



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 12th, 2020 @ 6:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN 56501

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Christopher J & Tracy M. Spies
520 Arabian Ave
Bismarck, MN 58503

Project Location: 15571 W Munson Ln, Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a detached garage to be located at zero (0) feet from the ROW, deviating from the required setback on twenty (20) feet from the ROW of a platted township road on a riparian lot, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 19.1472.000; Munson Lake
MUNSON BEACH 138 41 LOTS 13 AND 14; Section 05 Township 138 Range 041; Lake View Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the November 5th Tour & 12th, 2020 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: **139-663-264#** (Tour) & **142-883-166#** (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. 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.

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

EMAIL: 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/

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 # SITE2020-919

Property and Owner Review

Parcel Number: 191472000	Inspector Notes:
Owner: CHRISTOPHER J & TRACY M SPIES	
Township-S/T/R: LAKE VIEW-05/138/041	
Site Address: 15571 W MUNSON LN	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: **14 x 22**
- Proposed Dimensions: **24 x 24**
- 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

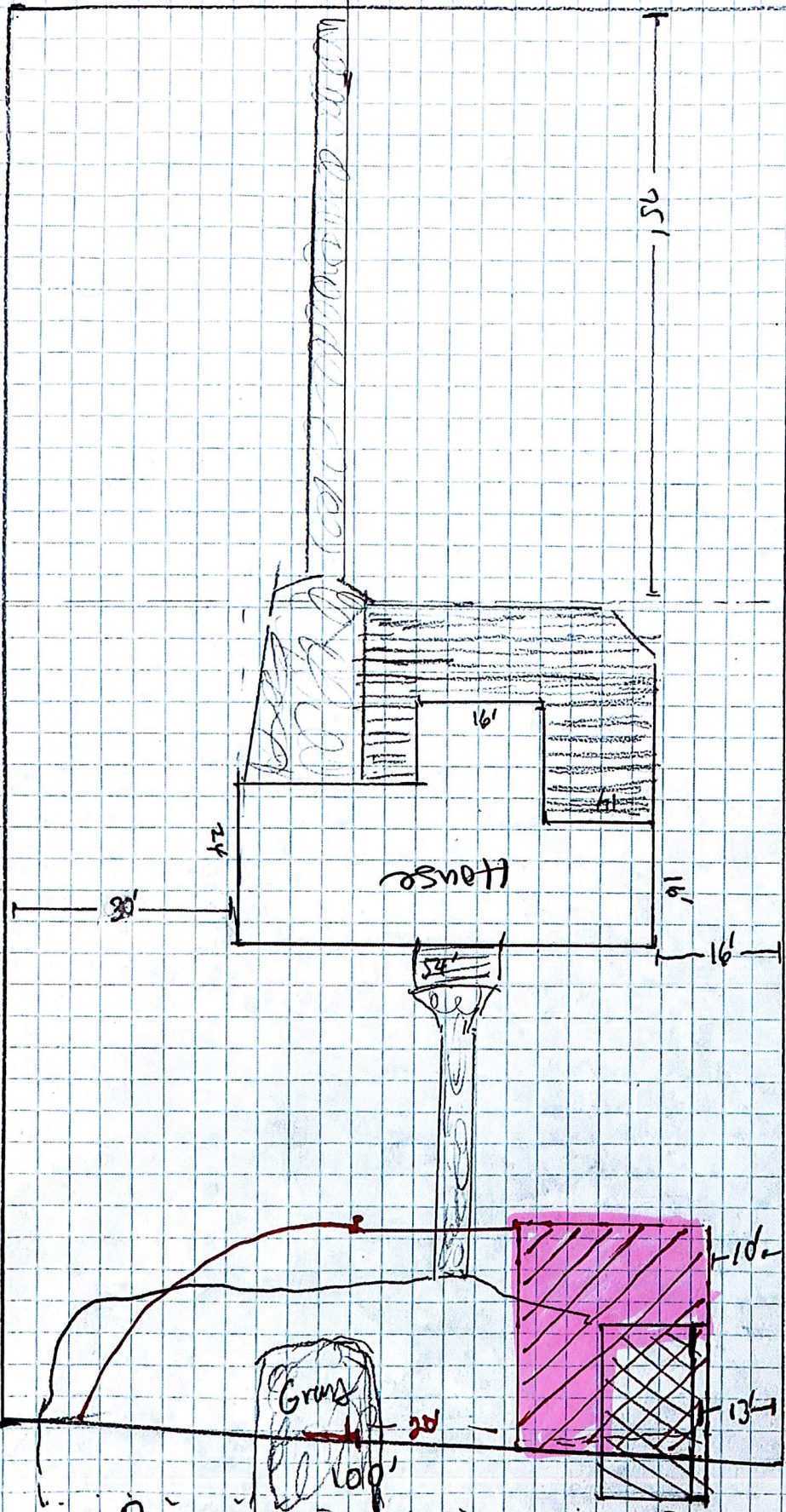
Road Type/Measurement From: Public/Township Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: N/A - Non-dwelling: 0 ft - on road right of way	Pre-Inspection: - Dwell: - Non:	Lake Name: Munson (Lake View) [RD] River Name: N/A	
Side setback: - Dwelling: N/A - Non-dwelling: 10 ft	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: N/A - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: N/A - Non-dwelling: 153 ft	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: N/A - Non-dwelling: 4 ft	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: N/A - Non-dwelling: N/A	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: N/A - Non-dwelling: 10 ft	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: N/A - Non-dwelling: N/A	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: N/A - Non-dwelling: 25ft +	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?			

LAKE

100'

179'

183'



Existing Garage
14 x 24
(5'6" into Row)

Proposed Garage
24 x 24



Existing	
House (576+480)	1056
Porch	224
Detached Garage- to be replaced	280
Brick Patio	240
Shed	120
Asphalt	1500
Total Impervoius	3420
Total Area	18,108
Total Impervoius	18.89

Proposed	
House (576+480)	1056
Porch	224
Detached Garage (280)- replace w new	
Proposed Detached Garage	576
Front Sidewalk	118
Patio & walk to the lake	588
Shed	120
Asphalt	1250
Total Impervoius	3932
Total Area	18,108
Total % Impervoius	21.71

APP	Mitigation
YEAR	
SCANNED	

Applicant: Christopher Tracy Spies Parcel #: 191472000

Legal Description:
Section 05 Township 138 Range 091
Munson Beach 138 41 Lots 13 and 14

Lake Name: Munson Lake Classification: RD

Property Dimensions:
 Roadside Width: 100 Depth Side 1: 179.06
 Lakeside Width: 100 Depth Side 2: 184.43

Total Lot Area: 18,100 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 lake structure that is closest to you on your neighbor's property to the right and the lake structure closest to you on your neighbor's property to the left plus 20 ft.

Standard Required Setback: _____
 Proposed Setback: -- N/A

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: N/A

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: _____

Shore Impact Zone Removal: See description on next page.

Credit Units gained: _____

Total Mitigation Credits Gained: _____

PARCEL	
APP	Mitigation
YEAR	2012

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: = (7) 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.

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

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

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.

25 Feet of protected Shoreline = 10 Credit Units Gained

50 Feet of protected Shoreline = 20 Credit Units Gained

*1225 sq ft diverted into French Drains 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 = _____

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.

Nancy Spuz Owner(s)

10/14/2020 Date

Later

Christopher & Tracy Spies

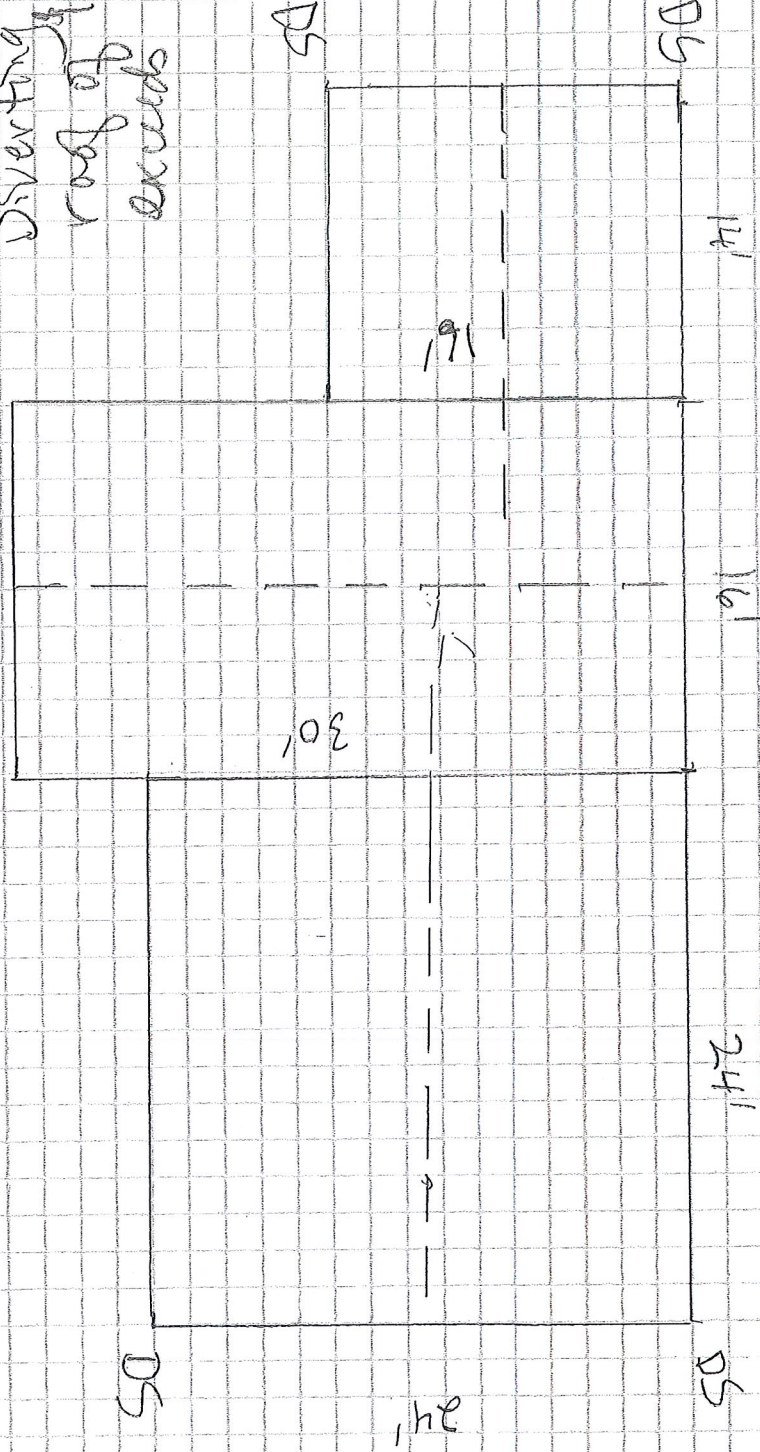
Parcel # 191472006

Total Roof Area 1280

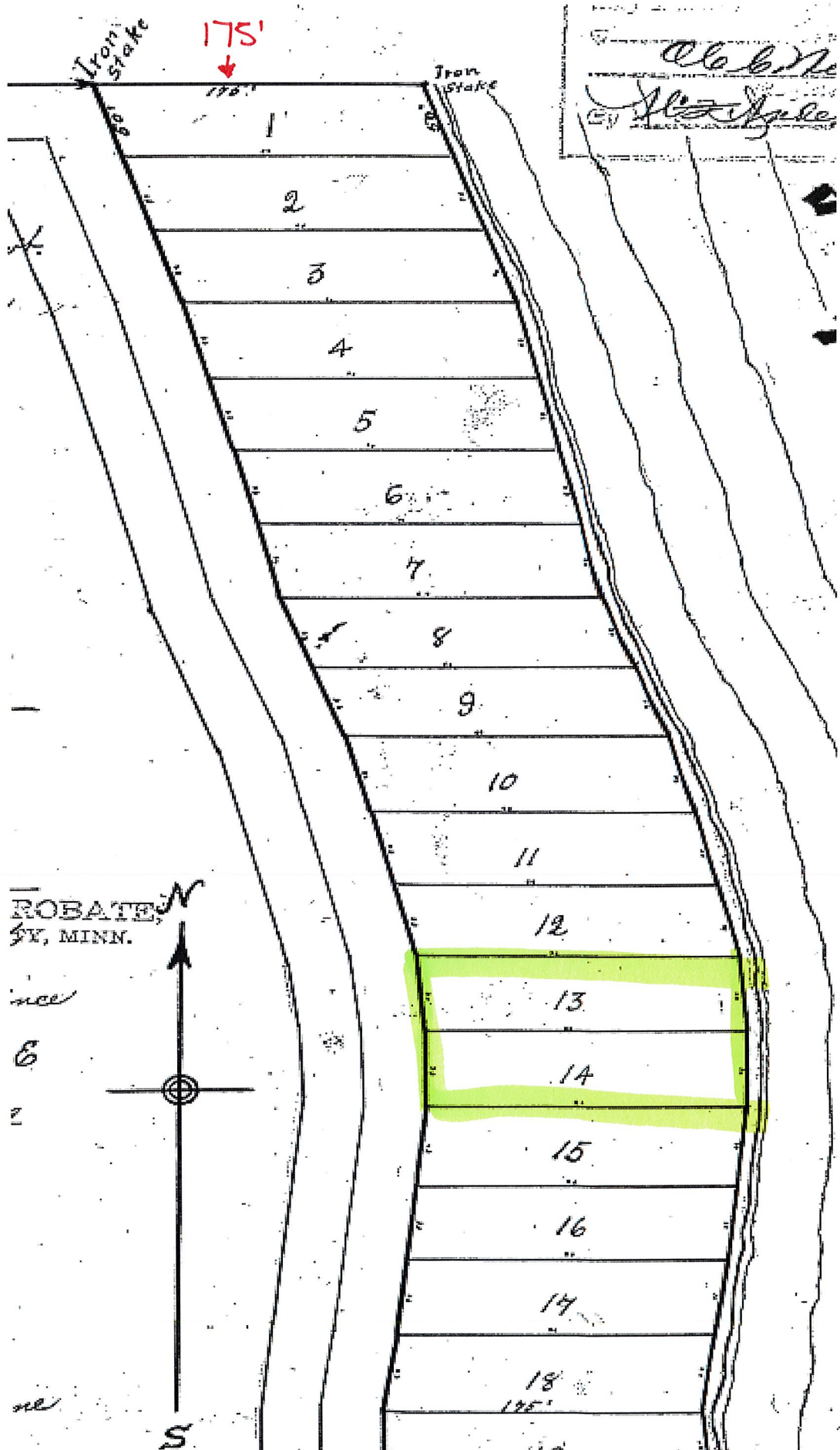
DS = Downspout

Credits Need 35
(1225 SF)

Diverting entire
roof of 1280
exceeds 35 credits



Road



Ole b. No
 St. 1/2 mile

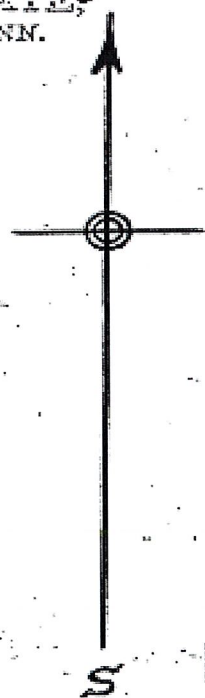
ROBATE,
 SY, MINN.

nce

6

2

ne



S

125'

ATTACHMENT A

Legal Description for Tax ID Number: 19.1472.000

Lots Numbered Thirteen (13) and Fourteen (14), Munson Beach according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota.

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), Chris & Tracy Spies hereby authorize Lighthouse Construction 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.): Garage
- plat application: _____
- conditional use application: _____
- variance application: Setback issue
- other: _____

on my (our) property located at:
Tax Parcel Number(s): 191472000 Physical Site Address: 15571 W. Munson Lane
Legal Description: Munson Beach 138 41 Lots 13814 Detroit Lakes, MN 56501
Section: 05 Township: 138 Range: 041 Lot: 13814 Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 25096 Detroit Lakes MN 56501
Street City State Zip Code
Agent phone #(s): 218 844-1900 Agent fax #: _____
Agent email address: info@lighthouseconstruct.com

Tracy M Spies 9/22/20
Property Owner(s) Signature(s) Date

State of Minnesota
County of Becker

On this 27 day of September before me personally appeared Tracy Spies
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)

JUSTIN L. WENTZ
Notary Public
State of North Dakota
My Commission Expires Nov. 16, 2022

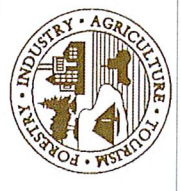
Justin L. Wentz
Notary Public

Office Use Only:

Date received: _____ Expiration Date: _____



Becker County



<p>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.</p>	<p>1:1,056</p>
<p>Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community</p>	<p>Date: 10/5/2020</p>

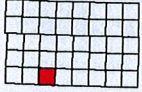
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



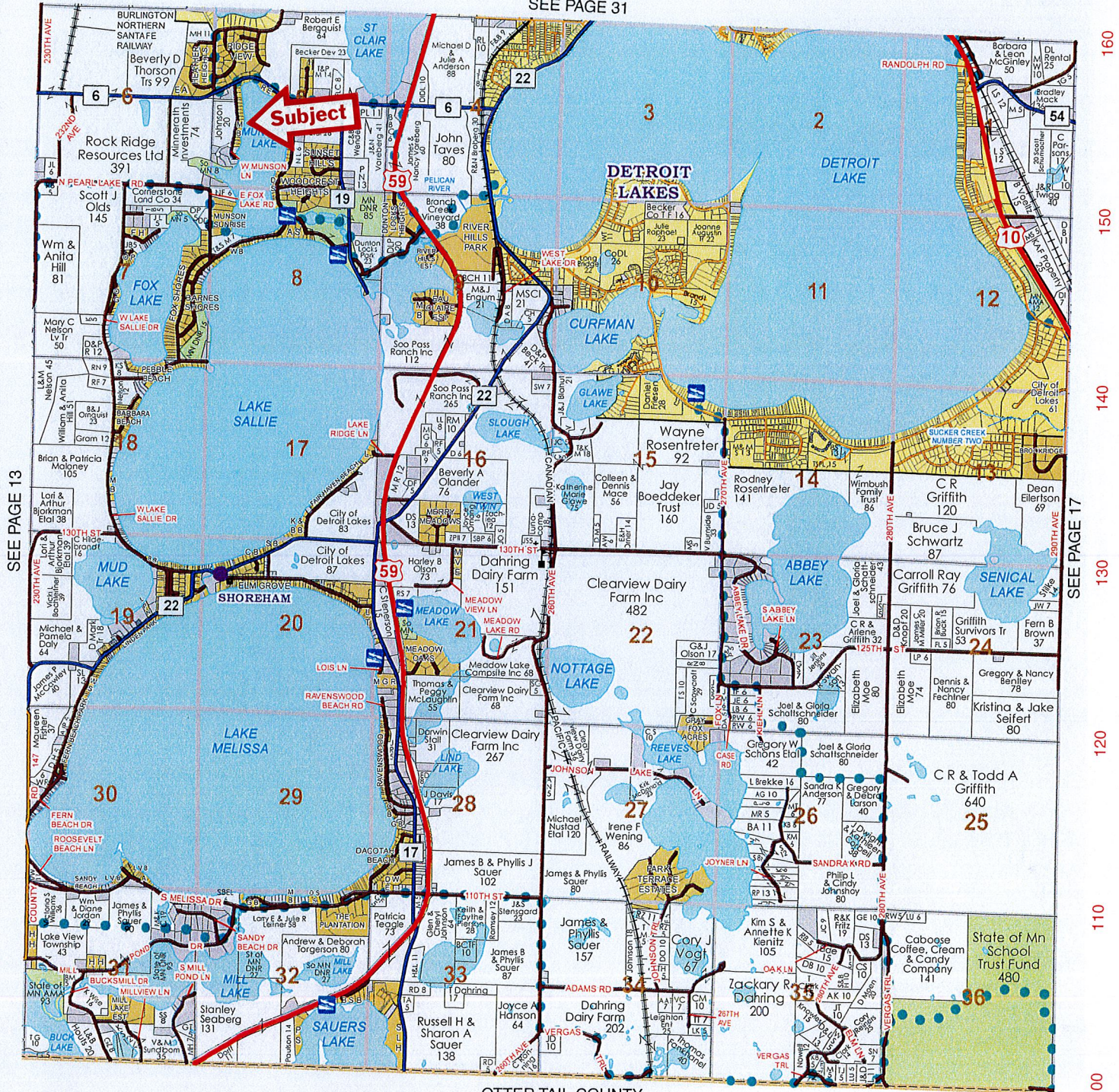
Lake View

Township 138N - Range 41W

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SEE PAGE 31



SEE PAGE 13

SEE PAGE 17

OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

Thursday, November 12th, 2020 @ 6:00 P.M.

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

**** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS ****

Applicant: Jerry & Melanie Tronnes
Po Box 223
Climax, MN 56523

Project Location: 20695 Co Hwy 22, Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct a porch, dwelling and attached garage to be located at sixteen (16) feet from the right of way (ROW) of a County Road, deviating from the required setback of forty-five (45) feet from the ROW of a platted County Road on a riparian lot, due to lot size.

LEGAL LAND DESCRIPTION: Tax ID number: 17.0753.000 & 17.0767.000; Lake Eunice

(17.0753.000) ISTHMUS BEACH 1ST Block 001 LOT 1; Section 27 Township 138 Range 042 & (17.0767.000) ISTHMUS BEACH 2ND Block 001 LOT 1 LESS E'LY 35'; Section 27 Township 138 Range 042; Lake Eunice Township

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Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: 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/

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 # VAR2020-97

Property and Owner Review

Parcel Number(s): 170753000 170767000

Owner: JERRY B TRONNES

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

Mailing Address:
JERRY B TRONNES
PO BOX 223
CLIMAX MN 56523

Site Address: 20695 CO HWY 22

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: 67625

Legal Descr: Block 001 of ISTHMUS BEACH 1ST LOT 1

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 new home and attached garage with the closest point of the open porch to be located at sixteen (16) feet from the Road Right of Way (ROW) of a County Hwy, deviating from the required setback of forty-five (45) feet from the ROW, due to setback issues.

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 16'

Road Type: County

Existing Imp. Surface Coverage: 14%

Proposed Imp. Surface Coverage: 24.8%

Existing Structure Sq Ft: 960sf

Proposed Structure Sq Ft: 2,462sf

Existing Structure Height: 16'

Proposed Structure Height: 30'

Existing Basement Sq Ft: no

Proposed Basement Sq Ft: no

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: Requesting a variance to construct a new home on a substandard size lot. The lot is not deep enough to meet the required setbacks from a General Development Lake and also the required setbacks from a County Hwy.

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 proposing a larger house with an attached garage and moving it out of the shore impact zone. Moving it closer to the road and still having ample space for a safe driveway onto the County Road. Also will be removing the existing shed and also removing the concrete patio that is in the shore impact zone. Our plan is for this to be our retirement home.

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

Explain: **Substandard size lot and is on a County Road which requires more of a setback than a Township Road. We do qualify for the setback averaging rule on the lakeside at 37.5' but choose not to use that rule and are proposing to move it closer to the road instead.**

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

Explain: **This is a residential neighborhood and replacing this home will not alter that in any way.**

* Note can setback Avg to Lake

$$38 + 37 = 37.5$$

No variance needed to other

Setback Avg to Row does not work

Field Review Form (Pre-Insp)

Permit # SITE2020-936

Property and Owner Review

Parcel Number: 170753000	Inspector Notes:
Owner: JERRY B TRONNES	
Township-S/T/R: LAKE EUNICE-27/138/042	
Site Address: 20695 CO HWY 22	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): New Home-Onsite Construction - Existing Dimensions: 20'x48' - Proposed Dimensions: 28' x 44' - Proposed Roof Changes? N/A
Attached Garage (1B): New Attached Garage - Existing Dimensions: na - Proposed Dimensions: 28' x 30' - Proposed Roof Changes? N/A
Other dwelling related improvements (1C): Open Porch - Pervious - Existing Dimensions: na - Proposed Dimensions: 38' x 6' - Proposed Roof Changes? N/A
Other dwelling related improvements (1D): Open Porch - Pervious - Existing Dimensions: na - Proposed Dimensions: 27 x 6 - Proposed Roof Changes? N/A
Additional dwelling related projects/info: The existing 140sf shed will be removed and also all the concrete on lakeside will be removed.
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: County Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: 16' - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:	Lake Name: Eunice (Lake Eunice) [GD] River Name: na	
Side setback: - Dwelling: 16' - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: na - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 44' - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 10' - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: na - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 20' - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: na - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 3+ - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

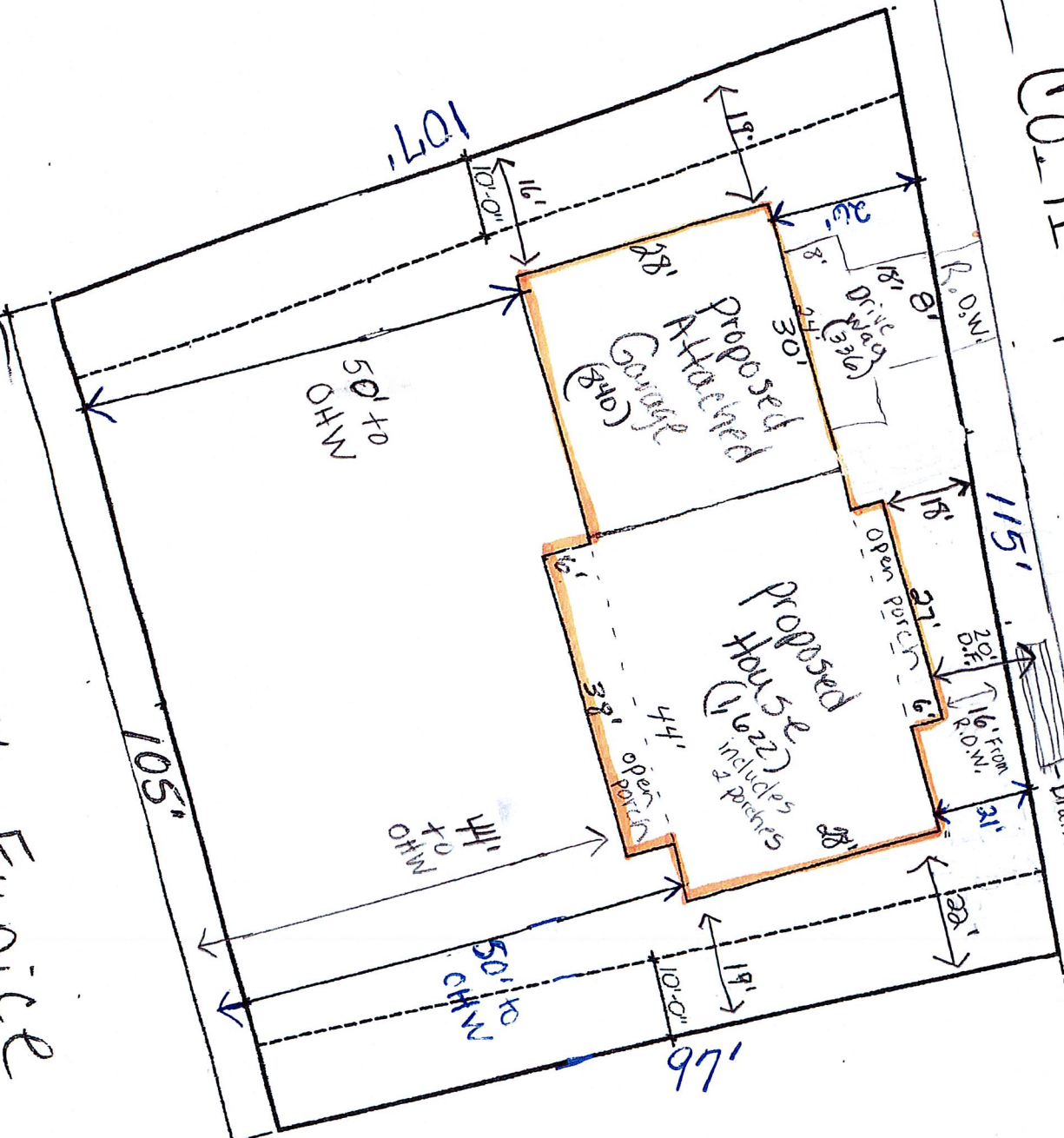
Other Information Review

Setback Averaging (if applicable):
 - Structure type used: **House to House**
 - Setback of LEFT like structure: **38'**
 - Setback of RIGHT like structure: **37'**

Any other impervious surface coverage not noted on application?

00. Husk-22

Drain Field is in R.O.W.

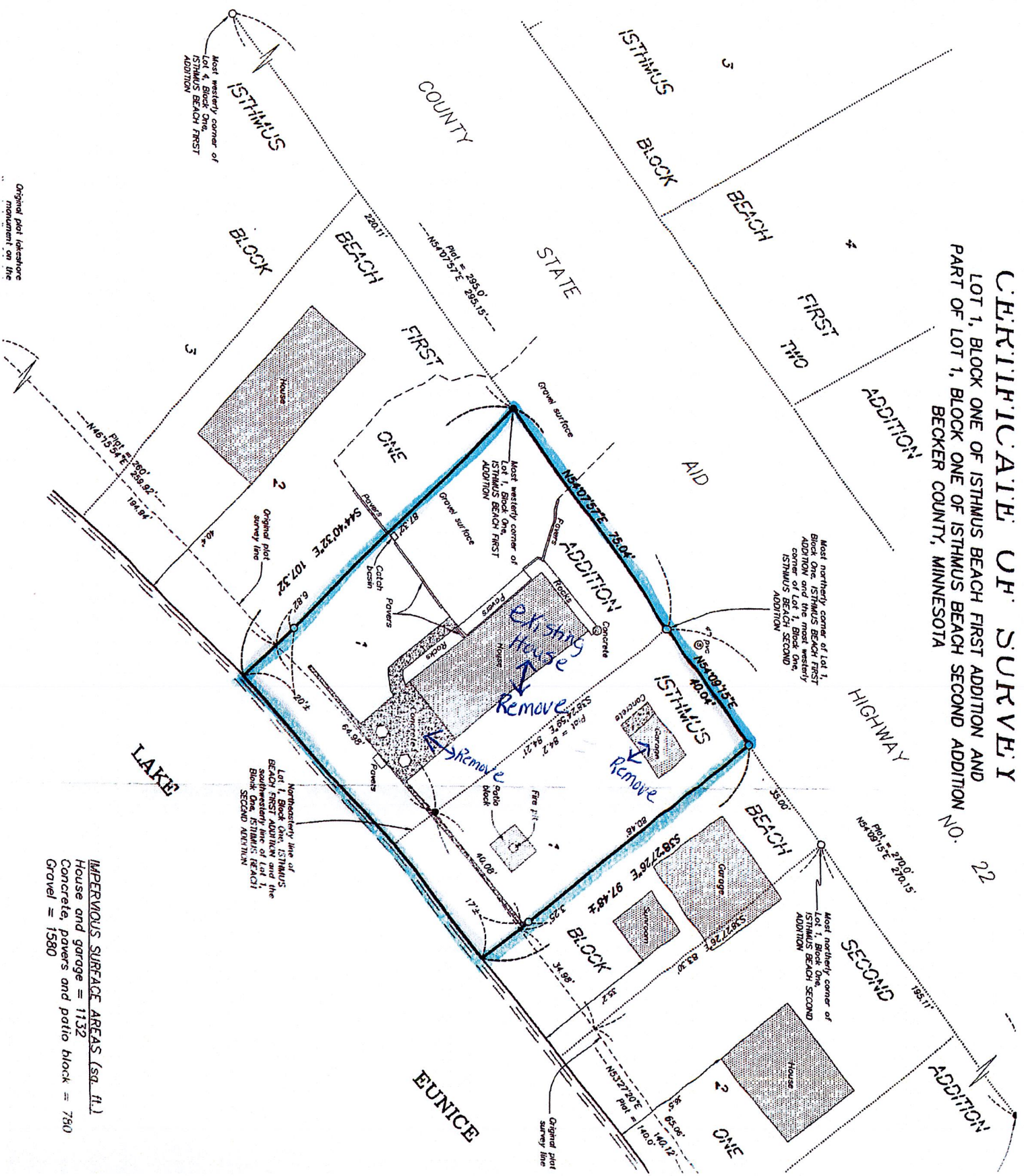


Lake Eunice

CERTIFICATE OF SURVEY

LOT 1, BLOCK ONE OF ISTHMUS BEACH FIRST ADDITION AND PART OF LOT 1, BLOCK ONE OF ISTHMUS BEACH SECOND ADDITION BECKER COUNTY, MINNESOTA

22



IMPERVIOUS SURFACE AREAS (sq. ft.)
 House and garage = 1132
 Concrete, pavers and patio block = 780
 Gravel = 1580

Original plot lakeshore monument on the

Impervious Surface & Land Alteration Information [Edit] ^{Last}

Lot Area:

11,264sf

List of Impervious Surface, (Dimensions) and Square Footage. INCLUDE proposed structures in below information and calculation.

Proposed house (28'x44') 1,232sf; Proposed open porch (6'x27') 162sf; Proposed open porch (6'x38') 228sf; Proposed attached garage (28'x30') 840sf; Driveway 336sf;

Total sum of all impervious surface: 2,798sf

Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft). $2,798/11,264=.2484$

Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent: 24.8%

PARCEL	
APP	Mitigation
YEAR	
SCANNED	

Mitigation Worksheet

Applicant: Jerry & Melanie Tronnes Parcel #: 17.0753.000 & 17.0767.000

Legal Description:

BLK I of Isthmus BCH 1st Lot I & BLK I of Isthmus BCH 2nd Lot I less E'ly 35'

Lake Name: Eunice Lake Classification: GD

Property Dimensions:

Roadside Width: 115'
Lakeside Width: 105'

Depth Side 1: 107.32'
Depth Side 2: 97.48'

Total Lot Area: 11,264 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: 75'
Proposed Setback: 44'

Difference: = 31 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.

New house will be moved 13' closer to the standard required setback. Ft / Credit Units gained: 13

Shore Impact Zone Removal: See description on next page. Credit Units gained: 49

Total Mitigation Credits Gained: 62

PARCEL	
APP	Mitigation
YEAR	

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: 24.8 %
 Threshold Coverage: - 15 %

Difference: = (9.8) x (5) = 49 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

Rain gutters/downspouts/french drains on house and attached garage. Credit Units Gained 59.2

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 59.2

Shore Impact Zone Removal (see below):

Credit Units Gained _____

Total Mitigation Credit Units Gained: 59.2

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 = 49
see attached worksheet

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.

Amy Tonnes Owner(s) 10-17-20 Date
Melanie Tonnes
Joyce Holm

1. Shore Impact Zone Removal

* existing cabin sits at 31' from OTW, and is 20' wide.

$$37.5' - 31' = 6.5' \times 20' = 130 \text{ sf}$$

$$130 \text{ sf} / 50 = 2.6 \times 5 \text{ credits} = 13$$

13 credits gained

2. Shore Impact Zone Removal

* Removing all existing concrete in the Shore Impact Zone of 360 SF.

$$360 / 50 = 7.2 \times 5 \text{ credits} = 36$$

36 credits gained

$$\begin{array}{r} 36 \\ + 13 \\ \hline 49 \end{array}$$

MMS Previous
Variance

COUNTY OF BECKER

399286

VARIANCE PROCEEDINGS

In the Matter of: Jerry Tronnes

REQUEST: A VARIANCE TO CONSTRUCT A STORAGE SHED 10X14 FEET IN SIZE THIRTY--EIGHT (38) FEET FROM THE CENTER OF THE COUNTY ROAD
ORDER OF VARIANCE

-OWNER_

The above entitled matter came on to be heard before the Board of Adjustment on the 14 day of July, 1993, on a petition for a Variance Pursuant to the Becker County Zoning Ordinance, for the following described property:

LOT ONE (1), BLOCK ONE (1), ISTHMUS BEACH FIRST ADDITION, LOT 1 LESS E 'ly 35 FT. BLOCK ONE (1), ISTHMUS BEACH SECOND ADDITON, SECTION 27, TWP 138, RANGE 42, LAKE EUNICE TOWNSHIP

see also:

17.0767.000

VARIANCE REQUESTED:

A VARIANCE TO CONSTRUCT A STORAGE SHED 10X14 FEET IN SIXE THIRTY-EIGHT (38) FEET FROM THE CENTER OF THE COUNTY ROAD

IT IS ORDERED that a Variance ~~****~~ be granted upon the following conditions or reasons:

THE REQUEST FOR A VARIANCE TO CONSTRUCT A STORAGE SHED 10x14 FEET IN SIZE TO LINE UP WITH THE EXISTING CABIN ON THE ABOVE DESCRIBED PROPERTY HAS BEEN GRANTED. STORAGE SHED WILL BE ONE (1) STORY NOT OVER FOURTEEN (14) FEET HIGH. MUST MAKE APPLICATION FOR A BUILDING PERMIT.

DATED this 14 day of July, 19 93.

Leonard Vierzba Leonard Vierzba
CHAIRMAN OF BOARD OF ADJUSTMENT

STATE OF MINNESOTA)
) SS.
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF PLANNING AND ZONING

I, Floyd Svenby, 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) ~~****~~ 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 my hand at Detroit Lakes, Minnesota, in the County of Becker on the 14 day of July, 19 93.

Drafted by the Becker County Zoning Office
BECKER COUNTY RECORDER
STATE OF MINNESOTA

Floyd Svenby Floyd Svenby
BECKER COUNTY ZONING ADMINISTRATOR Charge

Microfilm No. 399286
Date AUG 23 1993 10:00 a.m.
I hereby certify that the within instrument was recorded in the office of Becker County Recorder
M.M. Martinson
Dpty. 21 Co. Recorder

Paid
Numerical
Tract
Grantor
Grantee
Compared

2019 Neighbors Variance

663865

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 663865
November 22, 2019 at 9:41 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Thomas York & Christine York

ORDER OF VARIANCE

REQUEST: Request a variance for a dwelling and attached garage to be 38 feet from the OHW and 29 ft from the ROW.

Or

~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 14th day of November 2019, on a Petition for a variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Tax ID number: 17.0769.000 Complete Legal Description on Attachment A.

VARIANCE REQUESTED

Request a variance to construct a dwelling and an attached garage to be located at thirty-eight (38) feet from the ordinary high-water mark of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake. Also, request a variance to construct a dwelling and an attached garage to be located at twenty-nine (29) feet from the road right of way of a county highway, deviating from the required setback of forty-five (45) feet from the ROW of a county highway, due to setback issues and substandard lot size.

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

Approve, as presented, to construct a dwelling and an attached garage to be located at thirty-eight (38) feet from the ordinary high-water mark of the lake, deviating from the required setback of seventy-five (75) feet from the OHW of a general development lake. Also, to approve a variance to construct a dwelling and an attached garage to be located at twenty-nine (29) feet from the road right of way of a county highway, deviating from the required setback of forty-five (45) feet from the ROW of a county highway, due to setback issues and substandard lot size, due to the fact it is a reasonable request, it is becoming more conforming by moving out of the shore impact zone and meeting the side property line setbacks, the request is out of the ROW, it is a smaller footprint than the existing structure, they are reducing the overall impervious coverage, and it is in line with the character of the neighborhood, with the stipulations to remove the existing shed and control stormwater with gutters, downspouts to french drains and to extend the natural berm.

The Variance shall become null and void on November 14th, 2021 if a site permit has not been obtained and construction began.

DATED THIS 19 DAY OF November 2019

ATTACHMENT A

Legal Description for Tax ID Number: 17.0769.000

Lot Numbered Three (3),.....BLOCK NO. 1,.....
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.

will need a New Design to move
up.



Minnesota Pollution Control Agency

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

Compliance Inspection Form

Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

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): 10/8/2020

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: 170753000

Property address: 20695 Cty Hwy 22, Detroit Lakes, MN 56501

Reason for inspection: Permit

Property owner: Jerry Tronnes

Owner's phone: 218-280-0610

or

Owner's representative:

Representative phone:

Local regulatory authority: Becker County

Regulatory authority phone: 218-846-7314

Brief system description: Lift pump to 1000 gal. tank to seepage bed drainfield. 250 sq.ft.

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: Phil Stoll

Certification number: 7526

Business name: Stoll Inspections

License number: 2982

Inspector signature:

Phone number: 218-839-1849

Necessary or Locally Required Attachments

Soil boring logs System/As-built drawing Forms per local ordinance

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.

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:

4. Soil Separation – Compliance component #4 of 5

Date of installation: _____ 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.

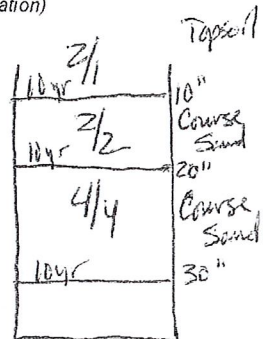
Verification method(s):

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:

Height of raised seepage bed is approx. 32"



Indicate depths or elevations

A. Bottom of distribution media	24"
B. Periodically saturated soil/bedrock	>60"
C. System separation	>36"
D. Required compliance separation*	36"

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

Any "no" answer above indicates the system is failing to protect groundwater.

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.

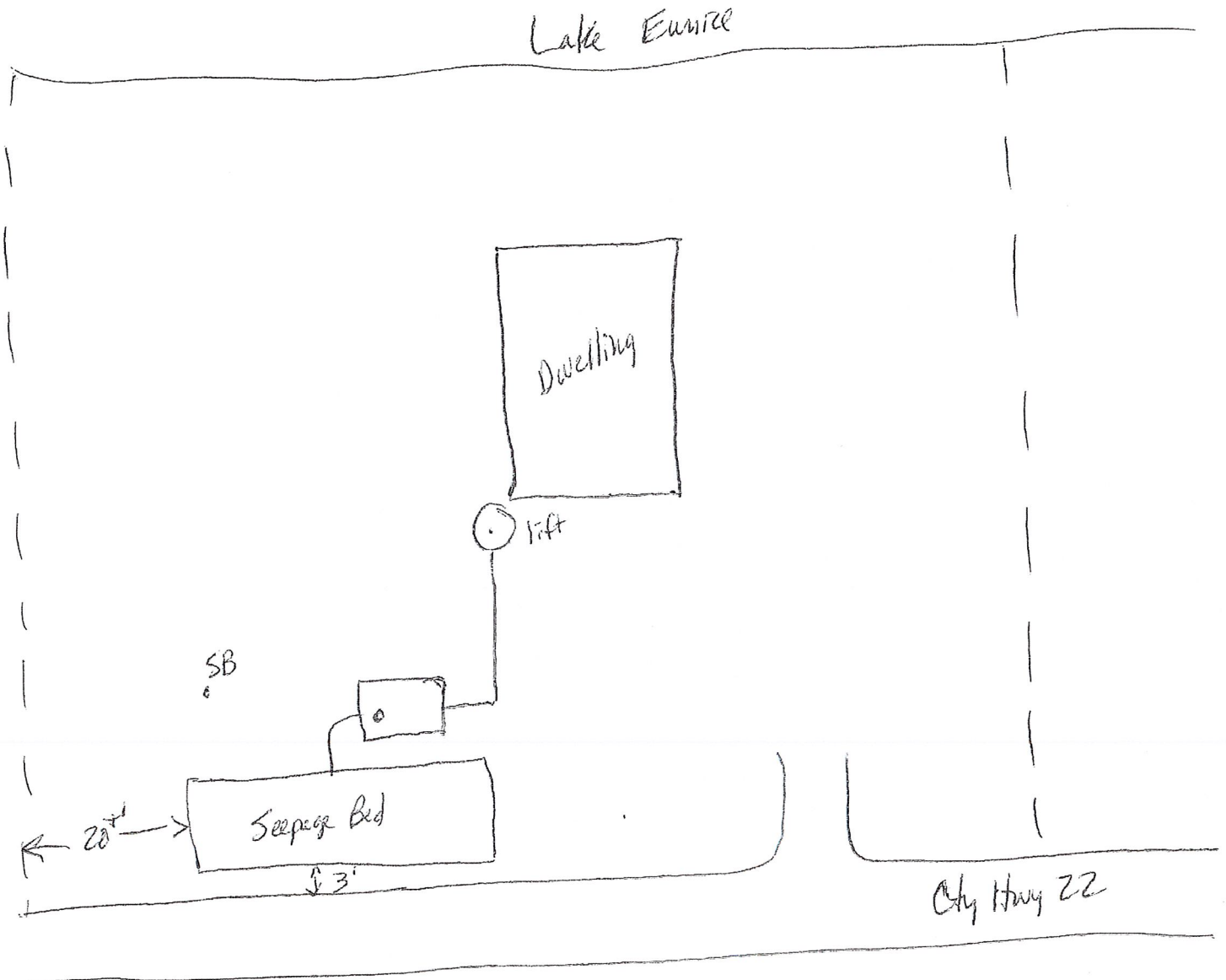
Upgrade Requirements (Minn. Stat. § 115.55) An imminent threat to public health and safety (TPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, 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: 170753000

Date & Initial: 10/8/20 PSS

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

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), Jerry + Melanie Tronnes hereby authorize Joyce Holm 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): 17.0753.000 & 17.0767.000 Physical Site Address: 20695 Coffey 22
D.L.

Legal Description: _____

Section: 27 Township: 138 Range: 42 Lot: 1 Block: 1 Plat Name: Isthmus Beach 1st & Isthmus Beach 2nd Lot 1 less E 35'

Agent Contact Information

Agent address: 13600 E Pearl Lake Rd D.L. MN

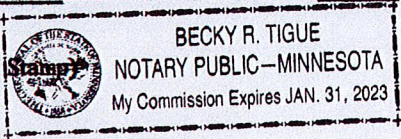
Agent phone #(s): 218-849-4834 City: _____ State: _____ Zip Code: _____
Agent fax #: _____

Agent email address: joycehome@hotmail.com

Melania Tronnes _____ 10-1-2020
Property Owner(s) Signature(s) Date

State of Minnesota
County of Becker cray

On this 1st day of October 2020 before me personally appeared Melanie Kim Tronnes
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.



Becky Tighe
Notary Public

Office Use Only:
Date received: _____ Expiration Date: January 31, 2023

662467

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 662467

October 4, 2019 at 12:46 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 4th day of Oct, 20 19

Mary Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy

QUIT CLAIM DEED
Individuals/Joint Tenants

DEED TAX DUE HEREON: \$1.65

DATE: 10-1-19, 2019.

FOR VALUABLE CONSIDERATION, Jerry B. Tronnes and Melanie Tronnes,
married to each other, Grantors, hereby convey and quitclaim to Jerry B. Tronnes and
Melanie Tronnes, Grantees, as joint tenants, real property in Becker County,
Minnesota, described as follows:

See attached Exhibit;

together with all hereditaments and appurtenances belonging thereto.

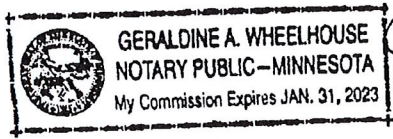
[Signature]
JERRY B. TRONNES
[Signature]
MELANIE TRONNES

BECKER COUNTY DEED TAX
AMT. PD. \$ 1.65
Receipt # 723489
Becker County Auditor/Treasurer

chg
paid
well

STATE OF MINNESOTA)
) ss.
COUNTY OF POLK)

The foregoing instrument was acknowledged before me this 15th day of October, 2019, by **Jerry B. Tronnes** and **Melanie Tronnes**, married to each other, Grantors.



Geraldine A. Wheelhouse
Notary Public, Polk County, MN
My Comm. Expires: 01-31-2023

THIS INSTRUMENT WAS DRAFTED BY:
Fischer, Rust, Stock & Rust, PLLC
407 North Broadway
PO Box 605
Crookston, MN 56716

Tax Statements Should Be Sent To:
Jerry B. & Melanie Tronnes
303 W Broadway St
PO Box 223
Climax, MN 56523

**THE TOTAL CONSIDERATION FOR THIS
TRANSFER OF PROPERTY IS \$500 OR LESS.**

EXHIBIT

17.0753.000

Lot One (1), Block One (1), ISTHMUS BEACH, FIRST ADDITION;

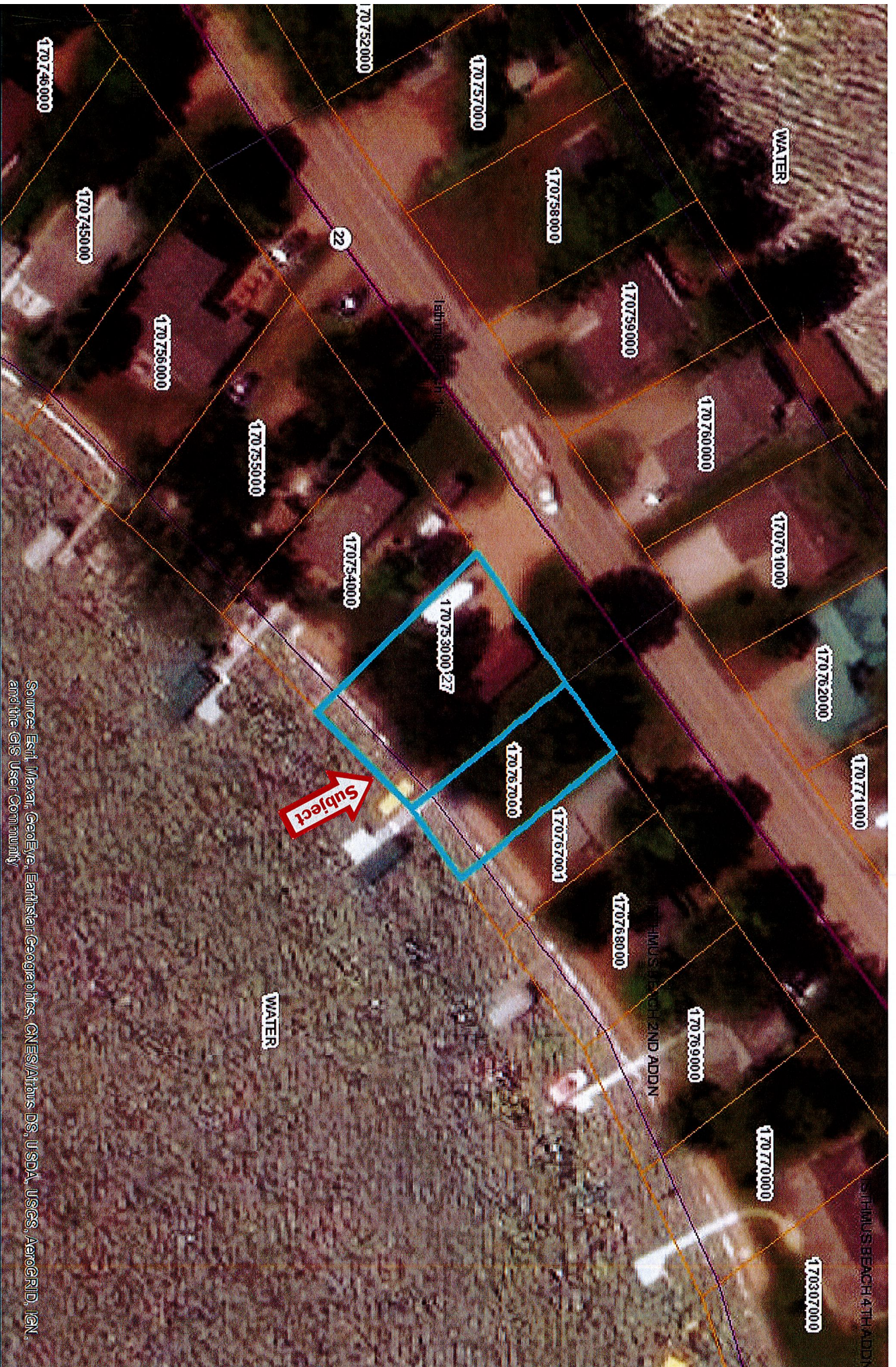
AND

17.0767.000

Lot One (1), Block One (1), ISTHMUS BEACH, SECOND ADDITION,
according to the certified Plat thereof on file and of record in the office of
the County Recorder in and for Becker County, Minnesota.

LESS 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 of 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.



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.

1:1,056

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

Becker County

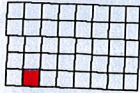


Lake Eunice

Township 138N - Range 42W

Copyright © 2019 Mapping Solutions

SEE PAGE 29

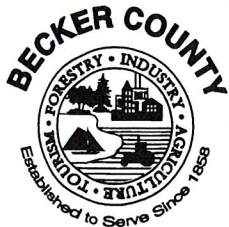


SEE PAGE 11

160
150
140
130
120
110
100

170 180 190 200 210 220 230 13

OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 12th, 2020 @ 6:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN 56501

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Jana Frazee
1722 50th St S
Fargo, ND 58103

Project Location: 20169 E Maud Lake Rd, Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a detached garage to be located at eight (8) feet from the ROW, deviating from the required setback on twenty (20) feet from the ROW of a platted township road on a riparian lot, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 17.0250.000; Lake Maud
Section 22 Township 138 Range 042; 22-138-41 PT GOVT LOT 1: COMM MOST ELY COR LOT 1 MAPLE BCH, SE AL S LN RD 64.28' TO POB; SE AL RD 55.67', WLY 165.09' TO LK MAUD, NW AL LK 58.18', ELY 170.36' TO POB.; Lake Eunice Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the November 5th Tour & 12th, 2020 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: **139-663-264#** (Tour) & **142-883-166#** (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: 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/

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 # VAR2020-100

Property and Owner Review

Parcel Number(s): 170250000

Owner: JANA FRAZEE

Township-S/T/R: LAKE EUNICE-22/138/042

Mailing Address:

Site Address: 20169 E MAUD LAKE RD

JANA FRAZEE

Lot Recording Date: Prior to 1971

1722 50TH ST S

FARGO ND 58103

Original Permit Nbr: 68489

Legal Descr: 22-138-41 PT GOVT LOT 1: COMM MOST ELY COR LOT 1 MAPLE BCH, SE AL S LN RD 64.28' TO POB; SE AL RD 55.67', WLY 165.09' TO LK MAUD, NW AL LK 58.18', ELY 170.36' 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: **Requesting a variance to construct a detached garage, to be located at eight (8') feet from the Road Right of Way (ROW) on a Township Road, deviating from the required setback of twenty (20') feet from the ROW, due to setback issues.**

OHW Setback:

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 8'

Road Type: Township

Existing Imp. Surface Coverage: 11.3%

Proposed Imp. Surface Coverage: 19.3%

Existing Structure Sq Ft: na

Proposed Structure Sq Ft: 480sf

Existing Structure Height: na

Proposed Structure Height: 22'

Existing Basement Sq Ft: na

Proposed Basement Sq Ft: no

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: **Due to the placement of the existing cabin, and the fact that this is such a narrow lot, the proposed location of the new garage is the only place it could be located.**

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

Explain: **Proposed structure is in compliance with surrounding structures. Also, adding this garage still only puts the lot coverage at 19.3%.**

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

Explain: **There is no garage on this property now, so having one will definitely be very beneficial.**

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

Explain: **The lot is narrow in width and the placement of the existing cabin really limits where this garage can be placed. Also, the driving surface of this township road does not come right up to this property line, therefore this makes for more driveway area into the Road Right of Way which makes for a much safer**

driveway when backing out onto the road. Also, this is not a very busy road.

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

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

Field Review Form (Pre-Insp)

Permit # SITE2020-952

Property and Owner Review

Parcel Number: 170250000

Owner: JANA FRAZEE

Township-S/T/R: LAKE EUNICE-22/138/042

Site Address: 20169 E MAUD LAKE 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): **Detached Garage**

- Existing Dimensions: **na**
- Proposed Dimensions: **20'x24'**
- 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: Public/Township Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: na - Non-dwelling: 8'	Pre-Inspection: - Dwell: - Non:	Lake Name: Maud (Lake Eunice) [RD] River Name: na	
Side setback: - Dwelling: na - Non-dwelling: 6'	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: na - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: na - Non-dwelling: 125'	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: na - Non-dwelling: 7'	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: na - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: na - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: na - Non-dwelling: na	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: na - Non-dwelling: 30+	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

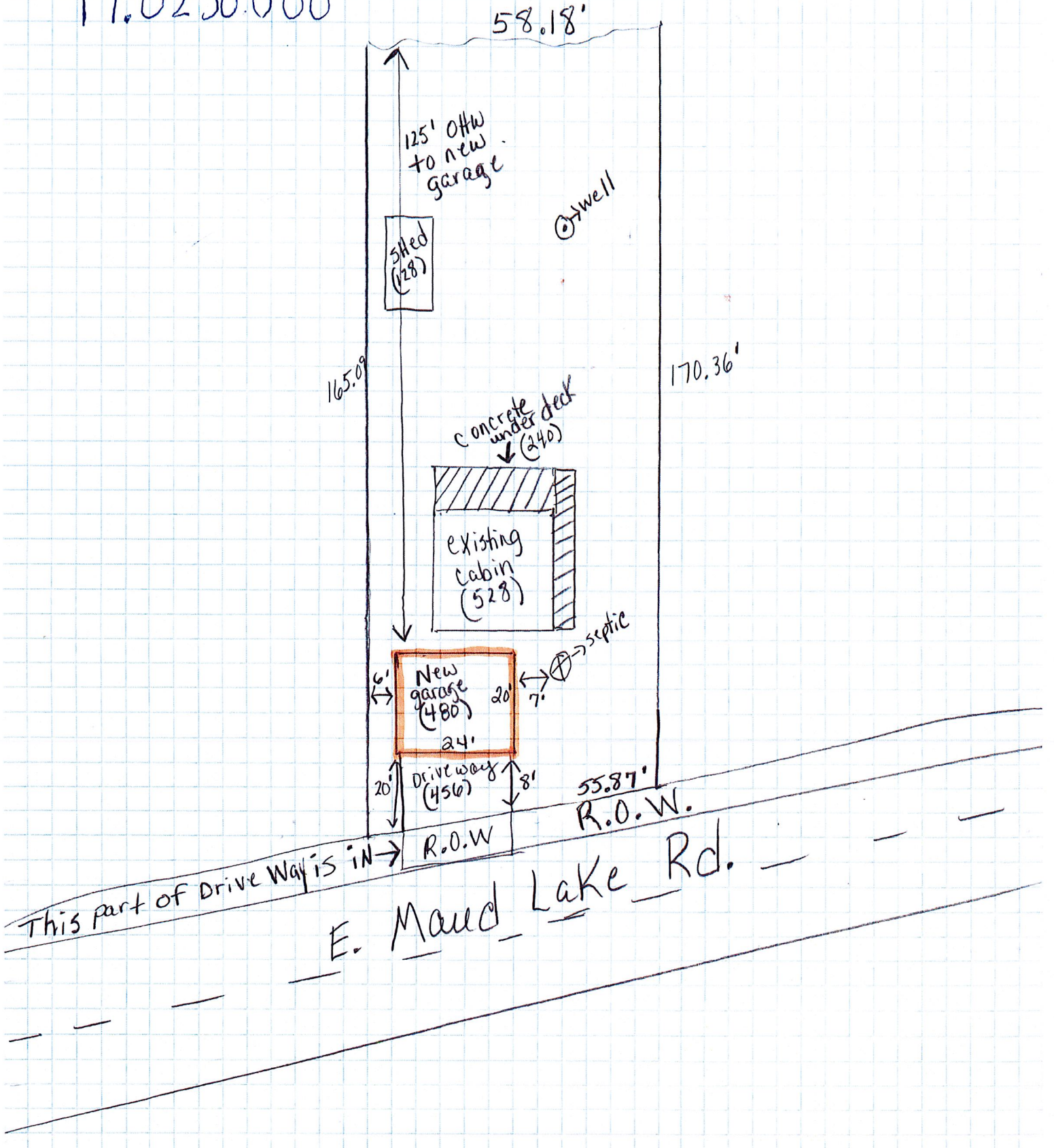
Other Information Review

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?

17.0250.000

Maud Lake



58.18'

125' off to new garage

shed (128)

well

165.09

concrete under deck (240)

170.36'

existing cabin (528)

New garage (480)
24'
20'

septic

Driveway (456)
20'
8'

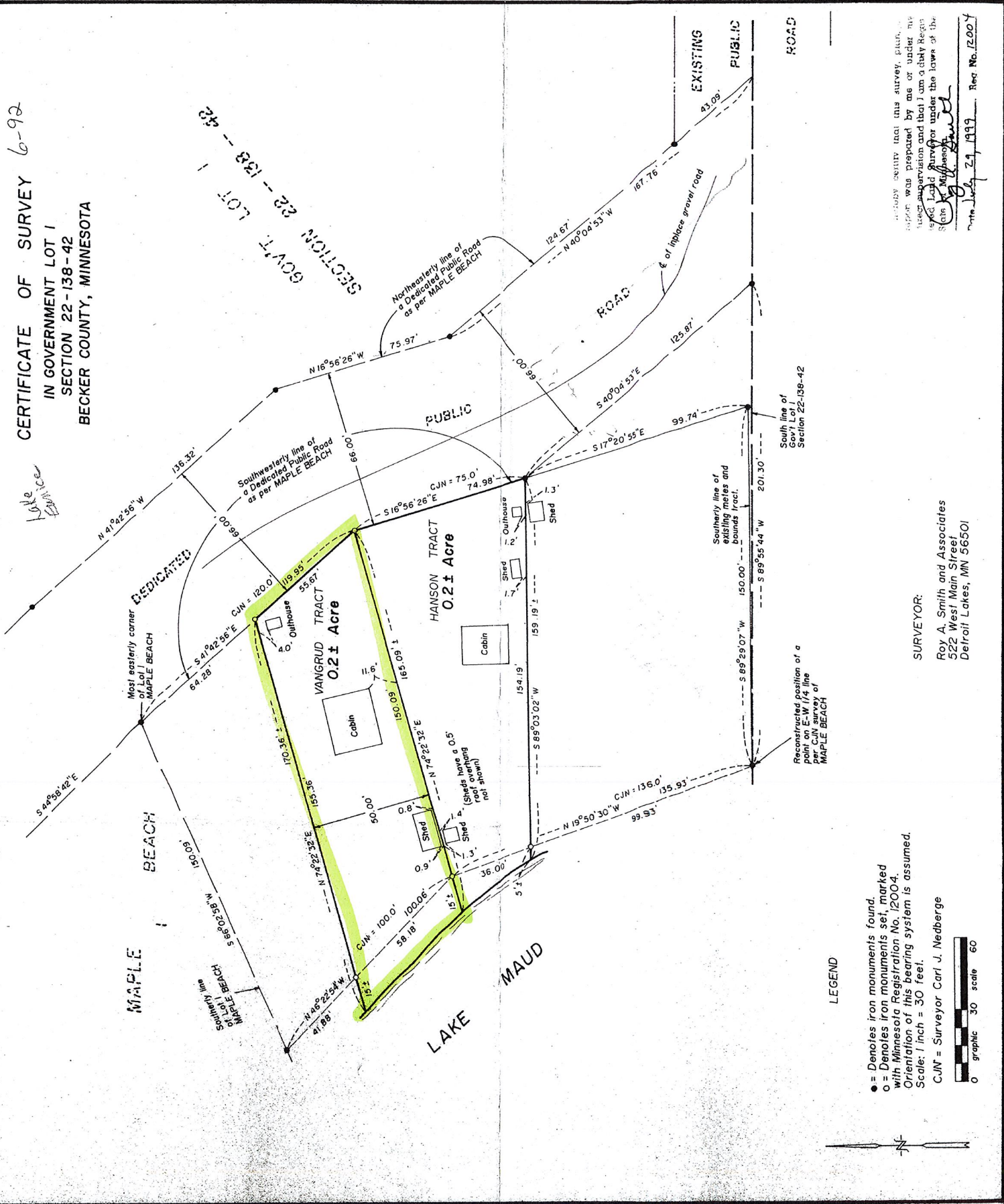
55.87' R.O.W.

This part of Drive Way is in → R.O.W.

E. Maud Lake Rd.

* Verified as to record in 1968 *

CERTIFICATE OF SURVEY 6-92
 IN GOVERNMENT LOT I
 SECTION 22-138-42
 BECKER COUNTY, MINNESOTA



• = Denotes iron monuments found.
 o = Denotes iron monuments set, marked with Minnesota Registration No. 12004.
 Orientation of this bearing system is assumed.
 Scale: 1 inch = 30 feet.
 C.J.N. = Surveyor Carl J. Nedberge

LEGEND



SURVEYOR:
 Roy A. Smith and Associates
 522 West Main Street
 Detroit Lakes, MN 56501

I hereby certify that this survey, plan, map or report was prepared by me or under the direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
 Roy A. Smith
 Date July 27, 1999 Reg. No. 12004

South line of Gov't Lot I Section 22-138-42

Reconstructed position of a bearing line from the 1892 C.J.N. survey of MAPLE BEACH

Southerly line of existing metes and bounds tract.

Northeasterly line of a Dedicated Public Road as per MAPLE BEACH

Gov't Lot I Section 22-138-42

DEDICATED

MAPLE BEACH

LAKE MAUD

HANSON TRACT
 0.2 ± Acre

VANGRUD TRACT
 0.2 ± Acre

EXISTING PUBLIC ROAD

PUBLIC ROAD

Handwritten note: "see map"

Impervious Surface & Land Alteration Information [\[Edit\]](#) Last update

Lot Area:

9,492sf

List of Impervious Surface, (Dimensions) and Square Footage. INCLUDE proposed structures in below information and calculation. House 528sf; Concrete patio under deck 240sf; Shed (8'x16') 128sf; Proposed detached garage (20'x24') 480sf; Driveway 456sf;

Total sum of all impervious surface: 1,832sf

Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft). $1,832/9,492=.1930$

Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent: 19.3%

650650

PREVIOUS MITIGATION

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 650650
May 21, 2018 at 10:37 AM
I hereby certify that the within
instrument was recorded in this office.
Patricia Swenson, County Recorder
By SKS Deputy

17-0250-000

STATE OF MINNESOTA
COUNTY OF BECKER

NON-CONFORMING
SHORELAND PARCELS
DEVELOPMENT MITIGATION

APPLICANT JANA FRAZEE

PROPERTY LEGAL DESCRIPTION SEE ATTACHED
TAX PARCEL NUMBER 17025000

LAKE CLASSIFICATION Recreational Development (MAUD LAKE)

Property Dimensions

Width Lakeside 58.18 feet Depth Side one 150.09 feet
Roadside 55.67 feet Side two 155.36 feet
Area 8600 square feet

Contractor measured 0492 (2020)

LAKE SETBACK

Standard Setback feet (established by OHW)
Proposed Setback feet
Deficiency feet (1 unit per ft of deficiency)

MITIGATION REQUIREMENT UNITS

IMPERVIOUS SURFACE

Proposed Coverage 18 percent
Threshold Coverage 15 percent
Deficiency 3 percent (5 units per percent of deficiency)

MITIGATION REQUIREMENT 15 UNITS

MITIGATION OPTIONS

LAKE SETBACK DEFICIENCY MITIGATED:

MITIGATION SELECTION

Increase Structure Setback N/A feet (1 unit per mitigated ft)
Establish Vegetative Buffer Size of Buffer
TOTAL UNITS

IMPERVIOUS SURFACE DEFICIENCY MITIGATED:

MITIGATION SELECTION

Reduce Impervious Surface 3 percent (5 units per each percent)
Stormwater Management 15 UNITS Storm Water Plan (525 sq ft of
diversion into gutters and French drains)
Establish Stormwater Berm N/A feet (10 units per 25 ft)
TOTAL N/A UNITS

MITIGATION BY SHORE IMPACT ZONE REMOVAL N/A UNITS

chg
paid
well

The mitigations listed above are documented by an approved site and storm water 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.

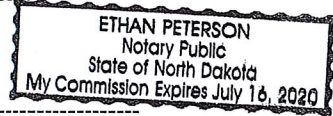
Jana Frazee

OWNER(S)

STATE of ^{North Dakota} ~~MINNESOTA~~)
) SS
COUNTY OF Cass)

This instrument was acknowledged before me on 3 day of November,
20 17 by Jana Frazee (name of person).

Ethan Peterson (stamp)
Notary



My Commission Expires July 16, 2020

STATE of MINNESOTA)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____,
20 _____ by _____ (name of person).

Notary (stamp)

My Commission Expires _____

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

I, Patricia Swenson, Becker County Interim Planning and Zoning Supervisor, with and in
for said County, do hereby certify that I have compared the foregoing Copy and Development
Worksheet 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 21st DAY OF May, 20 18.

Patricia Swenson

Patricia Swenson
Interim Planning Zoning Director

10 DRAFTED BY THE BECKER
COUNTY ZONING OFFICE

That part of Government Lot One of Section Twenty-two, Township One Hundred Thirty-eight North, Range Forty-two West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows: Commencing at a found iron monument which designates the most easterly corner of Lot One of Maple Beach, said plat is on file and of record in the office of the Recorder of said County from which the southerly line of said Lot One bears South 66°02'58" West on an assumed bearing; thence South 41°42'56" East 64.28 feet along the southwesterly line of a Dedicated Public Road according to the plat of said Maple Beach to an iron monument; said point is the point of beginning; thence South 41°42'56" East 55.67 feet along the southwesterly line of said Dedicated Public Road to a found iron monument; thence South 74°22'32" West 150.09 feet to an iron monument; thence continuing South 74°22'32" West 15 feet, more or less, to the water's edge of Lake Maud; thence northwesterly along the water's edge of said Lake Maud to the intersection with a line which bears South 74°22'32" West from the point of beginning; thence North 74°22'32" East 15 feet, more or less, to an iron monument, thence continuing North 74°22'32" East 155.36 feet 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), Jana Frazee hereby authorize Joyce Holm 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): 17.0250.000 Physical Site Address: 20169 E Maud LK Rd
 Legal Description: PT GOVT Lot 1 ... D.L.
 Section: 22 Township: 138 Range: 42 Lot: _____ Block: _____ Plat Name: _____

Agent Contact Information

Agent address: 13600 E Pearl Lake Rd D.L. MN
 Agent phone #(s): 218-849-4834 Agent fax #: _____
 Agent email address: joyceholme@hotmail.com

Jana Frazee _____ 10022020
 Property Owner(s) Signature(s) Date

State of Minnesota
 County of Becker

On this 2nd day of October before me personally appeared Jana Frazee

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) **KEELY SCHUCHARD**
 Notary Public
 State of North Dakota
 My Commission Expires Mar. 20, 2023

Keely Schuchard
 Notary Public

Office Use Only:
 Date received: _____ Expiration Date: _____

COPY

WARRANTY DEED

DEED TAX: \$ _____

DATE: 9-22-17

E-CRV No.: _____

FOR VALUABLE CONSIDERATION, Anthony C Hanson, a single person, Grantor, hereby conveys and warrants to Jana Frazee, Grantee, real property in the County of Becker, Minnesota, legally described as follows:

That part of Government Lot One of Section Twenty-two, Township One Hundred Thirty-eight North, Range Forty-two West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows: Commencing at a found iron monument which designates the most easterly corner of Lot One of Maple Beach, said plat is on file and of record in the office of the Recorder of said County from which the southerly line of said Lot One bears South 66°02'58" West on an assumed bearing; thence South 41°42'56" East 64.28 feet along the southwesterly line of a Dedicated Public Road according to the plat of said Maple Beach to an iron monument; said point is the point of beginning; thence South 41°42'56" East 55.67 feet along the southwesterly line of said Dedicated Public Road to a found iron monument; thence South 74°22'32" West 150.09 feet to an iron monument; thence continuing South 74°22'32" West 15 feet, more or less, to the water's edge of Lake Maud; thence northwesterly along the water's edge of said Lake Maud to the intersection with a line which bears South 74°22'32" West from the point of beginning; thence North 74°22'32" East 15 feet, more or less, to an iron monument, thence continuing North 74°22'32" East 155.36 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, subject to the following exceptions:

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.

WITNESS, the hands of the Grantor.



 Anthony C Hanson

COPY

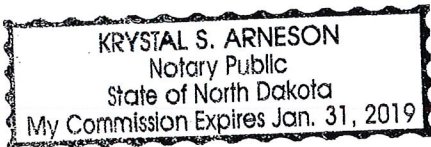
STATE OF NORTH DAKOTA

COUNTY OF CASS

On this 21 day of September, 2017, before me personally appeared Anthony C Hanson, a single person, known to me to be the person who is described in, and who executed the within and foregoing instrument and severally acknowledged that he executed the same.



 Notary Public
 My Commission expires:



THIS INSTRUMENT WAS DRAFTED BY:
 (insert name and address)
 Wheeler McCartney, P.C.
 35 4th St N, Suite 102
 Fargo, ND 58102

TAX STATEMENTS FOR THE REAL
 PROPERTY DESCRIBED IN THIS
 INSTRUMENT SHOULD BE SENT TO:
 Jana Frazee
 20169 E Maud Lake Rd,
 Detroit Lakes, MN 56501

2018 Onsite 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	
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: 170250000

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 22 Township 138 Range 042 Township Name Lake Eunice

Lake Name Maud Lake Classification RD

Legal Description: 22-138-41 PT Gout Lot 1: Comm Most Ely Cor Lot 1 Maple Bch, SEALS LN RD 64.20' TO POB; SEAL RD 55.67'

Project Address: 20169 E Maud Lake Rd

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

Owner's First Name Jana Owner's Last Name Frazer

Mailing Address 172250th St S City, State, Zip Fargo, ND 58103

Phone Number _____

3. DESIGNER/INSTALLER INFORMATION

Designer Name ~~Bob~~ Tim Smith Company Name Dewey's Septic License # 2884

Address 13384 Cottonwood Ln P. Phone Number 218-532-2516

Installer Name _____ Company Name _____ License # _____

Address _____ Phone Number _____

4. SYSTEM DESIGN INFORMATION

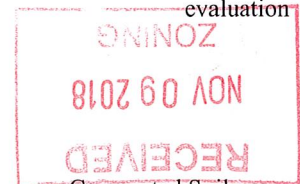
System Status

- 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

What will new system serve? Check one

- Dwelling
- Resort/Commercial
- Commercial (Non-resort)
- Other - explain below _____

11-8-18 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 750
Depth of other wells within 100 ft of system _____

Original Soil _____ Compacted Soil _____
Type of Soil Observation _____
Pit _____ Probe _____ Boring _____
Depth to Restricting Layer _____
Maximum Depth of System _____

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 1500 gal Holding Tank _____ Existing tank w/new Lift Station
_____ Pit Privy _____ Existing Tank to be used _____ 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 _____ sq ft Reduced/Warrantied size _____ sq ft
 _____ Chamber Trench _____ sq ft _____ sq ft
 _____ Rock Trench _____ sq ft _____ sq ft
 _____ Gravelless _____ sq ft _____ sq ft
 _____ Mound _____ sq ft ***
 _____ Pressure Bed _____ sq ft ***
 _____ Seepage Bed _____ sq ft ***
 _____ At-grade _____ sq ft ***
 _____ Alternative / _____ sq ft *** ***Attach Worksheets
 Performance

Type of chamber _____
 Depth of Rock _____
 Alarm? Yes No _____
 Type of Alarm Elect
 Size of Lift Pump _____
 Size of Lift Line _____

PROPOSED SETBACKS

	TANK	DRAINFIELD
Distance to Well	<u>+50</u>	_____
Distance to Building	<u>+10</u>	_____
Distance to Property Line	<u>+10</u>	_____
Distance to OHW of Lake	<u>140</u>	_____
Distance to Pressure Line	<u>20</u>	_____
Distance to Wetland/Protected Water	<u>-</u>	_____

Perc Rate _____ Soil Sizing Factor _____ *If SSF other than .83, attach Perc Test Data

Soil Borings (three are required)

Depth	Texture	Color	Structure		Depth	Texture	Color	Structure

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

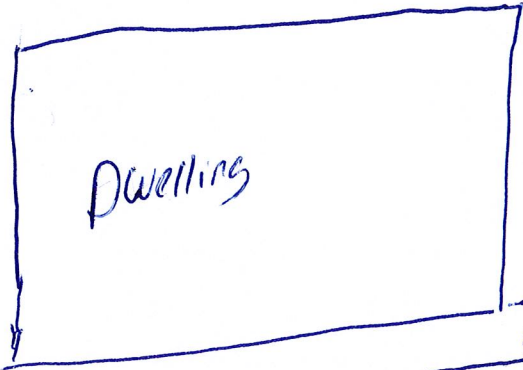
I, Timothy Smith certify that I have completed the preceding design work in accordance with all applicable requirements (including, but not limited to Minnesota Chapter 7080 and the Becker County Individual Sewage Treatment System Ordinance).

Timothy Smith Signature of Designer 11-8-18 Date

Lake Maud



+50



N →



1500

Brown Tank

Row +10'

East Maud Lake Rd

20169 E Maud Lake Rd

3 Bed Room
Pump in Basement
1500gal Infiltrator

***** FOR OFFICE USE ONLY *****

Application Approved by: Lain Stoll Date: 11/13/18
Amount Paid 1500 Receipt Number 142530-697532 Permit Number _____

NOTES: _____
11-13-18

INSPECTION REPORT

Home Information

Does the structure contain any of the following elements?

Garbage disposer _____ Yes No
Grinder pump _____ Yes No
Effluent screen installed? _____ Yes _____ No
Dishwasher Yes _____ No
Lift pump in basement Yes _____ No
Effluent screen manufacturer _____

Alarm required? Yes _____ No Alarm Type Electric Alarm manufacturer _____

Lift pump in system? _____ Yes _____ No Pump manufacturer _____

Number of bedrooms 3

Component Information

Tank size 1500 Tank manufacturer Brown
Drainfield size _____
Drainfield medium _____ Medium manufacturer _____
Drainfield medium size/depth _____

Soil Verification

Vertical separation verified for Boring #1 on _____ Depth _____
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>	_____
Distance to Building	<u>+10</u>	_____
Distance to Property Line	<u>+10</u>	_____
Distance to OHW of Lake	<u>+75</u>	_____
Distance to Pressure Line	<u>20</u>	_____
Distance to Wetland/Protected Water	<u>-</u>	_____

Date System Installed 11/14/18 Installer Dewey's Septic Inspector Lain Stoll

CERTIFICATE OF COMPLIANCE

() Certificate Is Hereby Denied
 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 Lain Stoll Title ITS Inspector Date 11/14/18
(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:	170250000 GIS Map
Property Address:	20169 E MAUD LAKE RD DETROIT LAKES
Owner Name:	JANA FRAZEE
Owner Address:	1722 50TH ST S FARGO ND 58103
Legal Description:	Section 22 Township 138 Range 042 22-138-41 PT GOVT LOT 1: COMM MOST ELY COR LOT 1 MAPLE BCH, SE AL S LN RD 64.28' TO POB; SE AL RD 55.67', WLY 165.09' TO LK MAUD, NW AL LK 58.18', ELY 170.36' TO POB.

Valuation & Taxation top ▲			
Tax Assessment Year	2020 Values	2019 Values	2018 Values
Estimated Building & Improvements Value	\$107,900	\$75,300	\$15,100
Estimated Land Value	\$163,900	\$151,900	\$138,200
Estimated Machinery Value			
Total Estimated Value	\$271,800	\$227,200	\$153,300
Tax Payable Year		2020 Payable	2019 Payable
Taxable Market Value		\$227,200	\$153,300
Tax Details - <i>please see statement</i>		2020 Statement	2019 Statement
Total Tax Levied		\$1,726.00	\$1,196.00

Total Payments	-\$1,726.00	-\$1,196.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$271,800

Zoning District		top ▲
Township	LAKE EUNICE	
Zoning District	Agricultural	
Other Descriptions		

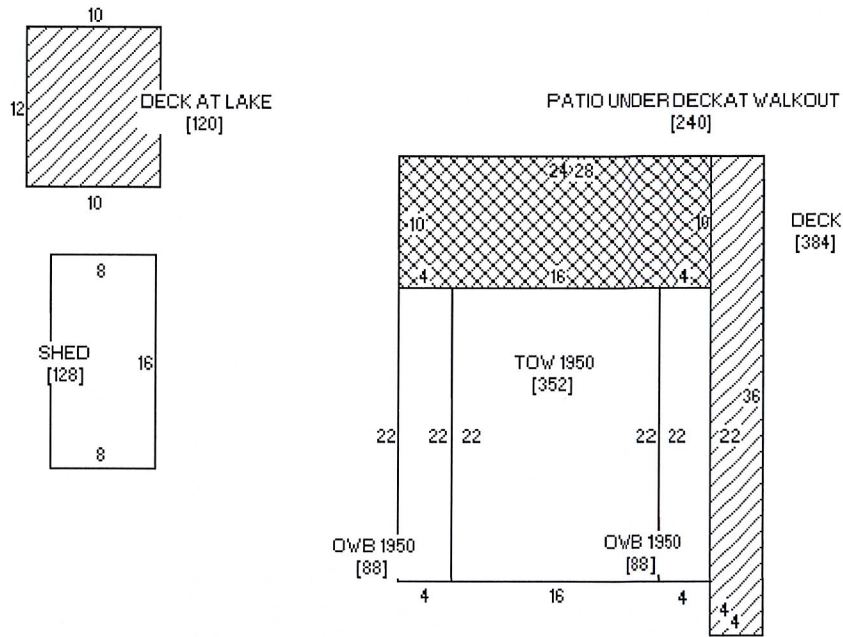
Zoning Permits		
Type	Status	Details
Site	Approved: 10/23/17	<ul style="list-style-type: none"> House/Cabin: New W/Crawl Space (23x25)
Septic	Approved: 11/13/18	<ul style="list-style-type: none"> System Status: Replacement- Structure Removed and Being Rebuilt System Serves: Dwelling

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
	0.2	58.18		
Description			Flags	Size
170413 DEV SITE LAKE MAUD				1 UT

170414 FF-LAKE MAUD GOOD		58.18 FF
601420 WATER/SEWER/ELEC HK		1 UT

Residential Buildings		top ▲
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1950	
Bldg Style	2 Story Frame	
Arch Style	Rambler	
Area	880 SqFt	
Condition	Very Good	
Basement	Full	
Heating	FHA-Propane Gas	
AC	Yes	
Attic	None	
Foundation	Concrete Blk	
Roof	Gable/Asph	
Ext Walls	Vinyl	
Int Walls	Drywall	
Floor	Carpet/vinyl	
Rms Above Ground	0	
Rms Below Ground	0	
Bedrms Above	3	
Bedrms Below	0	

Building sketch:



Addition # 1	
Year Built	1950
Style	1 Story Frame
Area SF	88
Condition	Very Good
Bsmnt SF	88
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0
Addition # 2	
Year Built	1950
Style	1 Story Frame
Area SF	88
Condition	Very Good

Bsmnt SF	88	
Heat	FHA-Propane Gas	
AC	Yes	
Attic SF	0	
Plumbing		
Style	Count	
Full Bath	2	
Basement Finish		
Type	Range	Area SF
Living Qtrs. W/ Walk-out	Avg	528
Fireplace		
Descr	Story Ht	Count
Gas/Elec-Side	2 Story	1
Decks & Patios		
Style	Area SF	
Wood Deck-Med	384	
Concrete Patio-Med	240	
Wood Deck-Low	120	

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Shed	
Year Built	1949	
Item Count	1	
Condition	Normal	
Type	Frame	

Pricing	Average
Width	8.00
Length	16.00
Area	128 Square Feet

Sales Information				top ▲
Sale Date: 9/22/2017 - Property Type: Seasonal Rec. Residential				
Buyer	FRAZEE JANA	Seller	HANSON ANTHONY C	
Sale Price	\$149,900	Ins Type	Warranty Deed	
Adj Sale Price	\$149,900	Q/U	Q	
Adj Reason		Q/U Reason	Good sale	
Sale Date: 7/27/2000 - Property Type: Seasonal Rec. Residential				
Buyer	HANSON TONY & STENSGARD KEITH	Seller	VANGRUD, RANDY R. & BARBARA A.	
Sale Price	\$46,000	Ins Type	Warranty Deed	
Adj Sale Price	\$44,800	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: 17.0250.000
BILL NUMBER: 074370
LENDER:
OWNER NAME: FRAZEE JANA

TAXPAYER(S):
JANA FRAZEE
1722 50TH ST S
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
20169 E MAUD LAKE RD
DETROIT LAKES, MN 56501

DESCRIPTION
Acres: 0.20 Section 22 Township 138
Range 042
22-138-41 PT GOVT LOT 1: COMM
Line 13 Detail
S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

TAX STATEMENT		2020	
2019 Values for taxes payable in			
Step	VALUES AND CLASSIFICATION	2019	2020
		Taxes Payable Year:	
1	Estimated Market Value:	153,300	227,200
	Homestead Exclusion:	0	0
	Taxable Market Value:	153,300	227,200
	New Improvements:		56,300
	Property Classification:	Seasonal	Seasonal
<i>Sent in March 2019</i>			
2	PROPOSED TAX		1,706.00
<i>Sent in November 2019</i>			
3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2020		\$863.00
	Second half taxes due 10/15/2020		\$863.00
	Total taxes due in 2020		\$1,726.00

Tax Detail for Your Property:				
Taxes Payable Year:		2019	2020	
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	\$1,156.00	\$1,686.00	
	4. Credits that reduce property taxes		\$0.00	
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	\$1,156.00	\$1,686.00	
	6. BECKER COUNTY	A. County	\$577.99	\$834.68
	7. LAKE EUNICE		\$155.92	\$217.58
	8. State General Tax		\$214.83	\$326.69
	9. SCHOOL DISTRICT 2889	A. Voter approved levies	\$148.04	\$215.33
		B. Other local levies	\$55.98	\$87.01
	10. Special Taxing Districts	A. BC EDA	\$3.24	\$4.71
		B. Others	\$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		\$1,156.00	\$1,686.00	
13. Special assessments		\$40.00	\$40.00	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,196.00	\$1,726.00	
	Tax Amount Paid		\$0.00	

2

2nd Half Payment Stub - Payable 2020

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2020.

Total Property Tax for 2020	\$1,726.00
2nd Half Tax Amount	\$863.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$863.00
Balance Good Through	10/15/2020
	Seasonal

PIN: 17.0250.000
AIN:
BILL NUMBER: 074370
TAXPAYER(S):

Paid By _____

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

JANA FRAZEE
1722 50TH ST S
FARGO ND 58103

1

1st Half Payment Stub - Payable 2020

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2020.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2020.

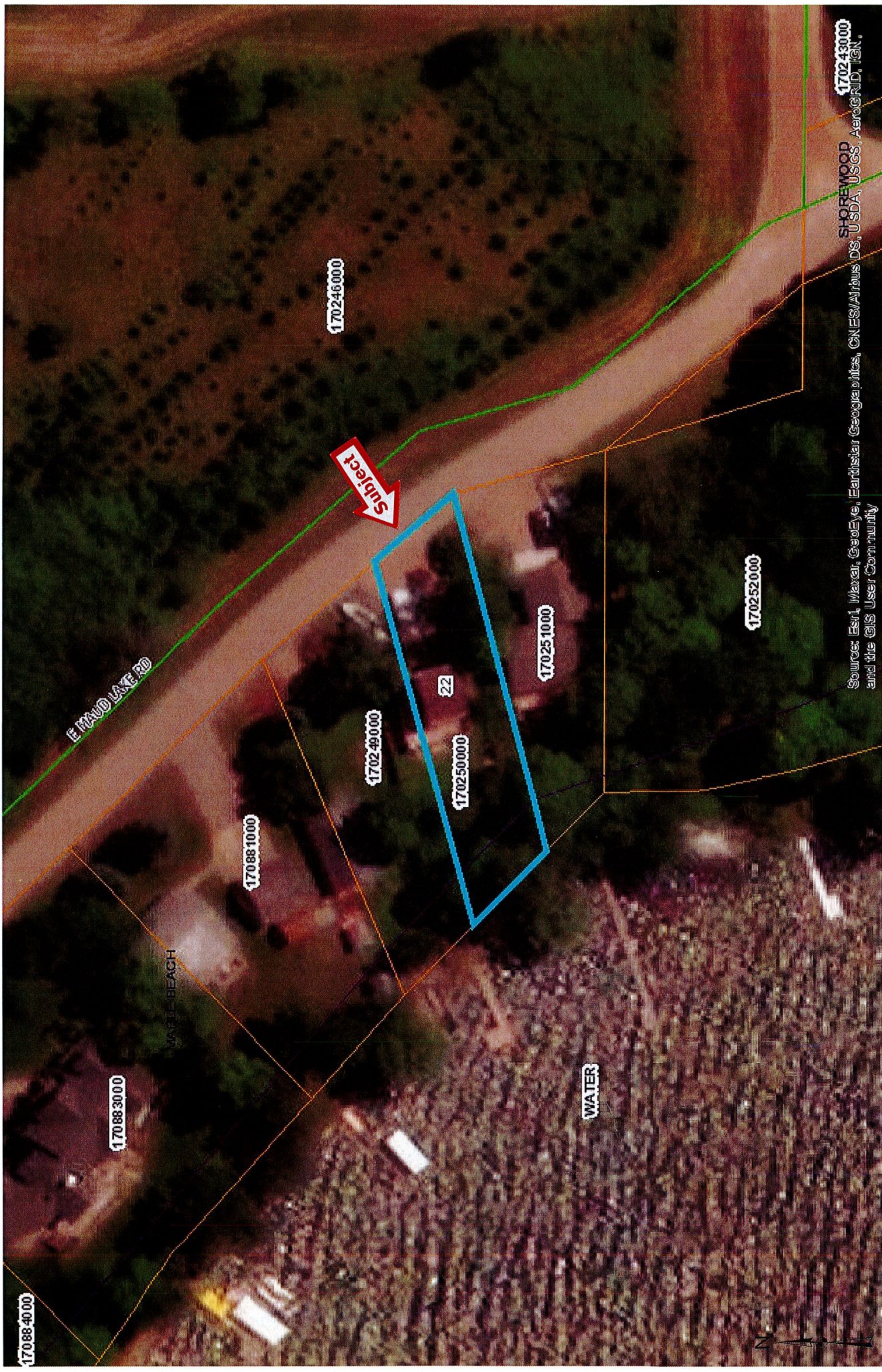
Total Property Tax for 2020	\$1,726.00
1st Half Tax Amount	\$863.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$863.00
Balance Good Through	05/15/2020
	Seasonal

PIN: 17.0250.000
AIN:
BILL NUMBER: 074370
TAXPAYER(S):

Paid By _____

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

JANA FRAZEE
1722 50TH ST S
FARGO ND 58103



SHOREWOOD 1702 43000
 Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<p>Becker County</p>	<p>Date: 10/8/2020</p>
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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.

1:1,056

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



Lake Eunice

Township 138N - Range 42W

Copyright © 2019 Mapping Solutions

SEE PAGE 29



SEE PAGE 11

160
150
140
130
120
110
100

170 180 190 200 210 220 230 13

OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

** HEARING DATE AND LOCATION **

Thursday, November 12th, 2020 @ 6:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN 56501

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Leighton Properties
724 2nd St SE
Little Falls, MN 56345

Project Location: 23372 S Melissa Dr, Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to an existing non-conforming dwelling to be located at fifty-one (51) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from a general development lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 19.1739.000; Lake Melissa
SANDY BEACH 138 41 Block 001; LOT 17 EX W 20' & LOTS 18, 19 & 20; Section 05 Township 138 Range 041; Lake View Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the November 5th Tour & 12th, 2020 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: **139-663-264#** (Tour) & **142-883-166#** (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: 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/

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 # VAR2020-98

Property and Owner Review

Parcel Number(s): **191739000**

Owner: **LEIGHTON PROPERTIES LLC**

Township-S/T/R: **LAKE VIEW-31/138/041**

Mailing Address:

LEIGHTON PROPERTIES LLC

Site Address: **23372 S MELISSA DR**

724 2ND ST SE

Lot Recording Date: **Prior to 1971**

LITTLE FALLS MN 56345

Original Permit Nbr: **SITE2020-893**

Legal Descr: **Block 001 of SANDY BEACH 138 41 LOT 17 EX W 20' & LOTS 18, 19 & 20**

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 an addition to an existing non-conforming dwelling to be located at fifty-one (51) feet from the OHW of the lake deviating from the required setback of seventy-five (75) feet from the OHW on a general development lake, due to setback issues.**

OHW Setback: **51' from OHW**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback:

Road Type:

Existing Imp. Surface Coverage: **18.22**

Proposed Imp. Surface Coverage: **19.17**

Existing Structure Sq Ft: **1420 sq ft**

Proposed Structure Sq Ft: **1700 sq ft**

Existing Structure Height: **about 20'**

Proposed Structure Height: **same height as existing (about 20')**

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 have low impervious coverage. (less than 25% on a standard size lot)**

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

Explain: **Yes, the request is not encroaching any closer to the lake than the existing structure. It will not negatively impact the enjoyment/view of the lake. Part owner of this family lot is also owner neighboring lot (west). The requested addition is well outside of the SIZ.**

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

Explain: **The property will be used for residential purposes. It is a seasonal place for family and extended family and friends to gather in the summer months. The addition will be for a bathroom and kitchen expansion. The existing structure is limited with only one bathroom which causes hardship when many members are in town. Aging family members will need access to bathroom facilities on demand. The new bathroom will eat up most of the existing kitchen area, the new addition will house the kitchen area. There**

will be no second story, one level.

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

Explain: This property was platted in 1910. It was created well before zoning setbacks and lot size standards existed. The family has owned this property since the 60's and the dwelling was existing at that time. The request is to add on a moderate 280 sq ft addition to be in line with the existing structure.

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

Explain: All the lots in this area are of similar character and setbacks. This lot is far under the impervious of others as it includes part of lot 17, 18,19, and 20.

Field Review Form (Pre-Insp)

Permit # SITE2020-893

Property and Owner Review

Parcel Number: 191739000	Inspector Notes:
Owner: LEIGHTON PROPERTIES LLC	
Township-S/T/R: LAKE VIEW-31/138/041	
Site Address: 23372 S MELISSA DR	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): Addition or Repairs to Existing Home - Existing Dimensions: 1420 square feet - Proposed Dimensions: adding a new addition of 280 square feet - Proposed Roof Changes? Yes
Attached Garage (1B): N/A - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1C): N/A - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1D): N/A - 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: Public/Township Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: 100 feet - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: River Name:	
Side setback: - Dwelling: 10+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 51' - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 10+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: 20+ - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 50+ - 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?

Existing	
House	1420
Detached Garage	400
Concrete Patio	288
Asphalt	3200
Shed	64
Total Impervious	5372
Total Area	29,484
Total Impervious	18.22

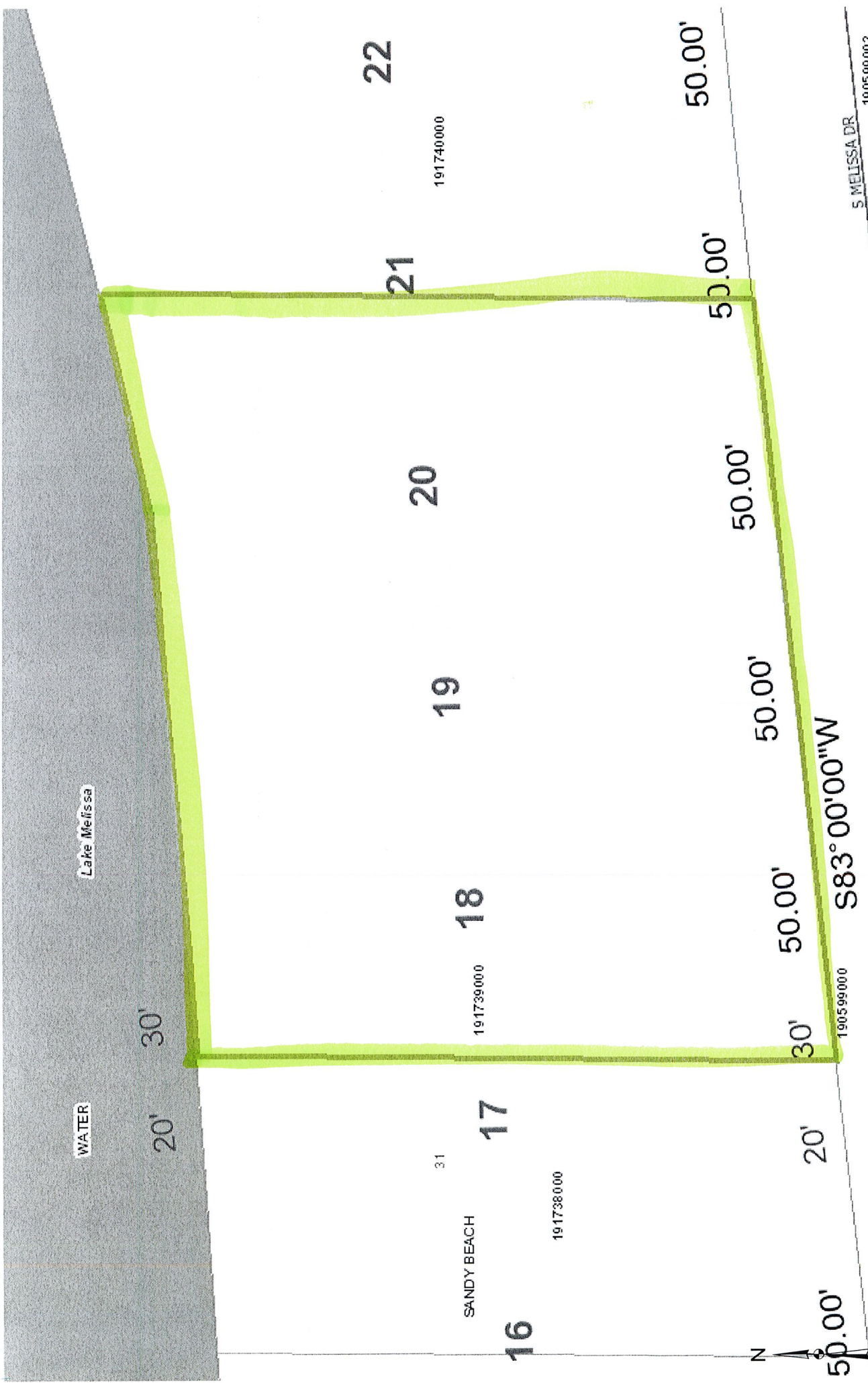
Proposed	
House	1420
Dwelling addition	280
Detached Garage	400
Concrete Patio	288
Asphalt	3200
Shed	64
Total Impervious	5652
Total Area	29,484
Total Impervious	19.17

Mitigation Not Required
 this is a standard lot.



LOT SIZE - 29,484.3
IMPROVEMENTS - S, 127.84'

51'



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.

*Lots 17, 18, 19 + 20
less the western most 20 feet of lot 17*

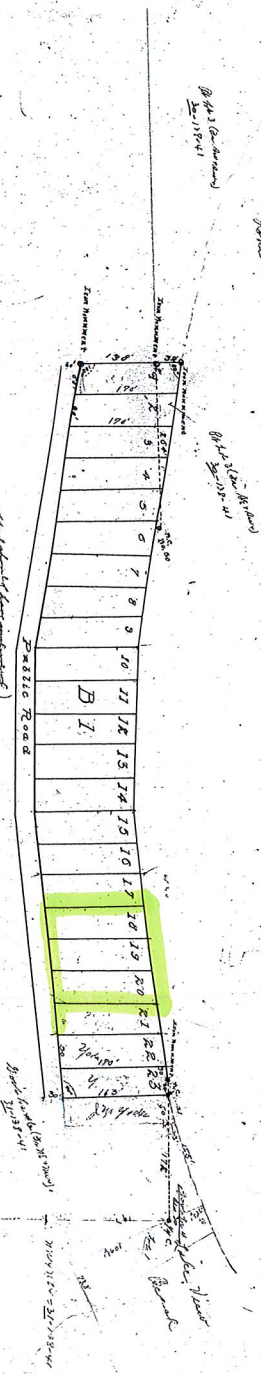
1:528

Date: 10/12/2020

Becker County



SANDY BEACH



County Clerk, in and for the County of DeKalb, Georgia, do hereby certify that the within map is a true and correct copy of the original map on file in my office, and that the same was duly recorded in my office on the 15th day of August, 1918.

Notary Public, DeKalb County, Georgia, My Commission Expires March 21, 1918.

County Clerk, in and for the County of DeKalb, Georgia, do hereby certify that the within map is a true and correct copy of the original map on file in my office, and that the same was duly recorded in my office on the 15th day of August, 1918.

Notary Public, DeKalb County, Georgia, My Commission Expires March 21, 1918.

County Clerk, in and for the County of DeKalb, Georgia, do hereby certify that the within map is a true and correct copy of the original map on file in my office, and that the same was duly recorded in my office on the 15th day of August, 1918.

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Notary Public, DeKalb County, Georgia, My Commission Expires March 21, 1918.

625543

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 625543

June 18, 2015 at 1:25 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 18th day of June, 2015

Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Business Entity

DEED TAX DUE: \$1.65

DATE: February 1, 2015

FOR VALUABLE CONSIDERATION, Douglas A. Kress and Patricia L. Kress, husband and wife, Jeffrey Leighton and Beth Marie Schiotz Leighton, husband and wife, Kenneth W. Rosha and Michele Rosha, husband and wife, Michael Leighton and Patricia L. Leighton, husband and wife, Robert Leighton and Lydia D. Leighton, husband and wife, William E. Schnettler and Lynn Schnettler, husband and wife, Andrew J. Vinson and Kathleen Carton, husband and wife, Roger E. Kading and Judith Leighton, husband and wife, and Todd J. Abdella and Mary Jo Leighton, husband and wife ("Grantor"), hereby conveys and quitclaims to Leighton Properties, LLC, a limited liability company under the laws of the State of Minnesota ("Grantee"), real property in Becker County, Minnesota, legally described as follows:

Lots Numbered Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), less the Western most 20 feet of Lot 17, 19-1739-000
Sandy Beach, according to the certified plat thereof on file and of record in the office of the County Recorder in and for
Becker County, Minnesota

* See attached ~~for~~ exhibit A and B for additional parcels.
The consideration for this transfer is less than \$500.00.
LS.

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

together with all hereditaments and appurtenances belonging thereto.

BECKER COUNTY DEED TAX
AMT. PD. \$ 1.65
Receipt # 593192
Becker County Auditor/Treasurer

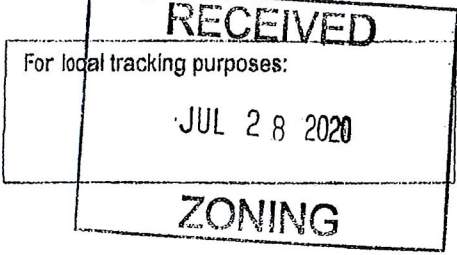
chg
paid
well

Minnesota Pollution Control Agency

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

Compliance Inspection Form
Existing Subsurface Sewage Treatment Systems (SSTS)

Doc-Type: Compliance and Enforcement



Instructions: 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

System Status

System status on date (mm/dd/yyyy): 07/18/20

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: 191739000
 Property address: 23372 S Melissa DR Reason for inspection: county request
 Property owner: Leighton Properties LLC Owner's phone: 218-841-4128
 or
 Owner's representative: _____ Representative phone: _____
 Local regulatory authority: Becker County Zoning Regulatory authority phone: 218-846-7314
 Brief system description: _____
 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: Richard Vareberg Certification number: _____
 Business name: Vareberg Bagkhoe Service License number: 1910
 Inspector signature: [Signature] Phone number: 218-847-7372

Necessary or Locally Required Attachments

- Soil boring logs
- System/As-built drawing
- Forms per local ordinance
- Other information (list): _____

Property address: 23372 S Melissa DR

Inspector Initials/Date: RV 07/18/2020
(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: 23372 S Melissa DR

Inspector Initials/Date: RJ | 07/18/2020
(mm/dd/yyyy)

4. Soil Separation – Compliance component #4 of 5

Date of installation: _____ 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.

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	< 2'
B. Periodically saturated soil/bedrock	> 5'
C. System separation	> 3'
D. Required compliance separation*	3'

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

Any "no" answer above indicates the system is failing to protect groundwater.

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.

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

PIN: 19.1739.000
BILL NUMBER: 078050
LENDER:
OWNER NAME: LEIGHTON PROPERTIES LLC

TAXPAYER(S):

C/O MICHELE ROSHA
LEIGHTON PROPERTIES LLC
724 2ND ST SE
LITTLE FALLS MN 56345

\$\$\$

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
23372 S MELISSA DR
DETROIT LAKES, MN 56501

DESCRIPTION
Section 31 Township 138 Range 041
SubdivisionName SANDY BEACH 138
41 Block 001 SubdivisionCd 19092

Line 13 Detail
S-7001/20 1B & C 109.54
S-1010/15 SOLID V 40.00
S-7301/20 STORM 34.39
Principal 183.93
Interest 0.00

TAX STATEMENT		2020
2019 Values for taxes payable in		
Step 1	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2019 2020
	Estimated Market Value:	570,000 575,200
	Homestead Exclusion:	0 0
	Taxable Market Value:	570,000 575,200
Step 2	PROPOSED TAX	
		5,098.00
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2020	\$2,610.00
	Second half taxes due 10/15/2020	\$2,610.00
Total taxes due in 2020		\$5,220.00

Tax Detail for Your Property:		
	Taxes Payable Year:	2019 2020
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 \$0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$0.00
Tax and Credits	3. Property taxes before credits	\$5,179.10 \$5,036.07
	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	\$5,179.10 \$5,036.07
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County \$2,217.17 \$2,182.94
	7. LAKE VIEW	\$465.34 \$514.09
	8. State General Tax	\$1,081.94 \$986.91
	9. SCHOOL DISTRICT 0022	A. Voter approved levies \$764.72 \$683.81
		B. Other local levies \$567.30 \$592.01
		C. TIF \$12.42 \$12.30
	10. Special Taxing Districts	A. BC EDA \$70.21 \$64.01
		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	\$5,179.10 \$5,036.07
	13. Special assessments	\$176.90 \$183.93
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$5,356.00 \$5,220.00	
	Tax Amount Paid	\$0.00

2

2nd Half Payment Stub - Payable 2020

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2020.

Total Property Tax for 2020	\$5,220.00
2nd Half Tax Amount	\$2,610.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$2,610.00
Balance Good Through	10/15/2020
	Seasonal

PIN: 19.1739.000
AIN:
BILL NUMBER: 078050
TAXPAYER(S):

Paid By _____

C/O MICHELE ROSHA
LEIGHTON PROPERTIES LLC
724 2ND ST SE
LITTLE FALLS MN 56345

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2020

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2020.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2020.

Total Property Tax for 2020	\$5,220.00
1st Half Tax Amount	\$2,610.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$2,610.00
Balance Good Through	05/15/2020
	Seasonal

PIN: 19.1739.000
AIN:
BILL NUMBER: 078050
TAXPAYER(S):


Paid By _____



C/O MICHELE ROSHA
LEIGHTON PROPERTIES LLC
724 2ND ST SE
LITTLE FALLS MN 56345

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

 Becker County Parcel Information

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

Summary	
Parcel Number:	191739000 GIS Map 
Property Address:	23372 S MELISSA DR DETROIT LAKES
Owner Name:	LEIGHTON PROPERTIES LLC
Owner Address:	724 2ND ST SE LITTLE FALLS MN 56345
Legal Description:	Section 31 Township 138 Range 041 SANDY BEACH 138 41 Block 001 LOT 17 EX W 20' & LOTS 18, 19 & 20

Valuation & Taxation top ▲			
Tax Assessment Year	2020 Values	2019 Values	2018 Values
Estimated Building & Improvements Value	\$90,600	\$91,600	\$86,400
Estimated Land Value	\$514,400	\$483,600	\$483,600
Estimated Machinery Value			
Total Estimated Value	\$605,000	\$575,200	\$570,000
Tax Payable Year		2020 Payable	2019 Payable
Taxable Market Value		\$575,200	\$570,000
Tax Details - <i>please see statement</i>		 2020 Statement	 2019 Statement
Total Tax Levied		\$5,220.00	\$5,356.00
Total Payments		-\$2,610.00	-\$5,356.00

Unpaid Balance	\$2,610.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$605,000

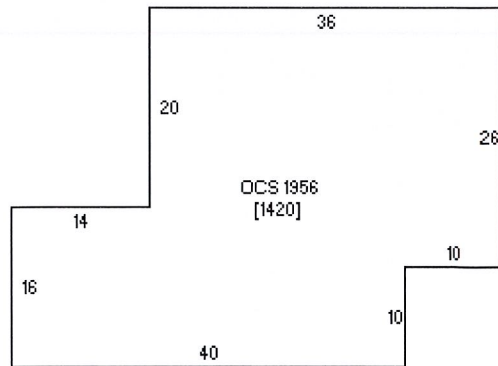
Zoning District		top ▲
Township	LAKE VIEW	
Zoning District	Agricultural	
Other Descriptions	Plat of Sandy Beach	

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	
	180			
Description	Flags		Size	
190423 DEV LK MELISSA-S			1 UT	
190425 FF-LK MELISA-S-AVG			180 FF	
601420 WATER/SEWER/ELEC HK			1 UT	

Residential Buildings		top ▲
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1956	
Bldg Style	1 Story Frame	

Arch Style	Rambler
Area	1420 SqFt
Condition	Above Normal
Basement	Crawl
Heating	Elec - Basebd
AC	Ductless
Attic	None
Foundation	Concrete Blk
Roof	Hip/Asph
Ext Walls	Steel
Int Walls	Custom Pan
Floor	Carpet
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:

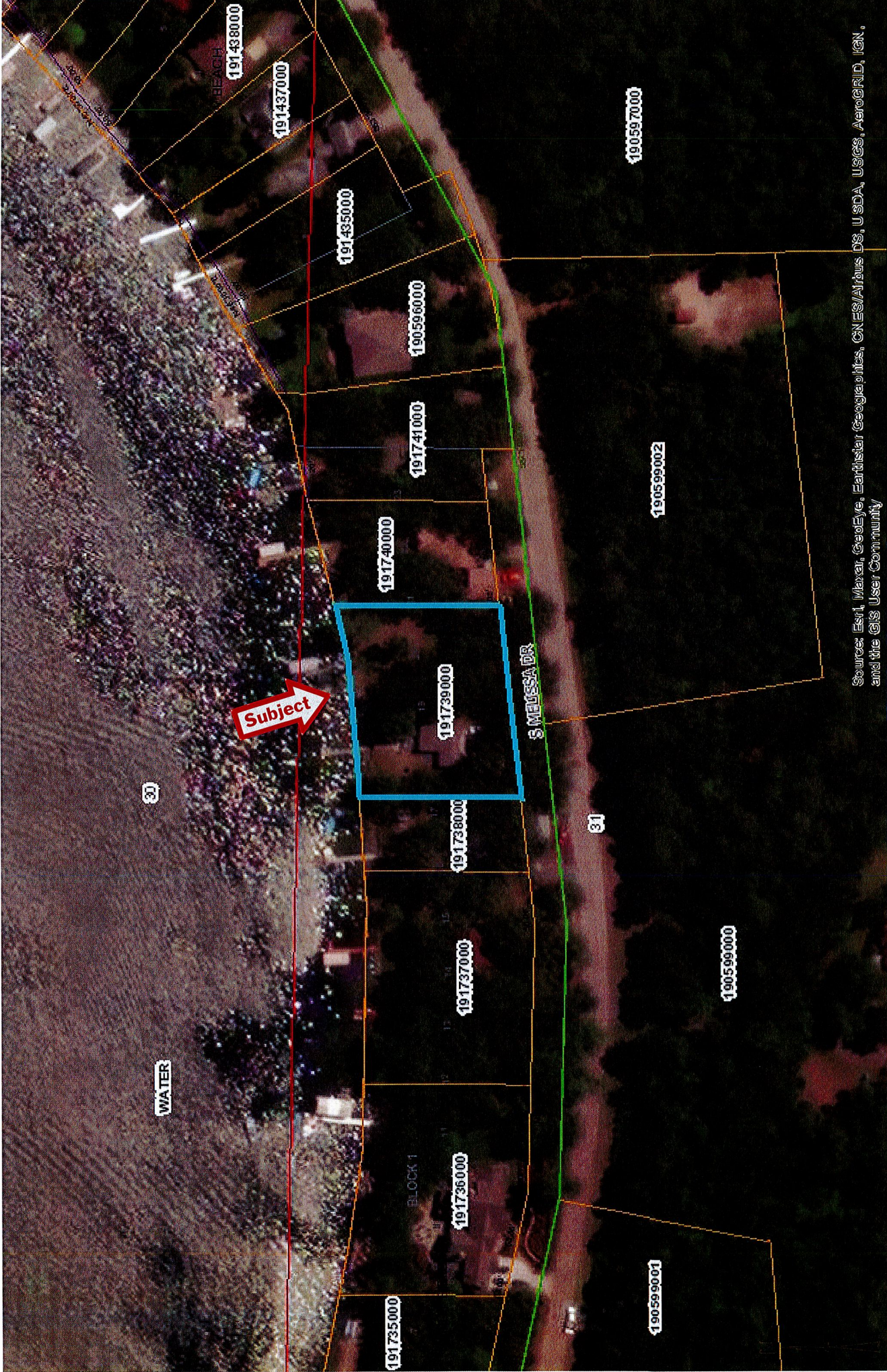


Garage # 1	
Year Built	1956
Style	Det Frame

Area SF	400
Condition	Normal
Bsmnt SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0
Plumbing	
Style	Count
Full Bath	1
Decks & Patios	
Style	Area SF
Wood Deck-Low	420
Concrete Patio-Low	288

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Paving - Asphalt	
Year Built	1956	
Item Count	1	
Condition	Normal	
Paving Type	Asphalt Road	
Quantity	3,200 Square Feet	
Pricing	Average	
Lighting	None	
Yard Item # 2 details:		
Descr	Shed	

Year Built	1956
Item Count	1
Condition	Below Normal
Type	Frame
Pricing	Low
Width	8.00
Length	8.00
Area	64 Square Feet

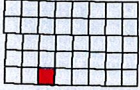


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Becker County

<p>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.</p>	<p>1:2,113</p> <p>Date: 9/28/2020</p>
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

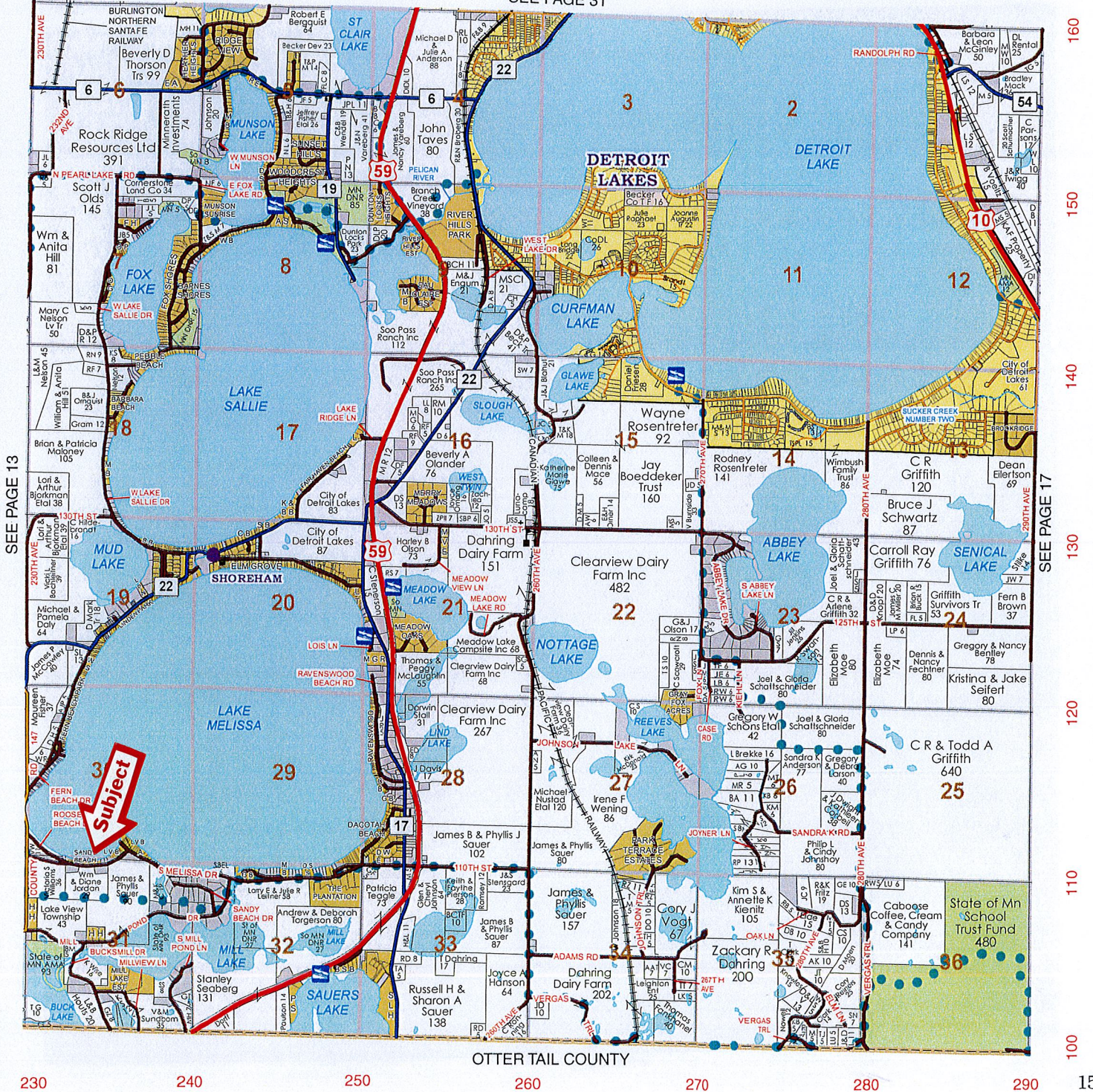


Lake View

Township 138N - Range 41W

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SEE PAGE 31



OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

Thursday, November 12th, 2020 @ 6:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN 56501

**** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS ****

Applicant: Nathan E. & Karen B. Derby
3141 9 ½ St N
Fargo, ND 58102

Project Location: 17431 Bijou Cir Lake Park, MN

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct detached garage to be located at seventy-two (72) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from a recreational development lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 18.0284.000 & 18.0285.000; Bijou Lake

(18.0284.000) Section 29 Township 139 Range 043; BIJOU HEIGHTS 139 43 Block 001 LOTS 51 & 52 & (18.0285.000) Section 29 Township 139 Range 043; BIJOU HEIGHTS 139 43 Block 001 LOT 53 S OF FOLL LN: BEG ON W LN L53 22.50' S OF SE COR L54; TH NELY TO A POINT ON THE MEANDER LN 57.50' S OF NE COR L54, TH E PARALLEL TO S LN L53 TO LK

** In response to the COVID-19 public health emergency declared by Governor Walz, the November 5th Tour & 12th, 2020 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: **139-663-264#** (Tour) & **142-883-166#** (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: 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/

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 # VAR2020-99

Property and Owner Review

Parcel Number(s): 180284000 180285000

Owner: NATHAN E & KAREN B DERBY

Township-S/T/R: LAKE PARK-29/139/043

Mailing Address:

NATHAN E & KAREN B DERBY

3141 9 1/2 ST N

FARGO ND 58102

Site Address: 17431 BIJOU CIR

Lot Recording Date:

Original Permit Nbr: SITE2020-900

Legal Descr: Block 001 of BIJOU HEIGHTS 139 43 LOTS 51 & 52

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: **Proposed garage at 72 feet from OHWM. Existing structures and septic will not allow building outside of 100 ft OHWM.**

OHW Setback: 72

Side Lot Line Setback: 10

Rear Setback (non-lake):

Bluff Setback:

Road Setback: 49

Road Type:

Existing Imp. Surface Coverage: 11.2

Proposed Imp. Surface Coverage: 13.4

Existing Structure Sq Ft:

Proposed Structure Sq Ft: 672

Existing Structure Height:

Proposed Structure Height: 18

Existing Basement Sq Ft: NO

Proposed Basement Sq Ft: NO

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: **Although the proposed garage would be at 72 feet from OHWM, it would not influence the lake as the land topography does not allow runoff from the area to the lake. The proposed build area is in a low spot and there is a ridge between it and the water. The proposed structure would not extend past the existing structures on the property and hence would not adversely affect view from neighboring properties.**

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

Explain: **Addition of the proposed garage would increase property values and would not adversely affect neighboring views of lake. Topography limits runoff from area to the lake. Proposed garage will allow storage of boats/trailers which were previously stored outside in plain view.**

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

Explain: **There is room on the property for the structure and neighboring properties also have existing garages and additional storage buildings.**

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

Explain: **Location of existing structures and septic prohibit building and staying outside of 100 ft distance from OHWM. The topography is such that no runoff would occur from the proposed build site.**

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

Explain: **Neighboring properties have garages and additional storage buildings. The proposed garage will be finished to match existing structures and fit in well.**

Field Review Form (Pre-Insp)

Permit # SITE2020-900

Property and Owner Review

Parcel Number: 180284000	Inspector Notes:
Owner: NATHAN E & KAREN B DERBY	
Township-S/T/R: LAKE PARK-29/139/043	
Site Address: 17431 BIJOU CIR	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: 24W x 28L x 18H - 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: Public/Township Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: - Non-dwelling: 49	Pre-Inspection: - Dwell: - Non:	Lake Name: Bijou (Lake Park) [RD] River Name:	
Side setback: - Dwelling: - Non-dwelling: 10	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: - Non-dwelling: 143	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: - Non-dwelling: 72	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: - Non-dwelling: 50	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: - Non-dwelling: 103	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: - Non-dwelling: 25	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):
 - Structure type used: **Garage to Garage**
 - Setback of LEFT like structure: **100**
 - Setback of RIGHT like structure: **100**

Any other impervious surface coverage not noted on application?

Impervious Surface & Land Alteration Information [\[Edit\]](#) Last update

Lot Area:

28934

List of Impervious Surface, (Dimensions) and Square Footage. INCLUDE proposed structures in below information and calculation.

pavers	$4*24=96$	garage	$24*24=576$	sidewalk	$29*4=116$
driveway area	$0.5*12*50=300$	apron	$2*24=48$	garage entry	$9*9=81$
sidewalk	$2.7*37=99.9$	landing	$3*9=27$	sidewalk	$2.5*17=42.5$
pavers	$1.3*1.3*22=37.18$	firepit	$11.7*13=152.1$	house	$23*72=1656$
PROPOSED new garage	$24*28=672$				

Total sum of all impervious surface: 3904

Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft). 0.134

Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent: 13.4%

11/17 PREVIOUS VARIANCE

STATE OF MINNESOTA
COUNTY OF BECKER

294191

BECKER COUNTY BOARD OF ADJUSTMENT
VARIANCE PROCEEDINGS

In the Matter of: WILLARD GEARY

REQUEST: TO BUILD A DECK 55 FT. FROM HIGH
WATER MARK

ORDER OF VARIANCE
OR
DENIAL OF VARIANCE

-OWNER-

The above entitled matter came on to be heard before the Board of Adjustment on the 15 day of NOVEMBER, 1977, on a petition for a Variance Pursuant to the Becker County Zoning Ordinance, for the following described property:

LOTS 51 and 52, BIJOU HEIGHTS, BLOCK 1, SECTION 29, TWP 139, RANGE 43, LAKE PARK TOWNSHIP.

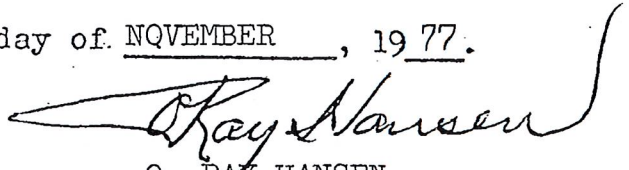
VARIANCE REQUESTED:

REQUEST TO BUILD A DECK 55 FEET FROM THE HIGH WATER MARK OF BIJOU LAKE.

IT IS ORDERED that a Variance (~~46t~~) be granted upon the following conditions or reasons:

- 1) IF THE LOCATION OF THE HOME IS LESS THAN 10 FEET FROM THE SEPTIC SYSTEM, THE SYSTEM WILL HAVE TO BE MOVED.
- 2) DECK WILL NOT BE CLOSER TO THE LAKE THAN THE HOMES OF THE ADJOINING PROPERTY OWNERS.
- 3) REQUEST FOR A 55 FOOT SET BACK FROM HIGH WATER MARK IS GRANTED.

DATED this 15 day of NOVEMBER, 1977.



O. RAY HANSEN
CHAIRMAN OF BOARD OF ADJUSTMENT

STATE OF MINNESOTA)
) SS.
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF PLANNING AND ZONING

I, Floyd Svenby, Zoning Administrator for the County of Becker, with and in for said County, do hereby certify that I have



Becker County Planning & Zoning
 915 Lake Ave
 Detroit Lakes, MN 56501
 (218) 846-7314
 www.co.becker.mn.us

Certificate of Compliance Inspection Report - Permit #: SS2020-512

Owner & Property Information			
Owner Name:	CHRISTOPHER J & TRACY M SPIES	Site Address:	15571 W MUNSON LN
	CHRISTOPHER J & TRACY M SPIES	Township - Sec/Twp/Rng:	LAKE VIEW - 05/138/041
Mailing Address:	520 ARABIAN AVE BISMARCK ND 58503	Legal Description:	MUNSON BEACH 138 41 LOTS 13 AND 14
Parcel #:	191472000	Designer:	Super Septic Inc of Pelican Rapids, L901 (Wayne Johnson)
Secondary Parcel #:		Installer:	Super Septic Inc of Pelican Rapids, L901 (Wayne Johnson)

Inspector Verified Specifications			
Insp- Effluent Screen Installed:	No	Insp- Tank Nbr/Size:	0/existing 1500/2
Insp- Alarm Required:	Yes	Insp- Drainfield Type:	Pressure Bed
Insp- Lift Pump in System:	Yes	Insp- Drainfield Size:	384
Insp- Number of Bedrooms:	3	Insp- Soil Verification:	#1:72" 10 yr 5/4 sand : see attached (pit) #2:N/A #3:N/A

Inspector Verified Setbacks			
Insp- Tank Dist to Road	10+ existing	Insp- Drainfield Dist to Road	10+
Insp- Tank Dist to Nearest Prop Line	10+ existing	Insp- Drainfield Dist to Nearest Prop Line	10'
Insp- Tank Dist to Nearest Structure	10' existing	Insp- Drainfield Dist to Nearest Structure	20+
Insp- Tank Dist to Well	50' existing	Insp- Drainfield Dist to Well	50'+
Insp- Tank Dist to OHW	96 existing	Insp- Drainfield Dist to OHW	100
Insp- Tank Dist to Pond/Wetland	n/a	Insp- Drainfield Dist to Pond/Wetland	n/a
Insp- Tank Dist to Pressure Line	60 existing	Insp- Drainfield Dist to Pressure Line	40

Certificate of Compliance	
<p>(Yes) 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.</p> <p>Certification Date: 9/3/2020</p>	<p>Zoning Office Signature:</p> <div style="text-align: center; margin-top: 10px;"> <hr style="width: 80%; margin: 0 auto;"/> </div> <p style="text-align: center; margin-top: 5px;">Jeff Rusness - ISTS Inspector</p>

* Certificate of Compliance is not valid unless signed by a Registered Qualified Employee *



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.

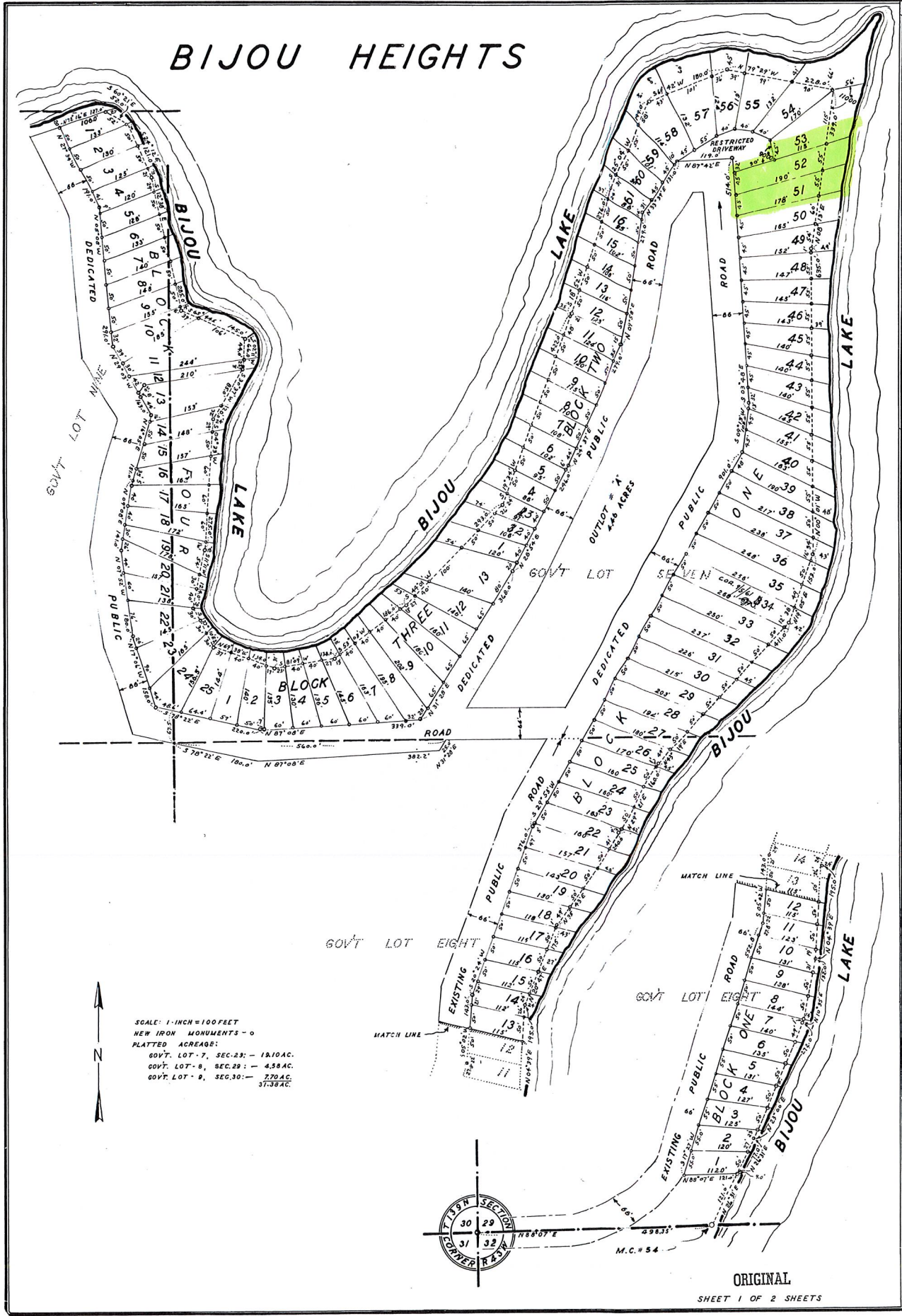
1:1,056

Date: 10/14/2020

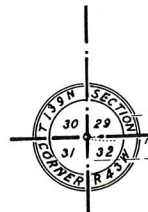
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

BIJOU HEIGHTS

81-216



SCALE: 1 INCH = 100 FEET
 NEW IRON MONUMENTS - 0
 PLATTED ACRES:
 GOVT. LOT - 7, SEC. 29 - 1810 AC.
 GOVT. LOT - 8, SEC. 29 - 458 AC.
 GOVT. LOT - 9, SEC. 30 - 770 AC.
 ST. 38 AC.



ORIGINAL
 SHEET 1 OF 2 SHEETS

7C008A

7C008A

Platted 1961

BIJOU HEIGHTS

BE IT KNOWN THAT The Cormorant Development Company, a Minnesota Corporation, owner and Proprietor of that certain land in Government Lots Seven (7) and Eight (8) in Section Twenty-nine (29) and Government Lot Nine (9) in Section Thirty (30), all in Township One Hundred Thirty-nine (139) North, Range Forty-three (43) West of the Fifth (5th) Principal Meridian, described as follows, to-wit:

All of said Government Lot Seven (7);

All that part of said Government Lot Eight (8) located as follows: Beginning at a point on the shoreline of Bijou Lake, which point bears North 26° 31' East 121.0 feet along the said shore line from Meander Corner #54 (Southeast corner of said Government Lot 8); thence running South 88° 07' West 112.0 feet; thence running Northeasterly along the Southeasterly line of an existing Public Road by the following four courses, viz: North 17° 27' East 552.8 feet, North 05° 02' East 143.0 feet, North 20° 24' East 370.0 feet and North 29° 53' East 206.0 feet, more or less, to the North line of said Government Lot 8; thence running Easterly 256.0 feet, more or less, on the North line of said Government Lot 8 to the water's edge of Bijou Lake; thence running Southwesterly along the water's edge of Bijou Lake to a point which bears North 88° 07' East 9.0 feet, more or less, from the point of beginning; thence running South 88° 07' West 9.0 feet, more or less, to the point of beginning. ALSO a tract to be used for public road purposes described as follows: Beginning at the Northwest corner of the said Government Lot 8; thence running South 78° 22' East 180.0 feet; thence North 87° 08' East 382.2 feet; thence North 31° 28' East 25.0 feet, more or less, to the North line of said Government Lot 8; thence running Westerly 560.0 feet, more or less, on the North line of said Government Lot 8 to the point of beginning and there terminating.

All that part of said Government Lot Nine (9) located as follows: Beginning at a point which bears Northerly 67.5 feet on and along the East line of said Government Lot 9 from the Southeast corner thereof; thence running by the following nine courses to the water's edge of Bijou Lake, viz: North 78° 22' West 34.0 feet, North 17° 06' West 158.0 feet, North 07° 52' West 180.0 feet, North 09° 08' East 141.0 feet, North 16° 05' East 151.0 feet, North 29° 03' West 163.0 feet, North 05° 08' West 291.0 feet, North 27° 34' West 191.0 feet and North 72° 16' East 127.0 feet, more or less, to the water's edge of Bijou Lake; thence running Southeasterly along the said water's edge to intersect the East line of said Section 30; thence running Southerly on the East line of said Section 30 to the point of beginning and there terminating. ALSO a strip of land in said Government Lot 9 sixty-six (66.0) feet in width to be used for road purposes, lying Southerly and Westerly of the sforedescribed tract and running contiguously therewith.

has caused the said land to be surveyed and platted into one hundred fifteen (115) Riparian lake shore Lots divided into four (4) Blocks, one Outlot # "A", a Restricted or Common Driveway and Roadways, which roadways are hereby dedicated to the public use forever, and also hereby dedicate Lot # 13 of Block # 3 for Public use as a boat landing site; all to be known as BIJOU HEIGHTS and all as shown on the herein plat.

IN WITNESS WHEREOF, the said Corporation has caused this plat to be executed in its corporate name by its President and its Secretary, this 10th day of July, 1961.

In Presence of:
Carl H. Hedberg
B. J. Lehner

THE CORMORANT DEVELOPMENT COMPANY
by *Leif D. Thrane*, its President
by *Jerome D. Lenz*, its Secretary

State of Minnesota }
County of Becker } ss

On this 10th day of July, 1961, before me, a Notary Public within and for said County, personally appeared Leif D. Thrane and Jerome D. Lenz to me personally known, who, being each by me duly sworn did say that they are respectively the President and Secretary of THE CORMORANT DEVELOPMENT COMPANY, the Corporation named in the foregoing instrument, that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors and said Leif D. Thrane and Jerome D. Lenz acknowledged said instrument to be the free act and deed of said corporation.

Cathlene Wedberg
CATHLENE WEDBERG
Notary Public, BECKER COUNTY, MINN.
My Commission Expires JULY 19, 1967.

I HEREBY CERTIFY that I made the survey of BIJOU HEIGHTS 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 monuments 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.

Carl H. Hedberg
Minnesota Registered Land Surveyor #3277.
Subscribed and sworn to before me this 10th day of July, A.D. 1961.
Cathlene Wedberg
CATHLENE WEDBERG
Notary Public, BECKER COUNTY, MINN.
My Commission Expires JULY 19, 1967.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 10th day of July, A.D. 1961.

ATTEST:
Frank J. ...
County Auditor
I have paid and Transfer entered this 12th day of July 1961.
Carl H. Hedberg
County Auditor, Becker Co.

I hereby certify that taxes for the year 1960 on the lands described within are paid July 12, 1961.
...
County Treasurer

OFFICE OF REGISTER OF DEEDS
COUNTY OF BECKER, MINN.
I hereby certify that the within instrument was filed in this office for record on the 10th day of July, 1961.
A. D. 1961 at 9 o'clock P.M.
and was duly recorded in Book 8 of Plat 1 Page 106.
B. D. Miller
Register of Deeds
By _____ Deputy

ORIGINAL

SHEET 2 OF 2 SHEETS

7 C 808 B

7 C 808 B

8-27

430497

BIJOU HEIGHTS 430497

CERTIFICATE OF SURVEY
DIVISION OF OUTLOT A
BIJOU HEIGHTS
BECKER COUNTY, MINNESOTA

OFFICE OF COUNTY RECORDS
COUNTY OF BECKER, MINN.
I hereby certify that the within instrument was filed in this office for record on the 13th day of JUN, 1937.
A. D. _____ at _____ o'clock P.M., and was duly recorded in Book 9 of Surveys Page 189 of _____ County Registers.
M. M. Hartman
County Registrar

Charge	✓
Field	✓
Monument	✓
Tract	✓
Grantor	✓
Grantee	✓
Compared	✓

NOTE

THIS CERTIFICATE OF SURVEY WAS PREPARED OVER A COPY OF THE DATA SHOWN ON THE EXTERIOR OF OUTLOT A AND THE DEDICATED ROAD LINE ALONG BLOCKS ONE, TWO AND THREE ARE SHOWN BASED ON FOUND 66.00' WIDE ROAD CORRIDORS. OTHER BEARING AND DISTANCE DATA SHOWN HEREON ARE FROM THE ORIGINAL PLAT AND SHOULD BE TREATED AS RECORD ONLY.

SURVEYOR:
Roy A. Smith and Associates
Lincoln Professional Center
Detroit Lakes, Minnesota

LEGEND

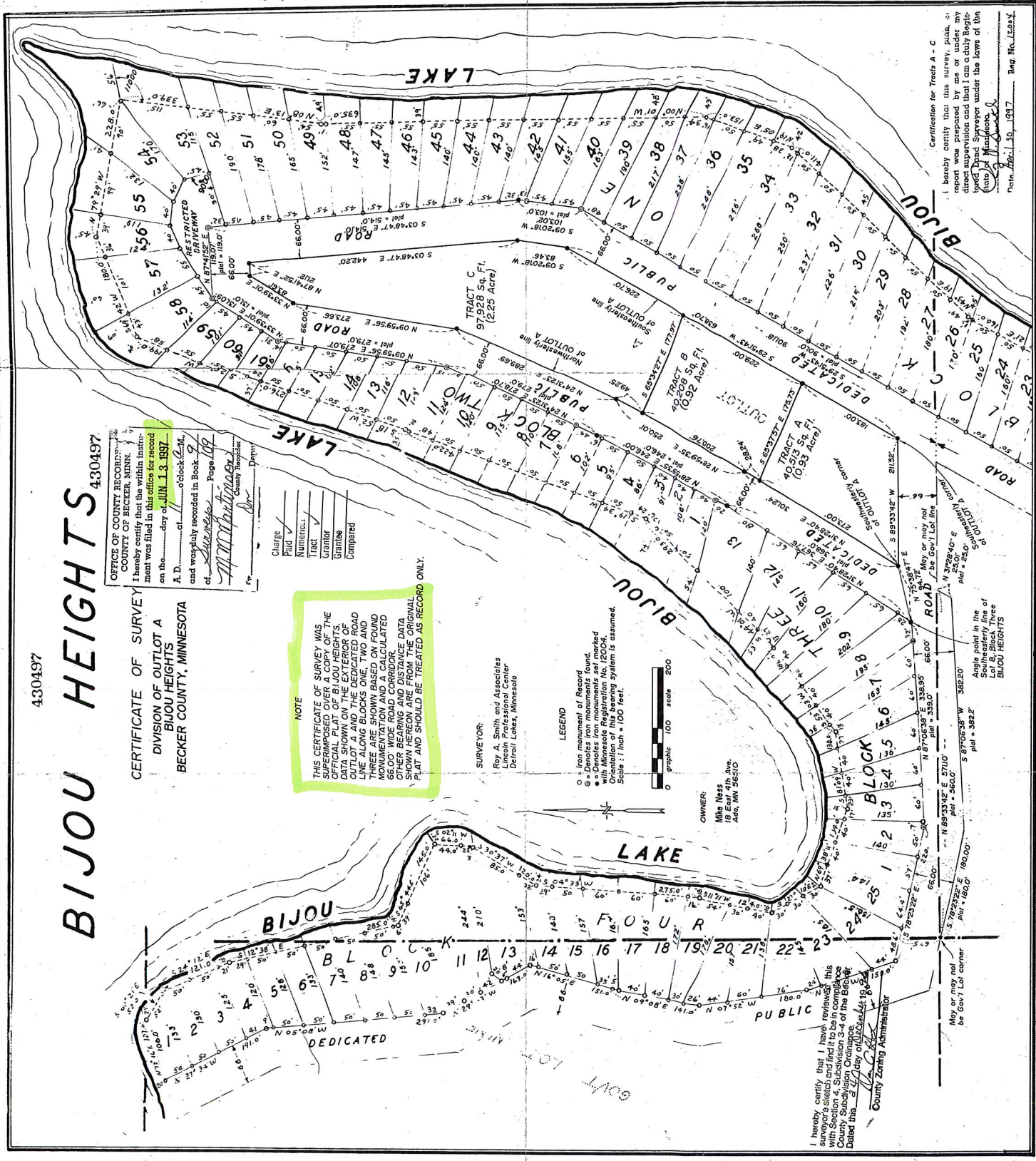
- = Iron monument of Record
- = Iron monument not marked with Minnesota Registration No. 12004.

Orientation of this bearing system is assumed.
Scale: 1 inch = 100 feet.

OWNER:
Mike Nass
18 East 4th Ave.
Ada, MN 56310

I hereby certify that I have reviewed this surveyor's plat and find it to be in compliance with Section 46, and find it to be in compliance with County Subdivision Ordinance 3-4 of the Becker County. Dated this 13th day of JUN, 1937.
[Signature]
County Zoning Administrator

Certification for Tract A - C
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
[Signature]
Per: JUN 13 1937 Reg. No. 15287



495984

CERTIFICATE OF REAL ESTATE VALUE FILED #1615

No delinquent taxes and transfer entered

this 15 day of May, 2003

Keith A. Brekken
County Auditor, Becker Co

By [Signature] Deputy

18.0284.000

18.0285.000

State Deed Tax due hereon \$ _____

BECKER COUNTY RECORDER, STATE OF MN

Document No. 495984

Date MAY 15 2003 12:45 P.M.

I hereby certify that the within Instrument was recorded in the office of Becker County Recorder.

[Signature]

County Recorder _____ Dpty.

*

Date: 5/9/03

WARRANTY DEED

M11673 E03

FOR VALUABLE CONSIDERATION, James A. Krabbenhoft and Norma A. Krabbenhoft, husband and wife, Grantors, hereby warrants and convey to Nathan E. Derby and Karen B. Derby, Grantees, as joint tenants and not as tenants in common, real property in Becker County, State of Minnesota, described as follows:

Lots 51, and 52, Block 1, Bijou Heights according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota.

AND

All that part of Lot 53, Block 1 of Bijou Heights, lying Southerly of the following described line: Commencing at a point on the Westerly line of Lot 53, 22.5' Southerly of the Southeasterly corner of Lot 54; thence Northeasterly to a point on the meander line shown on the plat of Bijou Heights, 57.5' Southerly of the Northeasterly corner of Lot 54; thence extending Easterly on a line parallel with the South line of Lot 53 to the shore of Bijou Lake.

- () 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.


together with all hereditaments and appurtenances belonging thereto.

The Title Co.

chg
 paid
well
non/std
extra

MAY 15 2003

RECEIPT # 250608
BECKER COUNTY
DEED TAX
AMT. PD. \$ 313.50


James A. Krabbenhoft

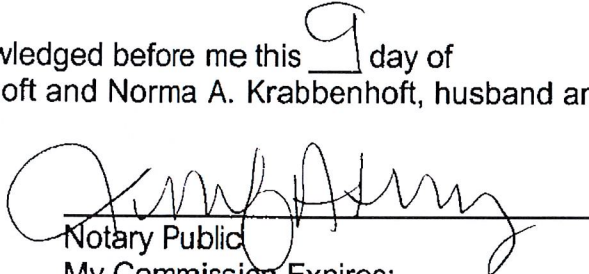
BECKER COUNTY TREASURER


Norma A. Krabbenhoft

STATE OF NORTH DAKOTA)
COUNTY OF CASS)

The foregoing instrument was acknowledged before me this 9 day of May, 2003 by James A. Krabbenhoft and Norma A. Krabbenhoft, husband and wife.

JENNIFER A. FLEMING
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires JUN. 4, 2005


Notary Public
My Commission Expires:


Tax Statements for the real property described in this instrument should be sent to:
Nathan E. Derby and Karen B. Derby and State Bank of Fargo
17431 Bijou Circle
Lake Park, Minnesota 56554




THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Lisa J. Wheeler, P.C.
17 S. 7th St.
Fargo, North Dakota 58103

Becker County Parcel Information

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

Summary	
Parcel Number:	180284000 GIS Map 
Property Address:	17431 BIJOU CIR LAKE PARK
Owner Name:	NATHAN E & KAREN B DERBY
Owner Address:	3141 9 1/2 ST N FARGO ND 58102
Legal Description:	Section 29 Township 139 Range 043 BIJOU HEIGHTS 139 43 Block 001 LOTS 51 & 52

Valuation & Taxation top 			
Tax Assessment Year	2020 Values	2019 Values	2018 Values
Estimated Building & Improvements Value	\$151,900	\$153,500	\$60,500
Estimated Land Value	\$76,100	\$76,100	\$76,100
Estimated Machinery Value			
Total Estimated Value	\$228,000	\$229,600	\$136,600
Tax Payable Year		2020 Payable	2019 Payable
Taxable Market Value		\$229,600	\$136,600
Tax Details - <i>please see statement</i>		 2020 Statement	 2019 Statement
Total Tax Levied		\$1,776.00	\$1,084.00
Total Payments		-\$1,776.00	-\$1,084.00

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

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$228,000

Zoning District		top ▲
Township	LAKE PARK	
Zoning District	Residential	
Other Descriptions	Plat of Bijou Heights	

Zoning Permits		
Type	Status	Details
Septic	Approved: 09/02/20	<ul style="list-style-type: none"> • System Status: Replacement System • System Serves: Seasonal Dwelling
Site	Approved: 02/22/16	<ul style="list-style-type: none"> • Other Item: New pitched roof on existing mobile home (72 x 23)

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
		110		
	Description	Flags		Size
	180103 DEV BEJOU LAKE(RD)			1 UT
	180105 FF-BEJOU LAKE-AVG			90 FF
	180105 FF-BEJOU LAKE-AVG			20 FF

601420 WATER/SEWER/ELEC HK

1 UT

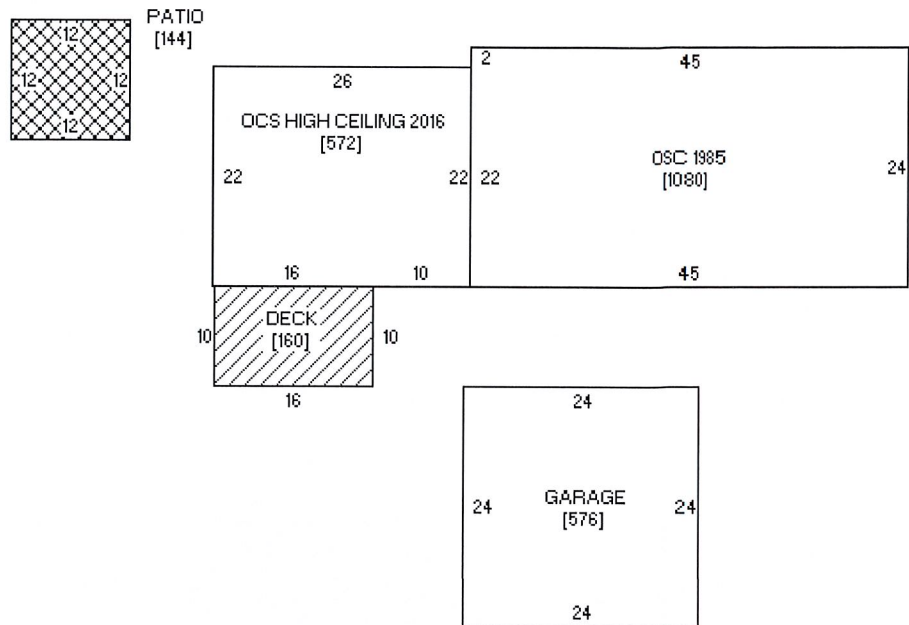
Residential Buildings

top ▲

Res Bldg # 1 details:

Occupancy	Single-Family / Owner Occupied
Year Built	2016
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	1652 SqFt
Condition	Normal
Basement	None
Heating	FHA-Propane Gas
AC	Yes
Attic	None
Foundation	Piers
Roof	Gable/Asph
Ext Walls	Cedar
Int Walls	Drywall
Floor	Vinyl
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	2016
Style	High Ceiling-Frame
Area SF	572
Condition	Normal
Bsmnt SF	0
Heat	FHA-Propane Gas
AC	Yes
Attic SF	0

Garage # 1	
Year Built	1978
Style	Det Frame
Area SF	576
Condition	Excellent
Bsmnt SF	0

Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC	0

Plumbing	
Style	Count
Full Bath	2

Decks & Patios	
Style	Area SF
Wood Deck-Med	160
Concrete Patio-Med	144

Yard Items top ▲

Yard Item # 1 details:	
Descr	Fencing - Wood
Year Built	2012
Item Count	1
Condition	Normal
Height	4
Fence Pricing	Average
Quantity	112 Lineal Feet
Gate Pricing	Average
Gates	0 Lineal Feet

Sales Information top ▲


Sale Date: 5/9/2003 - Property Type: Residential (< 4 Units)			
Buyer	DERBY, NATHAN & KAREN B	Seller	



			KRABBENHOFT, JAMES & NORMA
Sale Price	\$95,000	Ins Type	Warranty Deed
Adj Sale Price	\$95,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale
Multi Prop	YES - Sale also included: 180285000		
Sale Date: 8/1/1994 - Property Type: Seasonal Rec. Residential			
Buyer	KRABBENHOFT, JAMES & NORMA	Seller	GEARY, WILLARD
Sale Price	\$36,000	Ins Type	Warranty Deed
Adj Sale Price	\$34,200	Q/U	Q
Adj Reason	Personal Property	Q/U Reason	Old sale
Multi Prop	YES - Sale also included: 180285000		

Becker County Parcel Information

Values & Taxes Zoning Info Land Info

New Search

Summary	
Parcel Number:	180285000 GIS Map 
Property Address:	
Owner Name:	NATHAN E & KAREN B DERBY
Owner Address:	3141 9 1/2 ST N FARGO ND 58102
Legal Description:	Section 29 Township 139 Range 043 BIJOU HEIGHTS 139 43 Block 001 LOT 53 S OF FOLL LN: BEG ON W LN L53 22.50' S OF SE COR L54; TH NELY TO A POINT ON THE MEANDER LN 57.50' S OF NE COR L54, TH E PARALLEL TO S LN L53 TO LK

Valuation & Taxation top ▲			
Tax Assessment Year	2020 Values	2019 Values	2018 Values
Estimated Building & Improvements Value			
Estimated Land Value	\$7,800	\$7,800	\$7,800
Estimated Machinery Value			
Total Estimated Value	\$7,800	\$7,800	\$7,800
Tax Payable Year	2020 Payable	2019 Payable	
Taxable Market Value	\$7,800	\$7,800	
Tax Details - <i>please see statement</i>	 2020 Statement	 2019 Statement	

Total Tax Levied	\$54.00	\$56.00
Total Payments	-\$54.00	-\$56.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$7,800

Zoning District		top ▲
Township	LAKE PARK	
Zoning District	Residential	
Other Descriptions	Plat of Bijou Heights	

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	
	57			
Description	Flags		Size	
180105 FF-BEJOU LAKE-AVG			18 FF	
180105 FF-BEJOU LAKE-AVG			39 FF	

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

PIN: 18.0284.000
BILL NUMBER: 077040
LENDER:
OWNER NAME: DERBY NATHAN E & KAREN B

TAXPAYER(S):
NATHAN E & KAREN B DERBY
3141 9 1/2 ST N
FARGO ND 58102

\$\$\$
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
17431 BIJOU CIR
LAKE PARK, MN 56554

DESCRIPTION
Section 29 Township 139 Range 043
SubdivisionName BIJOU HEIGHTS 139
43 Block 001 SubdivisionCd 18001

Line 13 Detail
S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

TAX STATEMENT		2020	
2019 Values for taxes payable in			
Step	Taxes Payable Year:	VALUES AND CLASSIFICATION	
		2019	2020
1	Estimated Market Value:	136,600	229,600
	Homestead Exclusion:	0	0
	Taxable Market Value:	136,600	229,600
	New Improvements:		93,100
	Property Classification:	Seasonal	Seasonal
<i>Sent in March 2019</i>			
2	PROPOSED TAX		1,756.00
<i>Sent in November 2019</i>			
3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2020		\$888.00
	Second half taxes due 10/15/2020		\$888.00
	Total taxes due in 2020		\$1,776.00

Tax Detail for Your Property:			
Taxes Payable Year:		2019	2020
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. Use these amounts on Form M1PR to see if you are eligible for a special refund. \$0.00			
Tax and Credits	3. Property taxes before credits	\$1,044.00	\$1,736.00
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits \$0.00	\$0.00	\$0.00
B. Other credits \$0.00	\$0.00	\$0.00	
5. Property taxes after credits		\$1,044.00	\$1,736.00
Property Tax by Jurisdiction	6. BECKER COUNTY A. County	\$515.09	\$843.91
	7. LAKE PARK	\$139.84	\$213.99
	8. State General Tax	\$181.53	\$331.18
	9. SCHOOL DISTRICT 2889		
	A. Voter approved levies \$131.92	\$131.92	\$217.71
	B. Other local levies \$49.88	\$49.88	\$87.96
	10. Special Taxing Districts		
	A. BC EDA \$2.89	\$2.89	\$4.75
	B. Others \$22.85	\$22.85	\$36.50
	C. TIF \$0.00	\$0.00	\$0.00
	11. Non-school voter approved referenda levies \$0.00	\$0.00	\$0.00
	12. Total property tax before special assessments \$1,044.00	\$1,044.00	\$1,736.00
13. Special assessments \$40.00	\$40.00	\$40.00	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$1,084.00	\$1,776.00	
Tax Amount Paid			\$0.00

2

2nd Half Payment Stub - Payable 2020

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2020.

PIN: 18.0284.000
AIN:
BILL NUMBER: 077040
TAXPAYER(S): NATHAN E & KAREN B DERBY
3141 9 1/2 ST N
FARGO ND 58102

Paid By _____

Total Property Tax for 2020	\$1,776.00
2nd Half Tax Amount	\$888.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$888.00
Balance Good Through	10/15/2020
	Seasonal

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2020

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2020.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2020.

PIN: 18.0284.000
AIN:
BILL NUMBER: 077040
TAXPAYER(S): NATHAN E & KAREN B DERBY
3141 9 1/2 ST N
FARGO ND 58102

Paid By _____

Total Property Tax for 2020	\$1,776.00
1st Half Tax Amount	\$888.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$888.00
Balance Good Through	05/15/2020
	Seasonal

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: 18.0285.000
BILL NUMBER: 076857
LENDER:
OWNER NAME: DERBY NATHAN E & KAREN B

TAXPAYER(S):
NATHAN E & KAREN B DERBY
3141 9 1/2 ST N
FARGO ND 58102

\$\$\$

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 29 Township 139 Range 043
SubdivisionName BIJOU HEIGHTS 139
43 Block 001 SubdivisionCd 18001

TAX STATEMENT		2020
2019 Values for taxes payable in		
Step 1	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2019
Estimated Market Value:	7,800	7,800
Homestead Exclusion:	0	0
Taxable Market Value:	7,800	7,800
New Improvements:		
Property Classification:	Seasonal	Seasonal
<i>Sent in March 2019</i>		
Step 2	PROPOSED TAX	
		54.00
<i>Sent in November 2019</i>		
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2020	\$54.00
	Second half taxes due	N/A
	Total taxes due in 2020	\$54.00

Tax Detail for Your Property:				
Taxes Payable Year:		2019	2020	
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	\$56.00	\$54.00	
	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	\$56.00	\$54.00	
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$29.73	\$29.05
	7. LAKE PARK		\$8.06	\$7.36
	8. State General Tax		\$6.25	\$5.65
	9. SCHOOL DISTRICT 2889	A. Voter approved levies	\$7.61	\$7.49
		B. Other local levies	\$2.87	\$3.03
	10. Special Taxing Districts	A. BC EDA	\$0.16	\$0.16
		B. Others	\$1.32	\$1.26
		C. TIF	\$0.00	\$0.00
	11. Non-school voter approved referenda levies		\$0.00	\$0.00
	12. Total property tax before special assessments		\$56.00	\$54.00
	13. Special assessments		\$0.00	\$0.00
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$56.00	\$54.00
	Tax Amount Paid		\$0.00	

2

2nd Half Payment Stub - Payable 2020

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

Total Property Tax for 2020	\$54.00
2nd Half Tax Amount	N/A
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$0.00
Balance Good Through	Seasonal

PIN: 18.0285.000
AIN:

Paid By _____

BILL NUMBER: 076857

TAXPAYER(S): NATHAN E & KAREN B DERBY
3141 9 1/2 ST N
FARGO ND 58102

MAKE CHECKS PAYABLE TO:

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

1

1st Half Payment Stub - Payable 2020

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2020.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2020.

Total Property Tax for 2020	\$54.00
1st Half Tax Amount	\$54.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$54.00
Balance Good Through	05/15/2020 Seasonal

PIN: 18.0285.000
AIN:

Paid By _____

BILL NUMBER: 076857

TAXPAYER(S): NATHAN E & KAREN B DERBY
3141 9 1/2 ST N
FARGO ND 58102

MAKE CHECKS PAYABLE TO:

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



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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.

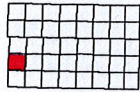
1:2,113

Date: 10/8/2020

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

Need Additional Plat Books?

Becker Soil & Water Conservation District • 809 - 8th Street SE • 218-846-7360
 Becker County Auditor/Treasurer's Office • Courthouse, 2nd Floor • 218-846-7311
 Detroit Lakes Sport Shop • 930 Washington Avenue • 218-846-2645
 Chamber of Commerce • 700 Summit Avenue • 218-846-9202

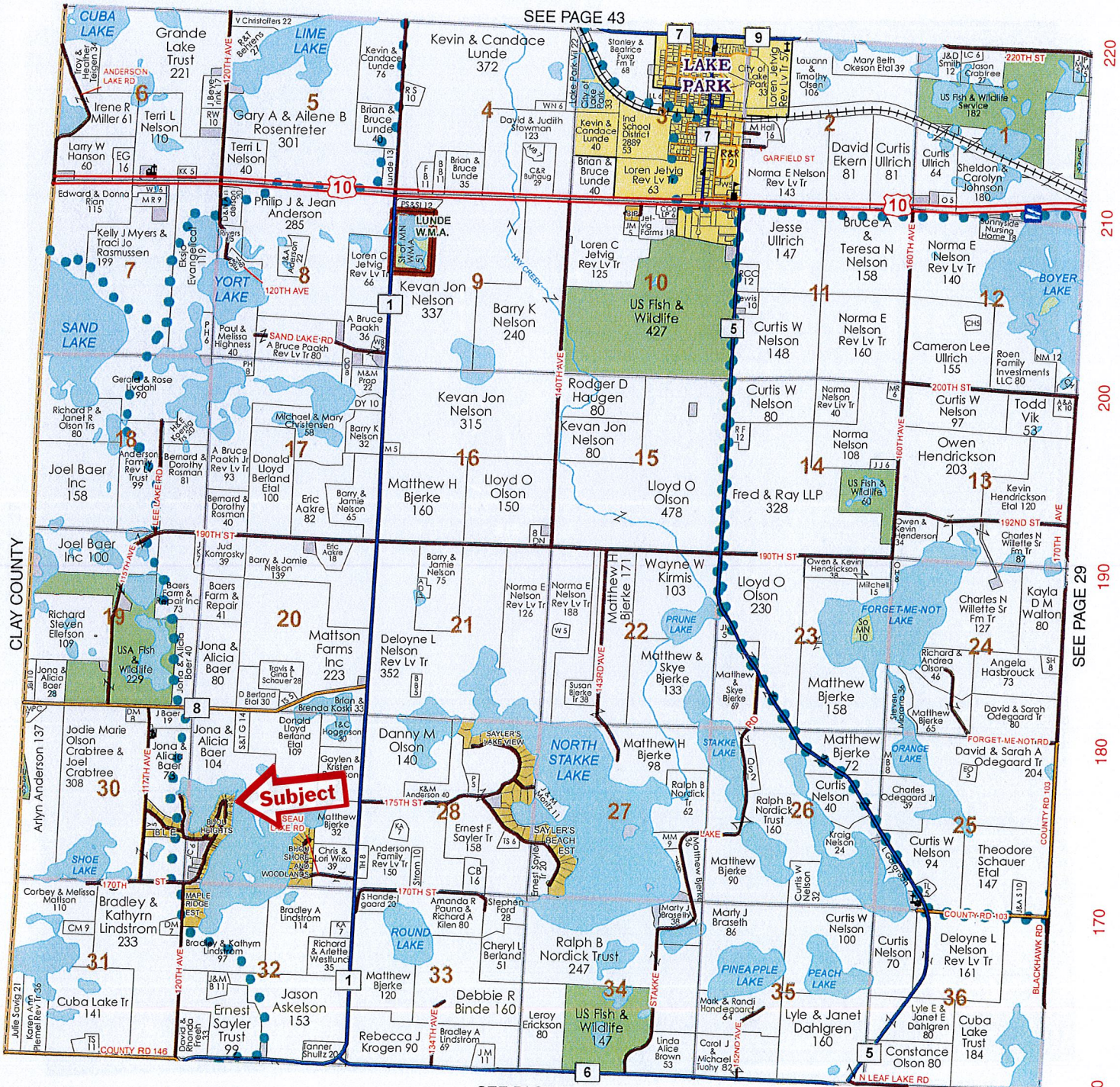


Lake Park

Township 139N - Range 43W

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SEE PAGE 43



SEE PAGE 11

SEE PAGE 29

10 120 130 140 150 160 170 160 170 210 220



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 12th, 2020 @ 6:00 P.M.
Commissioner's Room-Becker County Courthouse
Detroit Lakes, MN 56501

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Frederick M. & Lori Coleman
4128 E Cathedral Rock Dr
Phoenix AZ, 58044

Project Location: 18328 Sunset, Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct an addition to an existing dwelling to be located at thirty-nine (39) feet from the OHW of the lake, deviating from the required setback of one hundred (100) feet from a recreational development lake. Also requesting a variance to construct an addition to an existing dwelling to be located at fourteen (14) from the ROW of a township road, deviating from the required setback of twenty (20') feet from the ROW on a platted township road on a riparian lot, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 15.0408.000; Little Toad Lake
Section 24 Township 139 Range 039; BIRCH BEACH 139 39 LOTS 11 AND 12; Section 05 Township 138 Range 041; Height of Land Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the November 5th Tour & 12th, 2020 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: **139-663-264#** (Tour) & **142-883-166#** (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: 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/

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 # VAR2020-94

Property and Owner Review

Parcel Number(s): 150408000

Owner: FREDERICK M & LORI L COLEMAN

Township-S/T/R: HEIGHT OF LAND-24/139/039

Mailing Address:

FREDERICK M & LORI L COLEMAN
4128 E CATHEDRAL ROCK DR
PHOENIX AZ 85044

Site Address: 18328 SUNSET VIEW DR

Lot Recording Date: Prior to 1971

Original Permit Nbr: SITE2020-68557

Legal Descr: BIRCH BEACH 139 39 LOTS 11 AND 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:

Description of Variance Request: **Proposed cabin will be 39' from the OHW and is located on the South end of the property. We are requesting a variance to build a 14 x 24 addition to the North end of the cabin. The existing cabin is at 38' from OHW. Building on the backside of the cabin would block access to the North side of the property.**

OHW Setback: **39' to OHW**

Side Lot Line Setback:

Rear Setback (non-lake):

Bluff Setback:

Road Setback: **14' to ROW**

Road Type: **Township**

Existing Imp. Surface Coverage: **12.8%**

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

Existing Structure Sq Ft: **972**

Proposed Structure Sq Ft: **336**

Existing Structure Height: **15**

Proposed Structure Height: **23**

Existing Basement Sq Ft:

Proposed Basement Sq Ft:

Change to roofline? **Yes**

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 have a low impervious coverage.**

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

Explain: **Yes We not encroaching any closer to the lake than what is existing. This is a modest request. This is not negatively impacting the lake or others enjoyment of the lake.**

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

Explain: **Yes. There is a need for more living space. This will be used for residential use. The owners are retired and reside her half time in the summer and fall months. They would like more room for extended family to enjoy the property. Addition will consist of a bedroom and bathroom. The cabin only has one 3/4 bathroom at this time, the addition will be for 1 full bathroom. The addition will also house a laundry room, they currently do not have one and have to bring their laundry into town to do washing. They also will be adding a mechanical room in this space to encompass a in a furnace and central air.**

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

Explain: **The rear lot line of the property is in a bluff. This plat/lot was created and developed in 1957 prior to current zoning setback requirements and lot standards. The house is from the 1930's-40's. The existing house is only 672 sq ft and are asking for a minimal request 336 sq ft. The second story loft area will be 120 sq ft and will house a storage area. The existing house is very small and there is minimal storage in the house and no garage, only a small 8x12 garden shed.**

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

Explain: **Yes, all of the residences in this area are impacted by the natural bluff and are at similar setbacks to the lake as they are not able to move back any farther. 2 years ago a variance was approve for a neighboring lot 15.0403.00, showing there is a hardship on these shallow lots. The neighbor to the left is at 28' from the OHW and the neighbor to the right is a resort with the closest cabins at 38' & 42'. The 39' request to the OHW would be allowed with setback avg if it was outside of the SIZ. ($28+48=70/2=35'$ setback)**

Field Review Form (Pre-Insp)

Permit # SITE2020-935

Property and Owner Review

Parcel Number: 150408000	Inspector Notes:
Owner: FREDERICK M & LORI L COLEMAN	
Township-S/T/R: HEIGHT OF LAND-24/139/039	
Site Address: 18328 SUNSET VIEW DR	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): Addition or Repairs to Existing Home - Existing Dimensions: 24 x 28= 672 sq ft - Proposed Dimensions: 24 x 42=1008 sq ft total (addition is 14x24=336 sq ft) - Proposed Roof Changes? Yes
Attached Garage (1B): N/A - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1C): N/A - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Other dwelling related improvements (1D): N/A - Existing Dimensions: - Proposed Dimensions: - Proposed Roof Changes?
Additional dwelling related projects/info: 14' x 24' addition to cabin. 12' side walls with storage loft in addition.
Inspector Notes:

Non-Dwelling Proposed Review

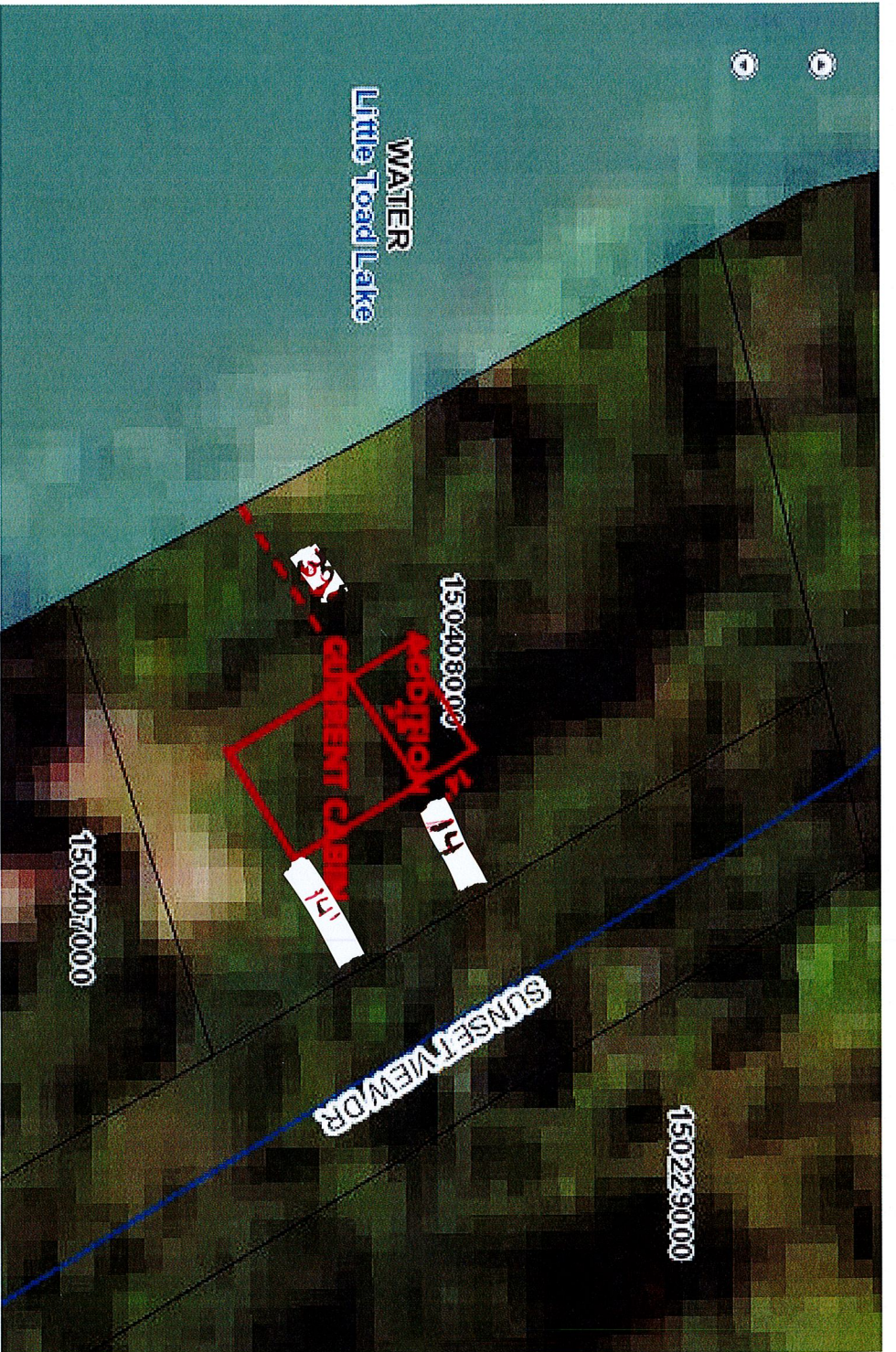
Non-dwelling related project (2A): - Existing Dimensions: - Proposed Dimensions: - If water oriented structure, review 1) elevation difference between highest pt. of structure and lot elevation at standard setback; 2) lot location requirements are met
Non-dwelling related project (2B): - Existing Dimensions: - 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: Public/Township Rd - Right of Way		Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)	
Road setback: - Dwelling: 14' to ROW - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Lake Name: Little Toad (Height of Land S) [RD] River Name:	
Side setback: - Dwelling: 20 - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: 20 - Non-dwelling:	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 39' to the OHW - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 18 - 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: 3 - Non-dwelling:	Pre-Inspection: - Dwell: - Non:		
Inspector Notes:			
Other Information Review			
Setback Averaging (if applicable): - Structure type used: House to House - Setback of LEFT like structure: 28 - Setback of RIGHT like structure: 42			
Any other impervious surface coverage not noted on application?			

Existing	
House	672
Boathouse (12x18)	216
Playhouse w/ Porch (120+32) in ROW/not on lot	
Shed (Multicolored) (8x8)	64
Well House (Blue attached to hse)	21
Sidewalks (93.5 + 22 + 152)	267.5
Driveway (20x10)	200
Total Impervoius	1441
Total Area	11,220
Total Impervious	12.8%

Proposed	
House	672
Dwelling Addition (14x24)	336
Boathouse (12x18)	216
Playhouse w/ Porch (120+32) in ROW/not on lot	
Shed (Multicolored) (8x8)	64
Well House (Blue attached to hse)	21
Sidewalks (93.5 + 22 + 152)	267.5
Driveway (20x10)	200
Total Impervoius	1776.5
Total Area	11,220
Total Impervious	15.8%



39' to 6th + 14' to ROW

14x24 Addition
(330 sq ft)



Proposed House 39' to OHW (Addition)
 Existing House 38' to OHW
 Existing Deck 29' to OHW

Setback Avg $28 + 42 = 70 \div 2 = 35$

Avg is 35' but must be out of 812 (50')
 So need a variance

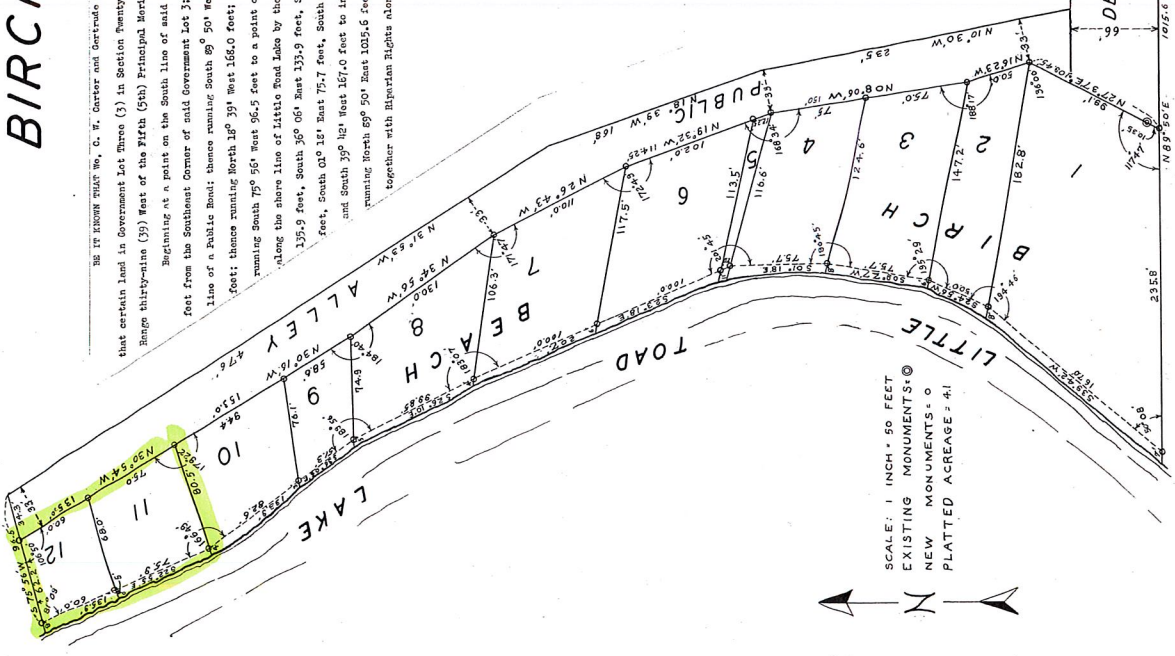
lot created 1957

BIRCH BEACH

BE IT KNOWN THAT Wm. G. W. Carter and Gertrude E. Carter, husband and wife, owners and proprietors of that certain land in Government Lot Three (3) in Section Twenty-four (24), Township One Hundred Thirty-nine (139) North, Range thirty-nine (39) West of the Fifth (5th) Principal Meridian in Minnesota, described as follows, to-wit:

Beginning at a point on the South line of said Gov't. Lot 3 which is located South 89° 50' West 33.0 feet from the Southeast corner of said Government Lot 3; thence running North 65.0 feet on and along the West line of a Public Road; thence running South 89° 50' West 682.0 feet; thence running North 10° 30' West 186.0 feet; thence running North 31° 53' West 146.0 feet; thence running South 70° 56' West 96.5 feet to a point on the shore line of Little Pond Lake; thence running along the shore line of Little Pond Lake by the following eight courses, viz: South 22° 55' East 135.9 feet, South 36° 06' East 131.9 feet, South 86° 10' East 94.49 feet, South 89° 03' East 207.0 feet, South 01° 14' East 75.7 feet, South 08° 27' East 76.7 feet, South 24° 56' East 50.0 feet and South 39° 12' West 107.0 feet to intersect the south line of said Government Lot 3; thence running North 89° 50' West 1035.6 feet to the point of beginning and there terminating together with Riparian Rights along the Lake above line of the herein described tract;

243750
 OFFICE OF THE REGISTER OF DEEDS
 COUNTY OF HENRI, MINN.
 I, the undersigned, do hereby certify that the foregoing plat was filed in this office for record on the _____ day of _____, A. D. 1957, and hereby recorded in Book _____ of Deeds, Page _____ of _____, Register of Deeds.



I have caused the said land to be surveyed and platted into twelve (12) lots, hereinafter into with Riparian Rights to be known as BIRCH BEACH and do hereby dedicate to the public use forever the land shown on the herein plat as "Dedicated Public Road" and "Public Alley."

In WITNESS WHEREOF, we have caused this plat to be signed this 4th day of December, A. D. 1957.

Wm. G. Carter
 Gertrude E. Carter
 Owners

James O. Runkel
 as

On this 4th day of December, A. D. 1957, before me, _____, a Notary Public in and for said County, personally appeared W. G. Carter and Gertrude E. Carter, husband and wife, 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.

Notary Public

 Notary Public

TO W. IRVING
 REGISTER OF DEEDS
 COUNTY OF HENRI, MINN.
 RECORD NO. 243750

I HEREBY CERTIFY that I made the survey of BIRCH BEACH 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 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.

Notary Public

 Notary Public

Subscribed and sworn to before me this 24th day of Sept. A. D. 1957.

LOUISE WILSON
 Notary Public
 My Commission Expires APRIL 12, 1962.

The annexed plat is hereby approved by the Board of Commissioners of Becker County, Minnesota, this 4th day of _____, A. D. 1957.

Notary Public

 Notary Public

Notary Public

 Notary Public

Notary Public

 Notary Public

Approved as to legal form

 County Attorney

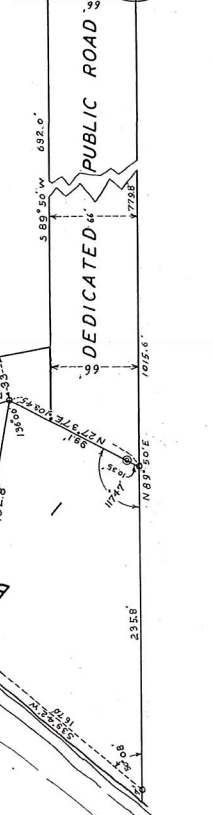
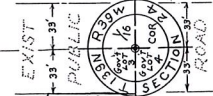
Notary Public

 Notary Public

I hereby certify that taxes for the year 1957 on the lands described within are paid December 31, 1957.

Notary Public

 Notary Public



Neighbors Variance

634670

BECKER COUNTY RECORDER
STATE OF MINNESOTA

Document No. 634670

July 15, 2016 at 11:15 AM

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

Patricia Swenson, County Recorder

By MN Deputy

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: **James A Melting & Nancy A Leingang**

ORDER OF VARIANCE

REQUEST: Request a Variance to construct a dwelling

OR

16 ft from ROW

~~DENIAL OF VARIANCE~~

The above entitled matter came on to be heard before the Board of Adjustment on the 9th day of June, 20 16, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

Tax ID number: 15.0403.000. Lot Six (6) of BIRCH BEACH, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for Becker County, Minnesota. Section 24, TWP 139, Range 39, Height of Land Township.

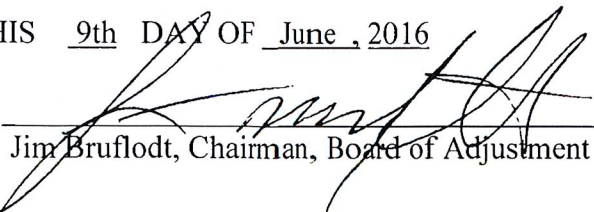
VARIANCE REQUESTED: Request a Variance to construct a dwelling sixteen (16) feet from the road right of way.

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

A Variance has been approved to construct a dwelling sixteen (16) feet from the road right of way based on the fact that the practical difficulty is the size of the substandard size lot with the stipulation that gutters be installed on the house to control water runoff from entering the lake and be directed into French drains and return the shoreline to its natural state.

The Variance shall become null and void on June 9, 2018 if a site permit has not been obtained and construction began.

DATED THIS 9th DAY OF June, 2016



Jim Bruflo, Chairman, Board of Adjustment

STATE OF MINNESOTA)
) SS
COUNTY OF BECKER)

BECKER COUNTY OFFICE
OF
PLANNING AND ZONING

Sized for Bedrooms



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

Compliance Inspection Form

Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

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 05 2017
ZONING

System Status

System status on date (mm/dd/yyyy): 6/27/2017

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: 150408000

Property address: 18328 Sunset View Dr. Frazee, MN 56544 Reason for inspection: Sale

Property owner: Leroy Bernstein Owner's phone: _____
or

Owner's representative: _____ Representative phone: _____

Local regulatory authority: Becker County Regulatory authority phone: 218-846-7314

Brief system description: 1900 gal. 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: 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): _____

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)

Inspected inside of Empty Pumped Tank with camera. Tank is in compliance.

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:

4. Soil Separation – Compliance component #4 of 5

Date of installation: 5/22/1995 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.

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:

Holding Tank Only

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.

Any "no" answer above indicates the system is failing to protect groundwater.

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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the required nitrogen BMP in place and properly functioning?	<input type="checkbox"/> Yes <input type="checkbox"/> No

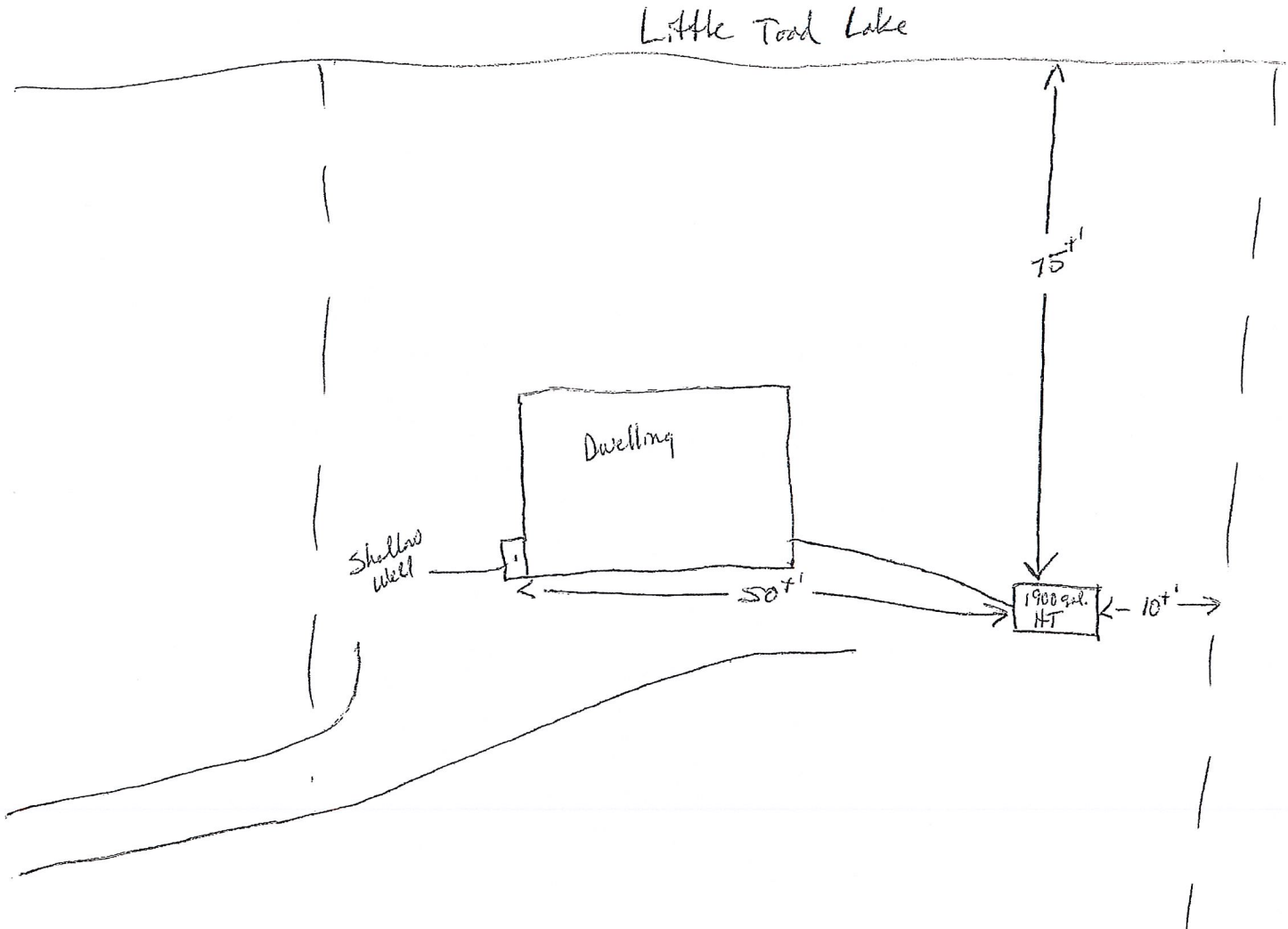
Any "no" answer indicates Noncompliance.

Upgrade Requirements (Minn. Stat. § 115.55) An imminent threat to public health and safety (TPHS) 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: 150408000
Date & Initial: 6/27/17 PJS

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, OHWLs, wetlands, and topographic features (i.e. bluffs).



Additional Comments: Septic in Compliance

643977

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 643977

July 25, 2017 at 2:04 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 # 014657**

No delinquent taxes and transfer entered
this 25th day of July, 2017

Mary E. Hendrickson
Becker County Auditor/Treasurer

By [Signature] Deputy

15.0408.000

(Top 3 inches reserved for recording data)

Becker County Recorder

DEED OF SALE

by Individual Personal Representative to Individual(s)

Well Certificate Received July 25, 2017
Patricia Swenson
Deputy [Signature] Becker County Recorder

eCRV number: 1692852

DEED TAX DUE: \$ 519.75

DATE: 7/18/17

FOR VALUABLE CONSIDERATION, Steven A Johnson, as Personal Representative of the Estate of Leroy G Bernstein, Decedent, single at the time of death, hereby conveys and quitclaims to Frederick M Coleman, III and Lori L Coleman, as joint tenants and not tenants in common, real property in Becker County, Minnesota, legally described as follows:

Lots Eleven and Twelve, Birch Beach, according to the certified plat thereof on file and of record in the office of the County Recorder in and for 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:

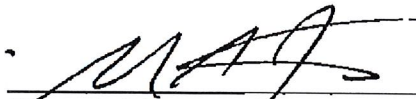
- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument 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.

BECKER COUNTY DEED TAX
AMT. PD. \$ 519.75
Receipt # 054341
Becker County Auditor/Treasurer

chg
paid
well

BCTS 17-0358 (4)

Grantor:

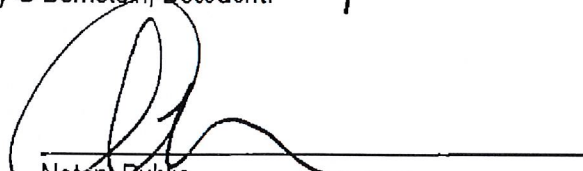


 Steven A Johnson, as Personal Representative
 of the Estate of Leroy G Bernstein, Decedent

STATE OF NORTH DAKOTA

COUNTY OF CASS

This instrument was acknowledged before me this 18 day of July 2017, by Steven A Johnson as Personal Representative of the Estate of Leroy G Bernstein, Decedent.



 Notary Public
 My commission expires:

ANNA LINDBERG
 Notary Public
 State of North Dakota
 My Commission Expires Sept. 27, 2018

THIS INSTRUMENT WAS DRAFTED BY:
 Wheeler McCartney, P.C.
 35 4th Street N #102
 Fargo, ND 58102


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


Frederick M Coleman, III and Lori L Coleman

4128 E Cathedral Rock Drive
 Phoenix, AZ 85044

Becker County Parcel Information

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

Summary	
Parcel Number:	150408000 GIS Map 
Property Address:	18328 SUNSET VIEW DR FRAZEE
Owner Name:	FREDERICK M & LORI L COLEMAN
Owner Address:	4128 E CATHEDRAL ROCK DR PHOENIX AZ 85044
Legal Description:	Section 24 Township 139 Range 039 BIRCH BEACH 139 39 LOTS 11 AND 12

Valuation & Taxation			top 
Tax Assessment Year	2020 Values	2019 Values	2018 Values
Estimated Building & Improvements Value	\$74,900	\$75,000	\$71,300
Estimated Land Value	\$93,600	\$93,600	\$93,600
Estimated Machinery Value			
Total Estimated Value	\$168,500	\$168,600	\$164,900
Tax Payable Year		2020 Payable	2019 Payable
Taxable Market Value		\$168,600	\$164,900
Tax Details - <i>please see statement</i>		📄 2020 Statement	📄 2019 Statement
Total Tax Levied		\$1,362.00	\$1,376.00
Total Payments		-\$1,362.00	-\$1,376.00

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

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$168,500

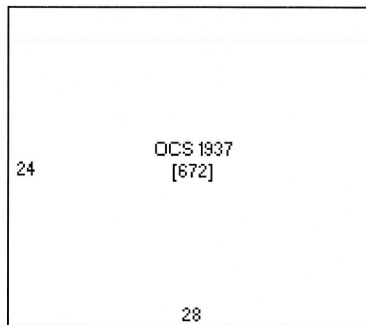
Zoning District		top ▲
Township	HEIGHT OF LAND	
Zoning District	Agricultural	
Other Descriptions	Plat of Birch Beach	

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	
	136			
Description	Flags		Size	
150603 DEV SITE-L.TOAD-RD			1 UT	
601420 WATER/SEWER/ELEC HK			1 UT	
150604 FF-LITTLE TOAD-GOOD			136 FF	

Residential Buildings		top ▲
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1937	
Bldg Style	1 Story Frame	

Arch Style	Rambler
Area	672 SqFt
Condition	Above Normal
Basement	Crawl
Heating	Yes
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	Softwood
Floor	None
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	3
Bedrms Below	0

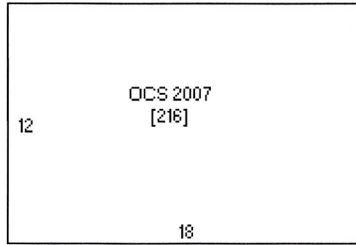
Building sketch:



Plumbing	
Style	Count
Full Bath	1

Decks & Patios	
Style	Area SF
Vinyl/CompoDeck-Med	192
Vinyl/CompoDeck-Med	224
Res Bldg # 2 details:	
Occupancy	Single-Family / Owner Occupied
Year Built	2007
Bldg Style	1 Story Frame
Arch Style	Rambler
Area	216 SqFt
Condition	Normal
Basement	Crawl
Heating	HW - Wood
AC	No
Attic	None
Foundation	Poured Concrete
Roof	Gable/Asph
Ext Walls	Vinyl
Int Walls	Softwood
Floor	Clay Tile
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	0
Bedrms Below	0

Building sketch:



Plumbing		
Style		Count
No Plumbing		1
Fireplace		
Descr	Story Ht	Count
Prefab	1 Story	1

Ag Buildings		top ▲
Ag Bldg # 1 details:		
Bldg Type	Lean-To	
Descr	ON PLAYHOUSE	
Year Built	2007	
Bldg Count	1	
Width	0	
Length	0	
Area	32 Square Feet	
Lean-To-Type	Open three sides	

Yard Items

top ▲

Yard Item # 1 details:	
Descr	Shed
Year Built	2017
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	10.00
Length	12.00
Area	120 Square Feet

Yard Item # 2 details:	
Descr	Shed
Year Built	2007
Item Count	1
Condition	Normal
Type	Frame
Pricing	Average
Width	8.00
Length	8.00
Area	64 Square Feet

Sales Information

top ▲

Sale Date: 7/18/2017 - Property Type: Seasonal Rec. Residential			
Buyer	COLEMAN FREDERICK M III & LORI L	Seller	ESTATE OF LEROY G BERNSTEIN
Sale Price	\$157,500	Ins Type	Deed

Adj Sale Price	\$157,500	Q/U	U
Adj Reason		Q/U Reason	Trade, gift, or estate sale
Sale Date: 6/27/2008 - Property Type: Seasonal Rec. Residential			
Buyer	BERNSTEIN, TIMOTHY J & CYNTHIA H	Seller	BERNSTEIN, LEROY G
Sale Price	\$57,526	Ins Type	Contract for Deed
Adj Sale Price	\$57,526	Q/U	U
Adj Reason		Q/U Reason	Relative sale

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

PIN: 15.0408.000
BILL NUMBER: 073383
LENDER:
OWNER NAME: COLEMAN FREDERICK M & LORI L

TAXPAYER(S):
FREDERICK M & LORI L COLEMAN
4128 E CATHEDRAL ROCK DR
PHOENIX AZ 85044

TAX STATEMENT		2020
2019 Values for taxes payable in		
Step	VALUES AND CLASSIFICATION	
	2019	2020
1	Taxes Payable Year:	
	Estimated Market Value:	164,900 168,600
	Homestead Exclusion:	0 0
	Taxable Market Value:	164,900 168,600
	New Improvements:	
	Property Classification:	Seasonal Seasonal
<i>Sent in March 2019</i>		
2	PROPOSED TAX	
<i>Sent in November 2019</i>		
3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2020	\$681.00
	Second half taxes due 10/15/2020	\$681.00
	Total taxes due in 2020	\$1,362.00

\$\$\$

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
18328 SUNSET VIEW DR
FRAZEE, MN 56544

DESCRIPTION
Section 24 Township 139 Range 039
SubdivisionName BIRCH BEACH 139
39 SubdivisionCd 15002

Line 13 Detail
S-1010/15 SOLIC 40.00
Principal 40.00
Interest 0.00

Tax Detail for Your Property:			
Taxes Payable Year:		2019	2020
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. Use these amounts on Form M1PR to see if you are eligible for a special refund. \$0.00			
Tax and Credits	3. Property taxes before credits		\$1,336.00 \$1,322.00
	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		\$1,336.00 \$1,322.00
Property Tax by Jurisdiction	6. BECKER COUNTY A. County		\$622.12 \$619.33
	7. HEIGHT OF LAND		\$259.26 \$252.19
	8. State General Tax		\$238.11 \$221.25
	9. SCHOOL DISTRICT 0023	A. Voter approved levies	\$82.40 \$34.01
		B. Other local levies	\$130.62 \$191.73
	10. Special Taxing Districts	A. BC EDA	\$3.49 \$3.49
		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		\$1,336.00 \$1,322.00
13. Special assessments		\$40.00 \$40.00	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,376.00 \$1,362.00	
		Tax Amount Paid	\$0.00

2

2nd Half Payment Stub - Payable 2020

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2020.

Total Property Tax for 2020	\$1,362.00
2nd Half Tax Amount	\$681.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$681.00
Balance Good Through	10/15/2020
	Seasonal

PIN: 15.0408.000
AIN:
BILL NUMBER: 073383
TAXPAYER(S):

Paid By _____

FREDERICK M & LORI L COLEMAN
4128 E CATHEDRAL ROCK DR
PHOENIX AZ 85044

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2020

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2020.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2020.

Total Property Tax for 2020	\$1,362.00
1st Half Tax Amount	\$681.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$681.00
Balance Good Through	05/15/2020
	Seasonal

PIN: 15.0408.000
AIN:
BILL NUMBER: 073383
TAXPAYER(S):

Paid By _____

FREDERICK M & LORI L COLEMAN
4128 E CATHEDRAL ROCK DR
PHOENIX AZ 85044

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501



Source: Esri, Maxar, GeoEye, IGN, AerGRID, IGN, and the GIS User Community

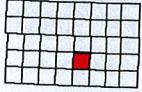
Becker County



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.

1:1,056	Date: 10/12/2020
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

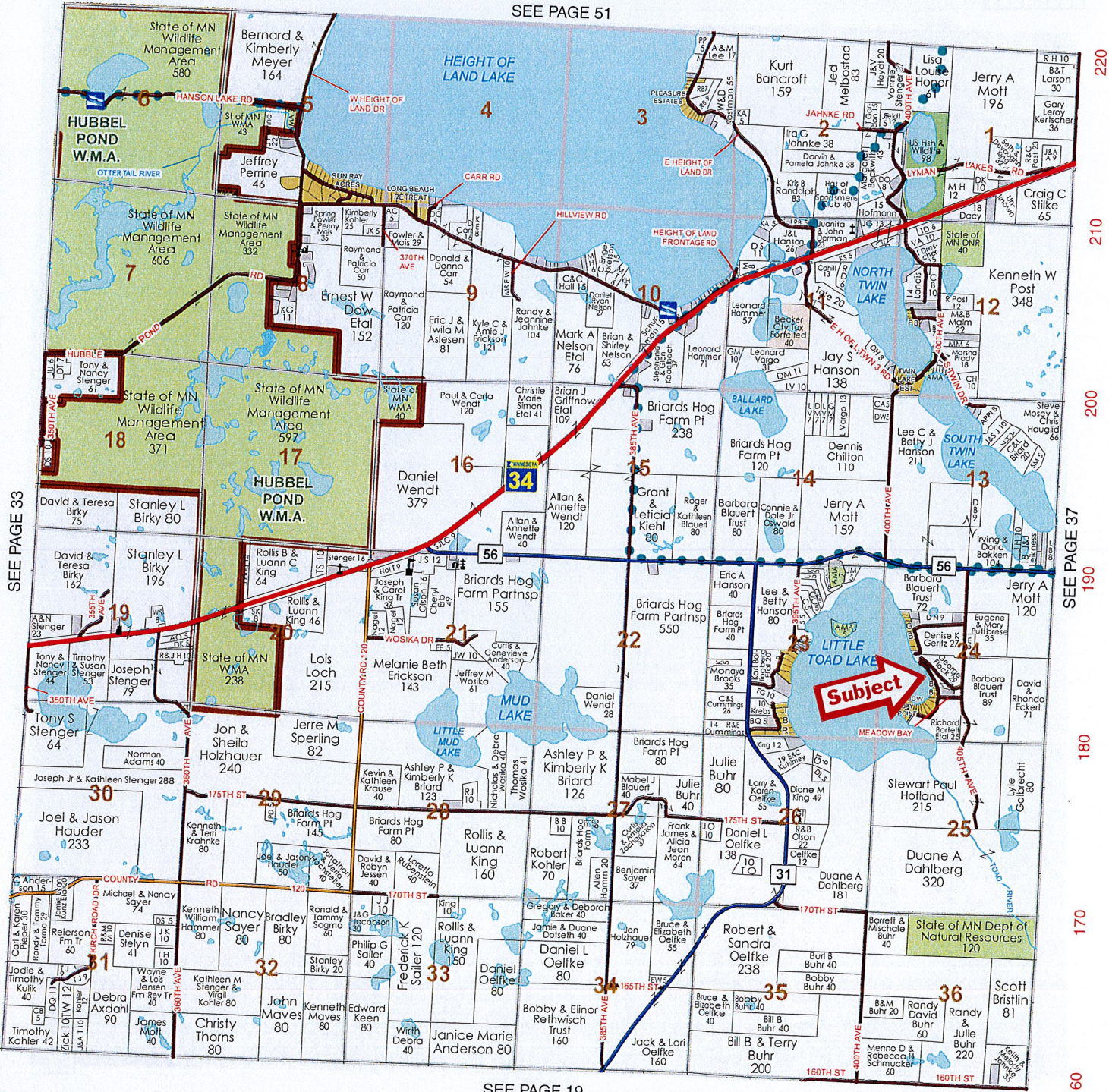


Height of Land (S)

Township 139N - Range 39W

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SEE PAGE 51



SEE PAGE 33

SEE PAGE 37

SEE PAGE 19



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

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

Thursday, November 12th, 2020 @ 6:00 P.M.

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

**** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS ****

Applicant: Paul & Julee Wanner
1204 63rd Ave N
Moorhead, MN 56560

Project Location: 24392 Woodland Lane, Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT: Request a variance to construct a dwelling to be located at thirty-six (36) feet and a deck to be located at forty-eight (48) feet from the centerline of a public easement road, deviating from the required setback of fifty-three (53) feet from the centerline of a public easement road on a riparian lot. Also requesting a variance to construct a dwelling and a deck to be located at eighty-five (85) 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: 19.0785.000; Munson Lake
Section 08 Township 138 Range 041; AUD PLAT 138 41; PT GOVT LOT 3 (AKA AUD LOT 9) BEG AT PT ON CTR LN RD
BEING 500' E, 2068.57' SW & 70.12' N OF N QTR COR SEC 8; TH 218.78' N TO MUNSON LK, TH 248.55' NELY AL LK, TH
ELY 67.70' TO CTR RD, TH SWLY AL CTR RD TO POB; Lake View Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the November 5th Tour & 12th, 2020 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: 139-663-264# (Tour) & 142-883-166# (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: 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/

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 # VAR2020-102

Property and Owner Review

Parcel Number(s): 190785000

Owner: PAUL WANNER

Township-S/T/R: LAKE VIEW-08/138/041

Mailing Address:

PAUL WANNER
1204 63RD AVE N
MOORHEAD MN 56560

Site Address: 24392 WOODLAND LN

Lot Recording Date: After 1992

Original Permit Nbr: SITE2020-933

Legal Descr: AUD PLAT 138 41 PT GOVT LOT 3 (AKA AUD LOT 9) BEG AT PT ON CTR LN RD BEING 500' E, 2068.57' SW & 70.12' N OF N QTR COR SEC 8; TH 218.78' N TO MUNSON LK, TH 248.55' NELY AL LK, TH ELY 67.70' TO CTR RD, TH SWLY AL CTR RD 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 to be located at thirty-six (36) feet and a deck to be located at forty-eight (48) feet from the centerline of a public easement road, deviating from the required setback of fifty-three (53) feet from the centerline of a public easement road on a riparian lot. Also requesting a variance to construct a dwelling and a deck to be located at eighty-five (85) 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.

OHW Setback: 85' to OHW to the Deck & Dwelling

Side Lot Line Setback: na

Rear Setback (non-lake): na

Bluff Setback: na

Road Setback: Dwelling 36' & Deck 48' to the CL of a public easement rd

Road Type: Township

Existing Imp. Surface Coverage: 0

Proposed Imp. Surface Coverage: 3.44%

Existing Structure Sq Ft: na

Proposed Structure Sq Ft: Deck is 29x16, Porch 11x16, park model is 12x40

Existing Structure Height: na

Proposed Structure Height: about 14'

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 not negatively impacting the lake. There is steep bluff we will be outside of the Bluff and Shore Impact Zones. We have a very impervious surface coverage (3%).**

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

Explain: **Yes, I am not negatively impacting the lake or view to the lake. There is steep bluff and these structures would not be seen from the lake. The request will not cause safety issues on the road side there is ample parking areas on the lot.**

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

Explain: **Yes this property will be used as a seasonal residential use like other properties in the area. This is a minimal request to build a narrow park model home (12x40). It will be a one bedroom on bathroom with a loft.**

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

Explain: **Yes this parcel is not buildable with current setback requirements of 100' to the OHW, 30' from a bluff and 53' to the CL of the twp road. This is the best placement for these structures on the lot. The septic had to be placed where it is because of the unique lot shape and setback requirements. Structure is centered the best we can between the road and the lake to be as far as we can from both. The septic holding tank is already installed and is to the rear of the park model. The septic contractor stated this is the best placement on the lot. Lot is only about 150' deep. It would be imposable to meet both the 100' setback from the OHW and the 53 ' setback from the centerline of the public easement rd. Also Hardship is created due to the road width. The road is only surveyed to be 30' wide varying from most other township roads that are 66' wide, however setbacks are not created to be modified for narrower roads. Setback required on a riparian lot on a twp rd is required to be 53' from the centerline regardless of the road width.**

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

Explain: **The request is in line with the locality of the neighborhood. As you go down the lake many cabins are at equal distance to the OHW or closer. The neighbor across the street is closer to the road side. This is a narrow strip of land between 2 lakes with a road that cuts through many of these properties. My impervious is very minimal compared to them**

Field Review Form (Pre-Insp)

Permit # SITE2020-933

Property and Owner Review

Parcel Number: 190785000	Inspector Notes:
Owner: PAUL WANNER	
Township-S/T/R: LAKE VIEW-08/138/041	
Site Address: 24392 WOODLAND LN	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): **Park Home**
- Existing Dimensions: **12'X40' Park Home**
- Proposed Dimensions: **12'X40'**
- Proposed Roof Changes? **No**

Attached Garage (1B): **N/A**
- Existing Dimensions:
- Proposed Dimensions:
- Proposed Roof Changes?

Other dwelling related improvements (1C): **3 Season Porch**
- Existing Dimensions: **10x16**
- Proposed Dimensions:
- Proposed Roof Changes? **No**

Other dwelling related improvements (1D): **Driveway**
- Existing Dimensions:
- Proposed Dimensions: **12'X 75'**
- Proposed Roof Changes?

Additional dwelling related projects/info: **Park home, addition and a 10'X20' deck were purchased and to be moved to the lot at 24392 Woodland Lane. I know the set backs are 100ft from the lake and 53 ft from the center of the road but I am asking for a variance to move closer to the road.**

Inspector Notes:

Non-Dwelling Proposed Review

Non-dwelling related project (2A): **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 (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: **Public/Township Rd - Right of Way** Shoreland 1000/300? **Shoreland-Riparian (Property is bordering a lake, river or stream)**

Road setback: Pre-Inspection:
- Dwelling: **Dwelling 36' & Deck 48'** - Dwell:
to the CL of a public easement rd - Non:
- Non-dwelling: **na**

Lake Name:
Munson (Lake View) [RD]River Name:

Side setback: Pre-Inspection:
- Dwelling: **25+** - Dwell:
- Non-dwelling: **na** - Non:

Pond/Wetland on property? **No**
Bluff? **Yes**

Rear setback: Pre-Inspection:
- Dwelling: **na** - Dwell:
- Non-dwelling: **na** - Non:

OHW setback: Pre-Inspection:
- Dwelling: **85' to OHW to the Deck** - Dwell:
& Dwelling - Non:
- Non-dwelling: **na**

Septic tank setback: Pre-Inspection:
- Dwelling: **10** - Dwell:
- Non-dwelling: **na** - Non:

Pond/wetland setback: Pre-Inspection:
- Dwelling: **na** - Dwell:
- Non-dwelling: **na** - Non:

Drainfield setback: Pre-Inspection:
- Dwelling: **na** - Dwell:
- Non-dwelling: **na** - Non:

Bluff setback: Pre-Inspection:
- Dwelling: **not a bluff** - Dwell:
- Non-dwelling: **na** - Non:

Well setback: Pre-Inspection:
- Dwelling: **30** - Dwell:
- Non-dwelling: **na** - 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?

Impervious Surface & Land Alteration Information [\[Edit\]](#) Last t

Lot Area:

.97 acre

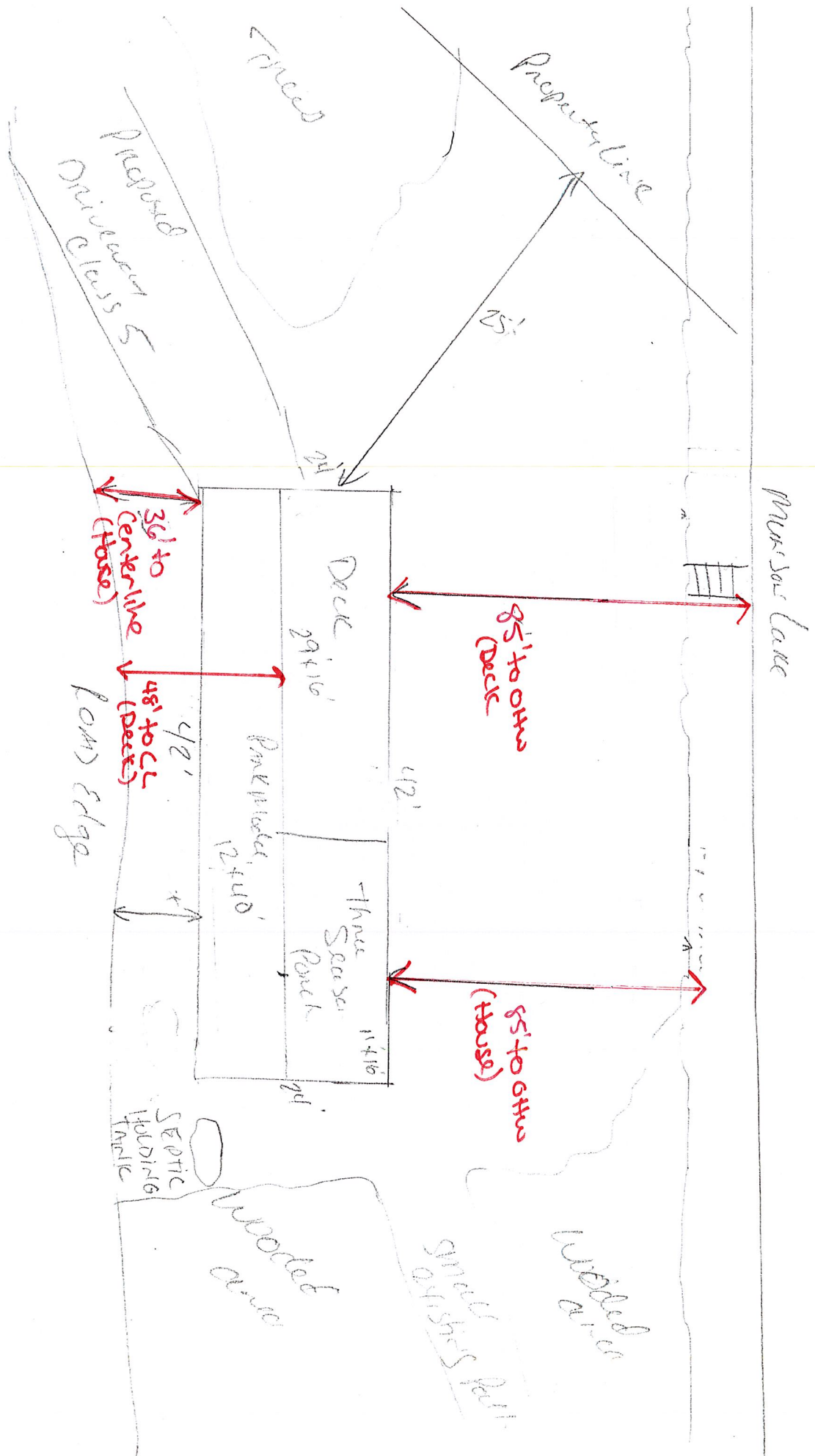
List of Impervious Surface, (Dimensions) and Square Footage. INCLUDE proposed structures in below information and calculation. .97 ac/42,253sq ft Deck is 29x16=464 (\$10)=4640 3 season Porch 11x16=176x(\$50)= \$8800 Driveway 16X50=800 park model is 12x40=480x(\$50)= \$24,000 1456 sq ft/3.44%

Total sum of all impervious surface: 1456 sq feet

Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft). .0344

Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent: 3.44%

* NOX a BUSH



Parcel #
190785000

CERTIFICATE OF SURVEY

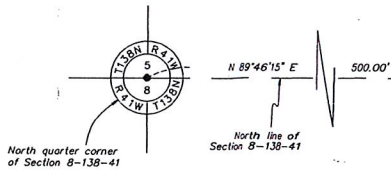
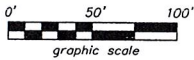
IN GOV'T LOT 3, SECTION 8-138-41
 (ALSO BEING A PART OF AUDITOR'S LOTS 7 THROUGH 12,
 INCLUSIVE, OF THE PLAT OF "SUBDIVISION OF GOV'T. LOTS
 NO. 3-4, SECTION 8, TWP. 138, R. 41, BECKER COUNTY, MINNESOTA")
 BECKER COUNTY, MINNESOTA

502593

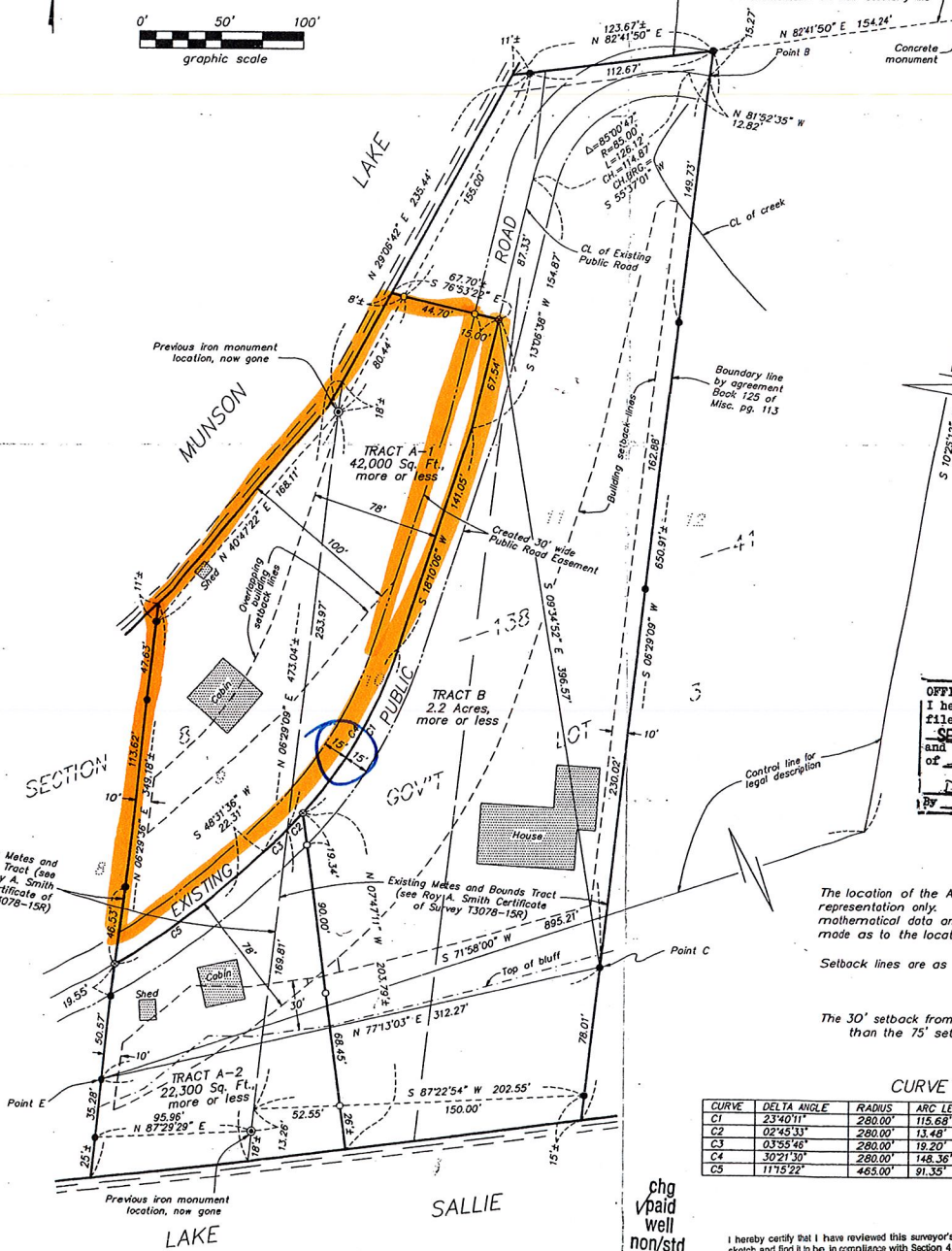
LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota Registration No. 12004.
- ⊙ = Denotes PK nail set.
- ⊕ = Denotes monument of record.

Orientation of bearing system is assumed.
 Scale: 1 inch = 50 feet.



Southerly line of the State of Minnesota's land as per monumentation. The State of Minnesota's land as described in Book 55 of Deeds, Page 62 does not coincide with the found monumentation on their southerly line



502593

OFFICE OF COUNTY RECORDER, BECKER COUNTY, MINN.
 I hereby certify that the within instrument was
 filed in this office for record on
SEP 24 2003 at 3:50 o'clock P.M.,
 and was duly recorded in Book 17
 of Deeds page 447
 By Danlene M. Mervel County Recorder
John Deputy

Notes:

The location of the Auditor lot lines as shown is for graphic representation only. The Auditor's Plat is deficient in mathematical data and therefore no certification can be made as to the location of the lot lines.

Setback lines are as follows: Township road - 78 feet from centerline
 Munson Lake - 100 feet
 Top of bluff - 30 feet
 Side yard - 10 feet

The 30' setback from top of bluff on Lake Sallie is farther north than the 75' setback from the water's edge.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	23°40'11"	280.00'	115.68'	114.85'	S 30°00'11" W
C2	02°45'33"	280.00'	13.48'	13.48'	S 43°33'03" W
C3	03°55'46"	280.00'	19.20'	19.20'	S 46°33'43" W
C4	30°21'30"	280.00'	148.36'	146.63'	S 33°20'51" W
C5	11°15'22"	463.00'	91.35'	91.20'	S 54°09'17" W

I hereby certify that I have reviewed this surveyor's sketch and find it to be in compliance with Section 4, Subdivision 34 of the Becker County Subdivision Ordinance.
 Dated this 25th day of July, 2003
DA Johnson 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 Registered Land Surveyor under the laws of the State of Minnesota.
John Smith
 Date June 16, 2003 Reg. No. 12004

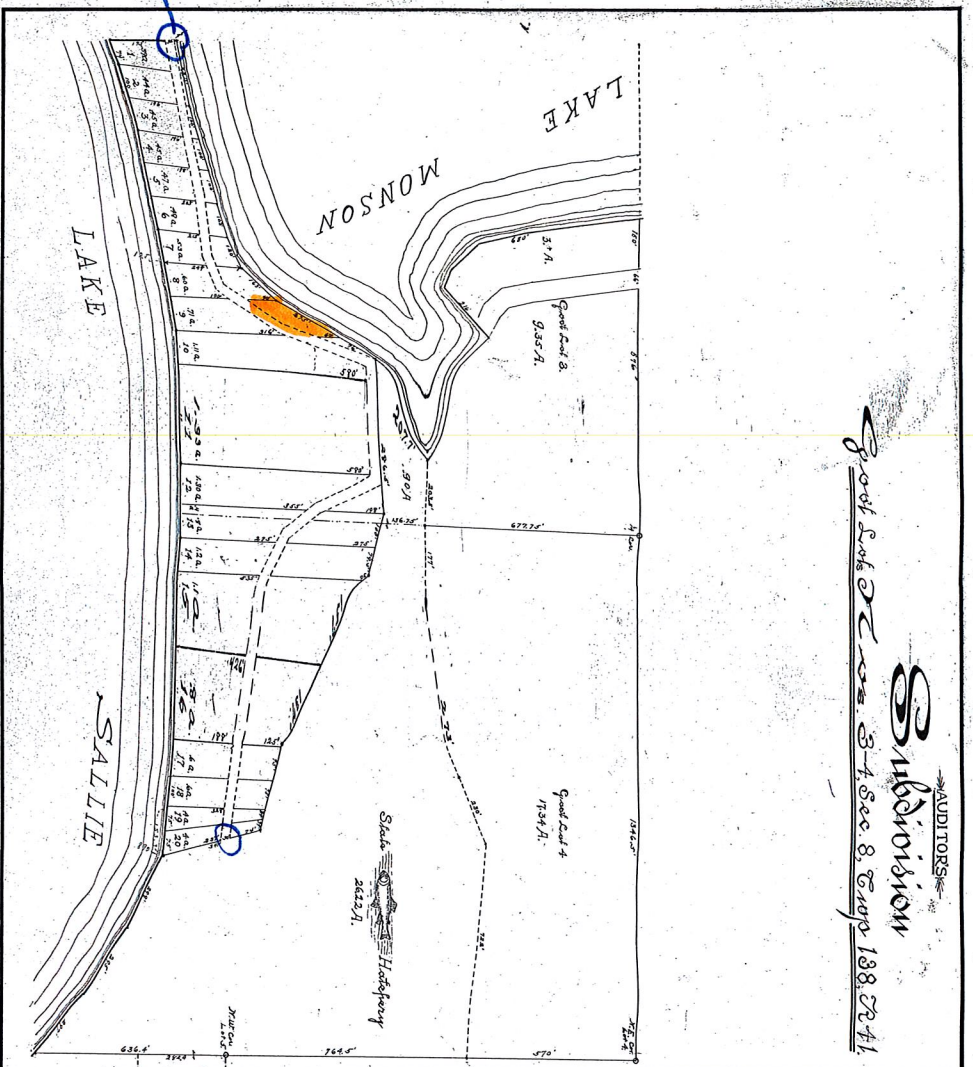
© MEADOWLAND SURVEYING, INC.
 522 WEST MAIN, DETROIT LAKES, MN 56501
 OFFICE: 218-847-4289 FAX: 218-846-1945
 EMAIL: MEADOWLAND@LAKESNET.NET

OWNER: Curt Johnson
 24419 Woodland Lane
 Detroit Lakes, MN 56501

CRD FILE: 08CurtJohnson
 DWG FILE: 08CurtJohnson_dwg2

DRAWING NUMBER: T6434-15R

AUDITORS
 Subdivision
 Grant Sub of Sec 3-4, Sec 8, Twp 138, R 41



30' by 20'

Subdivision of Lot 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Office of Registrar of Titles
 I hereby certify that the above
 instrument was duly filed for
 record on the 11th day of
 1926.
 Registrar of Titles
 Original

121897

665241

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 665241

January 22, 2020 at 1:14 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 22nd day of Jan, 2020
Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy
19.0785.000

BECKER COUNTY DEED TAX
AMT. PD. \$ 313.50
Receipt # 732843
Becker County Auditor/Treasurer

chg
paid
well

(Top 3 inches reserved for recording data)

240027

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

ECRV# 1057910
DEED TAX DUE: \$313.50

DATE: January 15, 2020 *

FOR VALUABLE CONSIDERATION, Robert W. Wirtz and Kisuk B. Wirtz aka Ki Suk B. Wirtz, married to each other ("Grantor"), hereby conveys and warrants to Paul Wanner and Julee Wanner, ("Grantee"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

That part of Government Lot 3 of Section 8, Township 138 North, Range 41 West of the Fifth Principal Meridian in Becker County, Minnesota, (also being known for taxation purposes as a part of Auditor's Lots 8, 9, 10 and 11 of SUBDIVISION OF GOV'T. LOTS NO. 3-4, SECTION 8, TOWNSHIP 138, RANGE 41, BECKER COUNTY, MINNESOTA, said Plat is on file and of record in the office of the Recorder in said County) described as follows: Commencing at a found iron monument which designates the north quarter corner of said Section 8; thence North 89 degrees 46 minutes 15 seconds East 500.00 feet on an assumed bearing along the north line of said Section 8; thence South 10 degrees 25 minutes 12 seconds West 1173.36 feet; thence South 71 degrees 58 minutes 00 seconds West 895.21 feet to a found iron monument; thence North 77 degrees 13 minutes 03 seconds East 312.27 feet to a found iron monument located on a boundary line described in Book 125 of Miscellaneous, page 113 in the office of the Recorder in said County; thence North 09 degrees 34 minutes 52 seconds West 396.57 feet to an iron monument on the centerline of an existing public road, said point is the point of beginning; thence South 13 degrees 06 minutes 38 seconds West 67.54 feet along the centerline of an existing public road; thence South 18 degrees 10 minutes 06 seconds West 141.05 feet continuing along the centerline of said existing public road; thence southwesterly continuing along the centerline of said existing public road on a curve concave to the northwest, having a central angle of 30 degrees 21 minutes 30 seconds and a radius of 280.00 feet, for a distance of 148.36 feet (chord bearing South 33 degrees 20 minutes 51 seconds West); thence South 48 degrees 31 minutes 36 seconds West 22.31 feet continuing along the centerline of said existing public road; thence southwesterly continuing along the centerline of said existing public road on a curve concave to the northwest, having a central angle of 11 degrees 15 minutes 22 seconds and a radius of 465.00 feet, for a distance of 91.35 feet (chord bearing South 54 degrees 09 minutes 17 seconds West) to an iron monument; thence North 06 degrees 29 minutes 36 seconds East 46.53 feet to a found iron monument; thence continuing North 06 degrees 29 minutes 36 seconds East 113.62 feet to a found iron monument; thence continuing North 06 degrees 29 minutes 36 seconds East 47.63 feet to a found iron monument; thence continuing North 06 degrees 29 minutes 36 seconds East 11 feet, more or less, to the water's edge of Munson Lake; thence northeasterly along the water's edge of said Munson Lake to the intersection with a line which bears North 76 degrees 53 minutes 22 seconds West from the point of beginning; thence South 76 degrees 53 minutes 22 seconds East 8 feet, more or less, to an iron monument; thence continuing South 76 degrees 53 minutes 22 seconds East 44.70 feet to an iron monument; thence continuing South 76 degrees 53 minutes 22 seconds East 15.00 feet to the point of beginning.

SUBJECT TO an easement for public road purposes over, under and across that part of the above tract which lies within 15.00 feet of the centerline of said existing public road.

The Title Co - Fargo

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

Robert W. Wirtz

x *Kisuk B. Wirtz*
Kisuk B. Wirtz aka Ki Suk B. Wirtz

State of Minnesota
County of Becker

This instrument was acknowledged before me on _____ day of _____, 2019, by Robert W. Wirtz, married to Kisuk B. Wirtz aka Ki Suk B. Wirtz.

(Seal, if any)

(signature of notarial officer)

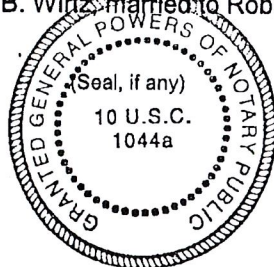
Title (and Rank): _____

My commission expires: _____

(month/day/year)

State of Minnesota
County of Becker

This instrument was acknowledged before me on 14th day of January, 2020, by Kisuk B. Wirtz aka Ki Suk B. Wirtz, married to Robert W. Wirtz.



Brent Higgin
(signature of notarial officer)

Title (and Rank): Federal Notary, Judge Advocate, ILT

My commission expires: with my Office
(month/day/year)

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.
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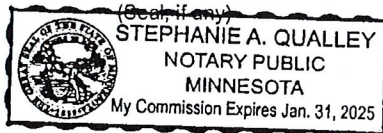
Grantor

Robert W. Wirtz

Kisuk B. Wirtz aka Ki Suk B. Wirtz

State of Minnesota
County of Becker

This instrument was acknowledged before me on 15th day of January, 2020^{SAQ}, by Robert W. Wirtz, married to Kisuk B. Wirtz aka Ki Suk B. Wirtz.



Stephanie A. Qualley
(signature of notarial officer)
Title (and Rank): notary
My commission expires: 1-31-2025
(month/day/year)

State of
County of

This instrument was acknowledged before me on _____ day of _____, 2019, by Kisuk B. Wirtz aka Ki Suk B. Wirtz, married to Robert W. Wirtz.

(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 Ave.
Detroit Lakes, MN 56501
(218)847-2144 rmr/saq
DL#192715

Paul & Julee Wanner
1204 63rd Ave N
Moorhead, MN 56560

Becker County Parcel Information

Values & Taxes Zoning Info Land Info Yard Items Sales Info

New Search

Summary	
Parcel Number:	190785000 GIS Map 
Property Address:	24392 WOODLAND LN DETROIT LAKES
Owner Name:	PAUL WANNER & JULEE WANNER
Owner Address:	1204 63RD AVE N MOORHEAD MN 56560
Legal Description:	Section 08 Township 138 Range 041 AUD PLAT 138 41 PT GOVT LOT 3 (AKA AUD LOT 9) BEG AT PT ON CTR LN RD BEING 500' E, 2068.57' SW & 70.12' N OF N QTR COR SEC 8; TH 218.78' N TO MUNSON LK, TH 248.55' NELY AL LK, TH ELY 67.70' TO CTR RD, TH SWLY AL CTR RD TO POB

Valuation & Taxation			top ▲
Tax Assessment Year	2020 Values	2019 Values	2018 Values
Estimated Building & Improvements Value	\$100	\$100	\$100
Estimated Land Value	\$113,300	\$103,900	\$113,200
Estimated Machinery Value			
Total Estimated Value	\$113,400	\$104,000	\$113,300
Tax Payable Year	2020 Payable	2019 Payable	
Taxable Market Value	\$104,000	\$113,300	

Tax Details - <i>please see statement</i>	📄 2020 Statement	📄 2019 Statement
Total Tax Levied	\$848.00	\$952.00
Total Payments	-\$848.00	-\$952.00
Unpaid Balance	\$0.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$113,400

Zoning District		top ▲
Township	LAKE VIEW	
Zoning District	Agricultural	
Other Descriptions	Auditor's Plat	

Zoning Permits		
Type	Status	Details
Septic	Approved: 08/18/20	<ul style="list-style-type: none"> • System Status: No Existing System • System Serves: Seasonal Dwelling

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	
0.97	260		.97	
Description	Flags		Size	
190701 UNDEV SITE MUNSON LK			1 UT	

601411 SEWER HOOKUP		1 UT
190706 FF-MUNSON LAKE-FAIR		150 FF
190706 FF-MUNSON LAKE-FAIR		110 FF
999997 LAKE SHORE NO VALUE		0.97 AC

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Shed	
Year Built	1900	
Item Count	1	
Condition	Normal	
Type	Metal	
Pricing	Average	
Width	6.00	
Length	6.00	
Area	36 Square Feet	

Sales Information				top ▲
Sale Date: 1/15/2020 - Property Type: Season Rec. - bare land				
Buyer	WANNER PAUL & JULEE	Seller	WIRTZ ROBERT W & KISUK B	
Sale Price	\$95,000	Ins Type	Warranty Deed	
Adj Sale Price	\$95,000	Q/U	Q	
Adj Reason		Q/U Reason	Good sale	
Sale Date: 10/31/2017 - Property Type: Season Rec. - bare land				
Buyer	WIRTZ ROBERT W & KISUK B	Seller	GWYNN MICHAEL C & PATRICIA A	

Sale Price	\$80,000	Ins Type	Warranty Deed
Adj Sale Price	\$80,000	Q/U	Q
Adj Reason		Q/U Reason	Good sale
Sale Date: 6/30/2015 - Property Type: Season Rec. - bare land			
Buyer	GWYNN, MICHAL C & PATRICIA A	Seller	JOHNSON CURTIS W
Sale Price	\$55,000	Ins Type	Warranty Deed
Adj Sale Price	\$55,000	Q/U	Q
Adj Reason		Q/U Reason	Relative sale
Sale Date: 6/18/2001 - Property Type: Seasonal Rec. Residential			
Buyer	JOHNSON, CURSTIS W. & KAREN J.	Seller	JACOBSON, BASIL
Sale Price	\$96,000	Ins Type	Trustee Deed
Adj Sale Price	\$96,000	Q/U	Q
Adj Reason		Q/U Reason	Payoff CD
Sale Date: 9/8/2000 - Property Type: Residential (< 4 Units)			
Buyer	JOHNSON, CURTIS W. & KAREN	Seller	JACOBSON, BASIL
Sale Price	\$96,000	Ins Type	Contract for Deed
Adj Sale Price	\$87,000	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: 19.0785.000
 BILL NUMBER: 077948
 LENDER:
 OWNER NAME: WANNER PAUL

AIN:

TAXPAYER(S):

PAUL WANNER & JULEE WANNER
 1204 63RD AVE N
 MOORHEAD MN 56560

TAX STATEMENT

2020

2019 Values for taxes payable in

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2019	2020
1	Estimated Market Value:	113,300	104,000
	Homestead Exclusion:	0	0
	Taxable Market Value:	113,300	104,000
	New Improvements:		
	Property Classification:	Seasonal	Seasonal
<i>Sent in March 2019</i>			
2	PROPOSED TAX		822.00
<i>Sent in November 2019</i>			
3	PROPERTY TAX STATEMENT		
	First half taxes due 05/15/2020		\$424.00
	Second half taxes due 10/15/2020		\$424.00
	Total taxes due in 2020		\$848.00

\$\$\$

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
 24392 WOODLAND LN
 DETROIT LAKES, MN 56501

DESCRIPTION
 Acres: 0.97 Section 08 Township 138 Range 041
 SubdivisionName AUD PLAT 138 41
 Line 13 Detail
 S-7301/20 STOR 34.39
 Principal 34.39
 Interest 0.00

Tax Detail for Your Property:			
Taxes Payable Year:		2019	2020
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
Property Tax by Jurisdiction	3. Property taxes before credits		\$924.79
	4. Credits that reduce property taxes	A. Agricultural and rural land credits	\$0.00
		B. Other credits	\$0.00
	5. Property taxes after credits		\$924.79
	6. BECKER COUNTY	A. County	\$427.37
	7. LAKE VIEW		\$89.68
	8. State General Tax		\$135.09
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$147.38
		B. Other local levies	\$109.34
		C. TIF	\$0.00
10. Special Taxing Districts	A. BC EDA	\$2.39	
	B. Others	\$13.54	
	C. TIF	\$0.00	
11. Non-school voter approved referenda levies		\$0.00	
12. Total property tax before special assessments		\$924.79	
13. Special assessments		\$27.21	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$952.00	
	Tax Amount Paid	\$0.00	

2

2nd Half Payment Stub - Payable 2020

Detach and return this stub with your 2nd half payment.
 To avoid penalty, pay on or before October 15, 2020.

PIN: 19.0785.000
 AIN:
 BILL NUMBER: 077948
 TAXPAYER(S):

PAUL WANNER & JULEE WANNER
 1204 63RD AVE N
 MOORHEAD MN 56560

Paid By _____

Total Property Tax for 2020	\$848.00
2nd Half Tax Amount	\$424.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$424.00
Balance Good Through	10/15/2020
	Seasonal

MAKE CHECKS PAYABLE TO:
 Becker County
 Auditor-Treasurer Office
 915 Lake Avenue
 Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2020

Detach and return this stub with your 1st half payment.
 To avoid penalty, pay on or before May 15, 2020.
 If your tax is \$100.00 or less, pay the entire tax by May 15, 2020.

PIN: 19.0785.000
 AIN:
 BILL NUMBER: 077948
 TAXPAYER(S):

PAUL WANNER & JULEE WANNER
 1204 63RD AVE N
 MOORHEAD MN 56560

Paid By _____

Total Property Tax for 2020	\$848.00
1st Half Tax Amount	\$424.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$424.00
Balance Good Through	05/15/2020
	Seasonal

MAKE CHECKS PAYABLE TO:
 Becker County
 Auditor-Treasurer Office
 915 Lake Avenue
 Detroit Lakes, MN 56501

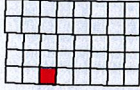


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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.

1:4,225	Date: 10/21/2020
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Becker County

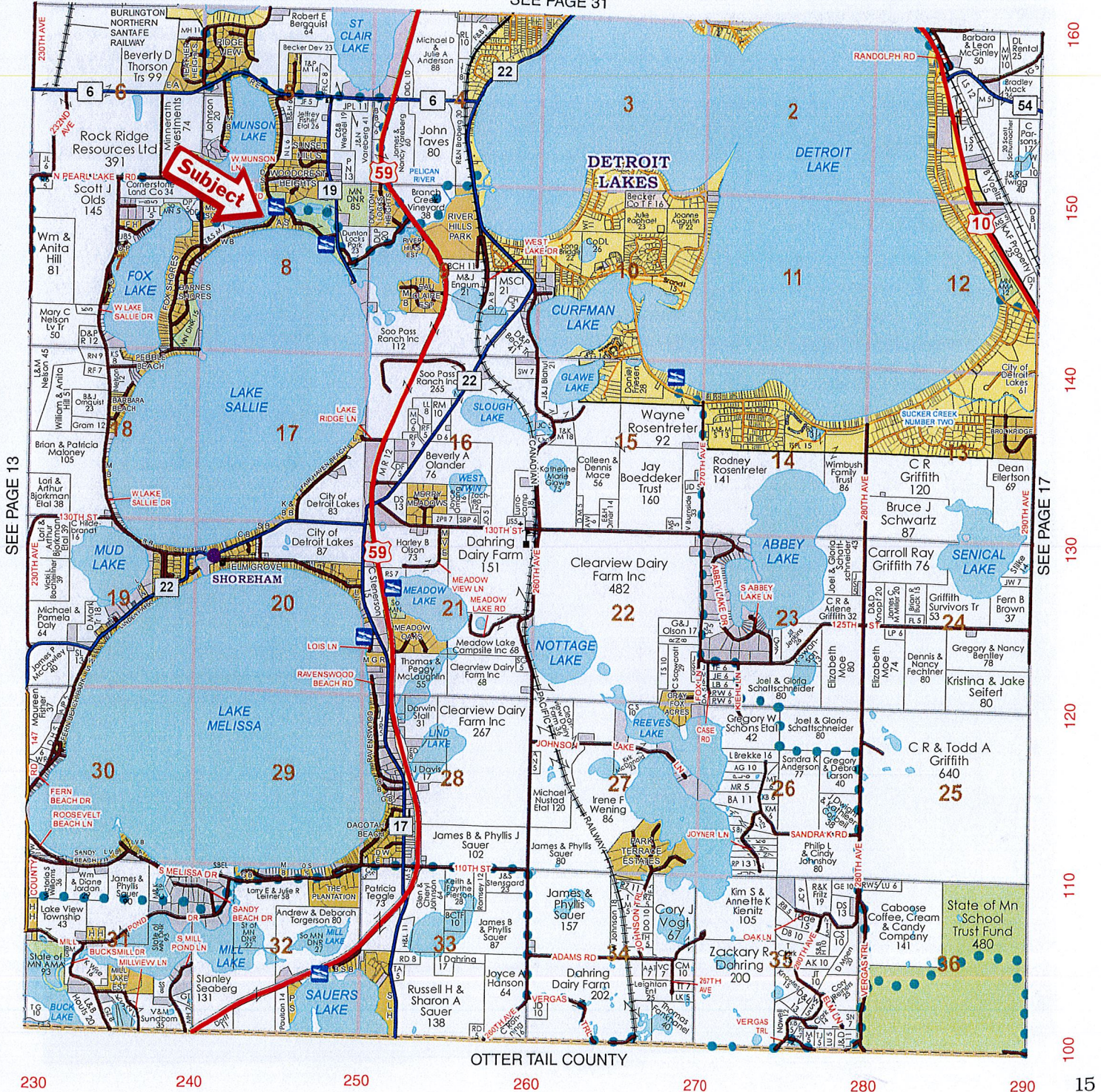


Lake View

Township 138N - Range 41W

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SEE PAGE 31



SEE PAGE 13

SEE PAGE 17

OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

BOARD OF ADJUSTMENT

NOTICE OF PUBLIC HEARING

HEARING DATE AND LOCATION

Thursday, November 12th, 2020 @ 6:00 P.M.

Commissioner's Room-Becker County Courthouse

Detroit Lakes, MN 56501

** PUBLIC HEARING WITH VIRTUAL OPTION CONDUCTED VIA MICROSOFT TEAMS **

Applicant: Larry & Barbara Cooper
656 Heather Ave
Placentia, CA 92870

Project Location: 11845 Fern Beach Dr, Detroit Lakes

APPLICATION AND DESCRIPTION OF PROJECT:

Request a variance to construct an addition to an existing dwelling to be located at sixty-seven (67) feet from the OHW of the lake, deviating from the required setback of seventy-five (75) feet from a recreational development lake, due to setback issues.

LEGAL LAND DESCRIPTION: Tax ID number: 19.1314.000; Lake Melissa

FERN BEACH 4TH ADD LOTS 1 AND 2 LIFE ESTATE TO ELEANOR EVANSON; Section 30 Township 138 Range 041; Lake View Township

** In response to the COVID-19 public health emergency declared by Governor Walz, the November 5th Tour & 12th, 2020 Board of Adjustment Hearing will be conducted with the option to join in person or via Microsoft Teams Meeting as allowed under Minnesota Statutes, Section 13D.021. To join the Microsoft Teams Meeting by phone please dial +1 763-496-5929 and use Conference ID: **139-663-264#** (Tour) & **142-883-166#** (Hearing) or to access the meetings virtually please follow the link provided on the Becker County website under News & Announcements, "Board of Adjustment Public Hearing Link".

Replies/Comments: Public testimony regarding this application will only be received by email, in writing, or by participating in the remote public hearing. 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.

PLANNING AND ZONING DEPARTMENT

915 Lake Avenue
Detroit Lakes, MN 56501

EMAIL: 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/

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 # VAR2020-101

Property and Owner Review

Parcel Number(s): 191314000

Owner: LARRY COOPER

Township-S/T/R: LAKE VIEW-30/138/041

Mailing Address:
LARRY COOPER
656 HEATHER AVE
PLACENTIA CA 92870

Site Address: 11845 FERN BEACH DR

Lot Recording Date: Between 1971 and 1992

Original Permit Nbr: SITE2020-68947

Legal Descr: FERN BEACH 4TH ADD LOTS 1 AND 2 LIFE ESTATE TO ELEANOR EVANSON

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: **Requesting a set-back of 67 ft to add an addition to the existing structure. The lot meets every requirement of a non-conforming lot - which allows the setback averaging without the +20. However, the lot was recording in 1976, which is post-1971 implementation of zoning.**

OHW Setback: 67 ft

Side Lot Line Setback: 10.25 ft

Rear Setback (non-lake): N/A

Bluff Setback: N/A

Road Setback: 85 ft

Road Type: Township

Existing Imp. Surface Coverage: 13.9%

Proposed Imp. Surface Coverage: 24.6%

Existing Structure Sq Ft: 1156 sq ft

Proposed Structure Sq Ft: 2666 sq ft

Existing Structure Height: 17 ft

Proposed Structure Height: 17.25 ft

Existing Basement Sq Ft: N/A

Proposed Basement Sq Ft: N/A

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: **This is due to the fact that the lot is non-conforming by all standards except for the date of recording, which allows us to use setback averaging without adding the +20 ft. The original land was recorded as two separate lots in 1944. Even though there are two separate lots, the lots have never been separately deeded. However, due to the fact that they were not formally combined until 1976, which is after the 1971 zoning implementation, the lot is not grandfathered under the updated set-back averaging rules.**

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

Explain: **The Becker County Comprehensive Plan focuses on safe and sustainable development. While the general impervious of the lot is increasing, it still falls within general ordinance standards and the development of the lot meets the Development goals outlined on page 91 of the Comprehensive Plan.**

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

Explain: **The main goal of the addition is to convert a seasonal cabin into a year-round dwelling as they Cooper's plan to use it full-time. In addition, it's to provide more space the growing and extended family to**

use the dwelling. There are grown kids and grandchildren that come and stay regularly. This addition helps to accomplish the aforementioned points.

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

Explain: **This is due to the fact that by all general standards the lot is non-conforming, which would allow for standard setback averaging. However due to the technicality of the date the lots were combined (1976), it is not eligible for the "grandfathered" setbacks of a non-conforming lot. Making the situation very unique.**

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

Explain: **The addition will tie into the general aesthetic of the neighborhood. It will not take away from anyone's line of site of utility in utilizing the lake. In addition we are not tearing down the old structure and are working to tie into the original charm. Also, it will be a large net improvement to the property as the Owners in largely invested in taking care of the residence and environmental impacts on the lake.**

Field Review Form (Pre-Insp)

Permit # SITE2020-961

Property and Owner Review

Parcel Number: 191314000	Inspector Notes:
Owner: LARRY COOPER	
Township-S/T/R: LAKE VIEW-30/138/041	
Site Address: 11845 FERN BEACH DR	Does posted address sign match site address? Y N

Dwelling Proposed Review

Dwelling/related structure (1A): **Addition or Repairs to Existing Home**
- Existing Dimensions: **26 x 24 + 10 x 12 + 12 x 12 + 14 x 8 = 1,000 sq ft**
- Proposed Dimensions: **26 x 36 + 12 x 12 + 26 x 61 = 2,666 sq ft**
- Proposed Roof Changes? **Yes**

Attached Garage (1B): **New Attached Garage**
- Existing Dimensions: **14 x 11.75 = 165 sq ft**
- Proposed Dimensions: **14 x 24 = 336 sq ft**
- Proposed Roof Changes? **Yes**

Other dwelling related improvements (1C): **Open Porch - Impervious**
- Existing Dimensions: **N/A**
- Proposed Dimensions: **12 x 34.5 = 414 sq ft**
- Proposed Roof Changes? **Yes**

Other dwelling related improvements (1D): **Home Patio**
- Existing Dimensions: **N/A**
- Proposed Dimensions: **12 x 12**
- 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: Public/Township Rd - Centerline	Shoreland 1000/300? Shoreland-Riparian (Property is bordering a lake, river or stream)		
Road setback: - Dwelling: 85 ft - Non-dwelling: N/A	Pre-Inspection: - Dwell: - Non:	Lake Name: Melissa (Lake View) [GD] River Name: N/A	
Side setback: - Dwelling: 10.25 ft - Non-dwelling: N/A	Pre-Inspection: - Dwell: - Non:	Pond/Wetland on property? No Bluff? No	
Rear setback: - Dwelling: 67 ft - Non-dwelling: N/A	Pre-Inspection: - Dwell: - Non:	OHW setback: - Dwelling: 67 ft - Non-dwelling: N/A	Pre-Inspection: - Dwell: - Non:
Septic tank setback: - Dwelling: 20 +ft - Non-dwelling: N/A	Pre-Inspection: - Dwell: - Non:	Pond/wetland setback: - Dwelling: N/A - Non-dwelling: N/A	Pre-Inspection: - Dwell: - Non:
Drainfield setback: - Dwelling: N/A - Non-dwelling: N/A	Pre-Inspection: - Dwell: - Non:	Bluff setback: - Dwelling: - Non-dwelling:	Pre-Inspection: - Dwell: - Non:
Well setback: - Dwelling: 5+ ft - Non-dwelling: N/A	Pre-Inspection: - Dwell: - Non:		

Inspector Notes:

Other Information Review

Setback Averaging (if applicable):
- Structure type used: **House to House**
- Setback of LEFT like structure: **75 ft**
- Setback of RIGHT like structure: **48 ft**

Any other impervious surface coverage not noted on application?

Impervious Surface & Land Alteration Information [\[Edit\]](#)

Last updated:

Lot Area:

19,741 sq ft

List of Impervious Surface, (Dimensions) and Square Footage. INCLUDE proposed structures in below information and calculation.

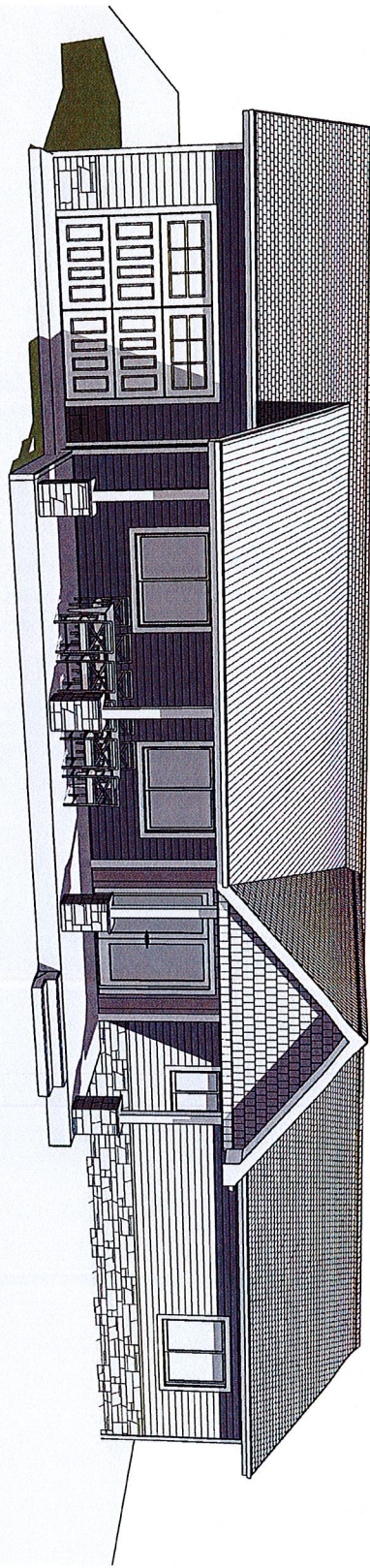
Home: $26 \times 36 + 12 \times 12 + 26 \times 61 = 2,666$ sq ft Attached Garage: $14 \times 24 = 336$ sq ft Open Porch - Impervious: $12 \times 34.5 = 414$ sq ft Concrete Patio: $12 \times 12 = 144$ sq ft Lakeside Patio: $14 \times 10 = 140$ sq ft Driveway: $12 \times 97 = 1164$ sq ft

Total sum of all impervious surface: 4,864 sq ft

Impervious Surface Sum (in sq ft) divided by the lot area (in sq ft). .246

Multiply the impervious lot coverage answer from the last question by 100 and enter here as a percent: 24.6%

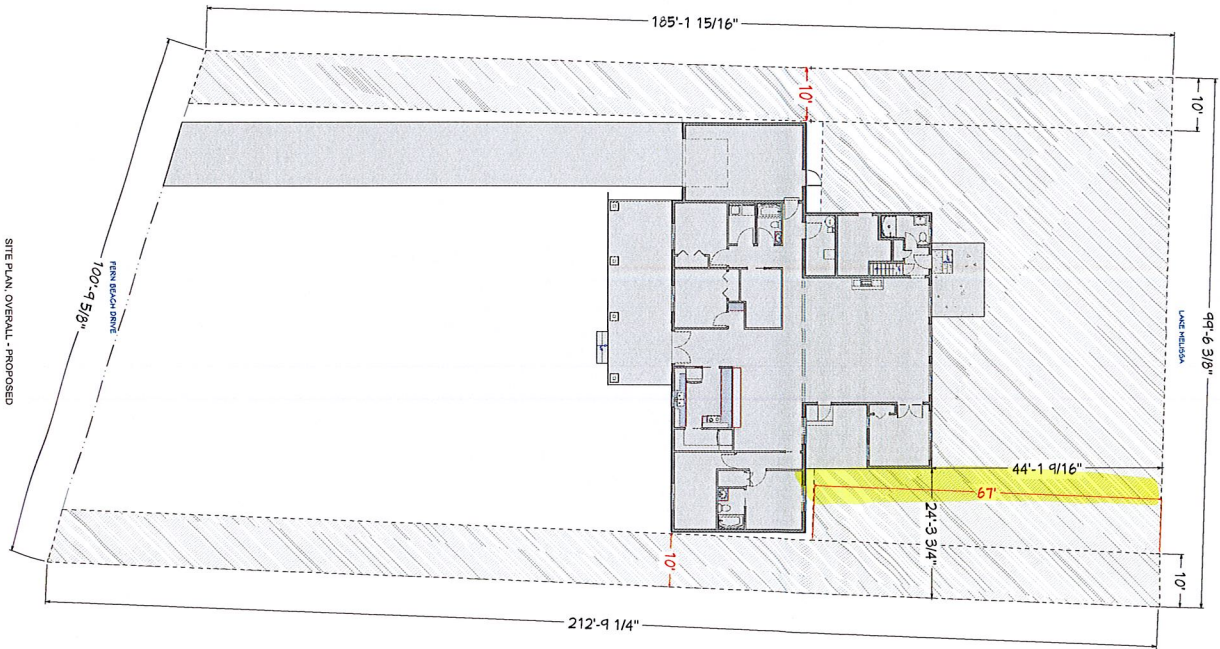
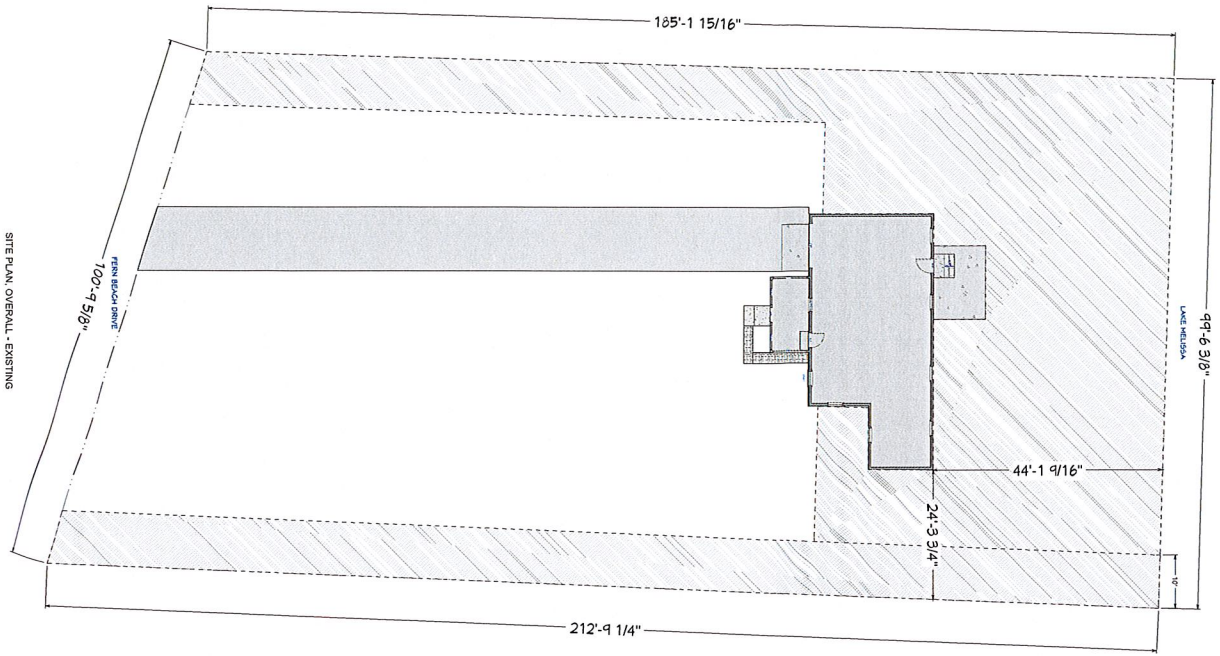
COOPER ADDITION
 11845 FERN BEACH DRIVE
 DETROIT LAKES, MN 56501



PAGE LEGEND			
1	COVER PAGE	H4	NOT USED
2	SITE PLAN	T1	NOT USED
3	FLOOR PLAN, MAIN LEVEL - EXISTING	T2	NOT USED
4	FLOOR PLAN, UPPER LEVEL - EXISTING	T3	NOT USED
5	FLOOR PLAN, MAIN LEVEL - PROPOSED	H4	NOT USED
6	FLOOR PLAN, UPPER LEVEL - PROPOSED	H5	NOT USED
7	EXTERIOR ELEVATIONS	H6	NOT USED
8	NOT USED	H7	NOT USED
9	NOT USED	H8	NOT USED

Notice & Disclaimer

These plans are drawn to comply with the owner's requirements and are based on information provided by the owner. Lighthouse Construction is not responsible for the accuracy or completeness of the information provided. The homeowner shall verify all construction is not liable for errors, omissions, or other construction issues in the preparation of this plan to avoid mistakes. Lighthouse Construction can not guarantee construction will meet all dimensions and other details prior to construction and is solely responsible therefor.



SITE PLAN, OVERALL - EXISTING

SITE PLAN, OVERALL - PROPOSED

NORTH

SITE PLAN LEGEND

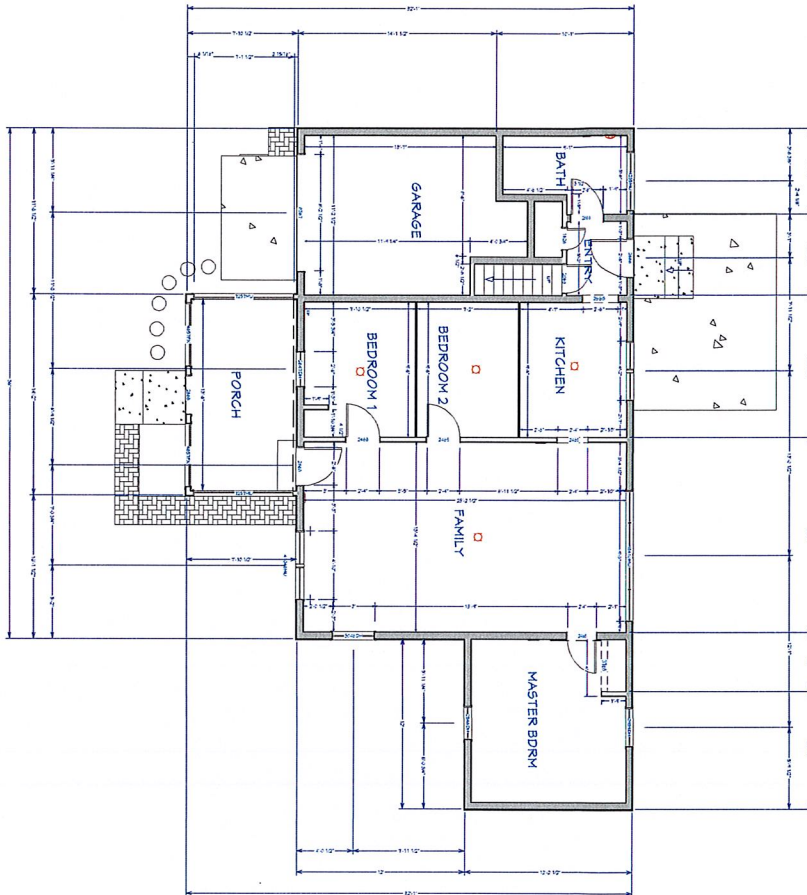
	PROPERTY LINE
	AREA OF SETBACK

LOT CALCULATIONS

EXISTING LOT AREA:	19,741.0 SF
IMPERVIOUS SURFACE AREA (EXISTING):	2,757 SF
IMPERVIOUS SURFACE CALCULATION (EXISTING):	$2,757 \text{ SF} / 71.6 \text{ SF} = 3.85\%$
IMPERVIOUS SURFACE AREA (PROPOSED):	2,884 SF
IMPERVIOUS SURFACE CALCULATION (PROPOSED):	$2,884 \text{ SF} / 71.6 \text{ SF} = 4.03\%$

Notice & Disclaimer

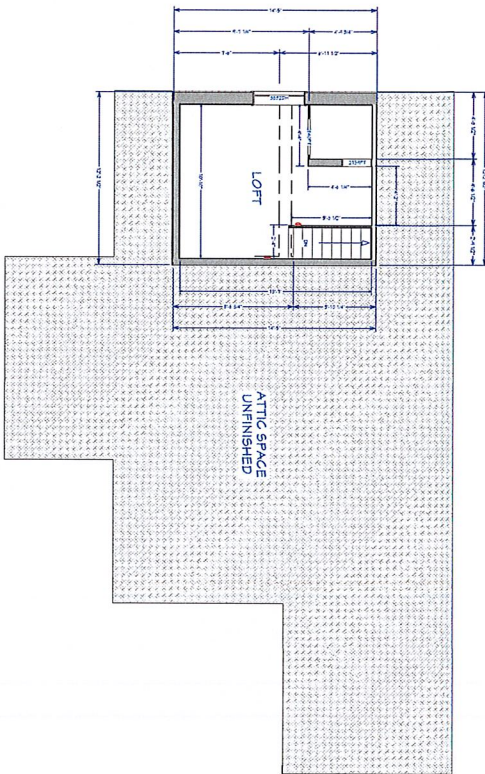
These plans were prepared for the owner's specifications, and any changes made to them after the Preliminary Design Agreement is completed will be done at the owner's expense. The contractor shall be responsible for verifying all dimensions and in-situ conditions. Lighthouse Construction is not liable for errors, omissions, or omissions. Lighthouse Construction warrants that the information provided herein is true and correct to the best of our knowledge and belief. The contractor shall be responsible for verifying all dimensions and in-situ conditions prior to construction and its solely responsible therefor.



FLOOR PLAN, MAIN LEVEL - EXISTING

Notices & Disclaimer
 These plans are drawn to comply with the owner's specifications, and any changes made to them after the Preliminary Design Agreement is signed are the responsibility of the owner. The Designer shall verify all dimensions and enclosed drawings. Lighthouse Construction is not liable for errors or omissions. Construction is not to be undertaken until the selected General Contractor, while every effort has been made in preparing these drawings, has been selected. Lighthouse Construction is not responsible for any errors or omissions against human error. The selected General Contractor must verify all dimensions and other details. Lighthouse Construction will be solely responsible for errors.

A-3	SHEET:	DATE:	PAGE: FLOOR PLAN, MAIN LEVEL - EXISTING		BARBARA & LARRY COOPER 11245 FERN BEACH DRIVE DETROIT LAKES, MN, 56501	PROJECT LEAD: ANTHONY BOEHM PROJECT MANAGER: KEVIN LEFEBVRE PROJECT DESIGNER: JESSE SAUNDERS & COLLIN JOHNSON 25096 CO. HWY. 6 DETROIT LAKES, MN 56501 218.844.1400	Revision #:	CLIENT SIGN-OFF
		SCALE:	10/22/2020				Sign Off & Date:	



FLOOR PLAN, UPPER LEVEL - EXISTING

Notice & Disclaimer
 These plans were prepared by the architect in accordance with the architect's specifications, and any changes made to them after the Preliminary Design Agreement is completed will be done at the owner's expense. The architect is not responsible for any errors, omissions, and unclear drawings. Lighthouse Construction is not liable for errors once construction has begun. Lighthouse Construction is not responsible for any errors or omissions in the preparation of this plan to avoid mistakes, omissions, and unclear drawings. The selected General Contractor must verify all dimensions and other details prior to construction and be solely responsible therefor.

PAGE:
 FLOOR PLAN,
 UPPER LEVEL -
 EXISTING

DATE:
 10/22/2020

SCALE:

SHEET:
 A-4

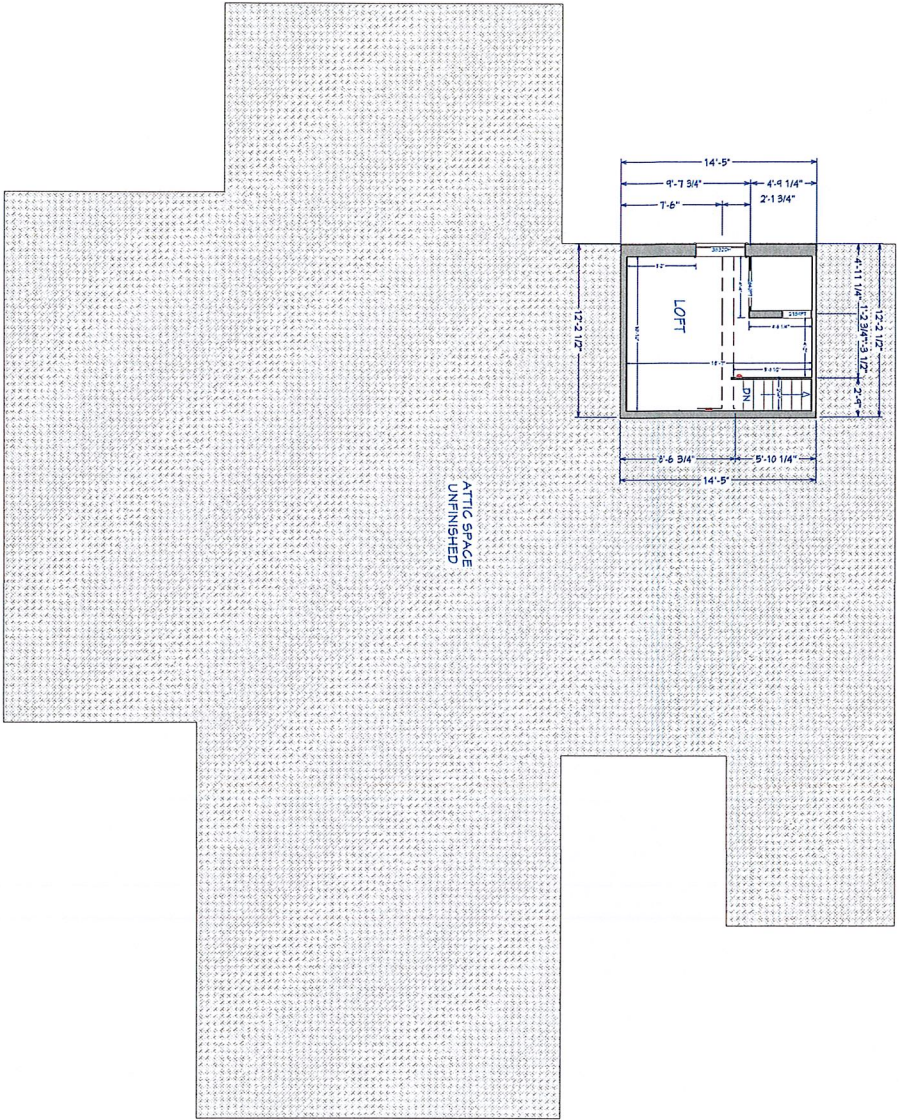


BARBARA & LARRY COOPER
 11645 FERN BEACH DRIVE
 DETROIT LAKES, MN, 56501

PROJECT LEAD: ANTHONY BOEHM
 PROJECT MANAGER: KEVIN LEFEBVRE
 PROJECT DESIGNER: JESSE SAUNDERS &
 COLLIN JOHNSON
 25036 CO HWY. &
 DETROIT LAKES, MN 56501
 218.844.1400

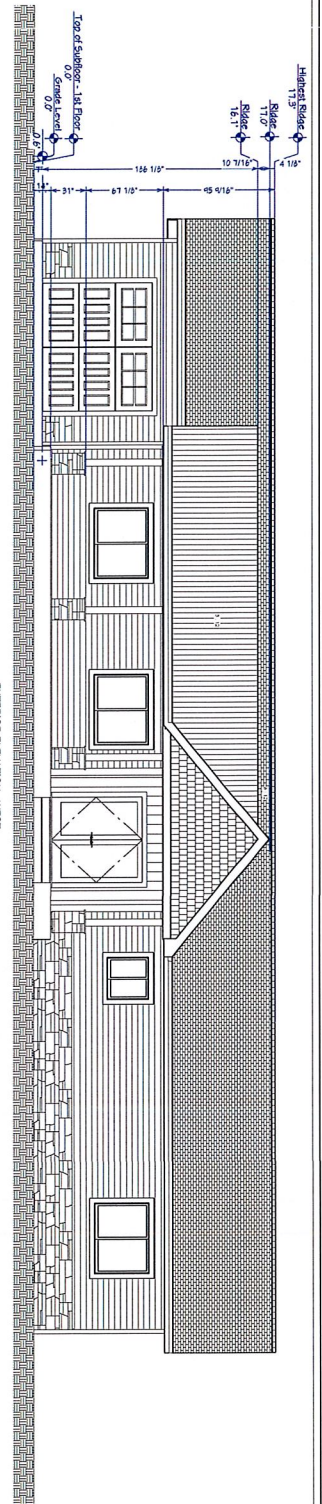
Revision #:
 Sign Off & Date:

CLIENT SIGN-OFF
 DATE

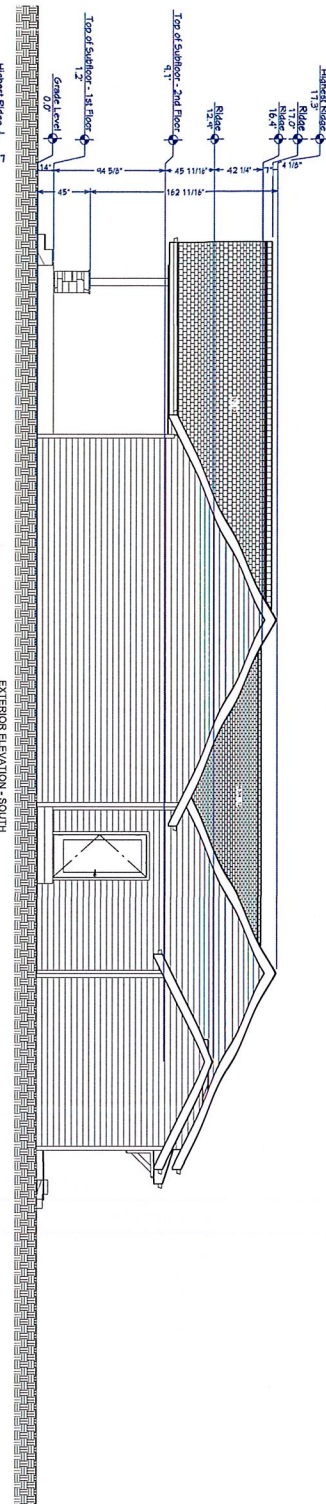


FLOOR PLAN, UPPER LEVEL - PROPOSED

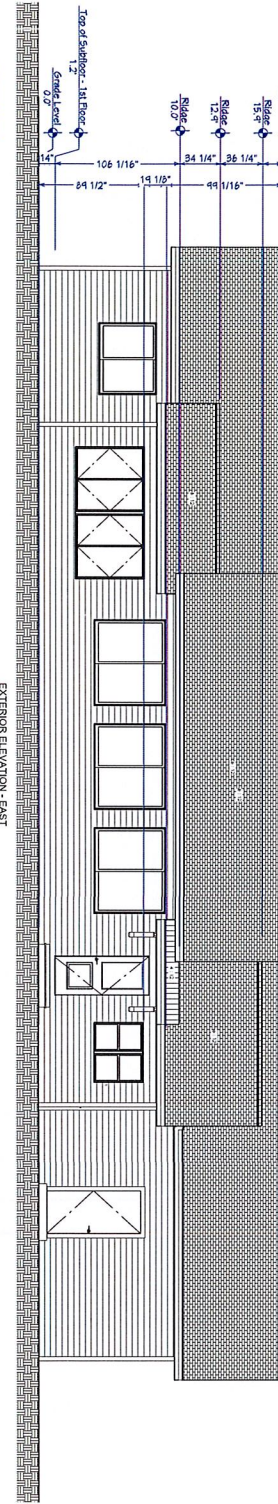
Notice & Disclaimer
 These plans are drawn to comply with the owner's requirements and are intended to be used in conjunction with the Preliminary Design Agreement. The owner's signature and responsibility. The homeowner shall verify all construction is not liable for errors once construction has begun. Lighthouse Construction is not the selected General Contractor. Lighthouse Construction can not guarantee the preparation of this plan to avoid mistakes. Contractor must verify all dimensions and other details prior to construction and its solely responsible therefor.



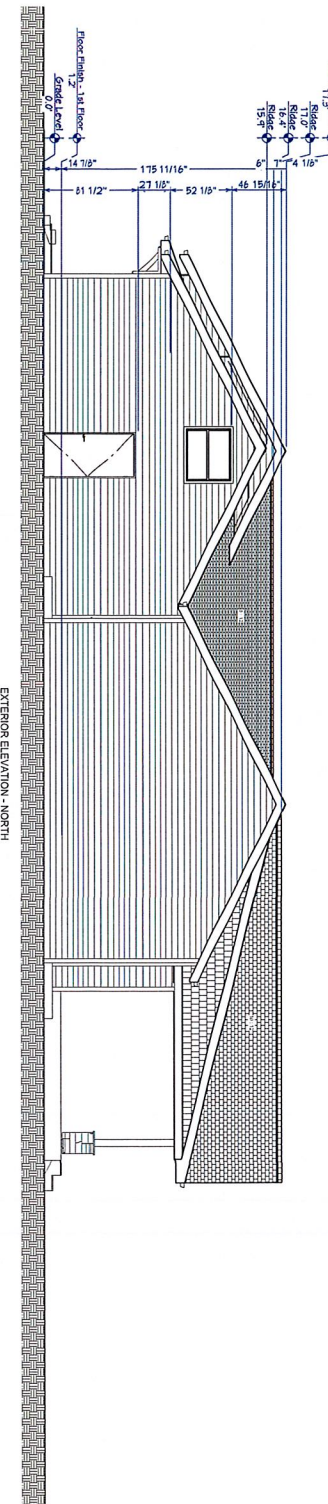
EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH

Notice & Disclaimer
 These plans were prepared by the architect in accordance with the owner's specifications, and any changes made to them after the Preliminary Design Agreement is completed will be done at the owner's expense. The architect is not responsible for any errors or omissions in the drawings, and is not liable for any construction that begins after the date of completion of these drawings. The architect's responsibility is limited to the preparation of these plans to meet the specifications of the owner. The architect does not warrant that the drawings are free of errors or omissions, and the owner is responsible for verifying all dimensions and other data prior to construction and the safety of the construction.

DATE: 10/22/2020 SCALE: 1/4"=1'-0" SHEET: A-7	PAGE: EXTERIOR ELEVATIONS		BARBARA & LARRY COOPER 11245 FERN BEACH DRIVE DETROIT LAKES, MN, 56501	PROJECT LEAD: ANTHONY BOEHM PROJECT MANAGER: KEVIN LEFEBVRE PROJECT DESIGNER: JESSE SAUNDERS & COLLIN JOHNSON 25045 CO HUNY, & DETROIT LAKES, MN 56501 218.844.1900	Revision #: Sign Off & Date:	CLIENT SIGN-OFF DATE

**AMENDED PLAT OF
FOURTH ADDITION TO FERN BEACH
AND OF
FIRST ADDITION TO FERN BEACH PARK.
SEC. 30, T. 138 N., R. 41 W.**

164133

ONE OF THE PLATS OF THE COUNTY OF BAKER, OREGON, and I, the undersigned, County Auditor, do hereby certify that the within instrument is filed in this office for record on this 17th day of January, 1944, and was duly recorded in Book 20 of the Public Records of Baker County, Oregon, at 10:00 o'clock P.M. of the same date.

By: *W. E. Johnson*
County Auditor

FOURTH ADDITION TO FERN BEACH AS AMENDED contains 245 acres and is described as follows: Beginning at the S.E. corner of Lot II, 1st Addition to Fern Beach, which is a part of Quarter No. 1, Sec. 30, Twp 138 N., R. 41 W., of the 5th P.M. Mer, thence S 21° 45' W., 5350 ft.; S 97° 15' E., 1300 ft.; S 87° 44' W., 1585 ft.; N 2° 45' E., 4550 ft.; S 89° 00' W., 990 ft.; 107° 15' E., 1000 ft.; and N 20° 45' E., 530 ft. to the place of beginning.

FIRST ADDITION TO FERN BEACH PARK AS AMENDED, contains 102 acres and is described as follows: Beginning at the SW cor. of Lot II, 4th Addition to Fern Beach, thence N 24° E. 4550 ft.; S 89° 00' W., 990 ft.; S 97° 15' W., 4499 ft.; N 64° 55' E., 1254 ft. to the place of beginning.

I certify that I made the annexed plat from a survey of the property described this 27th day of Dec. 1943.

W. E. Johnson
Registered Land Surveyor Cert. No. 1023

Before me, this 13th day of January, 1944, personally appeared E. G. Carlson, known to be the person who made the annexed plat, and who acknowledged the plat to have been made from a survey of the property herein described.

E. G. Carlson
Clerk of District Court

We the owner of the above described tracts of land, heretofore platted as 45 Lots in Fern Beach and 1st Addition to Fern Beach Park, have caused the same to be re-surveyed and the same plat is attached as shown hereon, and have indicated the streets, lanes and common abutment lines on the plat, and attached.

William J. Johnson

On the 19 day of Dec. 1943, personally appeared before me, *W. E. Johnson*, Registered Land Surveyor, the person who made the annexed plat and who acknowledged the same to have been their free, full and lawful act.

W. E. Johnson
Registered Land Surveyor

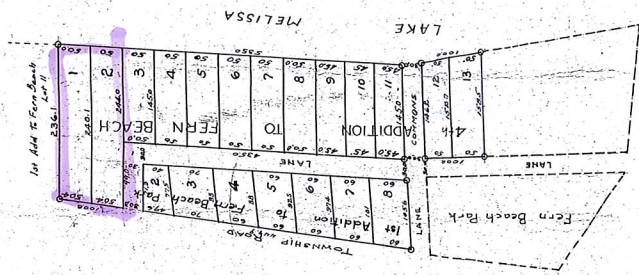
The annexed plat is hereby approved by the Board of County Commissioners of Baker County this 7 day of January, 1944.

Arthur Carl Budness
County Auditor

Wm. E. Johnson
Chairman

I hereby certify that fees for the same have been paid and transfer entered this 21st day of January, 1944.

W. E. Johnson
County Auditor



SCALE: 1 IN. = 100 FT.
FROM MONUMENTS SHOWN

vacate Lane
Dec 8/1933
lots 2 thru 8 incl 1st add

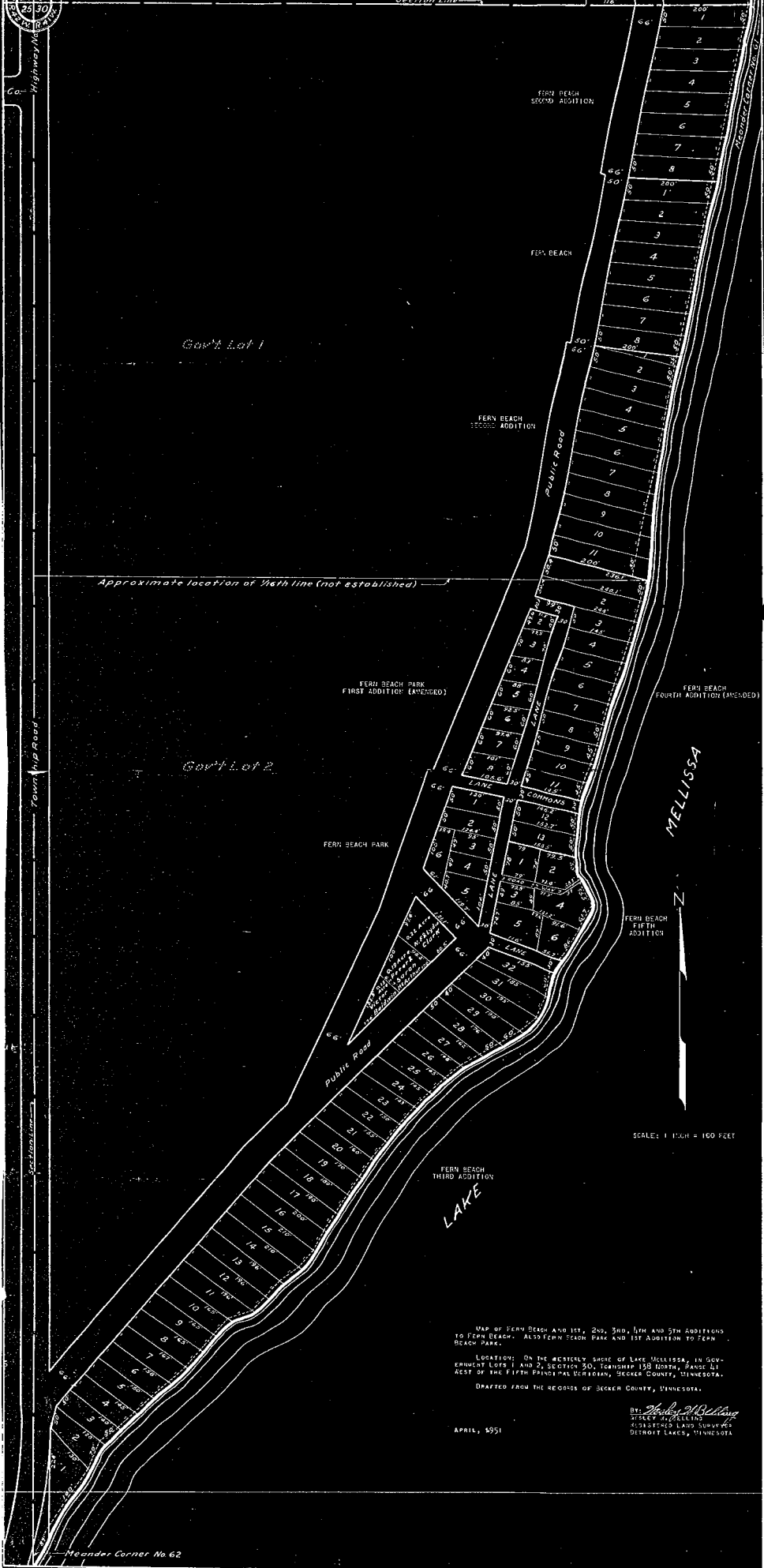
lots 1 thru 11 incl 4th add
and 4th add to Fern Beach &
and 1st add to " " Path

Original



Gov't Lot 4

4-50



Approximate location of death line (not established)

1x2

SCALE: 1 INCH = 100 FEET

MAP OF FERN BEACH AND 1ST, 2ND, 3RD, 4TH AND 5TH ADDITIONS TO FERN BEACH. ALSO FERN BEACH PARK AND 1ST ADDITION TO FERN BEACH PARK.

LOCATIONS: ON THE WESTERN SHORE OF LAKE MELLISSA, IN GOVERNMENT LOTS 1 AND 2, SECTION 30, TOWNSHIP 158 NORTH, RANGE 11 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BECKER COUNTY, MINNESOTA.

DRAFTED FROM THE RECORDS OF BECKER COUNTY, MINNESOTA.

APRIL, 1951

By: *Harold M. Bellamy*
STEVEN H. MELLISSA
REGISTERED LAND SURVEYOR
DETROIT LAKES, MINNESOTA

Meander Corner No 62

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), Larry + Barbara Cooper hereby authorize Lighthouse Construction 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, septic
- plat application: _____
- conditional use application: _____
- variance application: _____
- other: _____

on my (our) property located at:
 Tax Parcel Number(s): 191314000 Physical Site Address: 11845 Fern Beach Drive DL MN 56501

Legal Description: _____
 Section: 30 Township: 138 Range: 041 Lot: 1+2 Block: _____ Plat Name: Life Estate to Eleanor Evenson

Agent Contact Information

Agent address: 25096 County Hwy 6 Detroit Lakes MN 56501
 Street City State Zip Code
 Agent phone #(s): 218-844-1900 Agent fax #: N/A
 Agent email address: anthonyk@lighthouseconstruct.com

[Signature] Property Owner(s) Signature(s) Oct 14, 2020 Date

State of Minnesota
 County of Becker

On this 14 day of October before me personally appeared Barbara Cooper

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: 1/31/2025



Minnesota Pollution Control Agency

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

Compliance Inspection Form

Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

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): 6/4/2019

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: 191314000

Property address: 11845 Fernbeach Dr. Detroit Lakes, MN 56501 Reason for inspection: Sale

Property owner: Carl Rorvig Living Tst Owner's phone: _____

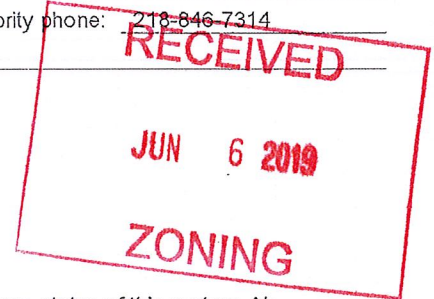
or

Owner's representative: _____ Representative phone: _____

Local regulatory authority: Becker County Regulatory authority phone: 218-846-7314

Brief system description: 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: 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): _____

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:

4. Soil Separation – Compliance component #4 of 5

Date of installation: _____ 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.

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:

Holding Tank Only

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.

Any "no" answer above indicates the system is failing to protect groundwater.

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

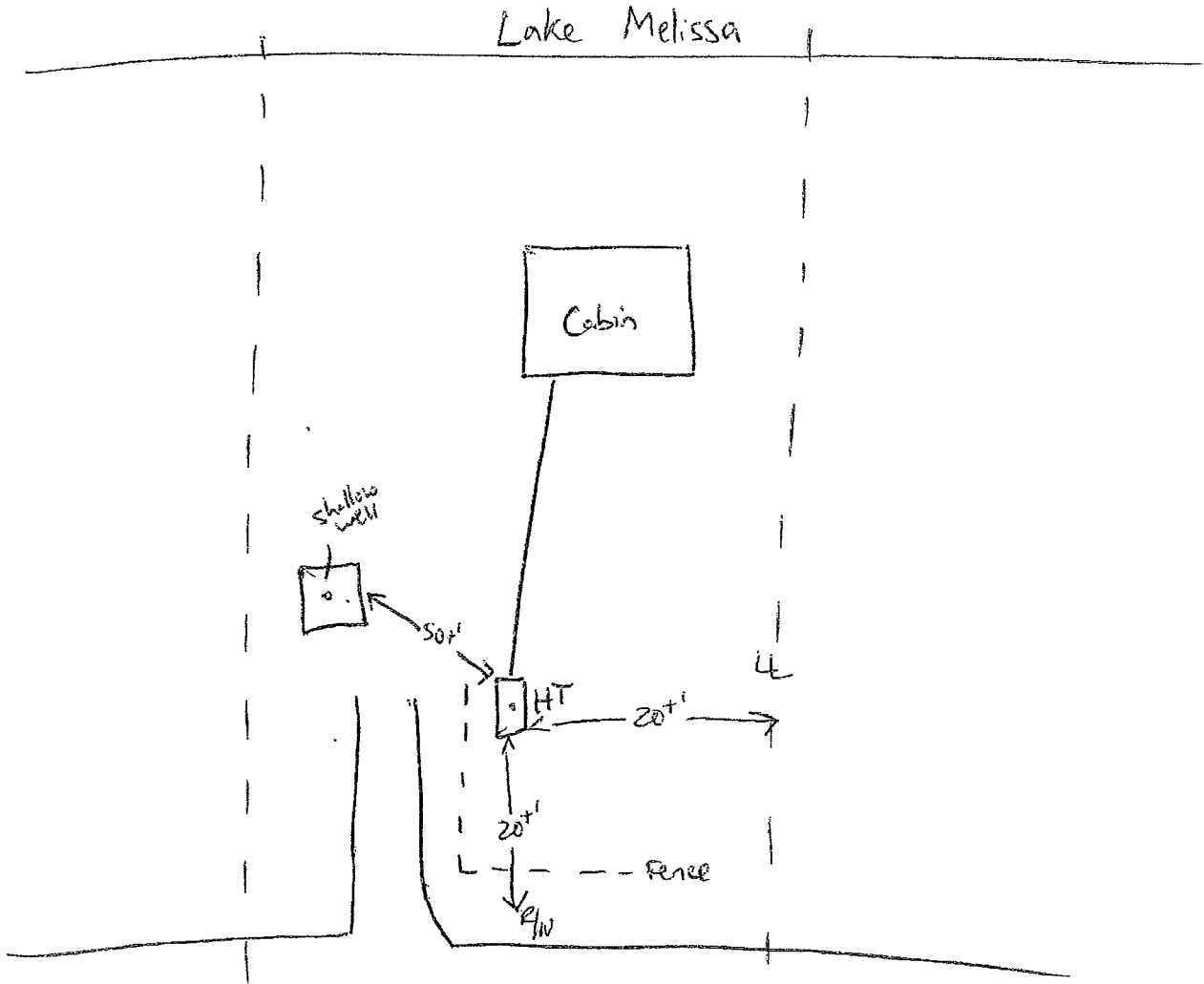
Any "no" answer indicates Noncompliance.

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.

Parcel Number: 191314000
Date & Initial: 6-4-19 DSS

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

660485

BECKER COUNTY RECORDER
STATE OF MINNESOTA
Document No. 660485

CERTIFICATE OF REAL ESTATE VALUE FILED # 017072

July 25, 2019 at 9:11 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 25th day of July, 2019
Mary E. Hendrickson
Becker County Auditor/Treasurer
By [Signature] Deputy
19.1314.000

Becker County Recorder
Well Certificate Received July 24, 2019
Patricia Swenson
Deputy [Signature] Becker County Recorder

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED
by Business Entity Trustee to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.4.4 (2013)

ECRV# 984771

DEED TAX DUE: \$ 1,485.00

DATE: July 22, 2019

FOR VALUABLE CONSIDERATION, Heartland Trust Company, as Trustee unto the Carl A Rorvig Living Trust Agreement dated August 11, 1999 ("Grantor") hereby conveys and quitclaims to Larry Cooper and Barbara Cooper ("Grantees"), as joint tenants, real property in Becker County, Minnesota, legally described as follows:

Lots One and Two, of the Amended Plat of Fourth Addition to Fern Beach and of First Addition to Fern Beach Park, according to the certified Plat thereof on file and of record in the office of the County Recorder in and for 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.

BECKER COUNTY DEED TAX
AMT. PD. \$ 1,485.00
Receipt # 717586
Becker County Auditor/Treasurer

chg
paid
w/ve!!

The Title Co - Fargo

Grantor

Carl A Rorvig Living Trust Agreement dated August 11, 1999
By: Heartland Trust Company
Its: Trustee

Paula Stebner
By: *Paula Stebner*
Its: *Vice President*

STATE OF NORTH DAKOTA

COUNTY OF CASS

This instrument was acknowledged before me this 22 day of July 2019, by Paula Stebner the Vice President of Heartland Trust Company, Trustee of the Carl A Rorvig Living Trust Agreement dated August 11, 1999.

JAMIE LUNDBLAD
Notary Public
State of North Dakota
My Commission Expires May 20, 2021

Jamie Lundblad
(signature of notarial officer)
Title (and Rank): _____
My commission expires:

THIS INSTRUMENT WAS DRAFTED BY:
Wheeler McCartney, P.C.
35 4th Street N #102
Fargo, ND 58102

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE
SENT TO:
Larry Cooper and Barbara Cooper
656 Heather Ave
Placentia, CA 92870

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

PIN: 19.1314.000
BILL NUMBER: 077341
LENDER:
OWNER NAME: COOPER LARRY

TAXPAYER(S):

LARRY COOPER & BARBARA COOPER
656 HEATHER AVE
PLACENTIA CA 92870

\$\$\$

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
11845 FERN BEACH DR
DETROIT LAKES, MN 56501

DESCRIPTION
Section 30 Township 138 Range 041
SubdivisionName FERN BEACH 4TH
ADD SubdivisionCd 19042

Line 13 Detail
S-7001/20 1B & E 78.74
S-1010/15 SOLID V 40.00
S-7301/20 STORM 34.39
Principal 153.13
Interest 0.00

TAX STATEMENT

2020

2019 Values for taxes payable in

	VALUES AND CLASSIFICATION	
	2019	2020
Step 1	Taxes Payable Year:	
	Estimated Market Value:	398,000 402,700
	Homestead Exclusion:	0 0
	Taxable Market Value:	398,000 402,700
	New Improvements:	
	Property Classification:	Seasonal Seasonal
<i>Sent in March 2019</i>		
Step 2	PROPOSED TAX	
		3,428.00
<i>Sent in November 2019</i>		
Step 3	PROPERTY TAX STATEMENT	
	First half taxes due 05/15/2020	\$1,771.00
	Second half taxes due 10/15/2020	\$1,771.00
	Total taxes due in 2020	\$3,542.00

Tax Detail for Your Property:			2019	2020
Taxes Payable Year:				
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. Use these amounts on Form M1PR to see if you are eligible for a special refund. \$0.00				
Tax and Credits	3. Property taxes before credits		\$3,477.90	\$3,388.87
	4. Credits that reduce property taxes	A. Agricultural and rural land credits B. Other credits	\$0.00 \$0.00	\$0.00 \$0.00
5. Property taxes after credits			\$3,477.90	\$3,388.87
Property Tax by Jurisdiction	6. BECKER COUNTY	A. County	\$1,501.46	\$1,480.41
	7. LAKE VIEW		\$315.10	\$348.64
	8. State General Tax		\$703.33	\$642.85
	9. SCHOOL DISTRICT 0022	A. Voter approved levies	\$517.87	\$463.74
		B. Other local levies	\$384.19	\$401.48
		C. TIF	\$8.41	\$8.34
	10. Special Taxing Districts	A. BC EDA	\$47.54	\$43.41
		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		\$3,477.90	\$3,388.87
	13. Special assessments		\$146.10	\$153.13
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			\$3,624.00	\$3,542.00
			Tax Amount Paid	\$0.00

2

2nd Half Payment Stub - Payable 2020

Detach and return this stub with your 2nd half payment.
To avoid penalty, pay on or before October 15, 2020.

Total Property Tax for 2020	\$3,542.00
2nd Half Tax Amount	\$1,771.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
2nd Half Total Amount Due	\$1,771.00
Balance Good Through	10/15/2020
	Seasonal

PIN: 19.1314.000
AIN:
BILL NUMBER: 077341
TAXPAYER(S):

Paid By _____

LARRY COOPER & BARBARA COOPER
656 HEATHER AVE
PLACENTIA CA 92870

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
Detroit Lakes, MN 56501

1

1st Half Payment Stub - Payable 2020

Detach and return this stub with your 1st half payment.
To avoid penalty, pay on or before May 15, 2020.
If your tax is \$100.00 or less, pay the entire tax by May 15, 2020.

Total Property Tax for 2020	\$3,542.00
1st Half Tax Amount	\$1,771.00
Penalty, Interest, Fee Amount	\$0.00
Amount Paid	\$0.00
1st Half Total Amount Due	\$1,771.00
Balance Good Through	05/15/2020
	Seasonal

PIN: 19.1314.000
AIN:
BILL NUMBER: 077341
TAXPAYER(S):


Paid By _____




LARRY COOPER & BARBARA COOPER
656 HEATHER AVE
PLACENTIA CA 92870

MAKE CHECKS PAYABLE TO:
Becker County
Auditor-Treasurer Office
915 Lake Avenue
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:	191314000 GIS Map 
Property Address:	11845 FERN BEACH DR DETROIT LAKES
Owner Name:	LARRY COOPER & BARBARA COOPER
Owner Address:	656 HEATHER AVE PLACENTIA CA 92870
Legal Description:	Section 30 Township 138 Range 041 FERN BEACH 4TH ADD LOTS 1 AND 2 LIFE ESTATE TO ELEANOR EVANSON

Valuation & Taxation			top 
Tax Assessment Year	2020 Values	2019 Values	2018 Values
Estimated Building & Improvements Value	\$68,800	\$61,200	\$56,500
Estimated Land Value	\$397,300	\$341,500	\$341,500
Estimated Machinery Value			
Total Estimated Value	\$466,100	\$402,700	\$398,000
Tax Payable Year		2020 Payable	2019 Payable
Taxable Market Value		\$402,700	\$398,000
Tax Details - <i>please see statement</i>		 2020 Statement	 2019 Statement
Total Tax Levied		\$3,542.00	\$3,624.00
Total Payments		-\$1,771.00	-\$3,714.60

Unpaid Balance	\$1,771.00	\$0.00
No prior years unpaid.		

MN Allocation Information		top ▲
Rec #	Allocation Description	Alloc. Value
1	SRR - Non-Homestead	\$466,100

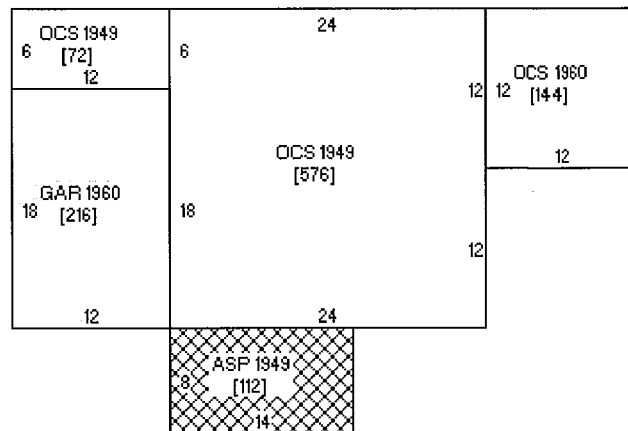
Zoning District		top ▲
Township	LAKE VIEW	
Zoning District	Agricultural	
Other Descriptions	Plat of Fern Beach 4th Add	

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	
	100			
Description	Flags		Size	
190413 DEV LK MELISSA-W			1 UT	
190415 FF-LK MELISA-W-AVG			100 FF	
601420 WATER/SEWER/ELEC HK			1 UT	

Residential Buildings		top ▲
Res Bldg # 1 details:		
Occupancy	Single-Family / Owner Occupied	
Year Built	1949	
Bldg Style	1 Story Frame	

Arch Style	Rambler
Area	792 SqFt
Condition	Very Good
Basement	Crawl
Heating	No
AC	No
Attic	None
Foundation	Concrete Blk
Roof	Gable/Asph
Ext Walls	Steel
Int Walls	Custom Pan
Floor	None
Rms Above Ground	0
Rms Below Ground	0
Bedrms Above	2
Bedrms Below	0

Building sketch:



Addition # 1	
Year Built	1949

Style	1 Story Frame	
Area SF	72	
Condition	Very Good	
Bsmnt SF	0	
Heat	Yes	
AC	No	
Attic SF	0	
Addition # 2		
Year Built	1960	
Style	1 Story Frame	
Area SF	144	
Condition	Very Good	
Bsmnt SF	0	
Heat	Yes	
AC	No	
Attic SF	0	
Garage # 1		
Year Built	1960	
Style	Att Frame	
Area SF	216	
Condition	Normal	
Bsmnt SF	0	
Qtrs Over Style	None	
Qtrs Over SF	0	
Qtrs Over AC	0	
Porch # 1		
Area SF	112	
Style	1S Frame Screen	

Bsmnt SF	0
Qtrs Style	Frame
Qtrs SF	0
Qtrs AC	No
Plumbing	
Style	Count
Full Bath	1

Yard Items		top ▲
Yard Item # 1 details:		
Descr	Fencing - Wood	
Year Built	1900	
Item Count	1	
Condition	Normal	
Height	4	
Fence Pricing	Average	
Quantity	56 Lineal Feet	
Gate Pricing	Average	
Gates	0 Lineal Feet	

Sales Information				top ▲
Sale Date: 7/22/2019 - Property Type: Seasonal Rec. Residential				
Buyer	COOPER LARRY & BARBARA	Seller	CARL A RORVIG LIVING TRUST AGREEMENT	
Sale Price	\$450,000	Ins Type	Trustee Deed	
Adj Sale Price	\$450,000	Q/U	Q	

Adj Reason		Q/U Reason	Good sale
Sale Date: 10/4/2007 - Property Type: Seasonal Rec. Residential			
Buyer	CARL A ROVIG LIVING TRUST	Seller	ELEANOR S EVANSON LIVING TRUST
Sale Price	\$64,000	Ins Type	Trustee Deed
Adj Sale Price	\$64,000	Q/U	Q
Adj Reason		Q/U Reason	Relative sale
Sale Date: 10/27/2006 - Property Type: Seasonal Rec. Residential			
Buyer	CARL A ROVIG LIVING TRUST	Seller	ELEANOR S EVANSON LIVING TRUST
Sale Price	\$64,000	Ins Type	Trustee Deed
Adj Sale Price	\$64,000	Q/U	Q
Adj Reason		Q/U Reason	Relative sale



Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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.

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

