

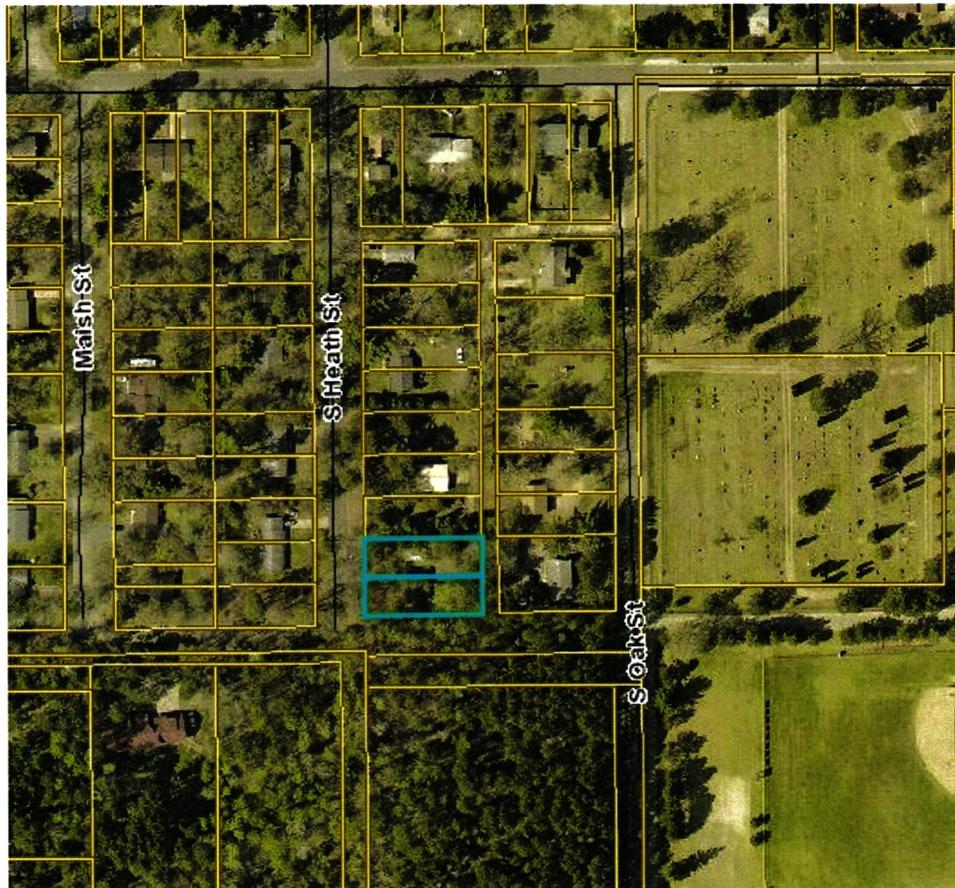
Agenda Item: 6 (d)

Background Information: Crow Wing County would like to classify the subject tax forfeited property as “Non-Conservation” so it may be sold in the future at auction. They are requesting the City’s input on reclassifying and selling the subject property.

The subject property is conforming in size. The City declared the buildings hazardous and demolished the buildings on the subject property in 2017.

In 2018 the County requested Lot 15 be reclassified and the City recommended that Lot 15 shall not be reclassified “Non-Conservation” until the adjacent parcel to the north, Lot 14, became tax forfeit and be offered together for sale.

The property is located adjacent to South Heath Street. Each lot is 6,300 square feet in size and contains no structures.



Applicable Regulations:

Section 17-5.9 URBAN RESIDENTIAL (UR)

1. **Purpose and Intent:** To provide a residential zoning classification that contains an urban development pattern characterized by traditional grid-style lot block layouts. Parcels are either served by or designed for municipal sewer and water utilities, an urban road section with sidewalks and a boulevard and are generally within walking distance of the Downtown Mixed-Use District.

2. **Compatibility:** The Urban Residential zone is compatible with and must be established next to the Downtown Mixed-Use zone or the Shoreline Residential zone. The Urban Residential zone may be established in areas abutting Transition Residential, Commercial or Light Industrial zones.

3. **Lot, Use and Density Requirements.**

Lot Width - feet, minimum	50
Buildable Lot Area (sewered) – square feet, minimum.....	6,250
Buildable Lot Area (unsewered) – square feet, minimum.....	20,000
Residential PUD Maximum Density (sewered).....	
Residential PUD Maximum Density (unsewered).....	
Setback, right-of-way, local streets - feet, minimum.....	10
Setback, right-of-way, collector and arterial streets - feet, minimum.....	30
Setback, side - feet, minimum.....	10
Setback, corner side - feet, minimum	30
Setback, sign - feet, minimum	1
Setback, wetland – feet, minimum.....	30
Maximum impervious coverage	40%
Maximum Building Height - feet.....	25
Accessory Structure Size – square feet, max, cumulative	1,280

4. **Performance Standards.** The following performance standards apply to all development in this zone:

A. **Dwelling, Guest Quarters.** Guest quarters must meet the following restrictions:

- (1) Shall be located along with the principal structure on the smallest lot meeting the above requirements.
- (2) Shall be a minimum of 400 square feet and maximum of 600 square feet and shall not exceed 15 feet in height.

- B. Outside Storage. Storage of a fish house and a recreational vehicle is allowed if stored not less than 10 feet distance from any property line and not within the OHW setback.
- C. Fences. Fences not exceeding 48 inches may be constructed between the dwelling façade and the front property line. Dwelling façade shall not include decks, entry ways, porches, and other building projections from the principal face of the dwelling. Fences not exceeding 72 inches in height may be constructed from the dwelling façade to the side yard and to the rear yard of a property. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission.
- D. Impervious Coverage. Impervious coverage may be increased by 20% through a conditional use permit if the following is provided:
- (1) A storm water retention plan showing containment of the 5-year, 24-hour storm event on the parcel.
 - (2) Direct runoff of stormwater to adjacent water bodies, including wetlands and adjacent parcels, shall be eliminated through the use of berms or other permanent means.
- E. Sidewalks. Properties shall accommodate the safe and comfortable sidewalks, paths, and resting areas for pedestrians. Sidewalks and paths shall connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.

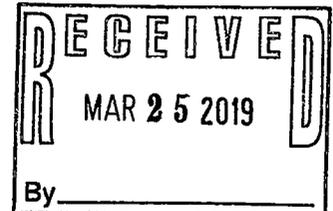
Planning Commission Direction: The Planning Commission should discuss the subject property and make a recommendation as to whether or not Crow Wing County may proceed with its plans to offer the tracts for sale. The Planning Commission can either recommend that the City Council approve the reclassification and intended sale or recommend the City Council not support the proposal.

Staff Recommendation: The subject property meets the minimum requirements of the City Code. We recommend the property be reclassified to “Non-Conservation” and be offered for sale together.



Land Services Department
218-824-1010

322 Laurel Street
Brainerd Minnesota 56401



March 21, 2019

Nancy Malecha
City of Pequot Lakes
4638 County Rd 11
Pequot Lakes, MN 56472

Re: Classification to "Non-Conservation" and Future Sale of Tax Forfeited Lands

Dear Ms. Malecha:

In the near future, the Crow Wing County Board of Commissioners will classify the tax forfeited parcels, attached, as "Non-Conservation" which is required prior to sale pursuant to MS 282.01

Before, however, Crow Wing County can proceed with its plans to offer these parcels for sale, the city or township wherein these parcels lie **"must first approve the classification and intended sale"** by the County Board. The city or township **"is considered to have approved the classification and sale if the county board is not notified of the disapproval...within 60 days of the date"** of this letter.

If you respond within 60 days and do not support the County Board's action, **"the County Board must follow the procedures in paragraphs (c) and (d) per MS Statute 282.01, with regard to the parcel, and must additionally cause to be published in a newspaper a notice of the date, time, location, and purpose of the required meeting."**

Please review the list of tax forfeited parcels, attached, and inform this office of your approval or disapproval of the County Board's future action to classify said parcels to a "non-conservation" status with intentions to sell at a future public auction.

Please include the zoning information for each tax forfeited parcel along with any special assessments that are or will be attached to each parcel.

Maps have been enclosed to aid in your review.

If you have any questions concerning this process, please advise.

Sincerely,

Heather Becker
Assessment Specialist

Enclosures

Our Vision: Being Minnesota's favorite place.
Our Mission: Serve well. Deliver value. Drive results.
Our Values: Be responsible. Treat people right. Build a better future.

CITY OF PEQUOT LAKES

Tract	Description	Approx. Lot Size (acres)	RE Code(s)	Remarks	Specials	Judgement Year	Forfeited	Zoning
	LOTS 14 & 15 BLOCK 1, BIGGS' ADDITION TO PEQUOT	0.28	291000010140009 & 291000010150009			2012, 2013	9/13/2018, 9/19/2017	
	LOT 29 BLOCK 1, BRUNES' ADDITION TO PEQUOT	0.08	291010010290009			2014	9/13/2018	
	LOT 30 BLOCK 1, BRUNES' ADDITION TO PEQUOT	0.11	291010010300009			2014	9/13/2018	
	OUTLOT B EX A 60 FT SQ TO NW BELL TELEPHONE EX PART TO ARVIG TELEPHONE CO., POWWOW POINT	0.38	2912500090BC009			2014	9/13/2018	