

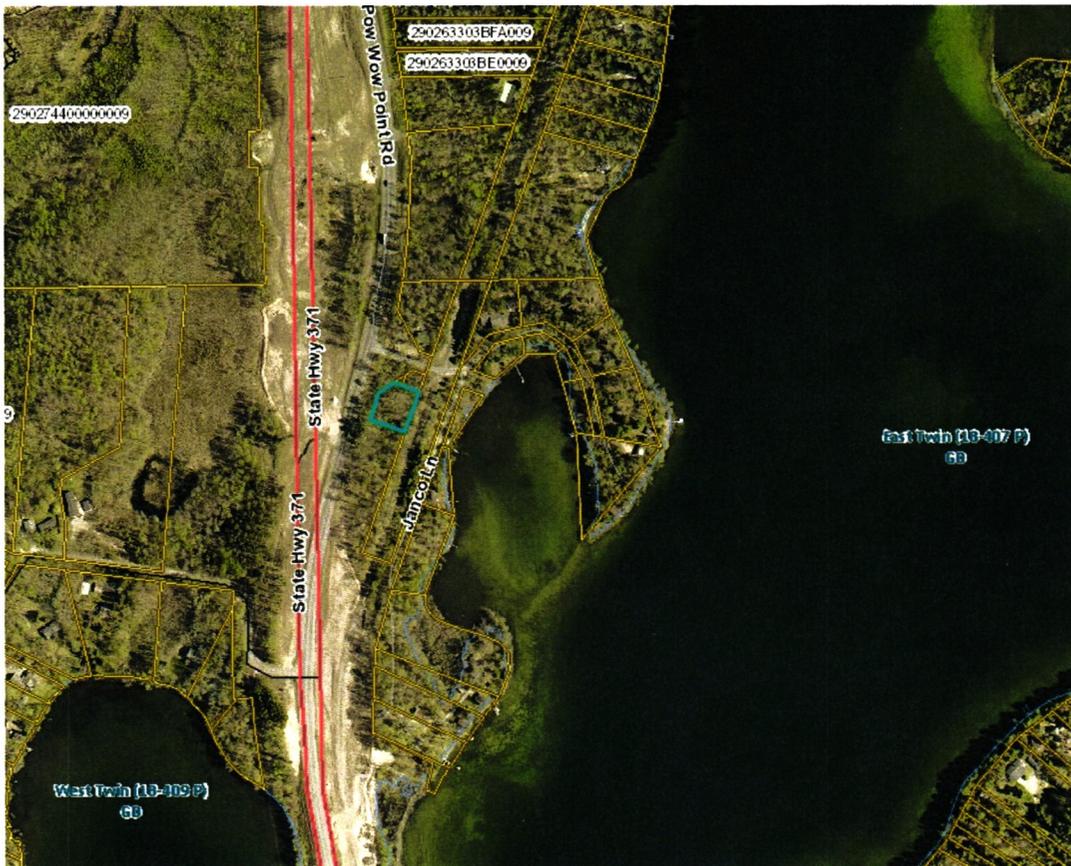
NEW BUSINESS – FUTURE SALE OF TAX FORFEITED LAND

**Agenda Item: 6 (f)**

**Background Information:** Crow Wing County would like to classify the subject tax-forfeited property as “non-Conservation” so that 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 non-conforming, because it does not meet the minimum width or area requirements for the Rural Residential Zone.

The property is adjacent to State Highway 371 and the Paul Bunyan Trail. The subject property is .37 acres and does not contain any structures.



**Applicable Regulations:**

**Section 17-5.6 RURAL RESIDENTIAL (RR)**

1. Purpose and Intent: To provide a zoning classification that allows for low-density residential development. Development in this zone is without municipal utility service and with only limited demand for accessibility. Rural Residential zoning should be used to preserve rural character.

2. Compatibility: The Rural Residential zone is compatible with and can be established adjacent to Forest Management and Agriculture zones, but may not be completely surrounded by those zones. The Rural Residential zone must be adjacent to land zoned Rural Residential, Transition Residential, Light Industrial or Commercial. The Rural Residential zone may be established next to the Shoreline Residential zone or the Water Resource zone.

3. Lot, Use and Density Requirements.

Lot Width - feet, minimum .....	200
Buildable Lot Area - acres, minimum.....	5
Setback, right-of-way, local streets - feet, minimum.....	50
Setback, right-of-way, collector and arterial streets - feet, minimum.....	50
Setback, side - feet, minimum.....	25
Setback, corner side - feet, minimum .....	40
Setback, sign - feet, minimum .....	1
Setback, wetland - feet, minimum .....	30
Maximum impervious coverage .....	15%
Maximum Building Height - feet.....	25
Maximum animal unit per acre.....	0.5

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

A. 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.

B. Fences. Fences not exceeding 72 inches in height may be constructed. 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 not to be used where frequent human contact is anticipated.

- C. Vegetation Removal, Intensive. The submittal requirements and procedures contained in Section 5.4 “Forest Management (FM)”, Subparts 4b and 4c shall be met and followed.
  
- D. Establishment of Primary Use. Garages and storage sheds may be permitted in the Rural Residential zone without principle dwelling units. Properties with garages and storage sheds without a principal use shall have adequate buildable area for a principle dwelling unit, a sewer treatment system and a well. Applicants for garages or storage sheds on properties without principle dwelling units on parcels 5 acres in size or smaller shall submit a sewer design by a licensed designer for the future principle structure before obtaining a permit.

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**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 tract for sale. The Planning Commission can either recommend that the City Council approve the classification and intended sale or recommend the City Council not support the proposal.

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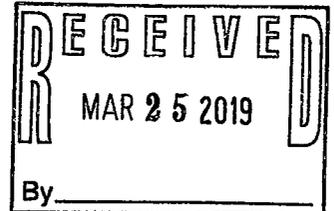
**Staff Recommendation:** Even though the subject property is non-conforming, we find no reason why it should not be able to be sold by the County. It has no public use value and we therefore recommend that the property be listed as “Non-Conservation”.

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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**

<b>Tract</b>	<b>Description</b>	<b>Approx. Lot Size (acres)</b>	<b>RE Code(s)</b>	<b>Remarks</b>	<b>Specials</b>	<b>Judgement Year</b>	<b>Forfeited</b>	<b>Zoning</b>
	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	