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**CITY OF LAKE SHORE**  
**PLANNING COMMISSION/BOARD OF ADJUSTMENT**

**AGENDA**

May 11, 2026, 9:00 am

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*The meeting is being recorded. Anyone wishing to speak, please raise your hand until recognized by the chairperson, then state your name and residence.*

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes** (*Motion to approve, amend, or table*)
  - a. March 09, 2026
4. **Additions or Deletions to Agenda**
5. **Public Hearings** (*Motion to open the hearing. Motion to approve, deny, or table each individual public hearing noted. Motion to close the hearing.*)
  - a. **Variance Application 05-26 – (5a):** Venerable Corporate & Trust Services, LLC (Mills, Sean & Vinci) requests a variance to construct a new 2-story dwelling with attached garage, covered entry, and a cantilever area that will not meet the side yard setback, or the OHW (lake) setback. Also, a new 2-level deck that will not meet the side-yard or lake setbacks, and impervious surface coverage over 25%. PID# 90-399-0140.
6. **New Business** (*Motion to approve, amend, or table*)
  - a. None
7. **Old Business**
  - a. None
8. **Reports**
  - a. City Engineer
  - b. Chairman
  - c. Council Liaison
  - d. Planning & Zoning
    - March & April Permit Reports
9. **Public Forum**
10. **Adjournment** (*Motion to adjourn*)

**BOARD OF ADJUSTMENT/PLANNING COMMISSION  
CITY OF LAKE SHORE  
LAKE SHORE CITY HALL  
MINUTES  
MARCH 9, 2026  
9:00 AM**

**Commission Members in attendance:** Commission Chair PJ Smith, Sean Weldon, Dave Riegert, TJ Graber; and Alternate Steve Hensel. Mayor Andy Stewart; City Engineer Alex Bitter; Sourcewell Nicole Hausmann; and Deputy Clerk Kathy Johansen. Absent was Commission Member Alex Kuhn and Council Liaison Darcy Peterson. A quorum was present, and the Commission was competent to conduct business. There were four people in the audience including Susan Scherpelz, Pat Seidl, Paul Peterson, and Chris Erickson.

Commission Chair PJ Smith called the meeting to order at 9:00 AM.

Approval of the February 9, 2026, Regular Meeting Minutes – MOTION BY DAVE RIEGERT AND SECONDED BY TJ GRABER TO APPROVE THE MINUTES FOR THE FEBRUARY 9, 2026, BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. MOTION PASSED.

**PUBLIC HEARING –**

MOTION BY TJ GRABER AND SECONDED BY DAVE RIEGERT TO OPEN THE PUBLIC HEARING AT 9:03 AM. MOTION PASSED.

Variance Application 03-26 – (5a) (Ruhland): to construct a 2<sup>nd</sup> story addition to the existing legal non-conforming principal structure totaling 540 square feet and to construct a front entry totaling 88 square feet not meeting the road right-of-way setback. PID 90-437-0240.

The subject property features multiple legal non-conforming structures, as this was previously known as Rainbow Resort. The property is served by the City's sanitary sewer system.

The impervious surface coverage is presently 24.6%, and with the proposed new impervious surface coverage, it would decrease to 23%. A Stormwater Management Plan will be submitted with the permit.

**Staff Findings:** Staff provides the following findings of fact for discussion and consideration:

1. The subject property is located at 8071 County 78 and is zoned Commercial Waterfront District (Margaret Lake - General Development & Upper Gull Lake).
2. The subject property is +/- .8 Acres (36,265 sq. ft.)
3. There are multiple structures located on the property, as this parcel is formally known as Rainbow Resort.
4. The proposed 2<sup>nd</sup> story addition totaling 540 square feet is 32.5 feet from the road right-of-way, where 50 feet is required.
5. The proposed 88 square foot front entry is 26.2 feet from the road right-of-way, where 50 feet is required.
6. The proposed 2<sup>nd</sup> story addition totaling 540 square feet, and 88 square foot front entry will meet the lake setback and the side yard setback, per the Certificate of Survey received 02/09/2026.
7. The subject property is adjacent to County 78 (public road).
8. This property is served by the City's sanitary sewer system.
9. The total impervious surface for the lot, including the proposed front entry and 2<sup>nd</sup> story

provided on the Certificate of Survey received on 02/09/2026, is 23%, where 25% is the maximum impervious surface total for the parcel in the Commercial Waterfront District zone (stormwater management plan required per section 18.1.2.5).

10. No extensive research was conducted regarding similar structures in similar locations for property within the immediate vicinity of the subject property. A review of aerial imagery obtained from GIS was utilized.
11. A stormwater management plan will be required at the time of a land use permit application. This stormwater management plan will be reviewed and approved by the City Engineer.
12. The DNR has been notified of the request, and no comment has been received as of the time this staff report was drafted.
13. The Cass County Highway Department has been notified of the request, and a comment was received on 2/19/2026 and was included with the packet.
14. Notice of this variance application was published in the local newspaper & distributed to property owners within the required distance to the property (500 ft.). No comments have been received as of the drafting of this staff report.

**Potential Findings for approval, for discussion with the Board of Adjustment:**

15. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
  - a. Yes, granting the variance will allow the property to be used in a reasonable manner that is not otherwise permitted by the zoning ordinance due to site-specific conditions. The location of existing structures and established setbacks limits the ability to reasonably expand or move the principal structure while meeting current road right-of-way setback requirements. The proposed 2nd-story addition and front entry remain compliant with lake and side-yard setbacks and allow continued use of the property in a manner consistent with surrounding development.
16. Does the property have unique circumstances that were not created by the landowner?
  - a. Yes, the property has unique circumstances that were not created by the landowner. The property contains multiple legally established nonconforming structures associated with its former use, Rainbow Resort. The required 50-foot county road right-of-way setback constrains the buildable area of the site. These conditions existed prior to the current application and were not created by the landowners. As a result of these site-specific circumstances, strict compliance with current setback standards limits reasonable expansion or improvement of the existing structure.
17. If the variance is granted, will the essential character of the locality remain consistent?
  - a. Yes, granting the requested variance will not alter the essential character of the locality. The proposed 2nd-story addition and front entry are located on an already developed site and will meet applicable lake and side-yard setback requirements, as shown on the Certificate of Survey received on 02/09/2026. The proposal does not increase impervious surface coverage and maintains consistency with other developed properties in the vicinity, as observed in a review of GIS aerial imagery.
18. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Lake Shore ordinances?
  - a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and the following goal in the comprehensive plan, "Support growth patterns that reinforce our lake-oriented and rural development brand." (pg. 5) and "Protect the quality of the lakes and environmental resources within and around the City." (pg. 4)
19. Has the variance request been made based on reasons other than economic considerations alone?

- a. Yes, the request has been made on factors other than economic considerations alone. The request is driven by site-specific constraints related to the location of existing legally established structures on the property, proximity to County Road 78, and required right-of-way setbacks, which limit the ability to reasonably expand or improve the structure while meeting current ordinance standards. In addition, a stormwater management plan is required to be reviewed and approved by the City Engineer prior to permitting, demonstrating that the request is based on practical site limitations and environmental considerations rather than economic gain alone.

**Board of Adjustment Direction:** The Board of Adjustment may approve, deny, or table the request if additional information is required. If the motion is for approval or denial, findings of fact should be cited to support the motion.

**Recommendation:** The Board of Adjustment should discuss and provide input on the proposed findings for approval and/or denial. The applicant has provided their testimony regarding the practical difficulties encountered with the application submitted to the city.

If the Board of Adjustment wishes to approve the variance request, the following conditions are recommended with approval:

1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission.
2. Approval of this variance does not authorize any additional encroachment into required setbacks beyond what is specifically approved through this application.
3. The variance expires 12 months after approval by the Planning Commission, if the project is not commenced, unless extended per section 70.7 of the Ordinance.
4. Implement an erosion and sediment control plan utilizing best management practices (BMPs) before construction and dirt-moving activities. The city must approve the plan. The BMPs must remain in place until all disturbed soils are stabilized.
5. The stormwater management plan must be approved by the City Engineer and shall be implemented upon completion of the project if/when a zoning permit is applied for and approved by the City.
6. Impervious surface coverage shall not exceed what is shown on the approved plans. Any increase in impervious surface beyond what was reviewed may require additional City approvals.
7. Approval of this variance does not eliminate the requirement to obtain all applicable land use permits. All construction shall comply with applicable City and State codes and regulations.

Nicole Hausmann stated the following items will become part of the record: Notice of mailing, notice of publication, signed application and attachments, the staff report, and comments received. The DNR, Cass County Highway Department, and the City Engineer were notified on February 18. All comments received from these agencies are in the packet. No additional public comments were received.

Nicole Hausmann presented Variance Application 03-26 – (5a) (Ruhland).

Chris Erickson, representing the application, stated he was available to answer any questions regarding the variance.

PJ Smith inquired into the building in the right-of-way and whether it was a concern.

Nicole Hausmann stated that it does not affect the variance. The structure was approved and permitted years ago.

MOTION BY DAVE RIEGERT AND SECONDED BY TJ GRABER TO APPROVE VARIANCE APPLICATION 03-26 (5a) RUHLAND BASED ON THE FINDINGS OF FACT AND THE CONDITIONS LISTED IN THE PACKET. MOTION PASSED.

Variance Application 03-26 – (5b) (Peterson): to construct an addition to the existing legal non-conforming principal structure totaling 1,435 square feet and to construct a 244 square foot patio within the bluff setback. PID 90-449-0212.

The subject property features an existing legal non-conforming structure (2,016 sq. ft.) that will partly remain. The existing shed will be removed from the property near Interlachen Road. There is an existing floating deck (380 sq. ft.) and a second floating deck at the lake (191 sq. ft.) Neither of these floating decks have concrete underneath them. The applicant has signed a winter window form for a new septic design, which will be required with this proposed addition. The proposed new detached garage and proposed covered entry are not part of the variance request, as they meet all requirements in Section 17.

The impervious surface coverage is presently 15.6%, and with the proposed new impervious surface coverage, it would increase to 18.6%. A Stormwater Management Plan has been provided with the application.

**Staff Findings:** Staff provides the following findings of fact for discussion and consideration:

1. The subject property is located at 8936 Interlachen Road and is zoned Residential, Medium Density R-2 (Shoreland); (Gull Lake - General Development).
2. The subject property is +/- .73 Acres (31,813 sq. ft.)
3. The subject property contains a legal existing non-conforming dwelling which meets the lake, side yard, and road right-of-way setbacks.
4. The proposed addition totaling 1,435 square feet is 11 feet from the bluff, where 50 feet is required.
5. The proposed 244 square foot patio is within the bluff setback.
6. The proposed addition totaling 1,435 square feet, and a 244-square-foot patio will meet the lake setback, the road right-of-way setback, and the side yard setback, per the Certificate of Survey received on 02/09/2026.
7. The shed located by Interlachen Road will be removed.
8. This property will need an updated septic system. A winter window has been signed by the property owners and is on file at City Hall.
9. The total impervious surface for the lot, including the proposed addition provided on the Certificate of Survey received on 02/09/2026, is 18.7% where 25% is the maximum impervious surface total for the parcel in the Residential, Medium Density R-2 (Shoreland) zone for a riparian GD lake.
10. No extensive research was conducted regarding similar structures in similar locations for property within the immediate vicinity of the subject property. A review of aerial imagery obtained from GIS was utilized.
11. A stormwater management plan has been submitted to the city with the variance application and reviewed by the City Engineer.
12. The DNR has been notified of the request, and no comment has been received as of the time this staff report was drafted.
13. Notice of this variance application was published in the local newspaper & distributed to property owners within the required distance to the property (500 ft.). No comments have been received as of

the drafting of this staff report.

**Potential Findings for approval, for discussion with the Board of Adjustment:**

14. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
  - a. Yes, granting the variance will allow the subject property to be used in a reasonable manner that is not otherwise permitted by the zoning ordinance. The applicants proposed improvements that are residential in nature and accessory to the existing dwelling. The proposed use is customary for lakefront residential properties and consistent with the development pattern in the surrounding area.
15. Does the property have unique circumstances that were not created by the landowner?
  - a. Yes, the practical difficulties associated with the property are due to circumstances unique to the site, including its lakefront location, lot configuration, and existing development constraints. These conditions are inherent to the property and were not created by the current landowners. Compliance with the zoning ordinance under these conditions limits the property's reasonable use, necessitating consideration of a variance.
16. If the variance is granted, will the essential character of the locality remain consistent?
  - a. Yes, constructing the addition will not alter the essential character of the neighborhood. The proposed improvements are consistent in scale and with other nearby residential lakefront properties. Granting the variance will not result in adverse impacts to the neighboring properties or change the established residential character of the area. The neighborhood's overall appearance and function will remain intact.
17. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Lake Shore ordinances?
  - a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and the following goal in the comprehensive plan, "Support growth patterns that reinforce our lake-oriented and rural development brand." (pg. 5) and "Protect the quality of the lakes and environmental resources within and around the City." (pg. 4)
18. Has the variance request been made based on reasons other than economic considerations alone?
  - a. Yes, the request is based on practical difficulties related to the unique physical characteristics of the property, including existing lot conditions and site constraints that limit reasonable placement of structures in compliance with the zoning requirements. Implementing a stormwater management plan will help protect the water quality of Gull Lake.

**Board of Adjustment Direction:** The Board of Adjustment may approve, deny, or table the request if additional information is required. If the motion is for approval or denial, findings of fact should be cited to support the motion.

**Recommendation:** The Board of Adjustment should discuss and provide input on the proposed findings for approval and/or denial. The applicant has provided their testimony regarding the practical difficulties encountered with the application submitted to the city.

If the Board of Adjustment wishes to approve the variance request, the following conditions are recommended with approval:

1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning

- Commission.
2. The variance expires 12 months after approval by the Planning Commission, if the project is not commenced, unless extended per section 70.7 of the Ordinance.
  3. Implement an erosion and sediment control plan utilizing best management practices (BMPs) before construction and dirt-moving activities. The city must approve the plan. The BMPs must remain in place until all disturbed soils are stabilized.
  4. The stormwater management plan must be approved by the City Engineer and shall be implemented upon completion of the project if/when a zoning permit is applied for and approved by the City.
  5. All development shall comply with applicable septic system approvals, agreements, and conditions on file with the City. No construction activity shall interfere with the operation or location of the proposed septic system.
  6. Impervious surface coverage shall not exceed what is shown on the approved plans. Any increase in impervious surface beyond what was reviewed may require additional City approvals.
  7. Approval of this variance does not eliminate the requirement to obtain all applicable land use permits. All construction shall comply with applicable City and State codes and regulations.

Nicole Hausmann stated the following items will become part of the record: Notice of mailing, notice of publication, signed application and attachments, the staff report, and comments received. The DNR, Cass County Highway Department, and the City Engineer were notified on February 18. All comments received from these agencies are in the packet. No additional comments from the public have been received.

Nicole Hausmann presented Variance Application 03-26 – (5b) (Peterson).

Alex Bitter referenced his prior comment that the well was too close to the stormwater pond.

Paul Peterson explained that there is an existing deck attached to the house and is planning to remove that deck and put in a patio in its place.

Further discussion continued regarding the specifications of the addition's design.

Paul Peterson stated that repairing the existing structure would not be feasible due to its poor condition.

MOTION BY DAVE RIEGERT AND SECONDED BY SEAN WELDON TO APPROVE VARIANCE APPLICATION 03-26 (5b) PETERSON BASED ON THE FINDINGS OF FACT AND THE SEVEN-LISTED CONDITIONS IN THE PACKET. MOTION PASSED.

Rezone 03-26 – (5c) (SusanJean Properties): to rezone .918 acres “Tract A” from a 4-acre “Tract B” from “Commercial Neighborhood” to “Residential, Low Density (R-1)”. PID 90-469-0120.

The subject property features a 9-unit motel, a motel with an attached garage (unit 10), a cabin (unit 11), another cabin (unit 12), and a shed. The applicant has signed a winter window form for a new septic design for proposed “Tract A” and septic compliance inspections for “Tract B”. The impervious surface coverage for “Tract B” is 13.9%.

**Staff Findings:** Staff provides the following findings of fact for discussion and consideration:

1. The subject property is located at 9215 Interlachen Road and is zoned Commercial Neighborhood (Gull Lake - General Development).
2. The subject property is “Tract A” +/- .918 Acres (40,004 sq. ft.) – *if rezoned to R-1*, “Tract B”

+/- 3.45 Acres (150,282 sq. ft.).

3. The request is to rezone the .918 acres "Tract A" from a 4-acre "Tract B" parcel #90-469-0120 from Commercial Neighborhood to Residential, Low Density (R-1).
4. An application for the Metes and Bounds subdivision, MB 03-26 - (6a), has been submitted for concurrent review & decision by the Planning Commission.
5. Proposed "Tract B" meets the minimal dimensional requirements of the Commercial Neighborhood District.
6. The proposed "Tract A" meets the minimal dimensional requirements of Residential Low Density (R-1); however, should this Rezone application not be approved, the proposed parcel "Tract A" would not be compliant with the minimal dimensional requirements of the Commercial Neighborhood District, the underlying zone of the parent (subject) parcel.
7. The subject property is located in the Shoreland Area (Gull Lake – General Development).
8. The subject property is adjacent to County Road 77 (public road).
9. The subject property is not served by municipal utilities and has existing subsurface sewage treatment systems (SSTS) & private well(s).
10. The subject property is adjacent to property zoned "Residential, Low Density (R-1)" to the north and south and "Wooded Residential" to the west.
11. Notice for this application was published in the local newspaper and distributed to property owners within the required radius of the subject property.
12. The Cass County Highway Department has been notified of the request, and a comment was received on 02/19/2026, which is included in the packet.
13. The DNR was notified of the request in January and February. A comment was received on the lot split (01/14/2026), and no comment was received from the February notification.

For Discussion with the Planning Commission:

1. Rezoning of the property is compatible with the intent of the "Residential, Low Density (R-1)" for "Tract A" and "Commercial Neighborhood" for "Tract B": It is the intent of this district to provide for residential purposes and directly related complementary uses.
2. The proposed rezone is compatible with the land uses and zoning classifications of the surrounding properties, which are primarily utilized for residential purposes.

**Planning Commission Direction:** The Planning Commission should review this report & seek clarification as needed. The Planning Commission may recommend approval or denial by motion to be forwarded to the City Council by developing findings of fact.

If the Planning Commission wishes to recommend approval of the rezone request, the following condition is recommended:

1. The approval of this rezoning application shall not be published or relied upon until the metes & bounds subdivision, MB 03-26 – (6a) has been recorded with the County Recorder.

Nicole Hausmann stated the following items will become part of the record: Notice of mailing, notice of publication, signed application and attachments, the staff report, and comments received. The DNR, Cass County Highway Department, and the City Engineer were notified on February 18. All comments received from these agencies are in the packet. No additional comments from the public have been received.

Nicole Hausmann presented Rezone 03-26 – (5c) (SusanJean Properties).

Susan Scherpelz shared that their wish is to split the lot on the north side of their property and build a small, single-family residence and a pole barn.

MOTION BY DAVE RIEGERT AND SECONDED BY SEAN WELDON TO RECOMMEND APPROVAL TO CITY COUNCIL FOR THE REZONE APPLICATION 03-26 (5c) SUSANJEAN PROPERTIES WITH THE FINDINGS OF FACT AND THE CONDITION LISTED IN THE STAFF REPORT. STATING THE REZONING OF THE PROPERTY IS COMPATIBLE WITH THE INTENT OF THE “RESIDENTIAL, LOW DENSITY (R1)” FOR “TRACT A” AND “COMMERCIAL NEIGHBORHOOD” FOR “TRACT B” AND THE PROPOSED REZONE IS COMPATIBLE WITH THE LAND USES AND ZONING CLASSIFICATIONS OF THE SURROUNDING PROPERTIES, WHICH ARE PRIMARILY UTILIZED FOR RESIDENTIAL PURPOSES. MOTION PASSED.

MOTION BY SEAN WELDON AND SECONDED BY TJ GRABER TO CLOSE THE PUBLIC HEARING AT 9:26 AM. MOTION PASSED.

#### **NEW BUSINESS –**

##### SusanJean Properties, LLC – Metes & Bounds Subdivision 03-26 – (6a) – PID 90-469-0120

The applicant is requesting a metes-and-bounds subdivision to split 0.918 acres, “Tract A,” from a 4-acre “Tract B” parcel #90-469-0120 located at 9215 Interlachen Road. This property is located in the Shoreland Area (Gull Lake – General Development). “Tract A” will meet the lot size and dimensions as set forth in the Certificate of Survey received and in accordance with the approved rezoning to “Residential – Low Density (R-1)” by the City Council. Proposed new legal descriptions were provided by the surveyor, KLD.

The subject property features a 9-unit motel, a motel with an attached garage (unit 10), a cabin (unit 11), another cabin (unit 12), and a shed. The applicant has signed a winter window form for a new septic design for proposed “Tract A” and septic compliance inspections for “Tract B”. The impervious surface coverage for “Tract B” is 13.9%.

##### **Staff Findings:** Staff provides the following findings of fact for discussion and consideration:

1. The subject property is located at 9215 Interlachen Road (Gull Lake - General Development).
2. The subject property is owned by SusanJean Properties LLC, which is the applicant for this metes & bounds subdivision.
3. The subject property is “Tract A” +/- .918 Acres (40,004 sq. ft.) – *if rezoned to R-1*, “Tract” B +/- 3.45 Acres (150,282 sq. ft.)
4. The metes and bounds subdivision request is to split the subject parcel, PID 90-469-0120, into proposed “Tract A” & “Tract B.”
5. The subject property “Tract B” meets the minimal dimensional requirements of the Commercial Neighborhood District.
6. The subject property proposed “Tract A” meets the minimal dimensional requirements of Residential Low Density (R-1) if the rezone application 03-26 – (5c) is approved by the City Council.
7. The subject property is located in the Shoreland Area (Gull Lake – General Development).
8. The subject property is adjacent to County Road 77 (public road).
9. The subject property is not served by the centralized sanitary sewer system.
10. The subject property “Tract A” would meet the minimum lot size and dimensional requirements for Residential, Low Density (R-1).
11. The subject property “Tract B” would meet the minimum lot size and dimensional requirements

for Commercial Neighborhood.

12. The property is suitable in its natural state for the intended purpose, and this metes & bounds subdivision would not be harmful to the health, safety, or welfare of future residents or of the community.
13. The proposed lot layout meets the requirements of the ordinance if the rezoning application is approved by the City Council.
14. The applicant submitted a signed winter window to comply with the requirement of a septic design for "Tract A" and septic compliance inspection for "Tract B".
15. The Certificate of Survey provided with the Metes and Bounds subdivision application was prepared by Jordan Chouanard, PLS #57077 of KLD, and was submitted to the city on 02/09/2026.
16. This metes & bounds subdivision request is consistent with the Comprehensive Plan for the City of Lake Shore, specifically on page 5, which outlines the "Goals" objectives of the Comprehensive Plan with consideration to "Ensure new residential development/redevelopment is efficient, environmentally sensitive, and offset any increased demand for services through valuation."
17. The Cass County Highway Department has been notified of the request, and a comment was received on 02/19/2026, which is included in the packet.
18. The DNR was notified of the request in January and February. A comment was received on the lot split (01/14/2026) and no comment was received from the February notification.

**Planning Commission Direction:** The Planning Commission may approve, deny, or table the request if additional information is needed. If the motion is for approval or denial, findings of fact should be cited.

**Recommendation:** The Planning Commission should discuss and provide input regarding the metes & bounds subdivision request.

If the Planning Commission wishes to approve the metes & bounds subdivision request, it is recommended that the following conditions of approval:

1. This metes & bounds subdivision is contingent on the City Council approving the rezone of "Tract A" to "Residential – Low Density (R-1)" at the next available City Council meeting. If the City Council denies the rezone to "Residential – Low Density (R-1)", this metes & bounds subdivision is null & void.
2. The New legal descriptions for "Tract A" and "Tract B" must be recorded with Cass County within 2 months of the City Council approving the rezone of "Tract A" to "Residential – Low Density (R-1)".

Nicole Hausmann presented SusanJean Properties, LLC – Metes & Bounds Subdivision 03-26 – (6a).

Alex Bitter inquired about the driveway location for access.

MOTION BY TJ GRABER AND SECONDED BY SEAN WELDON TO APPROVE THE SUSANJEAN PROPERTIES METES & BOUNDS SUBDIVISION BASED ON THE FINDINGS OF FACT, THE CONDITIONS LISTED IN THE PACKET, AND CITY COUNCIL'S APPROVAL OF THE REZONE. MOTION PASSED.

**OLD BUSINESS** – There was no old business.

## **REPORTS**

City Engineer - Alex Bitter shared that the trail contract documents are secured with Anderson Brothers Construction, and they are ready to begin work. The boardwalk was built by Koschak Enterprises, and they will help Anderson Brothers install the boardwalk this spring.

Chair – PJ Smith had nothing to report.

Council Liaison – Mayor Stewart mentioned the topic of access points in Lake Shore, noting a recent issue at one of the access points and indicating that further discussion with Parks and Rec will be needed to determine a solution.

Zoning Administrator – Nicole Hausmann referenced the permit report in the packet.

**PUBLIC FORUM** – There was no public forum.

MOTION BY SEAN WELDON AND SECONDED BY DAVE RIEGERT TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF MARCH 9, 2026, AT 9:37 AM. MOTION PASSED.

Transcribed by Kathy Johansen  
Lake Shore Deputy Clerk

## STAFF REPORT

**Agenda Item:** 5a  
**Application:** Variance 05-26 – (5a)  
**Property Owner/Applicant:** Sean & Vinci Mills (Venerable Corporate & Trust Services)  
**Authorized Agent:** Travis Miller, TWM Architecture

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### PROPERTY INFORMATION:

**PID:** 90-399-0140  
**Acres:** .2 Acres (10,710 sq. ft.)  
**Zoning:** Residential, Medium Density R-2 (Shoreland)  
**Physical Address:** 8266 Harold Ln  
**Location:** 16/135/29  
**Septic:** City Sewer  
**Existing Impervious:** 32.83  
**Proposed Impervious:** 29.16

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GIS Imagery 2024, Cass County GIS, Aerial View:



GIS Imagery 2024, Cass County GIS, Contours:



GIS Imagery 2024, Cass County GIS, NWI Wetland Layer:



**Application:**

The applicant is requesting the following variances:

1. To construct a new 2-story dwelling with attached garage totaling 2,338 square feet, with a 45 square foot covered entry, and a cantilever area on the west side.
  - a. Located 57.6 feet from the OHW (closest point), where 75 feet is required.
  - b. Located 4.7 feet from the side yard setback (closest point) on the west side, where 15 feet is required.
  - c. Located 5.5 feet from the side yard setback (closest point) on the east side, where 15 feet is required.
2. To construct a 475 square foot main level deck and a 144 square foot second level deck.
  - a. Located 47.8 feet from the OHW setback, where 75 feet is required.
  - b. Located 5.9 feet from the side yard setback (east side), where 15 feet is required.
3. To exceed the maximum impervious surface coverage allowed, where 20% is allowed (or 25% with a stormwater management plan).
  - a. The proposed impervious surface coverage is 29.16%.
    - i. All per the Certificate of Survey received 04/14/2026 and site design drawings provided with the application on 04/13/2026.

**Background Information:** The subject property was approved for a variance on August 11, 2025, for a 233-square-foot addition to an existing legal non-conforming dwelling, a 475-square-foot deck, and impervious coverage at 29.25%. The existing single-family dwelling is (2,105 sq. ft.) located 6.10 feet from the west side yard setback and 5.5 feet from the east side yard setback, where 15 feet is required. Attached to the dwelling is an existing deck (246 sq. ft.) positioned 5.11 feet from the side yard setback and 49.8 feet from the OHW setback. This new request is to remove the existing dwelling and rebuild, adding a 2<sup>nd</sup> story to the new dwelling and additional square footage than the legal non-conforming structure. When an applicant submits a different building plan, the original variance no longer applies.

The impervious surface coverage is currently at 32.83% and would be reduced to 29.16%. No previous material for the driveway or walkway is being used with this proposed project.

EXISTING IMPERVIOUS CALCULATIONS	
EXISTING HOUSE	= 2,105 S.F.
EXISTING BOATHOUSE	= 232 S.F.
DRIVEWAY AND WALK	= 523 S.F.
STREET SIDE PATIO	= 355 S.F.
LAKE SIDE DOCK AREA PATIO	= 90 S.F.
LAKE SIDE HOUSE PATIO	= 211 S.F.
<b>TOTAL PROPOSED IMPERVIOUS</b>	<b>= 3,516 S.F.</b>
LOT SIZE	= 10,710 S.F.
EXISTING IMPERVIOUS COVERAGE	= 32.83 %

PROPOSED IMPERVIOUS CALCULATIONS	
EXISTING HOUSE	= 2,105 S.F.
BOATHOUSE	= 232 S.F.
DRIVEWAY	= 380 S.F.
NEW SIDEWALK	= 128 S.F.
COVERED ENTRY	= 45 S.F.
PROPOSED HOUSE ADDITION	= 233 S.F.
TOTAL PROPOSED IMPERVIOUS	= 3,123 S.F.
LOT SIZE	= 10,710 S.F.
EXISTING IMPERVIOUS COVERAGE	= 29.16 %

The property is connected to the city's sewer system. A Stormwater Management Plan has been developed and submitted with the application.

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Permit history:

- Short-Term Rental property in 2021, 2022, 2023, 2024
- August 2025 – Variance approved

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Complete Application Received:	4/13/2026
Action Deadline:	6/13/2026
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	\$450.00 & \$46.00 (recording)
Authorized Agent:	Travis Miller
Reviewed by:	
• City Engineer:	N/A
• City Attorney:	N/A
Notifications:	
• DNR:	Email sent 4/23/2026
• MNDOT:	N/A
• CASS HWY:	N/A
• Neighbors within 500 ft.:	Letter mailed 4/23/2026
• Published in newspaper:	4/29/2026

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**Applicable Regulations:** The following ordinance regulations apply to this request:

**Definitions:**

**4.131 Impervious Surface.** The horizontal area of buildings, patios, walks, driveways, accessory structures and other surfaces generally impervious to the penetration of stormwater, including gravel drives and parking.

**4.178 Pervious Surface.** A surface that allows inflow of rainwater into the underlying construction or soil,  
V-05-26 Mills

May 11, 2026

including permeable/pervious pavers.

**4.185 Practical Difficulties.** The property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include but are not limited to, inadequate access to direct sunlight for solar energy systems.

**4.237 Structure.** Any building, appurtenance including decks or other facility constructed, placed or erected by man except aerial or underground utility lines such as sewer, electric, telephone, telegraph, gas lines and except walks or steps on grade not more than four (4) feet wide outside of the Shore Impact Zone, stoops not exceeding thirty (30) square feet, temporary furniture, planter, or decorative material and retaining walls consisting of wood or decorative block.

## 69. Variances

**69.1** Variances shall not create a use not provided for in a zoning district.

**69.2** Variances shall be issued to the property and are not transferable.

**69.3** Variances shall be issued to the property for structures or other specified uses only after a public hearing and approval by the Board of Adjustment. All applications for a Variance shall be submitted to the Zoning Administrator thirty (30) days ahead of the hearing date, accompanied by a certificate of survey (unless waived by the Zoning Administrator) showing the details of the proposal and an accurate legal description, along with the appropriate fee. The fee or contract owner of the property shall sign the application. The Zoning Administrator shall notify all property owners within a minimum of five hundred feet (500) feet by regular mail and shall advertise the hearing once in the legal section of the official newspaper at least ten(10) days ahead of the public hearing. The Zoning Administrator shall send the same notice ten (10) days in advance of this hearing to the Department of Natural Resources if the proposed is in shoreland. At the applicant's option, the applicant may request a sketch plan review with no action by the Planning Commission and with no fee by giving fourteen (14) days notice thereof to the Zoning Administrator, meeting time permitted.

**69.4** The applicant shall complete the Variance application approved by the City Council. The application shall contain submittal requirements, criteria for approval, procedure for consideration and City contact information. The City shall not accept applications where the applicant has past due fees or charges due to the City until the account is made current.

**69.5** Variances shall be decided within the required time frame with consideration for the following:

**69.5.1** The applicant establishes that there are practical difficulties, as defined in this Ordinance, in complying with the official controls, and

**69.5.2** The strict interpretation of the Ordinance would be impractical because of circumstances relating to lot size, shape, topographic or other characteristics of the property not created by the land owner, and

**69.5.3** The deviation from the Ordinance with any attached conditions will still be in keeping with the spirit and intent of this Ordinance and the comprehensive plan, and

**69.5.4** The Variance will not create a land use not permitted in the zone, and

**69.5.5** The Variance will not alter the essential character of the locality, and

**69.5.6** The Variance is not for economic reasons alone, but reasonable use of the property does not exist under the Ordinance.

**69.6** The Board of Adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

**69.7** When costs to the City involved in processing and reviewing an application exceeds the original application fees, the applicant shall reimburse the City for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the City may need to retain in reviewing permits.

**69.8** Failure by the owner to act within one (1) year on a Variance unless extended by the Board of Adjustment shall void the Variance. A second extension shall require a new public hearing. This provision shall apply to any Variance outstanding at the time of the Ordinance adoption.

**69.9** Appeals from the action of the City Council shall be filed with the City within fifteen (15) days and with the District Court within thirty (30) days after Council action.

**69.10** The Variance shall be filed with the County Recorder within forty-five (45) days.

**17. Residential, Medium Density R-2 (Shoreline).**

**17.1 Purpose.** To establish and maintain a district within the shoreland area that is recreational-residential in character with independent sanitary facilities that is compatible with the natural resources of lake and streams.

**17.2 Lot, Use and Density Requirements (R-2).**

	General Development Riparian (1st Tier Only)	Recreation Development 2nd Tier Gen. Development	Natural Environment
Lot width at ordinary high water line and building line – feet	100	150	200
Lot area, square feet	30,000	40,000	80,000
Buildable Area, square feet	15,000	20,000	40,000
Setback, City Road – feet	30	30	30
Setback, County Road – feet	50	50	50
Setback, waterfront – feet	75	100	150
Setback, top of bluff	50	50	50
Setback, side – feet	15	15	15
Setback Side accessory structure – feet	15	15	15
Setback, corner side – feet	15	15	15
Setback, side for storage sheds (<200 sq ft) - feet	5	5	5

Setback, rear-feet	20	20	20
Setback, sign, road – feet	1	1	1
Setback, unplatted cemetery – feet/minimum	50	50	50
Setback, wetland - feet	30	30	30
Patio setback, waterfront – feet/minimum	50	50	50
Patio area-square feet	<250	<250	<250
Maximum impervious coverage	20%	20%	15%
Maximum impervious coverage – lots divided by street	20% Total for both lot areas	20% Total for both lot areas	15%
Parking/driveway setback from property line – feet/minimum	10	10	10
Maximum building height – feet	25	25	25
Maximum building height, accessory structure	20	20	20
Building above highest known groundwater, lake level or flood of record – feet	3	3	3
Maximum density – square feet (duplex or guest cabin with principal structure are considered two units)	1 Unit/20,000	1 Unit/40,000	1 Unit/80,000

Minimum dwelling width – feet	24	24	24
Accessory Structure Size – square feet, maximum, cumulative	1,200	1,200	1,200
Lot width and shoreline with guest cabin or duplex feet/minimum	180	225	300
Lot width with guest cabin or duplex – off shore line	200	225	400
Septic tank and/or pump chamber from ordinary high water mark – feet	50	75	150
Soil absorption system from ordinary high water mark – feet	75	75	150

### 17.3 Performance Standards (R-2).

**17.3.2 Impervious Coverage Placement.** There shall be no impervious coverage within fifty (50) feet of the Ordinary High Water Level, excepts walks and steps on grade less than four (4) feet wide and landing areas not exceeding thirty-two (32) square feet as provided for in this Ordinance.

**17.3.2.1** The lake setback area shall contain natural vegetation, preferably native, except for permitted structures or facilities such as walks steps patios and sheds.

**17.3.3 Impervious Coverage Increase.** Impervious coverage may be increased by five percent (5%) if the following is provided:

**17.3.3.1** A storm water retention plan showing containment of the five (5-year), 24-hour storm event on the parcel.

**17.3.3.2** Direct runoff of storm water to adjacent water bodies, including wetlands and adjacent parcels, shall be eliminated through the use of berms or other permanent means.

**17.3.14** Artificial pervious surface is defined as pervious pavers, pervious asphalt or pervious concrete for the purposes of this ordinance.

**17.3.14.1** A property owner desiring to use an artificial pervious surface in meeting the impervious surface limitations imposed by the City Code shall obtain any permits required by the regulations of any other applicable agencies and the city.

**17.3.14.2** The city shall give no more than a 50% credit of the total area covered by an artificial pervious surface in meeting the total impervious on a specific site.

**17.3.14.3** All artificial pervious surface areas shall be installed by a professional, in accordance with the Minnesota Pollution Control Agency's Stormwater Best Management Practices and meet the following criteria below in order to receive credit for impervious surface.

**17.3.14.3.1** The base of the pervious surface product shall be installed with an infiltration system that maintains no less than a minimum of a 3 foot separation from the seasonally saturated soils, bedrock or water table to ensure soil absorption, contaminate removal and enhanced retention of storm-water.

**17.3.14.3.2** The artificial pervious system should be set back from structures having basements, septic systems, steep slopes and wells

**17.3.14.3.3** The city shall be notified when construction is taking place so the site may be inspected for compliance.

**17.3.14.3.4** The designer of the system must include maintenance instructions to the property owner along with a maintenance schedule with copy to the Zoning Administrator

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**Staff Findings:** Staff provides the following findings of fact for discussion and consideration:

1. The subject property is located at 8266 Harold Ln and is zoned Residential, Medium Density R-2 (Shoreland); (Gull Lake - General Development).
2. The subject property contains a legally existing nonconforming dwelling with an attached deck currently located 49.8 ft. from the OHW, where 75 ft. is required. The existing dwelling would be removed under this proposal.
3. The proposed new 2-story dwelling with attached garage, totaling 2,328 square feet, with a 45 square foot covered entry, and a cantilever area on the west side of the dwelling.
4. The proposed 475-square-foot deck (main level) and 144-square-foot deck (second level) would

- be two (2) feet closer to the lake than the existing deck.
5. The proposed new 2-story dwelling with an attached garage, totaling 2,328 square feet, including a 45-square-foot covered entry and a cantilever area on the west side of the dwelling, would be 57.6 feet from the OHW (closest point).
  6. The proposed new 2-story dwelling with an attached garage, totaling 2,328 square feet, including a 45-square-foot covered entry and a cantilever area on the west side of the dwelling, would be 5.5 feet from the side yard (east side).
  7. The proposed new 2-story dwelling with an attached garage, totaling 2,328 square feet, including a 45-square-foot covered entry and a cantilever area on the west side of the dwelling, would be 4.7 feet from the side yard (west side).
  8. The proposed new decks would be 47.8 feet from the OHW.
  9. The proposed new decks would be 5.9 feet from the side yard (east side only).
  10. The owner is requesting a variance to reduce impervious surface coverage from 32.83% to 29.16%. This would address a nonconformity on the property; however, it is still over the maximum 25% allowed by Statute.
  11. The owner will remove multiple concrete areas on the property to reduce impervious surface coverage.
  12. No pervious material will be used for the driveway or walkway.
  13. The subject property is connected to the city sewer system.
  14. A stormwater management plan has been submitted to the city along with the variance application.
  15. The DNR has been notified of the request, and no comment has been received as of the time this staff report was prepared.
  16. Notice of this variance application was published in the local newspaper and distributed to property owners within the required distance of 500 ft. No comments have been received as of the date of this staff report.

**Potential Findings for approval, for discussion with the Board of Adjustment:**

17. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
  - a. Yes, granting the variance will allow the property to be used in a reasonable manner that is not permitted under the strict application of the zoning ordinance. Due to the property's physical circumstances—including its shoreline location, lot configuration, and the presence of existing legally nonconforming development—strict compliance with the ordinance creates practical difficulties and limits the ability to use the property for residential purposes. The requested variances enable continued residential use similar to other developed properties in the vicinity, do not result from actions taken by the applicant, and represent a reasonable use of the land that addresses practical difficulties unique to the property while maintaining its intended residential use.
18. Does the property have unique circumstances that were not created by the landowner?
  - a. Yes, the property has unique circumstances that were not created by the landowner. These circumstances include the parcel's shoreline location on Gull Lake, its limited lot size and configuration within the R-2 Shoreland district, and the presence of existing legally nonconforming development established prior to the current zoning and shoreland regulations. The constraints on the placement of structures and compliance with required setbacks arise from the property's physical characteristics and applicable ordinances, not from actions taken by the current or prior landowner. These characteristics distinguish the property from others in the vicinity and contribute to the practical difficulties associated with strict compliance with the zoning ordinance.
19. If the variance is granted, will the essential character of the locality remain consistent?

- a. Yes, if the variance is granted, the essential character of the locality will remain consistent. The subject property is located in a developed R-2 Shoreland residential area along Gull Lake, where similarly sized residential structures, decks, and shoreline improvements are common. The proposed development maintains the property's residential use and is generally consistent in scale, appearance, and placement with surrounding development patterns. The request does not introduce new or incompatible land use and, with conditions, will not result in impacts that would alter the existing character of the neighborhood or shoreline area.
20. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Lake Shore ordinances?
- a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and the following goal in the comprehensive plan, "Support growth patterns that reinforce our lake-oriented and rural development brand." (pg. 5) and "Protect the quality of the lakes and environmental resources within and around the City." (pg. 4)
21. Has the variance request been made based on reasons other than economic considerations alone?
- a. Yes, the variance request has been made based on reasons other than economic considerations alone. The request is driven by practical difficulties associated with the property's physical characteristics, including its small lot size, shoreline location, and existing legally nonconforming development, which limit compliance with current setback and impervious surface requirements. The variance is sought to allow reasonable residential use of the property and to address site constraints rather than to maximize economic return or property value. Implementing a stormwater management plan will help protect the water quality of Gull Lake.

**Potential Findings for denial, for discussion with the Board of Adjustment:**

22. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
- a. No, granting the variance will not put the property to use in a manner that is reasonable and not otherwise permitted by the zoning ordinance. The subject property can continue to be reasonably used for residential purposes in compliance with applicable zoning and shoreland requirements without the new requested variances. The need for variance arises from the applicant's proposed new design and placement of structures, rather than from the zoning ordinance depriving the property of all reasonable use. The strict application of the ordinance does not preclude reasonable residential use of the property, and therefore, this criterion is not met.
23. Does the property have unique circumstances that were not created by the landowner?
- a. No, the property does not have unique circumstances that were not created by the landowner. The need for the new variance results from the applicant's proposed updated design rather than from physical characteristics or conditions inherent to the property. The proposed improvements could be redesigned to comply with impervious surface requirements. Because the circumstances giving rise to the request stem from the applicant's development preferences and not from unique physical conditions of the land itself, this criterion is not met.
24. If the variance is granted, will the essential character of the locality remain consistent?
- a. No, if the variance is granted, the essential character of the locality would not remain consistent. The proposed scale, placement, and intensity of development would result in impacts that differ from the established development pattern along this portion of Gull Lake. Granting the requested variances would allow development that further increases

nonconforming characteristics beyond what is typical for similarly situated properties. As proposed, the variance would alter the visual and spatial character of the shoreline area and would set a precedent inconsistent with the intent of shoreland and zoning regulations designed to preserve the locality's character.

25. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Lake Shore ordinances?
- a. No, granting the variance would not be consistent with the City of Lake Shore Comprehensive Plan nor in harmony with the purpose and intent of the City's zoning and shoreland management ordinances. The Comprehensive Plan promotes orderly development, protection of shoreline resources, and uniform application of development standards. Approval of the requested variances would allow further encroachment on required setbacks and deviations from established shoreland regulations, undermining these goals. As proposed, the variance would weaken the intent of the zoning ordinance to preserve shoreline character and manage development impacts, and, therefore, this criterion is not met.
26. Has the variance request been made based on reasons other than economic considerations alone?
- a. No, the variance request has not been made based on reasons other than economic considerations alone. The request is primarily driven by the applicant's preferred design and personal use considerations, rather than by practical difficulties related to the property's physical characteristics. The applicant has not demonstrated that strict application of the zoning ordinance prevents reasonable use of the property, nor that the request is necessary due to conditions inherent to the land. Because economic considerations and design preferences alone do not constitute practical difficulties, this criterion is not met.

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**Board of Adjustment Direction:** The Board of Adjustment may approve, deny, or table the request if additional information is required. If the motion is for approval or denial, findings of fact should be cited to support the motion.

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**Recommendation:** The Board of Adjustment should discuss and provide input on the proposed findings for approval and/or denial. The applicant has provided their testimony regarding the practical difficulties encountered with the application submitted to the city.

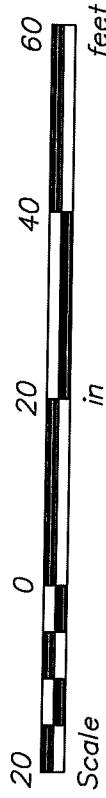
If the Board of Adjustment wishes to approve the variance request, the following conditions are recommended with approval:

1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission.
2. The variance expires 12 months after approval by the Planning Commission, if the project is not commenced, unless extended per section 70.7 of the Ordinance.
3. Implement an erosion and sediment control plan utilizing best management practices (BMPs) before construction and dirt-moving activities. The city must approve the plan. The BMPs must remain in place until all disturbed soils are stabilized.

4. The downspout gutters, stormwater conveyance, and stormwater retention areas shown on the approved stormwater management plan shall be installed and maintained as proposed. The stormwater management plan shall be implemented upon completion of the project, upon issuance of a land use permit.
5. All concrete and hard surface areas identified on the Certificate of Survey as "to be removed" shall be removed within twelve (12) months of approval of any land use permit related to this project and shall be revegetated to adequate stabilization standards. Impervious surface coverage shall not exceed what is shown on the approved plans.
6. Approval of this variance does not eliminate the requirement to obtain all applicable land use permits. All construction shall comply with applicable City and State codes and regulations.

*This report was prepared by Sourcewell for the City's review and consideration. The information in this report is derived from the City's official controls, which may include comprehensive plans, long-range plans, applicable ordinances, and information submitted to the City as part of application materials. Nothing in this report constitutes legal advice or engineering advice. Local government officials retain final decision-making authority.*

# CERTIFICATE OF SURVEY



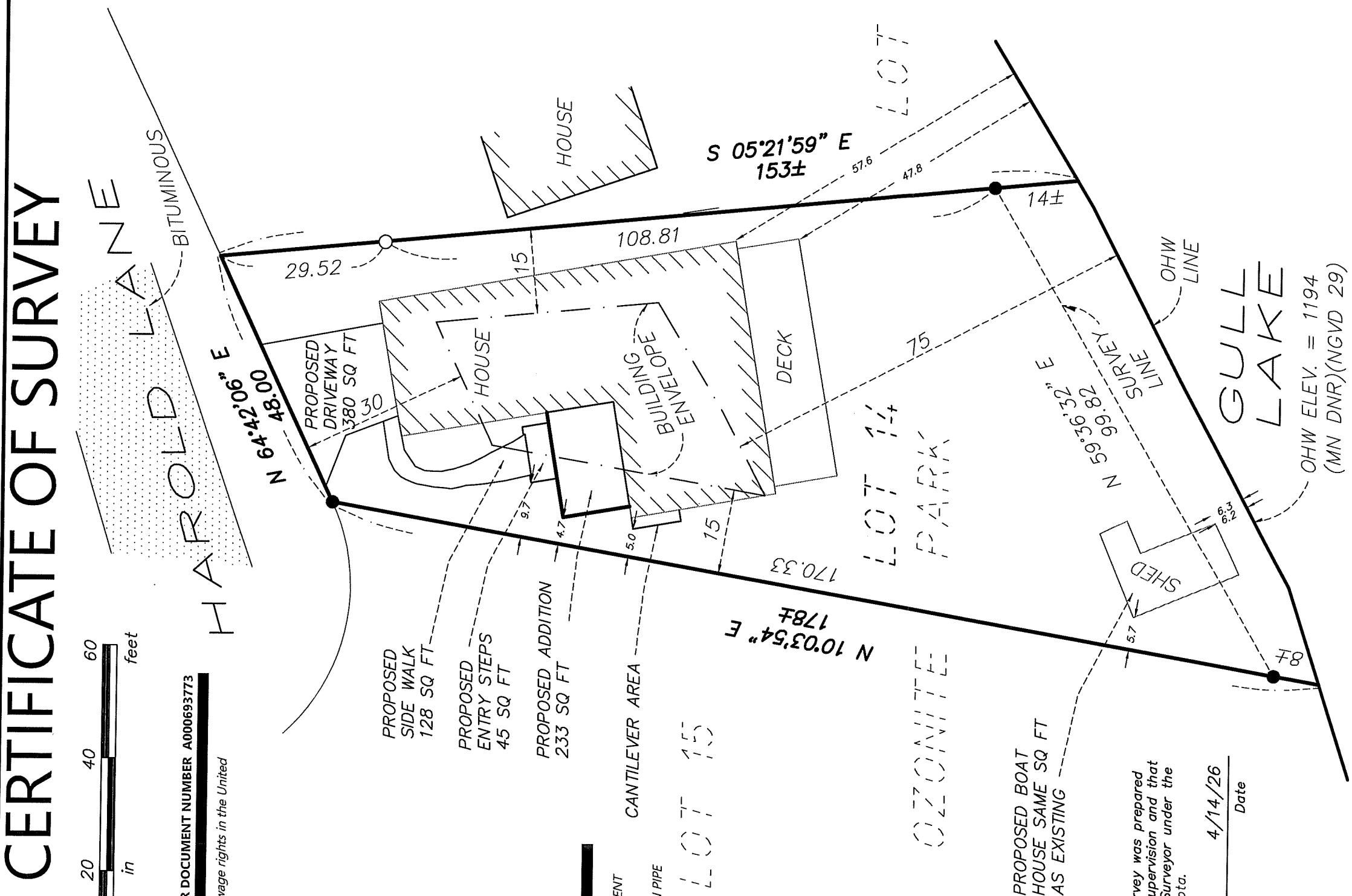
EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER A000693773

Lot 14, Ozonite Park. Subject to flowage rights in the United States of America, if any, there be.



**LEGEND**

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE



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

*Terry T. Strus* 4/14/26  
 Terry T. Strus, R.L.S.  
 License No. 50319 Date

EXISTING	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
HOUSE	2105	10,710	19.65%
BOATHOUSE	232	10,710	2.17%
DRIVEWAY & WALK	523	10,710	4.88%
STREET SIDE PATIO	355	10,710	3.31%
LAKE SIDE DOCK PATIO	90	10,710	0.84%
LAKE SIDE HOUSE PATIO	211	10,710	1.97%
<b>TOTAL</b>	<b>3,516</b>	<b>10,710</b>	<b>32.83%</b>

EXISTING	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
HOUSE	2105	10,710	19.65%
NEW BOATHOUSE	232	10,710	2.17%
DRIVEWAY	380	10,710	3.55%
COVERED ENTRY	45	10,170	0.44%
SIDEWALK	128	10,710	1.20%
PROPOSED ADDITION	233	10,710	2.18%
<b>TOTAL</b>	<b>3,123</b>	<b>10,710</b>	<b>29.18%</b>

**GENERAL NOTES**

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Cass County South Coordinate System.
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
4. No wetlands were delineated as a part of this survey.
5. Area = 10,710± sq. ft.

REQUESTED BY:

**Sean Mills**

**WOODS & WATER  
 SURVEYING**

# SEAN & VINCI MILLS REMODEL

8266 HAROLD LANE  
LAKE SHORE, MN

4-13-26

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

LIC. # 45743

DATE:

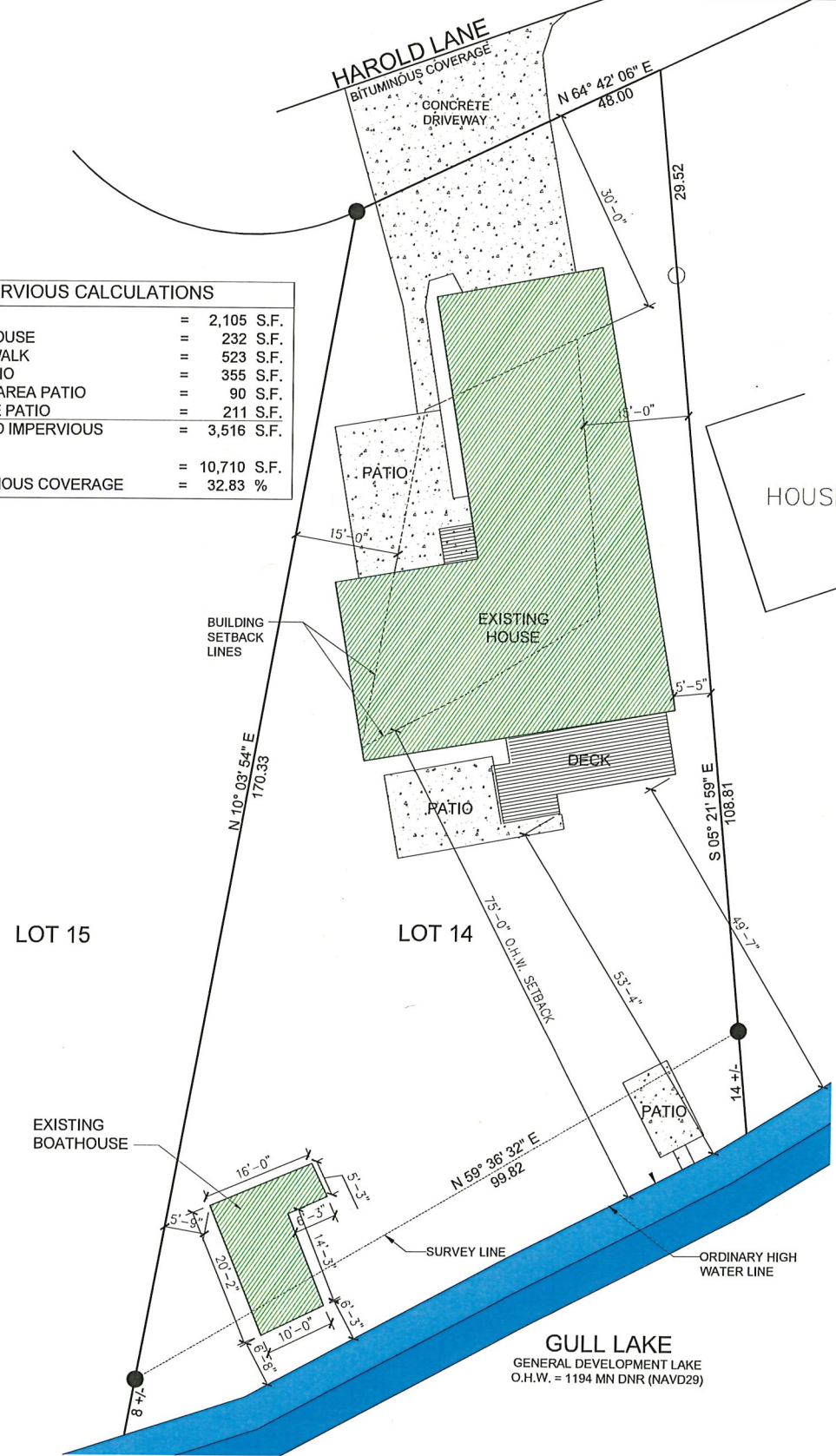
TRAVIS MILLER

## DRAWING INDEX

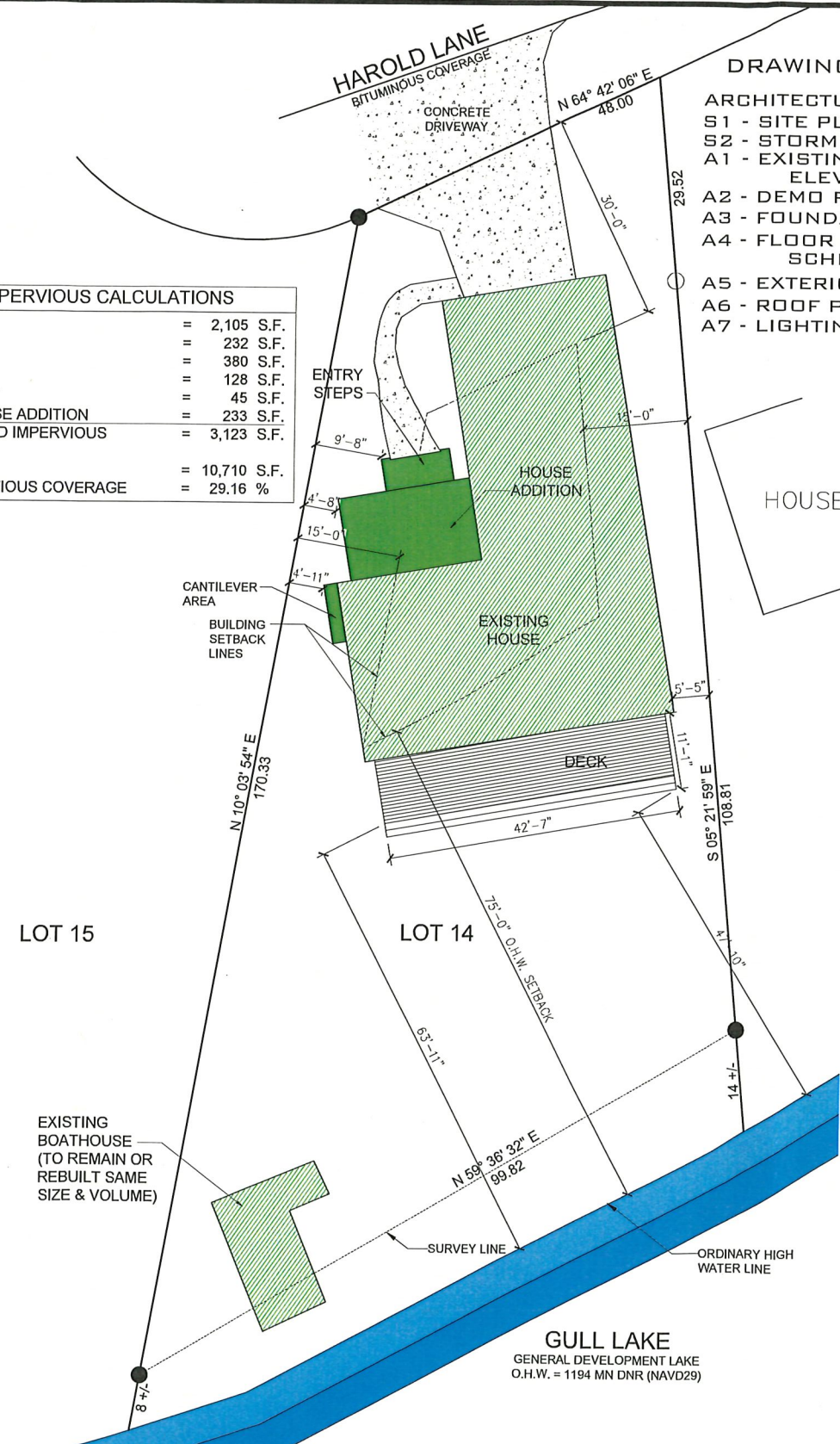
- ARCHITECTURAL
- S1 - SITE PLANS
  - S2 - STORM WATER PLAN
  - A1 - EXISTING PLANS & ELEVATIONS
  - A2 - DEMO PLANS & ELEVATIONS
  - A3 - FOUNDATION PLAN & DETAILS
  - A4 - FLOOR & DECK PLANS & SCHEDULES
  - A5 - EXTERIOR ELEVATIONS
  - A6 - ROOF PLAN & SECTIONS
  - A7 - LIGHTING & ELECTRICAL PLAN

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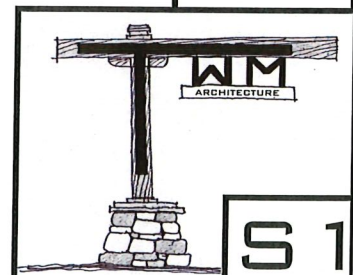
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1 EXISTING SITE PLAN  
3/32" = 1'-0" ON 24 X 36 PAPER



2 PROPOSED SITE PLAN  
3/32" = 1'-0" ON 24 X 36 PAPER



SEAN & VINCI MILLS  
REMODEL  
8266 HAROLD LANE  
LAKE SHORE, MN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

LIC. # 45743

DATE:

TRAVIS MILLER

SEAN & VINGI MILLS  
REMODEL  
8266 HAROLD LANE  
LAKE SHORE, MN

**STORM WATER SUMMARY**

3,133 S.F. OF IMPERVIOUS AREA

STORM WATER STORAGE VOLUME  
REQUIRED FOR A 1" RAIN EVENT:  
**3,133 X 0.083 = 260 CUBIC FEET OF  
STORAGE REQUIRED**

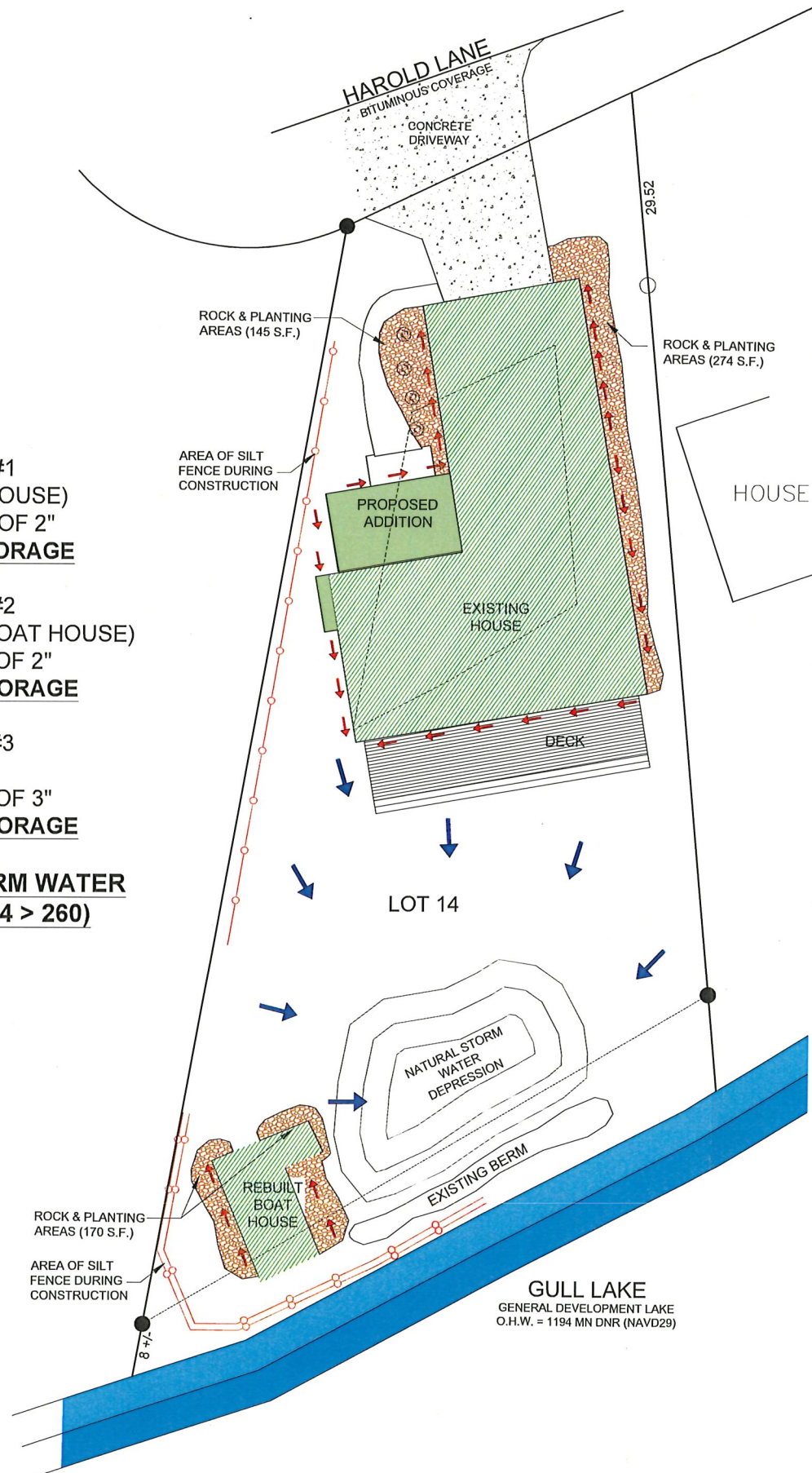
STORM WATER RETENTION AREA #1  
(ROCK AND PLANTING AREAS AT HOUSE)  
419 S.F WITH AN AVERAGE DEPTH OF 2"  
**419 X 0.167 = 70 CUBIC FEET OF STORAGE**

STORM WATER RETENTION AREA #2  
(ROCK AND PLANTING AREAS AT BOAT HOUSE)  
170 S.F WITH AN AVERAGE DEPTH OF 2"  
**170 X 0.167 = 28 CUBIC FEET OF STORAGE**

STORM WATER RETENTION AREA #3  
(LAWN DEPRESSION)  
944 S.F WITH AN AVERAGE DEPTH OF 3"  
**944 X 0.25 = 236 CUBIC FEET OF STORAGE**

**TOTAL CUBIC VOLUME OF STORM WATER  
STORAGE = 334 CUBIC FEET (334 > 260)**

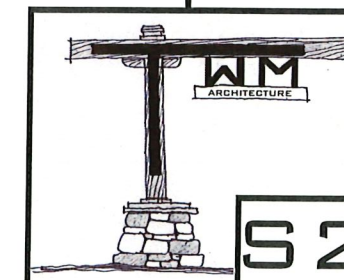
- = DIRECTION OF GUTTER FLOW
- ➡ = DIRECTION OF DRAINAGE



1

**STORM WATER MANAGEMENT PLAN**

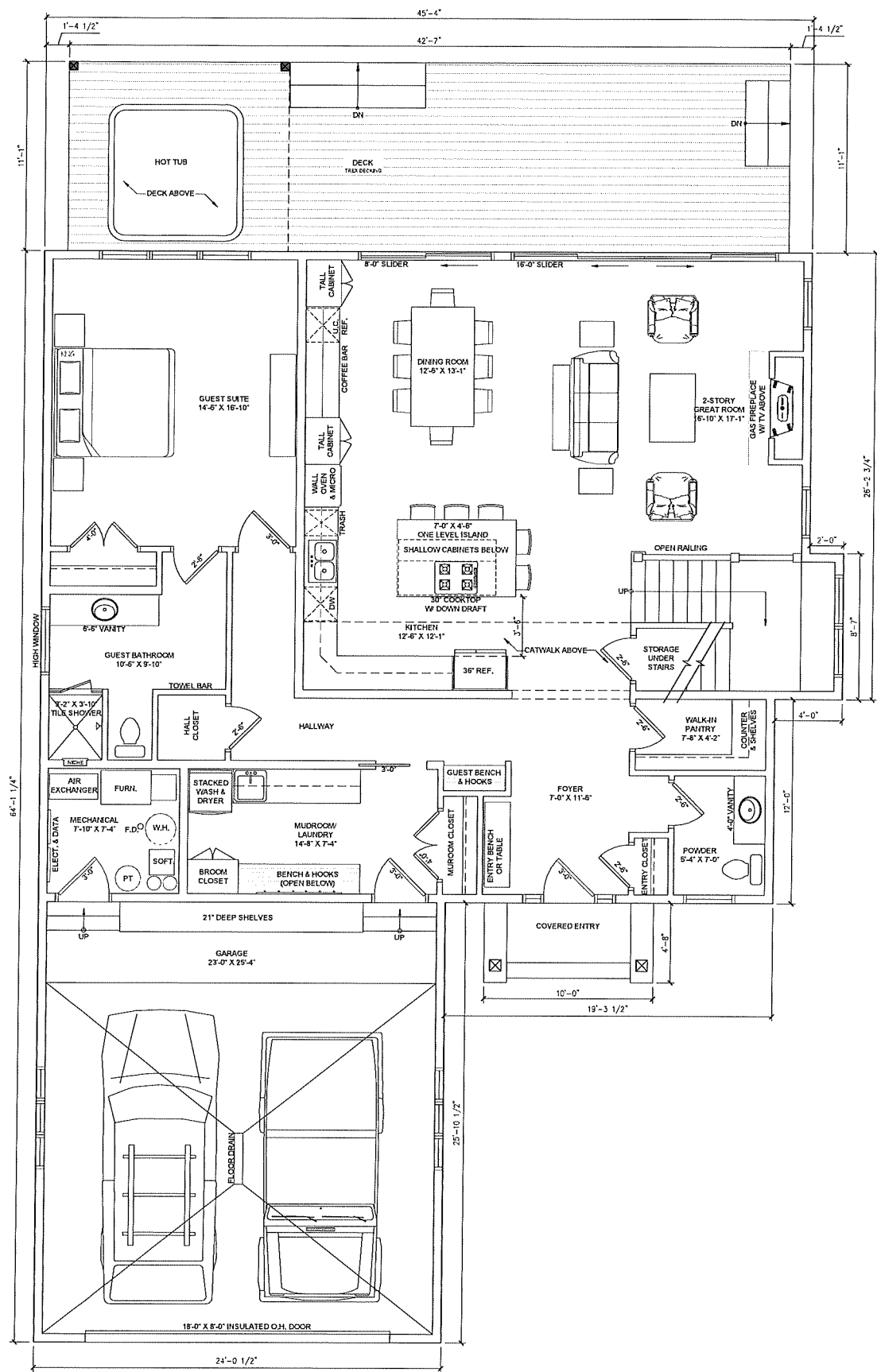
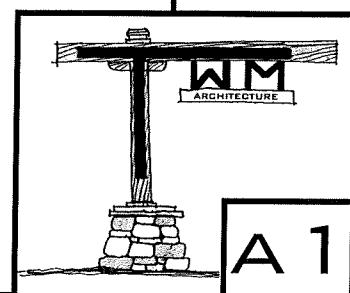
3/32" = 1'-0" ON 24 X 36 PAPER



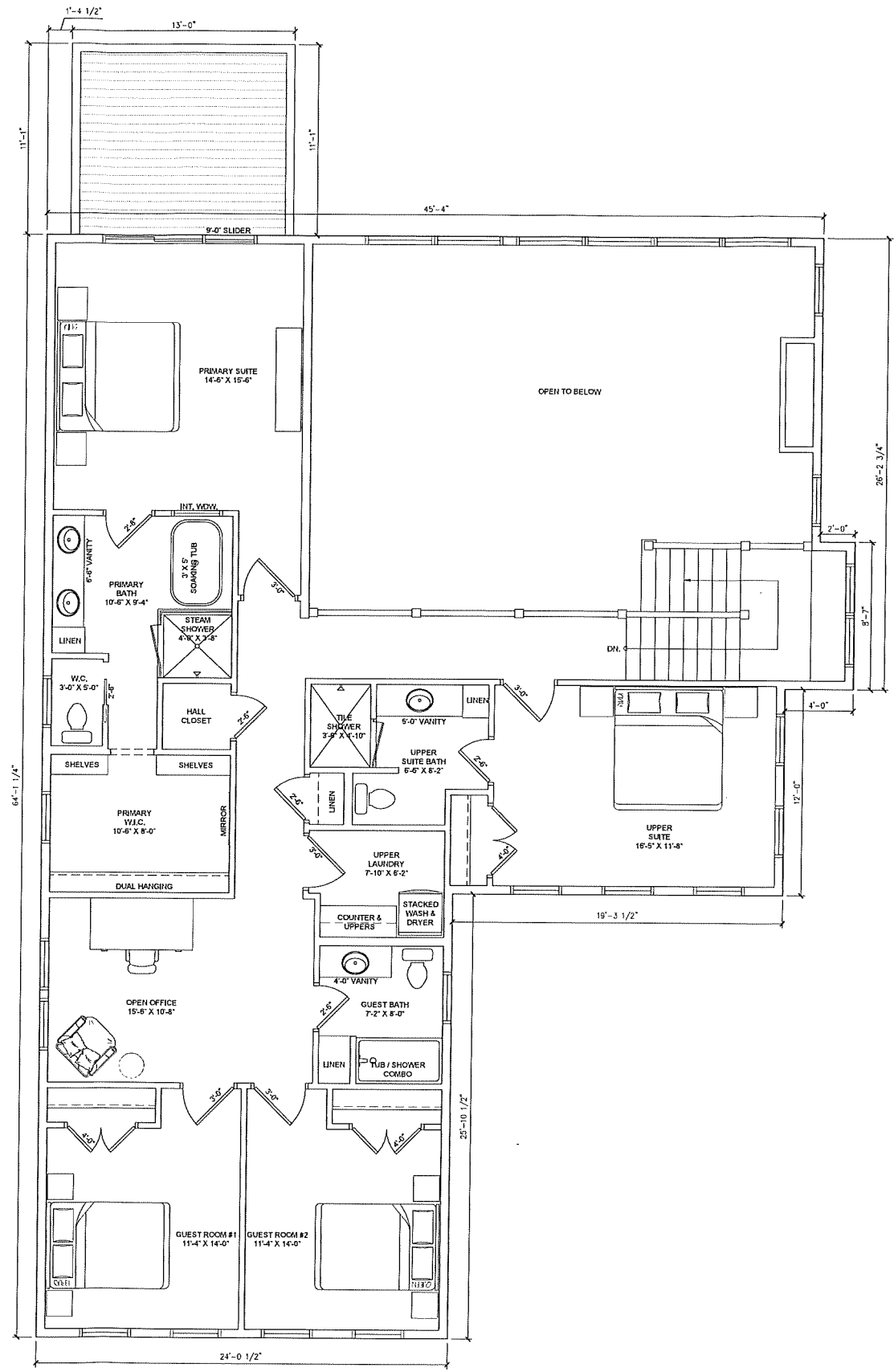
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

TRAVIS MILLER DATE: LIC. # 45743

SEAN & VINCI MILLS  
NEW LAKE HOME  
8266 HAROLD LANE  
LAKE SHORE, MN



1 FIRST FLOOR PLAN  
1/4" = 1'-0" ON 24 X 36 PAPER



1 SECOND FLOOR PLAN  
1/4" = 1'-0" ON 24 X 36 PAPER



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR CONTRACT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

LIC. # 45743

DATE:

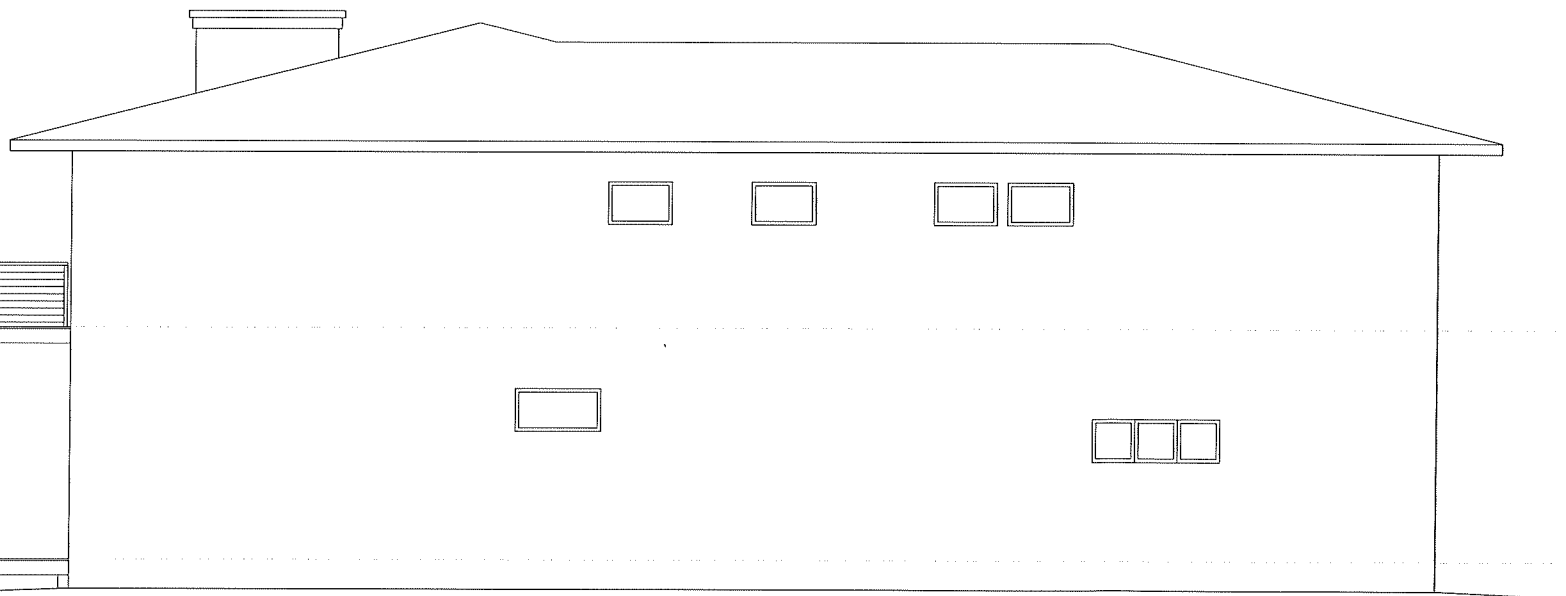
TRAVIS MILLER



1 NORTH ELEVATION  
1/4" = 1'-0" ON 24 X 36 PAPER

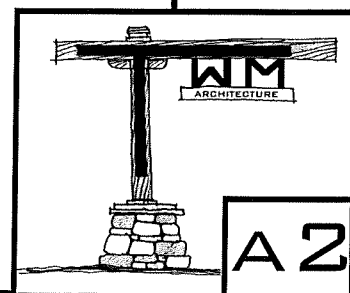


2 SOUTH ELEVATION  
1/4" = 1'-0" ON 24 X 36 PAPER



3 EAST ELEVATION  
1/4" = 1'-0" ON 24 X 36 PAPER

SEAN & VINCI MILLS  
REMODEL  
8266 HAROLD LANE  
LAKE SHORE, MN



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

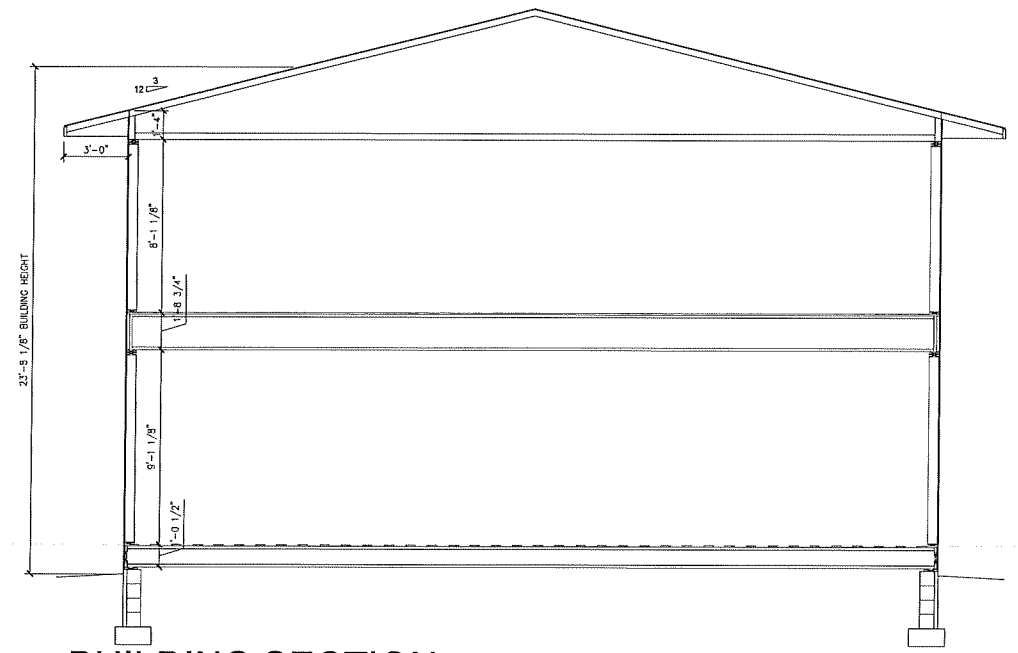
LIC. # 45743

DATE:

TRAVIS MILLER

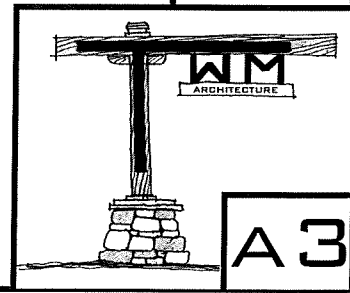


1 WEST ELEVATION  
1/4" = 1'-0" ON 24 X 36 PAPER



2 BUILDING SECTION  
1/4" = 1'-0" ON 24 X 36 PAPER

SEAN & VINCI MILLS  
REMODEL  
8266 HAROLD LANE  
LAKE SHORE, MN



APP # _____
Date _____
(for office use only)

**CITY OF LAKE SHORE  
VARIANCE APPLICATION**

Name of Applicant TRAVIS MILLER Phone 218-821-6780  
 Address 11443 County Road 77 SW Email travis@tvm-arch.com  
 City, State, Zip NISSWA, MN, 56468

Applicant is:	Title Holder of Property:
Legal Owner ( )	<u>Sean + Vinci Mills</u>
Contract Buyer ( )	(Name)
Option Holder ( )	_____
Agent (X)	(Address)
Other _____	_____
	(City, State, Zip)

Signature of Owner, authorizing application: \_\_\_\_\_  
 (By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): TRAVIS  
 (By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:  
8266 HAROLD LANE  
LAKE SHORE, MN

Parcel ID No. 90-399-0140 Zoning District R2

Description of Proposed Project:  
1) ADDITION of 2 STORY 12'x 11'-3 ADDITION  
2) Expansion of Deck to 43'0" ACROSS LAKESIDE  
3) Removal of Existing home + BUILDING NEW HOME 2 STORIES TALL  
4) Removal + Rebuilding of Back house

Specify the section of the ordinance from which a variance is sought:  
CHAPTER - IV - Section #8 - Non-Conforming Structures + Uses

Explain how you wish to vary from the applicable provisions of the ordinance: \_\_\_\_\_

- ① New ADDITION TOO close TO sideyard (4'-8" where 15'-0" is Required)
- ② Deck close TO OHW SETBACK (47'-10" @ closest)
- ③ Impervious Coverage = 29.16% (Existing = 32.83%)
- ④ New Home 2 Stories in height.

A variance is a modification or variation of the provisions of the zoning code as applied to a specific piece of property. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are **practical difficulties** in complying with the zoning ordinance. Practical difficulties as used in connection with granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- (1) In your opinion, is the variance in harmony with the purposes and intent of the ordinance?  
Yes (x) NO ( ) Why or why not?

Rebuilding w/ small addition to footprint that was previously approved. New home to be 2 stories which is similar to other homes in the area.

- (2) In your opinion, is the variance consistent with the Comprehensive Plan?  
Yes (x) No ( ) Why or why not?

The reconstruction supports growth patterns of the Lake Shore Community, property value will be enhanced, character of the area will be maintained and quality of the lake resource will be maintained.

- (3) In your opinion, does the proposal put the property to use in a reasonable manner?  
Yes (x) No ( ) Why or why not?

Other homes near this location are of similar size and scale

- (4) What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

We were previously approved to renovate the property. Upon further inspection it was determined there were foundation issues + the remodel would be a lot of additional work to fix existing conditions.

- (5) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

The height of the home will be the main impact, however the lot to each side has their view directly to the south + the lot to the west has a great deal of space between structures

The height of the building is 1'-4" below the max building ht per ordinance.

23'-8"

- (6) In your opinion, are there circumstances unique to the property?  
Yes (X) No ( ) Why or why not?

THIS LOT HAS A VERY SMALL BUILDING FOOTPRINT.

- (7) In your opinion, will the variance maintain the essential character of the locality?  
Yes (X) No ( ) Why or why not?

THERE ARE OTHER HOMES IN THE NEIGHBORHOOD THAT ARE OF SIMILAR SCALE

- (8) Discuss any environmental limitations of the site or area.

WE HAVE PLANNED TO ENHANCE STORMWATER MANAGEMENT BY REDUCING THE OVERALL IMPERVIOUS COVERAGE, IMPLEMENT A STORMWATER PLAN + REDUCE EROSION BY RIP RAPPING @ THE BATHHOUSE

- (9) Please include any other comments pertinent to this request.

STORMWATER + EROSION CONTROL PLAN.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria above have been satisfied.

## Shoreland & Floodplain Variance Guidance Series

## Impervious Surfaces

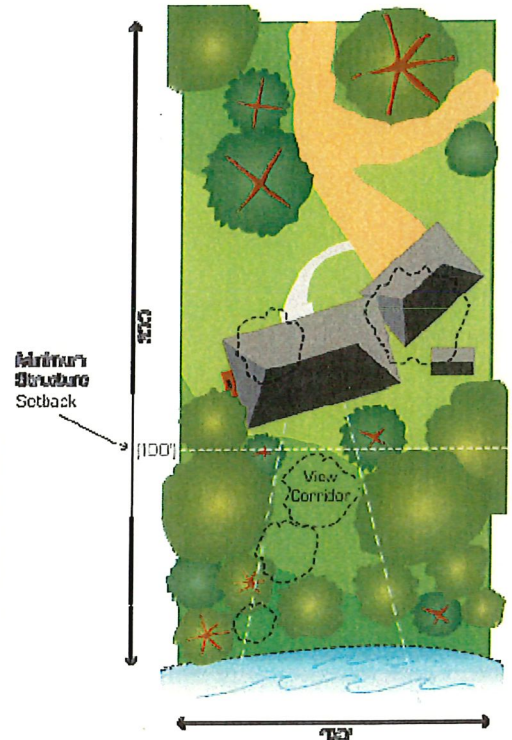
This is one of a series of examples developed as guidance for considering variance requests along lakes and rivers. Consult your local shoreland and floodplain ordinances.

### Why are impervious surface coverage limits important?

In the protection of water quality, the management of rainwater on individual lots is one of our most important tasks. Rainwater that does not infiltrate into the ground or evaporate runs downhill to lakes, wetlands, or rivers. As impervious surface coverage increases, the rate and amount of runoff and pollutants entering public waters increases. When runoff from impervious surface coverage is not addressed, pollution increases and the diversity of aquatic life is reduced. Local governments have limited discretion to deviate from - or grant a variance to - impervious surface limits. They may do so only if *all* of the variance criteria established in state statutes and their local ordinances are met. In evaluating such requests, local governments must examine the facts, determine whether all statutory and local criteria are satisfied, and develop findings to support the decision. If granted, local governments may impose conditions to protect resources. An example impervious surface variance request, with considerations, is provided below.

### Example Impervious Surface Variance Request

A property owner wishes to build a large lakehome on a conforming lot. The lake lot includes a private driveway with a spur to the neighbor's lot, which was placed to avoid an adjacent wetland. The building plans for the new construction plus the existing private road spur to the neighbor's property would exceed the impervious surface limit provision in the local ordinance.



### Considerations for Findings

A good record and findings help keep communities out of lawsuits and help them prevail if they find themselves in one. In evaluating the facts and developing findings for this variance request, *all* of the following statutory criteria must be satisfied, in addition to any local criteria:

- Is the variance in harmony with the purposes and intent of the ordinance?**  
Considering a variance request is a balancing test that requires weighing the need of an individual property owner against the purposes of the shoreland regulations for protecting the public interest. These purposes are derived from Minnesota Shoreland Rules, which established impervious surface caps to prevent excessive runoff from constructed surfaces. Such excessive runoff causes erosion, transport of pollutants to public waters thereby degrading water quality. **Considerations:** *Will deviating from the required limit on this property undermine the purposes and intent of the ordinance? Why or why not? Is it possible to mitigate the consequences of additional impervious surface on-site such that additional runoff will not be produced? Would this mitigation be in harmony with the purposes and intent of the ordinance? Why or why not?*
- Is the variance consistent with the comprehensive plan?**  
The local comprehensive plan establishes a framework for achieving a community's vision for the future. Most plans contain goals and policies for protecting natural resources and shorelands, as well as maps that identify areas of high risk or with high ecological value where development should be avoided. The variance request must be considered with these goals and policies in mind. Maps should be consulted to determine if the property is within any areas identified for protection. **Considerations:** *Which goals and policies apply? Is allowing additional impervious surface and runoff consistent with these goals and policies? Why or why not?*

- **Are there *unique circumstances* to the property not created by the landowner?**  
Unique circumstances relate to physical characteristics of the land - such as lot dimensions, steep slopes, poor soils, wetlands, and trees. These *do not* include physical limitations or personal circumstances created by the property owner that prevent compliance with the impervious surface provision, such as size of home or design preferences. Consider what distinguishes this property from other shoreland properties to justify why the applicant should be able to deviate from the provision when others must comply. **Considerations:** *What physical characteristics are unique to this property that prevent compliance with the requirement? Were any difficulties in meeting the impervious surface limit created by some action of the applicant? Has the applicant demonstrated no other feasible alternatives exist that would not require a variance, such as increasing the setback to reduce driveway length or reducing the lakehome's footprint?*
- **Will the variance, if granted, alter the essential character of the locality?**  
Consider the size of the proposed structure, the extent of encroachment, and how it relates to the shoreline and hydrology of the riparian area. A large addition located close to the shoreline can detract from the natural appearance and character of the lake and its riparian areas and degrade water quality by altering topography, drainage, and vegetation in the riparian area, negatively affecting recreational, natural, and economic values. **Considerations:** *Does the variance provide minimal relief or a substantial deviation from the required setback? Does it affect the natural appearance of the shore from the lake? Does it affect the hydrology of the riparian area?*
- **Does the proposal put property to use in a reasonable manner?**  
Examine the reasons that the variance is requested and evaluate them in light of the purposes of the local shoreland ordinance and the public water resource at stake. Since the impervious surface cap is generally intended to reduce runoff to public waters, it may not be appropriate to allow large areas of constructed surfaces so close to the water. **Considerations:** *Has the applicant demonstrated that the proposed construction is reasonable in this location given the sensitive nature of the area and the purposes of the regulations? Why or why not?*

*Note: The last three criteria address practical difficulties. Economic considerations alone cannot create practical difficulties*

## Range of Outcomes

Based on the findings, several outcomes can occur:

- If the applicant fails to prove that *all* criteria above are met, then the variance must be denied. For example, the local government could find that the building plans itself created the circumstances necessary for a variance rather than the any unique physical characteristics of the property.
- If the applicant demonstrates that *all* criteria are met, then the variance may be granted. For example, the local government could find that the construction footprint is reasonable, the circumstances are unique given the adjacent wetland, and the minor deviation in the impervious surface coverage does not alter the hydrology of the area (as determined through runoff calculations).
- If the variance is granted and the impervious surface in any way alters the hydrology of the area, then conditions may be imposed, such as to increase the structure setback from the lake by 15 feet to reduce the extent of the driveway and minimize the amount of impervious surface coverage over the limit.

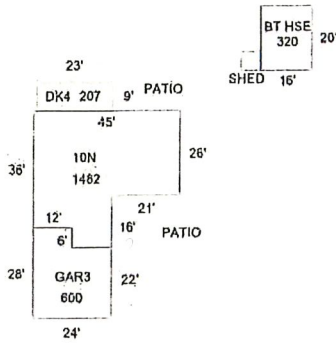
## Conditions on Variances

If findings support granting the variance, consideration must be given to the impacts on the public water and the riparian area and appropriate conditions to mitigate them. Conditions must be directly related and roughly proportional to the impacts created by the variance. Several examples are provided below:

- Modify construction designs (to minimize impact);
- Use permeable pavement systems for walkways, driveways, or parking areas (to reduce effective impervious surface area and infiltrate runoff);
- Direct rain gutter discharges away from the public waters and into infiltration basins (to reduce connected impervious coverage to allow additional areas for infiltration);
- Preserve and restore shoreline vegetation in a natural state (to intercept and filter runoff coming from structures and driveways); and/or
- Increase setbacks from the ordinary high water level (to provide infiltration near public waters).

More information at: [www.dnr.state.mn.us/waters/watermgmt\\_section/shoreland/variances.html](http://www.dnr.state.mn.us/waters/watermgmt_section/shoreland/variances.html)

90-399-0140



Fee Owner: 110162 FALCO: ROSS, DAVID K; ROSS, THERESA A;  
 Taxpayer: 110162 FALCO:FO ROSS, DAVID K; ROSS, THERESA A;  
 LOFTIS, PAMELA A  
 8266 HAROLD LN  
 LAKE SHORE MN 56468-2518  
 Primary Address/911 #: 8266 HAROLD LN  
 LAKE SHORE

DISTRICTS:  
 Twp/City . . : 90 LAKE SHORE CITY  
 Plat . . . : 399 OZONITE PARK  
 School . . . : 181 BRAINERD SCHOOL  
 Lake . . . : 11030500 GULL 134,135-29;30

LEGAL DESCRIPTION:  
 Sec/Twp/Rge : 16 135.0 29 Acres: .00  
 LOT 14

SALES HISTORY:					TRANSFER HISTORY:			
Buyer/Seller	Date	Inst	Reject	Sale	Adjusted	Doc Date	Doc Nbr	To
						2023/05/09	A 00069377	ROSS, DAVID K; ROSS, THE
						2016/11/29	A 000627116	DONALD & VIRGINIA ROSS T

ASSESSMENT DETAILS:					Acres	CAMA	Estimated	Deferred	Taxable
2025 Rcd:	1	Class: 201 Residential	1 unit		.69	812,000	812,000		812,000
		Hstd: 2 Residential-Homestead				225,803	225,800		225,800
		MP/Seq: 90-399-0140	000			1,037,803	1,037,800		1,037,800
		Own% 33	Rel AG% Rel NA% 67	Dsb%		812,000	812,000		812,000
2024 Rcd:	1	Class: 201 Residential	1 unit		.69	862,000	862,000		862,000
		Hstd: 2 Residential-Homestead				209,336	209,300		209,300
		MP/Seq: 90-399-0140	000			1,071,336	1,071,300		1,071,300
		Own% 33	Rel AG% Rel NA% 67	Dsb%		862,000	862,000		862,000
2023 Rcd:	1	Class: 201 Residential	1 unit		.69	762,000	762,000		762,000
		Hstd: 2 Residential-Homestead				211,336	211,300		211,300
		MP/Seq: 90-399-0140	000			973,336	973,300		973,300
		Own% 33	Rel AG% Rel NA% 67	Dsb%		762,000	762,000		762,000

ASSESSMENT SUMMARY:												
Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2025	201	2	812,000	0	225,800	1,037,800		1,037,800			1,037,800	0
2024	201	2	862,000	0	209,300	1,071,300		1,071,300			1,071,300	0
2023	201	2	762,000	0	211,300	973,300		973,300			973,300	0

CAMA LAND DETAILS:												NOTES:			
Land/Unit	Type	Units	Qlt/Acc	-Other-	OV	Base Rate	Adj Rate	Value Asmt	Cd	Acres	PTR	Value	Improvement	CER	Factors
SL	UN	1.00				12000.00	12000.00	12000	1						
305B	FF	100.00				8000.00	8000.00	800000	1	.69					
Front feet: 100.00												Totals: 812,000			

Mineral:

CAMA SUMMARY:

Schedule: 2025 Quintile date: 10/17/2023 Insp/By/Cmp: 01/29/2025 CN R  
 Neighborhood: 90305B GULL LK-S GL4, GL3,5,6; N GL7

Nbr	Typ	Subtype	Description	Wid	Len	Size	Class	Qlt	H/G	Est Value	New Imp	Class Code
1	RES	1-3		9	23	1482	060	H		197,938	0	201
2	RES	GAR	ATT			600	3	G		19,181	0	201
3	OTH	BT HSE		16	20	320	5			5,184	0	201
4	OTH	SHED	ATT/BOAT			1	4			500	0	201
5	OTH	DRIVEWAY				1	2			3,000	0	201
Estimated land value :										812,000		
Mineral value . . . . . :												
Improvement value . . . . . :										225,803		
Total value . . . . . :										1,037,803		

CAMA IMP DETAILS: 1 RES 1-3  
 House/Garage: H Schedule: 2025  
 Construction class/Quality: 060  
 Actual/Effective year built: 1962 1975  
 Condition:

DEPRECIATION PCT GOOD FACTORS:  
 Physical: RES .74  
 Functional incurable . . .  
 Economic: 90305B 1.35  
 Additional . . . . .  
 Total percent good . . . . . 1.00

NOTES: -----

---- Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_010 MEASURED	Y	YES														
_020 VIEWED	Y	INTERIOR														
_030 COLOR	TAN	TAN/BEIGE														
_040 CONSTRUCTN	1	FRAME														
_050 FOUNDATION	1	CONC BLOCK														
_060 EXT WALLS	WD	WD LAF/DRP														
_070 ROOF TYPE	1	GABLE														
_080 ROOF MAT	1	ASPHLT SHG														
_090 WINDOWS	1	CASE C/O														
_090 WINDOWS	4	DBL HUNG														
_100 FURN TYPE	1	FORCED AIR														
_110 FUEL TYPE	4	NAT'RL GAS														
_120 ELEC SERV	7	UNKNOWN														
_130 WELL	Y	YES														
_140 SEPTIC	Y	YES														
_150 INT WALL	1	DRYWALL														
_160 INT FLOOR	1	CPT/VINYL														
_170 # BATHS	2	=2														
_180 # BEDROOMS	2	=2														
_200 PATIO	4	PATIO BLKS		1				600.00		600	1		1.00			599
_201 2ND PATIO	5	POOR		1				200.00		200	1		1.00			200
_240 FIREPLACE1	3	DOOR/CONV		1				6,000.00		6,000	1		1.00			5,994
_250 AIR COND	Y	YES		1				2,000.00		2,000	1		1.00			1,998
_300 STYLE		RAM RAMBLER														
_BAS BASE AREA	060	D6			1482	5		126.36		187,266	1		1.00			187,079
_DK DECKING	4	NO RAIL		9	23	207		10.00		2,070	1		1.00			2,068
Effective BAS rate: 126.23 Totals: 198,136 197,938																
Ground floor area: 1,482																
Gross floor area: 1,482																

CAMA IMP DETAILS: 2 RES GAR ATT  
 House/Garage: G Schedule: 2025  
 Construction class/Quality: 3  
 Actual/Effective year built: 1975  
 Condition:

DEPRECIATION PCT GOOD FACTORS:  
 Physical: RES .74  
 Functional incurable . . .  
 Economic: 90305B 1.35  
 Additional . . . . .  
 Total percent good . . . . . 1.00

NOTES: -----

---- Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS GARAGE	3	TYPICAL		600				32.00		19,200	1		1.00			19,181
Effective BAS rate: 31.97 Totals: 19,200 19,181																
Ground floor area: 600																
Gross floor area: 600																

CAMA IMP DETAILS: 3 OTH BT HSE  
 House/Garage: Schedule: 2025  
 Construction class/Quality: 5  
 Actual/Effective year built:  
 Condition:

DEPRECIATION PCT GOOD FACTORS:  
 Physical: 1.00  
 Functional incurable . . .  
 Economic: 90305B 1.35  
 Additional . . . . .  
 Total percent good . . . . . 1.35

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS BOAT HOUSE 5 OLR/FR CND	16	20	320					12.00	3,840	1			1.00			5,184
Effective BAS rate:			16.20													
Ground floor area:																320
Gross floor area:																320
Totals:									3,840							5,184

CAMA IMP DETAILS: 4 OTH SHED ATT/BOAT DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2025 Physical: 1.00  
 Construction class/Quality: 4 Functional incurable . . .  
 Actual/Effective year built: Economic: 90305B O 1.00  
 Condition: Additional . . . . .  
 Total percent good . . . . . 1.00

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS SHED 4 POOR/MISC			1					500.00	500	1			1.00			500
Effective BAS rate:			500.00													
Ground floor area:																1
Gross floor area:																1
Totals:									500							500

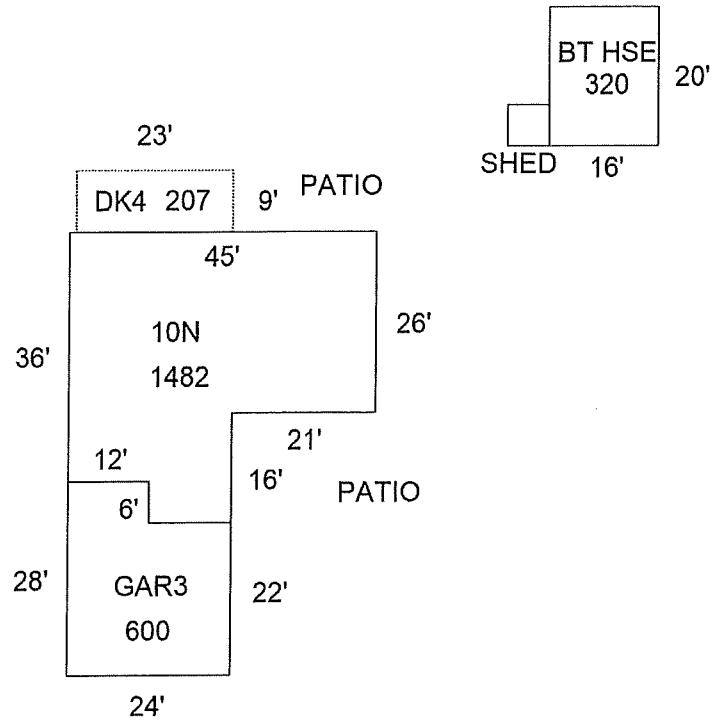
CAMA IMP DETAILS: 5 OTH DRIVEWAY DEPRECIATION PCT GOOD FACTORS: NOTES: -----  
 House/Garage: Schedule: 2025 Physical: 1.00  
 Construction class/Quality: 2 Functional incurable . . .  
 Actual/Effective year built: Economic: 90305B O 1.00  
 Condition: Additional . . . . .  
 Total percent good . . . . . 1.00

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS DRIVEWAY 2 AVG DRIVE			1					3,000.00	3,000	1			1.00			3,000
Effective BAS rate:			3,000.00													
Ground floor area:																1
Gross floor area:																1
Totals:									3,000							3,000

Field check value: Appraiser's initials: Date of inspection:



# 90-399-0140



Sketch by Apex Sketch

BEISE, THEODORE R & CAROLINE R,  
AS TRUSTEES  
1412 FAIRWAY CT  
CHASKA MN 55318-3411

LANGER, MARK  
1193 ESTHER LN  
NISSWA MN 56468-2522

SANCHEZ, RICARDO, JR & SANDRA H &  
SANCHEZ, SANDRA J  
8226 HAROLD LN  
LAKE SHORE MN 56468-2518

CHASE, LEE M & TRACY M, TRUSTEES  
310 9TH ST  
EUREKA SD 57437-2137

LARKIN, MARK J & JUDITH L  
1027 SW PEPPERIDGE TER  
BOCA RATON FL 33486-5544

SMITH, GERALD KELSEY & PATRICIA  
SOLLINS, AS TRUSTEES  
4801 W 44TH ST  
EDINA MN 55424-1006

DOMAAS, DAVID E  
100 3RD AVE S UNIT 201  
MINNEAPOLIS MN 55401-2543

LUKER, MICHAEL A & SANDRA K, TRSTEE  
17355 HANSON CT  
EDEN PRAIRIE MN 55347-4284

TAX FORFEITED

DOUGHERTY, THOMAS L & JEFFREY E &  
DOUGHERTY, JUDY L & NUSARA  
80463 MUIRFIELD DR  
INDIO CA 92201-2769

MCFARLAND, DONALD & PATRICIA  
PO BOX 563  
BRAINERD MN 56401-0563

TUOMI, JESSE  
8262 GULLWOOD RD  
LAKE SHORE MN 56468-8753

GERBER, SCOTT D & GERBER, KARLA  
514 140TH AVE NE  
HAM LAKE MN 55304-6732

NEWPOWER, CHRISTOPHER J & HEIDI S  
15784 FENWAY CIR N  
HUGO MN 55038-7429

VENERABLE CORPORATE & TRUST SVCS,  
LLC, AS TRUSTEE  
1700 66TH ST N # 104-186  
SAINT PETERSBURG FL 33710-5544

GRAN, RYAN D  
1318 7TH ST S  
FARGO ND 58103-4216

ORDORFF, JENNIFER, AS TRUSTEE  
5515 HIGHWOOD DR W  
EDINA MN 55436-1226

WELK FAMILY TRUST  
150 SPUR CIR  
WAYZATA MN 55391-9577

GULLWOOD PROPERTIES LLC  
PO BOX 966  
LONG LAKE MN 55356-0966

PFANNENSTEIN, DWIGHT & BONFIG, AMY  
11495 325TH ST  
AVON MN 56310-9686

HALVERSON, BRIAN C  
1209 ESTHER LN  
LAKE SHORE MN 56468-2521

RITSCHKE, VICTORIA L, TRUSTEE  
PO BOX 585  
NISSWA MN 56468-0585

HEATHER M KNORR REVOC TRUST  
C/O HEATHER M & BRIAN KNORR - TTEES  
540 CAMPBELL CT NW  
HUTCHINSON MN 55350-1479

RUCKDASHEL, RICHARD B & CANDACE J  
7070 153RD ST W APT 406  
APPLE VALLEY MN 55124-7187

KATKA, STEVEN W & KATHRYN A  
307 GOLFVIEW DR  
ALBANY MN 56307-9315

RUTTGER, SHARON J, TRUSTEE  
8276 GULLWOOD RD  
LAKE SHORE MN 56468-8753

2026 Land Use Permits												
PERMIT NUMBER	DATE RECD	DATE APPROVED	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE	Check#	Condition(s)	
4011	2/23/2026	3/2/2026	8761 Lincoln Green Rd	Fauchald	Jay & Donna	R-2	90-437-2371	700 sq. ft. of living quarters above existing garage and new septic system	\$300 & \$225	13580 & 13584	Must meet conditions of approved variance from 7/14/25	
4012	2/27/2026	3/2/2026	7355 Jacobs Rd	Bitter	Alex	A	90-006-1402	Remodel: Existing attached garage to be turned into formal entry and an additional bedroom.	\$250	3508	None	
4020	3/10/2026	3/11/2026	8516 Interlachen Rd	Nemeth	Benjamin	R-2	90-437-1355	Repair shoreline from ice heave	\$75	7191		
4021	3/10/2026	3/11/2026	976 Point Narrows Rd	Klocke	David	R-2	90-004-4304	29x37 detached garage, storage only, no living quarters allowed	\$500	5023	Must meet Section 17 of the city ordinance. Previous approved permit expired.	
4022	3/10/2026	3/11/2026	7992 Ridge Rd	Svendse n	Brandon	R-2	90-009-3305	10x12 Water Oriented Accessory Structure	\$75	2187	Must meet Section 17.2 & 17.3.12	
4023	3/4/2026	3/16/2026	9302 Interlachen Rd	Juntunen	Daniel & Denae	R-2	90-469-0306	8x11 sauna, grading, replace existing patio, replace existing steps, add new sidewalk and re-vegetate.	\$325	35956	Conditions provided in letter	
4024	3/12/2026	3/16/2026	9264 Interlachen Rd	Benson	Lloyd	R-2	90-466-0110	Replace existing steps, replace existing 80 sq. ft. deck, repair riprap, add sidewalk to north side, install boulder edging, grading, re-vegetate using native plants & shrubs per DNR.	\$150	35955	Conditions provided in letter	
4025	3/17/2026	3/18/2026	8704 Interlachen Rd	m	Steven	R-2	1970	Repair shoreline from ice heave	\$75	20346		
4026	3/17/2026	3/18/2026	8561 Nottingham Rd	Smith	Michael	R-2	90-437-1650	garage, porch (1,977 sq. ft. total) and 156 sq. ft. deck and new septic system per BOA 2/9/2026.	\$925	504	Conditions per PCBOA meeting 2/9/2026	
4027	3/23/2026	3/23/2026	8508 Interlachen Rd	Naslund	Ronald	R-2	90-437-1345	Repair shoreline from ice heave	\$75	10493		
4028	3/23/2026	3/24/2026	8228 Harold Ln	Kalka	Steven	R-2	90-399-0080	Remove existing deck and replace with 12x26 (312 sq. ft.)	\$200	6079	Must meet all setbacks per Section 17.2	

2026 Land Use Permits											
PERMIT NUMBER	DATE RECD	DATE APPROVED	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE	Check#	Condition(s)
4030	4/6/2026	4/7/2026	982 Bass Lake Rd	Pelto	Brian	R-2	90-378-0121	Install left elevator	\$75		Must meet all setbacks per Section 17.2 & 17.3.4
4031	4/6/2026	4/7/2026	8762 Interlachen Rd	Smith	Patrick	R-2	90-437-2530 & 2535	Install left elevator	\$75	3531	Must meet all setbacks per Section 17.2 & 17.3.4
4032	4/7/2026	4/9/2026	8642 Birchwood Hills Rd	Sandoz	Kip & Cindy	R-2	90-021-4220	Replace existing riprap, sand blanket edger, steps (2), and dock mooring stone (1).	\$150	9950	Must meet Sections 17.3.4 & 36.7 of zoning ordinance
4033	4/13/2026	4/15/2026	8708 Interlachen Rd	Fritz	Emily	R-2	90-437-1975	Seasonal Camper	\$50	2780	Must follow Section 37
4034	4/13/2026	4/15/2026	8708 Interlachen Rd	Fritz	Emily	R-2	90-437-1075	Repair shoreline from ice heave	\$75	2779	n/a
4035	4/9/2026	4/15/2026	9284 Interlachen Rd	Young	Thomas	R-2	90-469-0304	Replace steps to the lake, replace timber wall with boulder wall, add boulder croppings and 10 cu. yards of grading in SI21.	\$150		Must meet Section 17.3.4
4036	4/16/2026	4/17/2026	8690 Interlachen Rd	Viesmann	Doug & Darlene	R-2	90-437-1955	Replace existing septic system	\$225		
4037	4/6/2026	4/20/2026	8082 Whitstrom Rd	Hund	Cory & Carrie	R-2	90-387-0081	Construct a 1,087 square foot garage addition with 2nd story.	\$600		Must meet Section 17.2
4038	4/22/2026	4/22/2026	9182 Pebble Beach Rd	Wilson	Alexander	R-2	90-457-0140	Repair shoreline from ice heave	\$75	cash	n/a
4039	4/27/2026	4/29/2026	1111 Miller Lane	Woll	Jim	R-2	90-016-3105	Repair shoreline from ice heave	\$75		n/a
4040	4/28/2026	4/29/2026	8610 Birchwood Hills Rd & 8681 Fernmont Trl	Johnson	Arnie	R-2	90-021-4116 & 4118	Repair shoreline from ice heave	\$150	cash	n/a