
CITY OF LAKE SHORE
PLANNING COMMISSION/BOARD OF ADJUSTMENT

AGENDA

June 08, 2026, 9:00 am

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. May 11, 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 06-26 – (5a):** 2 Gulls & 3 Buoys, LLC requests a variance to construct an addition to the northwest of an existing legal non-conforming dwelling that will connect the detached accessory structure to the principal dwelling, which will not meet the side yard setback. PID# 90-437-2555.
 - b. **Variance Application 06-26 – (5b):** Juntunen, Daniel & Danae requests a variance to construct guest quarters above an existing garage, which will not meet the side yard setback and shoreline lot width requirements, less than allowed by city ordinance. PID# 90-469-0306.
6. **New Business** (*Motion to approve, amend, or table*)
 - a. Johnson, James M & L G Haugen Trust – Metes & Bounds Lot Line Adjustment – PID #90-469-0368 & 90-469-0370.
 - b. Greene, Jerry & Karla – PID #90-469-0324
7. **Old Business**
 - a. None
8. **Reports**
 - a. City Engineer
 - b. Chairman
 - c. Council Liaison
 - d. Planning & Zoning
 - May Permit Report
9. **Public Forum**
10. **Adjournment** (*Motion to adjourn*)

**BOARD OF ADJUSTMENT/PLANNING COMMISSION
CITY OF LAKE SHORE
LAKE SHORE CITY HALL
MINUTES
MAY 11, 2026
9:00 AM**

Commission Members in attendance: Commission Vice-Chair Dave Riegert, Sean Weldon, TJ Graber, and Alternate Kevin Egan; Council Liaison Darcy Peterson; City Engineer Alex Bitter; Sourcewell Nicole Hausmann; and Deputy Clerk Kathy Johansen. Absent were Commission Chair PJ Smith and Member Alex Kuhn. A quorum was present, and the Commission was competent to conduct business. There were three people in the audience, including Travis Miller, Patti, and Kelsey Smith.

Commission Vice-Chair Riegert called the meeting to order at 9:00 AM.

Approval of the March 9, 2026, Regular Meeting Minutes – MOTION BY KEVIN EGAN AND SECONDED BY TJ GRABER TO APPROVE THE MINUTES FOR THE MARCH 9, 2026, BOARD OF ADJUSTMENT/PLANNING COMMISSION AS PRESENTED. MOTION PASSED.

PUBLIC HEARING –

MOTION BY SEAN WELDON AND SECONDED BY KEVIN EGAN TO OPEN THE PUBLIC HEARING AT 9:01 AM. MOTION PASSED.

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.

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 29.16% 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.

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 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 zoning or building 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.

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 and city engineer were notified on April 23rd, and no public comments from the community have been received.

Nicole Hausmann presented Variance Application 05-26 (5a).

Travis Miller, TWM Architecture, and agent for Sean and Vinci Mills, stated that a decision was made to start over with a new plan. There were foundation issues with the existing structure, so the owners decided they'd like to proceed with a new build, adding a second level, and do something a little nicer than what was originally planned.

Travis mentioned they could make the driveway and walkway pervious, so the coverage would drop to 26.79%. The stormwater plan shows 29% impervious coverage, so we would reduce it slightly. The boathouse on the lot will be reconstructed without changing the footprint. There are existing patios down by the dock, one by the deck, and one on the street-side entry. Those will all be removed. The building is a 2-story structure.

Dave Riegert questioned whether the impervious calculation included the decks.

Travis Miller indicated there would not be a hard surface under the decks, so water can flow through to the ground.

Alex stated that they are redirecting the water run-off, so he would look into the definitions for Lake Shore.

Nicole Hausmann stated there is nothing in the city code that states whether a deck is pervious or impervious. There are definitions of what is pervious and what is impervious. Depending on the materials involved, spacing is also a consideration in determining whether coverage is impervious or pervious.

Further discussion continued regarding the layout of the building on the property.

MOTION BY KEVIN EGAN AND SECONDED BY TJ GRABER TO APPROVE VARIANCE OPTION #1 AND #2, 05-26 (5B) WITH YES STAFF FINDINGS AND CONDITIONS, AND AMEND AND APPROVE #3 (REDUCTION OF THE IMPERVIOUS COVERAGE) AND ADD CONDITION #7 ON THE RECOMMENDATION OF THE CITY ENGINEER FOR USING PERVIOUS MATERIALS AND MAINTENANCE PLAN PER CITY CODE. MOTION PASSED.

MOTION BY SEAN WELDON AND SECONDED BY TJ GRABER TO CLOSE THE PUBLIC HEARING AT 9:24 AM. MOTION PASSED.

NEW BUSINESS – There was no new business.

OLD BUSINESS – There was no old business.

REPORTS

City Engineer – Alex Bitter – Alex had nothing to report.

The commission members asked Alex to give a report on the trial's progress.

Alex Bitter shared that some stormwater would be going in. Easements are almost complete. The boardwalk has not started due to the lack of core permits. Change Order #2 will be implemented. The paved portion will be done this year, and the boardwalk will be done next year.

Chair – Vice-Chair Dave Riegert had nothing to report.

Council Liaison – Darcy Peterson had nothing to report.

Zoning Administrator – Nicole Hausmann referenced the March and April permits in the packet.

PUBLIC FORUM – There was no public forum.

MOTION BY TJ GRABER AND SECONDED BY SEAN WELDON TO ADJOURN THE BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING OF MAY 11, 2026, AT 9:40 AM. MOTION PASSED.

Transcribed by Kathy Johansen
Lake Shore Deputy Clerk

GIS Imagery 2024, Cass County GIS, Contours:



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



Application:

The applicant is requesting the following variance:

1. To construct an 885 square foot addition to the west of an existing legal non-conforming dwelling with a 43 square foot roof over an open-air window well, and a 254 square foot covered open-air walkway (connecting the detached accessory structure to the principal dwelling)
 - a. Located 5 feet on the northwest side (garage side) and 6 feet on the northeast side (dwelling side), where 15 feet is required (Section 17.2).
 - i. All per architectural drawings received 5/07/2026 with the application.

The subject property is 47,794 sq. ft. and is zoned Residential, Medium Density R-2 (Shoreland) – Gull Lake (General Development).

Background Information:

The subject property was approved for a variance back on October 13, 2025. A permit application was submitted to the city with a deviation from the original approved variance. Per condition #1, deviations from the presented plan will require approval from the Board of Adjustment.

The current impervious surface coverage is 17.6%, and with the proposed new coverage, it would increase to 20.9%. A Stormwater Management Plan was developed and submitted with the application.

EXISTING IMPERVIOUS CALCULATIONS	
EXISTING HOUSE	= 1,226 S.F.
EXISTING BOATHOUSE	= 124 S.F.
EXISTING GARAGE	= 790 S.F.
EXISTING CABIN	= 481 S.F.
EXISTING SHED	= 114 S.F.
EXISTING OUTHOUSE	= 27 S.F.
DRIVEWAY	= 3,988 S.F.
CABIN WALK/ WDW WELL	= 288 S.F.
SIDEWALKS	= 628 S.F.
LAKE SIDE PATIO	= 733 S.F.
TOTAL EXISTING IMPERVIOUS	= 8,369 S.F.
LOT SIZE	= 47,794 S.F.
EXISTING IMPERVIOUS COVERAGE	= 17.6 %

PROPOSED IMPERVIOUS CALCULATIONS	
EXISTING HOUSE	= 1,120 S.F.
EXISTING BOATHOUSE	= 124 S.F.
EXISTING GARAGE	= 790 S.F.
EXISTING CABIN	= 481 S.F.
EXISTING SHED	= 114 S.F.
EXISTING OUTHOUSE	= 27 S.F.
SOUTH ADDITION	= 696 S.F.
SOUTH COVERED ENTRY	= 80 S.F.
GARAGE COVERED WALKWAY	= 254 S.F.
GARAGE TO HOUSE ADDITION	= 665 S.F.
COVERED WINDOW WELL	= 43 S.F.
DRIVEWAY	= 3,988 S.F.
CABIN WALK	= 244 S.F.
SIDEWALK TO NEW ENTRY	= 143 S.F.
STAIRS TO LAKE	= 280 S.F.
LAKE SIDE PATIO	= 733 S.F.
TOTAL PROPOSED IMPERVIOUS	= 10,002 S.F.
LOT SIZE	= 47,794 S.F.
PROPOSED IMPERVIOUS COVERAGE	= 20.93 %

Permit history:

- 6/29/2000 – CUP for addition to structure
 - 6/27/2001 – Variance for garage (side yard setback)
 - 11/25/2002 – After the fact variance for garage (new setbacks)
 - 10/13/2025 – Variance approved
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Complete Application Received:	5/08/2026
Action Deadline:	7/08/2026
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	\$400.00 & \$46.00 (recording)
Authorized Agent:	Travis Miller
Reviewed by:	
• City Engineer:	Email sent 5/21/2026
• City Attorney:	N/A
Notifications:	
• DNR:	Email sent 5/21/2026
• MNDOT:	N/A
• CASS HWY:	N/A
• Neighbors within 500 ft.:	Letter mailed 5/21/2026
• Published in newspaper:	05/27/2026

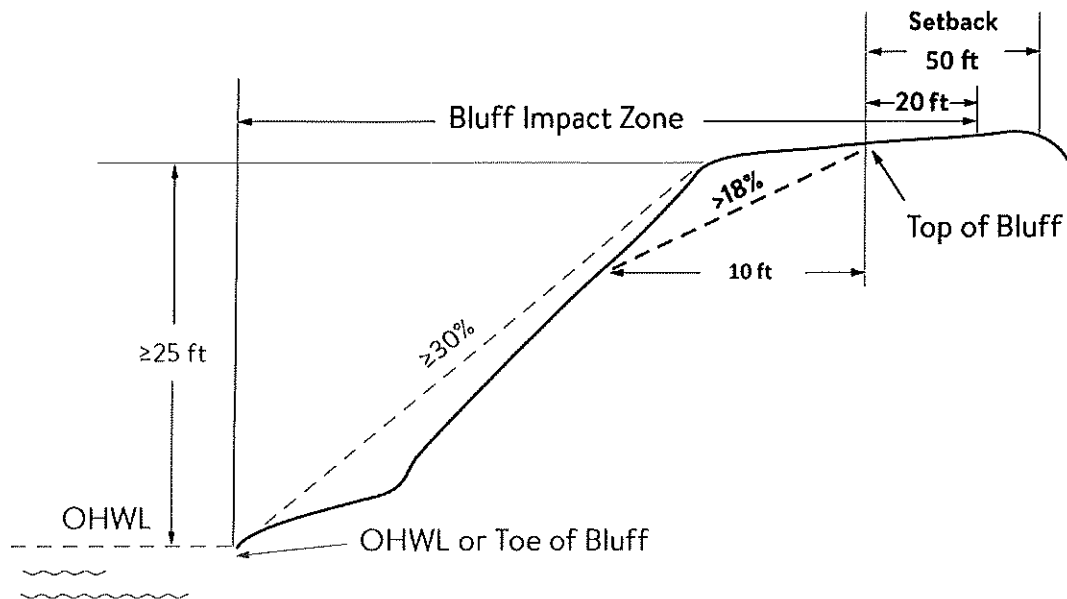
Applicable Regulations: The following ordinance regulations apply to this request:

Definitions:

4.3 Bluff.

A topographic feature such as a hill, cliff, or embankment having the following characteristics:

- A. Part or all of the feature is located in a shoreland area;
- B. The slope must drain toward the waterbody;
- C. The slope rises at least 25 feet above the ordinary high water level;
- D. The grade of the slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30 percent or greater (see Figure 1).
- E. Figure 1. Illustration of Bluff



4.4 Bluff Impact Zone. A bluff and land located within 20 feet of the top and toe of a bluff. See Figure 1.

4.5 Bluff, Toe. For the purpose of measuring setbacks, the lower point of a 10-foot segment with an average slope exceeding 18 percent or the ordinary high water level, whichever is higher. See Figure 1.

4.6 Bluff, Top. For the purpose of measuring setbacks, bluff impact zone, and administering vegetation management standards, the higher point of a 10-foot segment with an average slope exceeding 18 percent. See Figure 1.

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	1 Unit/20,000	1 Unit/40,000	1 Unit/

(duplex or guest cabin with principal structure are considered two units)			80,000
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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

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

1. The subject property is located at 8784 Interlachen Rd and is zoned Residential, Medium Density R-2 (Shoreland); (Gull Lake - General Development).
2. The subject property is 1.09 Acres (47,794 sq. ft.) total
3. The subject property contains a legal existing non-conforming dwelling.
4. The subject property contains a legal existing non-conforming guest cottage.
5. The existing accessory structure with living quarters would become part of the principal structure if a variance were approved.
6. The proposed addition would meet the lake setback and the road right-of-way setback, per architectural drawings received 5/07/2026 and the Certificate of Survey on file from 9/16/2025.
7. The applicant has provided a new septic system design to be installed with the proposed additions. This design has been reviewed and approved by Andy Schwartz.
8. The total impervious surface for the property, including the proposed additions and existing structures provided on the site plan received 5/07/2026, is 20.93%, 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 (stormwater management plan required per section 17.3.3).
9. Section 8.2 of the City of Lake Shore ordinance allows for a one-time addition to a non-conforming principal structure to be permitted without the need for a variance, provided all requirements of the section are met. This section does not allow for a structure over 2,500 square feet, which can only be approved by means of a variance from the code requirements.
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 along with the variance application.
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 City Engineer has been notified of the request.
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 put to a reasonable use that is not otherwise permitted by the zoning ordinance. The property is already developed with existing structures, and its use is constrained by site-specific conditions, including lot configuration, limited buildable area, and applicable shoreland and setback requirements. These conditions restrict the use of the property in a reasonable manner in compliance with strict ordinance standards. The requested variance allows for a reasonable use of the property that is consistent with existing development on the site and the surrounding area, while still maintaining the intent of the ordinance.
16. Does the property have unique circumstances that were not created by the landowner?
- a. Yes, the property is subject to unique circumstances that were not created by the landowner. These include the property's existing lot configuration, limited buildable area, and its location within the shoreland area, which impose additional setback and development constraints beyond those affecting typical lots in the zoning district. The presence of existing development and natural features further limits the reasonable placement of structures or improvements. These conditions are inherent to the property and predate the current variance request, making them unique circumstances not created by the landowner.
17. If the variance is granted, will the essential character of the locality remain consistent?
- a. Yes, granting the variance will not alter the essential character of the locality. The proposed request is consistent with the scale, placement, and pattern of existing development on the subject property and in the surrounding area. The variance allows for reasonable use of the property while maintaining compliance with other applicable zoning and shoreland standards. As proposed, the variance will not introduce a use, intensity, or visual impact that is incompatible with neighboring properties, and the overall character of the locality will remain unchanged.
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 variance request is based on factors beyond economic considerations alone. The request is grounded in site-specific physical conditions of the property, including existing development constraints, limited buildable area, and applicable zoning and shoreland requirements, which restrict reasonable use under strict ordinance standards. These conditions necessitate consideration of a variance to allow reasonable use of the property, rather than a request made solely for financial gain or convenience.

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

20. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
- a. No, granting the variance would not be necessary to allow the property to be put to a reasonable use not otherwise permitted by the zoning ordinance. The property already has a reasonable use under the ordinance, and a variance was previously approved for

this request with less square footage. The current request exceeds what is reasonably necessary to use the property.

21. 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 site characteristics and development constraints cited in support of the variance are the same conditions that existed when a prior variance was approved for this property involving the same request with less square footage. The current variance request represents an expansion of the previously approved variance rather than a newly discovered or unique site condition.
22. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, granting the variance will not alter the essential character of the locality. The proposed request is consistent with the scale, placement, and pattern of existing development on the subject property and in the surrounding area. The variance allows for reasonable use of the property while maintaining compliance with other applicable zoning and shoreland standards. As proposed, the variance will not introduce a use, intensity, or visual impact that is incompatible with neighboring properties, and the overall character of the locality will remain unchanged.
23. 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)
24. Has the variance request been made based on reasons other than economic considerations alone?
 - a. No, the variance request has not been demonstrated to be based on reasons other than economic considerations alone. The property was previously approved for a variance for the same request with less square footage, which allowed for reasonable use of the property under the zoning ordinance. The current request seeks additional square footage beyond what was previously approved and appears to be driven by a desire for expanded development rather than new or unique site constraints. As such, the request is primarily based on convenience and increased usability rather than factors independent of economic considerations.

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 proposed downspout gutters and stormwater retention areas, as shown on the stormwater management plan, shall be implemented upon completion of the project if/when a zoning permit is applied for and approved by the City.
5. 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.
6. The guest cottage shall remain accessory to the principal use and shall not be sold or rented as a separate dwelling without further city approval.

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.

DAVID AND SHARON BAUDLER 8788 INTERLACHEN ROAD, LAKE SHORE, MN

DRAWING INDEX

- S1 - EXISTING & PROPOSED SITE PLAN
- S2 - STORM WATER MANAGEMENT PLAN, STAKING PLAN
- A1 - EXISTING PLANS
- A2 - EXISTING PLANS
- A3 - EXISTING ELEVATIONS & SECTIONS
- A3.1 - PROPOSED FOUNDATION PLAN & DETAILS
- A4 - PROPOSED LOWER LEVEL PLAN & SCHEDULE
- A5 - PROPOSED MAIN LEVEL PLAN & SCHEDULES
- A6 - PROPOSED UPPER LEVEL PLAN & SCHEDULE
- A7 - PROPOSED ELEVATIONS
- AB - PROPOSED ELEVATIONS
- A9 - ROOF PLAN, DETAILS
- A10 - BUILDING SECTIONS
- A11 - BOATHOUSE

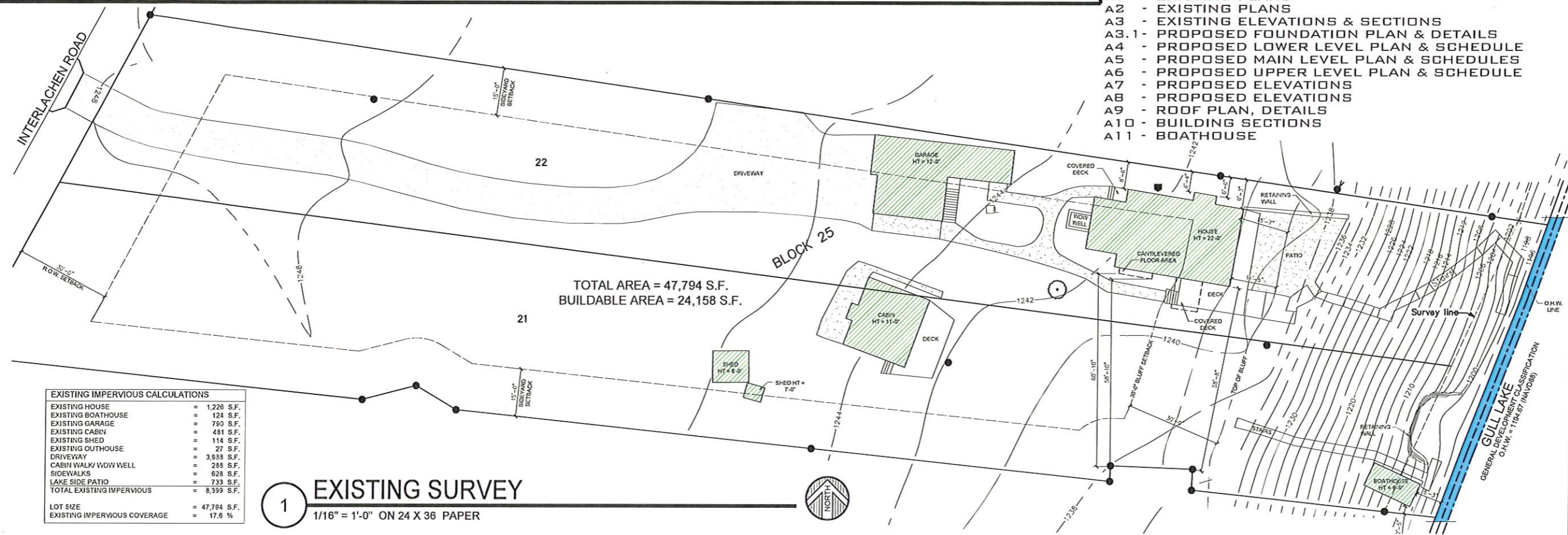
05-07-26

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



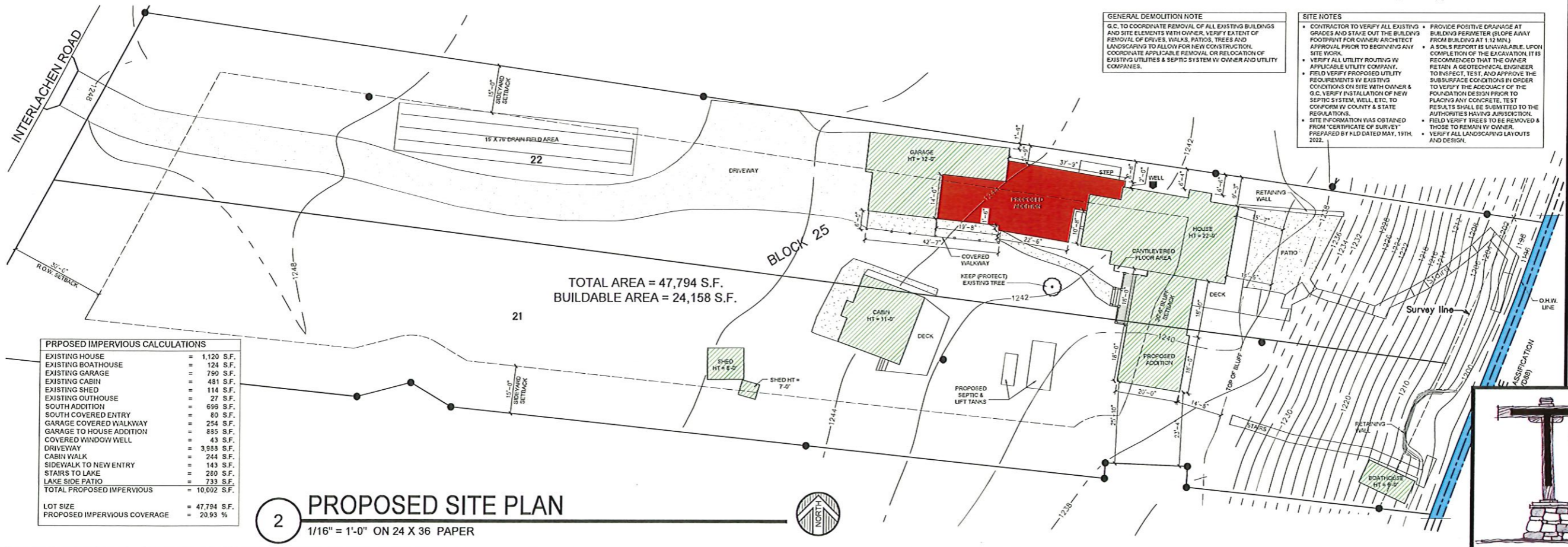
EXISTING IMPERVIOUS CALCULATIONS	
EXISTING HOUSE	= 1,226 S.F.
EXISTING BOATHOUSE	= 124 S.F.
EXISTING GARAGE	= 750 S.F.
EXISTING CABIN	= 481 S.F.
EXISTING SHED	= 114 S.F.
EXISTING OUTHOUSE	= 27 S.F.
DRIVEWAY	= 3,988 S.F.
CABIN WALK/ WDW WELL	= 285 S.F.
SIDEWALKS	= 628 S.F.
LAKE SIDE PATIO	= 733 S.F.
TOTAL EXISTING IMPERVIOUS	= 8,399 S.F.
LOT SIZE	= 47,794 S.F.
EXISTING IMPERVIOUS COVERAGE	= 17.5 %

1 EXISTING SURVEY
1/16" = 1'-0" ON 24 X 36 PAPER

GENERAL DEMOLITION NOTE
G.C. TO COORDINATE REMOVAL OF ALL EXISTING BUILDINGS AND SITE ELEMENTS WITH OWNER. VERIFY EXTENT OF REMOVAL OF DRIVES, PATIOS, TREES AND LANDSCAPING TO ALLOW FOR NEW CONSTRUCTION. COORDINATE APPLICABLE REMOVAL OR RELOCATION OF EXISTING UTILITIES & SEPTIC SYSTEM W/ OWNER AND UTILITY COMPANIES.

SITE NOTES

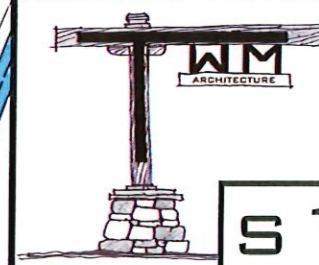
- CONTRACTOR TO VERIFY ALL EXISTING GRADES AND STAKE OUT THE BUILDING FOOTPRINT FOR OWNER ARCHITECT APPROVAL PRIOR TO BEGINNING ANY SITE WORK.
- VERIFY ALL UTILITY ROUTING W/ APPLICABLE UTILITY COMPANY.
- FIELD VERIFY PROPOSED UTILITY REQUIREMENTS W/ EXISTING CONDITIONS ON SITE WITH OWNER & G.C. VERIFY INSTALLATION OF NEW SEPTIC SYSTEM WELL ETC. TO CONFORM W/ COUNTY & STATE REGULATION.
- SITE INFORMATION WAS OBTAINED FROM "CERTIFICATE OF SURVEY" PREPARED BY RLD DATED MAY, 19TH, 2008.
- PROVIDE POSITIVE DRAINAGE AT BUILDING PERIMETER (SLOPE AWAY FROM BUILDING AT 1:12 MIN.)
- A SOILS REPORT IS UNAVAILABLE. UPON COMPLETION OF THE EXCAVATION, IT IS RECOMMENDED THAT THE OWNER RETAIN A GEOTECHNICAL ENGINEER TO INSPECT, TEST, AND APPROVE THE SUBSURFACE CONDITIONS IN ORDER TO VERIFY THE ADEQUACY OF THE FOUNDATION DESIGN PRIOR TO PLACING ANY CONCRETE. TEST RESULTS SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION.
- FIELD VERIFY TREES TO BE REMOVED & THOSE TO REMAIN W/ OWNER. VERIFY ALL LANDSCAPING LAYOUTS AND DESIGN.



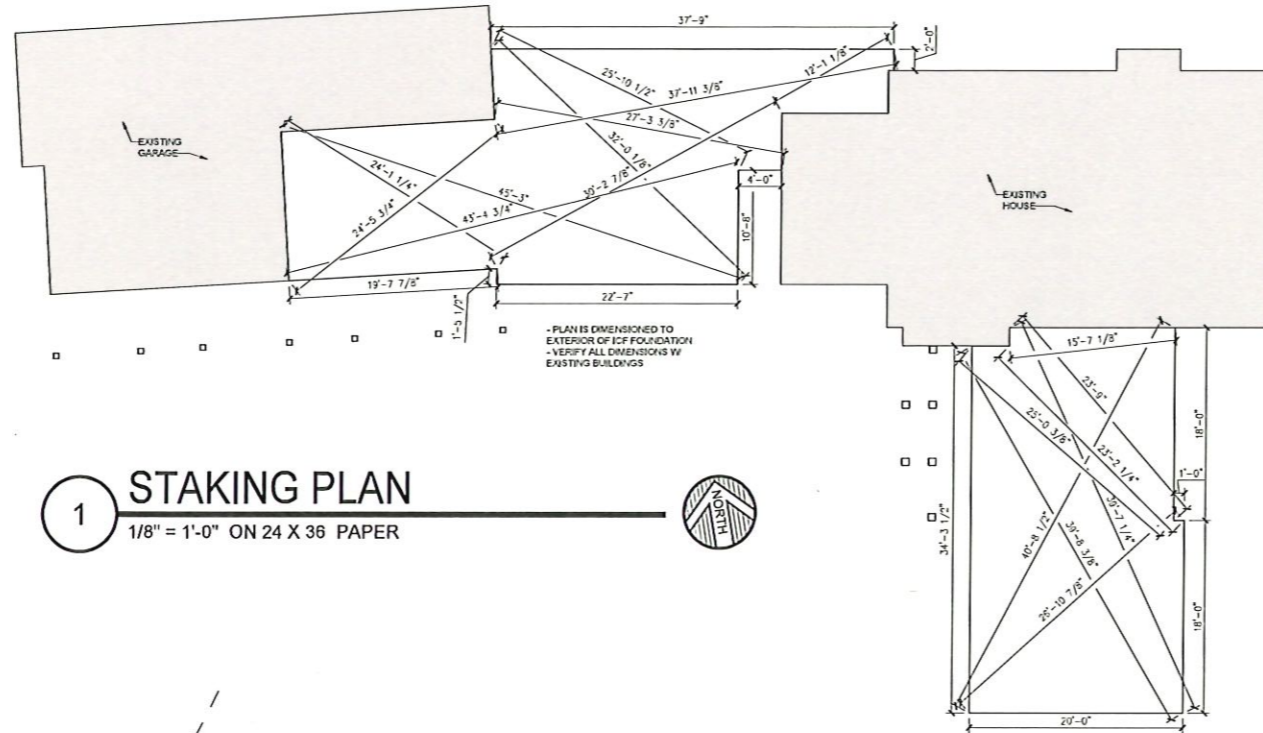
PROPOSED IMPERVIOUS CALCULATIONS	
EXISTING HOUSE	= 1,120 S.F.
EXISTING BOATHOUSE	= 124 S.F.
EXISTING GARAGE	= 750 S.F.
EXISTING CABIN	= 481 S.F.
EXISTING SHED	= 114 S.F.
EXISTING OUTHOUSE	= 27 S.F.
SOUTH ADDITION	= 699 S.F.
SOUTH COVERED ENTRY	= 80 S.F.
GARAGE COVERED WALKWAY	= 254 S.F.
GARAGE TO HOUSE ADDITION	= 855 S.F.
COVERED WINDOW WELL	= 43 S.F.
DRIVEWAY	= 3,988 S.F.
CABIN WALK	= 244 S.F.
SIDEWALK TO NEW ENTRY	= 143 S.F.
STAIRS TO LAKE	= 280 S.F.
LAKE SIDE PATIO	= 733 S.F.
TOTAL PROPOSED IMPERVIOUS	= 10,002 S.F.
LOT SIZE	= 47,794 S.F.
PROPOSED IMPERVIOUS COVERAGE	= 20.93 %

2 PROPOSED SITE PLAN
1/16" = 1'-0" ON 24 X 36 PAPER

DAVID & SHARON BAUDLER
LAKE HOME ADDITION
 8788 INTERLACHEN ROAD
 LAKE SHORE, MINNESOTA 56468



S1



1 STAKING PLAN
 1/8" = 1'-0" ON 24 X 36 PAPER

STORM WATER SUMMARY
 10,002 S.F. OF IMPERVIOUS AREA

STORM WATER STORAGE VOLUME REQUIRED FOR A 1" RAIN EVENT:
 10,002 X 0.083 = 830 CUBIC FEET OF STORAGE REQUIRED

STORM WATER RETENTION AREA #1 (ROCK AND PLANTING AREAS)
 1,049 S.F. WITH AN AVERAGE DEPTH OF 2"
 1,049 X 0.167 = 175 CUBIC FEET OF STORAGE

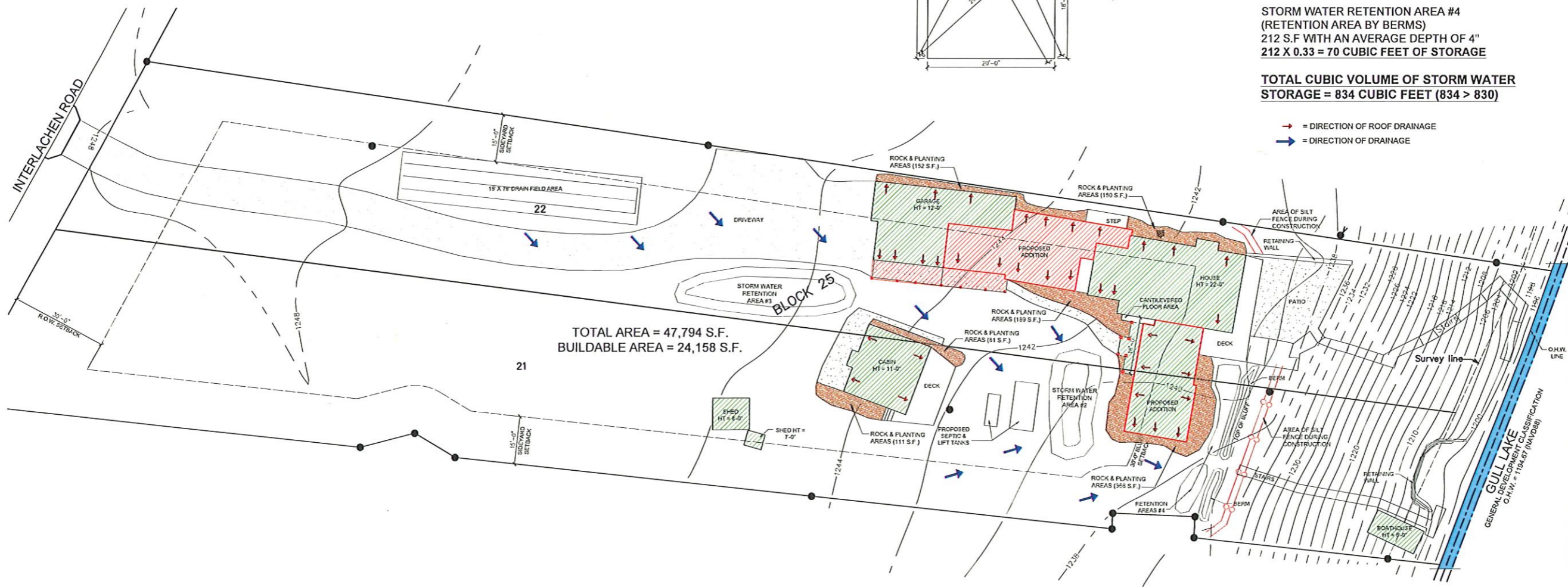
STORM WATER RETENTION AREA #2 (RETENTION AREA BY SEPTIC TANKS)
 466 S.F. WITH AN AVERAGE DEPTH OF 6"
 466 X 0.5 = 233 CUBIC FEET OF STORAGE

STORM WATER RETENTION AREA #3 (RETENTION AREA BY DRIVEWAY)
 712 S.F. WITH AN AVERAGE DEPTH OF 6"
 712 X 0.5 = 356 CUBIC FEET OF STORAGE

STORM WATER RETENTION AREA #4 (RETENTION AREA BY BERMS)
 212 S.F. WITH AN AVERAGE DEPTH OF 4"
 212 X 0.33 = 70 CUBIC FEET OF STORAGE

TOTAL CUBIC VOLUME OF STORM WATER STORAGE = 834 CUBIC FEET (834 > 830)

→ = DIRECTION OF ROOF DRAINAGE
 → = DIRECTION OF DRAINAGE

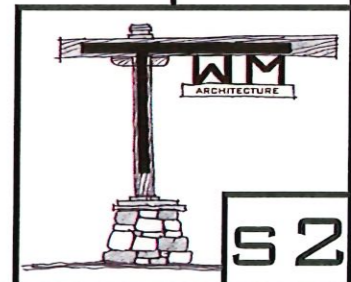


2 PROPOSED STORM WATER MANAGEMENT PLAN
 1/16" = 1'-0" ON 24 X 36 PAPER

DAVID & SHARON BAUDLER
LAKE HOME ADDITION
 8788 INTERLACHEN ROAD
 LAKE SHORE, MINNESOTA 56468

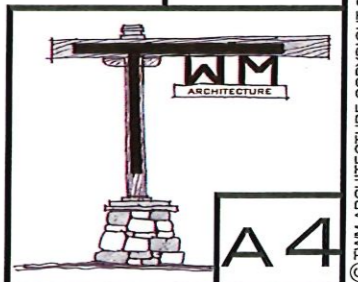
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

TRAVIS MILLER DATE: LIC. # 45743



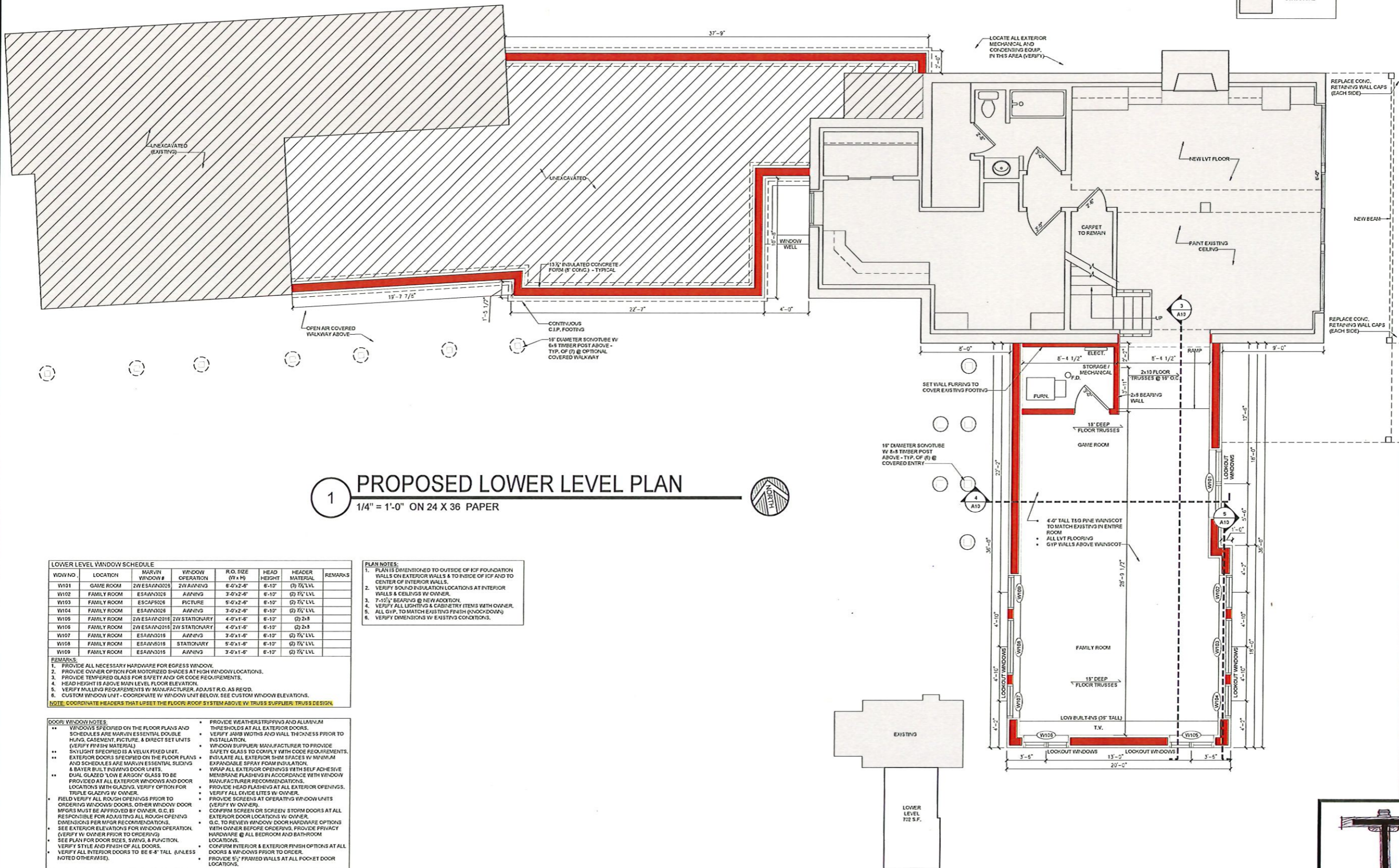
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DAVID & SHARON BAUDLER
LAKE HOME ADDITION
8788 INTERLACHEN ROAD
LAKE SHORE, MINNESOTA 56468



WALL KEY

	NEW WALL
	EXISTING WALL
	AREA OF EXISTING STRUCTURE



1 PROPOSED LOWER LEVEL PLAN
1/4" = 1'-0" ON 24 X 36 PAPER

LOWER LEVEL WINDOW SCHEDULE

WIN NO.	LOCATION	MARVIN WINDOW #	WINDOW OPERATION	R.O. SIZE (W x H)	HEAD HEIGHT (H)	HEADER MATERIAL	REMARKS
W101	GAME ROOM	ZW ESAW0209	ZW AWING	6'-0"x2'-6"	6'-10"	(1) 7/8" LVL	
W102	FAMILY ROOM	ESAW0323	AWING	3'-0"x2'-6"	6'-10"	(2) 7/8" LVL	
W103	FAMILY ROOM	ESCAP0208	PICTURE	5'-0"x2'-6"	6'-10"	(2) 7/8" LVL	
W104	FAMILY ROOM	ESAW0328	AWING	3'-0"x2'-6"	6'-10"	(2) 7/8" LVL	
W105	FAMILY ROOM	ZW ESAW0316	ZW STATIONARY	4'-0"x1'-6"	6'-10"	(2) 2x8	
W106	FAMILY ROOM	ZW ESAW0316	ZW STATIONARY	4'-0"x1'-6"	6'-10"	(2) 2x8	
W107	FAMILY ROOM	ESAW0316	AWING	3'-0"x1'-6"	6'-10"	(2) 7/8" LVL	
W108	FAMILY ROOM	ESAW0316	STATIONARY	5'-0"x1'-6"	6'-10"	(2) 7/8" LVL	
W109	FAMILY ROOM	ESAW0316	AWING	3'-0"x1'-6"	6'-10"	(2) 7/8" LVL	

- PLAN NOTES:**
1. PLAN IS DIMENSIONED TO OUTSIDE OF ICF FOUNDATION WALLS ON EXTERIOR WALLS & TO INSIDE OF ICF AND TO CENTER OF INTERIOR WALLS.
 2. VERIFY SOUND INSULATION LOCATIONS AT INTERIOR WALLS & CEILING'S W/ OWNER.
 3. 7'-10" BEARING @ NEW ADDITION.
 4. VERIFY ALL LIGHTING & CABINERY ITEMS WITH OWNER.
 5. ALL C.I.P. TO MATCH EXISTING FINISH (WOODWORK).
 6. VERIFY DIMENSIONS W/ EXISTING CONDITIONS.

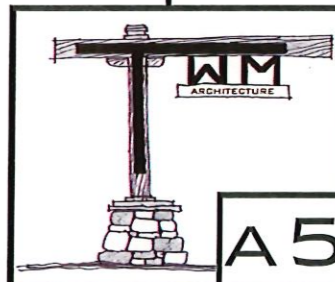
- REMARKS:**
1. PROVIDE ALL NECESSARY HARDWARE FOR EGRESS WINDOW.
 2. PROVIDE OWNER OPTION FOR MOTORIZED SHADES AT HIGH WINDOW LOCATIONS.
 3. PROVIDE TEMPERED GLASS FOR SAFETY AND OR CODE REQUIREMENTS.
 4. HEAD HEIGHT IS ABOVE MAIN LEVEL FLOOR ELEVATION.
 5. VERIFY MILLING REQUIREMENTS W/ MANUFACTURER, ADJUST R.O. AS REQ'D.
 6. CUSTOM WINDOW UNIT - COORDINATE W/ WINDOW UNIT BELOW, SEE CUSTOM WINDOW ELEVATIONS.
- NOTE:** COORDINATE HEADERS THAT SUPPORT THE FLOOR/ROOF SYSTEM ABOVE W/ TRUSS SUPPLIER, TRUSS DESIGN.

- DOOR WINDOW NOTES:**
- WINDOWS SPECIFIED ON THE FLOOR PLANS AND SCHEDULES ARE MARVIN ESSENTIAL DOUBLE HUNG, CASEMENT, PICTURE, & DIRECT SET UNITS (VERIFY FINISH MATERIALS).
 - SKYLIGHT SPECIFIED IS A VELUX FIXED UNIT.
 - EXTERIOR DOORS SPECIFIED ON THE FLOOR PLANS AND SCHEDULES ARE MARVIN ESSENTIAL SLIDING & BAYER BUILT INS W/ WING DOOR UNITS.
 - DUAL GLAZED "LOW E ARGON" GLASS TO BE PROVIDED AT ALL EXTERIOR WINDOWS AND DOOR LOCATIONS WITH GLAZING. VERIFY OPTION FOR TRIPLE GLAZING W/ OWNER.
 - FIELD VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING WINDOWS/DOORS. OTHER WINDOW/DOOR MEASUREMENTS MUST BE APPROVED BY OWNER. G.C. IS RESPONSIBLE FOR ADJUSTING ALL ROUGH OPENING DIMENSIONS PER MFGOR RECOMMENDATIONS.
 - SEE EXTERIOR ELEVATIONS FOR WINDOW OPERATION (VERIFY W/ OWNER PRIOR TO ORDERING).
 - SEE PLAN FOR DOOR SIZES, SWING, & FUNCTION.
 - VERIFY STYLE AND FINISH OF ALL DOORS.
 - VERIFY ALL INTERIOR DOORS TO BE 8'-0" TALL (UNLESS NOTED OTHERWISE).
 - PROVIDE WEATHERSTRIPPING AND ALUMINUM THRESHOLDS AT ALL EXTERIOR DOORS.
 - VERIFY JAMB WIDTHS AND WALL THICKNESS PRIOR TO INSTALLATION.
 - WINDOW SUPPLIER/MANUFACTURER TO PROVIDE SAFETY GLASS TO COMPLY WITH CODE REQUIREMENTS.
 - INSULATE ALL EXTERIOR SHM SPACES W/ MINIMUM EXPANDABLE SPRAY FOAM INSULATION.
 - WRAP ALL EXTERIOR OPENINGS WITH SELF-ADHESIVE MEMBRANE FLASHING IN ACCORDANCE WITH WINDOW MANUFACTURER RECOMMENDATIONS.
 - PROVIDE HEAD FLASHING AT ALL EXTERIOR OPENINGS.
 - VERIFY ALL DIVIDE LITES W/ OWNER.
 - PROVIDE SCREENS AT OPERATING WINDOW UNITS (VERIFY W/ OWNER).
 - CONFIRM SCREEN OR SCREEN/STORM DOORS AT ALL EXTERIOR DOOR LOCATIONS W/ OWNER.
 - G.C. TO REVIEW WINDOW/DOOR HARDWARE OPTIONS WITH OWNER BEFORE ORDERING. PROVIDE PRIVACY MASKING @ ALL BEDROOM AND BATHROOM LOCATIONS.
 - CONFIRM INTERIOR & EXTERIOR FINISH OPTIONS AT ALL DOORS & WINDOWS PRIOR TO ORDER.
 - PROVIDE 5/8" FRAMED WALLS AT ALL POCKET DOOR LOCATIONS.

2 S.F. SUMMARY

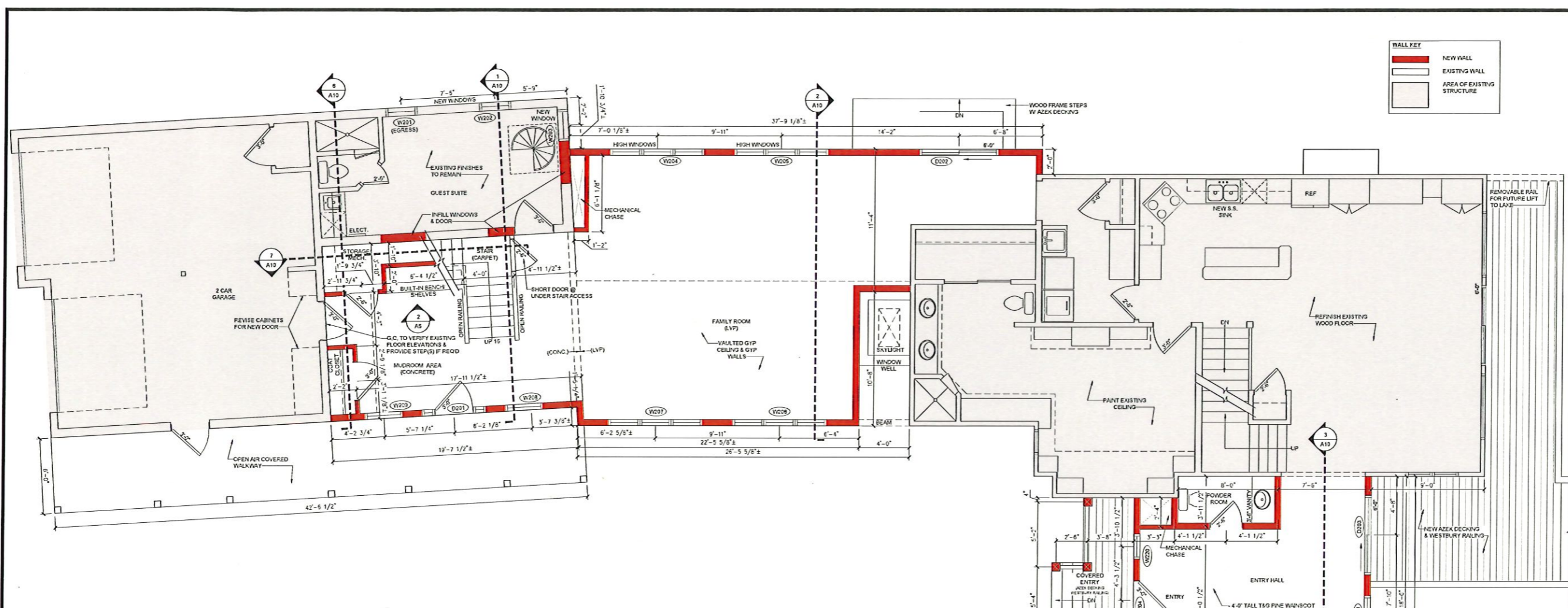
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**DAVID & SHARON BAUDLER
LAKE HOME ADDITION**
8788 INTERLACHEN ROAD
LAKE SHORE, MINNESOTA 56468



WALL KEY

	NEW WALL
	EXISTING WALL
	AREA OF EXISTING STRUCTURE

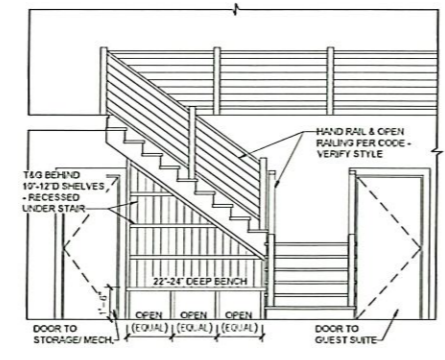


1 PROPOSED MAIN LEVEL PLAN
1/4" = 1'-0" ON 24 X 36 PAPER

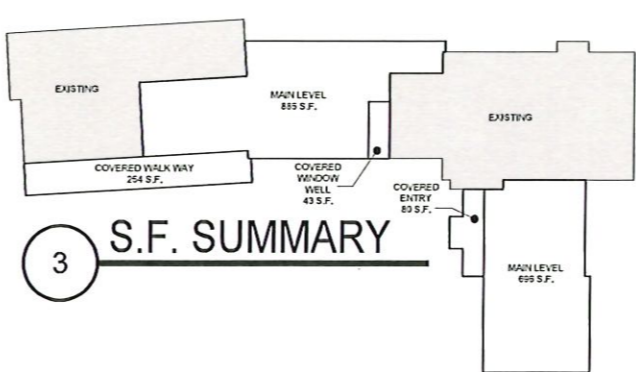
MAIN LEVEL WINDOW SCHEDULE

WIN NO.	LOCATION	MARVIN WINDOW #	WINDOW OPERATION	R.O. SIZE (W x H)	HEAD HEIGHT	HEADER MATERIAL	REMARKS
W201	GUEST SUITE	ESCA2540	CASEMENT	2'-5 1/2" x 4'-0"	6'-10"	(2) 2x10	1
W202	GUEST SUITE	ESCA2540	CASEMENT	2'-5 1/2" x 4'-0"	6'-10"	(2) 2x10	
W203	GUEST SUITE	ESCA2540	CASEMENT	2'-5 1/2" x 4'-0"	6'-10"	(2) 2x10	
W204	FAMILY ROOM	3W ESAV2616	STATIONARY WINDOW	7'-5 1/2" x 4'-0"	6'-10"	(3) 9 1/2" LVL	
W205	FAMILY ROOM	3W ESAV2616	STATIONARY WINDOW	7'-5 1/2" x 4'-0"	6'-10"	(3) 9 1/2" LVL	
W206	FAMILY ROOM	3W ESDH2650	3W DEL HUNG	7'-5 1/2" x 4'-0"	6'-10"	(3) 9 1/2" LVL	
W207	FAMILY ROOM	3W ESDH2650	3W DEL HUNG	7'-5 1/2" x 4'-0"	6'-10"	(3) 9 1/2" LVL	
W208	MUDROOM AREA	ESDH2650	DOUBLE HUNG	3'-0" x 5'-0"	6'-10"	(2) 2x10	
W209	MUDROOM AREA	ESDH2650	DOUBLE HUNG	3'-0" x 5'-0"	6'-10"	(2) 2x10	
W210	ENTRY HALL	2W ESDH2650	2W DEL HUNG	6'-0" x 5'-0"	6'-10"	(2) 9 1/2" LVL	
W211	GREAT ROOM	ESCATR3018 OVER ESCAP3056	TRANSOM OVER CASEMENT	3'-0" x 7'-0"	7'-8"	-	2, 3, 5
W212	GREAT ROOM	ESCATR3020 OVER ESCAP3056	TRANSOM OVER CASEMENT	5'-0" x 8'-0"	8'-8"	-	2, 3, 5
W213	GREAT ROOM	ESCATR3018 OVER ESCAP3056	TRANSOM OVER CASEMENT	3'-0" x 7'-0"	7'-8"	-	2, 3, 5
W214	GREAT ROOM	ESCAP4020	STATIONARY	4'-0" x 2'-0"	6'-0"	(2) 2x10	
W215	GREAT ROOM	ESCAP4020	STATIONARY	4'-0" x 2'-0"	6'-0"	(2) 2x10	
W216	GREAT ROOM	ESCATR3018 OVER ESCAP3056	TRANSOM OVER CASEMENT	3'-0" x 7'-0"	7'-8"	-	2, 3, 5
W217	GREAT ROOM	ESCATR3020 OVER ESCAP3056	TRANSOM OVER CASEMENT	5'-0" x 8'-0"	8'-8"	-	2, 3, 5
W218	GREAT ROOM	ESCATR3018 OVER ESCAP3056	TRANSOM OVER CASEMENT	3'-0" x 7'-0"	7'-8"	-	2, 3, 5
W219	ENTRY	ESDH2650	DOUBLE HUNG	2'-0" x 5'-0"	6'-10"	(2) 2x10	3
W220	ENTRY	ESDH2650	DOUBLE HUNG	2'-0" x 5'-0"	6'-10"	(2) 2x10	3

PLAN NOTES:
 1. PLAN IS DIMENSIONED TO OUTSIDE OF SHEATHING ON EXTERIOR WALLS & TO CENTER OF INTERIOR WALLS.
 2. VERIFY SOUND INSULATION LOCATIONS AT INTERIOR WALLS & CEILING WITH OWNER.
 3. 8" V-BEARING @ NEW ADDITION.
 4. VERIFY ALL LIGHTING & CABINETS ITEMS WITH OWNER.
 5. VERIFY POTENTIAL NEW HOSE BIB LOCATIONS WITH OWNER.
 6. ALL G.P. TO MATCH EXISTING FINISH (WOODWORK).



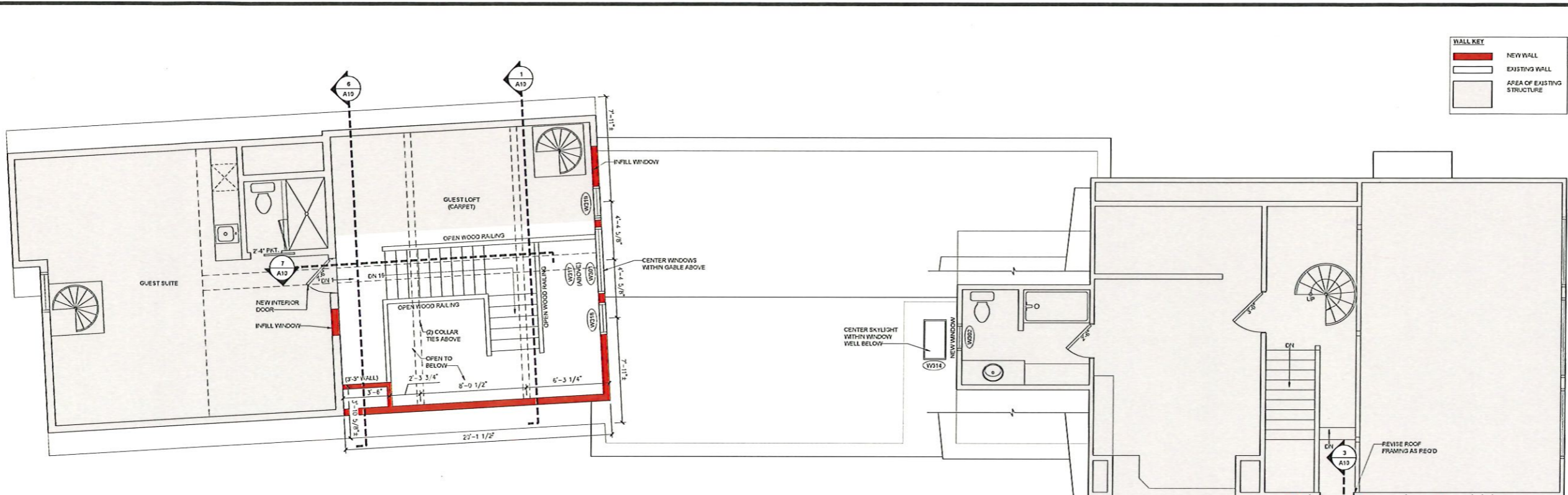
2 BUILT-IN ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER



3 S.F. SUMMARY

MAIN LEVEL EXTERIOR DOOR SCHEDULE

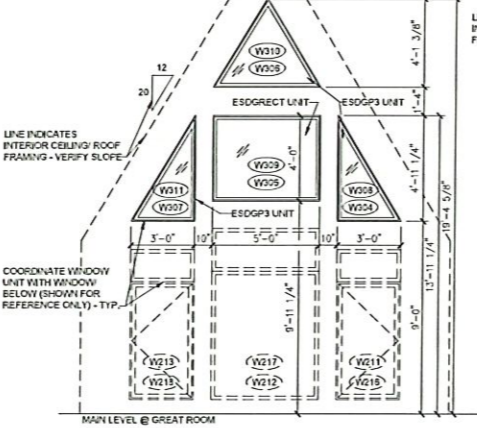
DOOR NO.	LOCATION	COMPANY	PART #	UNIT R.O. (W x H)	HEAD HEIGHT	HEADER MATERIAL
D001	MUDROOM AREA	BAYER BUILT	INSWING W DEL 12" SILLUTE	5'-5 1/2" x 6'-10 1/2"	6'-10 1/2"	(2) 9 1/2" LVL
D002	FAMILY ROOM	MARVIN	ESSP02613	6'-0" x 6'-10"	6'-10"	(2) 9 1/2" LVL
D003	ENTRY HALL	MARVIN	ESSP02613	6'-0" x 6'-10"	6'-10"	(2) 9 1/2" LVL
D004	ENTRY	BAYER BUILT	INSWING	3'-5 1/2" x 6'-10 1/2"	6'-10 1/2"	(2) 2x10



1 PROPOSED UPPER LEVEL PLAN
1/4" = 1'-0" ON 24 X 36 PAPER

WIDW NO.	LOCATION	MARVIN WINDOW #	WINDOW OPERATION	R.O. SIZE (W x H)	HEAD HEIGHT	HEADER MATERIAL	REMARKS
W301	MUDROOM AREA	ESDQRECT	DIRECT GLAZE	5'-0"x3'-6"	15'-5"	(EXIST)	2, 4, 6
W302	EAST BATHROOM	ESAWN0318	AWNING	2'-0"x1'-6"	(EXIST)	(EXIST)	
W303	MASTER BEDROOM	ESCHP0503	PICTURE	5'-0"x9'-0"	7'-5"	(2) 5 1/2" LVL	
W304	GREAT ROOM	ESDGP3	DIRECT GLAZE	3'-0"x4'-11 1/2"	-	-	2, 6
W305	GREAT ROOM	ESDQRECT	DIRECT GLAZE	5'-0"x4'-0"	13'-11 1/2"	-	2, 4, 6
W306	GREAT ROOM	ESDGP3	DIRECT GLAZE	5'-0"x4'-11 1/2"	-	-	2, 6
W307	GREAT ROOM	ESDGP3	DIRECT GLAZE	3'-0"x4'-11 1/2"	-	-	2, 6
W308	GREAT ROOM	ESDGP3	DIRECT GLAZE	3'-0"x4'-11 1/2"	-	-	2, 6
W309	GREAT ROOM	ESDQRECT	DIRECT GLAZE	5'-0"x4'-0"	13'-11 1/2"	-	2, 4, 6
W310	GREAT ROOM	ESDGP3	DIRECT GLAZE	5'-0"x4'-11 1/2"	-	-	2, 6
W311	GREAT ROOM	ESDGP3	DIRECT GLAZE	3'-0"x4'-11 1/2"	-	-	2, 6
W312	MASTER BATHROOM	ESCHQ2028	DOUBLE HUNG	2'-0"x2'-5"	8'-10"	(2) 2x10	
W313	MASTER BATHROOM	ESCHQ2028	DOUBLE HUNG	2'-0"x2'-5"	8'-10"	(2) 2x10	
W314	(SKYLIGHT)	(VELUX)	FIXED	1'-2 1/2"x3'-10 1/2"	-	-	
W315	MASTER BEDROOM	ESCHQ0550	DOUBLE HUNG	3'-0"x5'-0"	7'-8"	(2) 5 1/2" LVL	1
W316	MASTER BEDROOM	ESCHQ0550	DOUBLE HUNG	3'-0"x5'-0"	7'-8"	(2) 5 1/2" LVL	1
W317	MUDROOM AREA	ESDGP3	DIRECT GLAZE	5'-0"x3'-7 1/2"	-	-	2, 6
W318	MUDROOM AREA	ESDGP3	DIRECT GLAZE	2'-4 1/2"x3'-5"	-	-	2, 6
W319	MUDROOM AREA	ESDGP3	DIRECT GLAZE	2'-4 1/2"x3'-5"	-	-	2, 6

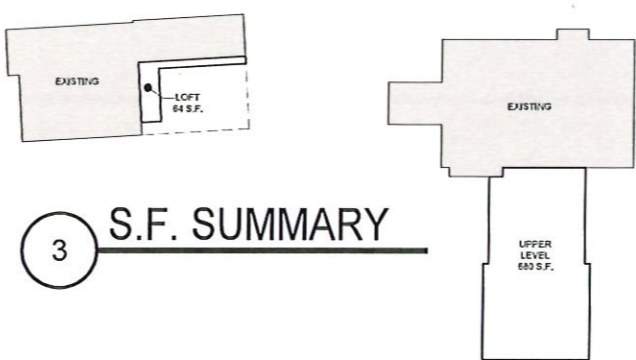
GENERAL WINDOW ELEVATION NOTES
- ALL WINDOW ELEVATIONS ARE SHOWN AS VIEWED FROM THE EXTERIOR.
- DIMENSIONS ARE TO FINISH OPENING AND CENTER OF MULLIONS (N.O.).
- "ESDQ" INDICATES MARVIN ESSENTIAL DIRECT GLAZE UNIT.



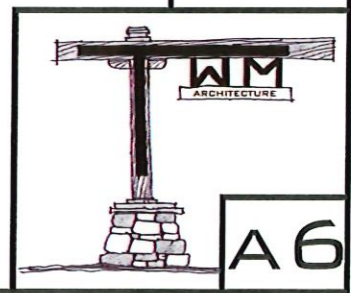
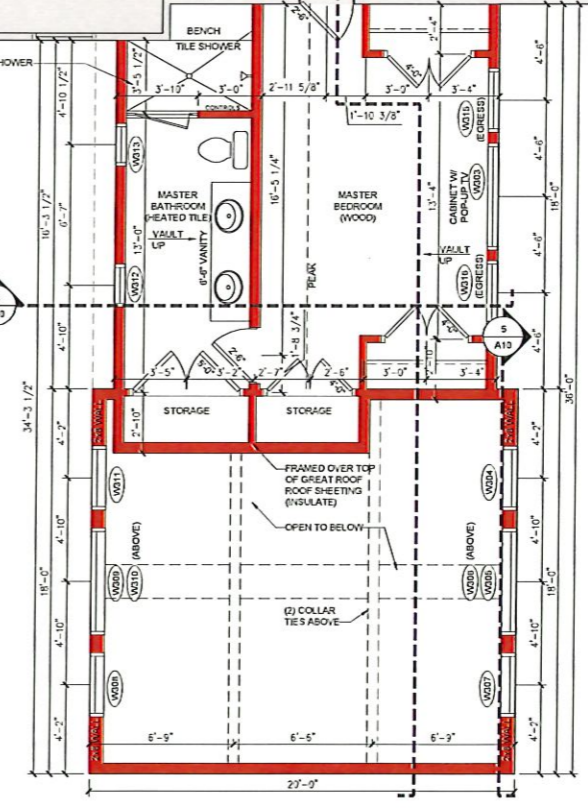
2 CUSTOM WINDOW ELEVATIONS
1/4" = 1'-0" ON 24 X 36 PAPER

REMARKS:
1. PROVIDE ALL NECESSARY HARDWARE FOR EGRESS WINDOW.
2. PROVIDE OWNER OPTION FOR MOTORIZED SHADERS AT HIGH WINDOW LOCATIONS.
3. PROVIDE TEMPERED GLASS FOR SAFETY AND OR CODE REQUIREMENTS.
4. HEAD HEIGHTS ABOVE MAIN LEVEL FLOOR ELEVATION.
5. VERIFY MILLING REQUIREMENTS BY MANUFACTURER, ADJUST R.O. AS NEED.
6. CUSTOM WINDOW UNIT - COORDINATE WITH WINDOW UNIT BELOW IF APPLICABLE. SEE CUSTOM WINDOW ELEVATIONS.
NOTE: COORDINATE HEADERS THAT UPSET THE FLOOR/ ROOF SYSTEM ABOVE WITH TRUSS SUPPLIER/ TRUSS DESIGN.

PLAN NOTES:
1. FLASH IS DIMENSIONED TO OUTSIDE OF SHEATHING ON EXTERIOR WALLS & TO CENTER OF INTERIOR WALLS.
2. VERIFY SOUND INSULATION LOCATIONS AT INTERIOR WALLS & CEILINGS WITH OWNER.
3. 8'-4" BEARING @ NEW ADDITION.
4. VERIFY ALL LIGHTING & CABINETRY ITEMS WITH OWNER.
5. ALL G.V.P. TO MATCH EXISTING FINISH (SCHEDULES).



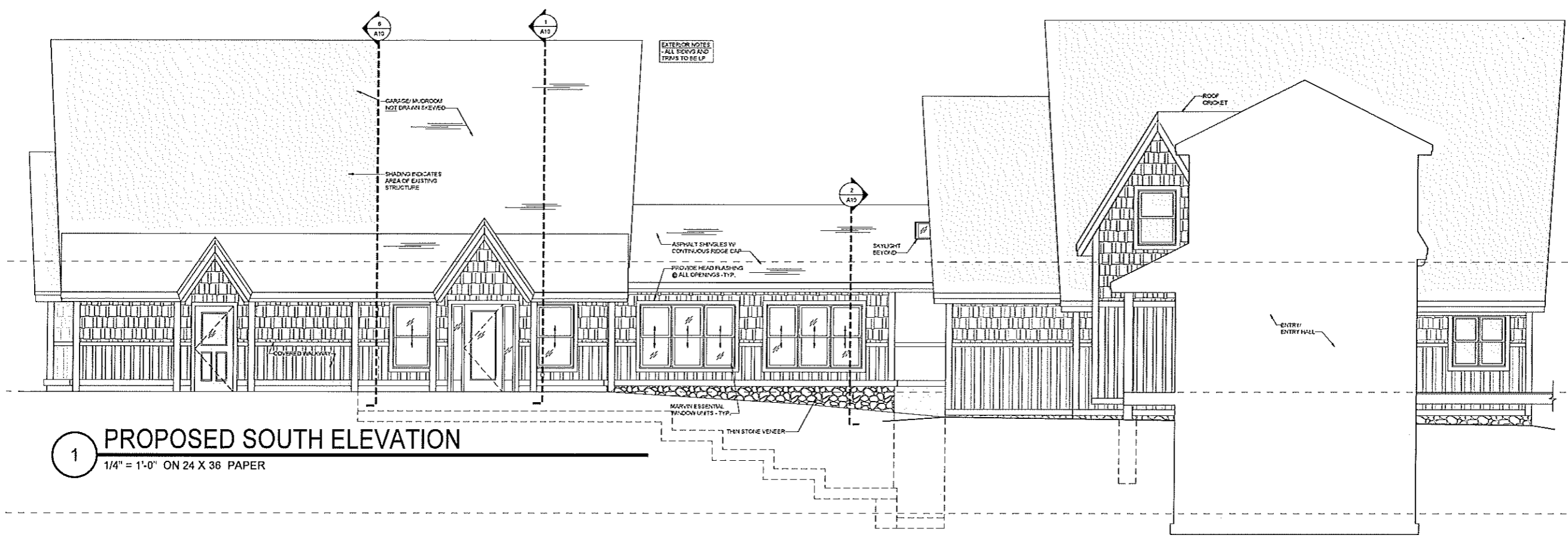
3 S.F. SUMMARY



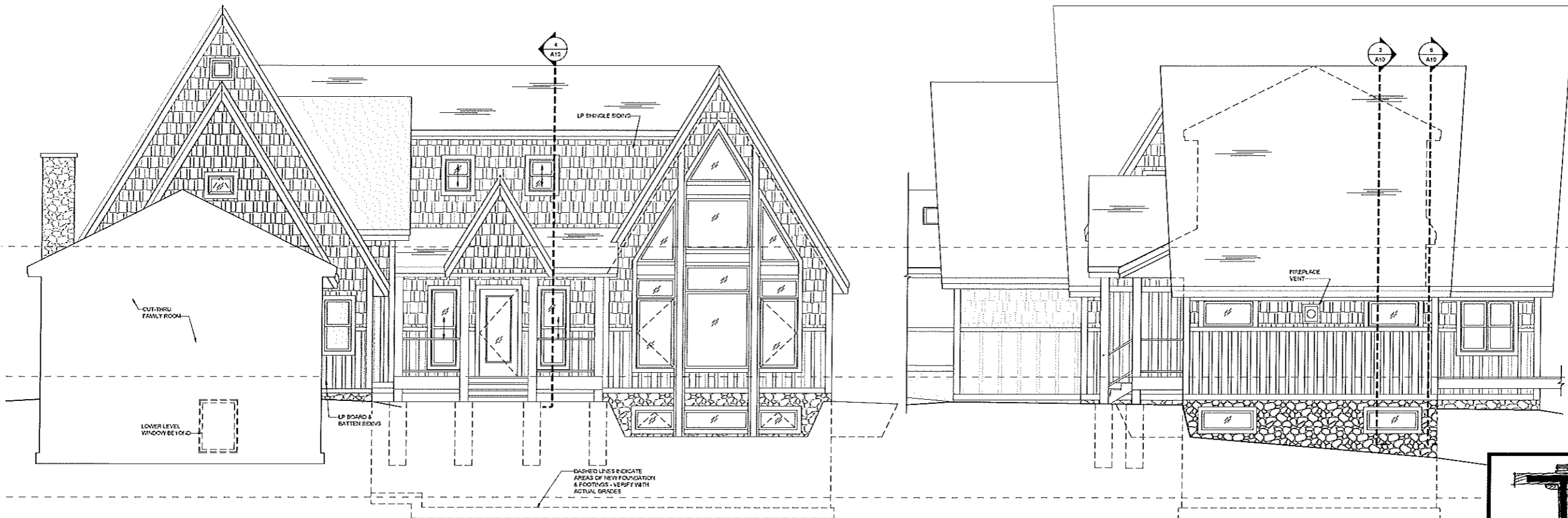
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

LIC. # 45743

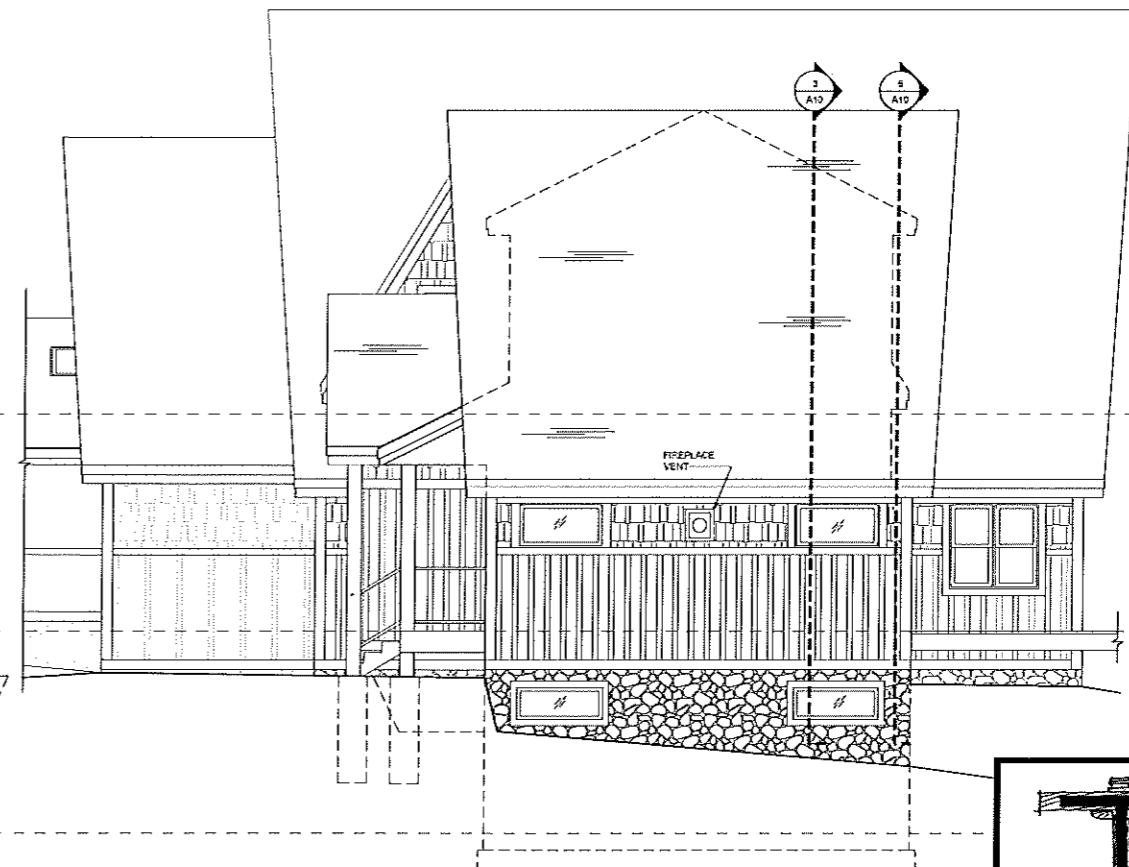
TRAVIS MILLER DATE:



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



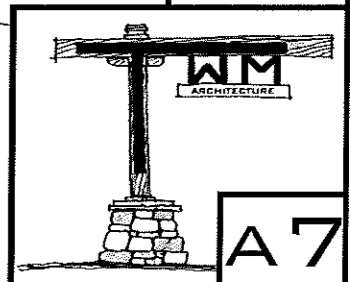
2 PROPOSED WEST ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER



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

DAVID & SHARON BAUDLER
LAKE HOME ADDITION

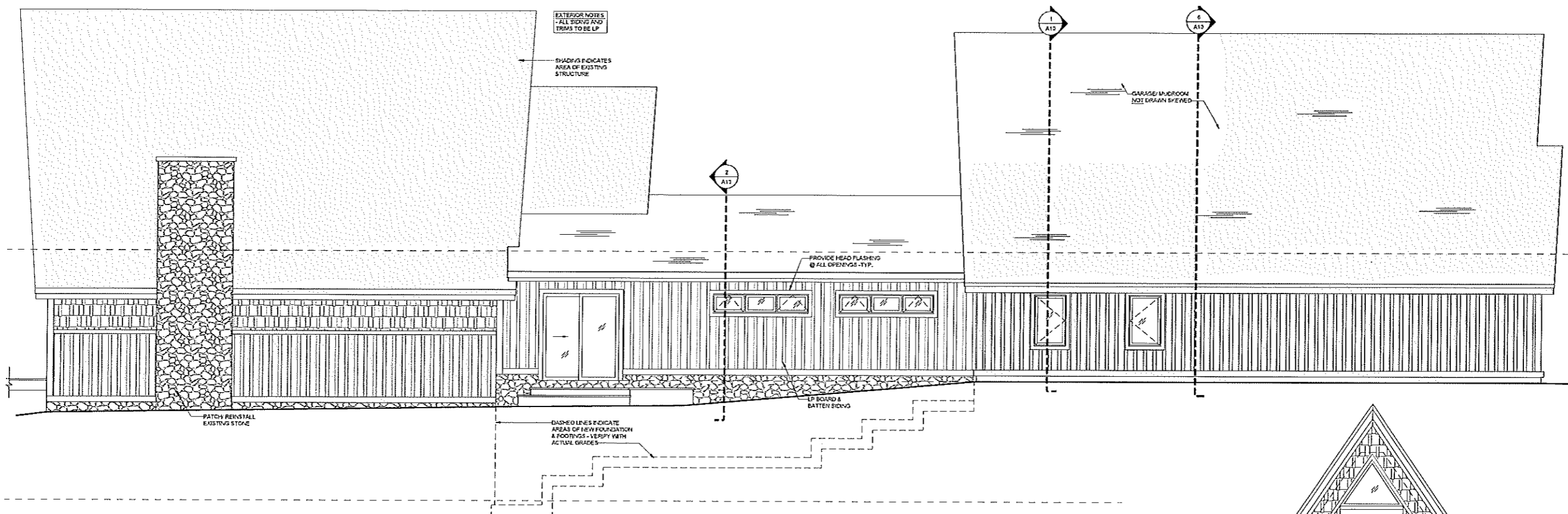
8788 INTERLACHEN ROAD
LAKE SHORE, MINNESOTA 56468



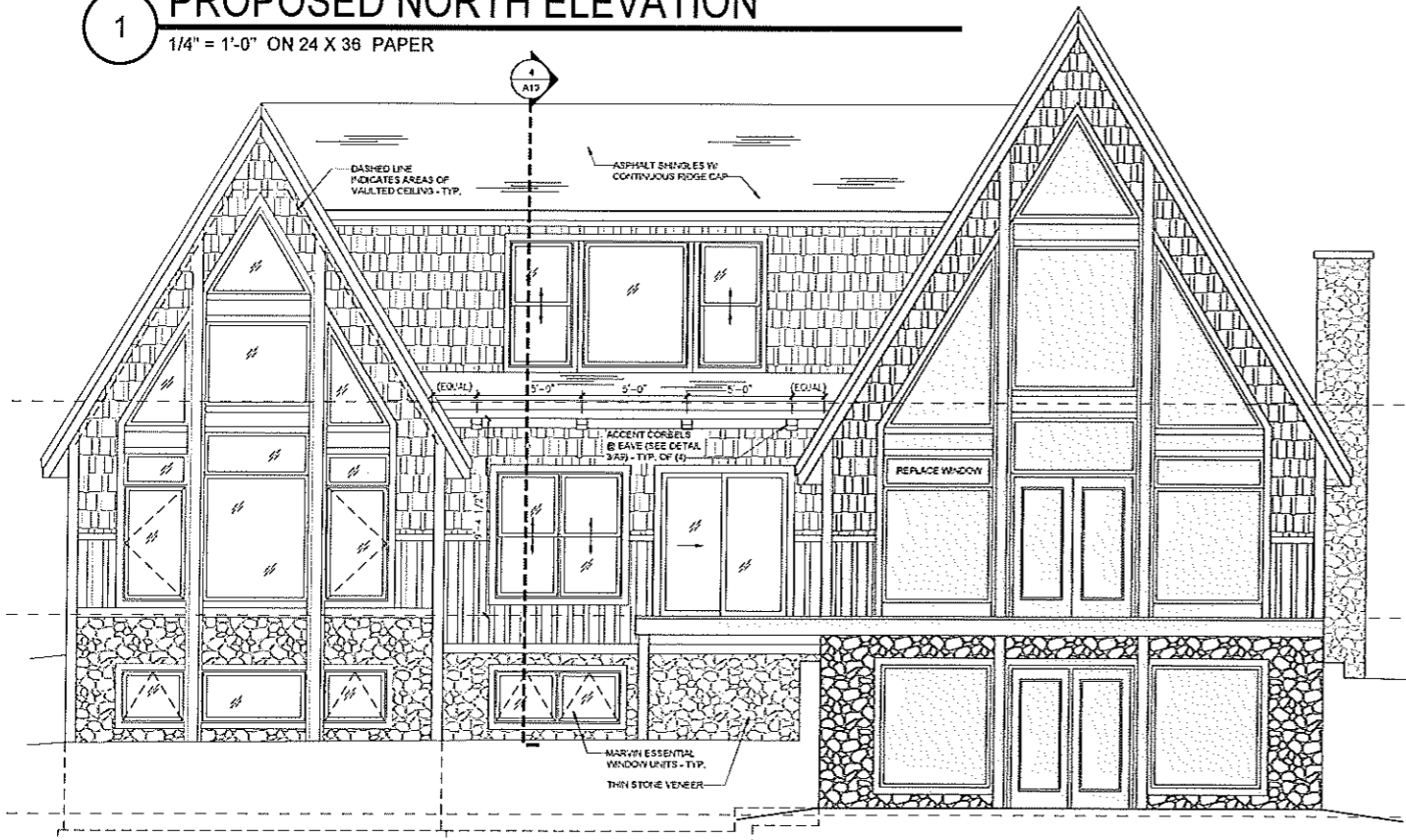
A7

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

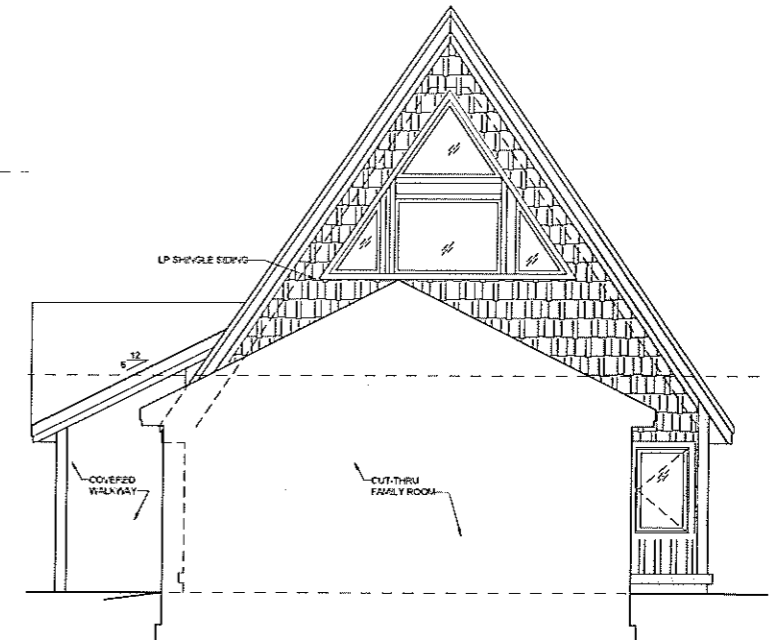
DAVID & SHARON BAUDLER
LAKE HOME ADDITION
8788 INTERLACHEN ROAD
LAKE SHORE, MINNESOTA 56468



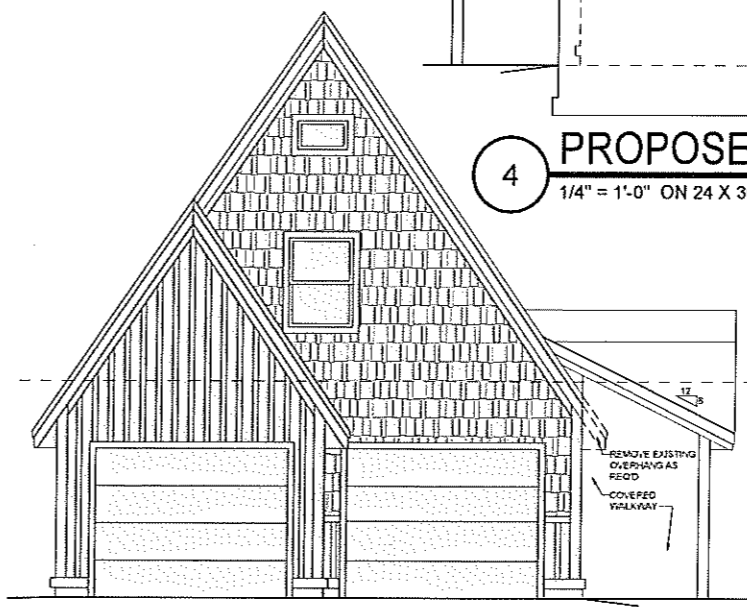
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER



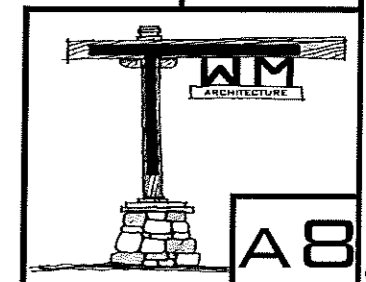
2 PROPOSED EAST ELEVATION
1/4" = 1'-0" ON 24 X 36 PAPER



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



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



CITY OF LAKE SHORE

PLANNING & ZONING

8583 INTERLACHEN ROAD, LAKE SHORE, MN 56468

Phone: (218) 963-2148

VARIANCE APPLICATION REQUIREMENTS AND INFORMATION

Definition of a Variance A legally permitted deviation as provided in MNSS 462.357, subd. 6, from the provisions of the Land Use Ordinance as deemed necessary by the Board of Adjustment upon the showing of practical difficulties in complying with the provisions of the Land Use Ordinance, provided the deviation from the Land Use Ordinance with any attached conditions will still be in harmony with the general purposes and intent of the Land Use Ordinance and the variance is consistent with the City's Comprehensive Plan. Refer to Lake Shore Ordinance Section 69.

A Certificate of Survey signed by a licensed land surveyor MUST be submitted for all Variance applications, unless waived by the planning and zoning administrator. The survey requirements are attached to a checklist below.

The following information needs to be submitted with the application:

- Certificate of Survey: (1) 11"x17" copy and (1) electronic PDF copy
- Signed application form & Authorized Agent Form (if applicable)
- Non-refundable application fee
- Building elevations (each side) sheet not to exceed 11" x 17" and (1) PDF electronic copy
- Building height shall be shown on building elevations as defined in Lake Shore Ordinances, sheet not to exceed 11" x 17", and (1) PDF electronic copy
- Floor plans (each level) sheet not to exceed 11" x 17" and (1) PDF electronic copy
- Certificate of Compliance or Septic System Design and Evaluation

PLEASE NOTE: Applications WILL NOT be processed unless all required information for a Variance is submitted and fees are paid by the application deadline date. We cannot accept the application if any of the above items has not been met, which will delay your start time for your project. If you have any questions please feel free to ask PRIOR to the application deadline; a question now may save time and money later.

REVIEW:

- A. Planning and Zoning Department shall review the application for completeness and assign a reference number to the application, plans, and any other attachments. The applicant shall be notified within 10 days if additional information is required to complete the application.
- B. After receiving a completed Variance Application and supporting documents, the Zoning Administrator shall add the application to the next available public hearing date on the Planning Commission's agenda. Applicants will be notified by email of the date and time of the public hearing.
- C. The Zoning Administrator will prepare a Staff Report on the application. The Staff Report will be available for public review at City Hall no later than one week prior to the scheduled meeting date. The City Engineer may comment on the application if appropriate.
- D. The City Fee Schedule is based on average processing and review costs for land use applications. When costs exceed 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 obtain in reviewing permits. The City may withhold final action on a land-use application and/or hold the release of a construction permit until all fees are paid.

ACTION:

- A. The Board of Adjustment shall hold a public hearing on the variance application.
- B. At the conclusion of the public hearing, and after consideration of the testimony presented, the Board of Adjustment shall make a decision to table, approve, or deny the application.
- C. The variance application shall be accompanied by all applicable fees made payable to the City of Lake Shore. This includes the recording fee, payable to Cass County. **This fee does not cover the land-use permit, which must be filed separately if necessary.**

APP# VAR #1
 Date 05/08/2026
 (for office use only)

**CITY OF LAKE SHORE
 VARIANCE APPLICATION**

Name of Applicant 2 Guus + 3 Buys LLC / Trans Mudge Phone 952-221-5863
Trans - 218-821-6780
 Address 9011 Whisper Creek Trail Email trans@twm-arch.com
dave_baudler@me.com
 City, State, Zip Rockford, MN 55373-4521

*Email of property owner (if different than applicant) _____

Applicant is:

Title Holder of Property:

Legal Owner
 Contract Buyer
 Option Holder
 Agent
 Other _____

2 Guus + 3 Buys LLC
 (Name)
9011 Whisper Creek Trail
 (Address)
ROCKFORD, MN 55373 - 4521
 (City, State, Zip)

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

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

Location of property involved in this request:

8784 Interlachen RD
LAKE SHORE, MN 56468

Parcel ID No. 90-437-2555 Zoning District R-2

Description of Proposed Project in detail:

ADDITION OF 885 SF OF LIVING SPACE BETWEEN HOUSE + GARAGE (FORMERLY 799)
ROOF OVER OPEN AIR WINDOW WELL = 43 SF (FORMERLY CALCULATED INTO THE 799 SF)
COVERED OPEN AIR WALKWAY = 254 SF (FORMERLY SIDEWALK AREA)

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: _____

SETBACK OF ADDITION IS 5'-9" WHERE 10'-0" IS REQUIRED

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?

Connecting Structures to Create (1) BUILDING WITH LIVING SPACE. Currently there Are
(3) BUILDINGS w/ LIVING SPACE on the same LOT. THIS WILL BRING IT INTO COMPLIANCE
w/ ONLY (2) STRUCTURES WITH LIVING SPACE.

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

PROMOTION OF CONSTRUCTION, GROWTH OF LAKESTORE PROPERTY, + ENHANCES OVERALL
TAX BASE OF THE PROPERTY

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

IMPROVES OVERALL CONFORMITY OF THE PROPERTY

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

OVERALL ONLY ADDING A SLIGHT ADDITION FROM PREVIOUS DESIGN DUE TO
A NEW COVERED WALKWAY

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

MINIMAL.. PROPERTY TO NORTH IS OWNED BY SAME OWNERS AS THIS PROPERTY AND
THE SETBACK IS LESS THAN THE CURRENT GARAGE TO THE LOT LINE TO THE NORTH.

(6) In your opinion, are there circumstances unique to the property?

Yes (x) No () Why or why not?

Current GARAGE WAS BUILT TOO CLOSE TO THE PROPERTY LINE

(7) In your opinion, will the variance maintain the essential character of the locality?

Yes (x) No () Why or why not?

THIS ADDITION WILL NOT BE NOTICED FROM THE LAKE OR THE ROAD + WILL
CONNECT (2) STRUCTURES

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

THERE IS A BLUFF THAT WILL BE PROTECTED DURING + AFTER CONSTRUCTION.
ADDING BERMS, GUTTERS, + STORM WATER RETENTION AREAS

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

• STORMWATER + EROSION CONTROL PLAN COVERS ADDITIONAL SQUARE FOOTAGE OF IMPERVIOUS

• NEW SEPTIC SYSTEM BEING INSTALLED

• BUILDINGS/GUEST DWELLINGS WILL NOW COMPLY W/ ORDINANCE

The Board of Adjustment must make an affirmative finding on all criteria listed above 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.



City of Lake Shore

Minnesota's Year-Round Playground on Gull Lake

8583 Interlachen Rd

Lake Shore, MN 56468

Phone: 218-963-2148

Website: www.cityoflakeshore.gov

Authorized Agent Form

I hereby authorize TRAVIS MILLER to act as my

Authorized Agent in dealing with the City of Lake Shore to obtain the following:

Land Use Permit

Public Hearing PCBOA

Metes & Bounds Subdivision

Lot line adjustment

Shoreland Alteration Permit

Other

For the following property:

Name of property owner: 2 Guss + 3 BUOYS LLC

Address of property: 8784 Interlachen RD, LAKE SHORE, MN 56468

Parcel ID: 90-437-255

Email: DAVE BAUDLER@mc.com

Phone Number: 952-221-5863

Property owner signature: David P. Baudler

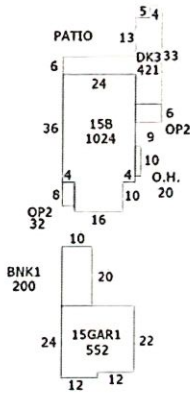
Date: 5/7/26

Authorized Agent Mailing Address: 11443 County Road 77 SW, MISSWA, MN 56468

Authorized Agent Email Address: trans@twm-arch.com

Authorized Agent Phone Number: 218-821-6780

***Actions taken in furtherance of a permit or approval granted to any Agent of Property Owner remain the responsibility of the Property Owner. The City of Lake Shore assumes no liability for any adverse effects to the Property Owners, or to third parties, caused by any actions taken pursuant to permit(s) or approval granted to any Authorized Agent of Property Owner.



90-437-2555



Fee Owner: 71006 FALCO: DISTRICTS: LEGAL DESCRIPTION:
 2 GULLS AND 3 BUOYS, LLC Twp/City . . : 90 LAKE SHORE CITY Sec/Twp/Rge : 20 135.0 29 Acres: .00
 Taxpayer: 71006 FALCO:FO Plat . . . : 437 TINGDALE BROS' SHERWOOD FOLOT 20 BLK 25
 2 GULLS AND 3 BUOYS, LLC School . . . : 181 BRAINERD SCHOOL
 C/O DAVID P & SHARON L BAUDLER Lake . . . : 11030500 GULL 134,135-29;30
 9011 WHISPER CREEK TRL
 ROCKFORD MN 55373-4521
 Primary Address/911 #:
 8784 INTERLACHEN RD
 LAKE SHORE

ASSESSMENT DETAILS:	Acres	CAMA	Estimated	Deferred	Taxable
2025 Rod: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 seasonal MP/Seq: 90-437-2555 000 Own% Rel AG% Rel NA% Dsb%	.34	342,000	342,000		342,000
		461,132	461,100		461,100
		Total MKT	803,132	803,100	803,100
2024 Rod: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 seasonal MP/Seq: 90-437-2555 000 Own% Rel AG% Rel NA% Dsb%	.34	342,000	342,000		342,000
		427,617	427,600		427,600
		Total MKT	769,617	769,600	769,600
2023 Rod: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 cabin MP/Seq: 90-437-2555 000 Own% Rel AG% Rel NA% Dsb%	.34	312,000	312,000		312,000
		453,280	453,300		453,300
		Total MKT	765,280	765,300	765,300

ASSESSMENT SUMMARY:

Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2025	151	0	342,000	0	461,100	803,100		803,100			803,100	0
2024	151	0	342,000	0	427,600	769,600		769,600			769,600	0
2023	151	0	312,000	0	453,300	765,300		765,300			765,300	0

CAMA LAND DETAILS: NOTES:

Land market: 90 LAKESHORE CITY Last calc date/env: 02/24/25 B
 Neighborhood: 90305H GULL LK-GL1,2 S20;TINGDALE BLK 1.00 Asmt year: 2025
 COG: 71006 1 Ac/FF/SF: .68 Lake: 11030500 GULL 134,135-29;30
 Wid: .00 Dth: 300.00 Avg CER:
 Land/Unit Type Units Qlt/Acc -Other- OV Base Rate Adj Rate Value Asmt Cd Acreage PTR Value Improvement CER Factors
 Size Comment Df Est/Dfr Est/Dfr Est/Dfr Typ New
 SL UN 1.00 12000.00 12000.00 12000 1 151
 1.00 SV
 305H FF 50.00 4 11000.00 6600.00 330000 1 151 .34
 100.00 OV
 Front feet: 50.00 Totals: 342,000

Mineral:

CAMA SUMMARY:

Schedule: 2025 Quintile date: 09/19/2023 Insp/By/Cmp: 09/19/2023 ND R
 Neighborhood: 90305H GULL LK-GL1,2 S20;TINGDALE BLK
 Nbr Typ Subtype Description Wid Len Size Class Qlt H/G Est Value New Imp Class Code
 1 RES 1-3 + + 1044 075 H 399,207 0 151

2 RES GAR	DET			552	1	G	42,625	0	151
3 OTH BNK HSE		10	20	200	1		10,800	0	151
4 OTH DRIVEWAY				1	2		3,000	0	151
5 OTH LDSC				1	4		5,500	0	151
Estimated land value :							342,000		
Mineral value :									
Improvement value . . :							461,132		
Total value :							803,132		

CAMA IMP DETAILS: 1 RES 1-3 DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: H Schedule: 2025 Physical: RES .87
 Construction class/Quality: 075 Functional incurable . . .
 Actual/Effective year built: 2000 Economic: 90305H 1.35
 Condition: Additional
 Total percent good 1.17

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		GRY GRAY														
040 CONSTRUCTN	1	FRAME														
050 FOUNDATION	1	CONC BLOCK														
060 EXT WALLS	B&B	BD & BAT														
060 EXT WALLS	SHK	SHAKES														
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	5	OVR 200AMP														
130 WELL	Y	YES														
140 SEPTIC	Y	YES														
150 INT WALL	1	DRYWALL														
160 INT FLOOR	2	CPT/TL/WD														
170 # BATHS	3	=3														
180 # BEDROOMS	3	=3														
200 PATIO	3	CONC SLAB		2				1,200.00		2,400	1		1.00			2,820
240 FIREPLACE1	3	DOOR/CONV		1				6,000.00		6,000	1		1.00			7,050
250 AIR COND	Y	YES		1				2,000.00		2,000	1		1.00			2,350
260 WALKOUT 1	2	> AVERAGE		1				3,000.00		3,000	1		1.00			3,525
270 BF	2	GD W/BATH		1024				40.00		40,960	1		1.00			48,128
300 STYLE		RAM RAMBLER														
BAS BASE AREA	075	D7.5		1024	15			266.97		273,377	1		1.00			321,218
BAS BASE AREA	075	D7.5		2	10	20	2	190.36		3,807	1		1.00			4,473
DK DECKING	3	W/RAIL		421				15.00		6,315	1		1.00			7,420
OP OPEN PORCH	2	>AVG QUAL		6	9	54		22.00		1,188	1		1.00			1,396
OP OPEN PORCH	2	>AVG QUAL		4	8	32		22.00		704	1		1.00			827
Effective BAS rate:			311.96	Totals:			339,751				399,207					
Ground floor area:			1,044													
Gross floor area:			2,068													

CAMA IMP DETAILS: 2 RES GAR DET DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: G Schedule: 2025 Physical: RES .88
 Construction class/Quality: 1 Functional incurable . . .
 Actual/Effective year built: 2002 Economic: 90305H 1.35
 Condition: Additional
 Total percent good 1.19

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS GARAGE	1	W/GUEST		552	15			65.00		35,880	1		1.00			42,625
Effective BAS rate:			77.22	Totals:			35,880				42,625					
Ground floor area:			552													
Gross floor area:			1,104													

CAMA IMP DETAILS: 3 OTH BNK HSE DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: 1.00
 Construction class/Quality: 1 Functional incurable . . .
 Actual/Effective year built: 2002 Economic: 90305H 1.35
 Condition: Additional
 Total percent good 1.35

---- Characteristics/Areas		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS BUNK HOUSE	1	NWR/GD	FIN	10	20			200	40.00	8,000	1			1.00			10,800

Effective BAS rate: 54.00 Totals: 8,000 10,800
 Ground floor area: 200
 Gross floor area: 200

CAMA IMP DETAILS: 4 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: 90305H 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 Totals: 3,000 3,000
 Ground floor area: 1
 Gross floor area: 1

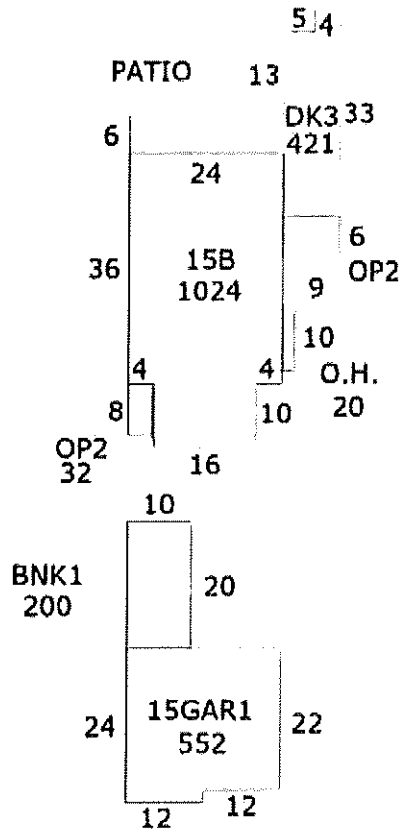
CAMA IMP DETAILS: 5 OTH LDSC DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: 1.00
 Construction class/Quality: 4 Functional incurable . . .
 Actual/Effective year built: Economic: 90305H O 1.00
 Condition: Additional
 Total percent good 1.00

---- Characteristics/Areas		Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS LANDSCAPE	4	SOME						1	5,500.00	5,500	1			1.00			5,500

Effective BAS rate: 5,500.00 Totals: 5,500 5,500
 Ground floor area: 1
 Gross floor area: 1

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

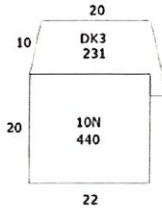




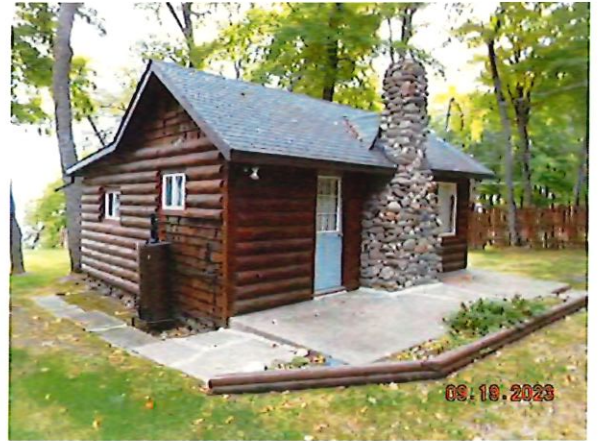
90-437-2555

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90-437-2560



PVY
SHED1



Fee Owner: 71006 FALCO: DISTRICTS: LEGAL DESCRIPTION:
 2 GULLS AND 3 BUOYS, LLC Twp/City . . : 90 LAKE SHORE CITY Sec/Twp/Rge : 20 135.0 29 Acres: .00
 Taxpayer: 71006 FALCO:FO Plat . . . : 437 TINGDALE BROS' SHERWOOD FOPT OF LOT 21, BLK 25
 2 GULLS AND 3 BUOYS, LLC School . . . : 181 BRAINERD SCHOOL
 C/O DAVID P & SHARON L BAUDLER Lake . . . : 11030500 GULL 134,135-29;30
 9011 WHISPER CREEK TRL
 ROCKFORD MN 55373-4521
 Primary Address/911 #:
 8788 INTERLACHEN RD
 LAKE SHORE

SALES HISTORY: ----- | TRANSFER HISTORY: -----
 Buyer/Seller Date Inst Reject Sale Adjusted Doc Date Doc Nbr To
 2 GULLS & 3 BUOYS, BHANDARI, HARISH 06/01/2018 W 312,500 312,500 | 2018/06/01 A 000641500 2 GULLS AND 3 BUOYS, LLC

ASSESSMENT DETAILS:	Acres	CAMA	Estimated	Deferred	Taxable
2025 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 seasonal MP/Seq: 90-437-2560 000 Own% Rel AG% Rel NA% Dsb%	.34	342,000	342,000		342,000
		34,676	34,700		34,700
		Total MKT	376,676	376,700	376,700
2024 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 seasonal MP/Seq: 90-437-2560 000 Own% Rel AG% Rel NA% Dsb%	.34	342,000	342,000		342,000
		32,679	32,700		32,700
		Total MKT	374,679	374,700	374,700
2023 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 cabin MP/Seq: 90-437-2560 000 Own% Rel AG% Rel NA% Dsb%	.34	312,000	312,000		312,000
		34,056	34,100		34,100
		Total MKT	346,056	346,100	346,100

ASSESSMENT SUMMARY: -----

Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2025	151	0	342,000	0	34,700	376,700		376,700			376,700	0
2024	151	0	342,000	0	32,700	374,700		374,700			374,700	0
2023	151	0	312,000	0	34,100	346,100		346,100			346,100	0

CAMA LAND DETAILS: ----- NOTES: -----
 Land market: 90 LAKESHORE CITY Last calc date/env: 02/24/25 B
 Neighborhood: 90305H GULL LK-GL1,2 S20;TINGDALE BLK 1.00 Asmt year: 2025
 COG: 71006 1 Ac/FF/SF: .68 Lake: 11030500 GULL 134,135-29;30
 Wid: .00 Dth: 300.00 Avg CER:
 Land/Unit Type Units Qlt/Acc -Other- OV Base Rate Adj Rate Value Asmt Cd Acreage PTR Value Improvement CER Factors
 Size Comment Df Est/Dfr Est/Dfr Est/Dfr Typ New
 SL UN 1.00 12000.00 12000.00 12000 1 151
 1.00 SV
 305H FF 50.00 4 11000.00 6600.00 330000 1 151 .34
 100.00 OV
 Front feet: 50.00 Totals: 342,000
 Mineral:

CAMA SUMMARY: -----
 Schedule: 2025 Quintile date: 09/19/2023 Insp/By/Cmp: 09/19/2023 ND R
 Neighborhood: 90305H GULL LK-GL1,2 S20;TINGDALE BLK

Nbr	Typ	Subtype	Description	Wid	Len	Size	Class	Qlt	H/G	Est Value	New Imp	Class Code
1	RES	1-3		20	22	440	030			34,176	0	151
2	OTH	SHED				1		4		500	0	151
3	OTH	SHED	PVY			1		1			0	151
Estimated land value :										342,000		
Mineral value :												
Improvement value . . :										34,676		
Total value :										376,676		

CAMA IMP DETAILS: 1 RES 1-3
 House/Garage: Schedule: 2025
 Construction class/Quality: 030
 Actual/Effective year built: 1955
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .57
 Functional incurable . . .
 Economic: 90305H 1.35
 Additional
 Total percent good77

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	N	INFERIOR																
_030	COLOR	NAT	NATURAL																
_040	CONSTRUCTN	1	FRAME																
_050	FOUNDATION	5	STONE/ROCK																
_060	EXT WALLS	1SD	LOG SIDED																
_060	EXT WALLS	SHK	SHAKES																
_070	ROOF TYPE	1	GABLE																
_080	ROOF MAT	1	ASPHLT SHG																
_090	WINDOWS	7	GLIDERS																
_100	FURN TYPE	7	SPACE HTR																
_110	FUEL TYPE	4	NAT'RL GAS																
_120	ELEC SERV	3	100 AMP																
_130	WELL	Y	YES																
_140	SEPTIC	Y	YES																
_150	INT WALL	1	DRYWALL																
_160	INT FLOOR	1	CPT/VINYL																
_200	PATIO	5	POOR			1				200.00	200	1		1.00				154	
_240	FIREPLACE1	5	SMALL/OLD			1				2,000.00	2,000	1		1.00				1,540	
_BAS	BASE AREA	030	D3	20	22	440				88.00	38,720	1		1.00				29,814	
_DK	DECKING	3	W/RAIL			231				15.00	3,465	1		1.00				2,668	
Effective BAS rate:				67.76	Totals:				44,385	34,176									
Ground floor area:				440															
Gross floor area:				440															

CAMA IMP DETAILS: 2 OTH SHED
 House/Garage: Schedule: 2025
 Construction class/Quality: 4
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable . . .
 Economic: 90305H 1.00
 Additional
 Total percent good1.00

NOTES: -----

----	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	Totals:				500	500								
Ground floor area:				1														
Gross floor area:				1														

CAMA IMP DETAILS: 3 OTH SHED PVY
 House/Garage: Schedule: 2025
 Construction class/Quality: 1
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable . . .
 Economic: 90305H 1.00
 Additional
 Total percent good1.00

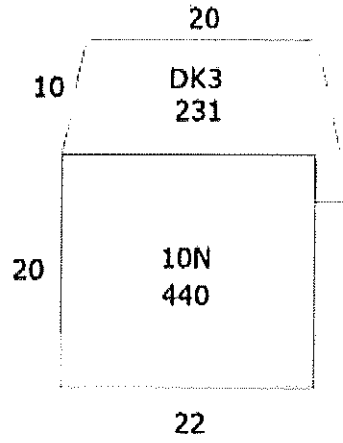
NOTES: -----

----	Characteristics/Areas	---	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS	SHED	1	NO VALUE			1			V									
Effective BAS rate:				.00	Totals:													
Ground floor area:				1														
Gross floor area:				1														

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



90-437-2560



PVY

SHED1

90-437-2560

2 GULLS AND 3 BUOYS, LLC
C/O DAVID P & SHARON L BAUDLER
9011 WHISPER CREEK TRL
ROCKFORD MN 55373-4521

FAUCHALD, JAY R & DONNA J
10077 90TH WAY NE
OTSEGO MN 55362-4532

NISSLY, BRENT E & ANDERSON, LINDA M
8752 INTERLACHEN RD
LAKE SHORE MN 56468-8701

3S INVESTMENTS, LLC
8762 INTERLACHEN RD
LAKE SHORE MN 56468-8701

FRICKE, KENNETH M
14700 MEADOWOOD DR
SAVAGE MN 55378-3603

OSTLUND, CHRISTINE & CYNTHIA
11730 ADA TRL
SAUK CENTRE MN 56378-4563

ANDERSON, BRENT
24090 SMILEY RD
NISSWA MN 56468-2945

GOEDKER, STEVEN J & DENISE M
8755 INTERLACHEN RD
LAKE SHORE MN 56468-8701

PIERCE, MICHAEL B, TRUSTEE
PO BOX 1365
NAPLES FL 34106-1365

ANDERSON, SAMUEL & ANDERSON, LORI
14272 COTTAGE GROVE DR
BAXTER MN 56425-8222

HEROLD, EUGENE A & MARIANNE F
PO BOX 186
WEST CONCORD MN 55985-0186

PION, ERIC A
8765 INTERLACHEN RD
LAKE SHORE MN 56468-8701

ANDERSON, WAYNE D & JANET H, TRUSTEES
8480 NOTTINGHAM RD
LAKE SHORE MN 56468-8715

HUNSTIGER, KURT T & RUTH A
1132 10TH AVE N
SAUK RAPIDS MN 56379-2456

RAIH, CHRISTOPHER & FREEMAN, JEAN E
AS TRUSTEE
5304 GLENBRAE CIR
EDINA MN 55436-2021

BEHLING, KENNETH & JODI
5145 COTTONWOOD LN N
PLYMOUTH MN 55442-2230

KARBAN, MATTHEW & KARBAN, TAMI
5460 ARCHER LN N
PLYMOUTH MN 55446-2708

RHEAUME, TROY & RHEAUME, WENDY
25113 21ST AVE
SAINT CLOUD MN 56301-7709

BENNETT, MARY J & JOHN A, TRUSTEES
550 HILLSIDE DR
WAYZATA MN 55391-9642

LAHTI, DENNIS R, TRUSTEE
8719 NORWAY ST NW
COON RAPIDS MN 55433-8000

SAMUELSON, STEVEN E & LAURENE K
4420 207TH ST E
PRIOR LAKE MN 55372-8876

BROBACK, PATRICIA M, TRUSTEE
9017 161ST ST W
LAKEVILLE MN 55044-5829

LEHMANN, TY M & LEHMANN, MICHELLE K
8766 INTERLACHEN RD
LAKE SHORE MN 56468-8701

SCHANNACH, BEVERLY & STEPHEN &
HALL, BARBARA & JAMES &
PETERSEN, ROBERT W & RICHARD A
1150 PARKVIEW LN
EAGAN MN 55123-2808

BUSH, JOHN M & ARLENE M
PO BOX 66
NISSWA MN 56468-0066

LEWIS, WILLIAM C & CAROL J
27707 SCHULZ RD
COLD SPRING MN 56320-9659

SHERWOOD PROPERTY LLC
C/O RYAN SCHEELER
2908 WESTLAKE CV
AUSTIN TX 78746-1961

DONNAY, KEVIN & DONNAY, NANCY
5856 WEDGEWOOD RD
BAXTER MN 56425-2902

MORAN, MARK & KRISTEN F
8814 INTERLACHEN RD
LAKE SHORE MN 56468-8727

SKLUZACEK, DEBORA K & LEONARD
8791 LINCOLN GREEN RD
LAKE SHORE MN 56468-8723

SMITH, MATTHEW J & JENNIFER L
1006 WALNUT ST
MANTORVILLE MN 55955-8068

SMITH, PATRICK J & KELLY J, TRSTEES
8762 INTERLACHEN RD
LAKE SHORE MN 56468-8701

STONE, ANTHONY J & MICHELLE A
15247 FOX TAIL CT NW
PRIOR LAKE MN 55372-1683

THOMPSON, NATE & DEBORAH
11447 ENTREVAUX DR
EDEN PRAIRIE MN 55347-2864

TROY M & WENDY L RHEAUME REV TRUST,
TROY M & WENDY L RHEAUME, TTEES
C/O GLENN A PEARSON
3306 GOLF CLUB DR
CARSON CITY NV 89705-6979

WALL, STEVEN D & MARGARET R
14388 EUCLID AVE
APPLE VALLEY MN 55124-8089

WALN, LUKE
25477 MAIN ST
NISSWA MN 56468-5001

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 guest quarters above an existing garage (maximum square footage allowed 700 sq. ft.)
 - a. Located 11 feet on the southeast side and 12 feet on the northeast side, where 15 feet is required (Section 17.2).
2. To allow guest quarters above an existing garage with a Lot width of 133 feet
 - i. All per Certificate of Survey received 5/08/2026, and building drawings provided with the application.

The subject property is 41,166 sq. ft. and is zoned Residential, Medium Density R-2 (Shoreland) – Gull Lake (General Development).

Background Information:

The subject property features an existing legal non-conforming dwelling with attached garage and deck (2,324 sq. ft.) There is an existing detached garage (1,608 sq. ft.) under a Conditional Use Permit approved in 2005. The proposed guest quarters will be an open space with a bathroom. The applicant has a septic system installation dated 6/10/2025, which is deemed compliant as documented and provided to the city. With the additional bathroom being added to the property, the property owner is installing a holding tank to stay in compliance. This has been reviewed and approved by Andy Schwartz.

The impervious surface coverage is currently 23.5% and will not change with this request. A Stormwater Management Plan has been developed.

Impervious Calculation

Total Area = 41,166 Sq. Ft.

Impervious coverage

Buildings = 3,515 Sq. Ft.

Concrete = 1,843 Sq. Ft.

Bituminous = 4,329 Sq. Ft.

Total = 9,687 Sq. Ft. (23.5% Impervious Coverage)

Proposed Impervious Calculation

Total Area = 41,166 Sq. Ft.

Impervious coverage

Buildings = 3,515 Sq. Ft.

Concrete = 1,843 Sq. Ft.

Bituminous = 4,329 Sq. Ft.

Total = 9,687 Sq. Ft. (23.5% Impervious Coverage)

Permit history:

- 7/59/2005 – CUP for detached garage
 - 8/29/2005 – Permit for detached garage
 - 3/16/2026 – Shoreland Alteration Permit & Sauna Permit
-

Complete Application Received: 5/08/2026
 Action Deadline: 7/08/2026
 15.99 Waiver: N/A
 Wetland Delineation: N/A
 Fees Collected: \$400.00 & \$46.00 (recording)
 Authorized Agent: N/A
 Reviewed by:

- City Engineer: Email sent 5/21/2026
- City Attorney: N/A

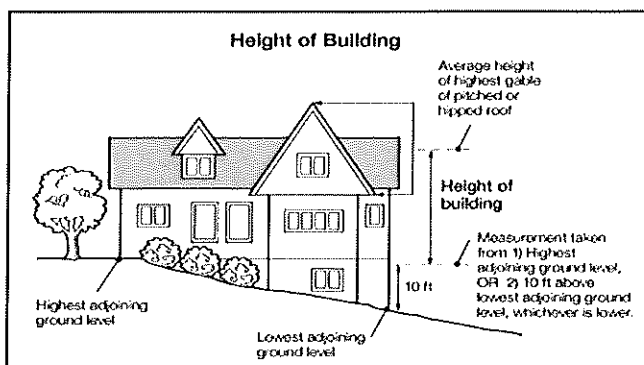
Notifications:

- DNR: Email sent 5/21/2026
- MNDOT: N/A
- CASS HWY: N/A
- Neighbors within 500 ft.: Letter mailed 5/21/2026
- Published in newspaper: 05/27/2026

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

Definitions:

4.49 Building Height. The vertical distance between the highest adjoining ground level at the building or ten (10) feet above the lowest ground level, whichever is lower, and the highest point of a flat roof or average height between the eaves and the highest ridge of gable, hip or gambrel roofs or ten feet below the peak, whichever is greater.



4.120 Garage, Detached. An accessory structure not attached to the principal structure on the property, designed and used for storage.

4.126 Guest Quarters. The second story of a detached accessory structure, not for sale or lease, that contains sleeping spaces and functioning bathroom facilities in addition to those provided in the primary dwelling on the lot. Guest quarters shall not be permitted if a guest cabin exist on the lot.

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

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

1. The subject property is located at 9302 Interlachen Rd and is zoned Residential, Medium Density R-2 (Shoreland); (Gull Lake - General Development).
2. The subject property is +/- .945 Acres (41,166 sq. ft.)
3. The subject property contains a legal existing non-conforming dwelling.
4. The subject property contains a legal existing non-conforming detached garage which meets the lake setback, road right-of-way setback, and the bluff setback.
5. The proposed guest quarters will meet the lake setback, road right-of-way setback, and the bluff

setback per Certificate of Survey received 05/08/2026.

6. The proposed guest quarters will have a separate septic tank. This design has been reviewed and approved by Andy Schwartz.
7. The total impervious surface for the property, including the proposed guest quarters, is 23.5%, 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 (stormwater management plan required per section 17.3.1.5).
8. 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.
9. A stormwater management plan has been submitted to the city.
10. The DNR has been notified of the request, and no comment has been received as of the time this staff report was drafted.
11. The City Engineer has been notified of the request.
12. 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:

13. 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 put to a reasonable use that is not otherwise permitted by the zoning ordinance. The requested variance allows for the construction of guest quarters above an existing detached garage. Due to the property's existing conditions and layout, strict enforcement of the zoning ordinance's setback, height, and size requirements would limit the property's reasonable use. Granting the variance allows the property to be reasonably used without creating a land use not permitted by the City of Lake Shore Zoning Ordinance, consistent with the criteria for granting a variance under the City of Lake Shore Zoning Ordinance.
14. Does the property have unique circumstances that were not created by the landowner?
 - a. Yes, the property is subject to unique circumstances that were not created by the landowner. These circumstances include the existing placement of the detached garage on the lot and the property's configuration, which limit compliance with the current side-yard setback for guest quarters.
15. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, granting variance will not alter the essential character of the locality. The proposed guest quarters above the existing detached garage are consistent with the residential character of the surrounding neighborhood and are similar in scale and use to other legally established residential and accessory structures in the area. The variance allows reasonable improvements to the property while maintaining established development patterns and complying with applicable performance standards, thereby preserving the essential character of the R-2, Medium Density Residential District.
16. 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)
17. Has the variance request been made based on reasons other than economic considerations

alone?

- a. Yes, the variance request is based on factors beyond economic considerations alone. The request is driven by site-specific constraints related to the existing placement of the detached garage and applicable zoning standards that limit compliance with current setback, size, and height requirements. These conditions create practical difficulties in reasonably using the property under the zoning ordinance. The variance is not requested for financial gain but to allow for reasonable use of the property consistent with residential use in the R-2, Medium Density Residential District, as contemplated by the City of Lake Shore Zoning Ordinance.

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

18. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. No, granting the variance would not be necessary to allow the property to be put to a reasonable use not otherwise permitted by the zoning ordinance. The property is currently developed with a permitted principal dwelling and accessory structures that allow reasonable residential use consistent with the R-2, Medium Density Residential District. Reasonable use of the property exists under the existing zoning standards without the need for additional relief from the ordinance requirements related to side-yard setbacks, size, and height. Therefore, the request does not meet this criterion for granting a variance.
19. 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 lot is of sufficient size and configuration to accommodate reasonable residential use in compliance with the zoning ordinance. The conditions cited in support of the variance, including the placement of existing structures and the desire to expand guest living space, are typical of properties within the R-2, Medium Density Residential District and do not represent circumstances unique to this property. As such, the practical difficulties associated with the request are not due to unique physical characteristics of the land, but rather to the proposed development itself.
20. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, granting variance will not alter the essential character of the locality. The proposed guest quarters above the existing detached garage are consistent with the residential character of the surrounding neighborhood and are similar in scale and use to other legally established residential and accessory structures in the area. The variance allows reasonable improvements to the property while maintaining established development patterns and complying with applicable performance standards, thereby preserving the essential character of the R-2, Medium Density Residential District.
21. 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 and zoning ordinance are intended to promote orderly development, limit nonconformities, and ensure uniform application of development standards within the R-2, Medium Density Residential District. Approval of the requested variance would allow additional deviations from established setback, size, and height requirements beyond what the ordinance contemplates, thereby weakening the intent of these regulations. As proposed, the variance does not further the purposes of the Comprehensive Plan or the zoning ordinance, and therefore, this criterion is not met.

22. Has the variance request been made based on reasons other than economic considerations alone?
- a. No, the variance request has not been demonstrated to be based on reasons other than economic considerations alone. The property is currently capable of reasonable residential use in compliance with the zoning ordinance. The request to exceed established setback, size, and height requirements is primarily driven by the desire to expand guest living space beyond what is permitted by ordinance, rather than by practical difficulties related to the property's physical characteristics. As such, the request does not meet the ordinance requirement that a variance be supported by reasons other than economic considerations 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. The guest quarters shall not exceed 700 square feet per 17.3.1.6.
3. The guest quarters shall remain accessory to the principal dwelling and shall not be sold, rented, or used as a separate dwelling unit.
4. The guest quarters shall be screened from adjacent properties and public waters through vegetation, grading, color, or other methods approved by the City, assuming summer leaf-on conditions per Section 17.3.1.9.
5. 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.
6. The stormwater management plan shall be implemented upon completion of the project if/when a land use permit is applied for and approved by the City.
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.

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.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM (MAD 83 (1998 ADL)).



Impervious Calculation

Total Area	=	41,166 Sq. Ft.
Impervious concrete	=	3,515 Sq. Ft.
Buildings	=	1,843 Sq. Ft.
Concrete	=	1,843 Sq. Ft.
Bituminous	=	4,329 Sq. Ft.
Total	=	9,687 Sq. Ft. (23.5% Impervious Coverage)

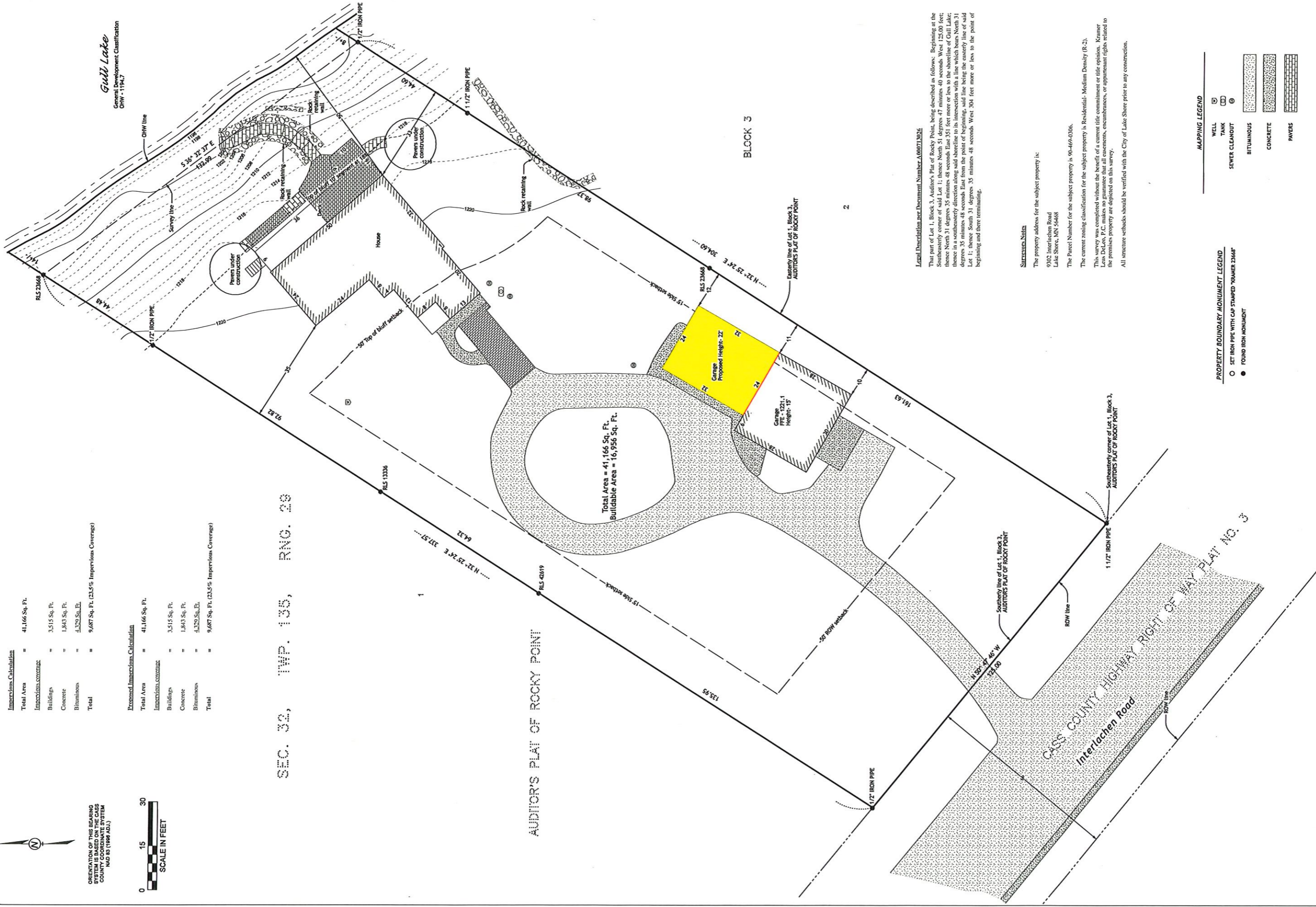
Proposed Impervious Calculation

Total Area	=	41,166 Sq. Ft.
Impervious concrete	=	3,515 Sq. Ft.
Buildings	=	1,843 Sq. Ft.
Concrete	=	1,843 Sq. Ft.
Bituminous	=	4,329 Sq. Ft.
Total	=	9,687 Sq. Ft. (23.5% Impervious Coverage)

SEC. 32, TWP. 135, RNG. 29

AUDITOR'S PLAT OF ROCKY POINT

BLOCK 3



Legal Description per Document Number A000713026

That part of Lot 1, Block 3, Auditor's Plat of Rocky Point, being described as follows: Beginning at the Southeastern corner of said Lot 1; thence North 51 degrees 47 minutes 40 seconds West 125.00 feet; thence North 31 degrees 35 minutes 48 seconds East 351 feet more or less to the shoreline of Gull Lake; thence in a southeasterly direction along said shoreline to its intersection with a line which bears North 31 degrees 35 minutes 48 seconds East from the point of beginning, said line being the easterly line of said Lot 1; thence South 31 degrees 35 minutes 48 seconds West 304 feet more or less to the point of beginning and there terminating.

Surveyors' Notes

The property address for the subject property is:
9302 Interlachen Road
Lake Shore, MN 56468

The Parcel Number for the subject property is 90-469-0306.

The current zoning classification for the subject property is Residential - Medium Density (R-2).

This survey was completed without the benefit of a current title commitment or title opinion. Kramer & DeLoe, P.C. makes no guarantee that all easements, encumbrances, or appurtenant rights related to the premises property are depicted on this survey.

All structure setbacks should be verified with the City of Lake Shore prior to any connection.

- PROPERTY BOUNDARY MONUMENT LEGEND**
- SET IRON PIPE WITH CAP STAMPED "KRAMER 2346"
 - FOUND IRON MONUMENT

- MAPPING LEGEND**
- WELL
 - TANK
 - SEWER CLEANOUT
 - BITUMINOUS
 - CONCRETE
 - PAVERS

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KLD
KRAMER & DELOE
REGISTERED PROFESSIONAL SURVEYORS
1000 Broadway, Suite 200
St. Paul, MN 55102
Phone: 612.291.1111
Fax: 612.291.1112
www.krameranddeloe.com

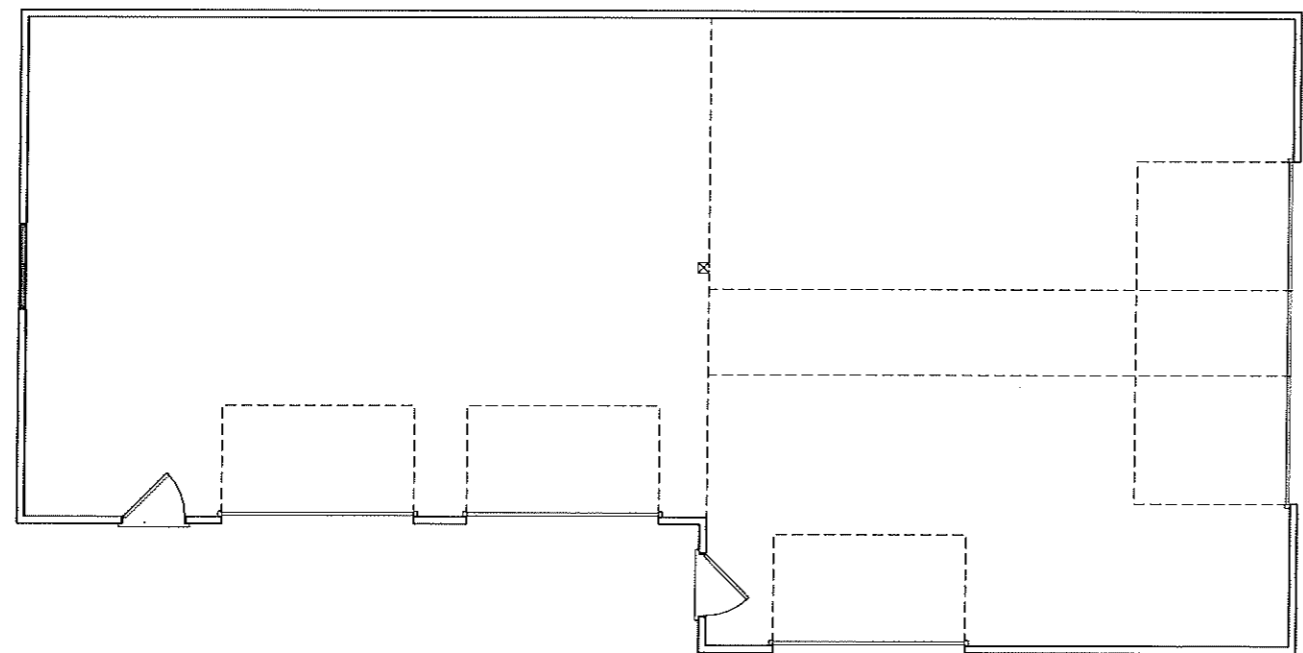
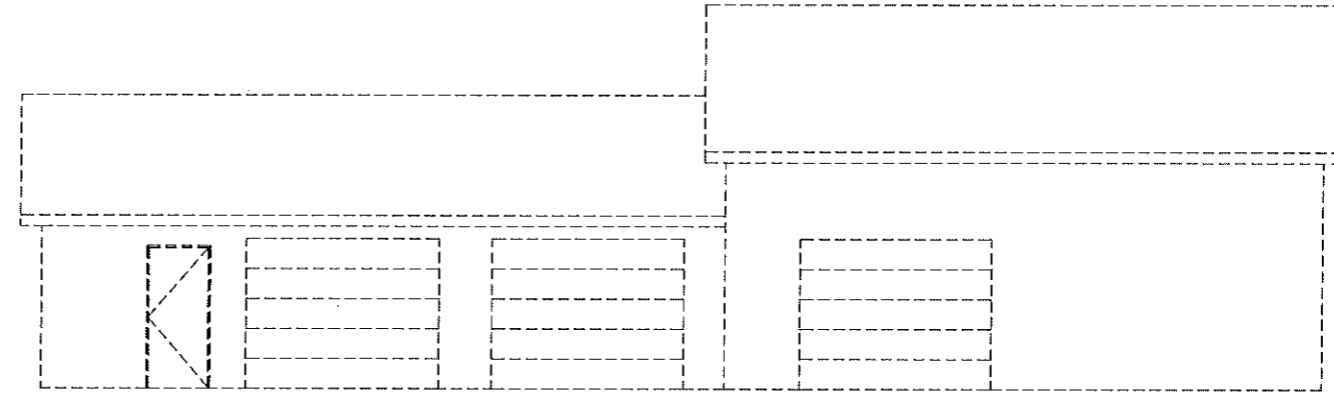
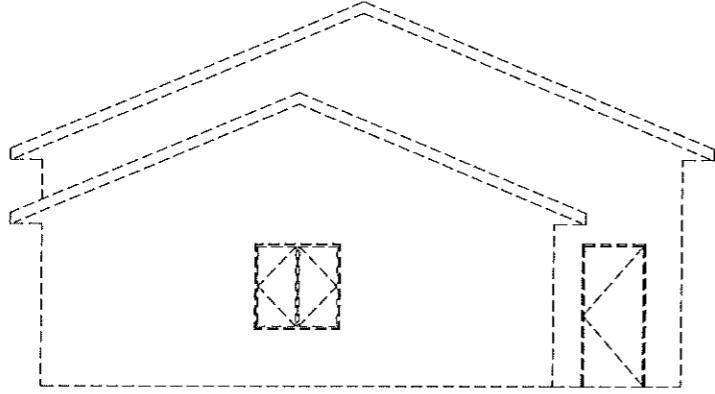
I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *James Kramer*
James Kramer, MN License No. 23668
Date: 4/28/2026

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

Dan Juntunen
Section 32, Township 135 North, Range 29 West
Cass County, Minnesota

PROJECT NO. JUNT2601



DISCLAIMER: THESE DRAWINGS, SPECIFICATIONS, NOTES, AND OTHER INFORMATION ARE THE PROPERTY OF M.D.M. DRAFTING & DESIGN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF M.D.M. DRAFTING & DESIGN IS STRICTLY PROHIBITED. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THE FIELD. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND THE CONTRACTOR. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND THE CONTRACTOR. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND THE CONTRACTOR.

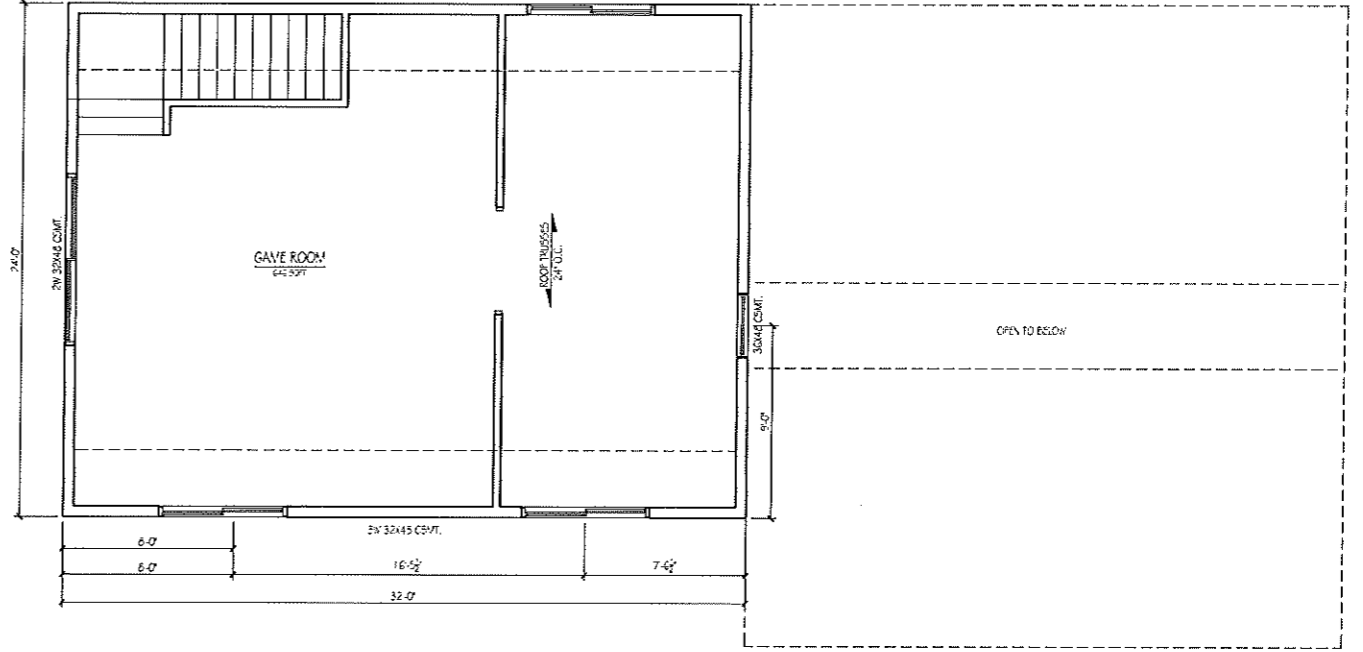
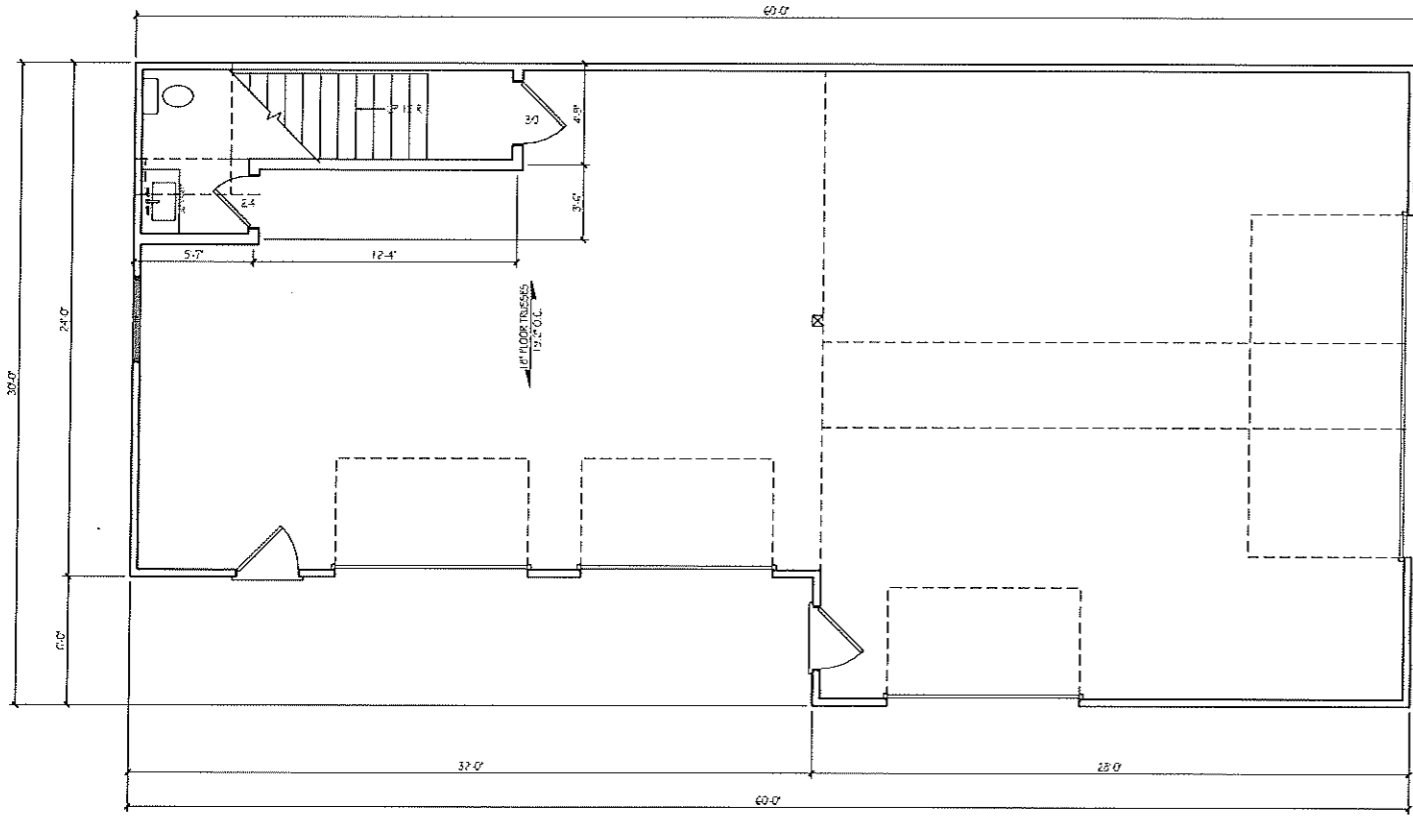
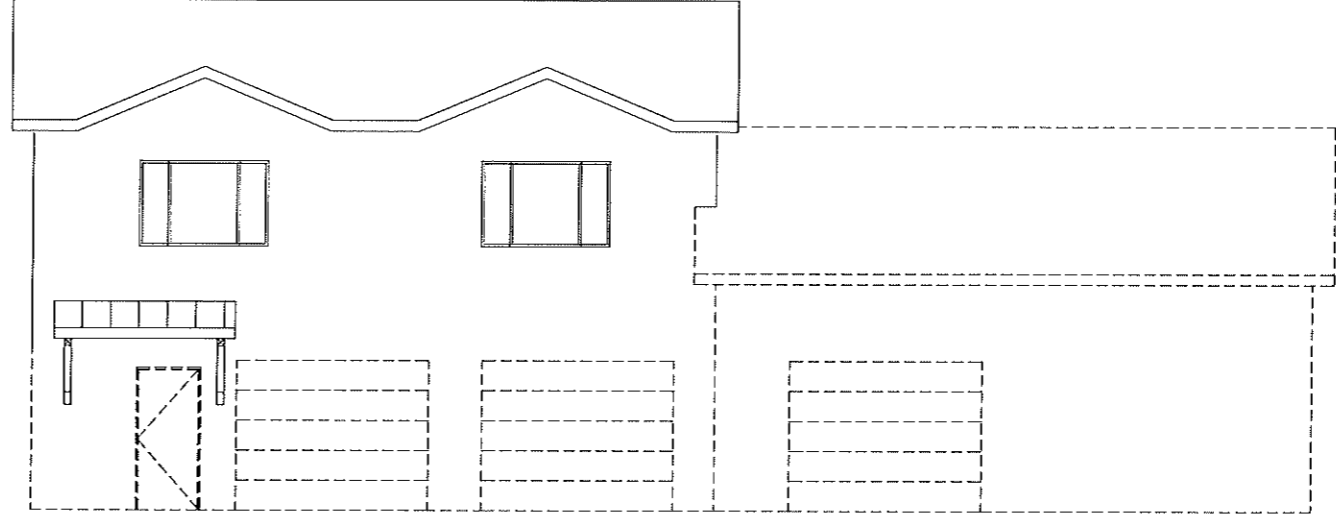
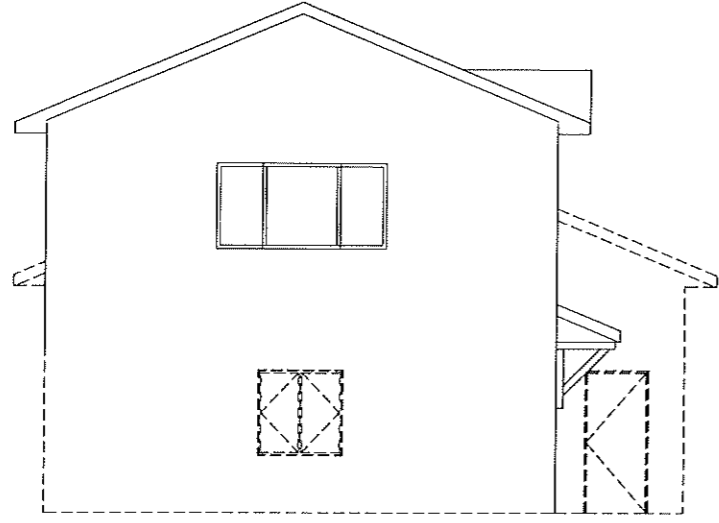
EXISTING

EXISTING



M.D.M. DRAFTING & DESIGN
P-320-980-8387
E-MAIL: MDMDRAFTING@GMAIL.COM

A2

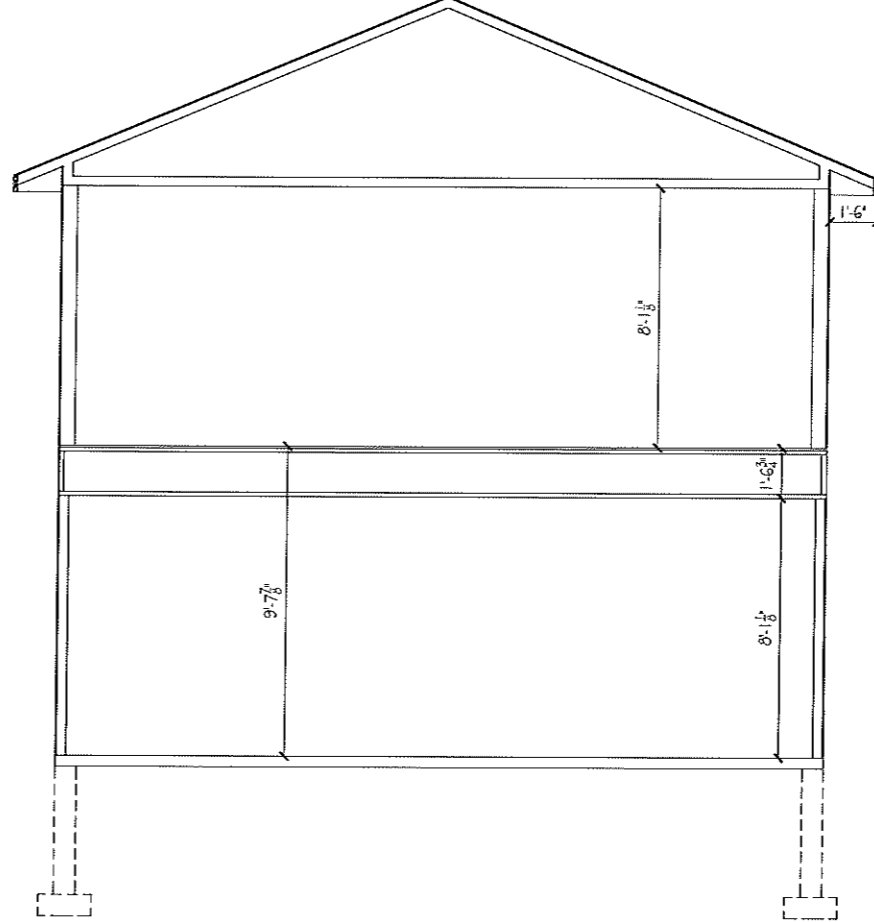
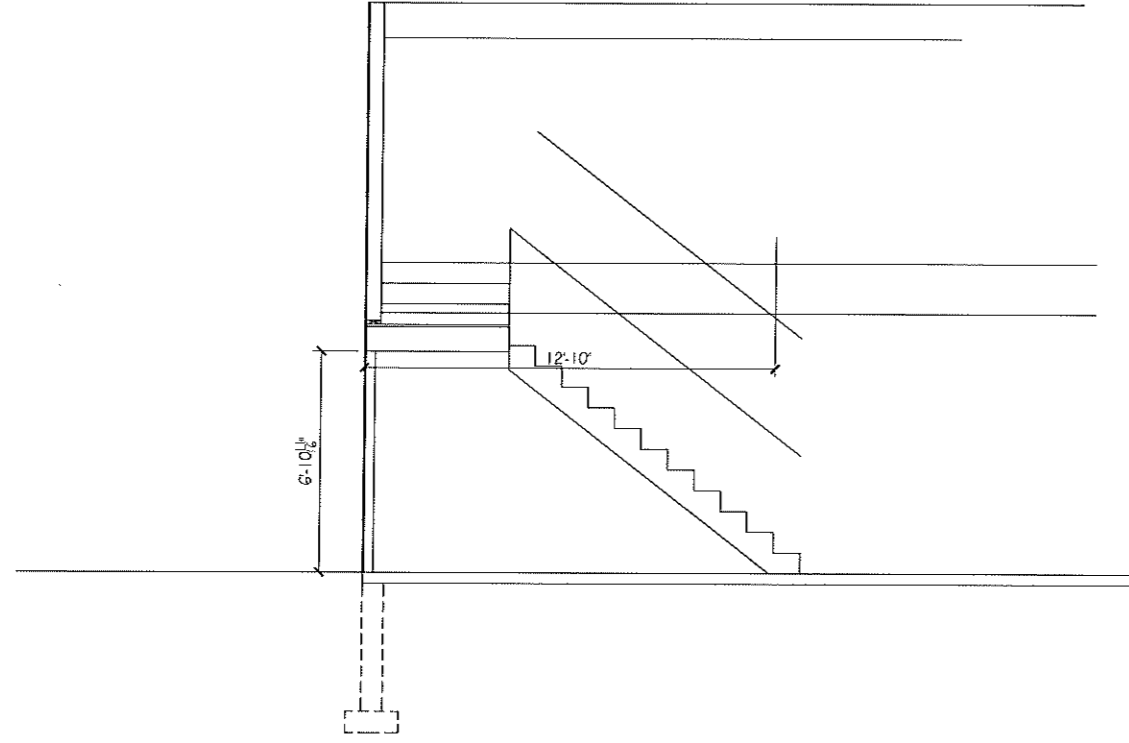


ADDITION

SCALE: 1/4" = 1'-0"

DESIGN BY: M.D.M.

DISCLAIMER:
 THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



A4

DISCLAIMER:
 THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY. IT IS NOT TO BE USED AS A BASIS FOR CONTRACTS OR OTHER LEGAL OBLIGATIONS. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TOOLS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPLIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TOOLS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPLIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES.

CLASS - 4411100000

SCALE: 1/4" = 1'-0"

SECTIONS



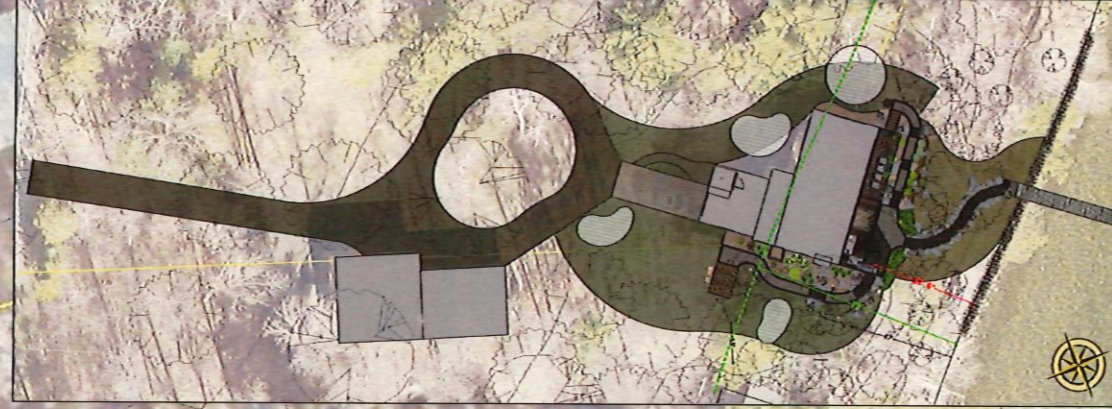
IMPERVIOUS CALCS:

LOT: Square Feet	41,382
ACRES:	0.95
EXISTING IMPERVIOUS:	
HOUSE:	1,826
GARAGE:	1,618
DRIVEWAY:	4,778
SIDEWALKS & PATIOS:	739
TOTAL EXISTING:	8,961
PERCENTAGE:	21.66%
PROPOSED REMOVAL:	
FIRE PIT PATIO 16" DIAM.:	201
PROPOSED IMPERVIOUS:	
NEW WALK:	240
TOTAL PROPOSED IMPERVIOUS:	9,000
PERCENTAGE:	21.75%

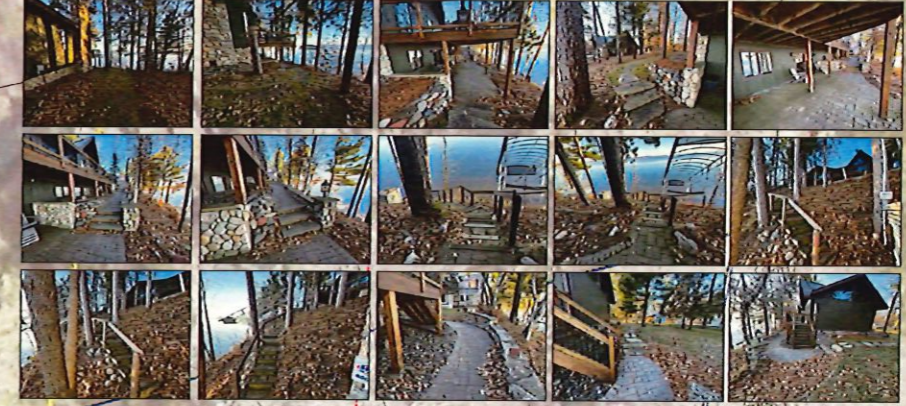
STORMWATER MANAGEMENT:

AREA:	SF:	DEPTH:	GALLONS:
A:	340	12"	2,543
B:	250		1,870
C:	190		1,421
D:	135		1,010
TOTALS:	915	=	6,844

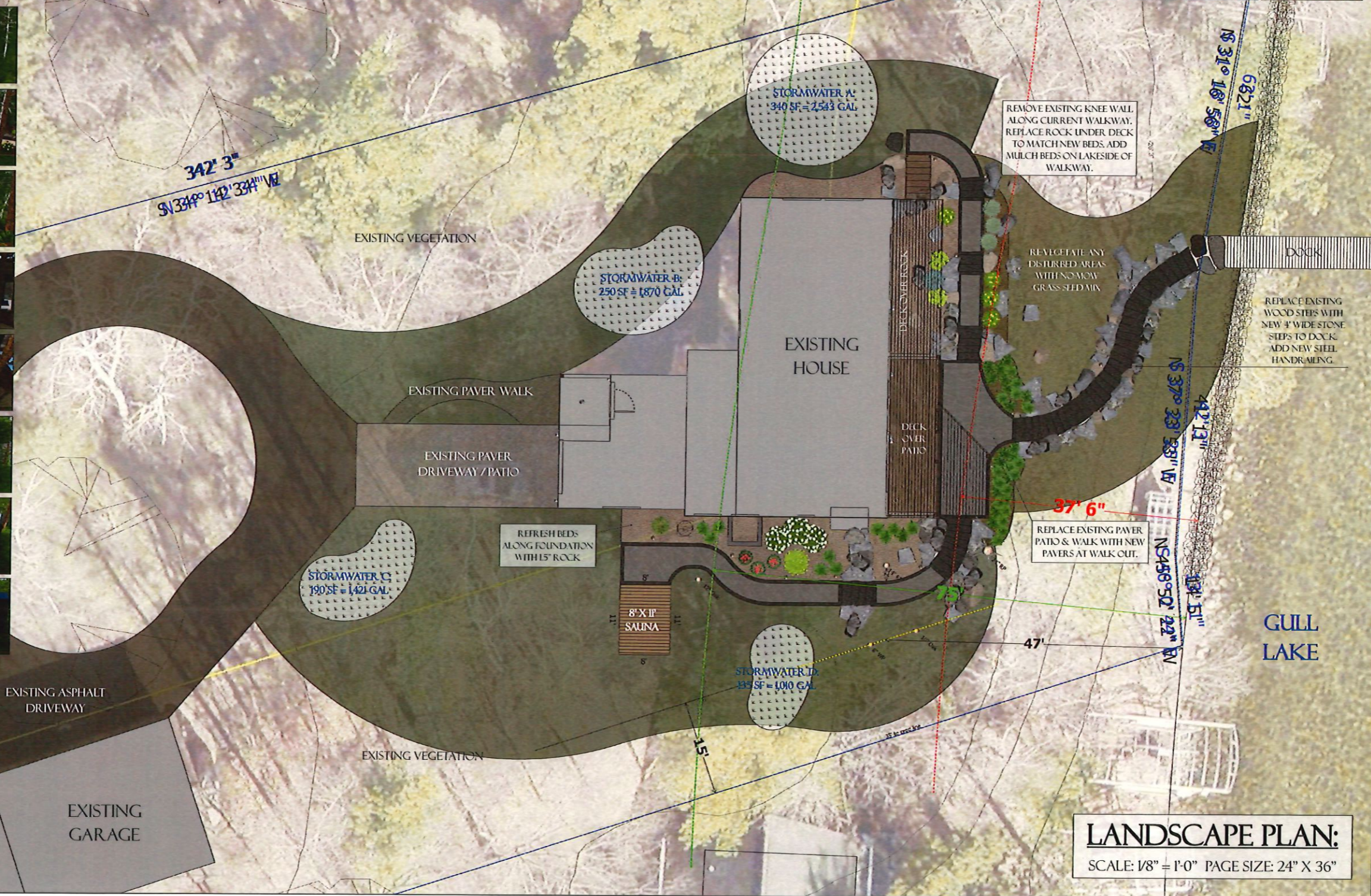
SITE OVERVIEW: SCALE: 1" = 30'-0"



IMAGES OF EXISTING CONDITIONS:



RENDERED IMAGES OF PROPOSED INSTALLATION:

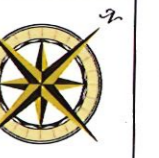


LANDSCAPE PLAN:
SCALE: 1/8" = 1'-0" PAGE SIZE: 24" X 36"

Backyard Reflections, Inc.
29276 Patriot Ave - Pequot Lakes, MN 56472
Office: 218-454-1065
Web: www.backyardmn.com



JUNTUNEN RETREAT:
9302 INTERLACHEN RD - LAKESHORE, MN



APP# _____
 Date _____
 (for office use only)

**CITY OF LAKE SHORE
 VARIANCE APPLICATION**

Name of Applicant Daniel & Denae Juntunen Phone 320-250-6990
 Address 9302 Interlachen Rd Email danj
 City, State, Zip Lake Shore, MN 56468 dan.juntunen@protonmail.com

*Email of property owner (if different than applicant) _____

Applicant is:

Legal Owner
 Contract Buyer
 Option Holder
 Agent
 Other _____

Title Holder of Property:

Daniel & Denae Juntunen
 (Name)
5741 130th St NW
 (Address)
Clearwater, MN 55320
 (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): _____
 (By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request: 9302 Interlachen Rd
Lake Shore, MN

Parcel ID No. 90-469-0306 Zoning District R-2

Description of Proposed Project in detail: Add a second level to
a portion of an existing garage. The space
will be used for general additional space - storage,
desk, games. A half bath will also be installed in existing
lower level

Specify the section of the ordinance from which a variance is sought:
17.2 Side yard Setback / Shoreline

Explain how you wish to vary from the applicable provisions of the ordinance: There will
be no additional roof or floor square footage but
rather a 2nd level on a portion. A variance
was received for being within the setback when
the garage was originally constructed.

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 NO () Why or why not?

It does not change the foundation size of roof size.

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

It will not impact drainage, runoff, etc. and will be more attractive to the community.

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

It just allows more efficient use of how the property was already being used.

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

The only other options were to do nothing or increase the house which is closer to the lake.

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

There will be no impact. The roof and foundation will not change and sightlines will not be impacted due to location.

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

This project does not require any changes
to foundations of the roof (water runoff)

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

It will make the property more attractive

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

None applicable

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

This project will allow us to better organize,
be more attractive to the community and does
not impact the foundation of roof.

The Board of Adjustment must make an affirmative finding on all criteria listed above 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.



Re: PID #90-469-0306 - City of Lake Shore

From Andy Schwartz <aschwartz@pequotlakes-mn.gov>
Date Thu 5/14/2026 11:54 AM
To Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>

EXTERNAL

After talking with the designer it sounds like connecting to and expanding the existing drainfield is not feasible due to setbacks. In that case, yes, it should be ok.

From: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Sent: Thursday, May 14, 2026 9:20 AM
To: Andy Schwartz <aschwartz@pequotlakes-mn.gov>
Subject: PID #90-469-0306 - City of Lake Shore

Good morning, Andy,

This property is adding guest quarters above an existing garage and installing a sink & toilet. Can you please review the attached and let me know if this will work for their request?

Thank you!

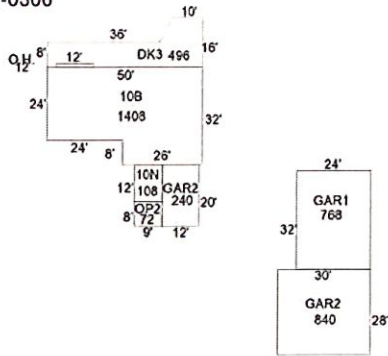
Nicole Hausmann | Community Development Administrator

Office: 218-541-5538

Website: mn.sourcewell.org



90-469-0306



Fee Owner: 85189 FALCO:
 KVAMME, BERTA
 Taxpayer: 85191 FALCO:FO
 KVAMME, BERTA &
 BROSTROM, THOMAS D
 2050 SHORELINE DR
 WAYZATA MN 55391-9773
 Primary Address/911 #:
 9302 INTERLACHEN RD
 LAKE SHORE

DISTRICTS:
 Twp/City : 90 LAKE SHORE CITY
 Plat : 469 AUDITORS PLAT OF ROCKY POIPT OF LOT 1 BLK 3
 School : 181 BRAINERD SCHOOL
 Lake : 11030500 GULL 134,135-29;30

LEGAL DESCRIPTION:
 Sec/Twp/Rge : 32 135.0 29 Acres: .00

ASSESSMENT DETAILS:	Acres	CAMA	Estimated	Deferred	Taxable
2025 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 seasonal MP/Seq: 90-469-0306 000 Own% Rel AG% Rel NA% Dsb%	Land .95	1,168,302	1,168,300		1,168,300
	Building	506,100	506,100		506,100
	Total MKT	1,674,402	1,674,400		1,674,400
2024 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 seasonal MP/Seq: 90-469-0306 000 Own% Rel AG% Rel NA% Dsb%	Land .95	924,870	924,900		924,900
	Building	474,231	474,200		474,200
	Total MKT	1,399,101	1,399,100		1,399,100
2023 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 cabin MP/Seq: 90-469-0306 000 Own% Rel AG% Rel NA% Dsb%	Land .95	924,870	924,900		924,900
	Building	469,211	469,200		469,200
	Total MKT	1,394,081	1,394,100		1,394,100

ASSESSMENT SUMMARY:

Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2025	151	0	1,168,300	0	506,100	1,674,400		1,674,400		1,674,400		0
2024	151	0	924,900	0	474,200	1,399,100		1,399,100		1,399,100		0
2023	151	0	924,900	0	469,200	1,394,100		1,394,100		1,394,100		0

CAMA LAND DETAILS: NOTES:

Land market: 90 LAKESHORE CITY Last calc date/env: 02/24/25 B
 Neighborhood: 90305F GULL LK-GL2-5 SEC 32 & GL 1 SE 1.00 Asmt year: 2025
 COG: 85191 1 Ac/FF/SF: .95 Lake: 11030500 GULL 134,135-29;30
 Wid: .00 Dth: 300.00 Avg CER:
 Land/Unit Type Units Qlt/Acc -Other- OV Base Rate Adj Rate Value Asmt Cd Acreage PTR Value Improvement CER Factors
 Size Comment Df Est/Dfr Est/Dfr Est/Dfr Typ New
 SL UN 1.00 12000.00 12000.00 12000 1 151
 1.00 SV
 305F FF 138.00 2 9500.00 8379.00 1156302 1 151 .95
 138.00 OV
 Front feet: 138.00 Totals: 1,168,302

Mineral:

CAMA SUMMARY:

Schedule: 2025 Quintile date: 09/14/2023 Insp/By/Cmp: 09/14/2023 CN R
 Neighborhood: 90305F GULL LK-GL2-5 SEC 32 & GL 1 SE
 Nbr Typ Subtype Description Wid Len Size Class Qlt H/G Est Value New Imp Class Code
 1 RES 1-3 + + 1528 070 H 395,498 0 151

2 RES GAR	ATT	12	20	240	2	G	10,502	0	151
3 RES GAR	DET	24	32	768	1	G	45,120	0	151
4 RES GAR	DET	28	30	840	2	G	39,480	0	151
5 OTH LDSC				1	3		7,500	0	151
6 OTH DRIVEWAY				1	1		8,000	0	151

Estimated land value : 1,168,302
 Mineral value :
 Improvement value . . : 506,100
 Total value : 1,674,402

CAMA IMP DETAILS: 1 RES 1-3
 House/Garage: H Schedule: 2025
 Construction class/Quality: 070
 Actual/Effective year built: 1990
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .81
 Functional incurable . . .
 Economic: 90305F 1.35
 Additional
 Total percent good 1.09

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_010 MEASURED	Y															
_020 VIEWED	Y															
_030 COLOR	NAT															
_030 COLOR	GRN															
_040 CONSTRUCTN	1															
_050 FOUNDATION	1															
_060 EXT WALLS	SHK															
_060 EXT WALLS	PLY															
_070 ROOF TYPE	1															
_080 ROOF MAT	1															
_090 WINDOWS	1															
_100 FURN TYPE	1															
_110 FUEL TYPE	4															
_120 ELEC SERV	1															
_130 WELL	Y															
_140 SEPTIC	Y															
_150 INT WALL	1															
_160 INT FLOOR	2															
_170 # BATHS	2															
_180 # BEDROOMS	2															
_200 PATIO	2			1				2,500.00		2,500	1		1.00			2,735
_240 FIREPLACE1	2			1				10,000.00		10,000	1		1.00			10,940
_250 AIR COND	Y			1				2,000.00		2,000	1		1.00			2,188
_260 WALKOUT	1			1				3,000.00		3,000	1		1.00			3,282
_270 BF	2			1200				40.00		48,000	1		1.00			52,512
_300 STYLE	RAM															
_BAS BASE AREA	070	D7						189.00		266,112	1		1.00			291,127
_BAS BASE AREA	070	D7	9	12	108	5		174.00		18,792	1		1.00			20,558
_BAS BASE AREA	070	D7			12	2		174.00		2,088	1		1.00			2,284
_DK DECKING	3	W/RAIL			496			15.00		7,440	1		1.00			8,139
_OP OPEN PORCH	2	>AVG QUAL	8	9	72			22.00		1,584	1		1.00			1,733

Effective BAS rate: 205.48 Totals: 361,516 395,498
 Ground floor area: 1,528
 Gross floor area: 1,528

CAMA IMP DETAILS: 2 RES GAR ATT
 House/Garage: G Schedule: 2025
 Construction class/Quality: 2
 Actual/Effective year built: 1990
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .81
 Functional incurable . . .
 Economic: 90305F 1.35
 Additional
 Total percent good 1.09

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
_BAS GARAGE	2	INS/LINED	12	20	240			40.00		9,600	1		1.00			10,502

Effective BAS rate: 43.76 Totals: 9,600 10,502
 Ground floor area: 240
 Gross floor area: 240

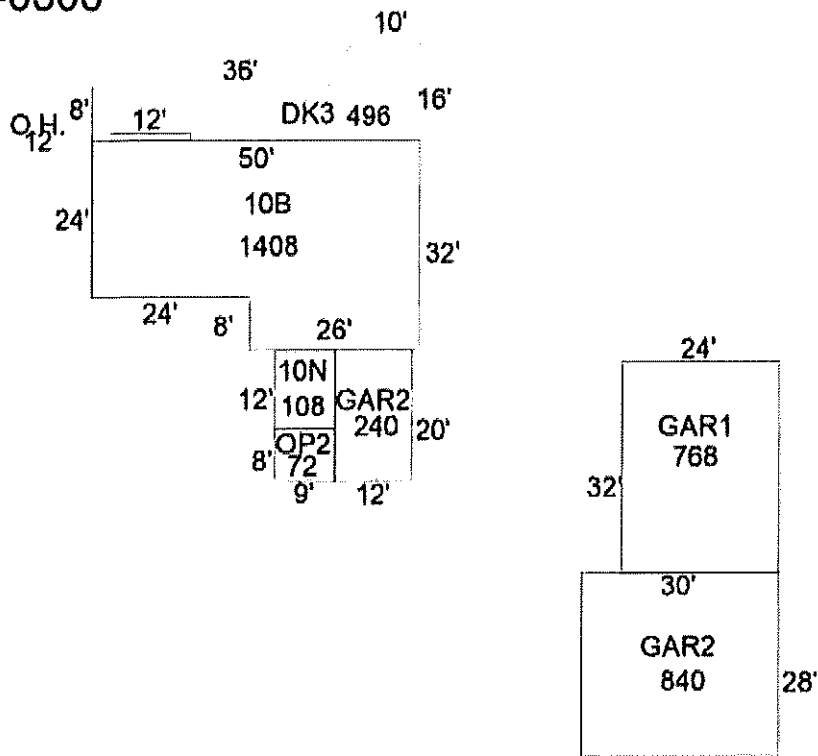
CAMA IMP DETAILS: 3 RES GAR DET
 House/Garage: G Schedule: 2025
 Construction class/Quality: 1
 Actual/Effective year built: 2000
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .87
 Functional incurable . . .
 Economic: 90305F 1.35
 Additional
 Total percent good 1.17

NOTES: -----



90-469-0306



Scale As Shown

AEILTS, BEN G & AEILTS, SANDRA J
9320 INTERLACHEN RD
LAKE SHORE MN 56468-8738

MARK, BRIAN S, AS TRUSTEE
4780 LODGE LN
PO BOX 418
EXCELSIOR MN 55331-0418

BENSON, LLOYD K, JR & VICKI L
PO BOX 471
WAYZATA MN 55391-0471

MORIARTY, PATRICK R
9275 INTERLACHEN RD
LAKE SHORE MN 56468-8737

EIGEN, DANIEL & SHELLEY
9287 ANDERSON RD
LAKE SHORE MN 56468-8787

NEWBY, PATTY M ANDERSON-TRUSTEE &
ANDERSON, CHRISTY & THOMAS, TAMMY
16904 HARBOR CT
LAKEVILLE MN 55044-9369

FALK, TERRY L & FALK, MARY K
14707 HOLCOMB AVE
URBANDALE IA 50323-2712

OLSON, SCOTT A & OLSON, LEAH, TTEES
5021 BRUCE AVE
EDINA MN 55424-1319

FOSS, DAVID B & BONNIE L
616 INGLENOOK CT
COPPELL TX 75019-6682

ROTH, WALTER & KRISTIN
1525 N SHERIDAN RD
LAKE FOREST IL 60045-1350

GULF LIMA SIX, LLC
4804 GOLF TER
EDINA MN 55424-1515

SPOHN, DALE & SPOHN, JODI
4931 112TH ST SW
PILLAGER MN 56473-2446

HAHN, ADAM & HAUGE, TOM
9321 ANDERSON RD
LAKE SHORE MN 56468

STEER, RICHARD A & STEER, SHARI L
9296 INTERLACHEN RD
LAKE SHORE MN 56468-8737

JUNTUNEN, DANIEL & DENAE
5741 130TH ST NW
CLEARWATER MN 55320-4000

YOUNG, THOMAS L & MICHELLE A
11932 JAMESTOWN ST NE
BLAINE MN 55449-7523

KENNETH P DARULA QUAL PERS RES TRST
& LINDA M DARULA QUAL PERS RES TRUST
4338 FAIRWAY DR
MEDINA MN 55340-4101

ZIMMER, TERENCE E & PEGGY R
4075 SHOREWOOD TRL
MEDINA MN 55340-9560

KOCH, STEVEN T & KOCH, ROXANNE M
2928 FAIRWAY DR
CHASKA MN 55318-3416

STAFF REPORT

Agenda Item: 6a
Application: Metes & Bounds Subdivision Approval
Property Owner/Applicant: Johnson, James M & L G Haugen Trust

PROPERTY INFORMATION:

PID: 90-469-0368 & 90-469-0370
Area: Tract A: 36,471 square feet
Tract B: 44,400 square feet
Zoning: Residential, Medium-Density R-2
Physical Address: 9416 & 9426 Rocky Point Trail
Location: 32/135/29
Septic: N/A

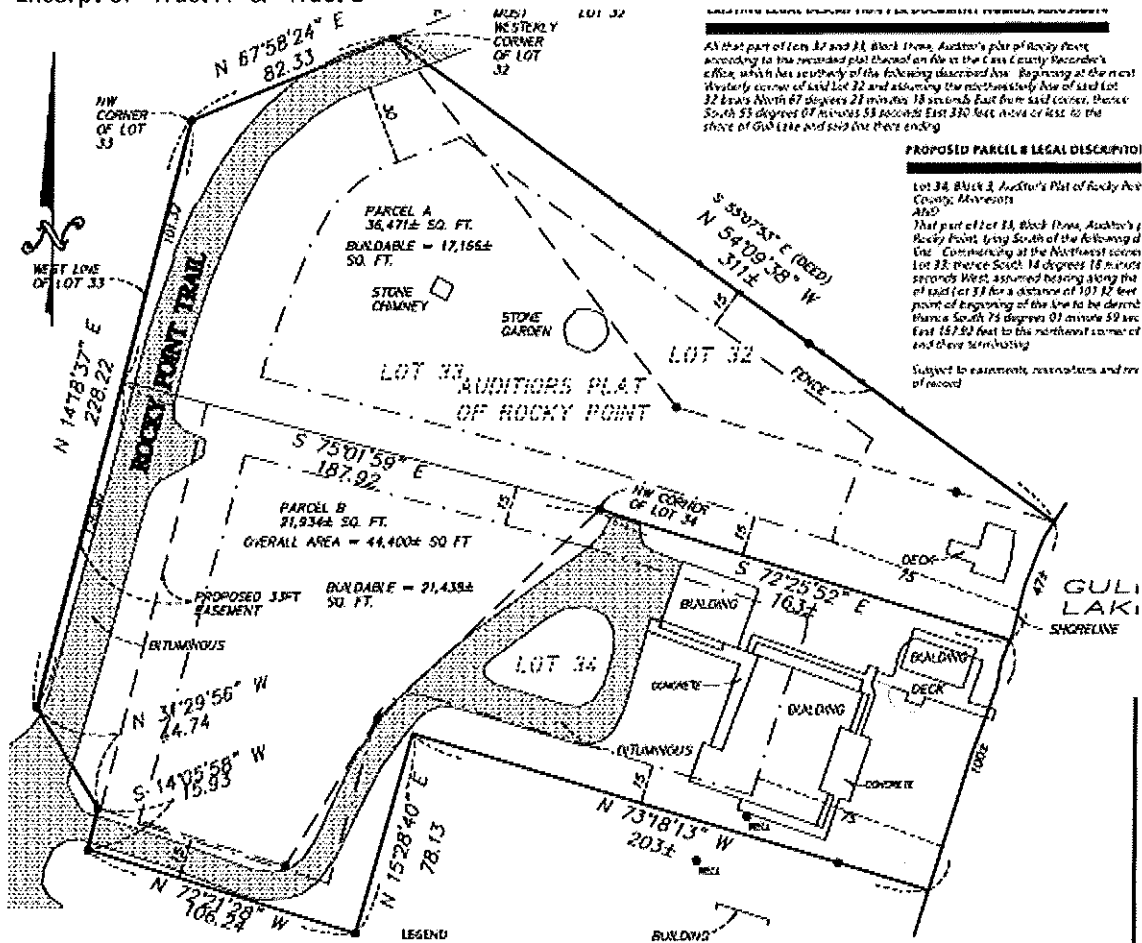
GIS Imagery 2024, Cass County GIS, Aerial View:



Background Information:

The applicants propose completing a metes-and-bounds lot-line adjustment. "Tract A" would be 36,471 square feet with a buildable area of 17,166 square feet, which meets the lot size requirement for Residential, Medium Density, R-2. "Tract B" would be 44,400 square feet with a buildable area of 24,438 square feet, which also meets the lot size requirement for Residential, Medium Density, R-2. Both lots are on Gull Lake. The shoreline width will not be changing with this request. The full legal descriptions of the proposed tracts are located on the Certificate of Survey, dated 05/14/2026, provided with the application by Paul Herkenhoff of 218 Surveying.

Excerpt of "Tract A" & "Tract B"



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

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	1 Unit/20,000	1 Unit/40,000	1 Unit/

(duplex or guest cabin with principal structure are considered two units)			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

71. Subdivisions.

71.1 Pre-Application Meeting. A pre-application meeting shall be held including the subdivider, City Zoning Administrator, City Engineer, if requested by the Zoning Administrator, and the City Clerk. Discussion at this meeting shall be limited to procedure, Ordinance requirements and timing.

71.2 Sketch Plan Review Meeting with Planning Commission. A sketch plan review meeting by the Planning Commission is mandatory prior to a public hearing.

71.2.1 The subdivider shall submit fifteen (15) copies of the sketch plan, fourteen (14) days prior to the normal Planning Commission meeting, and request a position on the formal agenda.

71.2.2 The Planning Commission shall not take action on the proposal, but may make suggestions to facilitate the preparation of an approvable Preliminary Plat or plan.

71.3 Metes and Bounds Subdivision Approval, Subdivisions ten (10) acres or greater in size and five hundred (500) feet or greater in width or where there is no net increase in the number of parcels.

71.3.1 Shall be subject to approval by the Zoning Administrator if both of the resulting parcels are ten (10) acres or greater and five hundred (500) feet of width or greater.

71.3.2 Such subdivisions shall be limited to no more than one (1) split of a parcel into two (2) parcels in a three (3) year period of time.

71.3.3 The proposed legal description for subdivision of land by Metes and Bounds shall be prepared and certified by a Registered Land Surveyor and must contain the essential information of a preliminary plat.

71.3.4 Approval by the City shall be indicated by the stamp of approval affixed by the City Clerk to said legal description. The County Recorder or Registrar of Deeds may accept each such Certificate for filing and recording upon compliance with these provisions.

71.4 Metes and Bounds Subdivision Approval, Subdivisions less than ten (10) acres in size or less than

five hundred (500) feet in width.

71.4.1 Where appropriate, under the provisions of this Ordinance, the subdivider shall submit documents containing the essential information of a proposed plat or plan and including dimensions computed to one hundredth (1/100th) of a foot and bearing computed to equivalent accuracy to the Planning Commission for approval.

71.4.2 The review of the Planning Commission need not include a public hearing.

71.4.3 The subdivider shall submit fifteen (15) copies of his proposal to the Zoning Administrator thirty (30) days prior to the normal Planning Commission meeting and pay the corresponding fee.

71.4.4 The Zoning Administrator shall review the proposed lot split for compliance with the Zoning Ordinance including a field review at his discretion.

71.4.5 The Planning Commission shall decide on the subdivision within the required time based on the resulting lots complying with the Ordinance, the feasibility of the resulting lots for their intended purpose, and the provision for access to adjacent properties. Conditions may be attached to an approval requiring appropriate improvements. No more than one (1) split into two (2) parcels shall be allowed in a three (3) year period of time. An additional parcel for right-of-way or commonly owned driveway access may also be allowed.

71.4.6 The decision of the Planning Commission may be appealed to the City Council.

71.4.7 The resulting land descriptions shall be prepared and signed by a Registered Land Surveyor and shall comply with all provisions of this Ordinance.

71.4.8 Failure of the subdivider to act after an approval of a Metes and Bounds subdivision within one (1) year shall void the approval unless extended by the Planning Commission. A second extension shall require a new review by the Planning Commission.

71.4.9 Approval by the City shall be indicated by the stamp of approval fixed by the City Clerk to said legal description. The County Recorder or Registrar of Deeds may accept each such Certificate for filing and recording upon compliance with these provisions.

Staff Findings: Staff provides the following findings of fact for consideration:

1. The metes and bounds subdivision request is to adjust lot lines for subject parcels, PID 90-469-0368 & 90-469-0370.
2. The subject parcel 90-469-0368 is owned by James Johnson, who is one of the applicants for this Metes & Bounds subdivision (lot line adjustment).
3. The subject parcel 90-469-0370 is owned by L G Haugen Trust Fund, which is the other applicant for this Metes & Bounds subdivision (lot line adjustment).
4. The subject properties are both zoned Residential, Medium-Density R-2 (Shoreland). The full legal descriptions of these subject properties are detailed on the Certificate of Survey submitted with the applications.
5. Proposed "Tract A" as shown on the Certificate of Survey is 36,471 square feet with 17,166 square feet of buildable area.

6. Proposed "Tract B" as shown on the Certificate of Survey is 44,400 square feet with 21,438 square feet of buildable area.
7. The subject parcels are accessed via Rocky Point Trail.
8. There is a proposed 33-foot easement along the western side of "Tract B".
9. The shoreline lot widths of the parcels will not be changing with this request.
10. The proposed lot configurations meet the minimum buildable area requirements of the Residential, Medium-Density, R-2.
11. The properties are suitable in their natural state for the intended purpose, and this lot line adjustment would not be harmful to the health, safety, or welfare of future residents or of the community.
12. The Certificate of Survey provided with the Metes and Bounds subdivision (lot line adjustment) application was prepared by Paul Herkenhoff, LS #45875 of 218 Surveying, and was submitted to the city on 05/14/2026.
13. This lot line adjustment 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."

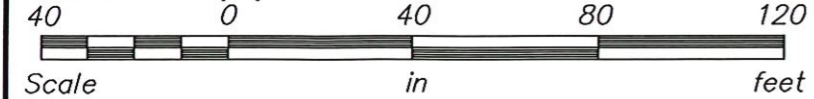
Planning Commission Direction: The Planning Commission may approve, deny, or table the request if additional information is needed. If the motion is for approval or denial, findings of fact should be cited.

Recommendation: The planning commission should discuss and provide input regarding the metes & bounds subdivision (lot line adjustment) request.

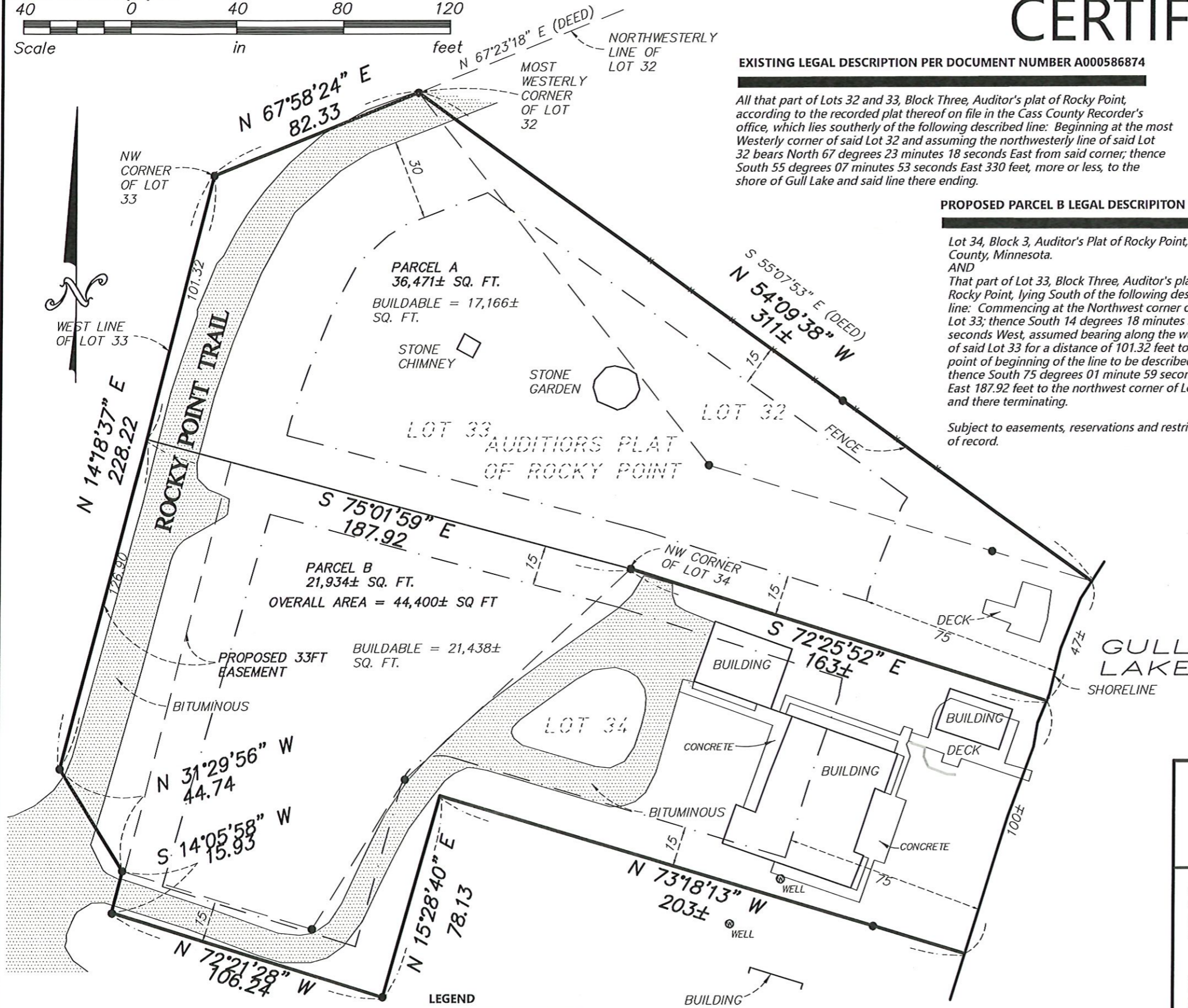
If the Planning Commission wishes to approve the metes & bounds subdivision (lot line adjustment) request, the following conditions of approval are recommended:

1. The New legal descriptions for Tract A and Tract B must be recorded with Cass County within 12 months of this approval.

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 A000586874

All that part of Lots 32 and 33, Block Three, Auditor's plat of Rocky Point, according to the recorded plat thereof on file in the Cass County Recorder's office, which lies southerly of the following described line: Beginning at the most Westerly corner of said Lot 32 and assuming the northwesterly line of said Lot 32 bears North 67 degrees 23 minutes 18 seconds East from said corner; thence South 55 degrees 07 minutes 53 seconds East 330 feet, more or less, to the shore of Gull Lake and said line there ending.

PROPOSED PARCEL B LEGAL DESCRIPITON

Lot 34, Block 3, Auditor's Plat of Rocky Point, Cass County, Minnesota.
AND
That part of Lot 33, Block Three, Auditor's plat of Rocky Point, lying South of the following described line: Commencing at the Northwest corner of said Lot 33; thence South 14 degrees 18 minutes 37 seconds West, assumed bearing along the west line of said Lot 33 for a distance of 101.32 feet to the point of beginning of the line to be described; thence South 75 degrees 01 minute 59 seconds East 187.92 feet to the northwest corner of Lot 34, and there terminating.

Subject to easements, reservations and restrictions of record.

EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER A000586878

Lot 34, Block 3, Auditor's Plat of Rocky Point, Cass County, Minnesota.

PROPOSED PARCEL A LEGAL DESCRIPITON

All that part of Lots 32 and 33, Block Three, Auditor's plat of Rocky Point, according to the recorded plat thereof on file in the Cass County Recorder's office, which lies southerly of the following described line: Beginning at the most Westerly corner of said Lot 32 and assuming the northwesterly line of said Lot 32 bears North 67 degrees 23 minutes 18 seconds East from said corner; thence South 55 degrees 07 minutes 53 seconds East 330 feet, more or less, to the shore of Gull Lake and said line there ending.

EXCEPT that part of Lot 33, Block Three, Auditor's plat of Rocky Point, lying South of the following described line: Commencing at the Northwest corner of said Lot 33; thence South 14 degrees 18 minutes 37 seconds West, assumed bearing along the west line of said Lot 33 for a distance of 101.32 feet to the point of beginning of the line to be described; thence South 75 degrees 01 minute 59 seconds East 187.92 feet to the northwest corner of Lot 34, and there terminating.

Together with a 33.00 foot easement for ingress, egress and utility purposes, over, under and across that part of the West 33.00 feet of Lot 33, Block Three, Auditor's plat of Rocky Point lying South of the following described line: Commencing at the Northwest corner of said Lot 33; thence South 14 degrees 18 minutes 37 seconds West, assumed bearing along the west line of said Lot 33 for a distance of 101.32 feet to the point of beginning of the line to be described; thence South 75 degrees 01 minute 59 seconds East 187.92 feet to the northwest corner of Lot 34, and there terminating.

GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Cass County South Coordinate System.
- 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.
- No wetlands were delineated as a part of this survey.

REQUESTED BY:

Johnson

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.

Paul Herkenhoff

5-14-26

Paul Herkenhoff, R.L.S.
License No. 45875

Date

Drawn by:

PDH

Date:

4/20/26

Job No:

26-14



**CITY OF LAKE SHORE BOARD OF ADJUSTMENT
APPLICATION FOR A LOT SPLIT/SUBDIVISION**

Applicant (Fee Owner) James Johnson

Address 271 White Oak Lane, Winnetka IL 60093 Phone # 847 858-0832

Authorized Agent _____ Phone # _____

Legal Description of Property Sec 32, twp 135, RG 29, Plat of Rocky Point PT of Lots 32 and 33, Blk 3

Zoning District R2 Lake Classification Gull

Property ID Number 90-469-0369 90-469-0368 and -0370

Metes and Bounds Subdivision or Plat

Signature of Applicant James M Johnson

Fee \$ 300 Paid in Full Date 5/11/2026

Clerk Signature Kathy Johnson

Date of Planning Commission Hearing 06/08/2026

Application Approved / Denied by Planning Commission

Conditions _____

Planning and Zoning Administrator

Date

CITY OF LAKE SHORE BOARD OF ADJUSTMENT
APPLICATION FOR A LOT SPLIT/SUBDIVISION

Applicant (Fee Owner) L. B. Hugen Trust Fund B, Jane Blanninglake
Address 601 2nd Ave N, Northwood, WA Phone # 611-390-0837

Authorized Agent _____ Phone # (9)

Legal Description of Property Sec 32, Twp 135, R. 29, P. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Planning District RR Land Classification GMU

Property ID Number 90-469-0370

Metes and Bounds Subdivision or Parcel

Signature of Applicant [Signature]

Fee \$ 10 Paid in Full Date 5/11/2026

City Signature [Signature]

Date of Planning Commission Hearing 06/08/2026

Application Approved / Dealed by Planning Commission

Conditions _____

Compliance and Zoning Availability _____

STAFF REPORT

Agenda Item: 6b

Property Owner: Greene, Jerry & Karla

PROPERTY INFORMATION:

PID:	90-469-0324
Area:	+/- 1.3 acres (55,414 sq. ft.)
Zoning:	Residential, Medium Density R-2 (Shoreland)
Physical Address:	9398 Interlachen Rd
Location:	32/135/29
Septic:	N/A

GIS Imagery 2024, Cass County GIS, Aerial View:



Background Information:

- 617 square foot guest cabin (connected to septic system)
- 761 square foot detached garage (bathroom)
- 452 square foot detached garage (does not meet the road right-of-way setback)
- 5,954 square foot tennis court
- Total square footage for accessory structures: 7,167 square feet (without guest cabin)
- Impervious surface coverage is 27.9%

They are requesting the removal of the two detached garages and the construction of a single structure measuring 1,194 square feet, with an office/game room and bathroom. They would be removing the gazebo and potentially moving the septic system.

Applicable Regulations: The following ordinance regulations apply:

Definition:

- 4.4 Accessory Structure:** A building or other structure that is supportive, secondary and subordinate in use or size to the principal structure on the same parcel or lot which, because of the nature of its use, can reasonably be located at or greater than minimum structure setbacks. Includes all structures not considered the principal structure including, but not limited to, T.V. towers antennas, dish antennas, outdoor swimming pools, outdoor hot-tubs, detached garages, sheds, guest quarters and bathhouses.
- 4.125 Guest Cabins** A free-standing structure, not for sale or lease, that contains sleeping spaces and functioning bathroom facilities in addition to those provided in the primary dwelling on the lot. A guest cabin shall not be permitted if guest quarters exist on the lot.
- 4.126 Guest Quarters.** The second story of a detached accessory structure, not for sale or lease, that contains sleeping spaces and functioning bathroom facilities in addition to those provided in the primary dwelling on the lot. Guest quarters shall not be permitted if a guest cabin exist on the lot.
- 4.127 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, living quarters 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).

17.3.1 A guest cabin or guest quarters may be allowed, provided the structure meets the standards outlined in this section (17.2)

17.3.1.1 The guest cabin shall meet all requirements including, impervious coverage limits, setbacks, adequate septic system capacity or the ability to connect to the city sewer system and a storm water management plan.

17.3.1.2 The guest cabin shall not cover more than 700 square feet and shall not exceed 15 feet in height. Basements are prohibited. Porches, decks, and outside stairways and stoops exceeding four feet in width shall be included in the 700 square feet of land covered.

17.3.1.3 Shall be located to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setback of 100 feet on a GD lake and 125 feet on a RD lake, color or other uses acceptable to the City assuming summer leaf-on conditions.

17.3.1.4 A guest cabin shall not be permitted if guest quarters exist on the lot.

17.3.1.5 Guest quarters shall meet all requirements including, impervious coverage limits, setbacks, adequate septic system capacity or the ability to connect to the city sewer system and a storm water management plan.

17.3.1.6 Guest quarters shall not exceed 700 square feet in size regardless the size of the accessory structure upon which they are built. Balconies and outside stairways exceeding four feet in width shall be included in the 700 square feet maximum size.

17.3.1.7 Guest Quarters shall not be permitted if a guest cabin exists on the lot.

17.3.1.8 Existing boathouses and other detached accessory structures within the lake setback shall not be converted to guest cabins or guest quarters.

17.3.1.9 Shall be screened from adjacent parcels and Public waters by vegetation, topographical location, increased setback, color or other methods assuming summer leaf on conditions.

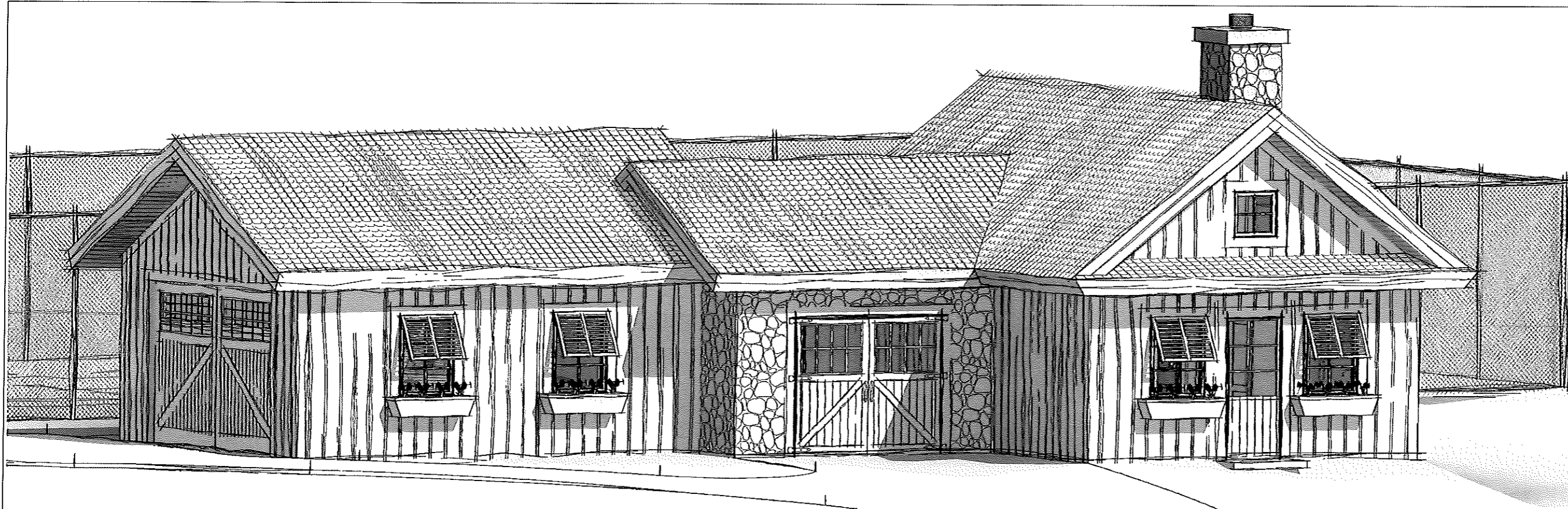
17.3.2 **Accessory Structures.** Total cumulative detached accessory structure size may be increased to a maximum of 2,000 square feet by Conditional Use Permit provided the following:

17.3.2.1 The exterior of the additional accessory structure matches or is consistent with the exterior of the existing principal structure.

17.3.2.2 The Conditional Use criteria in Section 68 have been met.

Planning Commission Direction: The Planning Commission will need to determine how staff should proceed with this request.

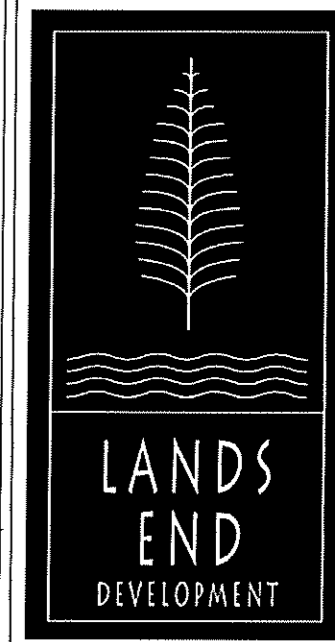
This report was prepared by Sourcewell for the City's review and consideration. The information in this report is derived from the City's official controls, which may include comprehensive plans, long-range plans, applicable ordinances, and information submitted to the City as part of application materials.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



① Driveway 3D

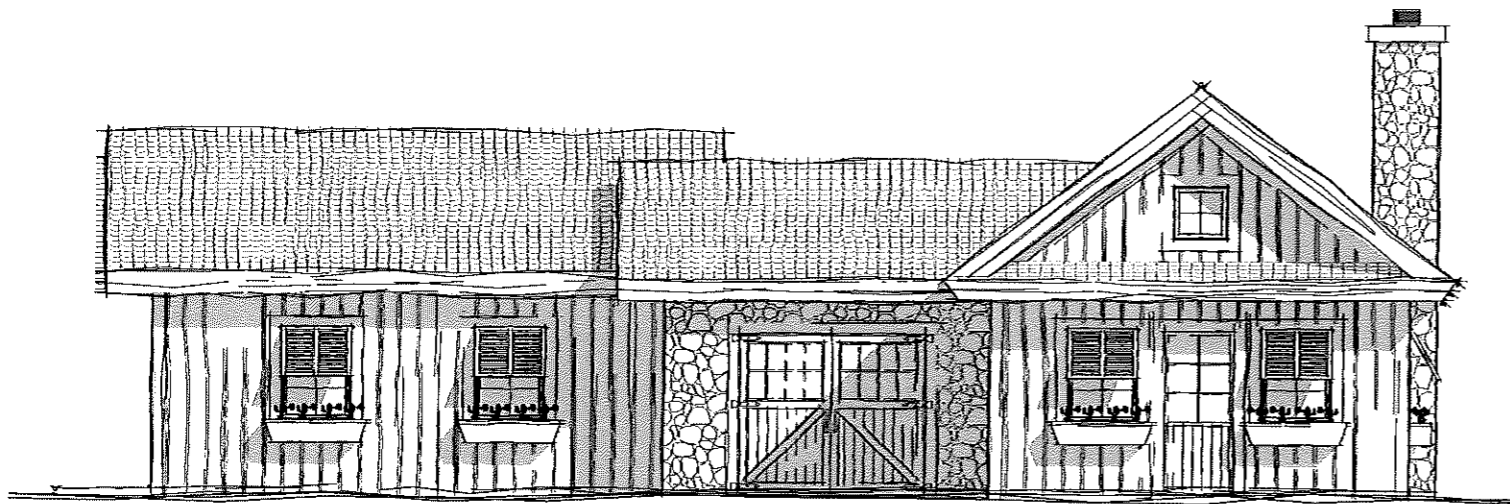


② Tennis Court Side 3D

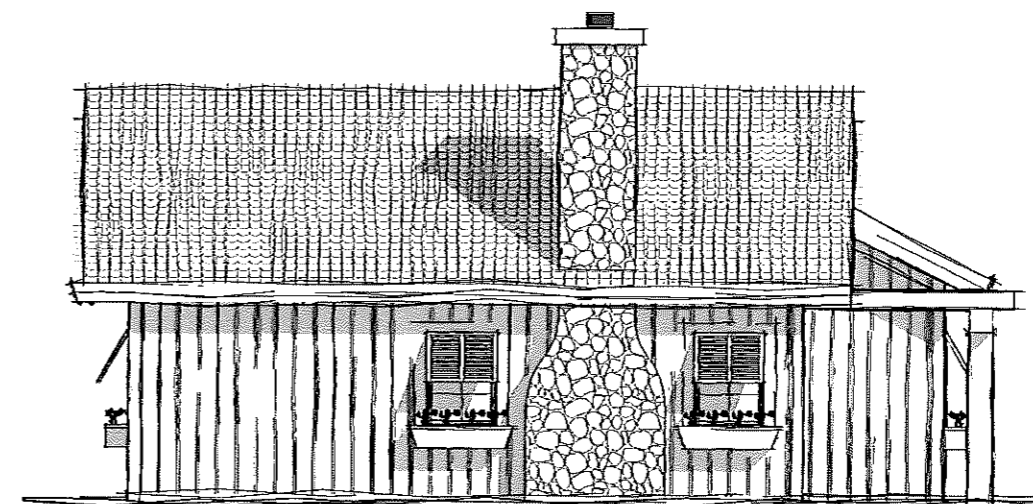


~ Greene Garage ~
 Gull Lake, Lake Shore

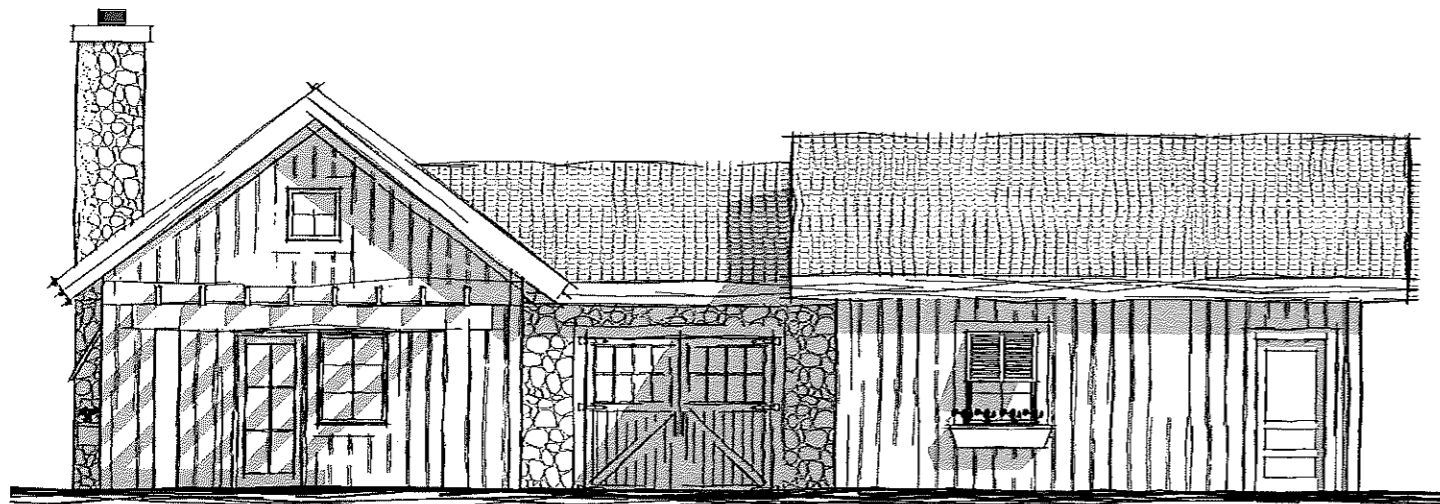
Project Status	Conceptual
Date	April 16, 2026
Drawn by	Robbie Stephens
A1	
Scale	



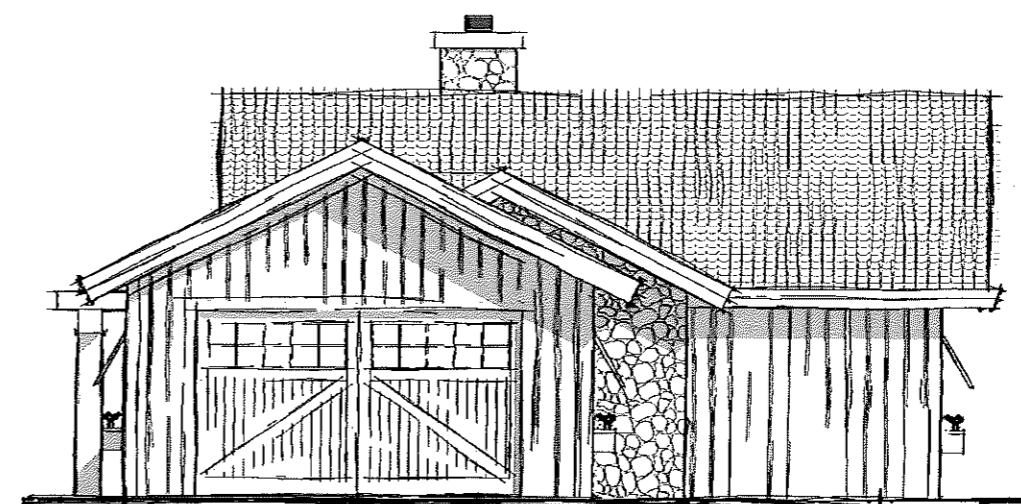
① Driveway Elevation
1/4" = 1'-0"



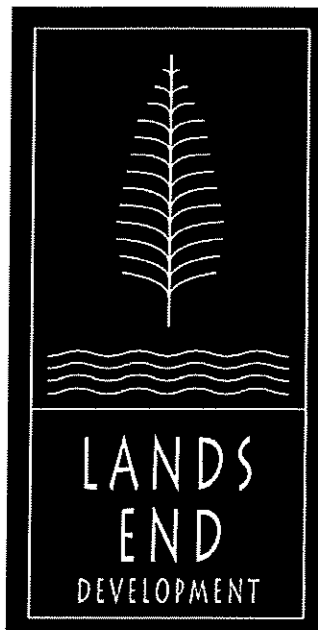
② House Side Elevation
1/4" = 1'-0"



③ Tennis Court Side Elevation
1/4" = 1'-0"



④ Road Side Elevation
1/4" = 1'-0"



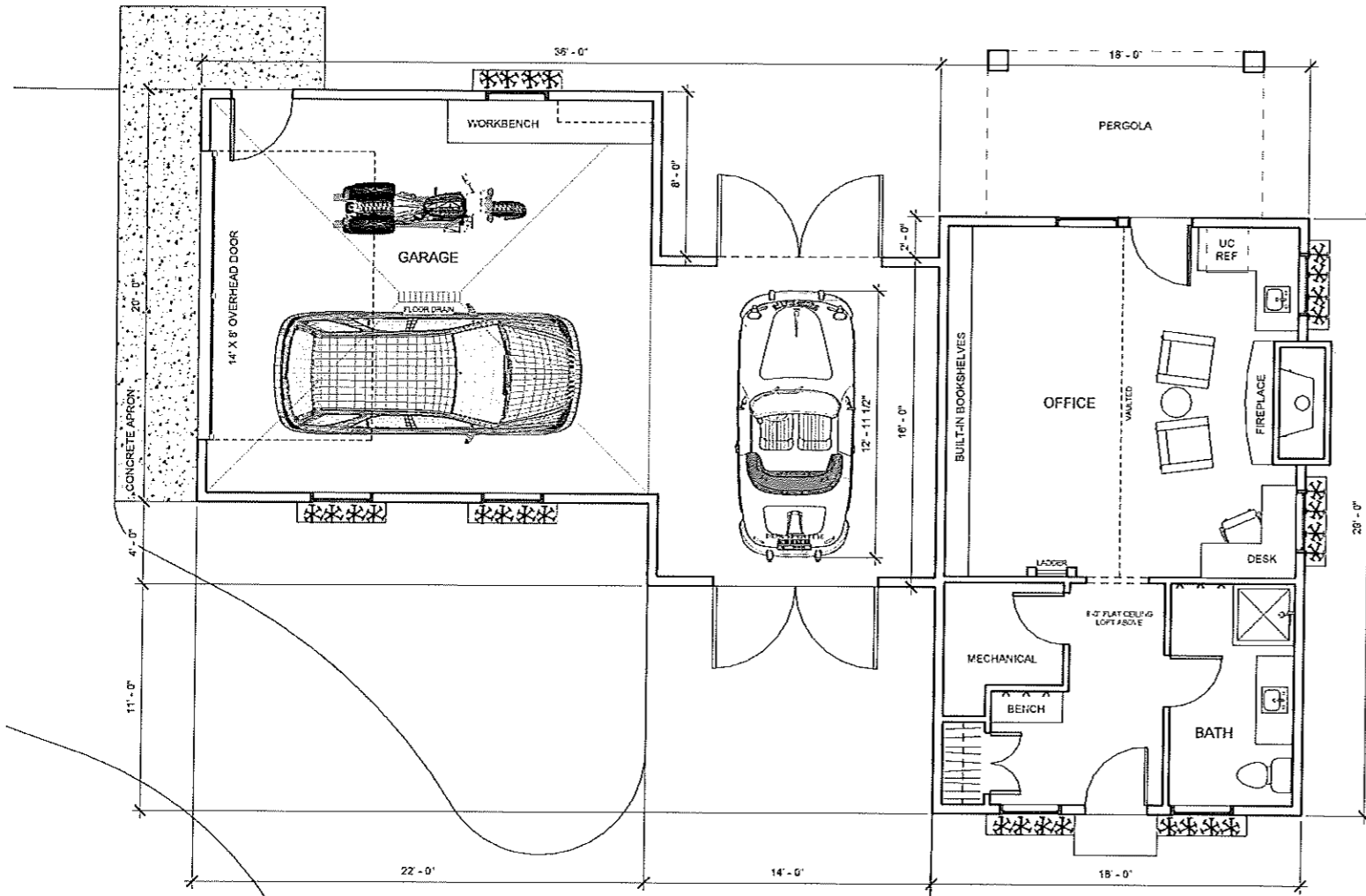
- Greene Garage -
 Gull Lake, Lake Shore

Elevations

Project Status: Conceptual
 Date: April 16, 2026
 Drawn by: Robbie Stephens

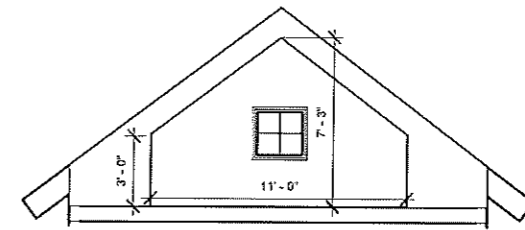
A2

Scale: 1/4" = 1'-0"

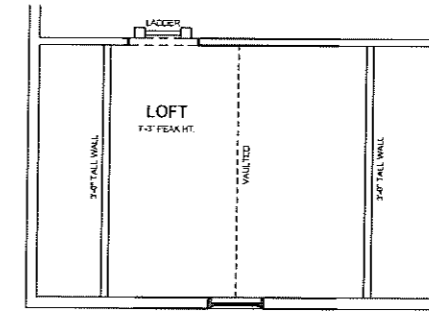


SQUARE FOOTAGE	
GARAGE	668 S.F.
LIVING	529 S.F.
TOTAL SF	1,197 S.F.

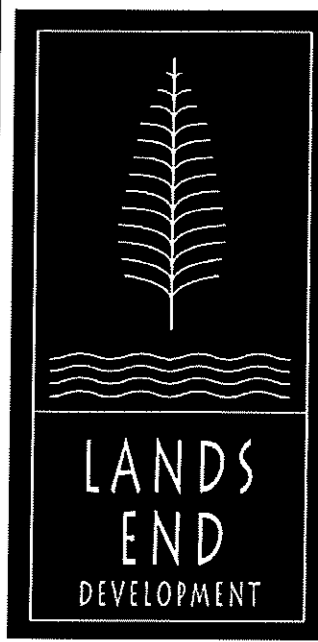
① Garage Plan
1/4" = 1'-0"



③ Section thru loft
1/4" = 1'-0"



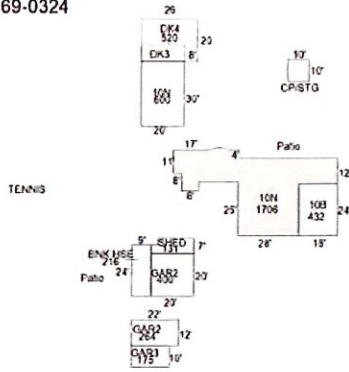
② Loft Level
1/4" = 1'-0"



- Greene Garage -
Gull Lake, Lake Shore

Floor Plans	
Project Status	Conceptual
Date	April 16, 2026
Drawn by	Robbie Stephens
A3	
Scale	1/4" = 1'-0"

90-469-0324



Fee Owner: 84056 FALCO: DISTRICTS: LEGAL DESCRIPTION:
 GREENE, JERRY & KARLA Twp/City . . : 90 LAKE SHORE CITY Sec/Twp/Rge : 32 135.0 29 Acres: .00
 Taxpayer: 84056 FALCO:FO Plat . . . : 469 AUDITORS PLAT OF ROCKY POILOT 10 BLK 3
 GREENE, JERRY & KARLA School . . . : 181 BRAINERD SCHOOL
 3608 TONKAWOOD RD Lake . . . : 11030500 GULL 134,135-29;30
 MINNETONKA MN 55345-1441
 Primary Address/911 #:
 9398 INTERLACHEN RD
 LAKE SHORE

ASSESSMENT DETAILS:	Acres	CAMA	Estimated	Deferred	Taxable
2025 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 seasonal MP/Seq: 90-469-0324 000 Own% Rel AG% Rel NA% Dsb%	Land 1.54	1,727,985	1,728,000		1,728,000
	Building	412,450	412,500		412,500
	Total MKT	2,140,435	2,140,500		2,140,500
2024 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 seasonal MP/Seq: 90-469-0324 000 Own% Rel AG% Rel NA% Dsb%	Land 1.54	1,366,725	1,366,700		1,366,700
	Building	382,121	382,100		382,100
	Total MKT	1,748,846	1,748,800		1,748,800
2023 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa Hstd: 0 cabin MP/Seq: 90-469-0324 000 Own% Rel AG% Rel NA% Dsb%	Land 1.54	1,366,725	1,366,700		1,366,700
	Building	380,771	380,800		380,800
	Total MKT	1,747,496	1,747,500		1,747,500

ASSESSMENT SUMMARY:

Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2025	151	0	1,728,000	0	412,500	2,140,500		2,140,500		2,140,500		0
2024	151	0	1,366,700	0	382,100	1,748,800		1,748,800		1,748,800		0
2023	151	0	1,366,700	0	380,800	1,747,500		1,747,500		1,747,500		0

CAMA LAND DETAILS: NOTES:

Land market: 90 LAKESHORE CITY Last calc date/env: 02/24/25 B
 Neighborhood: 90305F GULL LK-GL2-5 SEC 32 & GL 1 SE 1.00 Asmt year: 2025
 COG: 84056 1 Ac/FF/SF: 1.54 Lake: 11030500 GULL 134,135-29;30
 Wid: .00 Dth: 300.00 Avg CER:

Land/Unit Type	Units	Qlt/Acc	-Other- Comment	OV Df	Base Rate Est/Dfr	Adj Rate Est/Dfr	Value Est/Dfr	Asmt Cd Typ New	Acreage	PTR Value	Improvement	CER Factors
SL UN	1.00				12000.00	12000.00	12000	1 151				
305F FF	223.00	2			9500.00	7695.00	1715985	1 151	1.54			
Front feet:	223.00				Totals:		1,727,985					

Mineral:

CAMA SUMMARY:

Schedule: 2025 Quintile date: 09/14/2023 Insp/By/Cmp: 09/14/2023 CN R
 Neighborhood: 90305F GULL LK-GL2-5 SEC 32 & GL 1 SE

Nbr	Typ	Subtype	Description	Wid	Len	Size	Class	Qlt	H/G	Est Value	New Imp	Class Code
1	RES	1-3				2138	060	H		284,205	0	151
2	RES	GAR		20	20	400	2	G		15,984	0	151

3 OTH BNK HSE		9	24	216	2		10,476	0	151
4 RES 1-3		+	+	600	030	H	73,327	0	151
5 OTH DRIVEWAY				1	2		3,000	0	151
6 OTH SCR HSE	10X10 CP			1	2		3,645	0	151
7 OTH TEN CT	TENNIS CRT			1	2		5,670	0	151
8 RES GAR	DETACHED	12	22	264	2	G	10,549	0	151
9 RES GAR	ATT TO GAR			175	3	G	5,594	0	151

Estimated land value : 1,727,985
 Mineral value :
 Improvement value . . : 412,450
 Total value : 2,140,435

CAMA IMP DETAILS: 1 RES 1-3
 House/Garage: H Schedule: 2025
 Construction class/Quality: 060
 Actual/Effective year built: 1912 1975
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .74
 Functional incurable . . .
 Economic: 90305F 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															
_020 VIEWED	Y															
_030 COLOR	WHT															
_040 CONSTRUCTN	1															
_050 FOUNDATION	2															
_060 EXT WALLS	PLY															
_070 ROOF TYPE	1															
_080 ROOF MAT	6															
_090 WINDOWS	1															
_090 WINDOWS	7															
_100 FURN TYPE	1															
_110 FUEL TYPE	4															
_120 ELEC SERV	7															
_130 WELL	Y															
_140 SEPTIC	Y															
_150 INT WALL	1															
_150 INT WALL	2															
_160 INT FLOOR	2															
_170 # BATHS	3															
_180 # BEDROOMS	3															
_200 PATIO	4							600.00		600	1		1.00			599
_240 FIREPLACE1	3							6,000.00		18,000	1		1.00			17,982
_241 FIREPLACE2	4							5,000.00		10,000	1		1.00			9,990
_250 AIR COND	Y							2,000.00		2,000	1		1.00			1,998
_300 STYLE	RAM															
BAS BASE AREA	060	D6	1706		5			115.72		197,418	1		1.00			197,221
BAS BASE AREA	060	D6	432					130.72		56,471	1		1.00			56,415

Effective BAS rate: 118.63 Totals: 284,489 284,205
 Ground floor area: 2,138
 Gross floor area: 2,138

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

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .74
 Functional incurable . . .
 Economic: 90305F 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	2							40.00		16,000	1		1.00			15,984

Effective BAS rate: 39.96 Totals: 16,000 15,984
 Ground floor area: 400
 Gross floor area: 400

CAMA IMP DETAILS: 3 OTH BNK HSE
 House/Garage: Schedule: 2025
 Construction class/Quality: 2
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable . . .
 Economic: 90305F 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
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BAS BUNK HOUSE 2	NWR W/FIN	9	24	216	35.00	7,560	1	1.00	10,206
PT PATIO	3	FOOR		1	200.00	200	1	1.00	270

Effective BAS rate: 47.25 Totals: 7,760 10,476
 Ground floor area: 216
 Gross floor area: 216

CAMA IMP DETAILS: 4 RES 1-3 DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: H Schedule: 2025 Physical: RES .74
 Construction class/Quality: 030 Functional incurable . . .
 Actual/Effective year built: 1975 Economic: 90305F 1.35
 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
010 MEASURED	Y															
020 VIEWED	Y															
030 COLOR	WHT															
040 CONSTRUCTN	1															
050 FOUNDATION	1															
060 EXT WALLS	PLY															
070 ROOF TYPE	4															
080 ROOF MAT	1															
090 WINDOWS	4															
100 FURN TYPE	7															
110 FUEL TYPE	2															
120 ELEC SERV	7															
130 WELL	Y															
140 SEPTIC	Y															
150 INT WALL	2															
160 INT FLOOR	1															
170 # BATHS	1															
180 # BEDROOMS	2															
220 TUCK UNDER 2			1					4,000.00	4,000	1		1.00				3,996
300 STYLE	RAM															
BAS BASE AREA	030	D3	20	30	600	1		103.00	61,800	1		1.00				61,738
DK DECKING	3	W/RAIL	8	20	160			15.00	2,400	1		1.00				2,398
DK DECKING	4	NO RAIL			520			10.00	5,200	1		1.00				5,195

Effective BAS rate: 102.90 Totals: 73,400 73,327
 Ground floor area: 600
 Gross floor area: 600

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: 90305F 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					3,000.00	3,000	1		1.00				3,000

Effective BAS rate: 3,000.00 Totals: 3,000 3,000
 Ground floor area: 1
 Gross floor area: 1

CAMA IMP DETAILS: 6 OTH SCR HSE 10X10 CP DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: 1.00
 Construction class/Quality: 2 Functional incurable . . .
 Actual/Effective year built: Economic: 90305F 1.35
 Condition: Additional
 Total percent good 1.35

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS SCREEN HSE	2	IG	W/FLOOR					2,700.00	2,700	1		1.00				3,645

Effective BAS rate: 3,645.00 Totals: 2,700 3,645
 Ground floor area: 1
 Gross floor area: 1

CAMA IMP DETAILS: 7 OTH TEN CT TENNIS CRT DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: Schedule: 2025 Physical: TNCT .60
 Construction class/Quality: 2 Functional incurable . . .
 Actual/Effective year built: 1975 Economic: 90305F 1.35
 Condition: Additional
 Total percent good81

---- Characteristics/Areas ----			Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD	
_BAS TENNIS CT 2 +16YR/POOR					1					7,000.00	7,000	1			1.00			5,670	
Effective BAS rate:					5,670.00	Totals:					7,000						5,670		
Ground floor area:					1														
Gross floor area:					1														

CAMA IMP DETAILS: 8 RES GAR DETACHED DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: G Schedule: 2025 Physical: RES .74
 Construction class/Quality: 2 Functional incurable . . .
 Actual/Effective year built: 1975 Economic: 90305F 1.35
 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 GARAGE 2 INS/LINED			12	22	264					40.00	10,560	1			1.00			10,549	
Effective BAS rate:					39.96	Totals:					10,560						10,549		
Ground floor area:					264														
Gross floor area:					264														

CAMA IMP DETAILS: 9 RES GAR ATT TO GAR DEPRECIATION PCT GOOD FACTORS: NOTES: -----
 House/Garage: G Schedule: 2025 Physical: RES .74
 Construction class/Quality: 3 Functional incurable . . .
 Actual/Effective year built: 1975 Economic: 90305F 1.35
 Condition: Additional
 Total percent good 1.00

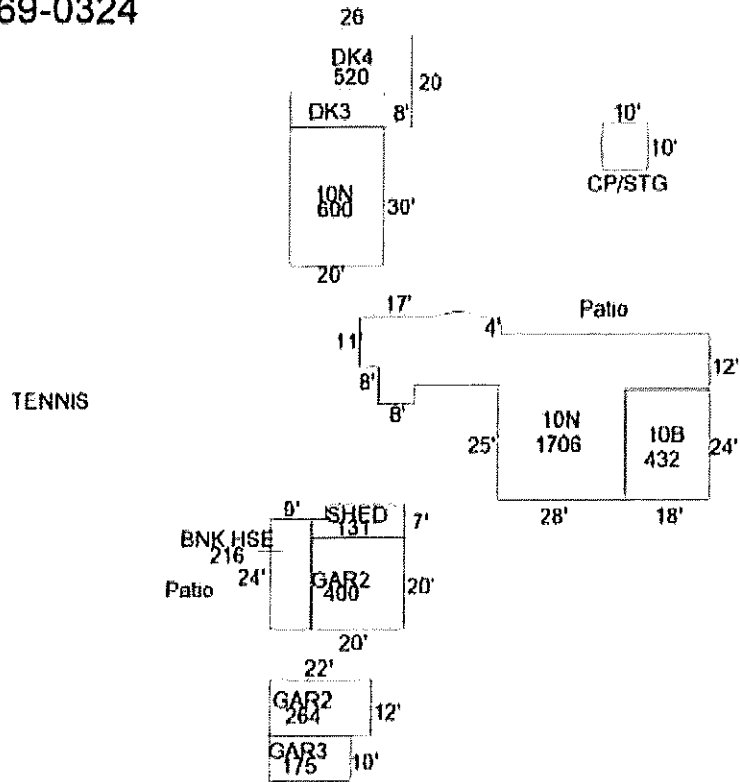
---- Characteristics/Areas ----			Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD	
_BAS GARAGE 3 TYPICAL					175					32.00	5,600	1			1.00			5,594	
Effective BAS rate:					31.97	Totals:					5,600						5,594		
Ground floor area:					175														
Gross floor area:					175														

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





90-469-0324



Scale: As Shown

2026 Land Use Permits

PERMIT NUMBER	DATE RECD	DATE APPROVED	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE	Check#	Condition(s)
4041	5/6/2026	5/8/2026	8784 Interlachen Road	2 Gulls & 3 Buoys LLC		R-2	90-437-2555	702 sq. ft. addition to the south of an existing non-conforming dwelling, 39 sq. ft. covered entry, new septic system and rebuild existing boathouse (same size and footprint).	\$700		Must meet all conditions per approved BOA 10/15/2026. This permit is NOT for the west side addition.
4042	5/1/2026	5/11/2026	9178 Pebble Beach Rd	Miller	Bradley	R-2	90-457-0131	Repair shoreline from ice heave	\$75	5332	
4043	5/11/2026	5/13/2026	1410 Rocky Point Rd	Lowell	Linda & Weley	R-2	90-469-0338	Repair shoreline from ice heave, 2 cu. yds. Dirt moving in SIZ 1, and replace existing walkway (32 sq. ft.)	\$75	15362	
4044	5/27/2026	5/27/2026	1129 Ebert Drive	Ebert	Joni	R-2	90-004-2103	Replace existing retaining wall	\$75	8249	
4045	5/27/2026	5/27/2026	1129 Ebert Drive	Ebert	Joni	R-2	90-004-2103	Add 7x7 WOAS	\$75	8249	