



# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

June 26<sup>th</sup>, 2024 @ 6:00 P.M.

**\*\*3<sup>RD</sup> FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE\*\***

APPLICANT: Greater Than Gold Investment LLC  
15307 320<sup>th</sup> Ave  
Frazee, MN 56544

Project Location: 18870 Stony Rd  
Detroit Lakes, MN 56501

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to operate a computer business.

LEGAL LAND DESCRIPTION: Tax ID Numbers: **08.0338.000 & 08.0341.000** Section 21 Township 139 Range 041; 21-139-41 SE1/4 NE1/4 NE1/4: COMM NE COR, S 799.99' TO POB; S 65.52', W 228.51', S 126.6', E 228.75', S 143.13', E 335.07', S 139.53', W 118.83', N 208.46', W 171.42', N 273.63', E 661.58' TO POB. TRACT A. & 21-139-41 PT SE1/4 NE1/4 NE1/4: COMM NE COR SEC 21, S 857.51' TO POB; W 228.51', S 63.3', E 228.62', N 65.66' TO POB. TRACT B.; Detroit Township

REFER TO BECKER COUNTY ZONING ORDINANCE

#### Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

Replies may be addressed to:

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

**EMAIL: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@co.becker.mn.us)**

To view all application information on this project please visit:

[http://www.co.becker.mn.us/government/meetings/planning\\_zoning/planning\\_commission/](http://www.co.becker.mn.us/government/meetings/planning_zoning/planning_commission/)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

# Conditional Use Application Review

Permit # CUP2024-105

## Property and Owner Review

Owner:	Parcel Number(s): 080338000 080341000
Mailing Address:	Site Address:
	Township-S/T/R: DETROIT-21/139/041
	Shoreland? No Name:

Legal Descr: 21-139-41 SE1/4 NE1/4 NE1/4: COMM NE COR, S 799.99' TO POB; S 65.52', W 228.51', S 126.6', E 228.75', S 143.13', E 335.07', S 139.53', W 118.83', N 208.46', W 171.42', N 273.63', E 661.58' TO POB. TRACT A.

## Conditional Use Details Review

Description of Conditional Use Request: **We are putting up an office building with a parking lot, that we are going to occupy for the Lakes Computer business.**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.  
**This is currently undeveloped land. The intention is to develop the land and put my business on this property. We are a Managed Service Provider that services computer and network equipment all over the US. We work from 8am to 5pm Monday through Friday so neighbors will be minimally impacted by our presence. We are building to expand on the number employees and number of office spaces from our current location.**

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.  
**Considering the other buildings in the general area, this will be very small in comparison. This parcel is surrounded by residential properties which makes it ideal for an office building. It's quiet and has minimal impact on existing land and adjacent properties.**

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.  
**Power will be brought in through OtterTail Power. A well will be drilled by an approved contractor, a holding tank will be installed by an approved contractor. We are working with Pelican River Watershed District and with MPCA to make sure we are environmentally conscious. The building, and parking areas are being drawn up by a certified architect with the assistance of a civil engineer and our general contractor is also approved for this type of construction.**

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.  
**With an approved architect we have designed a parking area that provides handicap parking along with ample off street parking spaces for vehicles for both employees and customers. Because we are an MSP, most of the work we do is done remotely. Very little traffic actually comes to our office aside from necessary services (post office, UPS/FedEx/Amazon drop-offs and pickups) garbage disposal and septic tank pumping when necessary.**

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.  
**There is no offensive odor, fumes, noise or vibration from this type of business so no concerns there. Dust will be controlled by asphalt covering on the parking area and access to the building. Lights will be directed toward the building and will be timer controlled so during nonworking hours the lights will be turned off or dimmed to minimize impact.**

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.

6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.

6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accomodated.

## **Business Plan Review**

Name of Business: **Lakes Computer**

Business Owners: **Brian Fulmer**

Business Type: **Service** If 'Other', explain:

Type of Merchandise: **Minimal Sales**

Type of Service: **Managed Service Provide. Computer repair, network support.**

Hours and Days of Operation: **Mon-Fri 8am-5pm**

Number of Employees: **3 expanding to 10**

Off-Street Parking Plan: **One Handicap parking spot and 12-15 parking spots.**

Size of structure to be used for Business: **86 x 36**

New or Existing: **New Structure**

Signage Plan: **Signage will be whatever is allowed per Becker County Ordiance.**

Exterior Lighting Plan: **Lighting off the building for security.**

Known Environmental Hazards: **NA**

Additional Business Plan Information:



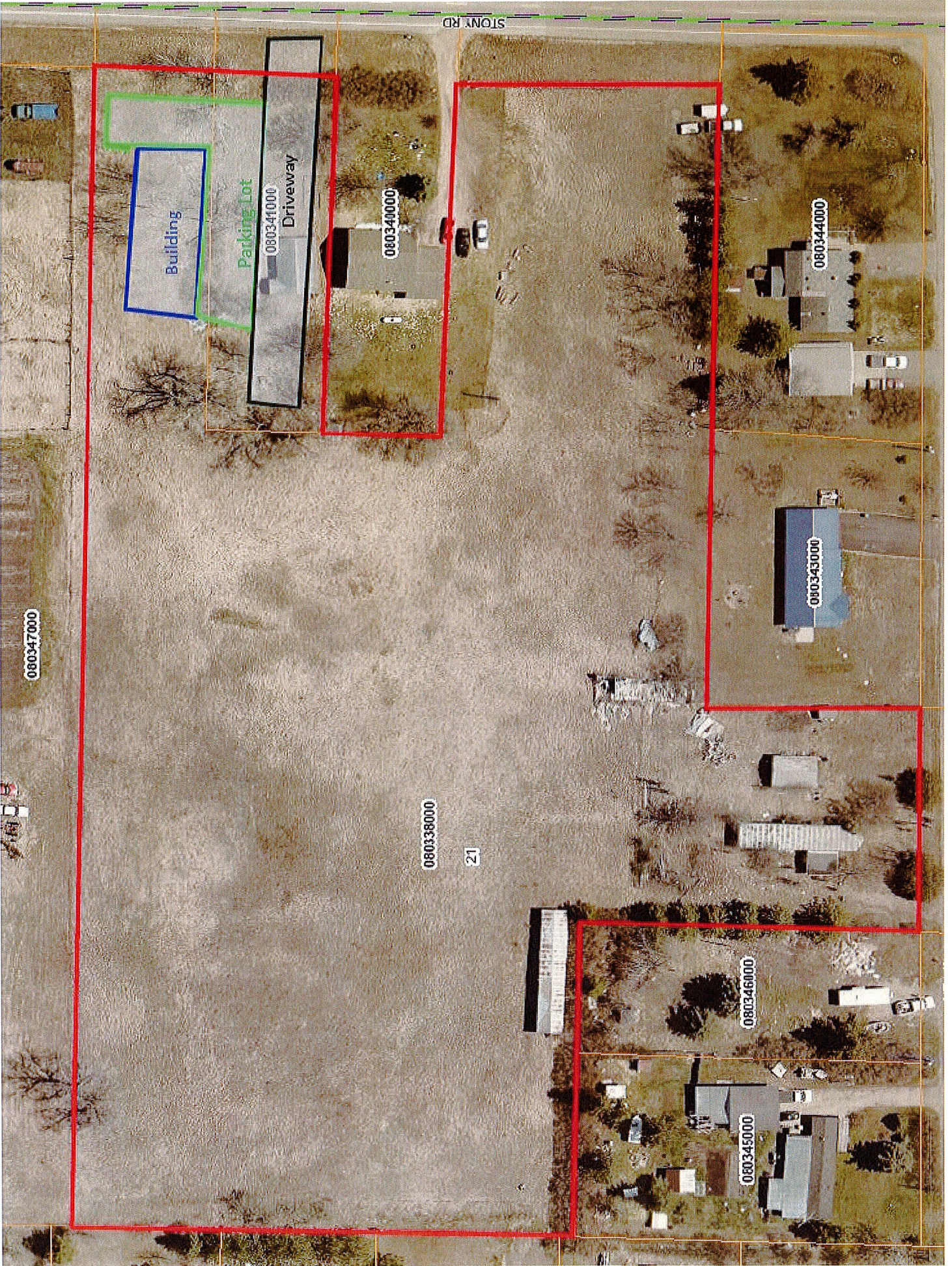












STONY RD

Building

Parking Lot

080341000

Driveway

080340000

080344000

080343000

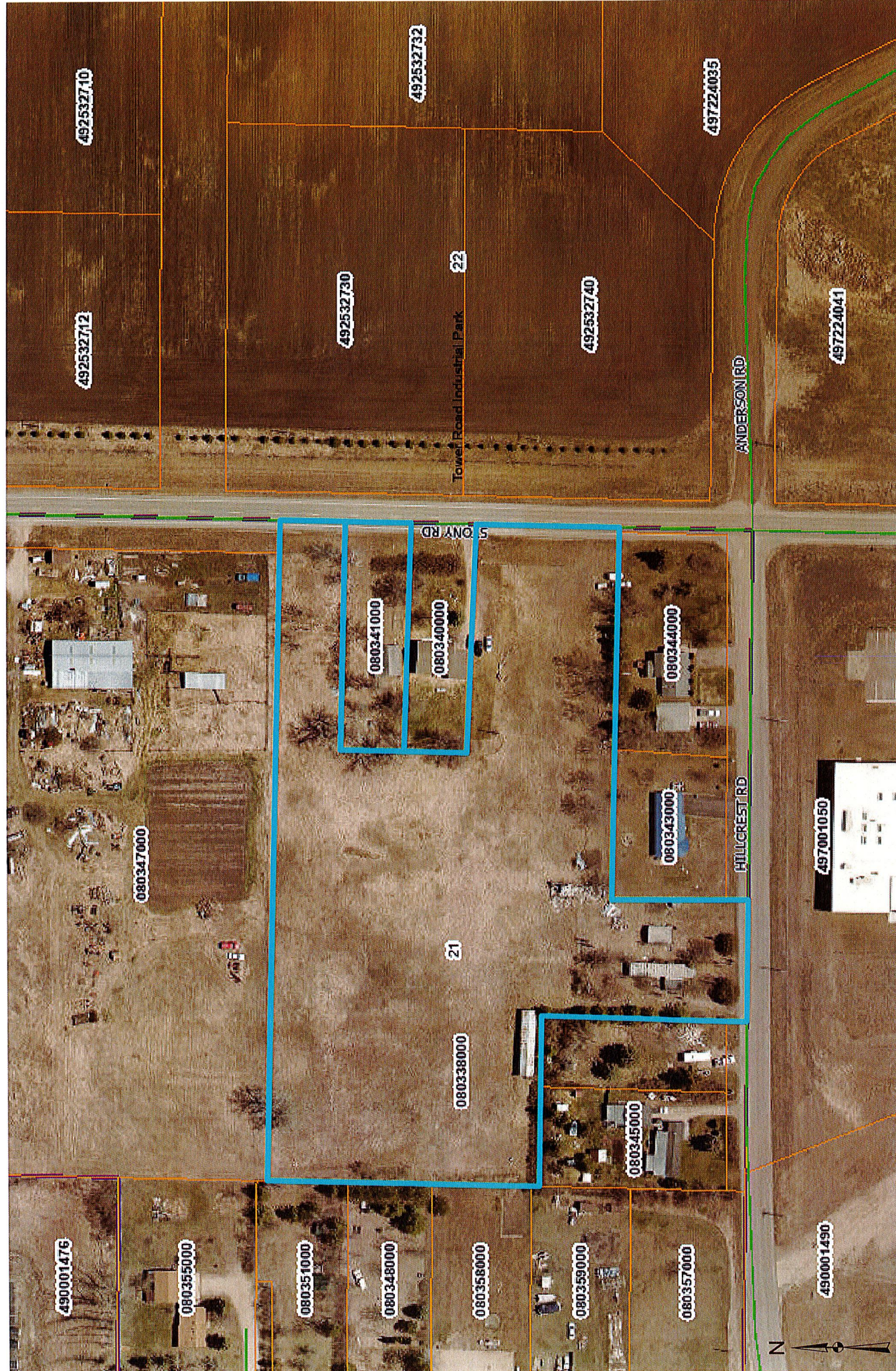
080347000

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21

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

1:2,257

Date: 5/2/2024

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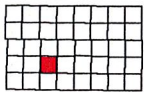
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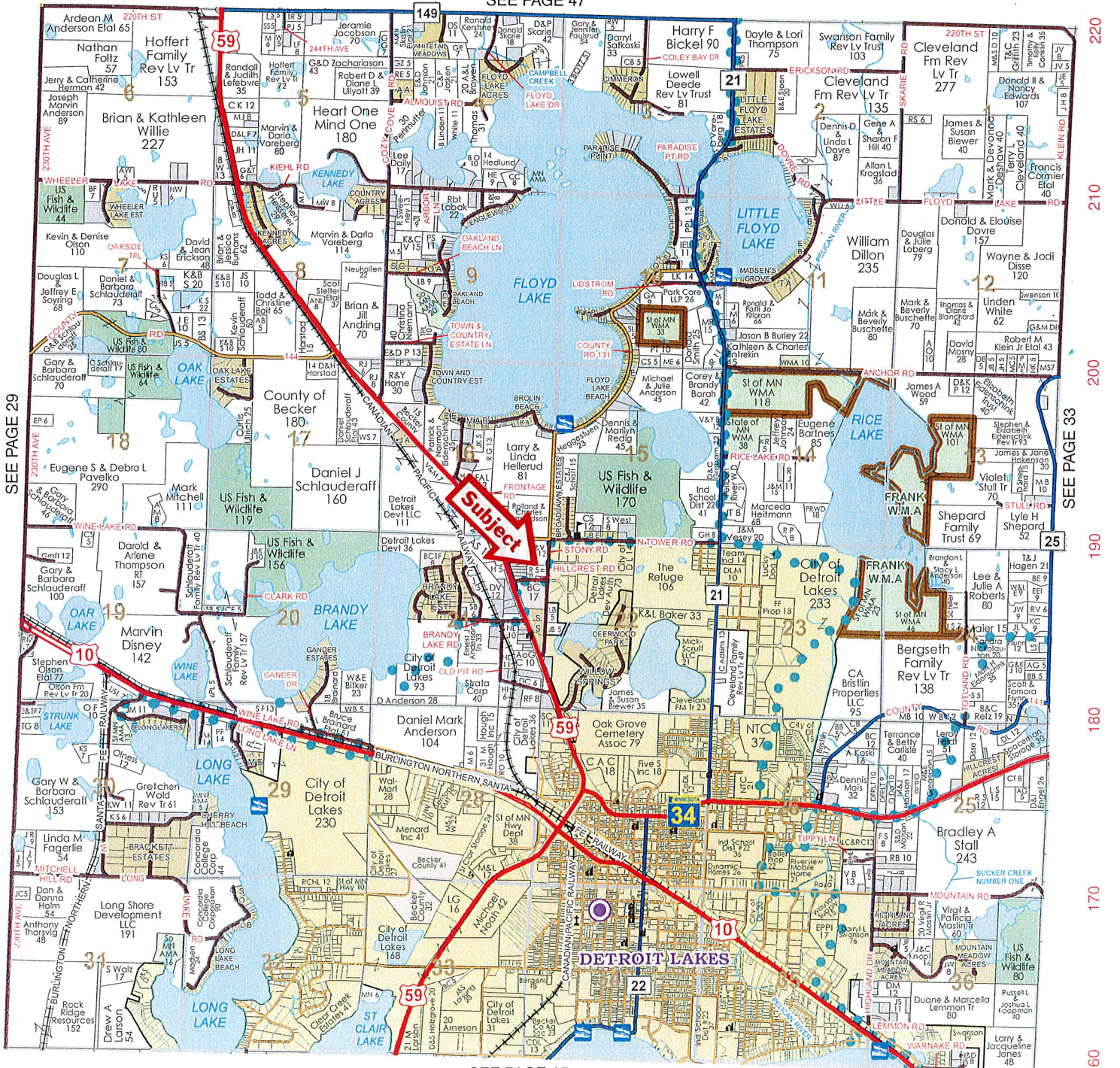


Detroit

Township 139N - Range 41W

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# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

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

June 26<sup>th</sup>, 2024 @ 6:00 P.M.

**\*\*3<sup>RD</sup> FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE\*\***

APPLICANT: Whiskey Creek Properties LLC  
25256 Whiskey Creek Dr  
Detroit Lakes, MN 56501

Project Location: 29855 Cha Chee A Beach Rd  
Callaway, MN 56521

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to construct a retaining wall.

LEGAL LAND DESCRIPTION: Tax ID Number: **32.0324.000** Section 29 Township 141 Range 040; CHA CHEE A BEACH LOT 1, 2, PT LOT 3; BEG SE COR LOT 1, NLY 153.24', W 299.43' TO LIT SUG BUSH LK, S 155.14' AL LK, E 255.78' TO POB. TRACT B.; Sugar Bush Township

REFER TO BECKER COUNTY ZONING ORDINANCE

#### Replies/Comments:

Public testimony regarding this application will only be received by email, in writing, or in-person at the hearing. Interested parties are invited to submit to the Becker County Department of Planning and Zoning written facts, arguments, or objectives by 12:00 P.M. the date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable.

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915 Lake Avenue  
Detroit Lakes, MN 56501

**EMAIL: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@co.becker.mn.us)**

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If you have questions about the Project, feel free to call 218-846-7314.

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**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance. The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

# Conditional Use Application Review

Permit # CUP2024-108

## Property and Owner Review

Owner:	Parcel Number(s): <b>320324000</b>
Mailing Address:	Site Address:
	Township-S/T/R: <b>SUGAR BUSH-29/141/040</b>
	Shoreland? <b>Yes</b> Name: <b>Little Sugar Bush (Sugar Bush W) [RD]</b>

Legal Descr: **CHA CHEE A BEACH|LOT 1, 2, PT LOT 3: BEG SE COR LOT 1, NLY 153.24', W 299.43' TO LIT SUG BUSH LK, S 155.14' AL LK, E 255.78' TO POB. TRACT B.**

## Conditional Use Details Review

Description of Conditional Use Request: **To construct a 50' boulder retaining wall within the shore impact zone.**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

**This retaining wall will be 50' from any adjacent properties and will not effect their use.**

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

**This conditional use will not impede any activities on any other properties.**

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

**N/A**

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

**N/A**

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

**N/A**

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

**This retaining wall will prevent erosion of the bank.**

6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.

**None.**

6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.

**N/A**

6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accomodated.

**This project will not generate the use of any watercraft.**

## Business Plan Review

Name of Business:

Business Owners:

Business Type: If 'Other', explain:

Type of Merchandise:

Type of Service:

Hours and Days of Operation:
Number of Employees:
Off-Street Parking Plan:
Size of structure to be used for Business: New or Existing:
Signage Plan:
Exterior Lighting Plan:
Known Environmental Hazards:
Additional Business Plan Information:

# Field Review Form

Permit # LALT2024-285

## Property and Owner

Parcel Number: **320324000**

Site Address:

Owner: **WHISKEY CREEK PROPERTIES LLC**

Township-S/T/R: **SUGAR BUSH-29/141/040**

## Project Details

Project Start & End Date: **05/21/2024-06/30/2024**

Distance from OHW: **25**

Proj 1 Type: **Beach Sand Blanket (installation, repair, or replacement)**

Proj 1 Purpose: **Beach Sand Blanket**

Proj 1 Type Descr:  
**Clear vegetation and top soil to make a 30-50' sand beach.**

Proj 1 Purpose Descr: **Land improvement**

Inspector Notes (Project 1):

Proj 2 Type: **Retaining Wall (Requires an approved Conditional Use Permit - Must submit CUP application along with land alteration application)**

Proj 2 Purpose: **Improve Lawn**

Proj 2 Type Descr: **Place boulders at the bottom of the hill that leads down to the lake, grade the yard down to boulder wall to create an easy slope to the lake/beach.**

Proj 2 Purpose Descr: **Land improvement**

Inspector Notes (Project 2):

## Additional Details/Erosion Control

Area to be Cut/Excavated: **NA**

Area to be Filled/Leveled: **50x20x4**

Total Cubic Yards of Earthmoving: **75**

Fill Type/Material: **Soil from lot**

Project Summary and/or Additional Projects & Information:

Erosion Control Method (1): **Seed Only**

Erosion Control Method (2):

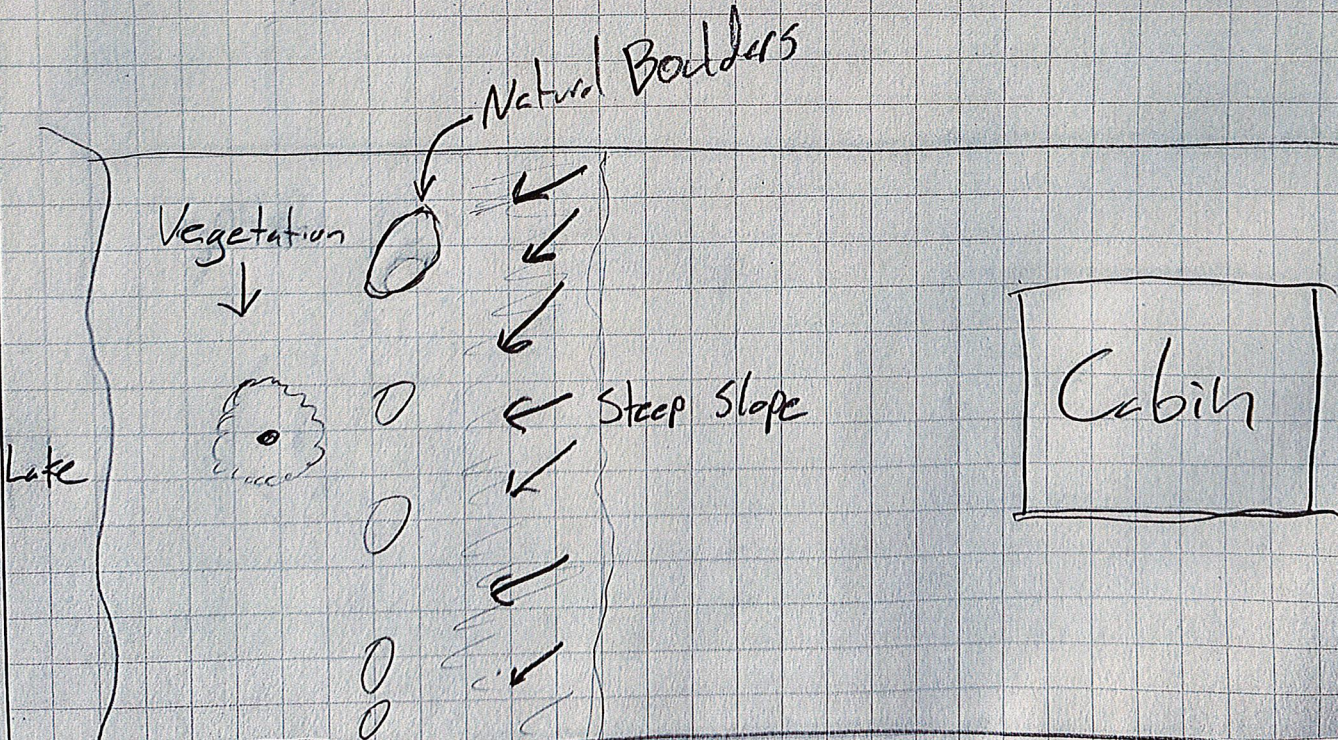
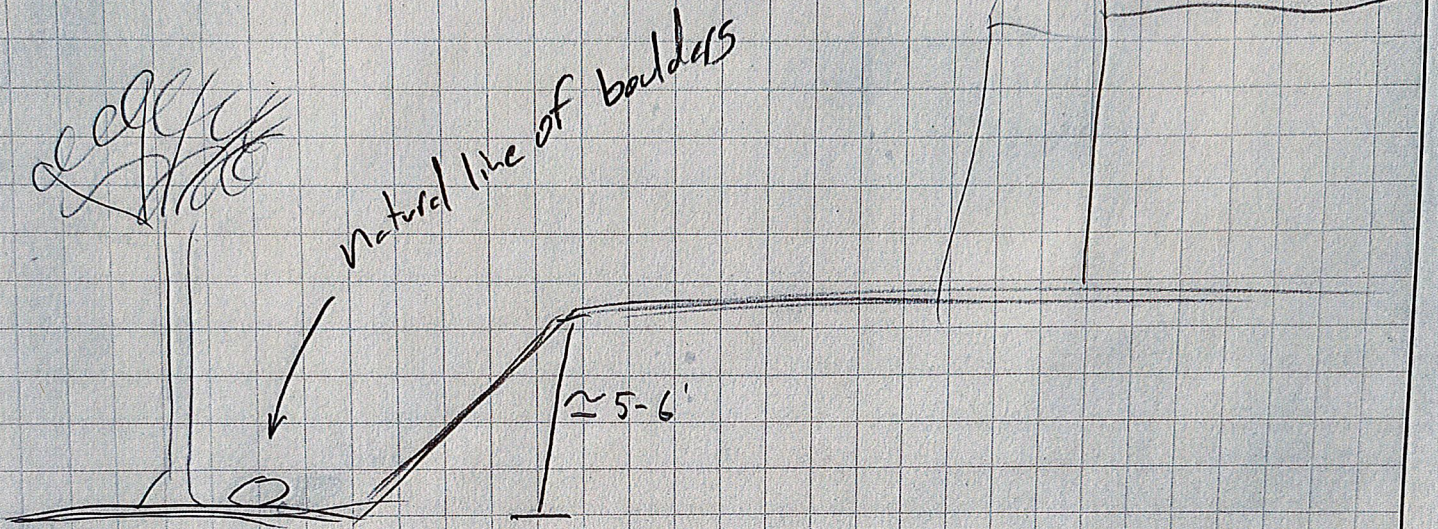
Additional Erosion Control Information:

Inspector Notes (Earthmoving and Erosion Control):

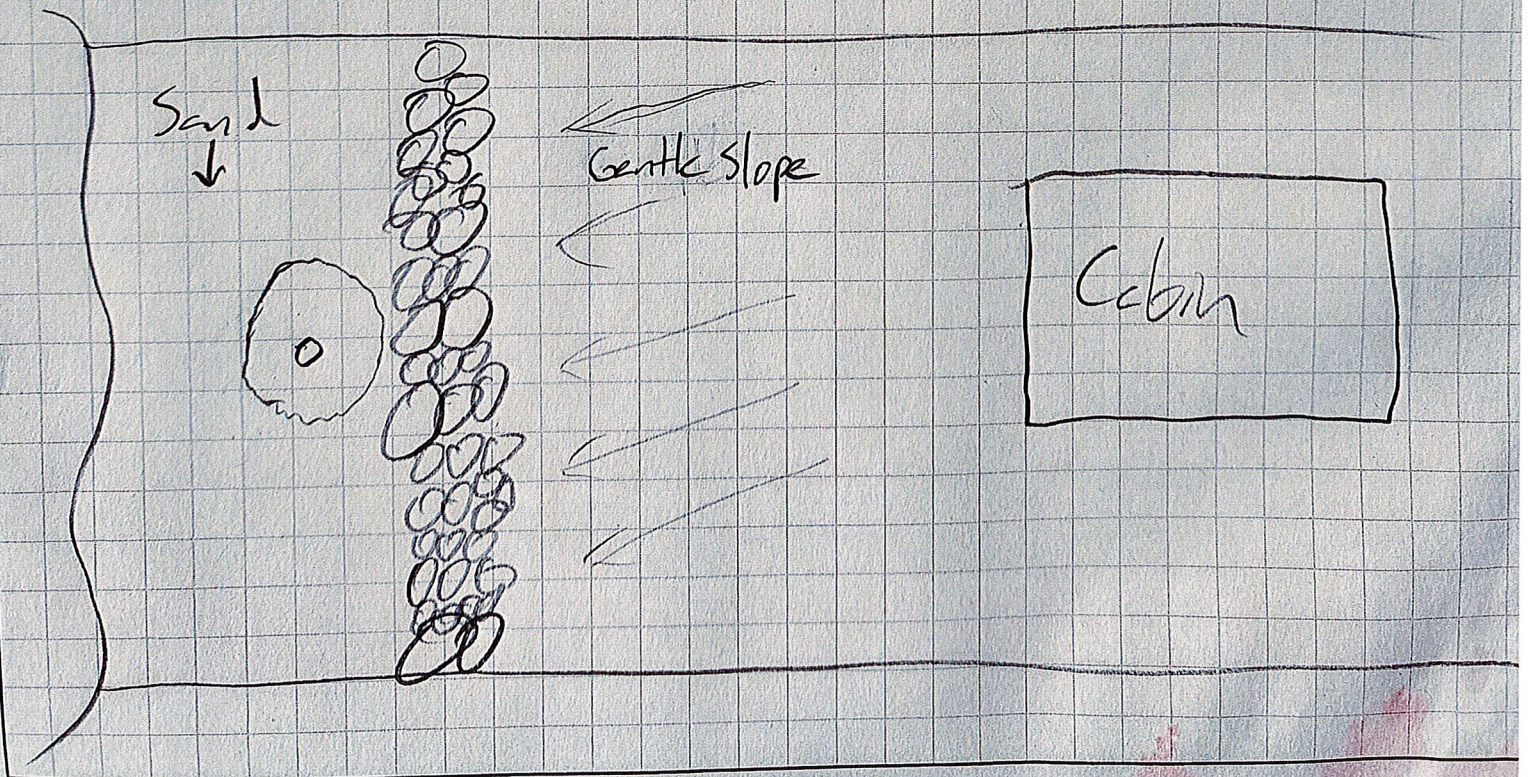
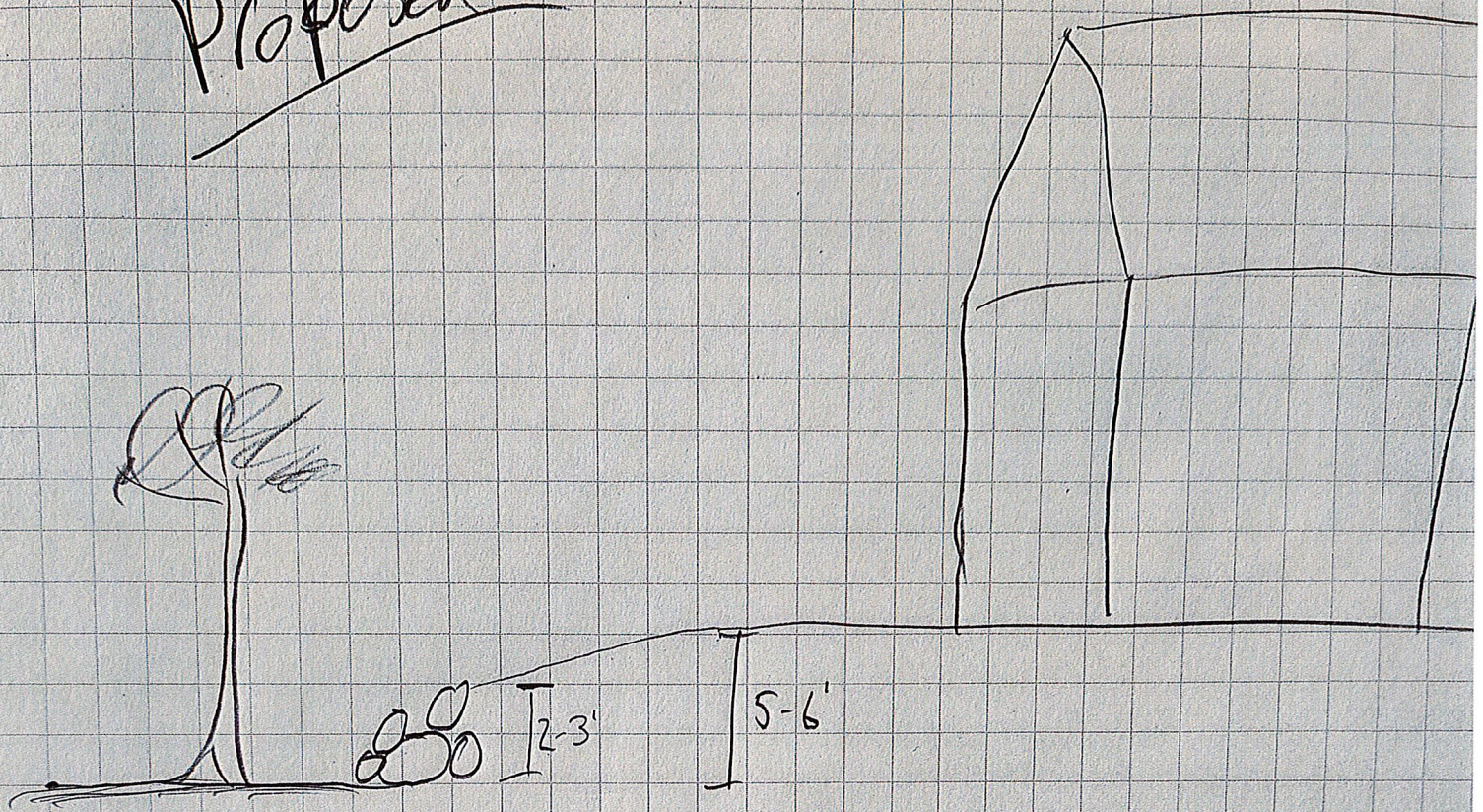




# Current Conditions



Proposed





WATER

Little Sugar Bush Lake



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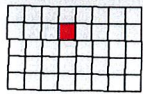
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Date: 6/10/2024

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Becker County



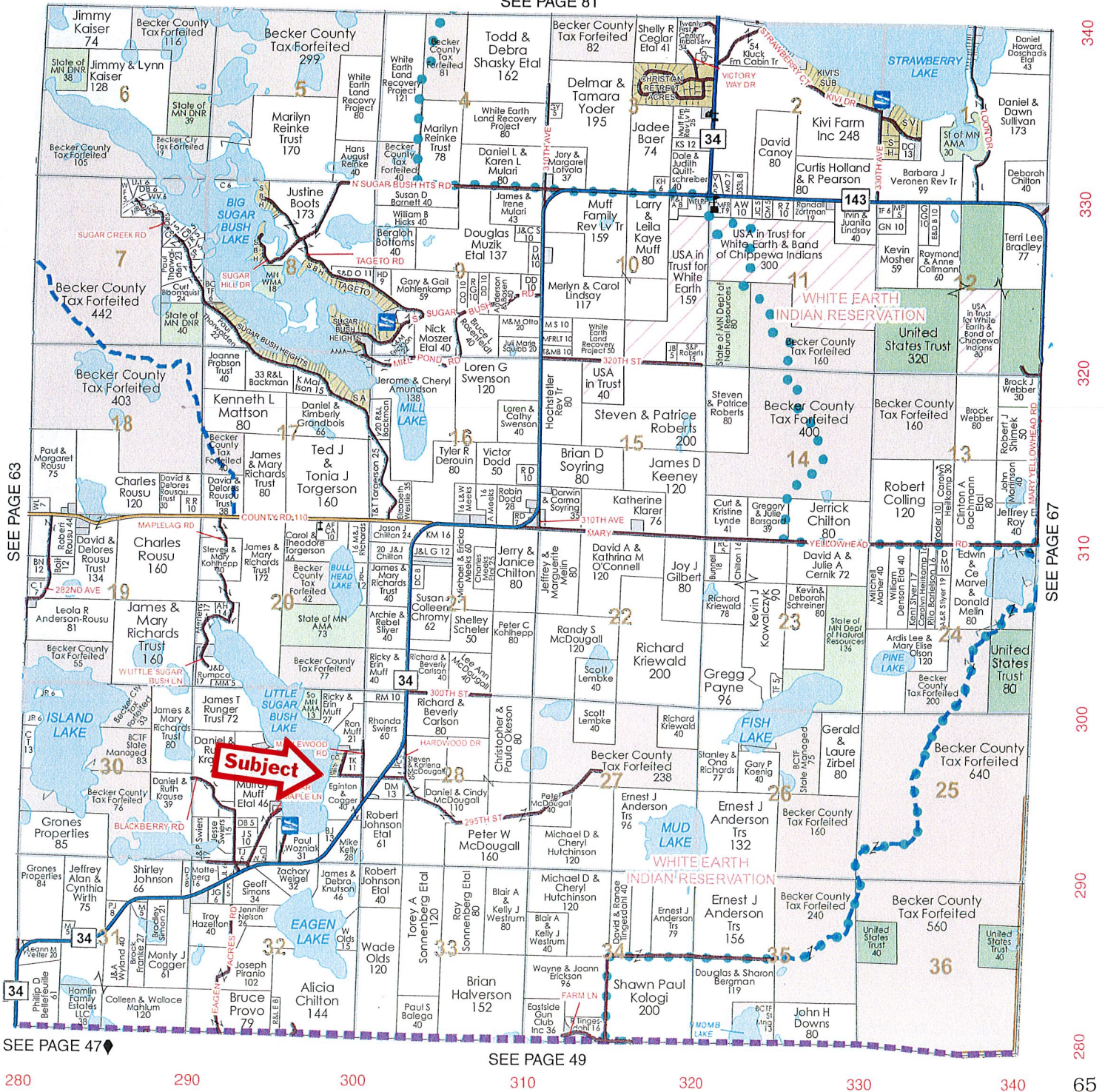


# Sugar Bush (W)

# Township 141N - Range 40W

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# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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June 26<sup>th</sup>, 2024 @ 6:00 P.M.

**\*\*3<sup>RD</sup> FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE\*\***

APPLICANT: William Hoppe & Jessica Hoppe  
7511 Ellis Ln  
Horace, ND 58047

Project Location: 53531 Grant St  
Osage, MN 56570

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional Use Permit to replace an existing retaining wall.

LEGAL LAND DESCRIPTION: Tax ID Number: **21.0396.001** Section 07 Township 140 Range 036; MIKE'S ACRES 140 36 Block 001 7-140-36 PT GOVT LOT 6, LOT 7 BLK 1 MIKES ACRES. COMM E QTR COR SEC 7, W 1356.23', S 442.59', W 513.12' TO CTR RD, S AL CTR RD 285.39'. W 33.15' TO POB; WLY 204.68', NWLY 163.48', W 330.07' TO STRAIGHT LK, S AL LK 260.76' TO SL LN LOT 7, ELY 635.79', NLY 150' TO POB. TRACT A.; Osage Township

REFER TO BECKER COUNTY ZONING ORDINANCE

#### Replies/Comments:

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Detroit Lakes, MN 56501

**EMAIL: [nicole.bradbury@co.becker.mn.us](mailto:nicole.bradbury@co.becker.mn.us)**

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# Conditional Use Application Review

Permit # CUP2024-109

## Property and Owner Review

Owner: <i>William Hoppe &amp; Jessica Hoppe</i>	Parcel Number(s): <b>210396001</b>
Mailing Address: <i>7511 Ellis Ln Horace, ND 58047</i>	Site Address: <i>53531 Grant St. Osage, MN 56510</i>
	Township-S/T/R: <b>OSAGE-07/140/036</b>
	Shoreland? Yes Name: <b>Straight (Osage) [RD]</b>

Legal Descr: **Lot Block 001 of MIKE'S ACRES 140 36|7-140-36 PT GOVT LOT 6, LOT 7 BLK 1 MIKES ACRES. COMM E QTR COR SEC 7, W 1356.23', S 442.59', W 513.12' TO CTR RD, S AL CTR RD 285.39'. W 33.15' TO POB; WLY 204.68', NWLY 163.48', W 330.07' TO STRAIGHT LK, S AL LK 260.76' TO SL LN LOT 7, ELY 635.79', NLY 150' TO POB. TRACT A.**

## Conditional Use Details Review

Description of Conditional Use Request: **Removing existing retaining wall and installing retaining wall (exact same dimensions)**

1. Describe how the conditional use permit, if granted, will not harm the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the immediate vicinity.

**Updating existing retaining wall will raise value of property.**

2. Describe how establishing the conditional use will not impede the normal, orderly development and improvement of surrounding vacant property for uses predominant in the area.

**The existing retaining wall will just be replaced by a new retaining wall of exact dimensions.**

3. Describe how adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.

**NA**

4. Describe how adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.

**NA**

5. Describe how adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance, and to control lighted signs and other lights so that no disturbance to neighboring properties will result.

**Work will be done respectfully without excess noise and only during regular business hours.**

Additional shoreland questions below (if applicable)

6a. Describe how adequate measures have been or will be taken to assure that soil erosion or other possible pollution of public waters will be prevented, both during and after construction.

**Erosion blanket will be used on any disturbed soil and a vegetation mix will be added.**

6b. What measures have been taken to assure that the visibility of structures and other facilities as viewed from public waters will be limited.

**It will look exactly the same as it already does. It will just be updated.**

6c. What measures have been taken to assure that the site is adequate for water supply and on-site sewage treatment.

**NA**

6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accommodated.

**NA**

## Business Plan Review

Name of Business:

Business Owners:

Business Type: If 'Other', explain:

Type of Merchandise:
Type of Service:
Hours and Days of Operation:
Number of Employees:
Off-Street Parking Plan:
Size of structure to be used for Business: New or Existing:
Signage Plan:
Exterior Lighting Plan:
Known Environmental Hazards:
Additional Business Plan Information:

# Field Review Form

Permit # LALT2024-292

## Property and Owner

Parcel Number: **210396001**

Site Address: **53531 GRANT ST**

Owner: **WILLIAM HOPPE**

Township-S/T/R: **OSAGE-07/140/036**

## Project Details

Project Start & End Date: **06/27/2024-06/29/2024**

Distance from OHW: **15'**

Proj 1 Type: **Retaining Wall (Requires an Approved Conditional Use Permit - Must submit CUP application along with land alteration application)**

Proj 1 Purpose: **Other (Please specify next)**

Proj 1 Type Descr:  
**Tearing out existing retaining wall block and putting in new retaining wall block. Additional 12' of length added to retaining wall to retain eroding hillside.**

Proj 1 Purpose Descr: **Prevent erosion, replace deteriorating block**

Inspector Notes (Project 1):

Proj 2 Type:

Proj 2 Purpose:

Proj 2 Type Descr:

Proj 2 Purpose Descr:

Inspector Notes (Project 2):

## Additional Details/Erosion Control

Area to be Cut/Excavated: **12' long 8" deep 2' tall**

Area to be Filled/Leveled: **12' long**

Total Cubic Yards of Earthmoving: **< 1 cubic yard (.8888)**

Fill Type/Material: **using existing soil that was excavated. no additional fill soil added.**

Project Summary and/or Additional Projects & Information:

Erosion Control Method (1): **Other (Please specify next)**

Erosion Control Method (2):

Additional Erosion Control Information:

Inspector Notes (Earthmoving and Erosion Control):





# BECKER COUNTY PLANNING & ZONING ENVIRONMENTAL REVIEW TECHNICAL PANEL (ERTP) APPLICATION FOR RETAINING WALLS

915 LAKE AVE, DETROIT LAKES, MN 56502-0787  
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ERTP
YEAR	

The Planning & Zoning Department and the Environmental Review Panel will hold a pre-application meeting with Applicants regarding conceptual plans submitted for retaining wall requests. The request should include any proposed projects that will be located within the shore impact zone of any Lake, River or Stream. The process is to review the project plans and conduct a site visit prior to submittal of a formal application to the Planning & Zoning Department. If the ERTTP recommends approval to proceed, the Applicant may proceed with the public hearing process.

*Prior to the pre-application meeting, an applicant should provide the following information about the project:*

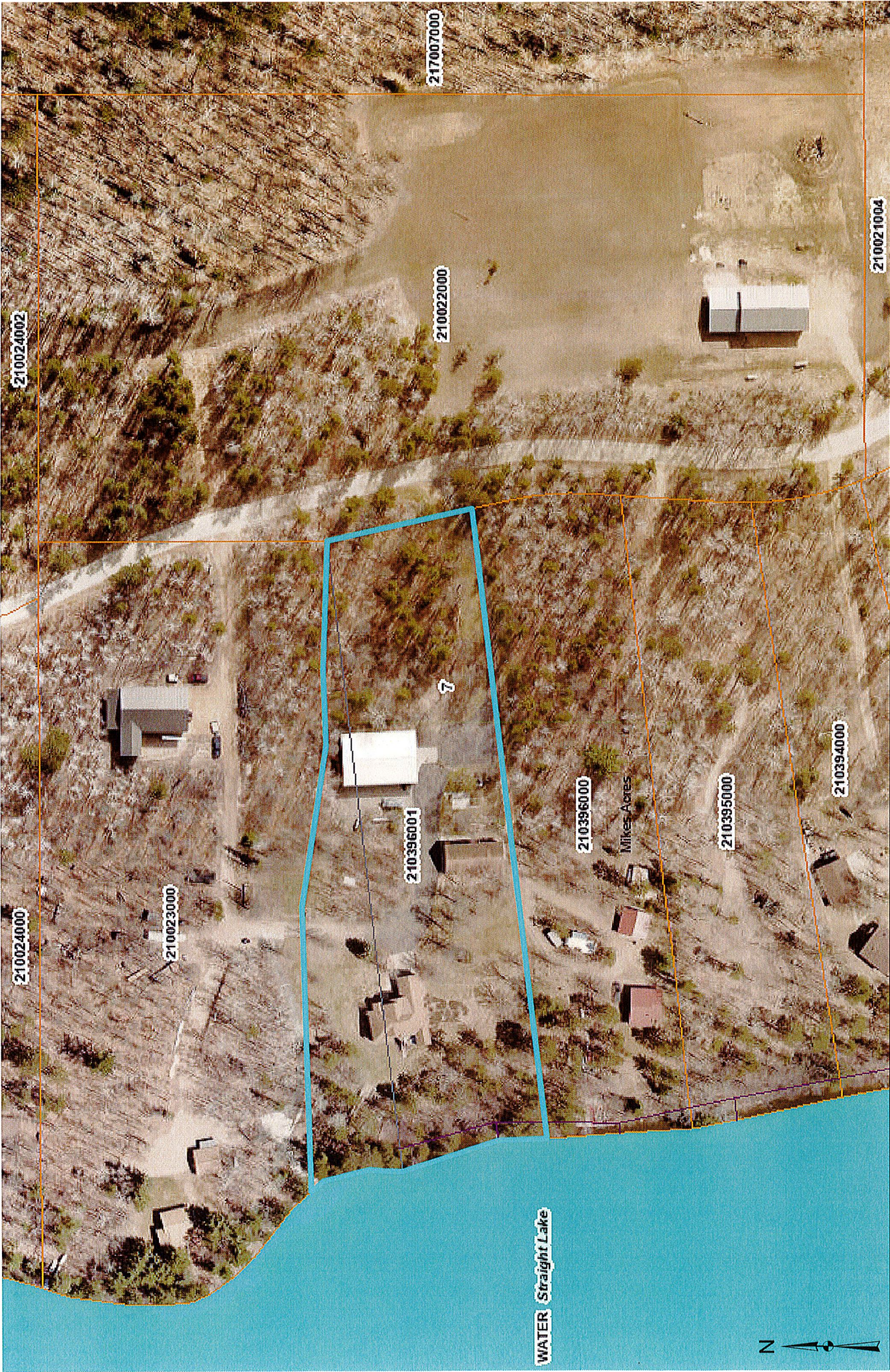
1. Contact Name and Phone Number: CHRIS KIMBALL (CORNERSTONE LANDSCAPING LLC)
2. Property Owners Name: WILLIAM + JESSICA HOPPE
3. Parcel Number: 210390001
4. Legal Description: LOT BLOCK 001 of Mike's Acres 140 3017-140-30 PT GOVT LOT 6, LOT 7  
BLK 1 MIKES ACRES. COMM E QTR COR SEC 7, W 1350.23', S 442.59'
5. Section 07 Township 140 Range 036
6. Lake Name: STRAIGHT LAKE Lake Classification RD
7. Length of shoreline in Project: 240'
8. Is the proposal to replace an existing retaining wall? Yes  No
9. Length and Height of existing retaining wall: 22' x 2'
10. To construct a new retaining wall or expand an existing? New  Expand
11. Length and Height of new or expansion requested: 13' x 2'
12. Is there any existing rip rap along the shoreline? Yes  No
13. Distance work will be from the Ordinary High Water Mark 15'
14. Amount of cubic yards of earth movement requested: less than 1cy
15. Are emergent aquatic plants found along shoreline? no
16. Does the site have any wetlands and/or low areas? Yes  No
17. Are any springs or seeps present? no
18. Does the site contain any steep slopes? yes Are there any bluffs present? yes
19. Do any parties involved in this application have any ownership interest in, or options on, other properties in the vicinity of the project? no

**Brief description of request:**

Removal of existing retaining wall, installing new retaining wall  
block along with adding an additional 13' of retaining wall to  
help prevent erosion

(more information on back)





WATER Straight Lake



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

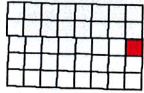
1:2,257

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

Becker County



Date: 6/10/2024

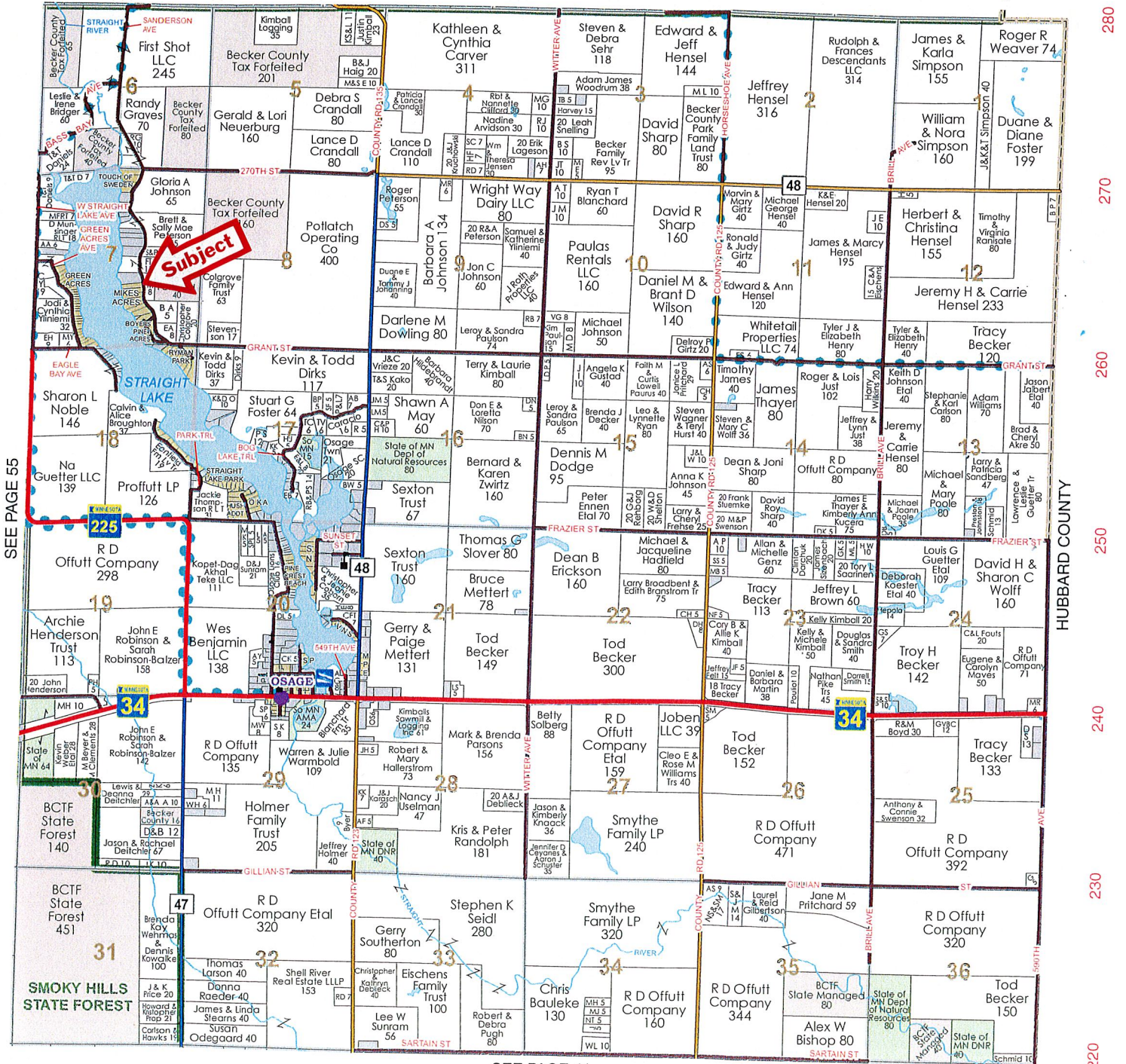


# Osage

# Township 140N - Range 36W

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