



COUNTY OF BECKER

Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

December 3rd, 2025 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Prairie Lake Investments LLC
2604 Long Lake Rd
Detroit Lakes, MN 56501

Project Location: TBD Heimark Ave
Audubon, MN 56511

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Final Plat for twenty-five (25) lots to be known as PRAIRIE LAKE ESTATES.

LEGAL LAND DESCRIPTION: Tax ID Number: **17.0368.043** Section 31 Township 138 Range 042; 31-138-42 SE1/4 NE1/4 LESS N 330'. N1/2 SE1/4 LESS 20AC (17-368-0, -2).; Lake Eunice 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

To view all application information on this project please visit:

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.



FINAL PLAT APPLICATION

BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501
PHONE (218) 846-7314 - FAX (218) 846-7266

· PARCEL	
APP	Plat
YEAR	
SCANNED	

Developer's Name: Prairie Lake Investments LLC

Developer's Address: 2604 Long Lake Rd
Detroit Lakes, MN 56501

Telephone(s): _____ Date of Application: 11/3/25

Signature of Applicant: _____

Parcel ID Number: 17.0368.043 Project Address: TBD Heimark Ave

Proposed Plat Name: Prairie Lake Estates

.....
To be completed by Office

Date of preliminary approval: 8/12/25

What was approved & stipulations: Approved a Preliminary Plat for
twenty-five (25) lots to be known as Prairie Lake Estates.

Checklist

_____ Final Plat with appropriate landowner, mortgagee, surveyor, notary and township signatures;

_____ Certification that current year's taxes have been paid;

_____ Road Certification from County Highway Engineer on newly constructed roads;

_____ Road agreement from Township for newly constructed roads;

_____ Title Opinion

_____ Stipulations have been met

_____ Final plat fee, check made payable to Becker County Zoning, amount _____;

_____ Recording fee, check made payable to Becker County Recorder, amount _____.

PRAIRIE LAKE ESTATES



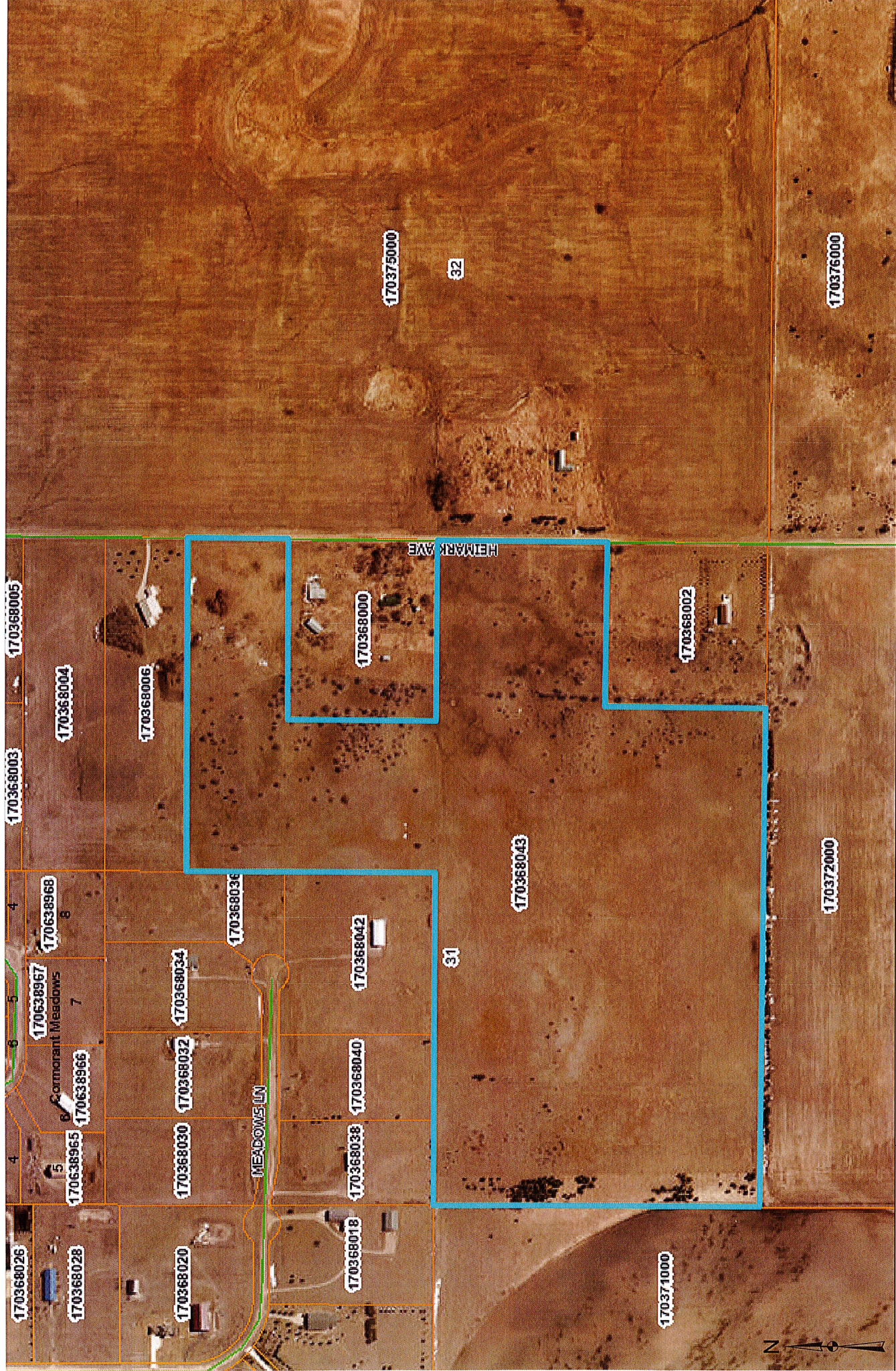
Dedicated Heimark Avenue area = 22,568 Sq. Ft.
Dedicated Public Road Area = 7.15 Acres
Total Plotted Area = 72.33 Acres

Orientation of bearing system is assumed.

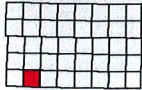
MEADOWLAND SURVEYING, INC.
1114 HWY 59 SOUTH DUBLUIT LAKE'S, MN 56501

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH
C1	31°00'00"	183.00	99.07
C2	31°00'00"	117.00	63.10
C3	23°02'26"	133.00	53.48
C4	44°46'38"	133.00	103.95
C5	22°04'31"	133.00	51.24
C6	34°19'36"	133.00	79.68
C7	31°00'00"	133.00	73.10
C8	23°02'47"	133.00	55.39
C9	44°46'38"	133.00	103.89
C10	42°02'11"	133.00	103.95
C11	31°00'00"	183.00	99.07
C12	31°00'00"	117.00	63.10
C13	89°53'55"	67.00	109.12
C14	89°54'58"	67.00	109.91

70856-74A



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.		Becker County	
1:9,028		Date: 11/18/2025	
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.			

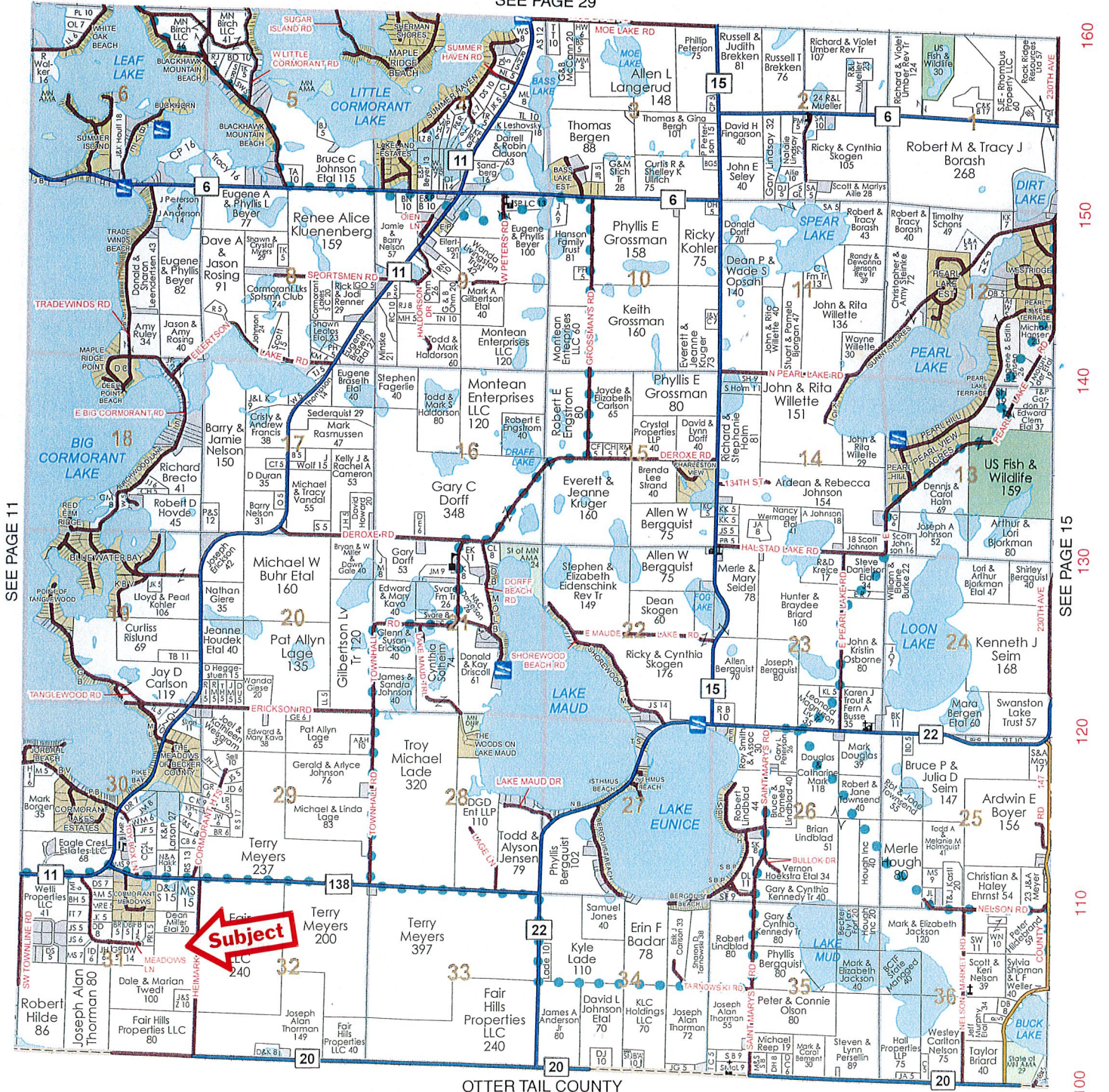


Lake Eunice

Township 138N - Range 42W

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SEE PAGE 29



OTTER TAIL COUNTY



COUNTY OF BECKER

Planning and Zoning

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

UPDATED

PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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

December 3rd, 2025 @ 6:00 P.M.

****3RD FLOOR JURY ASSEMBLY ROOM – BECKER COUNTY COURTHOUSE****

APPLICANT: Vertical Bridge on behalf of
Becker County Tax Forfeited
915 Lake Ave
Detroit Lakes, MN 56501

Project Location: 38351 Rat Lake Trl
Waubun, MN 56589

APPLICATION AND DESCRIPTION OF PROJECT:

Request a Conditional use permit to construct a two hundred and fifty-five (255) foot self-support cellular tower with a ten (10) foot lightning rod.

LEGAL LAND DESCRIPTION: Tax ID Number: **09.7154.006**¹ Section 23 Township 142 Range 039; ~~23-142-39 SE1/4-SW1/4 LESS .63AC (PT 9-7156). LESS 2.51AC (9-7154-1);~~ Eagle View Township

Refer to split sheet (last page) for legal description.

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

To view all application information on this project please visit:

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 # CUP2025-152

Property and Owner Review

Owner: Becker County Tax Forfeited	Parcel Number(s): 097154000 0 1
Mailing Address: 915 Lake Ave Detroit Lakes, MN 56501	Site Address: 38351 Rat Lake Trl Waubun, MN 56589
	Township-S/T/R: EAGLE VIEW-23/142/039
	Shoreland? No Name:

Legal Descr: 23-142-39 SE1/4 SW1/4 LESS 0.63AC (9-7156, ST OF MN).

Conditional Use Details Review

Description of Conditional Use Request: **For the construction of a 255' self-support cellular tower and associated ground and tower equipment.**

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.

The surrounding property is tax-forfeited land. The proposed tower facility will not impact the use of the surrounding properties nor negatively effect the values of those properties.

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 proposed telecommunications facility will not impede the development or improvements of surrounding parcels. This communication tower will provide a much-needed service to those who live in area as well as all who use the surrounding lands recreational. Ove the years cellular services have moved from a luxury to a necessity. From work from home, school from home and a massive increase in emergency response request from cell phones we have seen exponential growth in network demand in this area. This facility will help fill that network demand and provide a service that residents expect and rely on.

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

A new access drive will be installed off Rat Lake Trail. Power and utilities will be brought in underground within the public right-of-way.

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.

The proposed compound and approach is designed to accommodate enough space for all service vehicles.

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.

Once the tower facility has been constructed, it is designed to be operate autonomously with the exception of periodic routine maintenance. There will be no offensive odor, fumes, dust, excessive noise or vibrations. All lighting will be compliant with FAA regulations.

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.

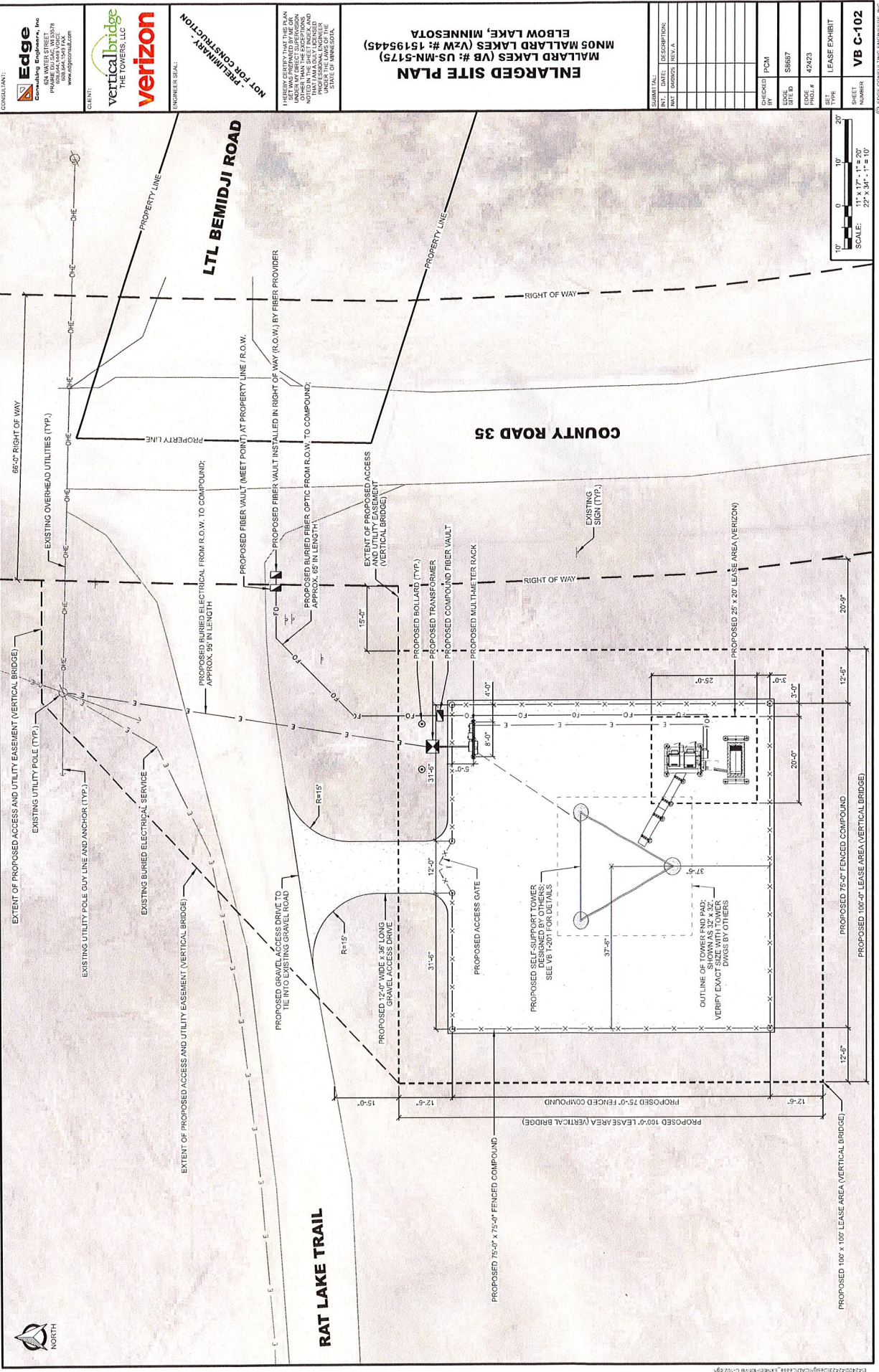
6d. Describe how the types, uses and number of watercrafts that the project will generate can be safely accomodated.

Business Plan Review

Name of Business:

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:



CONSULTANT:
Edge Consulting Engineers, Inc.
624 WATER STREET
PRIMAID, MN 55555
TEL: 218-838-1500
WWW.EDGECONSULTINGENGINEERS.COM

CLIENT:
vertical bridge
THE TOWERS, LLC
verizon

ENGINEER'S SEAL

PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THE PLAN UNDER MY DIRECT SUPERVISION AND UNDER THE CLOSE PERSONAL SUPERVISION OF A PROFESSIONAL ENGINEER HAS BEEN PREPARED AND SUBMITTED TO THE STATE OF MINNESOTA.

ENLARGED SITE PLAN
MALLARD LAKES (VB # US-MN-5175)
ELBOW LAKE, MINNESOTA

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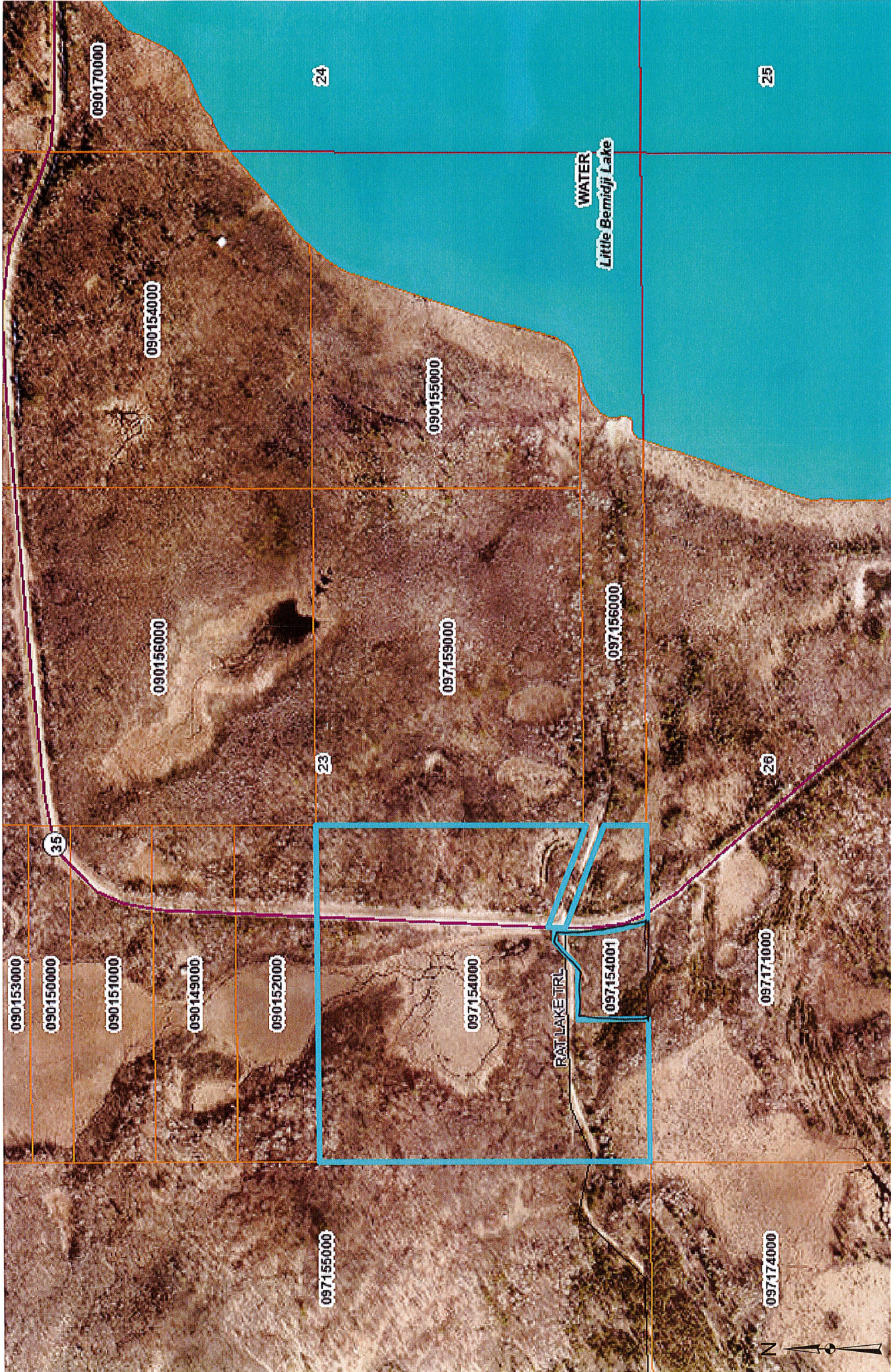
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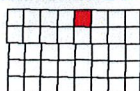
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Becker County	
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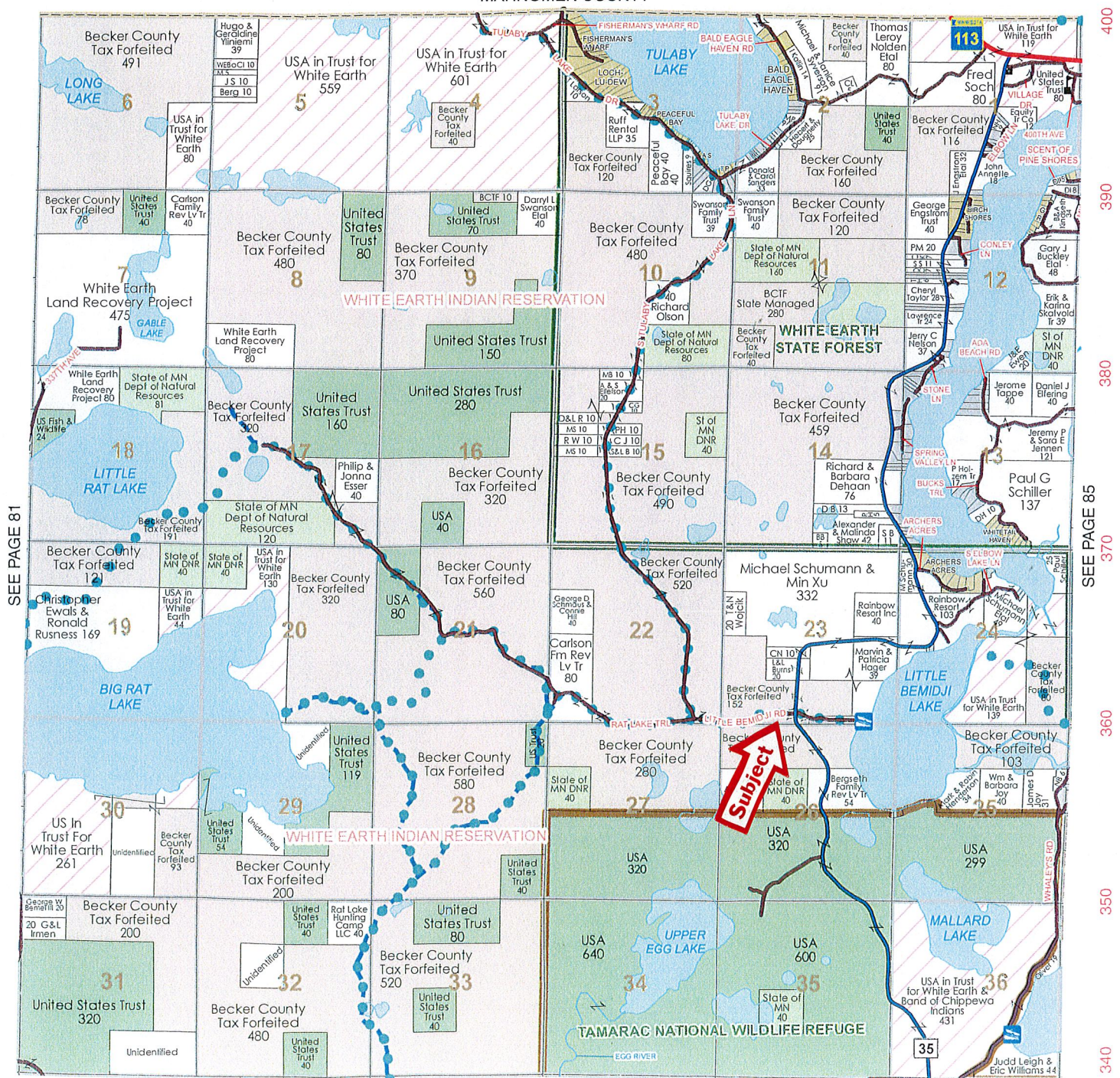


Eagle View

Township 142N - Range 39W

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MAHONOMEN COUNTY



SEE PAGE 67

Doc	Survey	PIN	S-T-R	Orig Descr	Orig Acres	Orig Owner	Change Type	New Descr	New Acres	New Owner
150009		09.7154.000	23-142-039	23-142-39 SE1/4 SW1/4 LESS .63AC (9-7156, ST OF MN).	39.37	BECKER COUNTY TAX FORFEITED & BECKER COUNTY AUDITOR-TREAS	Rev	23-142-39 SE1/4 SW1/4 LESS .63AC (PT 9-7156). LESS 2.51AC (9-7154-1).	36.86	BECKER COUNTY TAX FORFEITED & BECKER COUNTY AUDITOR-TREAS
715226	35-54	09.7154.001					New	23-142-39 PT SE1/4 SW1/4; COMM SW COR SW1/4, E 1900' TO POB; N 280', E 210', NE 135.8', E 42.87' TO W ROW HWY, SLY 374' AL HWY, W 390.51' TO POB;	2.51	BECKER COUNTY

Split occurred after application was submitted.
Application is for parcel # 09.7154.001