

**Gilmanton Township/City of Foley
Joint Planning Board –AGENDA
August 3, 2021 – 6:30 P.M.
Gilmanton Town Hall**

1. Approve the agenda.

2. Approve Joint Planning Board Minutes.
 - June 1, 2021

3. Public Hearing – Preliminary & Final Plat of Triple E Secure Storage
 - Approve Preliminary Plat
 - Approve Final Plat

4. Overview of Annexation Process & Notice.

5. Other Business

6. Next Meeting Date
 - TBD

7. Adjourn

Current Joint Planning Board Members:

Scott Baron (Township), Jeff Gondeck (City), Doug Lezer (Township), Gary Swanson (City)

Joint Planning Board Minutes
June 1, 2021 - 6:30 pm
Gilmanton Town Hall

Members Present: Scott Baron (Township), Jeff Gondeck (City), Doug Lezer (Township), Gary Swanson (City)

Members Absent: None

The meeting was called to order by Doug Lezer @ 6:45 p.m.

Motion by Gondeck seconded by Swanson to approve the agenda. Motion carried.

Motion by Gondeck seconded by Gondeck to approve the minutes of May 4, 2021. Motion carried.

Public Hearing – Amend A-1 Zoning Code to Allow for Operation of Bed & Breakfast

Public Hearing – William & Sandra Stevens – Conditional Use Permit and Accessory Building Addition

Chair Lezer opened up the public hearing for comment on the operation of the bed & breakfast. Ed & Juliene Dumonceaux, 5468 105th Avenue NE, Foley brought up concerns regarding the noise, location of proposed accessory building, driveway, location of the mailbox and fire number and past disturbances at the property located at 10631 Glen Street. Property Owner William Stevens explained prior disturbances were before the establishment of the bed & breakfast. There was lengthy discussion on the driveway location, noise, potential signage/gate and hard-surfacing. After the discussion the public hearing was closed by Chair Lezer.

Motion by Gondeck seconded by Baron to adopt the change to the A-1 zoning code to allow for the conditional use operation of a bed & breakfast. Motion carried.

Motion by Lezer seconded by Gondeck to approve the conditional use permit with the following conditions:

- A gate shall be installed on the 2nd driveway.
- The mailbox & fire number will be moved to other driveway (if possible, without an address change and allowed by the County who is the road authority).
- All outdoor events must end by 11:00pm as to protect neighbors from noise.
- No additional hard-surfacing will be required of the property at this time. The proposed new accessory building is allowed but additional improvements to the property will be subject to joint planning board review of this requirement.
- Property owner must follow state building and fire code if property owner intends to use new accessory building for event space as determined by City Building Inspector.
- The property must be annexed and connected to city water and sewer within 5 years of both water & sewer services becoming available in front of the property. The 5-year requirement will not come into effect until the year 2041 due to the investment of a private septic that is occurring with a project in 2021.

Discussion on solar garden application process and code

Brunn presented the county solar garden ordinance that mimics the county code but with the additional 500-foot setback as required by the orderly annexation agreement. Motion by Swanson seconded by Gondeck to adopt the code. Motion carried.

Other Business

The next meeting will be determined when an action item is received.

Motion to adjourn the meeting by Lezer seconded by Gondeck. Motion carried.

Submitted by: Sarah Brunn, Zoning Administrator (Foley City Administrator)

City of Foley Zoning Amendment Application

Street Location of Property: XX Hwy 25 NE CURRENT PID: 02.00518 00
 Legal Description of Property: Part of NW Quarter of Sec. 35, Twp. 37, Rng. 29
 Current Zoning of Property: A-1 Agricultural Proposed Zoning: I-1 General Industrial
 Type of Request: Change in zoning district to allow a storage facility
 *** (Attach narrative describing details of project scope) ***

Property Owner: TRIPLE E SECURE STORAGE, LLC
 Name
2417 65TH ST. NE Sawk Rapids, MN 56379
 Address

320-980-0333
 Phone:
 Fax:
b.egg24@yahoo.com
 Email

Applicant: SEE ABOVE
 Name
 Address

Phone:
 Fax:
 Email

City →

of Request & Fee Amount:

<input checked="" type="checkbox"/>	Rezoning/Amendment	\$250.00
<input type="checkbox"/>	Conditional Use Permit	\$250.00
<input type="checkbox"/>	Variance	\$250.00
<input type="checkbox"/>	Planned Unit Development	\$250.00

<input checked="" type="checkbox"/>	Preliminary Plat	\$500.00
<input checked="" type="checkbox"/>	Final Plat	\$
<input checked="" type="checkbox"/>	Annexation	\$400.00 +
<input type="checkbox"/>	Site Plan Review/Other	
Total Fees Paid		\$

} JPB

Has a request been made previously on this property? Yes No Explain: _____

This application must be completed in full, be typewritten or clearly printed, and must be accompanied by all information, supporting documents and plans as required by applicable City Ordinance provisions. A determination of completeness of the application shall be made within ten business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant.

This is to certify that I am making application for the described action by the City and that I am responsible for all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application. I have attached a copy of proof of ownership (either copy of Owner's Duplicate Certificate of Title, Abstract of Title or purchase agreement), or I am the authorized person to make this application and the fee owner has also signed this application.

- Supporting Documents Attached
- Appropriate Fees Paid
- Review by City Staff

Application Filed: _____
 Date Fees Paid: _____
 Staff Initials: _____

Completed Application Accepted

Date Application Accepted: _____

[Signature]
 Signature of Applicant
7-16-21
 Date

 Signature of Fee Owner
 Date

Triple E Secure Storage Preliminary/Final Plat

Staff Comments/Review

1. Stormwater design calculations will need to be provided and reviewed.
2. A more defined swale is needed around the NW corner of the site to ensure runoff is collected and directed to the culverts / basin. As it is shown currently it looks like that water may end up just surface draining to the west and/or north.
3. Culvert (FES 101 to FES 102) appears to not have enough cover, but the notes are tough to read in this location. Please verify/ confirm.
4. Is fire protection needed? Would they need water main with a hydrant or two? More of a question for others at the city to think about. I have seen other storage facilities need some form of fire protection.
5. MnDOT will need to review with plat and site plan since it is adjacent to TH 25 and includes a turn lane.

Jon M. Halter, PE (MN)

Principal, Senior Engineer II

Short Elliott Hendrickson, Inc.

I don't believe these proposed storage buildings will need to be sprinkled, i'll look at that closer this weekend when I'm back an offer any additional comment.

The 1.89 acre lot will most likely need City utilities but I take it as this is an outlot we will wait until it is developed to address that.

Is the storm water retention pond adequate for the 1.89 acre lot also.

On the first page of the plan-set it it has Hwy. 23, change it to Hwy. 25.

Thanks, Mark Pappenfus

1. Access easement: The easement is shown on both the prelim and final plat, but we need to require the easement to be recorded as a condition of approval. If it is already recorded, or gets recorded before the plat, the Recorder's document # should be added.

2. Exterior finish: Maybe I missed it somewhere in the materials, but the lower 8' of the building faces needs to be something other than corrugated metal (Sec. 17 Subd. 5.4.). If not a variance would be required.

Adam A. Ripple

Attorney

RINKE NOONAN

Preliminary Plat of TRIPLE E SECURE STORAGE

**CITY OF FOLEY
BENTON COUNTY, MN**

Surveyor's Note(s):

- Contours were created by RTK survey methods by Bogart, Pederson & Associates on 6-3-21.
- Subject property is not within a flood plain district as mapped by FEMA or part of the shoreland district.
- Title work was not provided to review for this survey.
- Portions of field edge were digitized per Benton County GIS 2020 aerial imaging and are for reference purposes only.

Proposed Plat Description:

That part of the Northwest Quarter of Section 35, Township 37, Range 29, Benton County, Minnesota, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 35; thence South 00 degrees 39 minutes 48 seconds West, assumed bearing, along the East line of said Southeast Quarter of the Northwest Quarter for 33.00 feet; thence South 89 degrees 59 minutes 47 seconds West, parallel with the north line of said Southeast Quarter of the Northwest Quarter for 561.00 feet to the Point of Beginning; thence continue South 89 degrees 59 minutes 47 seconds West for 701.94 feet to a point distant 47.19 feet east of the west line of said Southeast Quarter of the Northwest Quarter; thence South 45 degrees 00 minutes 00 seconds West for 32.00 feet; thence South 00 degrees 45 minutes 07 seconds West for 450.00 feet; thence North 90 degrees 00 minutes 00 seconds East for 403.21 feet; thence North 80 degrees 41 minutes 50 seconds East for 326.70 feet to a point on the southwesterly right of way line of Trunk Highway No. 25 according to State Project No. 0507, File No. 13-54; thence North 27 degrees 11 minutes 21 seconds West along said southwesterly right of way for 193.74 feet to a point distant 17 rods south of said north line of the Southeast Quarter of the Northwest Quarter; thence North 89 degrees 59 minutes 47 seconds East parallel with said north line of the Southeast Quarter of the Northwest Quarter for 90.52 feet to a point distant 34 rods west of the east line of said Northwest Quarter; thence North 00 degrees 39 minutes 48 seconds East parallel with said east line of the Northwest Quarter for 247.50 feet to the Point of Beginning.

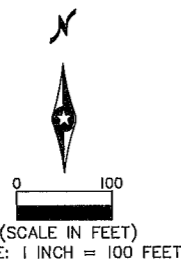
SOILS CHART

Map symbol & soil name	Hydrologic group	Water table depth (in)
C126A: Sebana-Glass, frequently ponded-Freer complex, 0 to 3 percent slopes, stony	B/D	0-12
C10B: Brennyville-Freer complex, 1 to 4 percent slopes, stony	B/D	18-24

• Data from USDA Web Soil Survey

I hereby certify that a boundary survey has been completed for the preliminary plat of TRIPLE E SECURE STORAGE, Benton County, Minnesota.

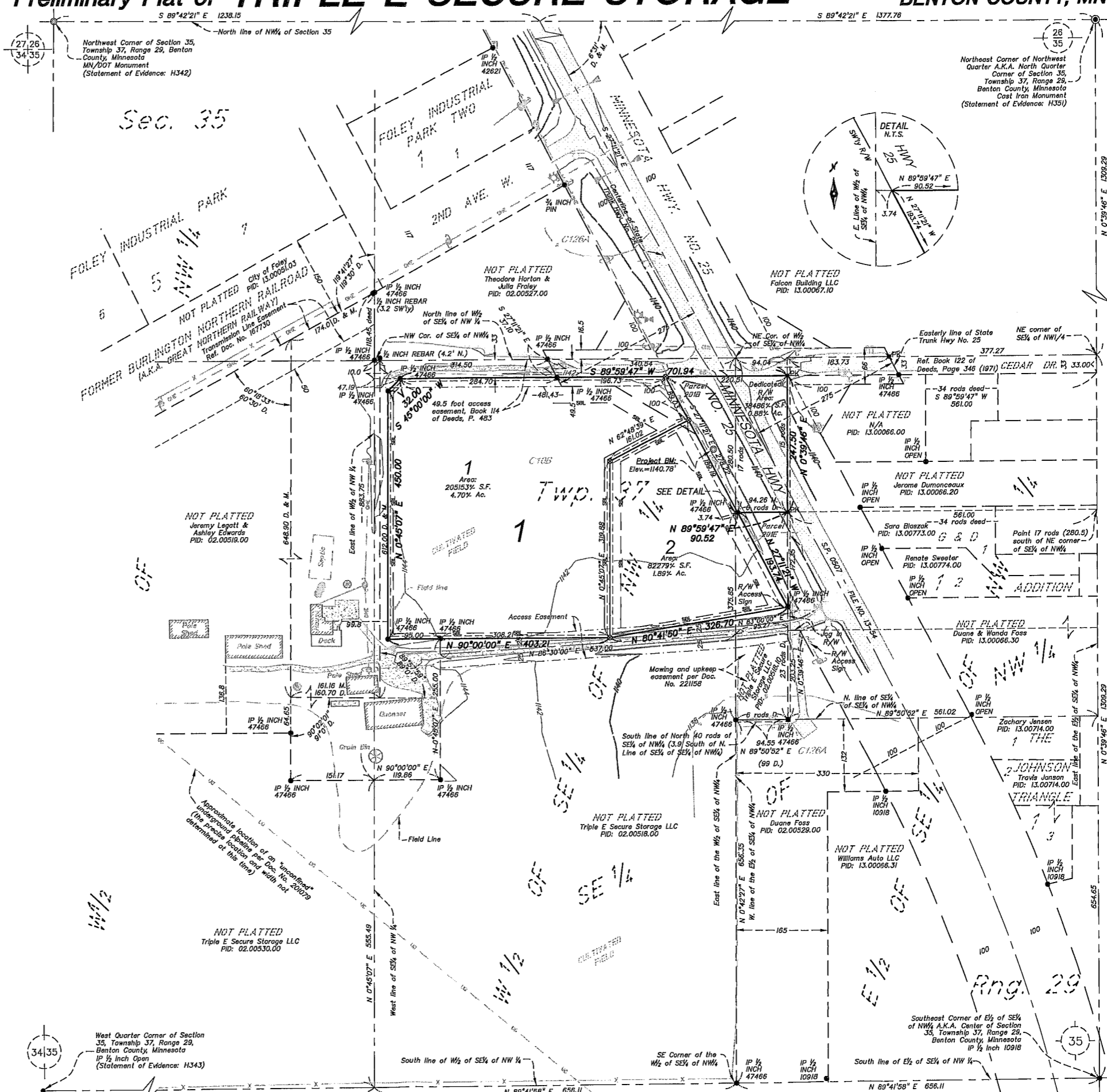
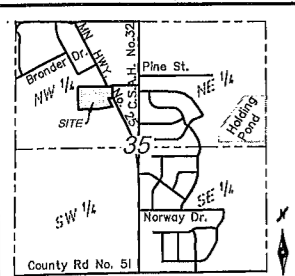
Signed: Craig A. Wensmann
Date: 7/15/21 Lic. No. 47466



LEGEND:

- Denotes mailbox
- Denotes sign
- Denotes septic manhole
- Denotes power pole
- Denotes guy wire
- Denotes telephone pedestal
- Denotes cable television box
- Denotes fiber optic service box
- Denotes well
- Denotes hydrant
- Denotes water valve
- Denotes light pole
- Denotes culvert
- Denotes Sidney P. Williamson, LS
- Denotes Craig A. Wensmann, LS
- Denotes Daniel M. Kron, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes gravel surface
- Denotes barbed wire fence
- Denotes overhead electric
- Denotes retaining wall
- Denotes easement
- Denotes right of way
- Denotes major contour
- Denotes minor contour
- Denotes existing adjacers
- Denotes field edge
- Denotes soil type boundary
- Denotes soil classification type

VICINITY MAP
Sec. 35, Twp. 37, Rng. 29
Benton County, MN



Bearings are based on the Benton County Coordinate System (NAD83 99 Adj.). For the purpose of this survey, the south line of the Northwest Quarter of Section 35, Township 37, Range 29 bears North 89 degrees 41 minutes 58 seconds East.

- Denotes found cast iron monument
- Denotes iron monument found
- Denotes found masonry nail
- Denotes 1/2 inch x 1/4 inch iron pipe monument with a plastic plug stamped R.L.S. 47466 to be set within one year of plotting date

REFERENCE BENCHMARK:
MnDOT Geodetic Station "Maywood Reset", 84.5 ft. W. of Hwy. 25, 53.8 ft. SE. of power pole, 29.6 ft. NE. of cable box. Elevation = 1140.78 feet (NAVD 88)

PROJECT BENCHMARK:
MnDOT Geodetic Station "Maywood Reset", 84.5 ft. W. of Hwy. 25, 53.8 ft. SE. of power pole, 29.6 ft. NE. of cable box. Elevation = 1140.78 feet (NAVD 88)

OWNER/DEVELOPER:
Triple E Secure Storage LLC
Brett Ogg
2417 65th Street Northeast
Sauk Rapids, MN 56379
320-886-0333

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
15076 First Street
Becker, MN 55308-9322
763-262-8822

TOTAL AREA: 7.48% Acres

EXISTING ZONING: A-1 Agricultural District

PROPOSED ZONING: Lot 1: I-1 General Industrial
Lot 2: B-2 Highway Business

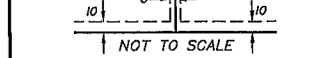
MINIMUMS:
Floor-Area Ratio: 60%

B-2 MINIMUMS:
Lot Width: 100' at building line
Floor-Area Ratio: 60%

B-1 BUILDING SETBACKS:
30' Front
30' Side (corner)
10' Side
40' Rear
From Residential Zoned Property

B-2 BUILDING SETBACKS:
30' Front
30' Side (corner)
10' Side
20' Rear
30' From Residential Zoned Property

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining right of way line, and 5 feet in width and adjoining lot lines, unless otherwise indicated, as shown on the plat.

DATE: July 15, 2021
FIELD DATE: June 3, 2021
BK/PG: 5.11/42
DRAWN BY: DJJ
CHECKED BY: CAW
DWG FILE: 21-0313 Prelim Plat
FILE NO: 20-0313.00

REVISIONS:

I hereby certify that this survey, plan, or report 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.

Signed: Craig A. Wensmann

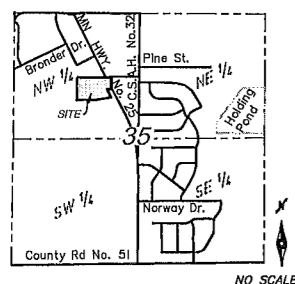
Date: 7/15/21 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
15076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

PRELIMINARY PLAT
for
Triple E Secure Storage, LLC.
TRIPLE E SECURE STORAGE
City of Foley
Benton County, MN

TRIPLE E SECURE STORAGE

CITY OF FOLEY
COUNTY OF BENTON



VICINITY MAP
Sec. 35, Twp. 37, Rng. 29
Benton County, MN

KNOW ALL PERSONS BY THESE PRESENTS: That Triple E Secure Storage LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northwest Quarter of Section 35, Township 37, Range 29, Benton County, Minnesota, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 35; thence South 00 degrees 39 minutes 49 seconds West, assumed bearing, along the East line of said Southeast Quarter of the Northwest Quarter for 33.00 feet; thence South 89 degrees 59 minutes 47 seconds West, parallel with the north line of said Southeast Quarter of the Northwest Quarter for 601.00 feet to the Point of Beginning; thence continue South 89 degrees 59 minutes 47 seconds West for 701.94 feet to a point distant 47.19 feet east of the west line of said Southeast Quarter of the Northwest Quarter; thence South 45 degrees 00 minutes 00 seconds West for 32.00 feet; thence South 00 degrees 45 minutes 07 seconds West for 450.00 feet; thence North 90 degrees 00 minutes 00 seconds East for 403.21 feet; thence North 80 degrees 41 minutes 50 seconds East for 326.70 feet to a point on the southwesterly right of way line of Trunk Highway No. 25 according to State Project No. 0507, File No. 13-54; thence North 27 degrees 11 minutes 21 seconds West along said southwesterly right of way for 193.74 feet to a point distant 17 rods south of said north line of the Southeast Quarter of the Northwest Quarter; thence North 89 degrees 59 minutes 47 seconds East parallel with said north line of the Southeast Quarter of the Northwest Quarter for 90.52 feet to a point distant 34 rods west of the east line of said Northwest Quarter; thence North 00 degrees 39 minutes 49 seconds East parallel with said east line of the Northwest Quarter for 247.50 feet to the Point of Beginning.

Has caused the same to be surveyed and plotted as TRIPLE E SECURE STORAGE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Triple E Secure Storage LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this day of _____, 20____.

TRIPLE E SECURE STORAGE, LLC

Brett Ogg, Chief Manager

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Brett Ogg, Chief Manager of Triple E Secure Storage LLC, a Minnesota limited liability company, on behalf of the company.

(Signature)

Notary Public, _____ County, Minnesota

(Printed Name)

My Commission Expires _____

SURVEYOR'S CERTIFICATION

I, Craig A. Wensmann do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Craig A. Wensmann, Licensed Land Surveyor
Minnesota License No. 47466

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Craig A. Wensmann.

(Signature)

Notary Public, _____ County, Minnesota

(Printed Name)

My Commission Expires _____

CITY PLANNING COMMISSION

Approved by the Planning Commission of the City of Foley, Minnesota at a meeting held this _____ day of _____, 20____.

Chairperson

FOLEY CITY COUNCIL

Approved and accepted by the City Council of the City of Foley, Minnesota at a meeting held this _____ day of _____, 20____.

Mayor

City Administrator

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

Jerome C. Wittstocck, Benton County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land heretofore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

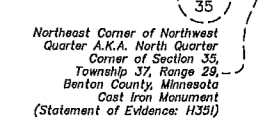
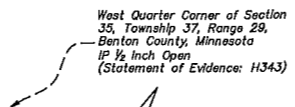
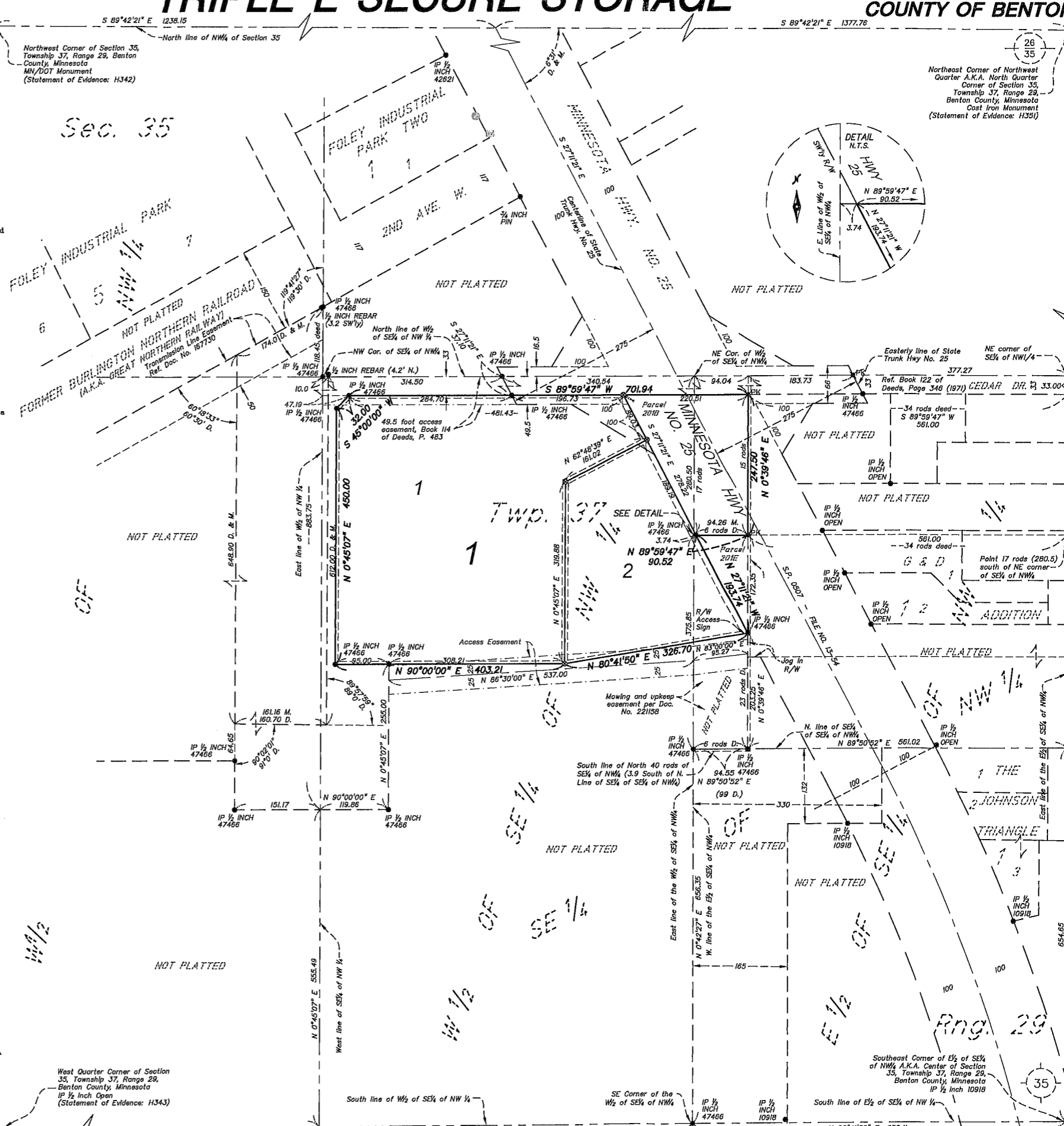
Property Tax Administrator

By Deputy

COUNTY RECORDER

I hereby certify that this plat of TRIPLE E SECURE STORAGE was filed in the office of the Benton County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded as Document No. _____.

Benton County Recorder



City of Foley Petition for Annexation Application

Street Location of Property: XX Hwy 25 NE CURRENT PID: 02.00518.00
 Legal Description of Property: Part of NW Quarter of Sec. 35, Twp. 37, Rng 29
 Current Zoning of Property: A-1 Agricultural
 Proposed Zoning: I-1 General Industrial and B-2 Highway Business
 Type of Request: Subdivision of land to change land use to allow for a storage facility

*** (Attach narrative describing details of project scope) ***

Property Owner: TRIPLE E SECURE STORAGE, LLC
 Address: 2417 65TH ST. NE. SAUK RAPIDS, MN 56379
 Phone: 320-980-0333
 Email: b.egg24@yahoo.com

Applicant:

Address: SEE ABOVE
 Phone: _____
 Email: _____

Annexation Fee Amount: \$400.00

Has a request been made previously on this property? Yes No

Explain: _____

This application must be completed in full, be typewritten or clearly printed, and must be accompanied by all information, supporting documents and plans as required by applicable City Ordinance provisions. A determination of completeness of the application shall be made within ten business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant.

This is to certify that I am making application for the described action by the City and that I am responsible for all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application. I have attached a copy of proof of ownership (either copy of Owner's Duplicate Certificate of Title, Abstract of Title or purchase agreement), or I am the authorized person to make this application and the fee owner has also signed this application.

- Supporting Documents Attached
- Appropriate Fees Paid
- Review by City Staff
- Completed Application Accepted

Application Filed: _____
Date Fees Paid: _____
Staff Initials: SB
Date Application Accepted: _____

[Signature] 7-16-21
Signature of Applicant Date

Signature of Fee Owner Date

1.89 acres

4.70 acres

6.59 acres to be annexed

41% of existing parcel

$$\$34.93 \times 7 = \$244.51$$

payment to
Township

ORDERLY ANNEXATION AGREEMENT

1. **Designation.** The City and Town designate the real property described and depicted in **Exhibit A** ("Orderly Annexation Area") as subject to orderly annexation pursuant to Minnesota Statute § 414.0325. The Orderly Annexation Area consists of approximately 840 acres, the population in the subject area is less than 75, and the land use type is agricultural.
2. **State Jurisdiction.** The Town and City, by approval and submission of this Agreement to the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, confers jurisdiction upon the Chief Administrative Law Judge to accomplish orderly annexation in accordance with the terms of this Agreement.
3. **Rural Preservation Until Annexation.** The Town and City have identified the Orderly Annexation Area as areas that are about to become urban or suburban, and because the City anticipates being capable of providing services to this area within a reasonable time, the annexation would be in the best interest of the area if development occurs. In the interim, however, the intent of the Town and City is to maintain and preserve the current rural character of the Orderly Annexation Area until property is annexed into the City. This means allowing agricultural uses and homesteads at a density of four per forty acres and restricting subdivisions for building purposes that result in lots smaller than ten acres. Nothing in this Agreement is intended to impair or restrict the rights of lots of record or legal nonconformities.
4. **Conditions for Annexation.** Property in the Orderly Annexation Area shall be annexed into the City when agreed to by two of the following three parties: the property owner, the City of Foley, or the Town of Gilmanton. The City may also annex property in the Orderly Annexation Area if the property is owned by the City. The City shall initiate this process by providing written notice to the Town and all owners of record of the area proposed to be annexed. The City shall accept written comments from the Town for consideration. After 30 days from the date of the written notice, the City may adopt a resolution completing the annexation.
5. **Property Taxes.** The City and Town agree to the following property tax provisions:
 - a. **Rate.** The tax capacity rate applicable to undeveloped property after annexation shall be increased in substantially equal proportions each year of a six-year period until it equals the tax capacity rate of the City. If any part of the annexed property becomes developed prior to the end of the six-year period, it shall be assessed at the City's tax rate.
 - b. **Reimbursement.** The City agrees to reimburse the Town an amount equal to seven years of property taxes that would be received from annexed properties based on the rates and values at the time of annexation. Payment will be made in a lump sum within six months after the annexation is effective.
6. **Agreement Term.** Unless the parties have agreed to an extension, this Agreement shall terminate on December 31, 2030.



NADEAN INMAN
BENTON COUNTY AUDITOR-TREASURER
531 Dewey Street, P.O. Box 129
Foley, MN 56329-0129
Phone: 320-968-5006
treasurer@co.benton.mn.us
www.co.benton.mn.us

BILL: 995

Property ID#: R02.00518.00

Taxpayer:

TAXPAYER ID: 137137
DAVID ROTHFORK
PO BOX 224
FOLEY MN 56329-0224

Description:
Sect-35 Twp-037 Range-029 16.28 AC
W1/2 SE1/4 NW1/4 & N 280.50 FT OF W 99 FT OF E1/2 SE1/4 NW1/4
LYING S AND E OF FOLLOWING LINE-BEG 33 FT S AND 359.94 FT
W OF NE COR SE1/4 NW1/4 TH W 903 FT TH SW 32 FT TH S 450 FT

2021 Property Tax Statement			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year:	2020	2021
		1	Estimated Market Value:
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	48,200	48,200
	New Improvements/ Expired Exclusions:		
	Property Classification:	AG NHSTD	AG NHSTD
<i>Sent in March 2020</i>			
Step	PROPOSED TAX		
2	Proposed Tax:	\$	432.00
<i>Sent in November 2020</i>			
Step	PROPERTY TAX STATEMENT		
3	First-half Taxes:		\$217.00
	Second-half Taxes:		\$217.00
	Total Taxes Due in 2021:		\$434.00

\$\$\$

REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year:	2020	2021
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		\$ 0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 0.00	
Property Tax and Credits		
3. Property taxes before credits.	\$ 505.85	\$ 479.27
4. Credits that reduce your property tax		
	A. Agricultural and rural land Credits	51.85 45.27
	B. Other Credits	0.00 0.00
5. Property taxes after credits	454.00	434.00
Property Tax by Jurisdiction		
6. County BENTON COUNTY	\$ 281.57	\$ 265.19
7. City or Town GILMANTON TOWNSHIP	81.13	85.18
8. State General Tax	0.00	0.00
9. School District 0051	A. Voter approved levies 51.85 37.03	
	B. Other local levies 39.45 46.60	
10. Special Taxing Districts	A. 0.00 0.00	
	B. 0.00 0.00	
	C. 0.00 0.00	
	D. 0.00 0.00	
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	\$ 454.00	\$ 434.00
Special Assessments on Your Property		
13. Special assessments	0.00	0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 454.00	\$ 434.00

41%

PAYABLE 2021 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: NOVEMBER 15

Property ID#: R02.00518.00
Bill#: 995
Taxpayer: 137137

If your address has changed please check this box and show the change on the back of this stub.

SECOND 1/2 TAX AMOUNT DUE: \$ 217.00

PENALTY: TOTAL:

DAVID ROTHFORK
PO BOX 224
FOLEY MN 56329-0224

Make Checks Payable to:
Nadean Inman, Auditor-Treasurer
531 Dewey Street, P.O. Box 129
Foley, MN 56329-0129



DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STAPLE

AG NHSTD

RE TAX

PAYABLE 2021 1st HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: MAY 17

Property ID #: R02.00518.00
Bill#: 995
Taxpayer: 137137

If your address has changed please check this box and show the change on the back of this stub.

FULL TAX AMOUNT: \$ 434.00

FIRST 1/2 TAX AMOUNT DUE: \$ 217.00

PENALTY: TOTAL:

DAVID ROTHFORK
PO BOX 224
FOLEY MN 56329-0224

Make Checks Payable to:
Nadean Inman, Auditor-Treasurer
531 Dewey Street, P.O. Box 129
Foley, MN 56329-0129



DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE

AG NHSTD

RE TAX

Beacon™ Benton County, MN

Primary Taxpayer
Triple E Secure Storage LLC
 PO Box 62
 Sauk Rapids, MN 56379

Summary

Parcel ID 020051800
 Property Address
 Sec/Twp/Rng 35-037-029
 Brief Sect-35 Twp-037 Range-029 16.28 AC W1/2 SE1/4 NW1/4 & N 280.50 FT OF W 99 FT OF E1/2 SE1/4 NW1/4 LYING S AND E OF FOLLOWING LINE-BEG
 Tax Description 33 FT S AND 359.94 FT W OF NE COR SE1/4 NW1/4 TH W 903 FT TH SW 32 FT TH S 450 FT TH E 95 FT TH S 255 FT TH W 119.85 FT TO W LINE SUBJ TO
 DRIVEWAY EASMNT BENEFITTING PARCEL 02.00519.00
 (Note: Not to be used on legal documents)
 Deeded Acres 16.28
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (201) GILMANTON TOWNSHIP
 School District 0051
 Creation Date 08/05/1989

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT	Unit Price	Adj 1	Adj 2	Adj 3	Adj 4	Eff Rate	Div %	Value
1	TILLABLE A	0	0	0	0	10.000	AC	3,400.000	1.00	1.00	1.00	1.00	3,400.000	1.000	34,000
2	TILLABLE B	0	0	0	0	4.930	AC	3,100.000	1.00	1.00	1.00	1.00	3,100.000	1.000	15,283
3	WASTELAND	0	0	0	0	1.350	AC	400.000	1.00	1.00	1.00	1.00	400.000	1.000	540
Total						16,280									49,823

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	TD	U	03/23/2018	ROTHFORK,DAVID	ROTHFORK,WENDY M 2003 REVOCABLE TRUST AGREEME	\$100,000	\$100,000	786756

⊕ There are other parcels involved in one or more of the above sales:

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Land Value	\$49,800	\$48,200	\$48,200	\$48,200	\$48,200
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$49,800	\$48,200	\$48,200	\$48,200	\$48,200

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$48,200	\$48,200	\$48,200	\$48,200	\$48,200
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$48,200	\$48,200	\$48,200	\$48,200	\$48,200
Net Taxes Due	\$434.00	\$454.00	\$482.00	\$554.00	
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	
= Total Taxes Due	\$434.00	\$454.00	\$482.00	\$554.00	