

For: The City of Baxter MN

From: Brandon A. Dykhuizen
Phone# (763) 486-2162
Email: BrandonDykhuizen@Live.com

Re: Proposed Project of Moving House and Garage in / Conditional Use Permit

To Whom It May Concern,

I would like to say Thank You to everyone at the City Hall that has helped me so far in navigating through this project I have proposed. Everyone has been very pleasant to work with and helpful. We have been excited for quite some time to move up to the Baxter area and really enjoy everything it has to offer. I appreciate your consideration, as I know it's a somewhat unconventional way of going about it. Hoping everything works out well, as we are looking forward to contributing and becoming a part of the community.

Sincerely,


Brandon A. Dykhuizen

Brief Description of Request: (Attach separate sheet, if necessary)

As stated above, I own the residential lot listed here and would like to set up the site to be used as my homestead and primary residence. I recently purchased, and would like to have an existing single family house and detached garage professionally hauled into town by a licensed structural moving company. Two new concrete foundations would be constructed on the site per code, which the structures would be placed on. Working with local contractors who would then install/hook up the water, sewer, and electrical from the street to the structures, all per code. The home is a 1973 built, single story, 3 bed/1 bath at 1,029 sq.ft. The home and garage seem like they would coincide nicely with the existing neighborhood that was developed in 1975, both in style and size. The exteriors of both have been updated and renovated. I plan to continue improving them, along with the site as this would be my "forever home", and I believe in pride of ownership. I'm working with a mortgage lender on the project financing.

If this permit is granted, I hereby certify that all work will be done as stated herein and in accordance with all applicable laws and ordinances of the State of Minnesota and the City of Baxter.

Applicant's Signature Brandon A. Dykhuis Date 10/12/2023
Applicant's Printed Name Brandon A. Dykhuis

Owner's Signature Brandon A. Dykhuis Date 10/12/2023
Owner's Printed Name Brandon A. Dykhuis

Detailed Information about the Proposed Project and Building(s) to be Moved

- Building(s) Origin / Current Location: 2892 County Road 19, Ada MN 56510
- Building(s) Proposed Destination / New Site: TBD Lynwood Drive, Baxter MN 56425
Lot PID# 40060825 Kirkwood Subdivision (Block 2 Lot 6)
- The Lynwood Drive Property would become my Homestead and Primary Residence
- The House and Garage are currently attached together as one unit (70+ feet in length)
- The Garage would be separated from the House prior to Moving as it will need to be transported in two pieces. I would like to leave the garage detached upon their arrival at the new site and remodel both as necessary, so that the 2 structures can sit independent of each other on new separate foundations (Proposed Site Plan is included)
- The Structural Moving Company assisting on the project is: Central House and Building Movers LLC (Owner/Operator: James Crimmins) (Address: 1676 36th Avenue SW, Backus MN 56435) (Phone# 218-851-6911) (Their License and Insurance information is included)
- The Specific Date, Time, and Route for Moving is still To Be Determined by the Structural Moving Company. It would be sometime in February 2024.
- It is a Single-Family House and Garage. Single-Story style. I would like to set the House on a concrete basement foundation, and the Garage on a detached concrete slab foundation.
- The Structure was Originally Built 7/19/1973 by Dynamic Homes LLC of Detroit Lakes MN
- It is a 3 Bedroom / 1 Bathroom House that measures approximately 24'6" x 42' for a total finished area of 1,029 Square Feet. We would like to leave the new basement unfinished. The house has a peak height of approximately 14'. It is constructed with 2x4 lumber, drywall, and other lumber, as was standard at that time. It has 2x8 floor joists throughout. The exterior was recently updated with aluminum siding and faux stone. It has a sloped, asphalt shingle roof, which was also updated recently. It currently has 8 wood framed windows throughout, some of which I will be replacing right away, as was recommended during our pre-inspection of the structures with Baxter building official Dave Peterson. I will be replacing them with updated vinyl windows, and would like to add an additional window in one of the bedrooms for a total of 9 windows throughout. The front entry door is constructed of steel and glass, and it has a newer sliding patio door that's constructed of vinyl and glass. The house is overall structurally sound, and in good condition in my opinion. As stated, a lot of the exterior components were replaced in recent years. The interior is also in good condition, could just use some updating, which I plan to do as I'm a carpenter by trade.

- The Garage measures approximately 24'6" x 30' for a total area of 735 Square Feet. The garage has a peak height of approximately 14'. It is also constructed with 2x4 lumber, some drywall, and other lumber, as was standard at that time. The exterior was recently updated along with the house, and includes aluminum siding and faux stone. It also has a sloped, updated asphalt shingle roof. It currently has 1 large wood framed side window, a 9' wide by 7' high single-car steel garage door, and a service door that's constructed of steel and glass. As I would like the garage to sit detached upon arriving at the new site, it would need to be re-configured and some of it remodeled accordingly (as seen in the included plans). I would like to construct/add a wall and finish where the garage was previously attached to the home using new/matching materials along with a new service door and re-use of the existing garage window. I'd then like to open up the 30' long side wall where the window is currently located, to add a 16-foot and an 8-foot garage door, so the space can be used more efficiently as a three car garage. The wall that currently has the single-car garage door with service door next to it, would then be enclosed and constructed with new/matching materials. The garage is overall structurally sound, and both the interior and exterior are in good condition in my opinion.
- I am working with Local Contractors on the Proposed Project (water, sewer, electrical, etc.) All work done on the new site would be done per code. Both structures would also be brought up to code as required.
- The Lynwood Drive Site was recently Surveyed by Lakes Area Surveying, LLC (Owner/Operator: Terry Strus - LS #50319) and (Owner/Operator: Eric Nybeck - LS #54095) (Address: 24314 Smiley Rd Suite C, Nisswa MN 56468) (Phone# 218-961-0090) Boundary Survey and detailed Certificate along with topographic data are being drafted. I will send documents upon receipt. Wetland Conservation/Wetland Delineation Report is also being provided, and will be included.
- The Home and Garage seem like they would coincide nicely with the existing Kirkwood Neighborhood which was originally developed in 1975. In Style, Size, and Age.
- I am working with the United States Department of Agriculture (USDA), which would be assisting me with the Mortgage Loan/Financing for the Project.

Thank you for your Consideration,


Brandon A. Dykhuizen





West Lot Line

150'

Legend

- : Perimeter of Area to be Cleared
- : Sod (5,400 sq.ft. needed) (600 yards)

37'

85'

37'

80'
50'

43'

42'

(Patio)

24'6"

3 bed/1 bath
House (1,029 sq.ft.)

(Landscaping)

15'

25'

South Lot Line

200.18'

3 car garage
(735 sq.ft.)

30'

24'6"

35'

Driveway

59'

*TBD Lynwood Drive
Baxter, MN 56425

*PID: 40060825

Bradley A. Dykja
#(763) 486-2162

80'

10'

10'

80'

59'

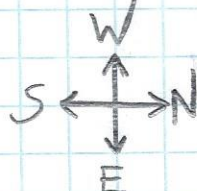
150'

200.07'

North Lot Line

Site Clearing + Sod Map

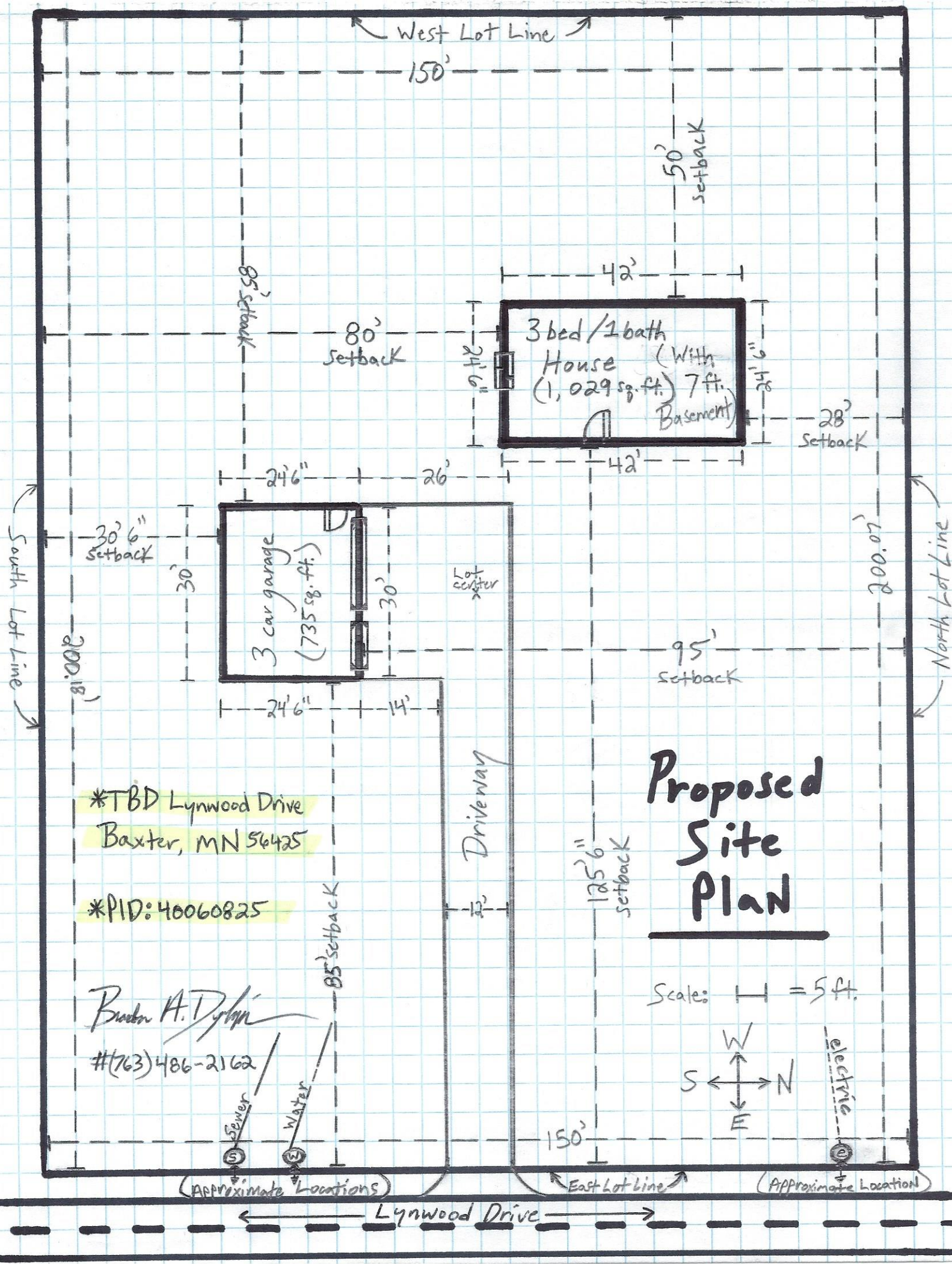
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59'

East Lot Line

Lynwood Drive



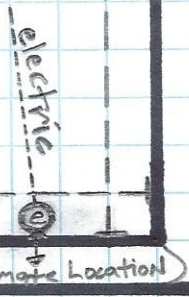
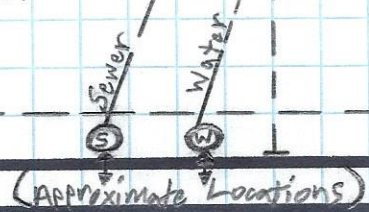
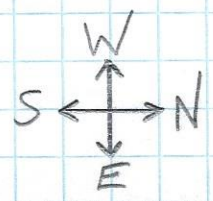
*TBD Lynwood Drive
Baxter, MN 56425

*PID: 40060825

Brandon A. Dykstra
#(763) 486-2162

Proposed Site Plan

Scale: 1" = 5 ft.



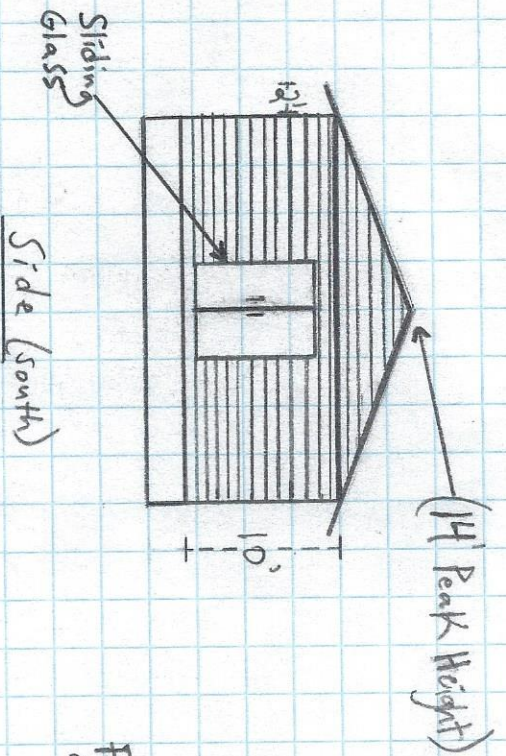
Lynwood Drive

PID# 40060825
TBD Lynwood Drive
Baxter, MN 56445

House Elevations

Scale: 1" = 3 ft.

Bank H. I. Design # (763) 486-2162

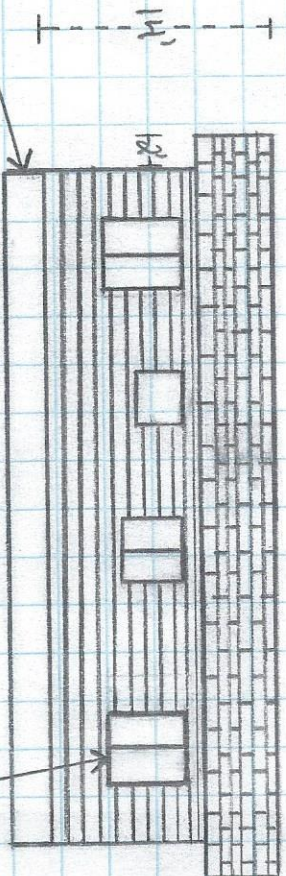


Asphalt Shingles

Faux Stone over CMU

Rear

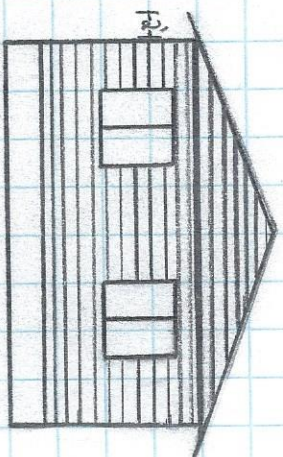
Vinyl Windows



Front

Aluminum Siding (8")

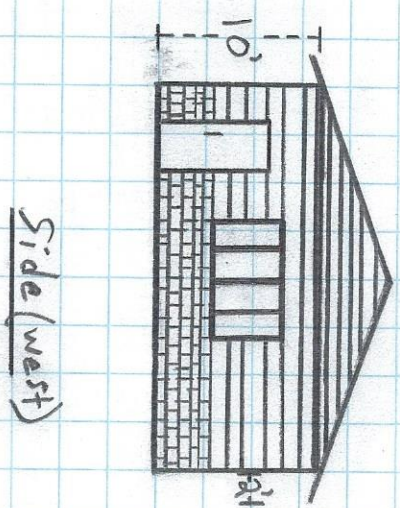
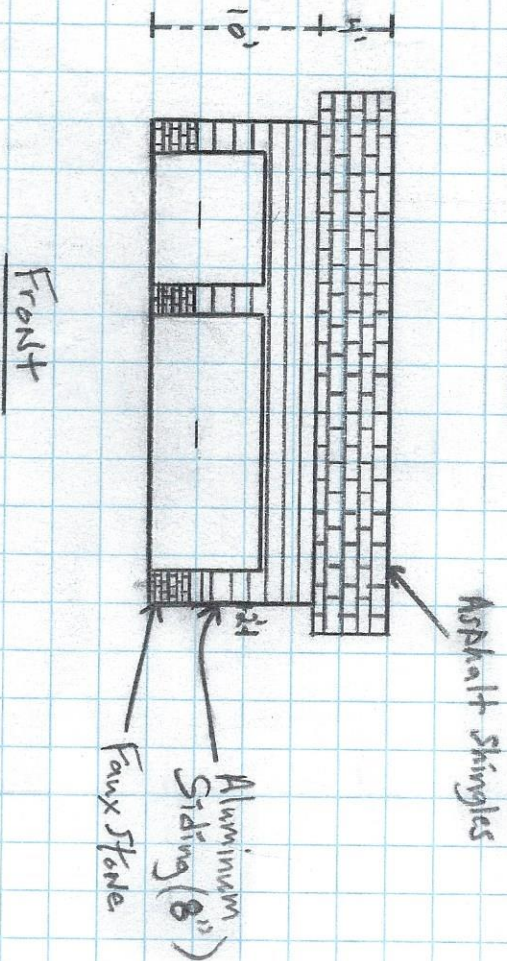
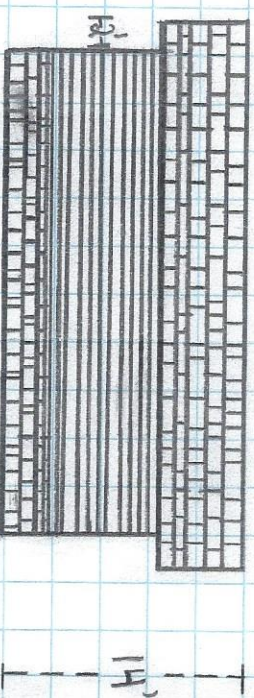
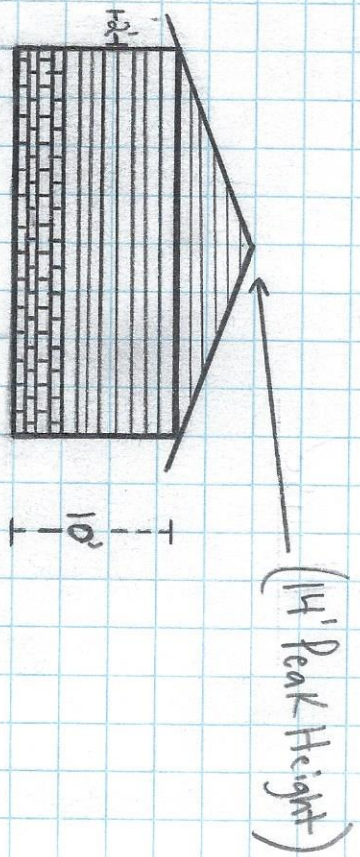
Faux Stone



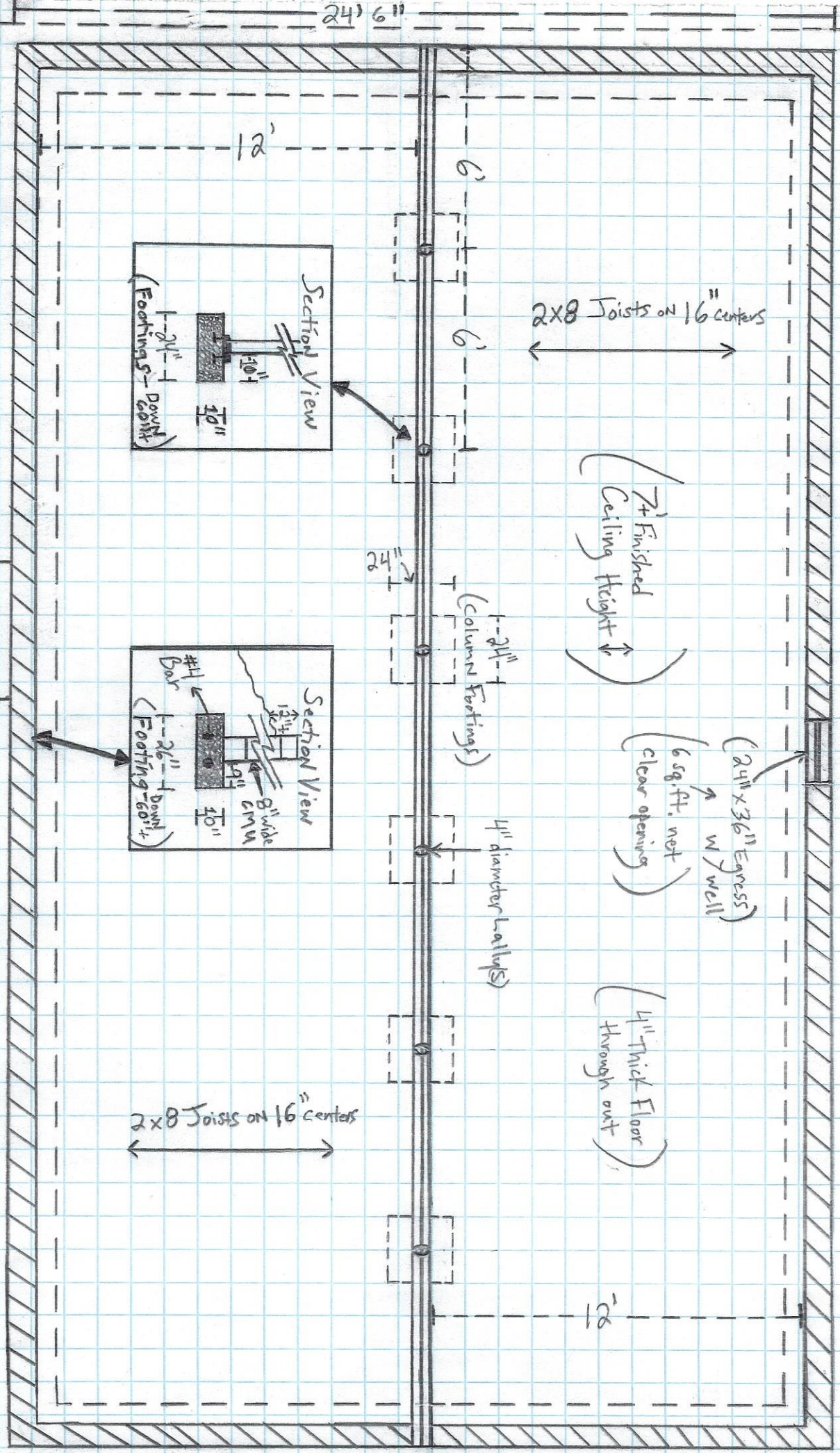
PID# 40060825
 TBD Lynwood Drive
 Baxter, MN 56425

Garage Elevations

Scale: 1" = 3 ft.
 Buckle A. Tynny # (763) 486-2162



#(713) 486-2162

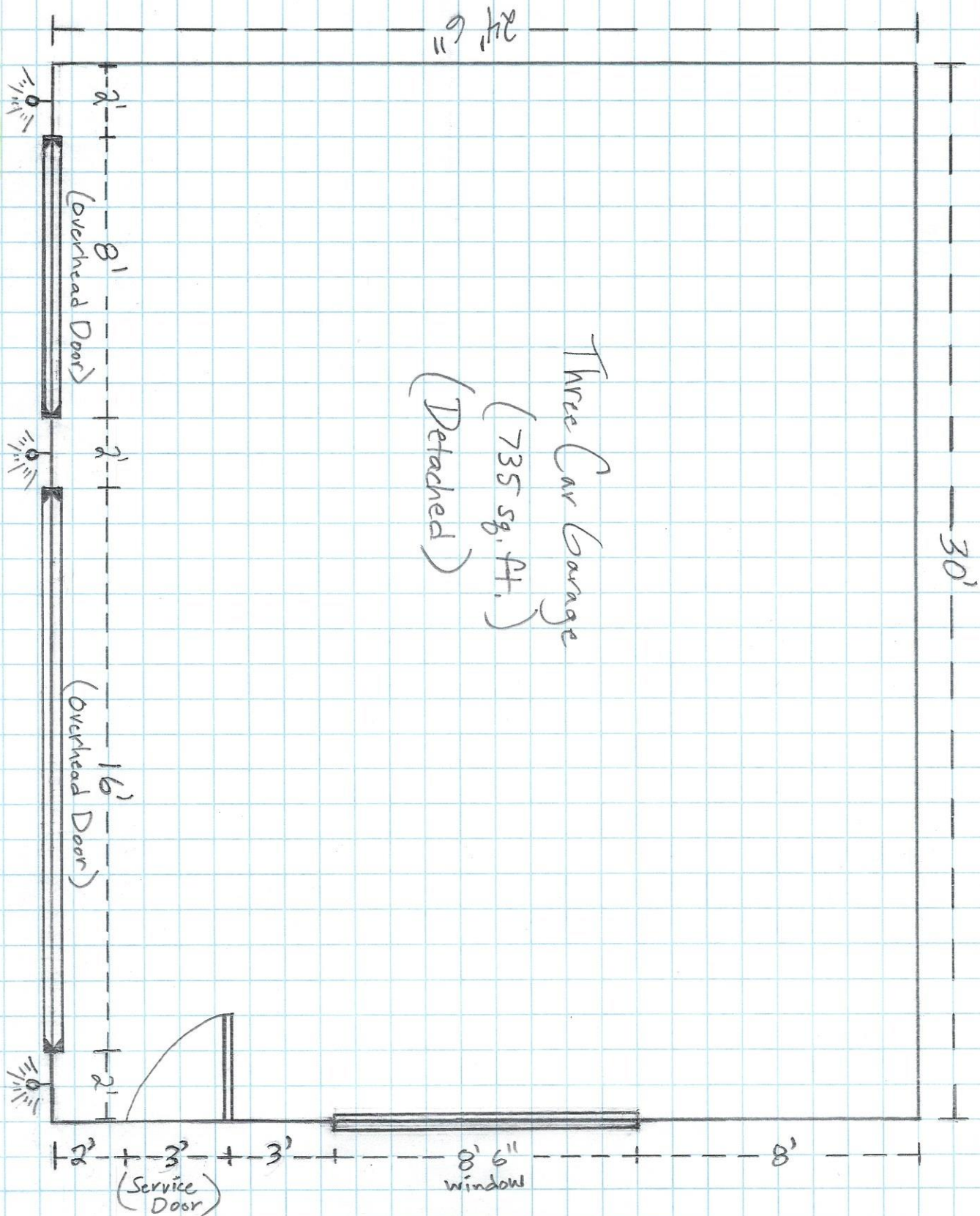


PID#40060825
TBD Lynwood Drive
Baxter, MN 56425

Garage

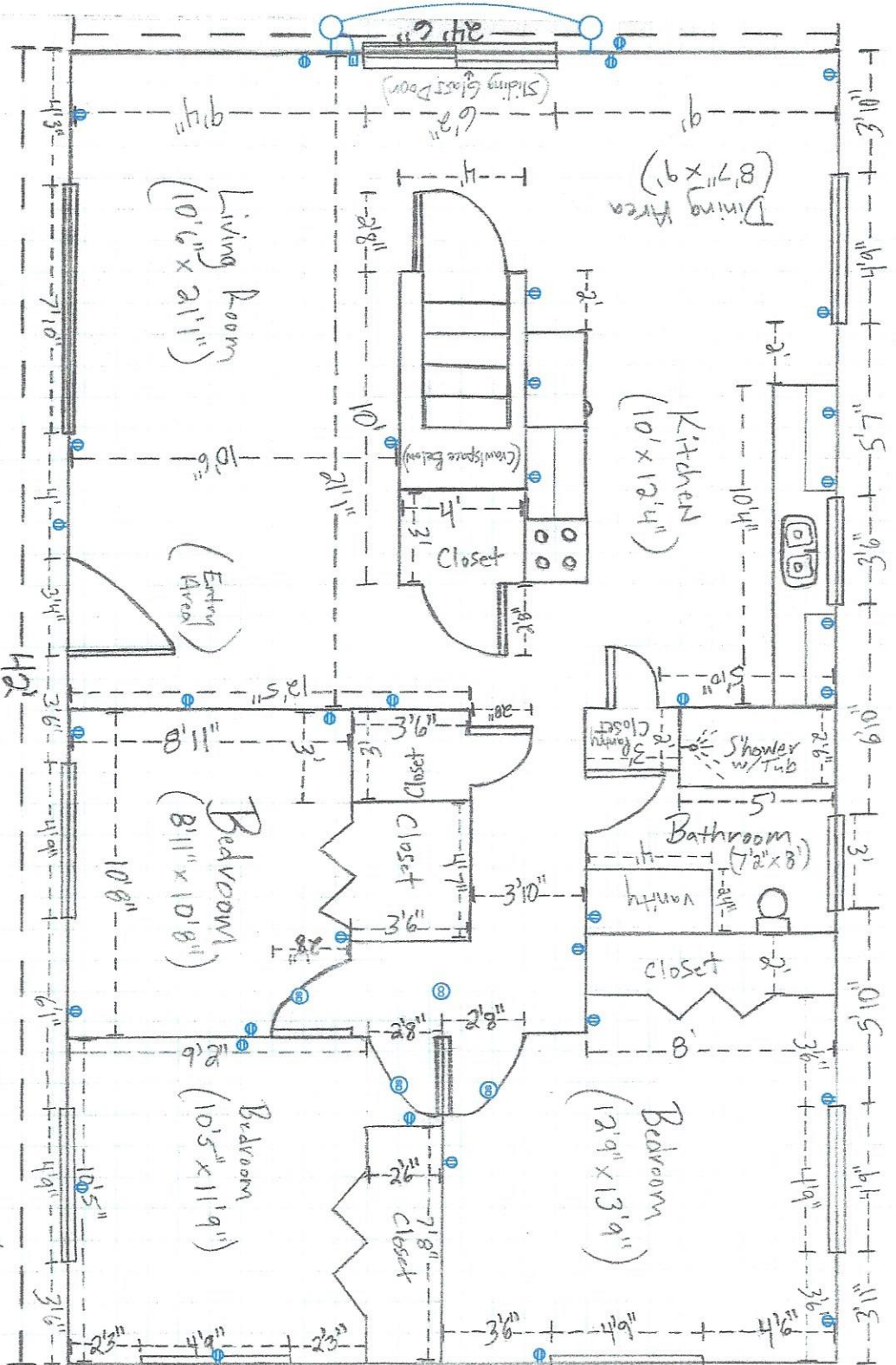
Scale: 1" = 2 ft.

Brian H. [Signature]
#(763) 486-2162



Electrical

(House)

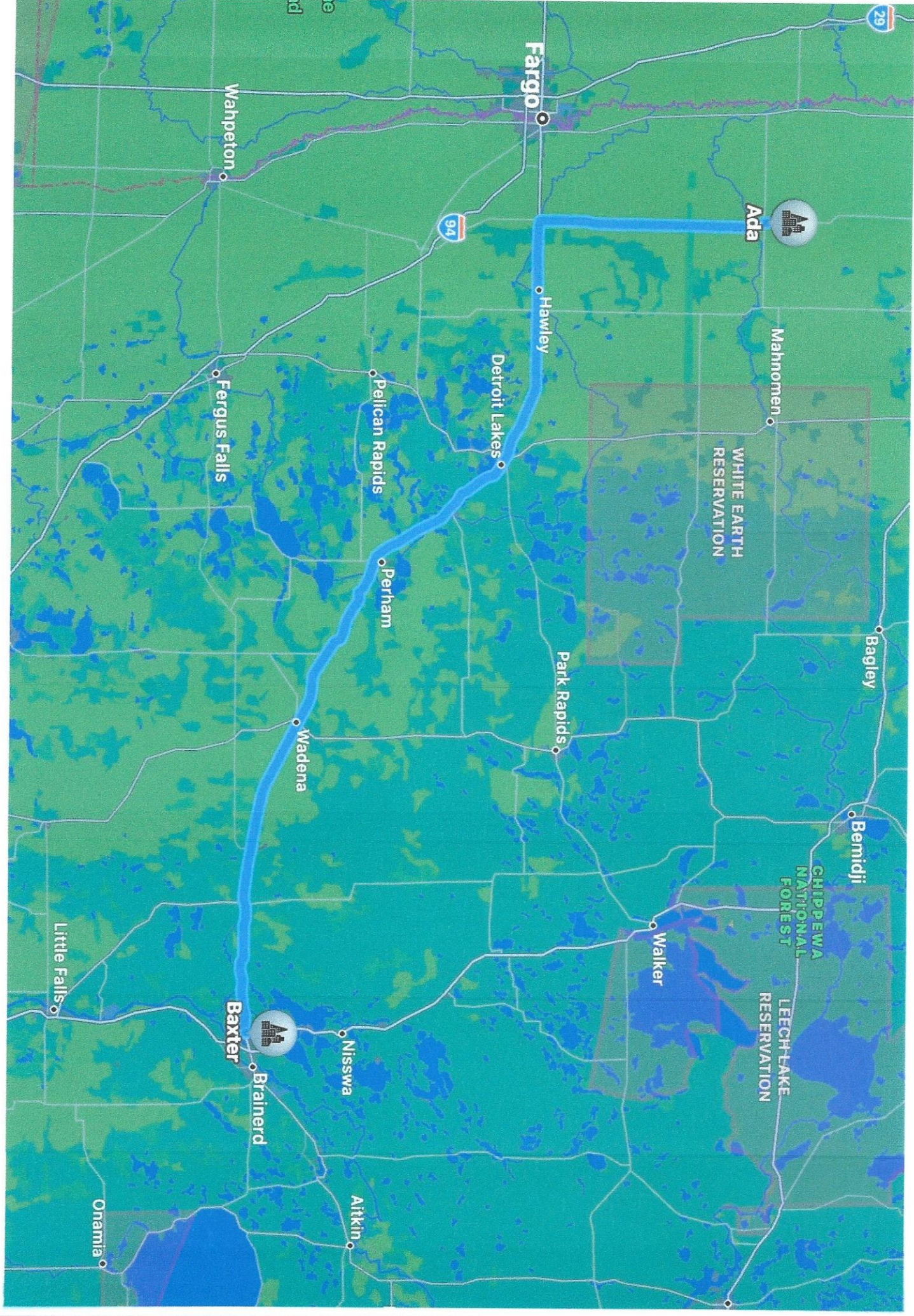


TBD Lynwood Drive #3 bed/1 bath
Baxter, MN 56445 #1,029 sq. ft.

Floor Plan

Scale: 1" = 1 ft.
Drawn By: Brandon A. Dykhuizen
#(763) 486-2162

NOTES:
1. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE MINNESOTA ELECTRICAL CODE (MEC).
2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINNESOTA ELECTRICAL CODE (MEC).
3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINNESOTA ELECTRICAL CODE (MEC).
4. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINNESOTA ELECTRICAL CODE (MEC).
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9. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINNESOTA ELECTRICAL CODE (MEC).
10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINNESOTA ELECTRICAL CODE (MEC).



MnDOT #: 383771

Building Mover License

CARRIER:

CENTRAL HOUSE & BUILDING MOVERS LLC
1676 36TH AVE SW
BACKUS, MN

The above named license holder has complied with the license requirements and is hereby issued this Minnesota Building Mover License which will expire on the date shown.

The license holder agrees to comply with all applicable State and Federal Regulations. Failure to comply may result in revocation of this license.

The license holder may not perform building operations in Minnesota unless the vehicles have been registered and display a valid identification cab card issued by the Minnesota Department of Transportation.

Minnesota Department of Transportation
Office of Freight & Commercial Vehicle Operations
651.366.3700



CENTHOU-02

KMELSTROM

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/17/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Maguire Agency 1970 Oakcrest Avenue, Suite 300 Roseville, MN 55113	CONTACT NAME: Karen E. Melstrom	
	PHONE (A/C, No, Ext): (651) 635-2753 FAX (A/C, No): (651) 638-9762	
	E-MAIL ADDRESS: kmelstrom@maguireagency.com	
INSURED Central House and Building Movers, LLC 1676 36th Avenue SW Backus, MN 56435	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Nova Casualty Company	42552
	INSURER B: SFM	11347
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			MSMML10000239	6/12/2023	6/12/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			MSMML10000239	6/12/2023	6/12/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	145247.202	3/1/2023	3/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Cargo			MSMML10000239	6/12/2023	6/12/2024	ACV (\$5,000 Ded) 125,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Brandon A. Dykhuizen
8395 5th Street NE
Buffalo, MN 55313

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE