



Minor Subdivision Application
 Community Development Department
 420 North Pokegama Ave.
 Grand Rapids, MN 55744
 Tel. (218) 326-7601 Fax (218) 326-7621
 Web Site: www.cityofgrandrapidsmn.com

All subdivisions in the City of Grand Rapids shall be in compliance with the Grand Rapids City Code, Articles V (Subdivisions) and VI (Zoning). The City Code can be viewed on the City of Grand Rapids web site, www.cityofgrandrapidsmn.com (follow the prompts for City Code).

PLAT NAME: HAWKINSON COMMERCIAL DEVELOPMENT SECOND ADDITION

Applicant/Business Name: Round 2 Development, LLC Wellson Group Inc.

Contact Person: Mark Hawkinson Stephen Welliver

Address: 501 W. County Road 63, Grand Rapids, MN. Zip: 55744

Telephone:(Work) 218-244-4409 Mark (Other) _____ (Fax) 218-340-6790 Stephen

E-mail Address: mark@hawkinsonconstruction.com swelliver@wellson group.com

Interest In Property: OWNER

Property Owner(s) of record: Round 2 Development, LLC - Mark Hawkinson

Address: 501 W. County Road 63, Grand Rapids, MN. Zip: 55744

Telephone:(Work) 218-244-4409 (Other) _____ (Fax) _____
mark@hawkinsonconstruction.com

Surveyor or Engineer: Short Elliott Hendrickson, Inc. (SEH) - Daniel Bemboom

Address: 2351 Connecticut Ave, Suite 300, Sartell, MN. 56377

Telephone:(Work) 320-774-6895 (Other) 320-250-0152 (Fax) _____

E-mail Address: dbemboom@sehinc.com

Office Use Only

Date Received 03/26/2024 Certified Complete Y Fee Paid Y

Does the subdivision boundary abut a state rail bank or established trunk highway (requiring road review): Yes No

Planning Commission Recommendation: Approved _____ Denied _____ Meeting Date 04/18/2024

City Council Action: Approved _____ Denied _____ Meeting Date 04/22/2024

Parcel Information:

Tax Parcel #(s) 91-546-1000 Property Size(acres): 91-546-1000
Number of Existing Lots: 1 Outlot Number of Proposed Lots: 2 Lots and 1 Outlot
Existing Zoning: General Business Proposed Zoning*1: Same
Existing Use: Vacant Outlot Proposed Use(s): Commercial Lots
Property Address/Location: Unassigned address- NW of SE 29th St & SE 2nd Ave
Legal Description: Outlot A, Hawkinson Commercial Development
(include electronic version with application)

Does the proposed subdivision meet the following criteria:

- Does not require the dedication of rights of way or construction of new streets;
- Does not require the creation of any public utility easements other than the standard required easements of platted lots;
- Does not create a need for any public improvements;
- Does not landlock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not fall within the corridors of any planned or proposed street as shown upon the official map or approved area plans; and
- Does not violate any local, state or federally adopted law, ordinance, regulation, plan or policy.

Applications must be received no later than the end of the first week of the month, to allow sufficient time for review by staff and the department head review committee. Planning Commission meetings are held on the first Thursday of each month.

**1 If a zoning change is required, a petition for rezoning must be filed separately.*

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.


Signature(s) of Applicant(s)

3/27/25
Date


Owners Signature (if different than applicant)

3/27/25
Date

Required Submittals: The following items must be provided with your application, unless the Director of Community Development waives the requirement.

- Application Fee - \$1,200.00 *2
- Proof of Ownership – (a copy of a property tax statement or deed will suffice)
- 2 copies of the Preliminary Plat (D- size--22" X 34") } SENT TO CITY IN CAD FORMAT
- 1 copy of the Preliminary Plat (B size—11" x 17") } FROM SEH
- A letter from the County Recorder verifying that the subdivision name is not duplicated elsewhere in the County.
- A typed letter, addressed to the Grand Rapids Planning Commission, indicating the following:
 - A statement of the proposed use of all of the lots
 - A listing of any proposed protective covenants.
 - Proposed reapportionment of any existing assessments.} SEE ATTACHED NARRATIVE
- A letter from the Itasca County Soil and Water Conservation District verifying the presence/or lack of wetlands.
- A copy of an updated Title Opinion or Title Insurance Policy showing proof of ownership of the property being subdivided.
STEVE WELLIVER SENT CITY OF GRAND RAPIDS
- A copy of a current Assessment Certificate from the City Clerk showing whether or not there are any current assessments on the property.
- Copy of current year's Tax Statement.
- Electronic files of any written project statements, legal descriptions, or narratives, and plans in Microsoft Word format and pdf. SEE ATTACHED NARRATIVE

**2The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission or City Council, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.

ITASCA COUNTY
 Itasca County
 Auditor/Treasurer
 123 NE 4th Street
 Grand Rapids MN
 55744

218-327-2859
 www.co.itsca.mn.us

Property ID: 91-546-1000
 Owner: ROUND 2 DEVELOPMENT LLC

Taxpayer(s):

TAXPAYER # 141387
 ROUND 2 DEVELOPMENT LLC
 501 W CO RD 63
 GRAND RAPIDS MN 55744

Property Description:

GRAND RAPIDS CITY
 SEC:33 TWP: 55.0 RG:25 LOT: BLK: ACRES:
 HAWKINSON COMMERCIAL DEVELOPMENT
 OUTLOT A

PROOF OF OWNERSHIP

2023 Property Tax Statement

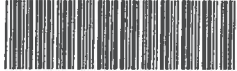
		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2022	2023
STEP	1	Estimated Market Value:	492,800 891,900
		Homestead Exclusion: Taxable Market Value: New Improvements/ Expired Exclusions: Property Classification:	492,800 891,900 COMM COMM
		Sent in March 2022	
STEP	2	PROPOSED TAX	
		Proposed Tax:(excluding special assessments) Sent in November 2022	
STEP	3	PROPERTY TAX STATEMENT	
		First-half Taxes: May 15	15,291.00
		Second-half Taxes: October 16	15,291.00
		Total Taxes Due in 2023:	30,582.00

\$\$\$ 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: 2022	2023
1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		
PROPERTY TAX AND CREDITS		
3. Property tax before credits	18,804.00	30,582.00
4. Credits that reduce property taxes:		
A. Agricultural and rural land credits		
B. Taconite tax relief		
C. Other credits		
5. Property tax after credits	18,804.00	30,582.00
PROPERTY TAX BY JURISDICTION		
6. County	4,158.50	6,550.22
7. City or Town	5,727.65	9,693.84
8. State General Tax	2,760.28	4,896.95
9. School District: A. Voter approved levies	403.29	700.60
0318 B. Other local levies	1,739.86	2,579.14
10A. Special taxing district	19.26	30.60
B. Tax increment		
C. Fiscal disparity	3,995.16	6,130.65
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	18,804.00	30,582.00
SPECIAL ASSESSMENTS		
13A.		
B.		
C.		
14. Total property tax and special assessments	18,804.00	30,582.00

ISSUED: 11/05/2023

2 ND HALF PAYMENT STUB



*915461000

TAXPAYER # 141387
 ROUND 2 DEVELOPMENT LLC

COMM ACCT# 87202

Property ID Number:	91-546-1000
Full Tax for Year	30,582.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

Pay on or before October 16 to avoid penalty
Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

Make checks payable to:
 County Auditor/Treasurer

Mail to: Itasca County
 Auditor/Treasurer
 123 NE 4th Street
 Grand Rapids MN
 55744

Payable in **2023**

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CASH
 CHECK
 COUNTER
 MAIL

TAXES PAID IN FULL

ISSUED: 11/05/2023

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Check if address change on back
 If box is checked you owe delinquent taxes
 Detach stub and include with second half payment

1 ST HALF OR FULL PAYMENT STUB



*915461000

TAXPAYER # 141387
 ROUND 2 DEVELOPMENT LLC

COMM ACCT# 87202

Property ID Number:	91-546-1000
Full Tax for Year	30,582.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

Pay on or before May 15 to avoid penalty
Real Estate ITASCA COUNTY

Note: When you provide a check as payment you authorize the County to use information from your check to make a one-time electronic fund transfer from your account. The funds may be withdrawn from your account the same day. You will not receive your check back from your financial institution.

Make checks payable to:
 County Auditor/Treasurer

Mail to: Itasca County
 Auditor/Treasurer
 123 NE 4th Street
 Grand Rapids MN
 55744

Payable in **2023**

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CASH
 CHECK
 COUNTER
 MAIL

Check if address change on back
 If box is checked you owe delinquent taxes
 Detach stub and include with first half or full payment

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