

**Preliminary Plat 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

Applicant/Business Name: Round 2 Development

Contact Person: Mark Hawkinson

Address: P.O. Box 246, Grand Rapids, MN Zip: 55744

Telephone: (Work) 218.244.4409 (Other) \_\_\_\_\_ (Fax) \_\_\_\_\_

E-mail Address: mark@hawkinsonconstruction.com

Interest In Property: option agreement with owner

Property Owner(s) of record: Hawkinson Construction Company, Inc

Address: P.O. Box 278, Grand Rapids, MN Zip: 55744

Telephone: (Work) 218.244.4409 (Other) \_\_\_\_\_ (Fax) \_\_\_\_\_

Surveyor or Engineer: Short Elliott Hendrickson, Inc

Address: 1200 SE 4th Avenue, Suite 200, Grand Rapids, MN 55744

Telephone: (Work) 218.322.4500 (Other) \_\_\_\_\_ (Fax) \_\_\_\_\_

E-mail Address: schristenson@sehinc.com

**Office Use Only**

Date Received 9/7/21 Certified Complete 9/7/21 Fee Paid \$2,525-

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

Planning Commission Recommendation: (Preliminary) Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date 10/7/21  
 (Final) Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

City Council Action: (Preliminary) Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_  
 (Final) Approved \_\_\_\_\_ Denied \_\_\_\_\_ Meeting Date \_\_\_\_\_

**Parcel Information:**

Tax Parcel #(s) 91-033-2303 & 91-033-2402

Property Size(acres): 22.3 +/-

Existing Zoning: General Business

Proposed Zoning\*1: General Business

Existing Use: Vacant

Proposed Use(s): Commercial development

Property Address/Location: to be determined (South 169 G.R.)

Legal Description: 91-033-2303 - Abstract Property

The South One-half of the Southwest Quarter of the Northwest Quarters (S1/2 SW1/4 NW1/4) lying East of Highway, in Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian, Itasca County, Minnesota.

91-033-2402 - Torrens Property - Certificate of Title No. 24204

The South Half of the Southeast Quarter of the Northwest Quarter (S1/2 of SE1/4 of NW1/4), Section Thirty-three (33), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian, according to the Government Survey thereof, Itasca County, Minnesota.

(attach additional sheet if necessary)

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.

Mark B. Hawken  
Signature(s) of Applicant(s) R2D

Sept 3, 2021  
Date

Mark B. Hawken  
Owners Signature (if different than applicant) HCC

Sept 3, 2021  
Date

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

- Application Fee - \$2,525.00 \*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")
- 1 copy of the Preliminary Plat (B size—11" x 17")
- 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.
- 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.
- 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.

*\*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.

September 3, 2021

Grand Rapids Planning Commission  
City Hall  
420 North Pokegama Ave  
Grand Rapids, MN 55744

RE: Round 2 Development  
Hawkinson Commercial Development

Dear Commission Members,

The following is a schedule of the proposed uses of all the lots:

- 1) Lot 1 Commercial use undetermined at this time.
- 2) Lot 2 Gas Station and Convenience Store.
- 3) Lot 3 Car Wash
- 4) Outlots ~~B~~ and ~~C~~ undetermined at this time
- 5) Outlot ~~6~~ - Storm Water Retention

Protective covenants would likely include no other gas stations or car washes. There are no existing assessments to be reapportioned.

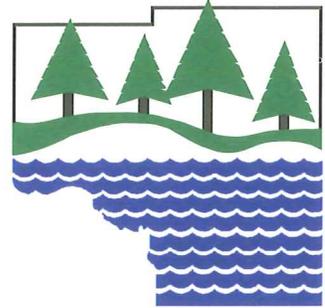
Thank you.

Sincerely,



Mark G Hawkinson  
Round 2 Development

**NICOLLE ZUEHLKE**  
**COUNTY RECORDER/REGISTRAR**  
Itasca County Courthouse  
123 N.E. 4th Street  
GRAND RAPIDS, MINNESOTA 55744-2600  
(218) 327-2856 • FAX (218) 327-0689



September 2<sup>nd</sup>, 2021

Michael Hudec  
Short Elliott Hendrickson Inc  
1200 SE 4<sup>th</sup> Ave  
Suite 200  
Grand Rapids MN 55744

Michael,

Let it be known that there is no recorded plat in the office of the Itasca County Recorder or Itasca County Registrar of Titles in the name of **HAWKINSON COMMERCIAL DEVELOPMENT**.

Sincerely,

A handwritten signature in black ink that reads "Nicolle Zuehlke". The signature is written in a cursive style.

Nicolle Zuehlke  
Itasca County Recorder/Registrar

## Minnesota Wetland Conservation Act Notice of Decision

<b>Local Government Unit:</b> Itasca SWCD - Waylon Glienke	<b>County:</b> Itasca
<b>Applicant Name:</b> Round 2 Development LLC	<b>Applicant Representative:</b> Erin Budrow
<b>Project Name:</b> RTDEV Delineation	<b>LGU Project No. (if any):</b>
<b>Date Complete Application Received by LGU:</b> 08/07/2021	
<b>Date of LGU Decision:</b> 08/31/2021	
<b>Date this Notice was Sent:</b> 08/31/2021	

**WCA Decision Type** - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H	Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9		

**Replacement Plan Impacts** (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s):

**Technical Evaluation Panel Findings and Recommendations (attach if any)**

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input type="checkbox"/> No TEP Recommendation
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**LGU Decision**

<input type="checkbox"/> Approved with Conditions (specify below) <sup>1</sup> List Conditions:	<input checked="" type="checkbox"/> Approved <sup>1</sup>	<input type="checkbox"/> Denied
<b>Decision-Maker for this Application:</b> <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
<b>Decision is valid for:</b> <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

<sup>1</sup> *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

**LGU Findings** – Attach document(s) and/or insert narrative providing the basis for the LGU decision<sup>1</sup>.

<input type="checkbox"/> Attachment(s) (specify): <input type="checkbox"/> Summary:
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<sup>1</sup> Findings must consider any TEP recommendations.

**Attached Project Documents**

<input checked="" type="checkbox"/> Site Location Map <input checked="" type="checkbox"/> Project Plan(s)/Descriptions/Reports (specify):
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**Appeals of LGU Decisions**

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator  
Minnesota Board of Water & Soils Resources  
520 Lafayette Road North  
St. Paul, MN 55155  
[travis.germundson@state.mn.us](mailto:travis.germundson@state.mn.us)

Does the LGU have a local appeal process applicable to this decision?

- Yes<sup>1</sup>       No

<sup>1</sup>If yes, all appeals must first be considered via the local appeals process.

**Local Appeals Submittal Requirements** (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

**Notice Distribution (include name)**

*Required on all notices:*

<input checked="" type="checkbox"/> SWCD TEP Member: Austin Steere (Austin.steere@itascaswcd.org)	
<input checked="" type="checkbox"/> BWSR TEP Member: Matt Johnson (matthew.johnson@state.mn.us)	
<input type="checkbox"/> LGU TEP Member (if different than LGU contact):	
<input checked="" type="checkbox"/> DNR Representative: Rian Reed (rian.reed@state.mn.us)	
<input checked="" type="checkbox"/> Member(s) of the public who requested notice.: Itasca County Environmental Services (Jim.Gustafson@co.itasca.mn.us)	
<input type="checkbox"/> Applicant:	<input checked="" type="checkbox"/> Agent/Consultant: Erin Budrow

*Optional or As Applicable:*

<input checked="" type="checkbox"/> Corps of Engineers: Andy Chambers Andy.Chambers@usace.army.mil	
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
<input type="checkbox"/>	Other:

<b>Signature:</b> 	<b>Date:</b> 08/31/2021
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**This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.**

# ITASCA COUNTY

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

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

Property ID: 91-033-2303

Owner: HAWKINSON CONST CO INC

### Taxpayer(s):

TAXPAYER # 9866  
HAWKINSON CONST CO INC  
PO BOX 278  
GRAND RAPIDS MN 55744

### Property Description:

GRAND RAPIDS CITY  
SEC:33 TWP: 55.0 RG:25 LOT: BLK: ACRES: 2.21  
PART OF S 1/2 OF SW-NW LYG E OF TH 169

# 2021 Property Tax Statement

		VALUES & CLASSIFICATION	
		Taxes Payable Year: 2020 2021	
STEP 1	Estimated Market Value:	94,500	94,500
	Homestead Exclusion:		
	Taxable Market Value:	94,500	94,500
	New Improvements/ Expired Exclusions:		
	Property Classification:	COMM	COMM
Sent in March 2020			
STEP 2	<b>PROPOSED TAX</b>		
	Proposed Tax: (excluding special assessments)		2,518.00
Sent in November 2020			
STEP 3	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes: May 17		1,260.00
	Second-half Taxes: October 15		1,260.00
	Total Taxes Due in 2021:		2,520.00

**\$\$\$**

You may be eligible for one or even two refunds to reduce your property tax.

**REFUNDS?** 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'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.			
<b>PROPERTY TAX AND CREDITS</b>			
3. Property tax before credits		2,578.00	2,520.00
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits			
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		2,578.00	2,520.00
<b>PROPERTY TAX BY JURISDICTION</b>			
6. County		710.33	685.55
7. City or Town		893.84	918.35
8. State General Tax			
9. School District: A. Voter approved levies		70.40	63.25
0318			
B. Other local levies		304.14	288.05
10A. Special taxing district		3.23	3.07
B. Tax increment			
C. Fiscal disparity		596.06	561.73
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		2,578.00	2,520.00
<b>SPECIAL ASSESSMENTS</b>			
13A.			
B.			
C.			
14. Total property tax and special assessments		2,578.00	2,520.00

ISSUED: 09/01/2021

## 2 ND HALF PAYMENT STUB



\*910332303

TAXPAYER # 9866  
HAWKINSON CONST CO INC

COMM ACCT# 73673

Property ID Number:	91-033-2303
Full Tax for Year	2,520.00
Balance Due	1,260.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 09/01/2021

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Pay on or before October 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

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

Payable in **2021**

R

CASH   
CHECK   
COUNTER   
MAIL

## 1 ST HALF OR FULL PAYMENT STUB



\*910332303

TAXPAYER # 9866  
HAWKINSON CONST CO INC

COMM ACCT# 73673

Property ID Number:	91-033-2303
Full Tax for Year	2,520.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 09/01/2021

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Pay on or before May 17 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

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

Payable in **2021**

R

CASH   
CHECK   
COUNTER   
MAIL

# ITASCA COUNTY

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

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

Property ID: 91-033-2402

Owner: HAWKINSON CONST CO INC

### Taxpayer(s):

TAXPAYER # 9866  
HAWKINSON CONST CO INC  
PO BOX 278  
GRAND RAPIDS MN 55744

### Property Description:

GRAND RAPIDS CITY  
SEC:33 TWP: 55.0 RG:25 LOT: BLK: ACRES: 20.06  
S 1/2 OF SE-NW

# 2021 Property Tax Statement

VALUES & CLASSIFICATION		
Taxes Payable Year: 2020		
		2021
STEP 1	Estimated Market Value:	899,600
	Homestead Exclusion:	
	Taxable Market Value:	899,600
	New Improvements/ Expired Exclusions:	
	Property Classification:	COMM
Sent in March 2020		
STEP 2	<b>PROPOSED TAX</b>	
	Proposed Tax:(excluding special assessments)	35,978.00
Sent in November 2020		
STEP 3	<b>PROPERTY TAX STATEMENT</b>	
	First-half Taxes: May 17	17,999.00
	Second-half Taxes: October 15	17,999.00
	Total Taxes Due in 2021:	35,998.00

**\$\$\$**

You may be eligible for one or even two refunds to reduce your property tax.

**REFUNDS?** 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're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible.			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
<b>PROPERTY TAX AND CREDITS</b>			
3. Property tax before credits		37,152.00	35,998.00
4. Credits that reduce property taxes:			
A. Agricultural and rural land credits			
B. Taconite tax relief			
C. Other credits			
5. Property tax after credits		37,152.00	35,998.00
<b>PROPERTY TAX BY JURISDICTION</b>			
6. County		8,638.08	8,336.67
7. City or Town		10,869.71	11,167.71
8. State General Tax		6,115.20	5,663.79
9. School District: A. Voter approved levies		856.03	769.12
0318 B. Other local levies		3,378.63	3,199.04
10A. Special taxing district		39.30	37.32
B. Tax increment			
C. Fiscal disparity		7,255.05	6,824.35
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		37,152.00	35,998.00
<b>SPECIAL ASSESSMENTS</b>			
13A.			
B.			
C.			
14. Total property tax and special assessments		37,152.00	35,998.00

ISSUED: 09/01/2021

## 2 ND HALF PAYMENT STUB



\*910332402

TAXPAYER # 9866  
HAWKINSON CONST CO INC

COMM ACCT# 73678

Property ID Number:	91-033-2402
Full Tax for Year	35,998.00
Balance Due	17,999.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 09/01/2021

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

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Grand Rapids MN  
55744

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

Payable in **2021**

R

CASH   
CHECK   
COUNTER   
MAIL

## 1 ST HALF OR FULL PAYMENT STUB



\*910332402

TAXPAYER # 9866  
HAWKINSON CONST CO INC

COMM ACCT# 73678

Property ID Number:	91-033-2402
Full Tax for Year	35,998.00
Balance Due	.00
Penalty	
Total Paid	

\$30.00 service charge for all returned checks.

ISSUED: 09/01/2021

10000009103324022021073678

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Pay on or before May 17 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.

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County Auditor/Treasurer

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

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

Payable in **2021**

R

CASH   
CHECK   
COUNTER   
MAIL