



Jacob Schillander <jschillander@mapleplainmn.gov>

Follow-up Letter

1 message

Lizzy Kroll <lizzkroll@gmail.com>

Fri, Jun 5, 2026 at 10:30 AM

To: Jacob Kolander <jkolander@mapleplain.com>

Hi Jacob,

We received the letter in the mail and have a few follow-up questions and comments regarding the noted items.

1. The vehicles on the for sale lot change frequently, sometimes several times throughout the day. Would it be possible to install a sign along the fence indicating that this is a designated vehicle sales area?
2. We will reduce the number of vehicles parked in the designated area.
3. We will work with our employees and encourage customers to park appropriately and avoid diagonal parking within the designated area.
4. Could you please clarify this item?

Thank you!

Sincerely,

Kurt & Elizabeth Kroll



Jacob Schillander <jschillander@mapleplainmn.gov>

Re: Follow-up Letter

1 message

Jacob Schillander <jschillander@mapleplainmn.gov>
To: Lizzy Kroll <lizzkroll@gmail.com>

Fri, Jun 5, 2026 at 10:40 AM

Good Morning,

The Settlement Agreement calls for the vehicles to be clearly marked, thus, a sign along the fence would not fulfil that requirement.

5. The ten parking spots on the southwest portion of the site fronting Highway 12 must be striped and vehicles must be parked within the striped parking spots. The 10 spots may be used for vehicle sales or customer drop-off. At no time may the total number of vehicles for sale on the site exceed ten. The for-sale vehicles must be clearly marked as being for sale.

Please also bring the required IUP escrow back to a \$3,000 credit balance; this will require a payment of \$3,335.86. I have attached the latest statement to this email.

On Fri, Jun 5, 2026 at 10:30 AM Lizzy Kroll <lizzkroll@gmail.com> wrote:
Hi Jacob,

We received the letter in the mail and have a few follow-up questions and comments regarding the noted items.

1. The vehicles on the for sale lot change frequently, sometimes several times throughout the day. Would it be possible to install a sign along the fence indicating that this is a designated vehicle sales area?
2. We will reduce the number of vehicles parked in the designated area.
3. We will work with our employees and encourage customers to park appropriately and avoid diagonal parking within the designated area.
4. Could you please clarify this item?

Thank you!

Sincerely,

Kurt & Elizabeth Kroll

 -22016 COLLISION CORNER IUP.pdf
211K



Formal Notice of Violation – Interim Use Permit (IUP)

Date: May 27, 2026

Via: Certified Mail

7022 2410 0003 4987 2373

To:

Kurt K. Kroll, Sr.
Kurt K. Kroll & Associates, Inc. d/b/a Collision Corner
5060 U.S. Highway 12
PO Box 402
Maple Plain, MN 55359

Re: Notice of Violation – Interim Use Permit for 5060 U.S. Highway 12

Mr. Kroll:

This letter serves as a formal Notice of Violation regarding the Interim Use Permit (IUP) approved by the Maple Plain City Council on June 24, 2024, under Resolution No. 24-0624-04 for the property located at 5060 U.S. Highway 12.

Pursuant to the Resolution and the Settlement Agreement dated November 27, 2023, Collision Corner was required to bring the property into full compliance with all IUP conditions by July 1, 2024. Failure to do so constituted a first violation of the IUP.

Prior Violations

- First Violation: July 12, 2024
- Second Violation: July 24, 2024

Both violations occurred within one year and notice was issued in accordance with the enforcement provisions of the IUP and Settlement Agreement.

Current Noncompliance

As of the date of this Notice, the property remains out of compliance with the approved IUP, site plan, and financial security requirements. Ongoing violations include, but are not limited to, the following:



1. Vehicles located in the designated for-sale parking area are not clearly marked as being for sale, in violation of the IUP condition limiting automobile sales to clearly identified vehicles.
2. The number of vehicles parked along the south side of the building and Highway 12 frontage exceeds the maximum of five (5) customer vehicles permitted within striped parking spaces.
3. Diagonal parking is occurring in areas where it was expressly removed under the City Council–approved site plan, contrary to the terms and conditions of the IUP.
4. The Permit Holder has failed to maintain and replenish the required \$3,000 compliance escrow as required by the IUP and Settlement Agreement. The escrow currently reflects a balance due of \$137.88, after which the account must be replenished to the full \$3,000 credit balance.

The City has made multiple documented attempts to collect the outstanding escrow balance and require replenishment, including but not limited to:

- Issuance of monthly escrow statements sent by first-class mail; and
- A final notice sent via Priority Mail on December 22, 2025.

Despite these efforts, the escrow deficiency remains unresolved, constituting an independent and ongoing violation of the Interim Use Permit.

Enforcement, Hearing, and Appeal Rights

These violations constitute a third violation of the Interim Use Permit within two years of the first violation. Pursuant to the enforcement provisions of the IUP and Settlement Agreement, a third violation is grounds for revocation of the Interim Use Permit.

Pursuant to the IUP, you also have seven (7) business days from receipt of this Notice to submit a written request for a hearing before the City Council to contest whether a violation has occurred. Failure to timely request a hearing will result in the City Council considering the matter uncontested and taking enforcement action, which may include revocation of the IUP and recovery of City costs.



Please direct all correspondence to my office

Sincerely,

A handwritten signature in black ink, appearing to read "JWS", with a stylized flourish extending from the end.

Jacob W. Schillander
City Administrator

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kurt K. Kroll, Sr.
Kurt K. Kroll & Associates, Inc. d/b/a Collision Corner
5060 U.S. Highway 12
PO Box 402
Maple Plain, MN 55359



9590 9402 8103 2349 5278 42

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If delivery address below: ☐ No

3. Service type

☒ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

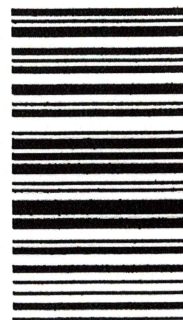
PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

0003 4987 2373

TOP OF ENVELOPE TO THE RIGHT
ADDRESS, FOLD AT DOTTED LINE

REGISTERED MAIL



0003 4987 2373

0003 4987 2373

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

COLLISION CORNER



5-6-26



5-6-26



5-b-26

**CITY OF MAPLE PLAIN
HENNEPIN COUNTY, MINNESOTA**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Maple Plain, County of Hennepin, Minnesota was duly held on the 24th day of June 2024, at 7:00 p.m.

The following members were present: Mayor Julie Maas- Kusske, Council Member Mike DeLuca, Council Member Connie Francis, Council Member Andrew Burak, Council Member John Fay. and none were absent

Council Member Mike DeLuca introduced the following resolution and moved its adoption:

RESOLUTION NO. 24-0624-04A

**A RESOLUTION GRANTING APPLICATION FOR INTERIM USE PERMIT FOR 5060
US HIGHWAY 12**

WHEREAS, the City of Maple Plain ("City") is a municipal corporation under the laws of Minnesota located in Hennepin County, Minnesota; and

WHEREAS, in 1985 a Conditional Use Permit was granted to operate an auto body repair shop and automobile sales lot at 5060 US Highway 12, Maple Plain, Minnesota 55359, PID Nos. 2511824120046, 2511824120045, 2511824120044, 2511824120049, and 2511824120048 ("Property"); and

WHEREAS, the Property owner has operated an auto body repair shop and automobile sales lot under the business name Collision Corner following the grant of the 1985 Conditional Use Permit; and

WHEREAS, since the 1985 Conditional Use Permit was granted, the Property was rezoned to MU-G, Mixed Use – Gateway and guided under the City's Comprehensive Plans as Mixed Use; and

WHEREAS, the Conditional Use Permit was amended numerous times, with the last approved amendment in 2016 by Resolution No. 16-1010-03; and

WHEREAS, on June 27, 2022, the Council adopted Resolution No. 2022-20 revoking the Conditional Use Permit for the Property; and

WHEREAS, Collision Corner commenced litigation against the City challenging the revocation of the Conditional Use Permit, in the matter of *Kurt K. Kroll, Sr., et al. v. Julie Maas Kusske, et al.*, Court File No. 27-CV-22-17330 (Henn. Cty. Dist. Ct.); and

WHEREAS, by Court Order dated November 7, 2023, the Court found that the City's revocation of the Conditional Use Permit was reasonable and supported by the factual record; and

WHEREAS, since June 27, 2022, Collision Corner's use of the Property as an auto body repair shop and sales lot without a use permit has been in violation of the City's Zoning Code; and

WHEREAS, Collision Corner and the City desired to avoid the distraction and expense of a continued dispute and reached a Settlement Agreement on December 27, 2023, a copy of which is attached to this Resolution; and

WHEREAS, pursuant to the Settlement Agreement, Collision Corner was to submit an application for an Interim Use Permit to operate an auto body repair shop and automobile sales lot that met the terms and conditions of the Settlement Agreement, including providing a site plan and landscaping plan reflecting the agreed upon terms and conditions and which complied with all City ordinances, as well as bringing the Property into compliance with the conditions of the Settlement; and

WHEREAS, pursuant to the Settlement Agreement, Collision Corner retains the following lawful non-conforming uses: indoor auto service and indoor automobile sales. Auto service means the inspection, diagnosis, maintenance, and service to the moving and non-moving parts of automobiles, and includes services such as oil changes, tire rotation, alignment, or replacement, and other preventative maintenance. Auto service also means whole-body painting of a vehicle unrelated to damage to the vehicle. Auto service does not involve the actual repair of damage to any portion of an automobile, or the repainting of a damaged vehicle; and

WHEREAS, the City received an application for an Interim Use Permit, site plan and landscaping plan (dated April 1, 2024) from the applicant on April 3, 2024, which was reviewed by City staff, who notified the applicant of deficiencies in the site plan and landscaping plan, which are detailed in the Staff report dated June 10, 2024; and

WHEREAS, on June 10, 2024, after providing notice to the applicant, the City Council held a hearing to consider the Interim Use Permit application. The Property owner, Kurt Kroll Sr., and Elizabeth Kroll, were present; and

WHEREAS, on June 10, 2024, the City received a revised site plan from the applicant; and

WHEREAS, on June 12, 2024, the City received a second revised site plan from the applicant; and

WHEREAS, following the June 10, 2024, public hearing, the Council discussed and reviewed the application, and deemed it prudent to stay any decision on the IUP Application until City staff had an opportunity to review the revised site plan; and

WHEREAS, on June 24, 2024, the Council reconvened to consider the IUP application and received an update from City staff; and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Maple Plain, Minnesota makes the following:

FINDINGS

1. The above recitals, the Settlement Agreement, and the Staff report dated June 24, 2024, which are attached hereto, are incorporated as if fully set forth herein.
2. Minn. Stat. §462.357 grants to the City, for the purpose of promoting the public health, safety, morals and general welfare, the authority to regulate the use of land within the City through zoning regulations.
3. Minn. Stat. §462.3597 provides that the City may by ordinance designate certain types of activities as interim uses and may set conditions on interim uses.
4. City Code §10-503 provides that the City may allow an interim use that is reflective of anticipated long-range change to an area, and which is in compliance with the comprehensive municipal plan provided that said use maintains harmony and compatibility with surrounding uses and is in keeping with the architectural character and design standards of existing uses and development.
5. City Code §10-505 provides certain requirements for all Interim Use Permit applications, including requirements for site plan and landscaping plans that show all information deemed necessary to ensure that the proposed use will meet all applicable standards.
6. Collison Corner agreed to submit the Interim Use Permit application, site plan, and landscaping plan that complied with the Settlement Agreement no later than January 16, 2024.
7. Collision Corner has now submitted a site and landscape plan, dated June 12, 2024 (attached hereto as Exhibit A) that complies with the Settlement Agreement with one condition:
 - a. Revise the site and landscape plan, dated June 12, 2024, to include a detail for the accessible parking space showing the requisite striping, signage, etc. and depict the striping and note the sign location on the plan.

DECISION

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA, based upon the information received and the above Findings, that the City Council of the City of Maple Plain hereby APPROVES the application for an Interim Use Permit by Collision Corner.

BE IT FURTHER RESOLVED THAT,

1. The approved site and landscape plan, prepared by Gronberg & Associates, Inc. and dated June 1, 2024, is attached hereto as Exhibit A, with removed parking space on Boundary Avenue.
2. Effective July 2, 2024, the penalties for non-compliance with the conditions of the IUP as agreed to in the Settlement Agreement shall be in full force and effect.
3. Collision Corner must bring the Property into full compliance with the conditions of the Interim Use Permit to the satisfaction of City staff on or before July 1, 2024. If Collision Corner fails to do so, such failure shall be a first violation of the IUP.

This Resolution was adopted by the City Council of the City of Maple Plain on this 24th day of June 2024, by a roll-call vote of Four ayes (Deluca, Maas-Kusske, Francis, Fay) and one nays (Burak).

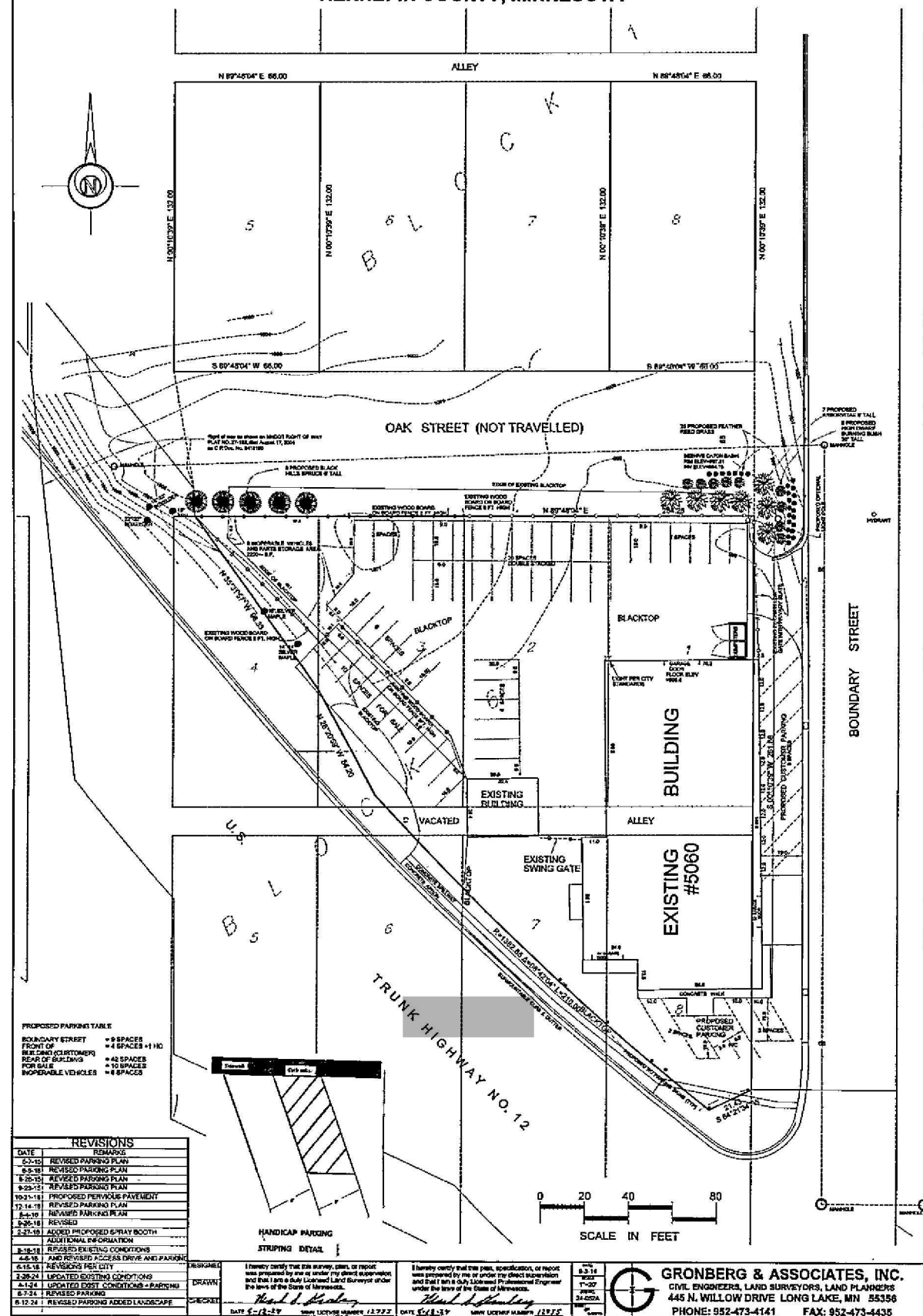
By: Julie M. Maas-Kusske
Julie Maas-Kusske, Mayor

ATTEST:

J. K.
Jacob Kolander, City Administrator



**PROPOSED PARKING AND LANDSCAPE PLAN FOR
COLLISION CORNER
IN BLOCKS 1 AND 6, MAPLE PLAIN
HENNEPIN COUNTY, MINNESOTA**



PROPOSED PARKING TABLE

BOUNDARY STREET	= 8 SPACES
FRONT OF BUILDING (CUSTOMER)	= 42 SPACES + 1 HO
REAR OF BUILDING	= 40 SPACES
FOR SALE	= 10 SPACES
INOPERABLE VEHICLES	= 8 SPACES

REVISIONS

DATE	REVISIONS
5-1-15	REVISED PARKING PLAN
5-15-15	REVISED PARKING PLAN
6-20-15	REVISED PARKING PLAN
9-23-15	REVISED PARKING PLAN
10-21-15	PROPOSED PERVIOUS PAVEMENT
12-14-15	REVISED PARKING PLAN
1-26-16	REVISED
2-23-16	ADDED PROPOSED SPRAY BOOTH
3-18-16	ADDITIONAL INFORMATION
4-15-16	REVISED EXISTING CONDITIONS
5-15-16	AND REVISED ACCESS DRIVE AND PARKING
6-15-16	REVISED PERVIOUS PAVEMENT
7-28-16	UPDATED EXISTING CONDITIONS
8-1-16	UPDATED EXISTING CONDITIONS - PARKING
8-15-16	REVISED PARKING
8-12-16	REVISED PARKING ADDED LANDSCAPE

DESIGNED	Checked	Drawn
DATE 5-1-15	DATE 5-1-15	DATE 5-1-15

I hereby certify that this plan, specification, 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.

Michael J. Kuehn

DATE 5-1-15 MINN. LICENSE NUMBER 12722

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Michael J. Kuehn

DATE 5-1-15 MINN. LICENSE NUMBER 12722

GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435

SETTLEMENT AGREEMENT

q November 27 This SETTLEMENT AGREEMENT (the "Agreement") is made this 27 day of December, 2023, by and between Kurt K. Kroll, Sr., Kurt K. Kroll & Associates, Inc. d/b/a Collision Corner (collectively, "Collision Corner") and the City of Maple Plain ("City"), Julie Maas Kusske, Caitlin Cahill, John Fay, Mike DeLuca, Connie Francis, and Clarissa Hadler (the City and the named individuals are collectively the "City Defendants"). Collision Corner, the City, and City Defendants, where applicable, shall be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, there is presently pending between Collision Corner and the City Defendants in Hennepin County District Court, State of Minnesota, a lawsuit entitled *Kurt K. Kroll, Sr., et al. v. Julie Maas Kusske, et al.*, Court File No. 27-CV-22-17330 (the "Litigation");

WHEREAS, on November 21 and November 28, 2023, Collision Corner and the City participated in Court-ordered mediation; and

WHEREAS, in order to avoid continued distraction and expense, the Parties desire to fully and completely resolve the Litigation, and to fully and completely resolve all claims and counterclaims asserted or which could have been asserted in the Litigation.

NOW, THEREFORE, in consideration of the terms and conditions set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby stipulate and agree as follows:

AGREEMENT

1. Effective Date: This Agreement shall be effective and binding upon the Parties upon full execution of this Agreement (the "Effective Date").
2. Settlement Terms:
 - a. Collision Corner shall submit an application for an Interim Use Permit ("IUP") to the City on or before January 16, 2024; the IUP shall be subject to the following terms and conditions:
 1. Duration: 2 years; automatically renewable for two subsequent two-year terms with full compliance. Permit may be transferred provided that Permit Holder is in compliance with the IUP at the time of the transfer and transferee agrees to all the IUP terms and conditions. Upon request by the Permit Holder or a transferee, the City may consider, but is under no obligation to grant, extensions of the IUP.
 2. Parking within the right of way on Boundary Ave. directly adjacent to the existing building for customers and employees and must be within

the 14 angled striped parking spaces. These spaces may be used for overnight vehicle drop-offs.

3. No parking of any vehicles on the travelled portion of Boundary Avenue. No outdoor storage of boats, equipment, machines, tools, or similar items on the Property. Tow trucks, a forklift, and a skid loader used in the day-to-day operation of the business may be stored outdoors inside the fenced area.
4. Parking at the front of the building (south side and Highway 12 frontage) limited to 5 customer vehicles within the striped parking spaces, one of which must be ADA compliant. These spaces may be used for overnight vehicle drop-offs.
5. The ten parking spots on the southwest portion of the site fronting Highway 12 must be striped and vehicles must be parked within the striped parking spots. The 10 spots may be used for vehicle sales or customer drop-off. At no time may the total number of vehicles for sale on the site exceed ten. The for-sale vehicles must be clearly marked as being for sale.
6. Permit Holder will provide to the City of Maple Plain by January 16, 2024 a new site plan that complies with all City ordinances to indicate parking spaces both within and outside the fenced areas. All spaces will be striped. Up to 48 vehicles, including up to 6 non-operating vehicles, may be parked in the back area within the fence, so long as the site plan provided by Permit Holder demonstrates sufficient space. The 6 non-operating vehicles must be parked in a designated area on the northwest portion of the site. Permit holder will have reasonable flexibility to position vehicles and to dry vehicles outside of the striped spaces during business hours.
7. Fully enclose the back parking area (along Highway 12) by adding gate between accessory building and building.
8. Permit only vehicles and boats that are currently being repaired and employee parking to be located within the designated spaces. The following are not allowed to be stored outside on the property: junkyard items, parts (with the exception of tires in an enclosed bin and the dumpster), partial vehicles, unlicensed, unregistered, or non-operable vehicles (except for the 6 permitted above) or boats, or other equipment.
9. After consulting with a landscaping professional, the Permit Holder must submit a landscape plan to the City by ~~December 31, 2023~~ ^{January 16, 2024} that provides adequate mitigation and screening of all enclosed parking areas, including:

- a. To screen the northeast corner of the site, the applicant shall include seven 6'-height arborvitae, nine 36"-height dwarf burning bush or similar and twenty-five one-gallon feather reed grass or similar ornamental grasses along the fence. In order to achieve this planting, the applicant will need to remove existing asphalt. Artificial trees or plants may be used.
 - b. To screen the western edge of the Oak Street right of way, the applicant shall include five 6'-height evergreen trees (i.e., Black Hills Spruce or similar). Artificial trees or plants may be used.
 - c. These landscaping requirements are in accordance with City standards.
10. The Permit Holder agrees to pay all typical City costs for processing an Interim Use Permit consistent with Sections 30.20 through 30.22 of the City Code. During the entire time that the IUP is in effect, the Permit Holder agrees to pay all City costs, including City staff and consultant time, up to \$3,000 associated with Permit Holder's non-compliance with the IUP. The Permit holder agrees to post with the City an escrow in the amount of \$3,000, which the City may draw upon to cover those costs. At the beginning of each renewal term of the IUP, Permit Holder will replenish the escrow with an amount needed so that the balance in the escrow equals \$3,000.
11. Throughout the duration of the IUP, the penalties for non-compliance will be as follows:
 - a. \$300 for the first violation
 - b. \$400 for a second violation occurring within one year after the date of the first violation
 - c. Revocation of the IUP for a third violation occurring within two years after the date of the first violation
12. Permit Holder will have 7 business days after receiving a violation notice to request in writing a hearing before the City Council to contest whether a violation of the IUP has occurred.
13. Collision Corner retains all rights under Minnesota law related to or concerning lawful non-conforming use(s) of the property. Those lawful non-conforming uses are indoor auto service and indoor automobile sales. Auto service means the inspection, diagnosis, maintenance, and service to the moving and non-moving parts of automobiles, and includes services such as oil changes, tire rotation, alignment, or replacement, and other preventative maintenance. Auto

service also means whole-body painting of a vehicle unrelated to damage to the vehicle. Auto service does not involve the actual repair of damage to any portion of an automobile, or the repainting of a damaged vehicle. Upon expiration of the IUP, the Permit Holder or any Transferee of the IUP may continue to perform indoor auto service and indoor automobile sales.

14. If the City initiates or defends a judicial or administrative proceedings of any nature to enforce the terms of the IUP, the City is entitled to recover its costs, disbursements, and reasonable attorney's fees if it is successful in any such action.

15. The permit holder shall not allow any vehicle dropped off during non-business hours to remain in an undesignated space for longer than 60 minutes after opening for business.

b. Upon receipt of the IUP application, the City shall proceed with a public hearing before the City Council for public comment and review of the IUP.

c. The City further agrees to rescind the outstanding balance of unpaid fines issued against Collision Corner in the amount of \$32,000.

3. Mutual Release. Upon the execution of the Agreement and upon the City Council's approval of the IUP, Collision Corner and the City Defendants hereby release and discharge each other and their respective heirs, predecessors, successors, assigns, agents, employees, principals, representatives and attorneys, and all others claiming an interest on their behalf, from any and all claims, causes of action, suits, proceedings, debts, judgments, damages, attorneys fees, costs, levies, executions and demands of any nature, in law or equity, liquidated or unliquidated, fixed, vested, contingent, direct or indirect, which Collision Corner and the City Defendants have had, currently have, or may have or may claim to have against each other relating to or arising out of the Litigation.

4. Dismissal of Pending Action. Upon approval and execution of this Agreement, and following approval of the IUP, the Parties agree to execute a stipulation for dismissal with prejudice of the Litigation, with the Parties each bearing their own costs, disbursements and attorneys' fees.

5. Agreement Contingent upon City Council Final Approval of IUP: The Parties understand and agree that this Agreement is expressly contingent upon, and subject to, final City Council approval of the IUP.

6. Entire Agreement and Waiver: This Agreement contains the entire agreement of the Parties, and the terms of this Agreement are contractual and not mere recitals. The provisions of this Agreement may only be waived, modified, or amended by the written agreement of the Parties hereto.

7. Legal Counsel: The Parties hereby warrant and represent that they have consulted with, and received advice from, legal counsel of their choice with respect to this Agreement, and/or have had the opportunity to consult with legal counsel of their choice prior to executing this Agreement. Without limiting the generality of the foregoing, the Parties acknowledge that they have legal and business options available to them other than the execution and delivery of this Agreement, but have nevertheless decided to execute and deliver this Agreement, and have done so voluntarily and without duress.

8. Authority to Enter into this Agreement: The undersigned hereby represent and warrant that they are of legal age and are under no legal or other disability to prevent them from executing this Agreement and have full and complete authority to execute this Agreement on behalf of the Parties hereto.

9. Severability: If any part of this Agreement shall be determined to be void and unenforceable, the remainder of this Agreement shall remain in full force and effect.

10. Duty to Cooperate: The Parties acknowledge and agree that each of them will execute any other documents reasonably necessary, and otherwise cooperate with one another, in the future performance of this Agreement, in order to effectuate the intent of this Agreement, and in connection with obtaining final City Council approval of this Agreement.

11. No Admission of Liability: The Parties agree and acknowledge that this settlement is a compromise of disputed claims and that the Parties each expressly deny any and all liability in response to the claims asserted by the other or any violation of any law, contractual or legal obligation or other agreement existing between them.

12. Governing Law: This Agreement shall be governed by, and construed in accordance with, the laws of the State of Minnesota. Any action to enforce the terms of this Agreement shall be brought in a court situated in the State of Minnesota.

13. Prevailing Party: If the City initiates or defends a judicial or administrative proceeding of any nature to enforce the terms of this Agreement or the terms of the IUP, the City is entitled to recover its costs, disbursements, and reasonable attorney's fees if it is successful in any such action.

14. Counterparts: This Agreement may be executed in one or more counterparts, including facsimile or electronic counterparts, each of which shall be deemed an original, and together which shall constitute one and the same instrument.

IN THE WITNESS WHEREOF, the Parties hereto have executed this Agreement effective as of the date and year set forth below.

Dated: 12-20-23, 2023

KURT K. KROLL, SR., KURT K. KROLL &
ASSOCIATES, INC. D/B/A COLLISION
CORNER

By: [Signature]
Its: President

Dated: 1-8, 2024

CITY OF MAPLE PLAIN

By: Julie M. Maas-Kusske
Its: Mayor

By: [Signature]
Its: City Administrator

Dated: 1-8, 2024

JULIE MAAS KUSSKE

Julie M. Maas-Kusske

Dated: 1-10, 2024

CATLIN CAHILL

Catlin Cahill

Dated: 1-8, 2024

JOHN FAY

[Signature]

Dated: 1-8, 2024

MIKE DELUCA

Mike DeLuca

Dated: 1-8, 2023~~4~~

CONNIE FRANCIS

Connie Francis

Dated: 1-11, 2023~~4~~

CLARISSA HADLER

Clarissa Hadler



Affidavit of Ordinance Violation Notice

City of Maple Plain

State of Minnesota

County of Hennepin

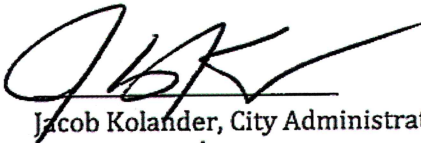
Jacob Kolander, being first duly sworn, deposes and says:

I am a United States citizen of legal age and part of the administrative staff for the City of Maple Plain, Minnesota.

On July 10, 2024, acting on behalf of the said City, I hand-delivered to Collision Corner located at 5060 US Highway 12 in Maple Plain, MN, the attached Ordinance Violation Notice.

(See attached)

Herein witnessed the delivery was Kevin Larson, a United States citizen of legal age and a member of the administrative staff for the City of Maple Plain, Minnesota.

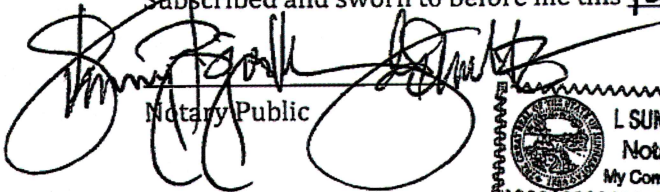


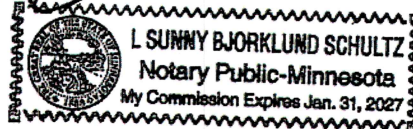
Jacob Kolander, City Administrator



Kevin Larson, Assistant City Administrator

Subscribed and sworn to before me this 12th day of July, 2024.


Notary Public





5050 INDEPENDENCE ST | P.O. BOX 97 | MAPLE PLAIN, MN 55359
Ph: (763) 479-0515 | Fax: (763) 479-0519 | www.mapleplain.com

July 10, 2024

Kurt Kroll
Owner of Collision Corner
5060 US Highway 12
Maple Plain, MN 55359

Dear Mr. Kroll,

This letter serves as your first violation notice in accordance with the Interim Use Permit (IUP) and Settlement Agreement. Your landscaping was to be completed by July 1st, and as of today, July 10th, this requirement remains unfulfilled. Additionally, the parking spaces in the back of the building are not striped as agreed upon in the IUP and Settlement Agreement, and the handicap parking space is not in compliance.

You have until July 17th (7 days) to request in writing a hearing before the City Council to contest whether a violation of the IUP has occurred. Unless a hearing is requested, the landscaping plan and parking space compliance must be achieved by Monday, July 22nd. Failure to comply by this date will result in the issuance of a second violation.

Additionally, please remit the \$3,000.00 escrow payment along with the \$300.00 fee for this first violation as stipulated in the IUP and Settlement Agreement. Failure to pay these fees will result in the issuance of another violation.

Sincerely,

Jacob Kolander
City Administrator
City of Maple Plain





COLLISION CORNER

COLLISION CORNER
BUSINESS HOURS
MONDAY - FRIDAY
7:00am - 6:00pm
SATURDAY
8:00am - 5:00pm



MAPLE PLAIN
MOTORS

No Soliciting

PAN 369



OBJECTS IN MIRROR ARE
CLOSER THAN THEY APPEAR

NOTES

RECEIPT DATE 7-22-24 NO. **781485**

RECEIVED FROM Collision Corner

ADDRESS 5060 Hwy 12

\$ 300.00

FOR Fine 1st Violation of JVR

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>109343</u>
BALANCE DUE		MONEY ORDER	

BY JK

© REDIFORM 81.808R

49747

Affidavit of Ordinance Violation Notice

City of Maple Plain

State of Minnesota

County of Hennepin

Gary Kroells, being first duly sworn, deposes and says:

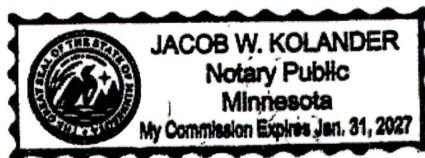
I am a United States citizen of legal age an officer of West Hennepin Public Safety.

On 7-24-24, acting on behalf of the said City, I hand-delivered to Collision Corner located at 5060 US Highway 12 in Maple Plain, MN, the attached Ordinance Violation Notice.

(See attached)

Subscribed and sworn to before me this 24 day of July, 2024.

[Signature]
Notary Public



49944



5050 INDEPENDENCE ST | P.O. BOX 97 | MAPLE PLAIN, MN 55359
Ph: (763) 479-0515 | Fax: (763) 479-0519 | www.mapleplain.com

July 24, 2024

Kurt Kroll
Owner of Collision Corner
5060 US Highway 12
Maple Plain, MN 55359

Dear Mr. Kroll,

This letter serves as your second violation notice in accordance with the Interim Use Permit-Resolution No. 24-0624-04A ("IUP") and Settlement Agreement attached to the IUP. The IUP requires that the property be brought into full compliance with the conditions of the IUP by July 1, 2024. As of the date of this letter the following IUP conditions remain unfulfilled:

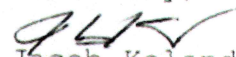
- Landscaping
- the spaces in the back of the building, Sales Lot, are not striped
- the handicap parking space is not in compliance.
- Failure to provide the \$3,000.00 escrow as required in the Settlement Agreement.

Pursuant to Section 11 of the Settlement Agreement, the penalty for this second violation is \$400.00.

Please note that the above-mentioned escrow is separate from the one provided with the initial IUP application. Please remit the \$3,000.00 escrow payment along with the \$400.00 penalty within five (5) business days of this letter and comply with the terms of the IUP by Wednesday, August 5, 2024.

You have until July 30, 2024 to request in writing a hearing before the City Council to contest whether a violation of the IUP has occurred. Failure to bring the property into full compliance with the IUP by the above stated date shall be a third violation resulting in revocation of the IUP as provided for in Section 11 of the Settlement Agreement.

Sincerely,


Jacob Kolander
City Administrator
City of Maple Plain

49944

CITY OF MAPLE PLAIN
Receipts

05/08/26 2:14 PM
Page 1

Current Period: August 2024

Receipt Batch 080224 DEPOSIT		\$400.00	
Refer	173 COLLISION CORNER	Ck# 109434 7/29/2024	
Cash Receipt	R 101-35104 Other Fines	IUP FINE	\$400.00
Transaction Date	8/2/2024	BoMP/MidCountry/4 10100	Total \$400.00

Fund Summary

	10100 BoMP/MidCountry/4M	
101 GENERAL FUND		\$2,743.57
801 FIRE PARTNERSHIP FUND		\$23,234.08
		\$25,977.65

Escrow Statement

BILL TO01/31/2025

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359

PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486	11/01/24	\$475.00	

Remarks/Payment Instructions:

Balance Remaining

\$274.12

Escrow Statement

BILL TO

03/31/2025

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359

PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486	11/01/24	\$475.00	

Remarks/Payment Instructions:

Balance Remaining

\$274.12

Escrow Statement

BILL TO

04/30/2025

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359

PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486	11/01/24	\$475.00	

Remarks/Payment Instructions:

Balance Remaining

\$274.12

Escrow Statement

BILL TO

05/31/2025

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359

PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486	11/01/24	\$475.00	

Remarks/Payment Instructions:

Balance Remaining

\$274.12

Escrow Statement

BILL TO

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

06/30/2025

BALANCE DUE UPON RECEIPT

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
PO Box 97
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359
PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP (Hoff Barry Attorney - Invoice 18411)	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486)	11/01/24	\$475.00	
Collision Corner IUP Enforcement (Terramark - Oct 2024)	05/27/25	\$412.00	

Remarks/Payment Instructions:

Payment Due

\$137.88

Escrow Statement

BILL TO

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

07/31/2025

BALANCE DUE UPON RECEIPT

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
PO Box 97
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359
PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP (Hoff Barry Attorney - Invoice 18411)	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486)	11/01/24	\$475.00	
Collision Corner IUP Enforcement (Terramark - Oct 2024)	05/27/25	\$412.00	

Remarks/Payment Instructions:

Payment Due

\$137.88

Escrow Statement

BILL TO

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

09/26/2025

BALANCE DUE UPON RECEIPT

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
PO Box 97
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359
PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP (Hoff Barry Attorney - Invoice 18411)	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486)	11/01/24	\$475.00	
Collision Corner IUP Enforcement (Terramark - Oct 2024)	05/27/25	\$412.00	

Remarks/Payment Instructions:

Payment Due

\$137.88

Escrow Statement

BILL TO

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

10/31/2025

BALANCE DUE UPON RECEIPT

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
PO Box 97
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359

PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP (Hoff Barry Attorney - Invoice 18411)	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486)	11/01/24	\$475.00	
Collision Corner IUP Enforcement (Terramark - Oct 2024)	05/27/25	\$412.00	

Remarks/Payment Instructions:

Payment Due

\$137.88

Escrow Statement

BILL TO

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

12/15/2025

BALANCE DUE UPON RECEIPT

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
PO Box 97
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359
PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP (Hoff Barry Attorney - Invoice 18411)	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486)	11/01/24	\$475.00	
Collision Corner IUP Enforcement (Terramark - Oct 2024)	05/27/25	\$412.00	

Remarks/Payment Instructions:

Payment Due

\$137.88



December 22, 2025

Dear Mr. Kroll,

This letter serves as a final request under the terms of the IUP Agreement requiring maintenance of a minimum escrow balance of \$3,000.00. As of today, the escrow account reflects a deficiency of \$137.88.

Please remit \$137.88 immediately to correct the shortfall and restore the account to its required credit balance of \$3,000.00. Payment should be made using the following method:

- Payable to: City of Maple Plain
- Mail to: PO Box 97, Maple Plain, MN 55359

This is your final opportunity to satisfy the escrow requirement. Continued non-compliance with the escrow provisions of the IUP Agreement may result in enforcement action, including but not limited to Revocation of your IUP or legal remedies.

If you have any questions or require clarification, please contact our office without delay.

Thank you for your prompt attention to this matter.

Sincerely,

Jacob Schillander
City Administrator



Escrow Statement

BILL TO

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

12/15/2025

BALANCE DUE UPON RECEIPT

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
PO Box 97
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359

PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP (Hoff Barry Attorney - Invoice 18411)	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486)	11/01/24	\$475.00	
Collision Corner IUP Enforcement (Terramark - Oct 2024)	05/27/25	\$412.00	

Remarks/Payment Instructions:

Payment Due

\$137.88

78819



Tracking Number: 9405501206522047947431

Date & Time	Status of Item	Location
Oct 24, 2025 1:40 pm	PRE-SHIPMENT INFO SENT TO USPS	MAPLE PLAIN, MN 55359
Dec 23, 2025 8:50 am	ACCEPT OR PICKUP	553595015
Dec 23, 2025 8:51 am	ARRIVAL AT UNIT	553599391
Dec 23, 2025 8:51 am	DELIVERED	MAPLE PLAIN, MN 55359
Dec 23, 2025 8:52 am	SORTING/PROCESSING COMPLETE	MAPLE PLAIN, MN 55359
Dec 23, 2025 9:02 am	OUT FOR DELIVERY	MAPLE PLAIN, MN 55359
Dec 23, 2025 9:29 pm	AWAITING DELIVERY SCAN	MAPLE PLAIN, MN 55359
Dec 23, 2025 9:56 pm	AWAITING DELIVERY SCAN	MAPLE PLAIN, MN 55359

Escrow Statement

BILL TO

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

12/31/2025

BALANCE DUE UPON RECEIPT

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
PO Box 97
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359
PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP (Hoff Barry Attorney - Invoice 18411)	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486)	11/01/24	\$475.00	
Collision Corner IUP Enforcement (Terramark - Oct 2024)	05/27/25	\$412.00	

Remarks/Payment Instructions:

Payment Due

\$137.88

Escrow Statement

BILL TO

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

02/02/2026

BALANCE DUE UPON RECEIPT

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
PO Box 97
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359
PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP (Hoff Barry Attorney - Invoice 18411)	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486)	11/01/24	\$475.00	
Collision Corner IUP Enforcement (Terramark - Oct 2024)	05/27/25	\$412.00	

Remarks/Payment Instructions:

Payment Due \$137.88

Escrow Statement

BILL TO

COLLISION CORNER
PO BOX 402
MAPLE PLAIN, MN 55359

02/28/2026

BALANCE DUE UPON RECEIPT

REMIT TO

CITY OF MAPLE PLAIN
5050 INDEPENDENCE ST
PO Box 97
MAPLE PLAIN MN 55359
763-479-0515

PROJECT INFORMATION

IUP ENFORCEMENT
5060 HWY 12
MAPLE PLAIN, MN 55359
PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP (Hoff Barry Attorney - Invoice 18411)	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486)	11/01/24	\$475.00	
Collision Corner IUP Enforcement (Terramark - Oct 2024)	05/27/25	\$412.00	

Remarks/Payment Instructions:

Payment Due

\$137.88

Escrow Statement

BILL TO	03/27/2026
COLLISION CORNER PO BOX 402 MAPLE PLAIN, MN 55359	BALANCE DUE UPON RECEIPT

REMIT TO	PROJECT INFORMATION
CITY OF MAPLE PLAIN 5050 INDEPENDENCE ST PO Box 97 MAPLE PLAIN MN 55359 763-479-0515	IUP ENFORCEMENT 5060 HWY 12 MAPLE PLAIN, MN 55359 PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP (Hoff Barry Attorney - Invoice 18411)	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486)	11/01/24	\$475.00	
Collision Corner IUP Enforcement (Terramark - Oct 2024)	05/27/25	\$412.00	

Remarks/Payment Instructions:

Payment Due	\$137.88
-------------	----------

Escrow Statement

BILL TO	05/08/2026
COLLISION CORNER PO BOX 402 MAPLE PLAIN, MN 55359	BALANCE DUE UPON RECEIPT

REMIT TO	PROJECT INFORMATION
CITY OF MAPLE PLAIN 5050 INDEPENDENCE ST PO Box 97 MAPLE PLAIN MN 55359 763-479-0515	IUP ENFORCEMENT 5060 HWY 12 MAPLE PLAIN, MN 55359 PROJECT # 22016

DESCRIPTION	DATE	DEBIT	CREDIT
IUP ESCROW	09/05/24		\$3,000.00
Sept 23 PH Collision Corner IU AD# 1420403 150 Sept 23 PH Co - Invoice 1015621	09/14/24	\$48.88	
AUGUST 2024 CITY STAFF BILLABLE HOURS	09/17/24	\$384.00	
Collision Corner IUP (Hoff Barry Attorney - Invoice 18411)	10/02/24	\$1,818.00	
Collision Corner IUP (Hoff Barry Attorney) - Invoice 18486)	11/01/24	\$475.00	
Collision Corner IUP Enforcement (Terramark - Oct 2024)	05/27/25	\$412.00	

Remarks/Payment Instructions:

Payment Due	\$137.88
-------------	----------