

# Wadena County, MN Board Action Form

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Action Requested	
<input checked="" type="checkbox"/> Action/Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Information Item	<input type="checkbox"/> Report <input type="checkbox"/> Resolution <input type="checkbox"/> Other
<input type="checkbox"/> Consent Agenda Item	

*Housing Tax Abatements*

Date of Meeting: February 10<sup>th</sup>, 2026 Total time requested:

Department Requesting Action: Auditor/Treasurer

Presenting Board Action/Discussion at Meeting: Heather Olson, Auditor/Treasurer

**Background**  Supporting Documentation enclosed

Please see attached application and documentation for a Housing Tax Abatement for parcels:  
17-620-0190

**Options**  Supporting Documentation enclosed

**Recommendation**  The Wadena County Board of Commissioners approves the following by Motion:

Approve the Housing Tax Abatement for parcel listed above for a new home to be built.

Financial Implications: \$	Comments
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Funding Source:	
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Budgeted: <input type="checkbox"/> Yes <input type="checkbox"/> No	
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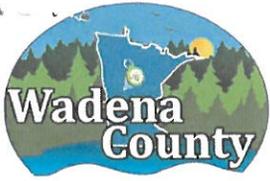
Action	Voting in Favor	Voting Against
Motion:	<input type="checkbox"/> Noon	<input type="checkbox"/> Noon
Second:	<input type="checkbox"/> Kreklau	<input type="checkbox"/> Kreklau
<input type="checkbox"/> Passed	<input type="checkbox"/> Stearns	<input type="checkbox"/> Stearns
<input type="checkbox"/> Failed	<input type="checkbox"/> Winkels	<input type="checkbox"/> Winkels
<input type="checkbox"/> Tabled	<input type="checkbox"/> Kangas	<input type="checkbox"/> Kangas

**Signatures**

STATE OF MINNESOTA}  
 COUNTY OF Wadena}

I, Heather Olson, County Auditor/Treasurer, Wadena County, Minnesota hereby certify that I have compared the foregoing copy of the proceedings of the County Board of said County with the original record thereof on file in the Administration Office of Wadena County in Wadena, Minnesota as stated in the minutes of the proceedings of said board and that the same is a true and correct copy of said original record and of the whole thereof, and that said motion was duly passed by said board at said meeting. Witness my hand and seal:

Seal



# WADENA COUNTY - MINNESOTA HOUSING TAX REBATE APPLICATION

Property Owner / Applicant: DAVID LAKE

Current Address: 726 CEDAR AVE SE MENAHTGA MN 56464

Telephone: 218-539-0019 E-Mail: Dlake@gmail.com

Are property taxes current?  Yes  No Anticipated Construction Start Date (as defined below): 6/1/25

Proposed Project:  New Construction  Replacement on same parcel

Project Type:  Single Family  Two Family

Project Address (if available): SAME

Parcel Number: R17620019D Estimated Project Valuation: \$ \_\_\_\_\_

**Applicant Statement:** (Please provide a statement as to why you are requesting an abatement of property taxes.)

**Attach site plan with location of house, parcel information and parcel number. (Include letter of consent from property owner if subject to purchase agreement.)**

I / We as applicant(s) for the Housing Tax Rebate certify that no construction has begun or will begin prior to the submission of the application. For the purposes of this provision, construction shall include the installation of footings, slab, foundation, posts, walls or other portions of a building. Site preparation, land clearing, or the installation of utilities shall not constitute construction.

I / We as applicant(s) for the Housing Tax Rebate submit this application having read the policy and understand the provisions as outlined including, but not limited to, the potential of a partial abatement in year one, construction must commence within one year of the approval, assessors cannot be refused access to the property for assessment purposes, and the abatement is awarded following full payment of real estate taxes due annually.

\_\_\_\_\_  
Construction & Provisions Certification Signature

\_\_\_\_\_  
Date

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the above Terms of Acceptance.

**FOR OFFICE USE ONLY: ELIGIBLE / APPLICABLE APPROVALS**

Wadena County \_\_\_\_\_ Date: \_\_\_\_\_  
 City or  Township of \_\_\_\_\_ Date: \_\_\_\_\_  
 School District of \_\_\_\_\_ Date: \_\_\_\_\_

**Disclaimer:** Each taxing entity makes its own decision on approval or denial of application for tax rebate. Applications must comply with all requirements of the policy/program as outlined in the policy/program guidelines and build within allotted timeframe or tax rebate offer will be automatically terminated. Building cannot start until such a time as all taxing entities have approved and written authorization is provided.

**Please submit completed application with attachments to:**

**Wadena County Auditor/Treasurer**  
415 Jefferson St S, Wadena, MN 56482 or:  
[Heather.Olson@wcmn.us](mailto:Heather.Olson@wcmn.us)

Adopted:  
09/05/2023

To whom it may Concern :

This letter is for a couple of reasons:

- 1 Tax Abatement
- 2 City Assessments

① TAX Abatement

I never new there was this available  
If I was told about this there is no recollection of it  
there was nothing attached to building permit

② City Assessments

This one here is confusing.  
After several attempts with the county & city officials  
this is still an ongoing issue  
To my best knowledge there was lack of communication  
within the City & County officials  
I have spoken to Jon Kangas about this in detail. He and  
Murlyn Krecklav know of my health along with my wife  
Peggy have had in the past 5 plus years.

I would appreciate putting these issues to bed  
Thank you for your attention & consideration

Dal J Jake  
226 CEDAR AVE SE  
MENAHGA MN 56464  
Cell # 218-539-0019



COPY

City of Menahga  
115 2<sup>nd</sup> Street SE • PO Box C  
Menahga, MN 56464  
218-564-4557  
www.cityofmenahga.com

APPROVED

DENIED

Permit # 2025-11

Land Use Application

PAID

Application Date: 23 APR 25

This application is for:  remodeling  moving  construction  demolition  
of a:  residence  business  accessory building  other \_\_\_\_\_

Estimated cost of proposed construction: \$ \_\_\_\_\_

Please provide a separate sheet with a detailed site plan of property and the position of the planned work on your property. Indicate lot dimensions, corners, direction, setbacks, and distance from other structures. See attached for more information.

Property owner name: David & Peggy Lake

Mailing address: 727 Cedar AVE SE

City: Menahga State: MN Zip: 56464

Phone numbers: 218-564-6388 218-539-0019

Email address: Dplake1@gmail.com

Contractor name: Anderson Homes

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone numbers: \_\_\_\_\_

Site address: N/A

Parcel number: R176200190

The property is currently zoned:

- A-R, agricultural residential
- R-2, multiple-family residence
- C-1, commercial
- I, industrial
- M-H, manufactured home residence

- R-1, one-to four-family residence
- C-B, central business
- C-2, highway commercial
- S-D, shoreland district

R176

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List the distance the proposed structure is from the property lines (in feet):

Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_ Side: \_\_\_\_\_

List the size of the proposed structure: 28x48 Number of stories: 1

Square footage: \_\_\_\_\_ Length: \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_

Type of construction:  On site  Modular  Pre-fabricated  Mobile home

Number of units: 1 Number of bedrooms: 3

Number of off-street parking spaces to be provided: \_\_\_\_\_

Number of off-street loading spaces to be provided: \_\_\_\_\_

Describe the building's current use (vacant or number of buildings and use of each):

Open (BARE) Lot

### Accessory Building Information

Accessory buildings are detached structures such as attached or detached garages, sheds, playhouses, storage buildings, greenhouses, etc.

Please describe the proposed accessory building:

GARAGE - Future Project - Not Considered Right Now

List the distance the proposed structure is from the property lines (in feet):

Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Side: \_\_\_\_\_ Side: \_\_\_\_\_

List the size of the proposed structure: 24x30 Number of stories: 1

Square footage: \_\_\_\_\_ Length: 30 Width: 24 Height: 16'

**Applicant statement.** I certify that the proposed construction will conform to the dimensions shown in this application and that no changes will be made. If construction or structural alteration of a building is proposed by this application, I will conform to the provisions of all relevant laws and ordinances. All of the statements are true description of the proposed new or altered uses and/or structures. I agree that the applied for permit, if granted, is issued on the representations made and that the permit may be revoked for any breach of representations or conditions. All land use permits shall expire one year from the date of approval.

[Signature]  
Applicant Signature

5/23/25  
Date

[Signature]  
Zoning Administrator

23 MAY 25  
Date

# Impervious Surface Calculation for Your Lot

Name: U. J. Dak

PID # \_\_\_\_\_

Property Address: \_\_\_\_\_ Menahga, MN

Structure or Impervious Surface	Dimensions	Total sq. ft.
1 Existing or Proposed Dwelling	28 x 48	
2 Proposed Dwelling Addition		
3 Existing Accessory Structure		
4 Existing Accessory Structure		
5 Proposed Accessory Structure		
6 Sidewalks		
7 Deck with Impervious Below		
8 Patio(s)		
9 Driveways & Parking Areas		
10		
11		
12		
13		
Total Impervious Surface (A)		

Existing Lot Dimensions:

9150 x 150 = \_\_\_\_\_ sq. ft. (B)

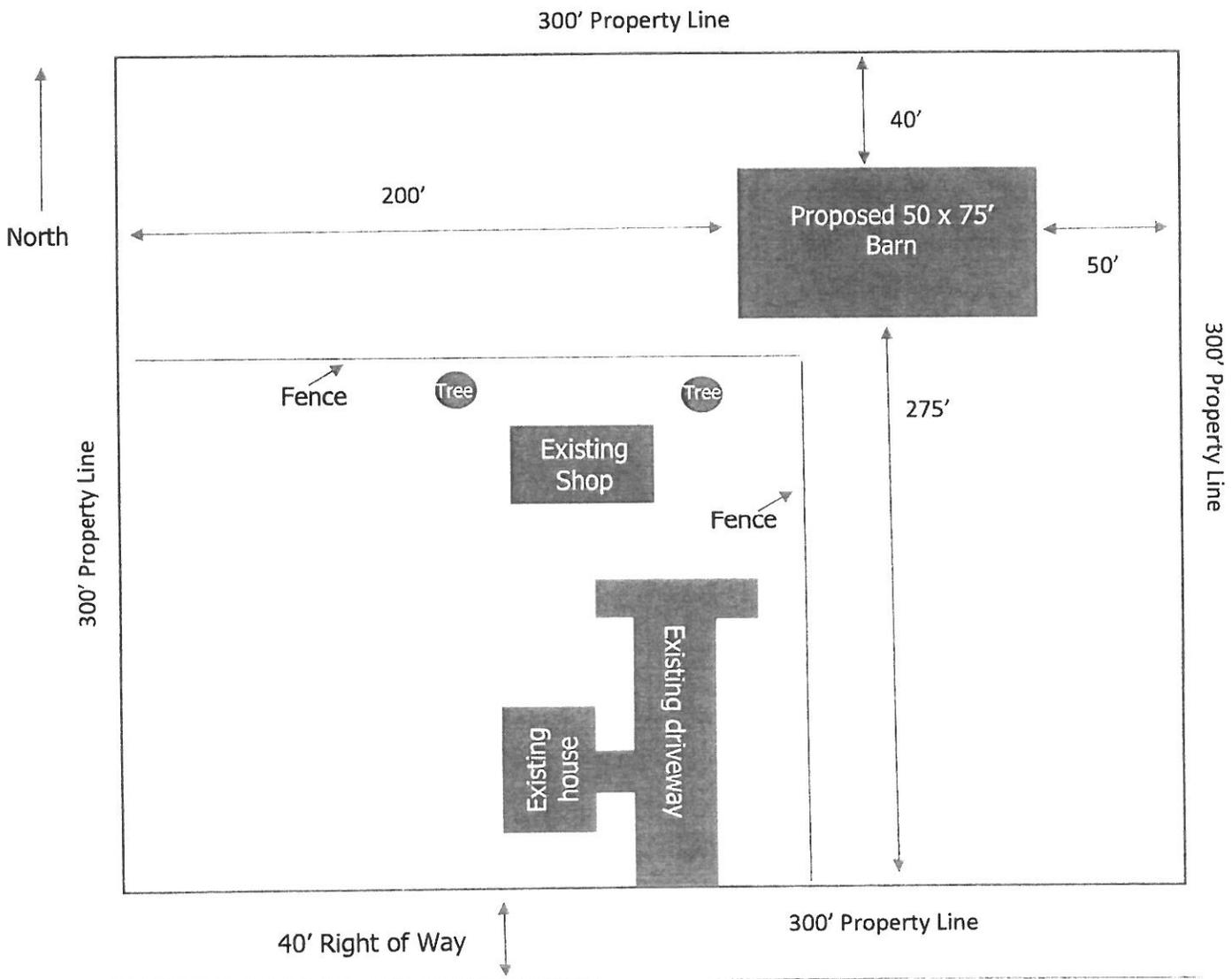
Impervious coverage (A divided by B multiplied by 100)

(A) \_\_\_\_\_ ÷ (B) \_\_\_\_\_ x 100 = \_\_\_\_\_ %

## Site Plan Example

Please use a separate sheet and provide the following information on the site plan. All information must be included in order for the plan to be accepted for review.

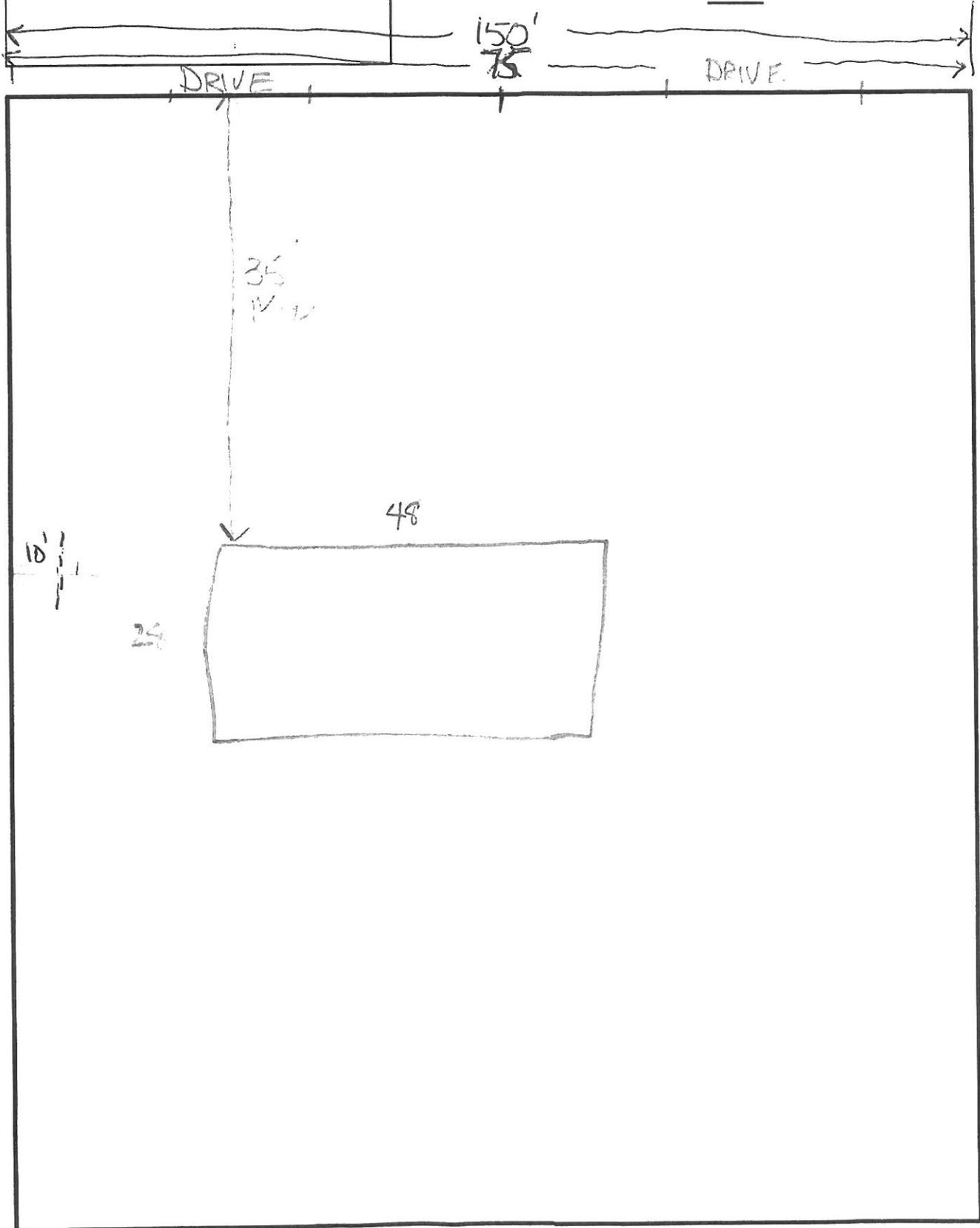
1. Gross and net acreages of proposed development.
2. Location, width and name of all existing streets, highway, public property, railroad, utility right of ways and easements within the proposed development.
3. Location and size of existing buildings and infrastructure (water and sewer lines).
4. Wetlands, wooded areas and other natural features.
5. Tree inventory, including trees to be removed and saved.
6. Layout of proposed streets, right of way and appropriate street information.
7. Layout of proposed sidewalks, trails and pedestrian ways.
8. Location and dimension of all easements.
9. Minimum building setback lines.
10. Direction.



# Site Plan



**Include:** Property lines, existing and proposed structures, driveways, etc.



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