

HOUSING TAX ABATEMENT APPLICATION

(Application Period 1-1-2023 through 12-31-2025)

Property Owner / Applicant: Bigelow & Lannon Construction
Current Address: 201 1st St SW Byron, MN 55920
Telephone: 507-775-7068 E-Mail: jill@bigelowlannon.com

Has applicant ever defaulted on property taxes? Yes No *If Yes, provide details on separate page(s).*
Are property taxes current? Yes No

PROJECT		<i>(check all that apply)</i>	
Single-Family		Multi-family Complex	
<input checked="" type="checkbox"/> New Construction ("stick build")	<input type="checkbox"/> Modular	<input type="checkbox"/> Duplex	<input type="checkbox"/> Townhomes
<input type="checkbox"/> Manufactured on permanent foundation	<input type="checkbox"/> Shouse	<input type="checkbox"/> Apartment Building	<input type="checkbox"/> Other:
Is this an application for a replacement of an existing housing unit on the same parcel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Is this application for an existing housing unit you intend to move to this parcel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If YES, where is the unit being relocated from?</i> <input type="checkbox"/> Outside Mower County OR <input type="checkbox"/> Within Mower County but currently unlivable			
Project Address: <u>1317 18th St NE Austin, MN 55912</u>			
Project Legal Description: <u>Lot 2, Block 1 Nature Ridge 4th</u>			
Parcel Number: <u>34.471.0020</u>		Estimated Project Valuation: <u>\$400,000.00</u>	

Attach building plans, site plan, certification from zoning entity that housing project complies with zoning regulations and there are no outstanding land use issues. (Include letter of consent from property owner if subject to purchase agreement or include a copy of the purchase agreement.)

I / We as applicant(s) for the Housing Tax Abatement 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, due to % of completion on January 2nd, there are not any non-compliance or non-conformity outstanding land use issues on the parcel, 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 annually following full payment of real estate taxes due.

[Signature] 2/13/26
Signature of Applicant(s) Date

FOR OFFICE USE ONLY: ELIGIBLE / APPLICABLE APPROVALS

Mower 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 abatement. Applications must comply with all requirements of the policy/program as outlined in the policy/program guidelines and build within allotted timeframe or tax abatement offer will be automatically terminated.

Please submit completed application with attachments to:

Mower County Administration
201 1st Street NE, Suite 9, Austin MN 55912
507-437-9549
Office Hours: M-F 8 a.m. – 4:30 p.m.
deniseb@co.mower.mn.us

Notice – City of Austin Housing Projects

This application must be approved prior to the building permit being issued by the City of Austin.

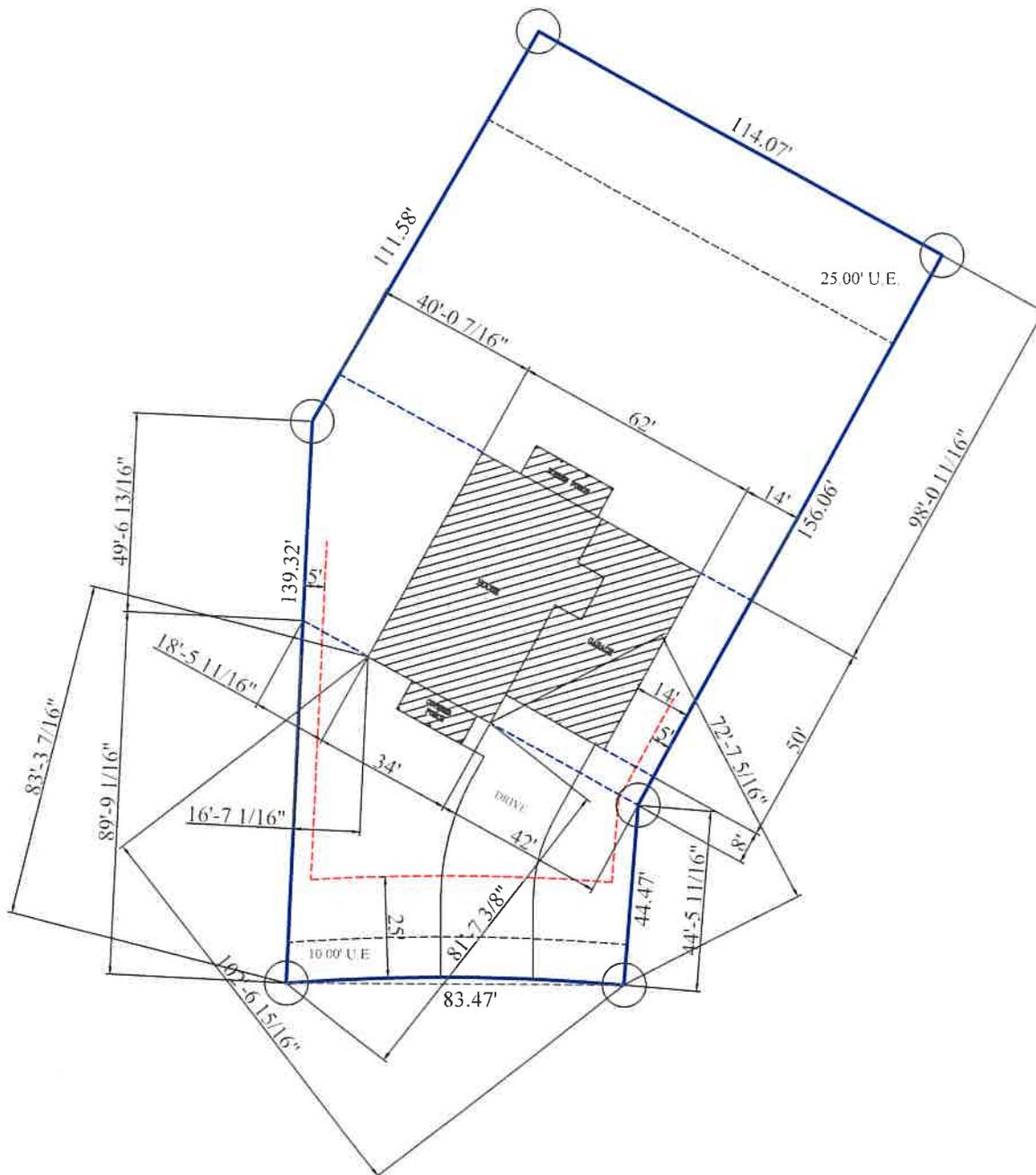
PROGRESSIVE PLAN DESIGN LLP

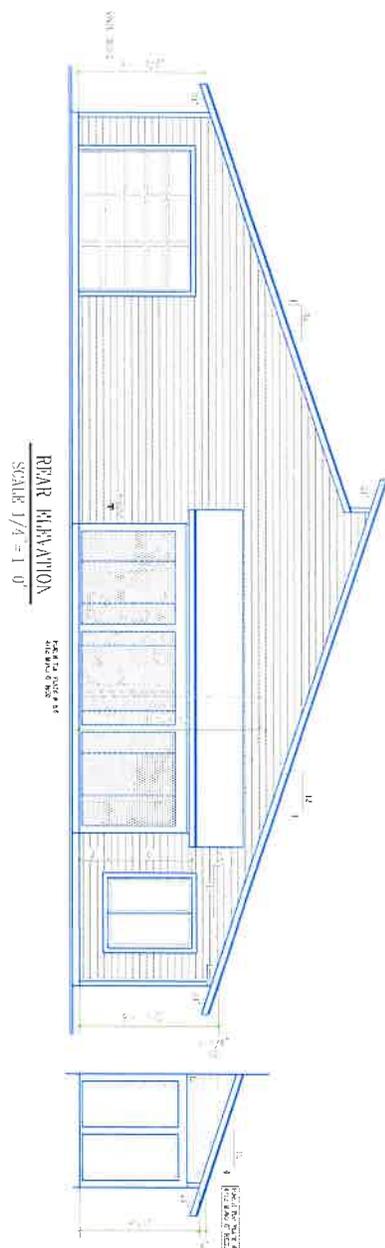
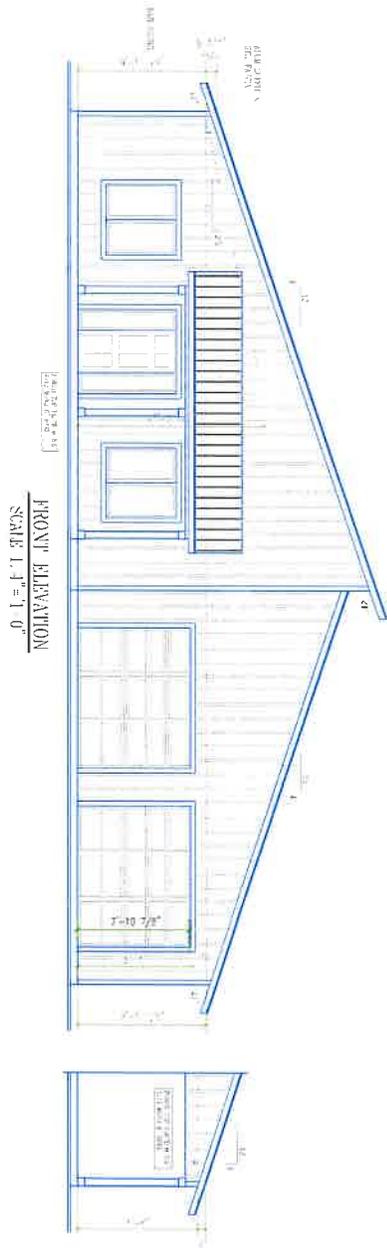
RESIDENTIAL ARCHITECTURE
714 County Road 3 N.W. Byron, MN 55920
(507)775-8677

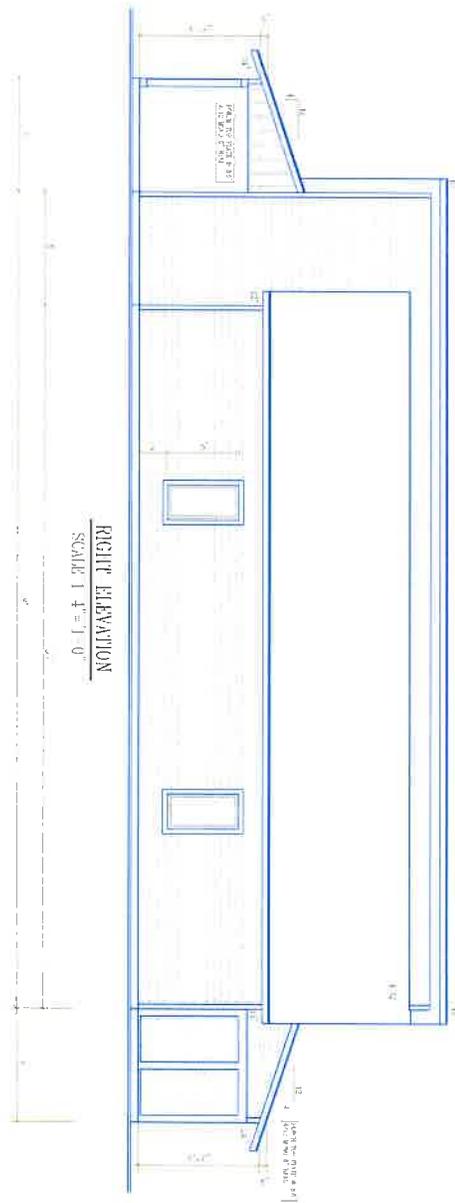
LOT, 2 BLK. 1
SUBDIVISION: NATURE RIDGE FOURTH
CITY: AUSTIN STATE: MINNESOTA
CONTRACTOR: BIGELOW/LENNON
CUSTOMER: WADE KOLANDER #2514991



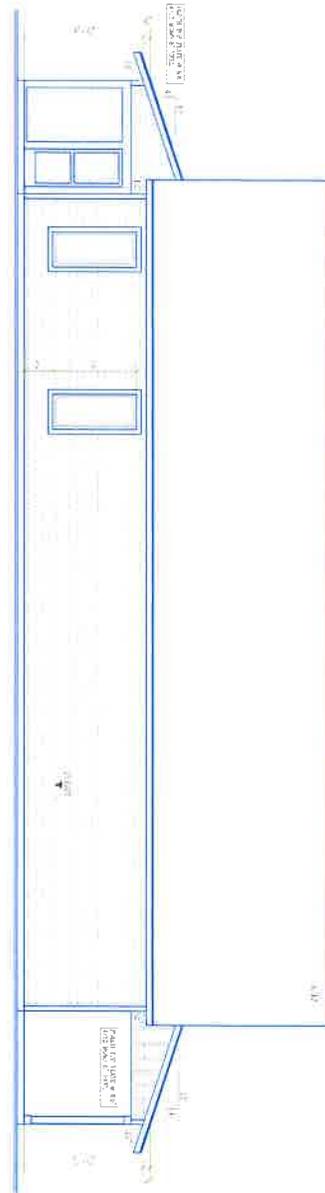
SCALE: 1" = 40'



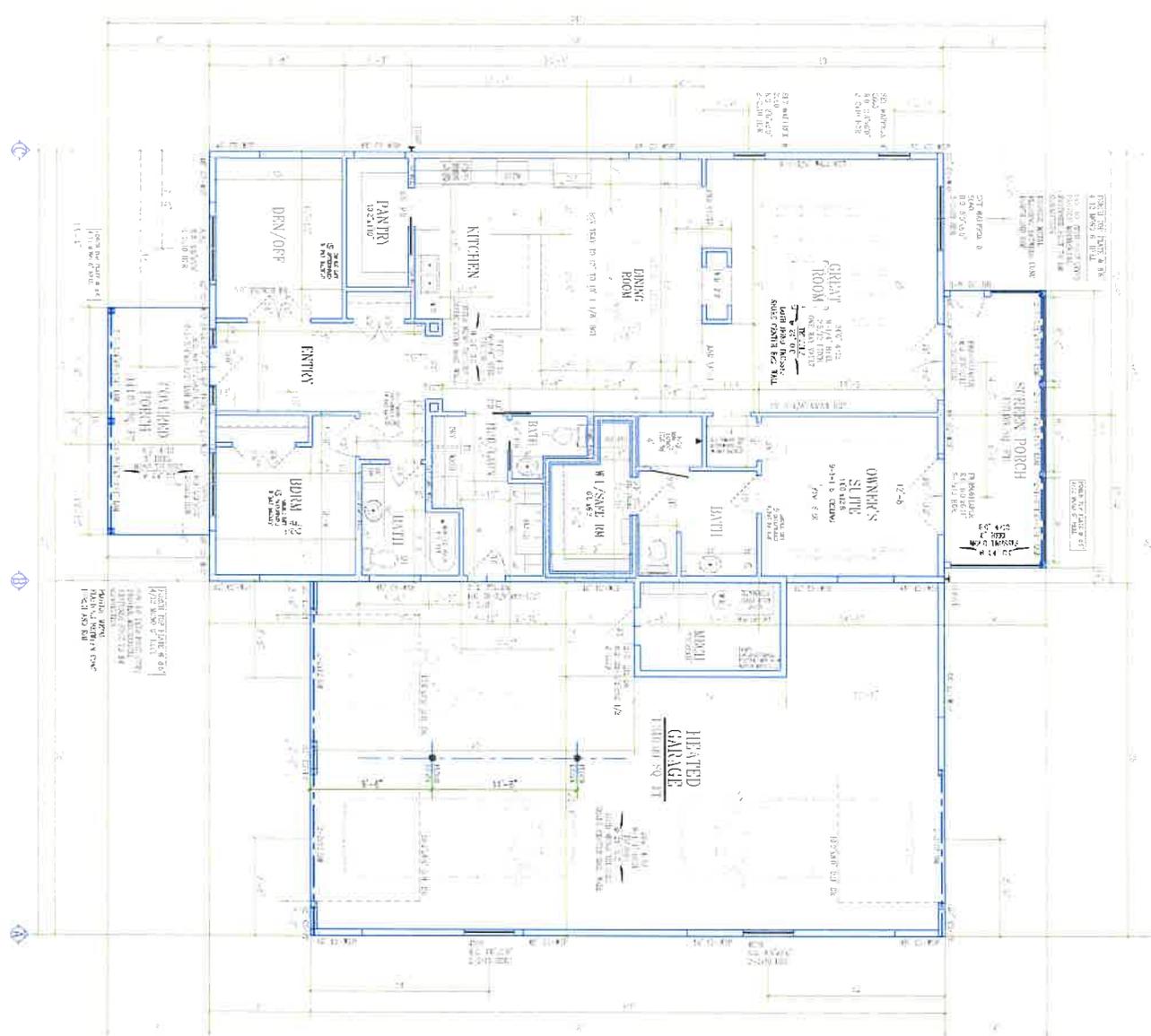




RIGHT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

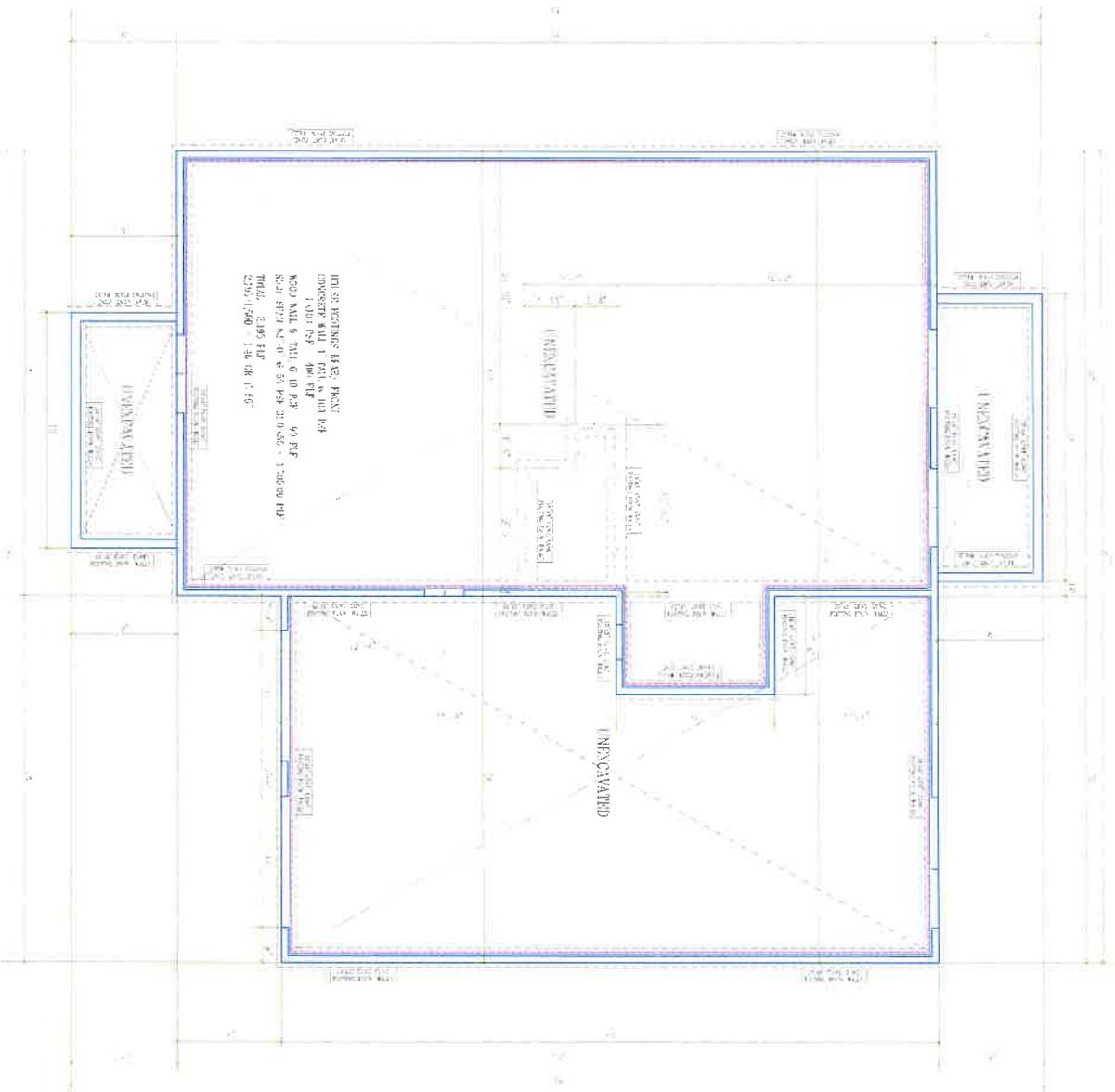


2,062.00 SQ FT FIN AREA
 1,310.00 SQ FT GARAGE AREA
 320.00 SQ FT COV POR AREA
 91'-1 8" MAIN WALL HEIGHT
MAIN FLOOR PLAN
 SCALE 1/4" = 1'-0"

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	SQ FT	100.00	100.00
2	FLOORING	1	SQ FT	2.00	2.00
3	CEILING	1	SQ FT	1.00	1.00
4	WALLS	1	SQ FT	5.00	5.00
5	ROOFING	1	SQ FT	1.00	1.00
6	MECHANICAL	1	SQ FT	1.00	1.00
7	ELECTRICAL	1	SQ FT	1.00	1.00
8	PLUMBING	1	SQ FT	1.00	1.00
9	PAINT	1	SQ FT	1.00	1.00
10	LANDSCAPE	1	SQ FT	1.00	1.00
11	CONCRETE	1	SQ FT	1.00	1.00
12	GLASS	1	SQ FT	1.00	1.00
13	IRONING	1	SQ FT	1.00	1.00
14	STAIRS	1	SQ FT	1.00	1.00
15	BATH	1	SQ FT	1.00	1.00
16	KITCHEN	1	SQ FT	1.00	1.00
17	DINING	1	SQ FT	1.00	1.00
18	LIVING	1	SQ FT	1.00	1.00
19	BEDROOM	1	SQ FT	1.00	1.00
20	BEDROOM	1	SQ FT	1.00	1.00
21	BEDROOM	1	SQ FT	1.00	1.00
22	BEDROOM	1	SQ FT	1.00	1.00
23	BEDROOM	1	SQ FT	1.00	1.00
24	BEDROOM	1	SQ FT	1.00	1.00
25	BEDROOM	1	SQ FT	1.00	1.00
26	BEDROOM	1	SQ FT	1.00	1.00
27	BEDROOM	1	SQ FT	1.00	1.00
28	BEDROOM	1	SQ FT	1.00	1.00
29	BEDROOM	1	SQ FT	1.00	1.00
30	BEDROOM	1	SQ FT	1.00	1.00

BIGELOW, LEKONN CONSTR.
 WADE KOLANDER

PROGRESSIVE PLAN
 DESIGN LLP
 1000 ARDEN BLVD
 SUITE 100
 COLUMBIA, SC 29204
 (803) 733-1000
 progressiveplan.com



2,082.00 SQ FT FIN FLR AREA
 1,310.00 SQ FT GARAGE AREA
 320.00 SQ FT COV POR AREA
 POURED FOUNDATION
 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



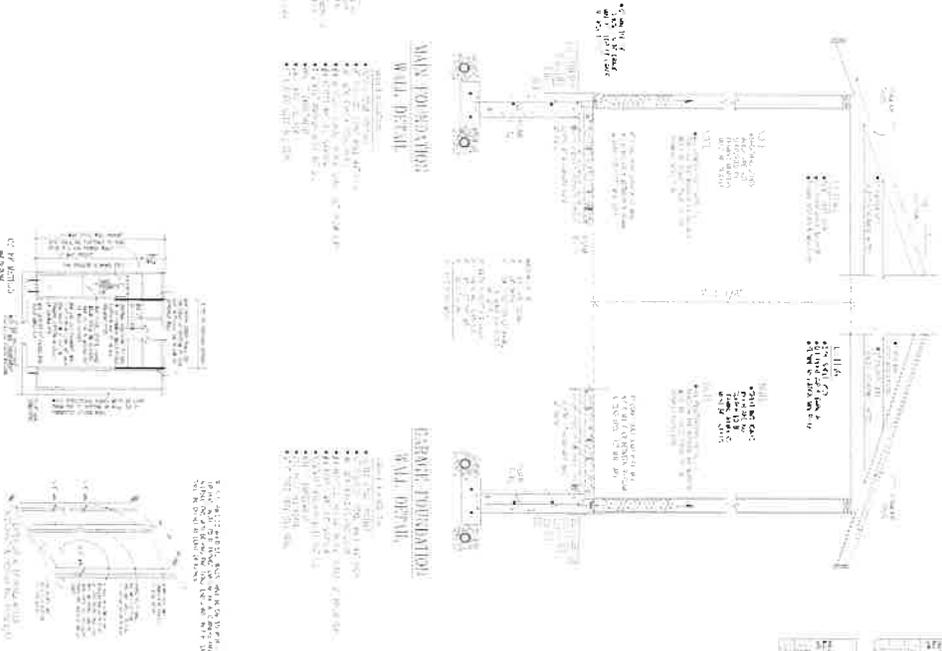
BIGELOW/LENNON CONSTR.
 WADE KOLANDER



PROGRESSIVE PLAN DESIGN, LLP
 214 QUINCY LANE SUITE 200
 ANN ARBOR MI 48106
 (734) 769-1000

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND TESTING BY THE ARCHITECT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



STRUCTURE TO MEET 24 AIR EXCHANGE RATE PER HOUR

Room	Volume (cu ft)	Area (sq ft)	Permeability (air in./hr. sq ft in.)	Leakage (air in./hr.)
Living Room	10,000	1,000	0.05	50
Dining Room	8,000	800	0.05	40
Kitchen	6,000	600	0.05	30
Bathroom	4,000	400	0.05	20
Bedroom	12,000	1,200	0.05	60
Garage	20,000	2,000	0.05	100
Total	60,000	6,000	0.05	200

