

City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



13888 Daggett Bay Rd
Crosslake, Minnesota 56442
www.cityofcrosslake.org

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

May 28, 2021

9:00 A.M.

Crosslake City Hall
13888 Daggett Bay Rd, Crosslake MN 56442
(218) 692-2689

PUBLIC HEARING NOTICE

Applicant: Sundance Ridge Homes on Crosslake

Authorized Agent: Jim Kramer of KLD

Site Location: 36937 Sundance Loop, Crosslake, MN 56442 on Crosslake-GD

Request:

- Subdivision of property - building

To:

- Subdivide building on parcel #14160837 into 4 unit parcels

Notification: Pursuant to Minnesota Statutes Chapter 462 and the City of Crosslake Zoning Ordinance, you are hereby notified of a public hearing before the City of Crosslake Planning Commission/Board of Adjustment. Property owners have been notified according to MN State Statute 462 and has been published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Copies of the application and all maps, diagrams or documents are available at Crosslake City Hall or by contacting the Crosslake Planning & Zoning staff at 218-692-2689. Please submit your comments in writing including your name and mailing address to Crosslake City Hall or (crosslakepz@crosslake.net).



STAFF REPORT

Property Owner/Applicant: Sundance Ridge Homes on Crosslake

Parcel Number(s): 14160837, 14160517

Application Submitted: April 12, 2021

Action Deadline: June 11, 2021

City 60 Day Extension Letter sent/ Deadline: N/A / N/A

Applicant Extension Received / Request: N/A / N/A

City Council Date: June 14, 2021

Authorized Agent: Jim Kramer of KLD

Request: Subdivide building on parcel #14160837 into 4 unit parcels
Preliminary plat of Common Interest Community No. 1058 A Condominium
Sundance Ridge Condominiums Second Supplemental CIC Plat

Current Zoning: Waterfront Commercial

Adjacent Land Use/Zoning:

North – Waterfront Commercial

South – Shoreland District

East – Limited Commercial

West – Public, Cross Lake

Development Review Team Minutes held on 11-13-18:

- Property is located at 36937 Sundance Loop, Crosslake, MN 56442
- Proposed to amend the plat to include 2 additional buildings with 4 units each
- Access from County Road 66
- Covenants, by-laws or any accompany documentation to be reviewed and/or amended
- Additional docks at this time will not be part of the request
- Documentation to clarify owner for signature purposes
- Commercial city sewer connection would be required when sewerage is necessary for the unconstructed building
- Wetland Delineation is a requirement and the applicant can sign a wetland delineation winter window form which allows them to proceed forward with their subdivision request
- Kramer will follow-up with Kolstad to verify additional items previously discussed
- Planning Commission/Board of Adjustment will make a recommendation to the Crosslake City Council
- Failure to record a signed deed(s)/mylar within 2 (two) years of subdivision approval by the city council shall void the approval of this plat

Property owner was informed that before they could be placed on a public hearing agenda the following information is required:

1. A certificate of survey meeting the requirements outlined in Chapter 44 of the Code of Ordinances of the City of Crosslake
2. An authorized agent form completed, signed and dated
3. Wetland delineation or a no wetland statement/letter or winter window agreement
4. A complete Subdivisions application with all required paperwork
5. The commercial public hearing fee: Preliminary \$750 + \$150 per new lot; Final \$750 + \$50 per new lot
6. Upon recommendation from the Planning Commission/Board of Adjustment to the City Council and before the city council meeting a park dedication fee of \$1,500.00 or 10% of land per new lot or a combination thereof as outlined in Chapter 44, Sec. 44-402 is required for newly created lots – research to verify previously paid

Parcel History:

- Sundance Ridge established in 2003
- Common Interest Community No. 1058 A Condominium Sundance Ridge Condominiums established in 2004
- October 2010 – Sign permit
- February 2011 – E911 addressing for 5 existing structures
- May 2010 – Installation of driveway and parking area
- September 2017 – Building, E911, city sewer hookup
- January 2019 – Approved the preliminary and final plat of The Common Interest Community No. 1058 Sundance Ridge Condominiums First Supplemental CIC Consisting of 3 tracts involving approximately 4.3 acres into 9 tracts

City Ordinance:

Land subdivision must be accomplished in a manner that contributes to an attractive, orderly, stable and wholesome community environment with adequate public services and safe streets. All land subdivisions, including plats, shall fully comply with the regulations in this chapter and as may be addressed in other chapters of this Code. (Sec. 44.1)

City Community Plan:

Encourage sustainable development, that would maintain the communities character and respects the environment including natural topography, suitable soils and avoids such areas as wetland, flood plains erodible steep slopes and bluffs; strengthen the distinction between urban growth and rural countryside and guide new development in ways that promote and enhance land use compatibility; support the infill and redevelopment of areas within the city in an effort to leverage existing infrastructure investment; identify areas and phases of development in a manner that addresses the cost of providing public services; identify and prioritize significant view-sheds and develop alternative approaches to preserve them while permitting reasonable use and development of privately owned lands (page 19)

Agencies Notified and Responses Received:

County Highway: Email received 5-7-2021 / No adverse effect on the CSAH 66 transportation system

DNR: No comments were received as of 5-14-2021

City Engineer: No comments were received as of 5-14-2021

City Attorney: No comments were received as of 5-14-2021

Lake Association: No comments were received as of 5-14-2021

Crosslake Public Works: No comments were received as of 5-14-2021

Crosslake Park, Recreation & Library: No comments were received as of 5-14-2021

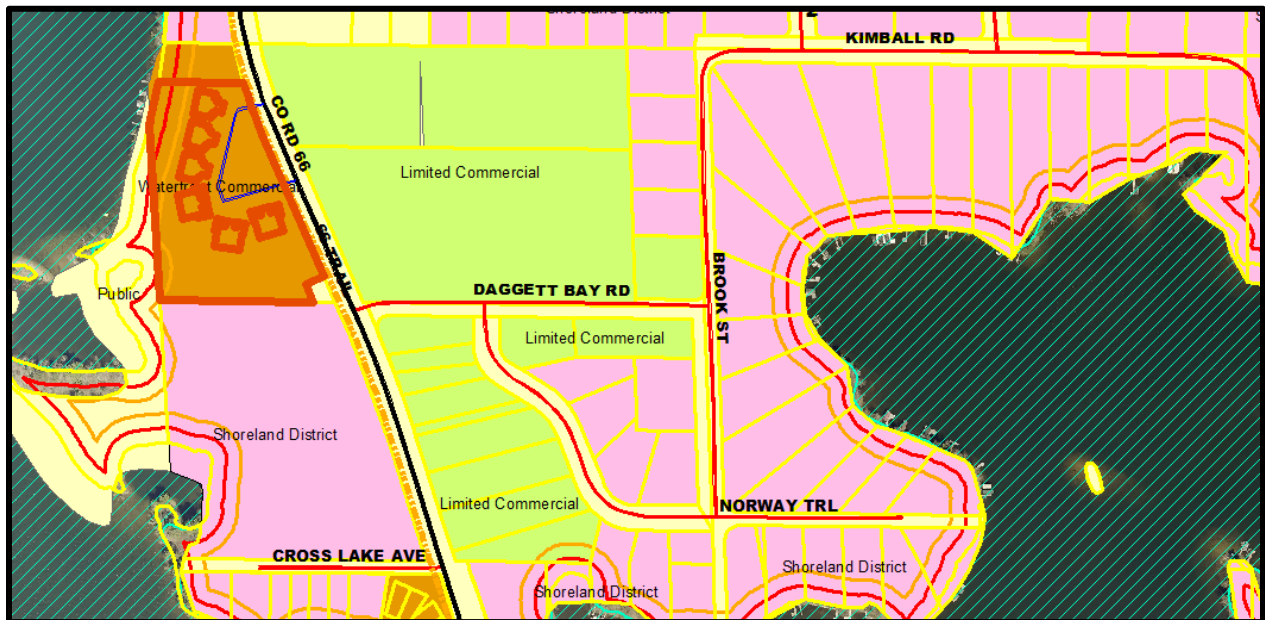
Concerned Parties: No comments were received as of 5-14-2021

POSSIBLE MOTION:

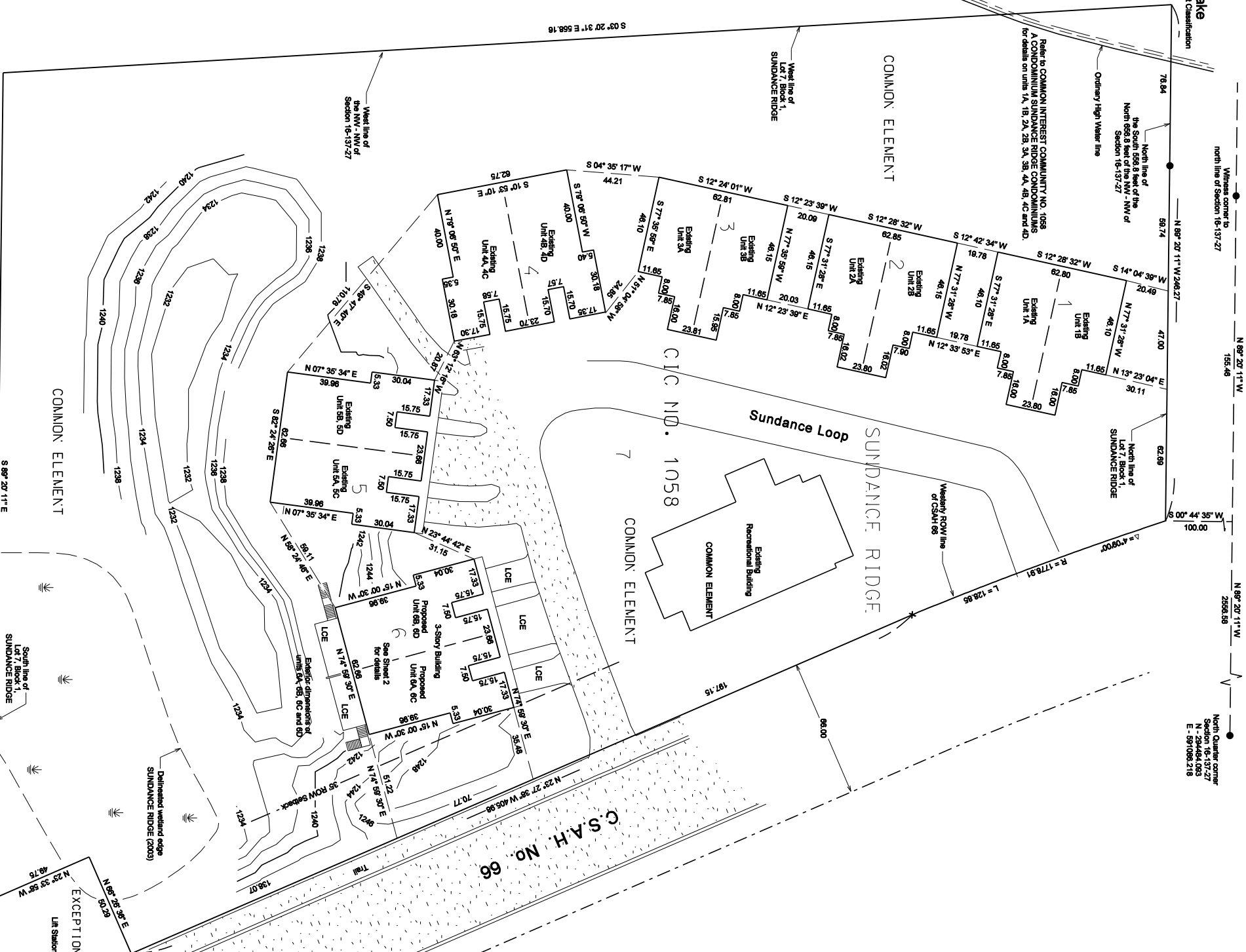
To make a recommendation to the Crosslake City Council to approve/table/deny the preliminary plat of Common Interest Community No. 1058 A Condominium Sundance Ridge Condominiums Second Supplemental CIC Plat to subdivide the building on parcel #14160837 into 4 unit parcels located at 36937 Sundance Loop, City of Crosslake

EXHIBITS:

Declaration is available in the Crosslake city hall for review.



Cross Lake
General Development Classification



Preliminary Plat of COMMON INTEREST COMMUNITY NO. 1058 A CONDOMINIUM SUNDANCE RIDGE CONDOMINIUMS SECOND SUPPLEMENTAL CIC PLAT

(Lot 6, Sundance Ridge)
The property address for the subject property is:

36937 Sundance Loop
Crosslake, MN 56442

The Parcel Number for the subject property is 14160837

AND

(Lot 7, Sundance Ridge)

The property address for the subject property is:

Not Declared

The Parcel Number for the subject property is 14160517

This parcel is a Common Interest parcel in COMMON INTEREST COMMUNITY NO. 1058 A CONDOMINIUM SUNDANCE RIDGE CONDOMINIUMS.

Successors' Notes

The current zoning classification for the subject property is Waterfront Commercial.

This survey was completed without the benefit of a title commitment or title opinion, there may be encumbrances or other limiting factors that affect the subject property that are not shown on this survey.

The subdivision of SUNDANCE RIDGE was approved by the City of Crosslake and recorded in 2003. Document number 655263.

The subdivision of COMMON INTEREST COMMUNITY NO. 1058 A CONDOMINIUM SUNDANCE RIDGE CONDOMINIUMS was approved by the City of Crosslake and recorded in 2004. Document number 668800.

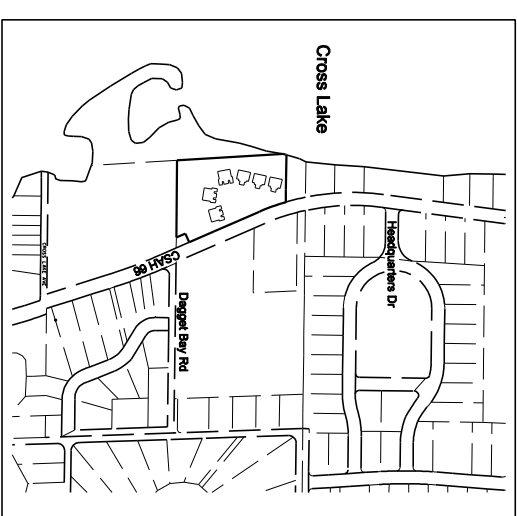
The subdivision of COMMON INTEREST COMMUNITY NO. 1058 A CONDOMINIUM SUNDANCE RIDGE CONDOMINIUMS FIRST SUPPLEMENTAL CIC PLAT was approved by the City of Crosslake and recorded in 2019. Document number 914695.

Proposed Legal Description

That part of Lot 6 and Lot 7, Block 1, SUNDANCE RIDGE, Section 16, Township 137 North, Range 27 West, Crow Wing County, Minnesota, described as follows:

Commencing at the intersection of the north line of the South 554.80 feet of the North 658.8 feet of the Northwest Quarter of the Northwest Quarter of said Section 16 and the westerly right-of-way line of County State Aid Highway 66, said point being the northeast corner of said Lot 7, bearings are being based on the north line of the Northwest Quarter of said Section 16 which bears North 89 degrees 20 minutes 11 seconds West; thence along said westerly right-of-way line 128.85 feet along a non-tangential curve concave to the northeast, said curve has a radius of 1,778.91 feet, a central angle of 4 degrees 09 minutes 00 seconds, and a chord bearing of South 20 degrees 19 minutes 14 seconds East; thence South 23 degrees 27 minutes 38 seconds East, a distance of 35.48 feet to the point of beginning of the tract to be described; thence South 74 degrees 59 minutes 30 seconds West, a distance of 17.33 feet; thence South 15 degrees 00 minutes 30 seconds East, a distance of 15.75 feet; thence South 74 degrees 59 minutes 30 seconds West, a distance of 15.75 feet; thence South 74 degrees 59 minutes 30 seconds West, a distance of 23.66 feet; thence South 15 degrees 00 minutes 30 seconds East, a distance of 7.50 feet; thence North 15 degrees 00 minutes 30 seconds West, a distance of 15.75 feet; thence South 74 degrees 59 minutes 30 seconds West, a distance of 30.04 feet; thence North 74 degrees 59 minutes 30 seconds East, a distance of 5.33 feet; thence South 15 degrees 00 minutes 30 seconds East, a distance of 39.96 feet; thence North 74 degrees 59 minutes 30 seconds West, a distance of 62.66 feet; thence North 15 degrees 00 minutes 30 seconds East, a distance of 5.33 feet; thence North 74 degrees 59 minutes 30 seconds West, a distance of 30.04 feet to the point of beginning.

Vicinity Map



LEGEND	
	MANHOLE
	CATCH BASIN
	CULVERT AERON
	WELL
	TANK (As Specified)
	SEWER CLEANOUT
	LIFT STATION
	HYDRANT
	VALVE (Water, Gas, etc.)
	LIGHT POLE
	UTILITY POLE
	UTILITY POLE ANCHOR
	UTILITY PEDISTAL
	UTILITY METER
	UTILITY HANDHOLE
	SOIL BORING
	STREET SIGN POST
	TREE (Deciduous)
	TREE (Coniferous)
	Denotes iron monument found
	Denotes 1/2" iron pipe set
	and marked by License No. 28989

Orientation of this bearing system is the
Crow Wing County coordinate system.

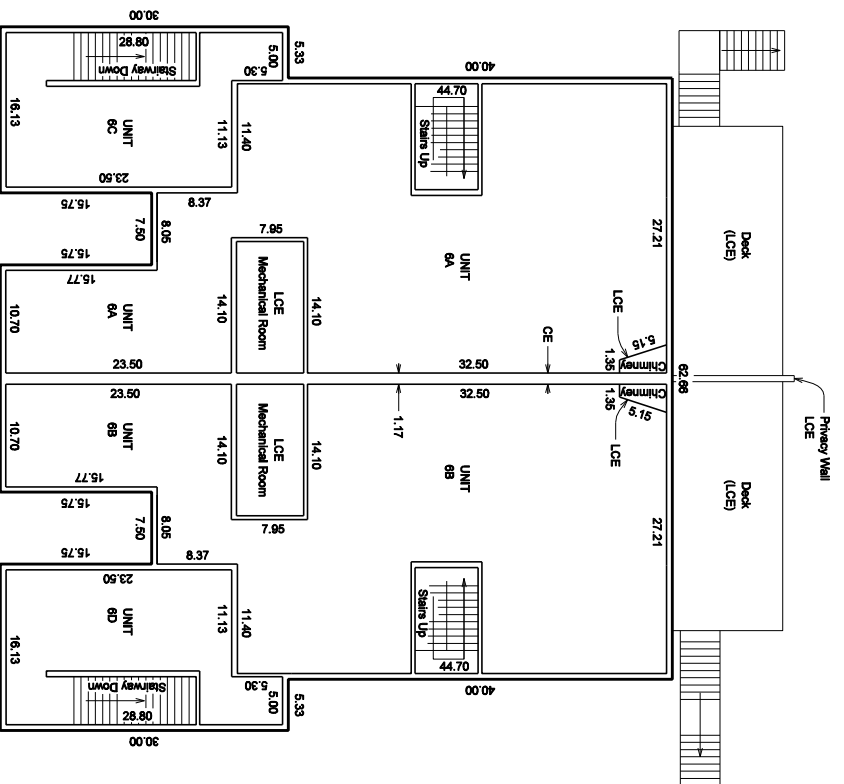
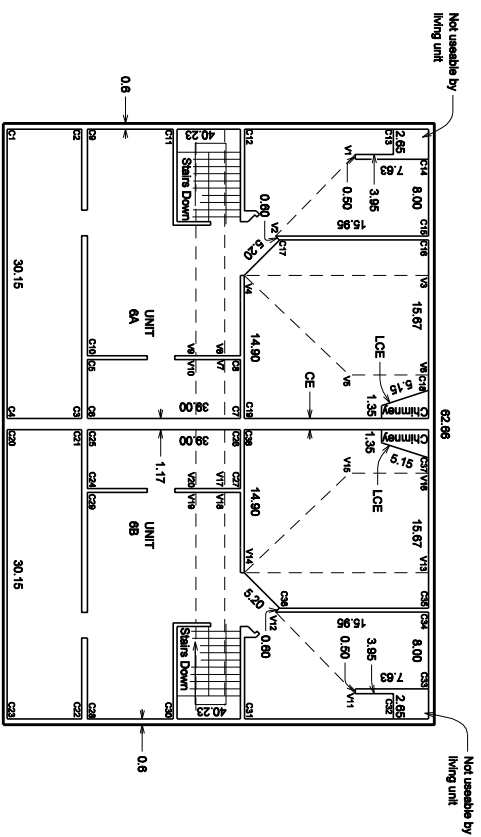


Client Name: Sundance Ridge Homes on Crosslake

Survey By:	MS	I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Drawn By:	JK	
Checked By:	JK	
Signature:		
Date:	03-28-2021	
Project No.:	SUNDA2101	

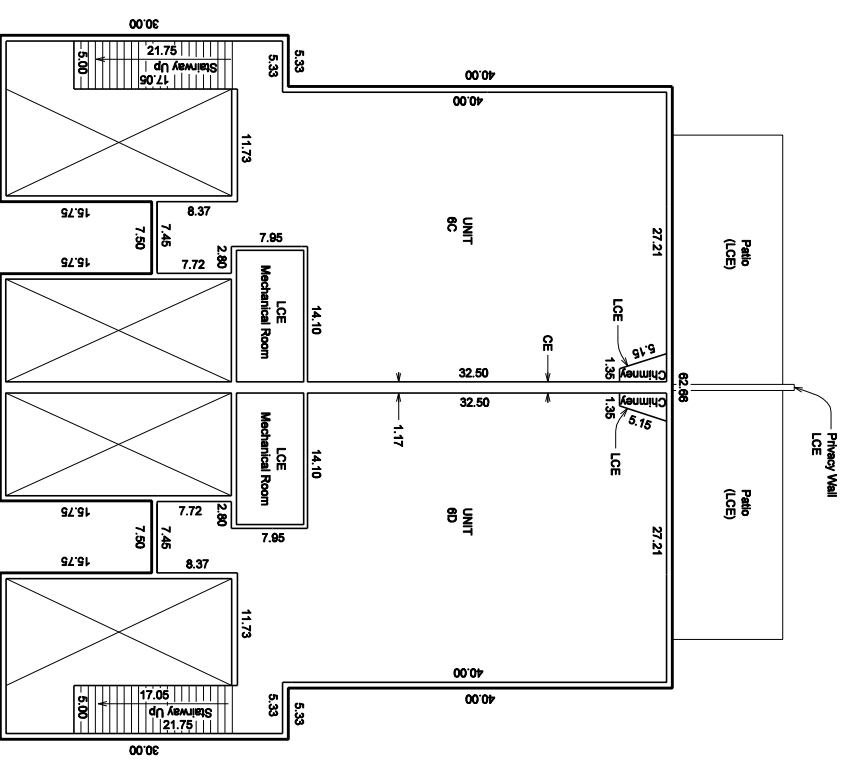
COMMON INTEREST COMMUNITY NO. 1058 A CONDOMINIUM SUNDANCE RIDGE CONDOMINIUMS SECOND SUPPLEMENTAL CIC PLAT

FLOOR PLANS UNITS 6A, 6B, 6C, AND 6D



UNIT 6A MAIN LEVEL 1,550 SF
UNIT 6B MAIN LEVEL 1,550 SF
UNIT 6C MAIN LEVEL 384 SF
UNIT 6D MAIN LEVEL 384 SF

- 1) Elevations shown are referenced to a bench mark as denoted on sheet 1 of 3
 - 2) All exterior wall are common elements
- CE - Denotes Common Element
LCE - Denotes Limited Common Element



LOWER LEVEL
1,390 SF/UNIT

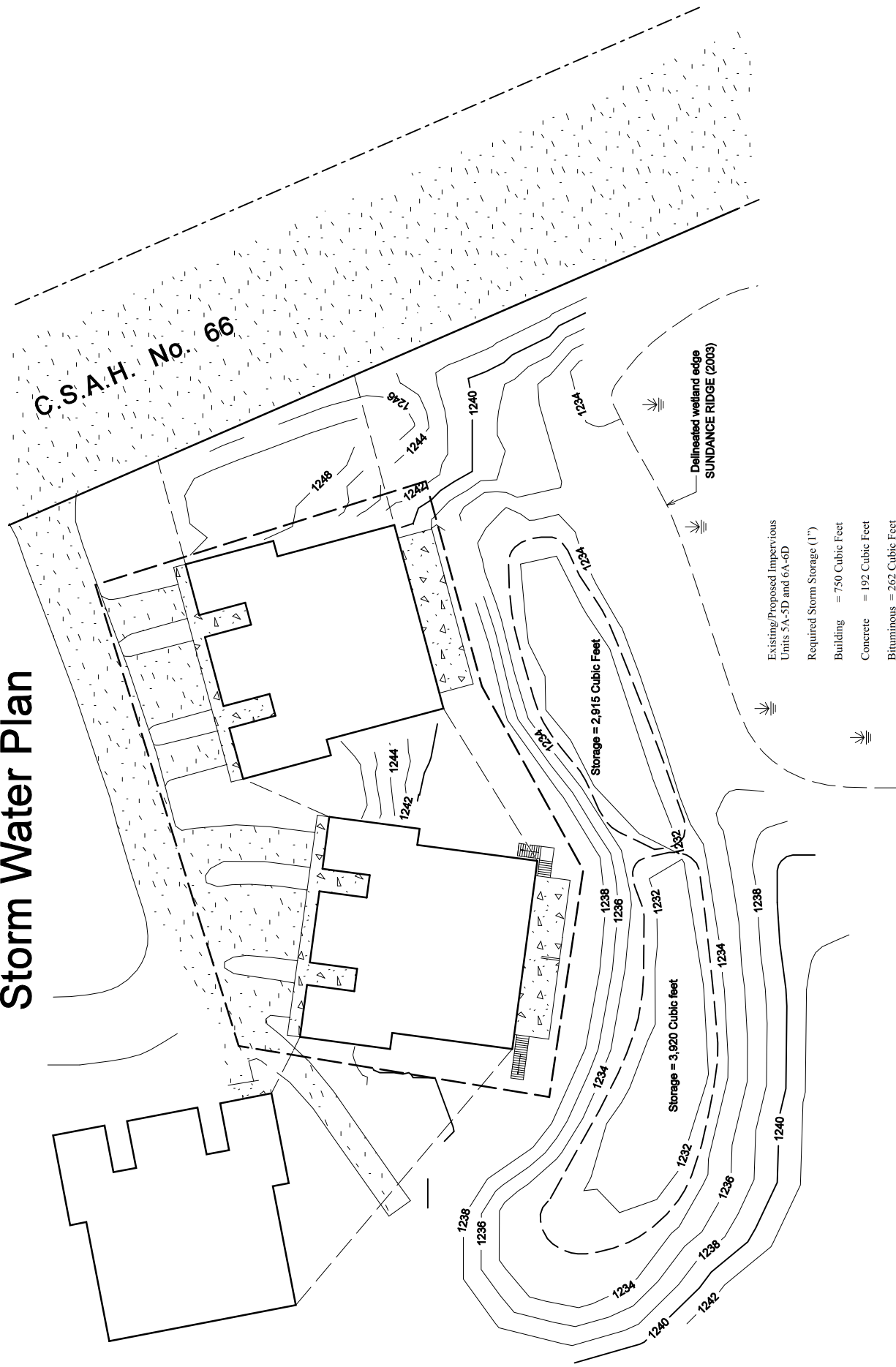
- All exterior dimensions shown were measured without siding.
All interior dimensions shown were measured to the finished surface of walls, floors and ceilings.
- Building Dimensions**
- Unit 5D**
Lower Floor = 1240.07
Garage Floor = 1250.40
Lower Ceiling = 1249.07
- Unit 5D**
Lower Floor = 1240.07
Garage Floor = 1250.40
Lower Ceiling = 1249.07

- Unit 6B**
- First Floor = 1250.76
First Ceiling = 1260.76
Second Floor = 1261.56
- | | | | |
|-----|---------|-----|---------|
| C1 | 1262.56 | C16 | 1273.07 |
| C2 | 1267.46 | C17 | 1273.07 |
| C3 | 1267.46 | C18 | 1261.86 |
| C4 | 1262.56 | C19 | 1274.36 |
| C5 | 1267.86 | V1 | 1267.01 |
| C6 | 1267.86 | V2 | 1272.31 |
| C7 | 1274.81 | V3 | 1275.16 |
| C8 | 1274.81 | V4 | 1275.16 |
| C9 | 1267.86 | V5 | 1267.36 |
| C10 | 1267.86 | V6 | 1267.36 |
| C11 | 1273.66 | V7 | 1275.66 |
| C12 | 1274.56 | V8 | 1275.66 |
| C13 | 1264.26 | V9 | 1275.66 |
| C14 | 1267.31 | V10 | 1275.66 |
| C15 | 1272.66 | | |
- Unit 6A**
- First Floor = 1250.76
First Ceiling = 1260.76
Second Floor = 1261.56
- | | | | |
|-----|---------|-----|---------|
| C1 | 1262.56 | C16 | 1273.07 |
| C2 | 1267.46 | C17 | 1273.07 |
| C3 | 1267.46 | C18 | 1261.86 |
| C4 | 1262.56 | C19 | 1274.36 |
| C5 | 1267.86 | V1 | 1267.01 |
| C6 | 1267.86 | V2 | 1272.31 |
| C7 | 1274.81 | V3 | 1275.16 |
| C8 | 1274.81 | V4 | 1275.16 |
| C9 | 1267.86 | V5 | 1267.36 |
| C10 | 1267.86 | V6 | 1267.36 |
| C11 | 1273.66 | V7 | 1275.66 |
| C12 | 1274.56 | V8 | 1275.66 |
| C13 | 1264.26 | V9 | 1275.66 |
| C14 | 1267.31 | V10 | 1275.66 |
| C15 | 1272.66 | | |



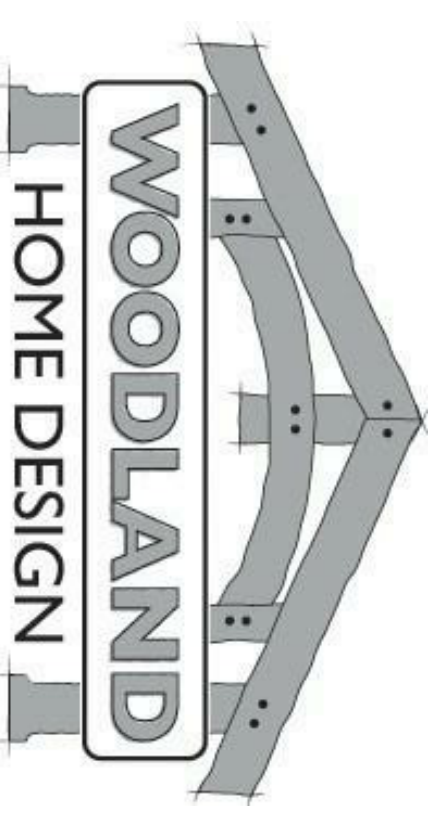
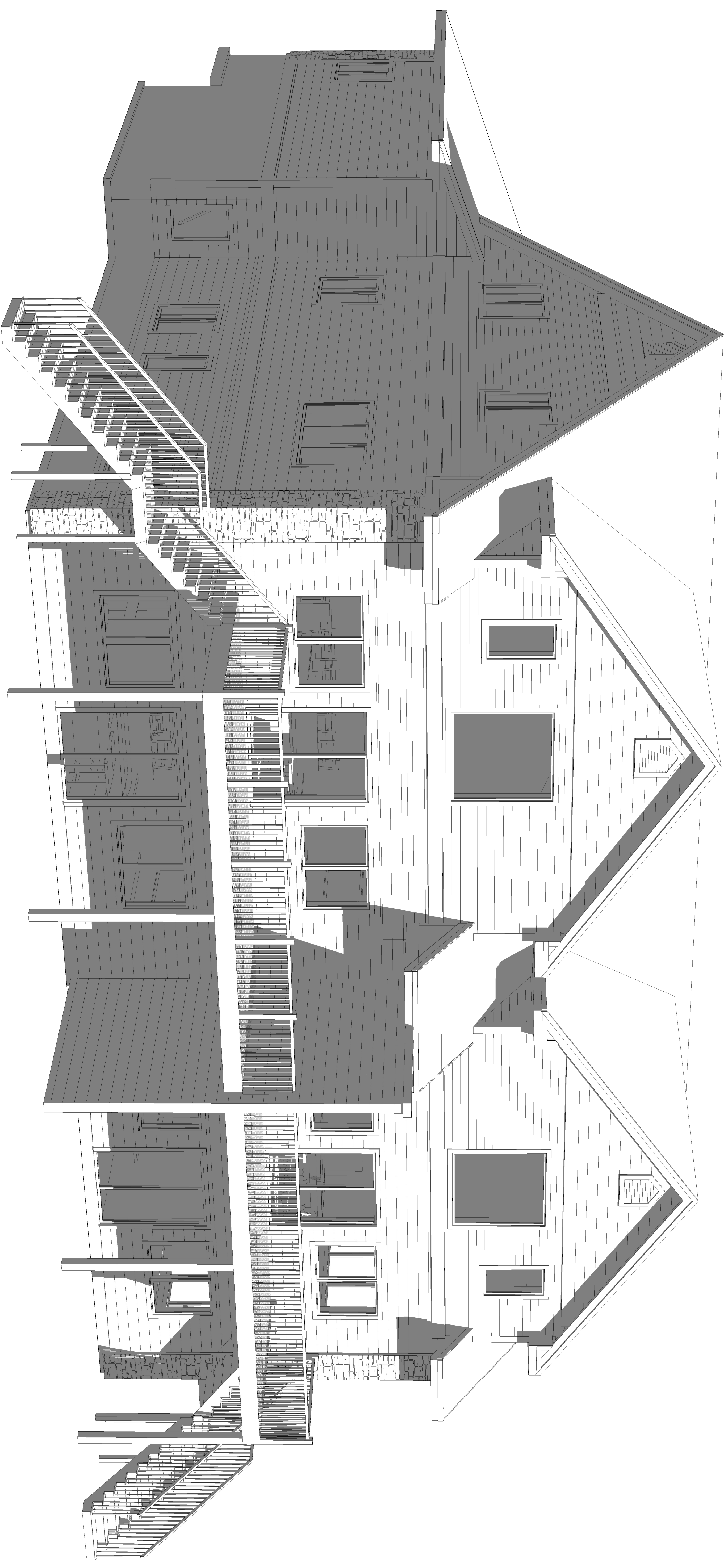
Storm Water Plan

C.S.A.H. No. 66



Existing/Proposed Impervious Units 5A-5D and 6A-6D	
Required Storm Storage (1")	
Building	= 750 Cubic Feet
Concrete	= 192 Cubic Feet
Bituminous	= 262 Cubic Feet
Total	= 1204 Cubic Feet

CONDOS - UNITS 820, 821, 830 & 831

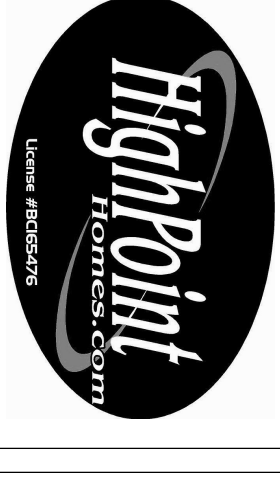


Disclaimer Of Warranties

The client understands and hereby agrees that the design is provided for informational purposes only. Woodland Home Design is not responsible for any construction errors or omissions. The client is responsible for obtaining all necessary permits and for the accuracy of all information provided. The client is responsible for the accuracy of all information provided. The client is responsible for the accuracy of all information provided.



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**SUNDANCE RIDGE #2
CONDOS - UNITS 820, 821, 830 & 831**

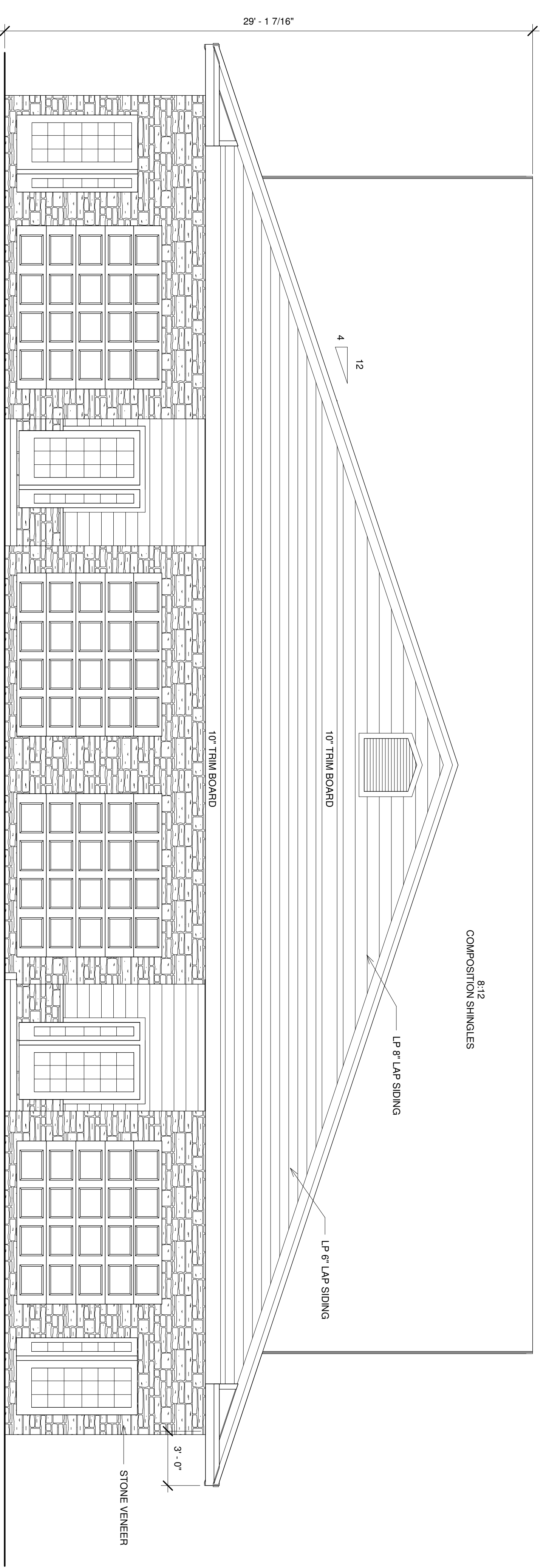
DRAWN BY KIM GREEN
WOODLAND HOME DESIGN

DATE	COMMENTS
4/18/19	
REVISION: 8/21/20	
REVISION:	
REVISION:	
REVISION:	
REVISION:	

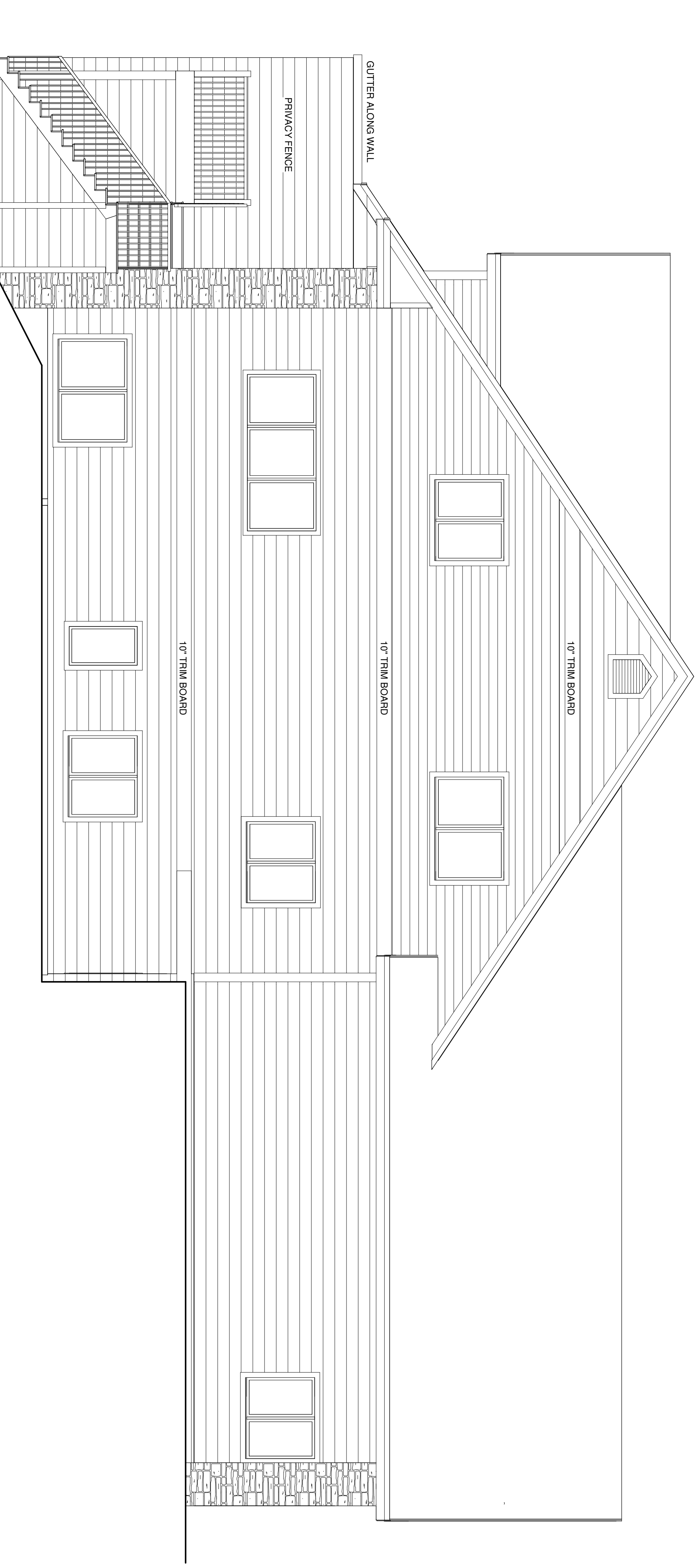
ELEVATIONS

A-1.1

Scale 1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

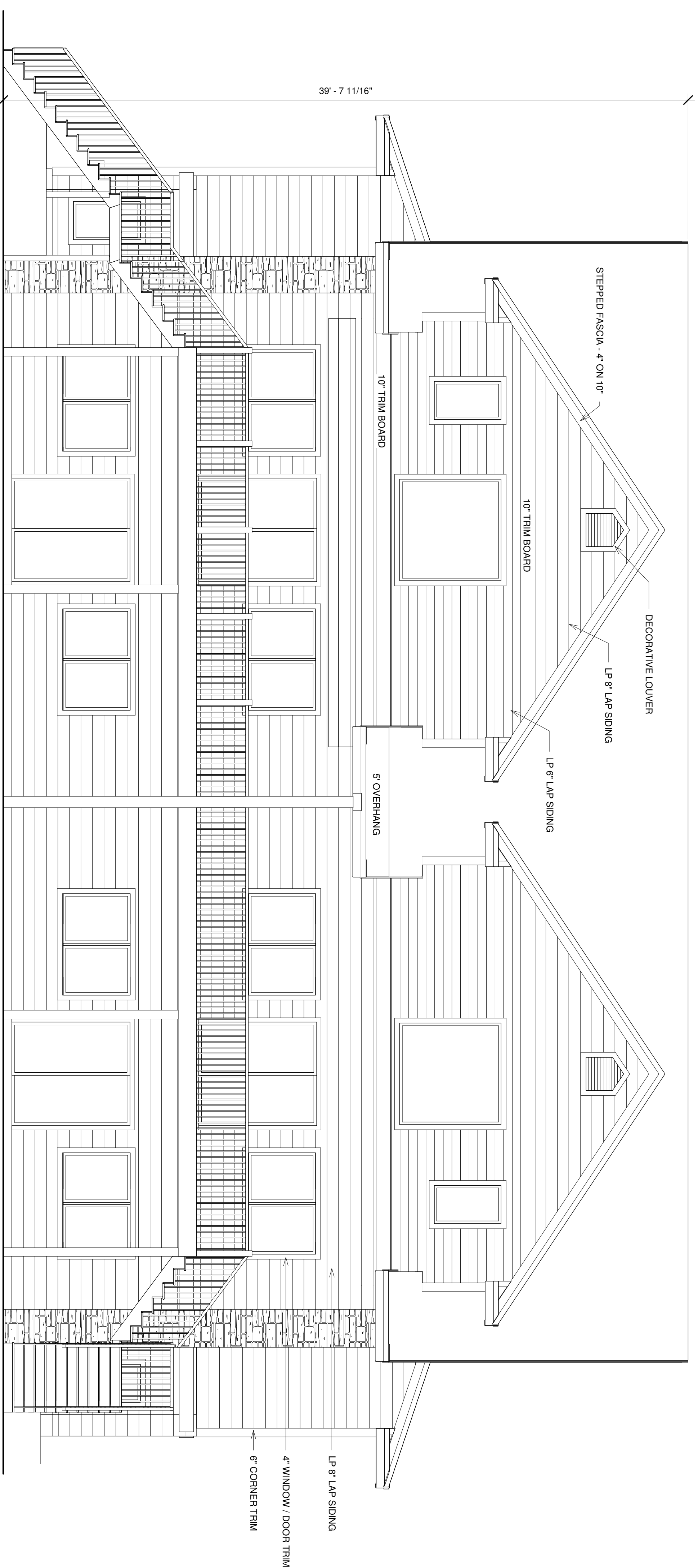


2 LEFT ELEVATION
1/4" = 1'-0"

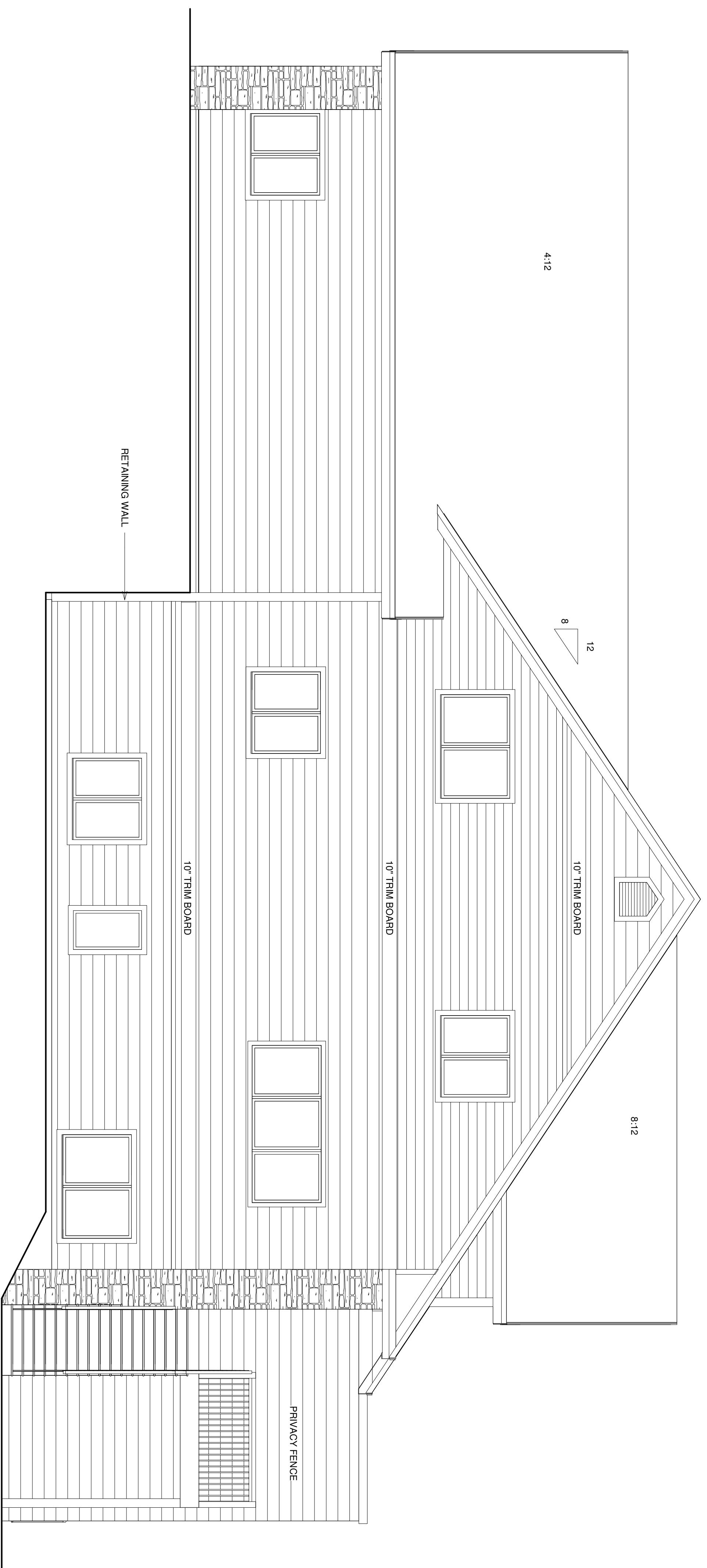
ELEVATIONS ARE DESIGNER RENDERED AND MAY NOT REFLECT ACTUAL GRADE, GRADE AND SLOPE TO BE DETERMINED ON SITE

SCALE NOTE: 11X17 PRINTS ARE NOT TO SCALE

WINDOW GRIDS TO MATCH OTHER UNITS



1 REAR ELEVATION
1/4" = 1'-0"



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

ELEVATIONS ARE DESIGNER RENDERED AND MAY NOT REFLECT ACTUAL GRADE, GRADE AND SLOPE TO BE DETERMINED ON SITE

Disclaimer Of Warranties
The design and construction of the building shown on this plan are based on the information provided by the owner. The designer is not responsible for the accuracy of the information provided. The designer is not responsible for the construction of the building. The designer is not responsible for the performance of the building. The designer is not responsible for the safety of the building. The designer is not responsible for the health of the building. The designer is not responsible for the environment of the building. The designer is not responsible for the future of the building. The designer is not responsible for the past of the building. The designer is not responsible for the present of the building. The designer is not responsible for the future of the building. The designer is not responsible for the past of the building. The designer is not responsible for the present of the building.



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SUNDANCE RIDGE #2
CONDOS -UNITS 820, 821, 830 & 831

DRAWN BY KIM GREEN
WOODLAND HOME DESIGN

DATE	COMMENTS
4/18/19	
REVISION 8/2/20	
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REVISION	

ELEVATIONS

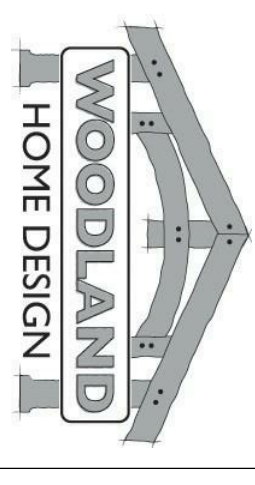
A-1.2

Scale 1/4" = 1'-0"

SCALE NOTE: 11X17 PRINTS ARE NOT TO SCALE

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**SUNDANCE RIDGE #2
CONDOS -UNITS 820, 821, 830 & 831**

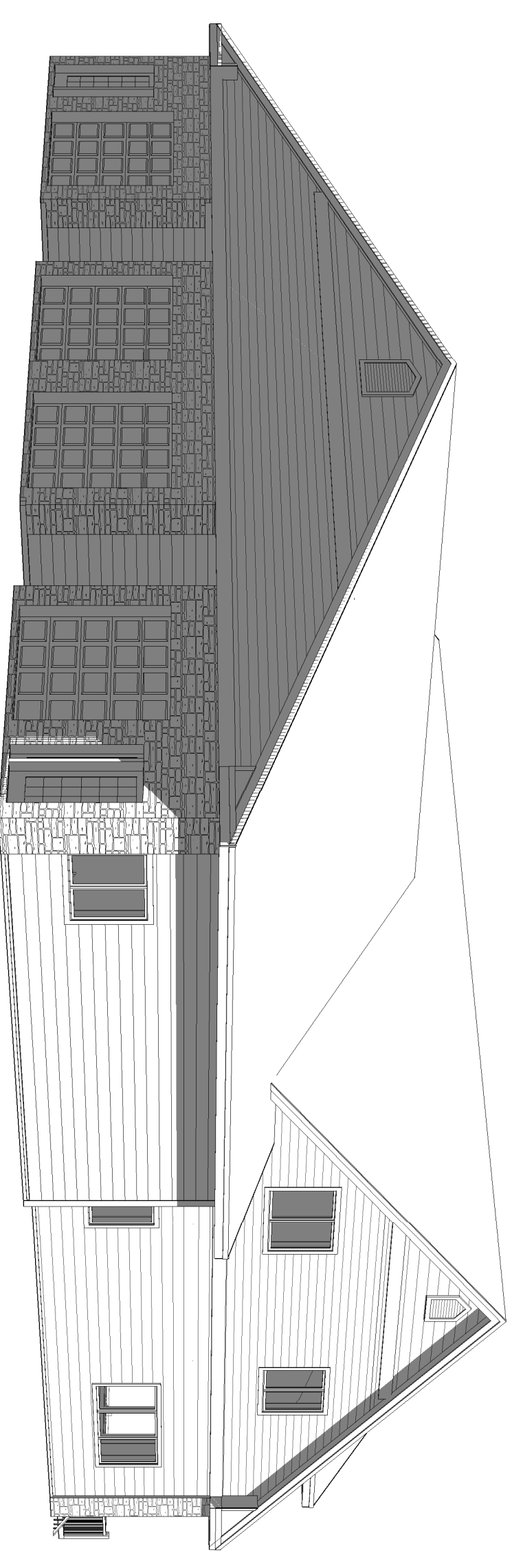
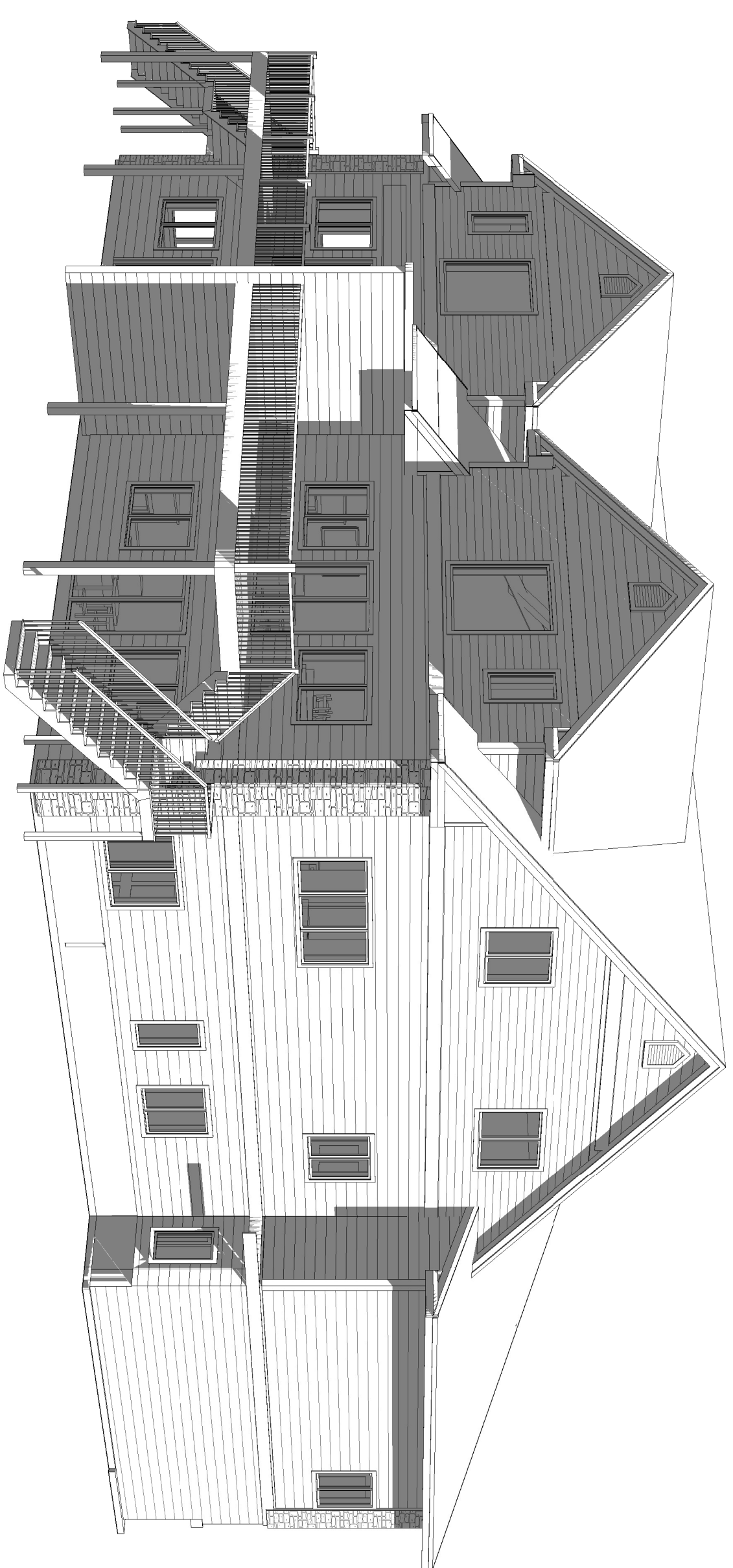
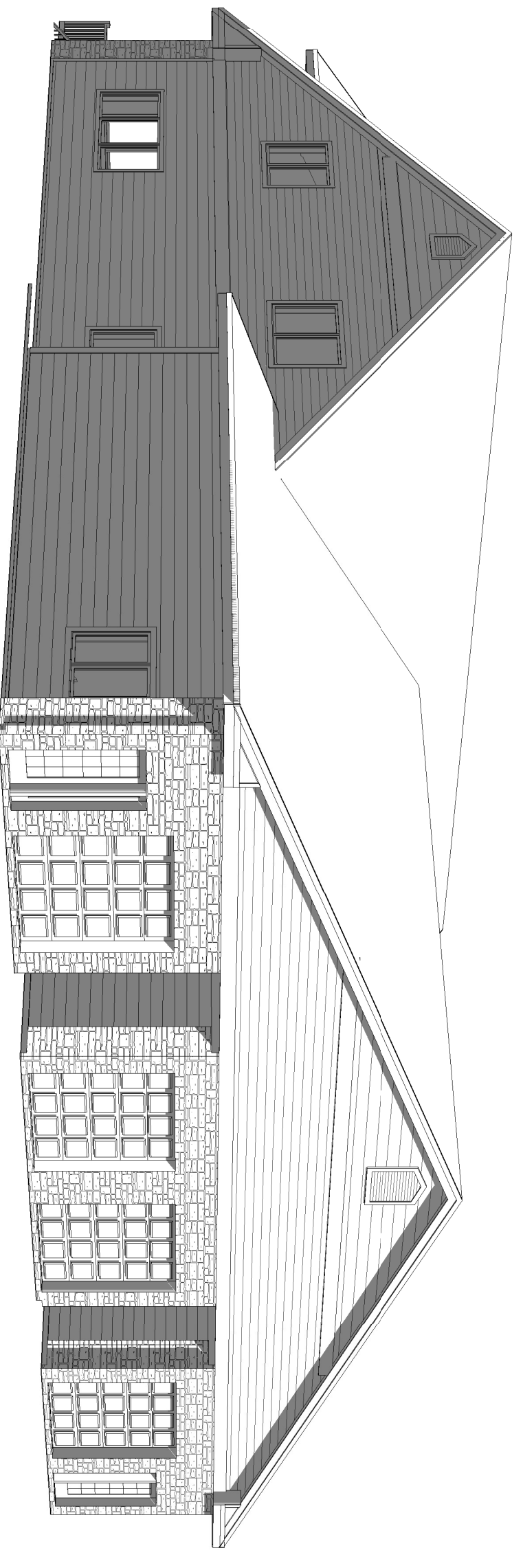
DRAWN BY KIM GREEN
WOODLAND HOME DESIGN

DATE	COMMENTS
4/18/19	
REVISION: 8/21/20	
REVISION:	
REVISION:	
REVISION:	
REVISION:	

**EXTERIOR
3D VIEWS**

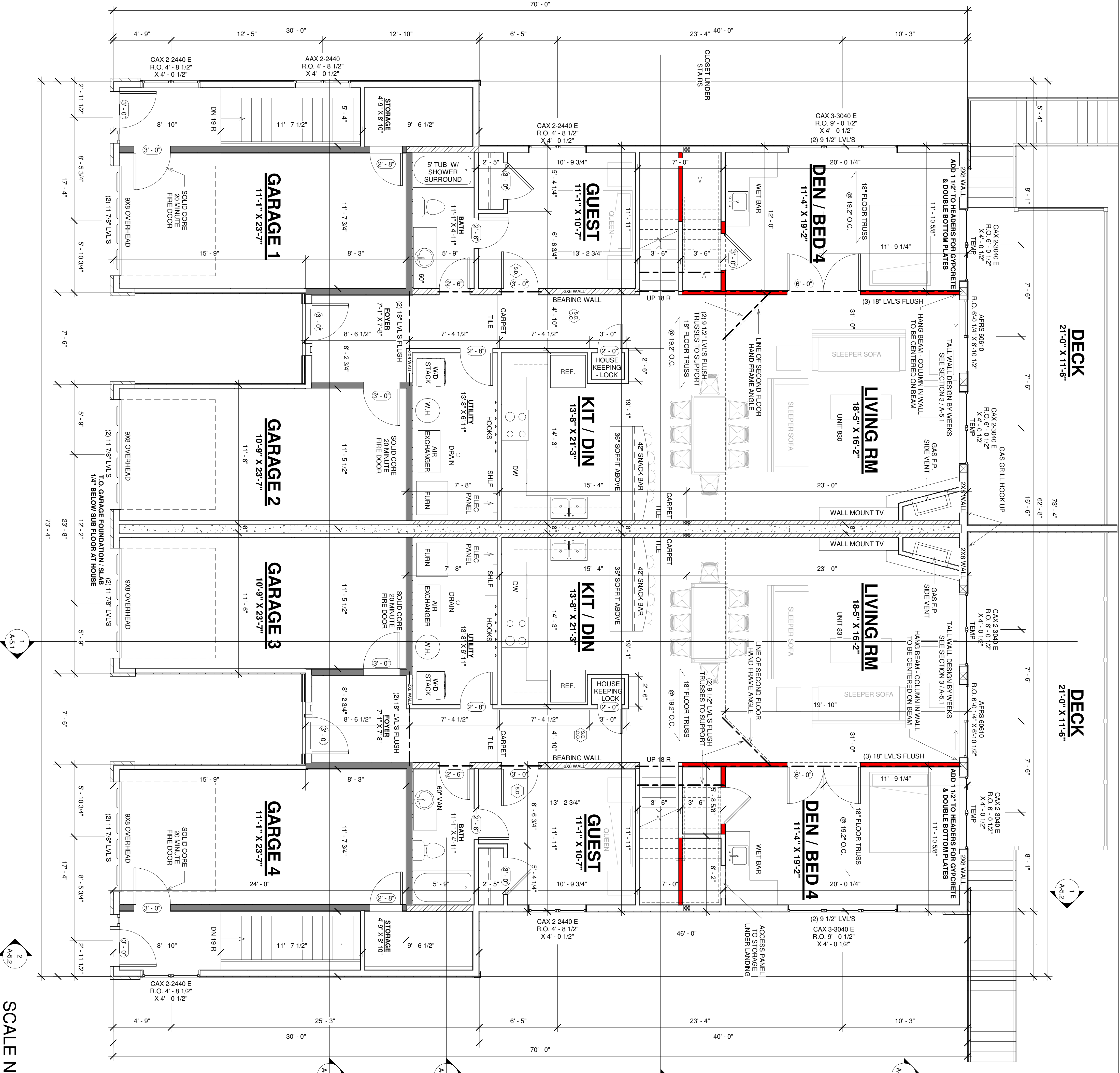
A-1.3

Scale



PERSPECTIVE VIEWS ARE FOR PRESENTATION PURPOSES REFER TO ELEVATIONS AND SECTIONS FOR BUILDING DETAILS

SCALE NOTE: 11X17 PRINTS ARE NOT TO SCALE



6'-1" WINDOW HEADER HEIGHT UNLESS NOTED

MAIN FLOOR FRAMING NOTE:
 1 1/2" GYPCRETE TOPPING
 DBL. BOTTOM PLATES ON ALL WALLS
 RAISE WINDOW AND DOOR HEADERS 1 1/2"

WALL LEGEND
 = 1 HOUR RATED STUD WALL
 = BEARING WALLS
 SOUND BATTIS TYP. IN ALL INTERIOR WALLS

BEAMS SIZES PROVIDED BY SUPPLIER & ARE PRELIMINARY. MUST SEE FINAL
 COPY OF FLOOR TRUSS LAYOUT BEFORE FRAMING
 ALL BEAMS AND HEADERS NOT CALLED OUT TO BE 2" x 6" BEAM
FLOOR TRUSS NOTE: SPACE FLOOR TRUSSES SO NO TRUSS UNDER TOILET ABOVE
VERIFY POINT LOADS FROM TRUSSES WITH TRUSS LAYOUT PRIOR TO POURING FOOTINGS

1 FIRST FLOOR
 1/4" = 1'-0"

MAIN FLOOR 1494 SQ. FT.
 SECOND FLOOR 770 SQ. FT.
 TOTAL UPPER UNIT 2264 SQ. FT.

EXTERIOR DIMENSIONED FROM SHEATHING TO SHEATHING, WALL AND ROOF SHEATHING DRAWN AS 1/2", REFER TO SECTION NOTES FOR ACTUAL SIZE

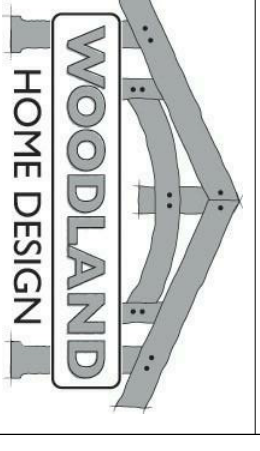
<p>Scale 1/4" = 1'-0"</p> <p>FIRST FLOOR PLAN</p> <p>A-3</p>	<p>DATE: 4/18/19</p> <p>COMMENTS:</p>	<p>WOODLAND HOME DESIGN</p> <p>PO Box 947, Alexandria, MN 320-815-3143</p> <p>Copyright 2014 - Current</p>	<p>HighPoint FORMERS.COM</p>	<p>Disclaimer Of Warranties</p> <p>The information provided herein is prepared, approved, distributed and filed for information purposes only. Woodland Home Design is not responsible for the accuracy or completeness of the information provided herein. The information is provided for informational purposes only and is not intended to be used as a substitute for professional engineering or architectural services. The user of this information is advised to consult with a qualified professional engineer or architect for all construction details and specifications. Woodland Home Design and HighPoint Formers.com assume no liability for any errors or omissions in this information. The user of this information is advised to consult with a qualified professional engineer or architect for all construction details and specifications. The user of this information is advised to consult with a qualified professional engineer or architect for all construction details and specifications.</p>
	<p>REVISION: 02/12/20</p> <p>PERMIT SET</p>			
	<p>REVISION: 02/26/20</p> <p>PERMIT SET</p>			
	<p>REVISION: 02/27/20</p> <p>BUILD SET</p>			
	<p>REVISION: 02/28/20</p> <p>W/ FINAL TRUSS</p>			
	<p>REVISION: 02/28/20</p> <p>WINDOW ROS</p>			
	<p>REVISION: 09/15/20</p> <p>WINDOW ROS</p>			
	<p>REVISION: 10/20/20</p> <p>WINDOW ROS</p>			
	<p>REVISION: 11/9/20</p> <p>KITCHEN/ CLEANING CLST</p>			
	<p>REVISION: 12/14/20</p> <p>ADD BEDRM 4</p>			

SUNDANCE RIDGE #2

CONDOS - UNITS 820, 821, 830 & 831

Disclaimer Of Warranties

The information herein was prepared, approved, distributed and/or used by the registered architect or professional engineer and the information is intended for the use of the contractor and is not to be construed as a warranty of any kind. The contractor is responsible for the proper interpretation and use of the information herein. The architect or engineer shall not be held responsible for any errors or omissions in the information herein. The contractor shall be held responsible for the proper interpretation and use of the information herein. The architect or engineer shall not be held responsible for any errors or omissions in the information herein.



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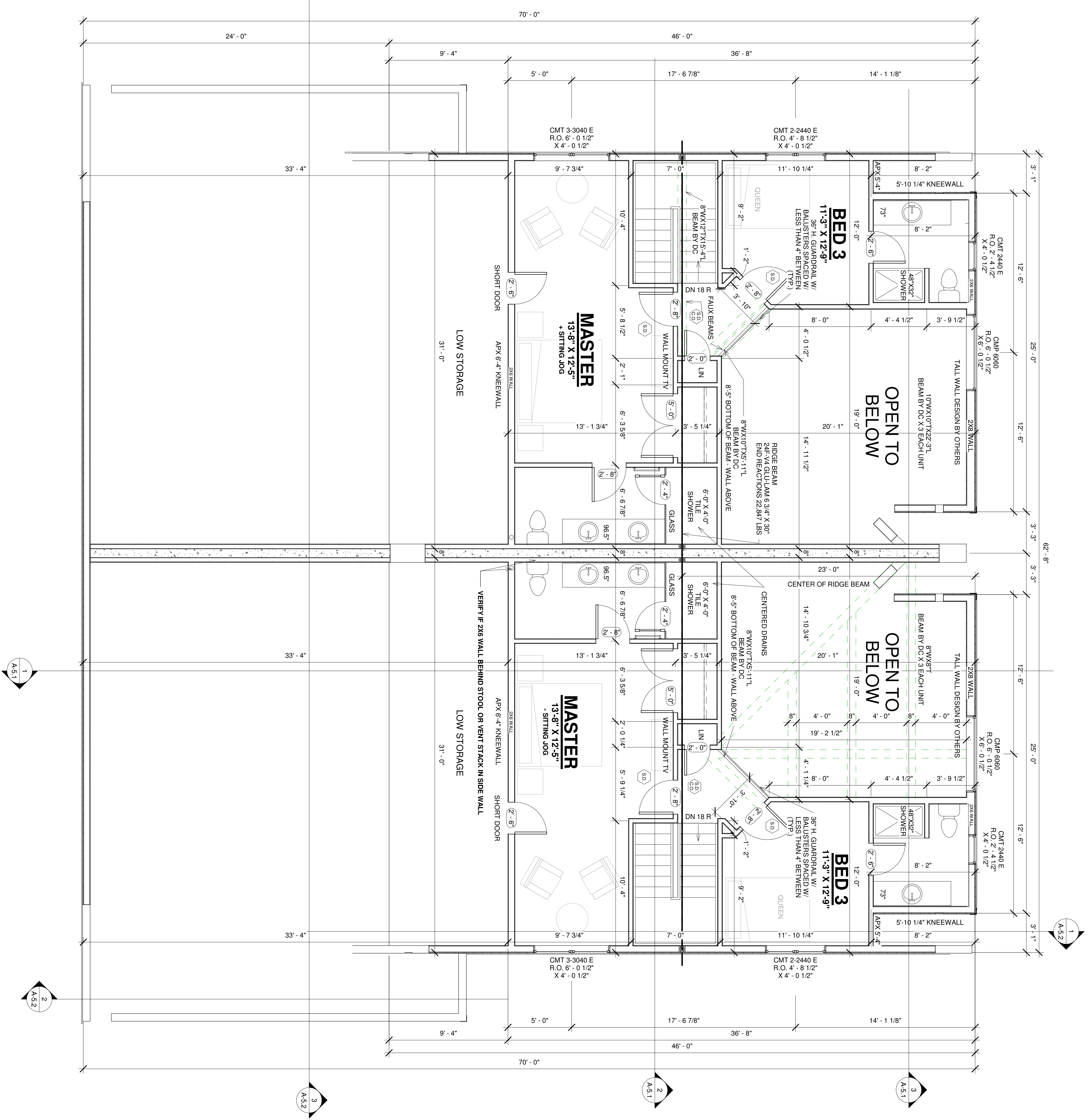
DRAWN BY KIM GREEN
SECOND FLOOR
WOODLAND HOME DESIGN

DATE	COMMENTS
4/18/19	
REVISION: 8/21/20	
REVISION:	
REVISION:	
REVISION:	

WALL LEGEND	
	= 1 HOUR RATED STUD WALL
	= BEARING WALLS
	SOUND BATT'S TYPE IN ALL INTERIOR WALLS

6'-11" WINDOW HEADER HEIGHT UNLESS NOTED
BEAMS NOT CALLED OUT 2X10S - VERIFY BEAMS WITH SUPPLIER

1 SECOND FLOOR
1/4" = 1'-0"



SCALE NOTE: 11X17 PRINTS ARE NOT TO SCALE

SECOND FLOOR PLAN

A-4

Scale 1/4" = 1'-0"

Cheryl Stuckmayer

From: Mark Melby <Mark.Melby@crowwing.us>
Sent: Friday, May 07, 2021 1:01 PM
To: Cheryl Stuckmayer
Cc: 'Jon Kolstad'
Subject: RE: PC/BOA 5.28.2021

County Highway comments:

Variance requests CSAH 16 – Jenson Packet: With the proposed structure addition, are city requirements for parking met? Does the applicant have any calculations for amount of car traffic? The highway department has concerns with overflow parking using the shoulder and right of way on CSAH 16.

Subdivision of property – building – Sundance Ridge Homes on Crosslake off of CSAH 66: The subdivision application has no adverse effect on the CSAH 66 transportation system.

Mark Melby
Engineering Coordinator
Highway Department
Office - 218-822-2694
Cell - 218-839-6207
www.crowwing.us



Our Vision: Being Minnesota's favorite place.

Our Mission: Serve well. Deliver value. Drive results.

Our Values: Be responsible. Treat people right. Build a better future.

Let us know how we are doing: [Customer Service Survey](#)

From: Cheryl Stuckmayer <cstuckmayer@crosslake.net>
Sent: Thursday, May 6, 2021 11:17 AM
To: Mark Melby <Mark.Melby@crowwing.us>
Cc: 'Jon Kolstad' <jkolstad@crosslake.net>
Subject: PC/BOA 5.28.2021

Good afternoon,

Please review the attachment(s). As always, any comments you would like to contribute to our meeting, please put in writing.



Subdivisions Application

Planning and Zoning Department

13888 Daggett Bay Rd, Crosslake, MN 56442

218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: 969660

Permit Number: 210045 S

Property Owner(s): Sundance Ridge Homes on Crosslake

Mailing Address: 1090 2nd St, Suite 2A, Sartell, MN 56377

Site Address: 36937 Sundance Loop

Phone Number: 320-230-6060

E-Mail Address: stuart@everythingunderthesun.com

Parcel Number(s): 14160837 14160517

Legal Description: Lot 6 and 7, SUNDANCE RIDGE

Sec 16 Twp 137 Rge 26 27 28

Land Involved: Width: 73 Length: 70 Acres: 0.1

Lake/River Name: Cross Lake

Do you own land adjacent to this parcel(s)? ___ Yes X No

If yes, list Parcel Number(s) _____

Authorized Agent: Jim Kramer

Agent Address: 1120 Industrial Park Road, Brainerd, MN 56401

Agent Phone Number: 218-829-5333

Signature of Property Owner(s) [Signature]

Date 4/1/21

Signature of Authorized Agent(s) [Signature]

Date 03/29/2021

- All applications must be accompanied by signed Certificate of Survey
- Residential Fee: Preliminary \$500 + \$100 per lot; Final \$500 + \$25 per lot Payable to "City of Crosslake"
- Commercial Fee: Preliminary \$750 + \$150 per lot; Final \$750 + \$50 per lot Payable to "City of Crosslake"
- Metes & Bounds: \$100 + \$75 per lot Payable to "City of Crosslake"
- Above Fees will require additional Park Dedication Fees of \$1,500 per unit/lot or 10% of buildable land as measured pre-plat for park purposes or a combination of both Payable to "City of Crosslake" Park Fees Ad**
- No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval. Approval or denial of application is determined at a public meeting by the City Council after a recommendation from the Planning Commission/Board of Adjustment per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

Subdivision Type
(Check applicable request)

Metes and Bounds-**Record within 90 days of approval**

Residential Preliminary Plat

Residential Final Plat

Commercial Preliminary Plat

Commercial Final Plat

Development

4 Number of proposed lots

0 Number of proposed outlots

Access

X Public Road

___ Easement

Easement recorded: ___ Yes ___ No

Septic

Compliance _____

SSTS Design City Sewer

Site Suitability _____

For Office Use:

Application accepted by [Signature] Date 4/12/21 Land Use District SD Lake Class GD Park, Rec, Lib OK



City of Crosslake Planning Commission/Board of Adjustment

Findings of Fact

Supporting/Denying a Preliminary Plat

Findings should be made in either recommending for or against a plat, and should reference Chapter 44 of the City Subdivision Ordinance. The following questions are to be considered, but are not limited to:

1. Does the proposed plat conform to the City's Comprehensive Plan?

Yes No

2. Is the proposed plat consistent with the existing City Subdivision Ordinance? Specify the applicable sections of the ordinance.

Yes No

3. Are there any other standards, rules or requirements that this plat must meet?

Yes No Specify other required standards.

4. Is the proposed plat compatible with the present land uses in the area of the proposal?

Yes No Zoning District

5. Does the plat conform to all applicable performance standards in Article 2 of the Subdivision Ordinance?

Yes No

6. How are the potential environmental impacts being resolved? (Does the plat meet the following City Standards?)

Stormwater

Erosion /Sediment Control

Wetlands

Floodplain

Shoreland

Septic Systems

7. Have the potential public health, safety or traffic generation impacts been addressed?

Yes No

8. Other issues pertinent to this matter.