

SUNRISE BOULEVARD IMPROVEMENTS

PUBLIC HEARING

City of Crosslake

**Crosslake City Hall
December 8, 2025**

6:30 PM



Presentation

- ☐ Background
- ☐ Improvement, Scope, Cost
- ☐ Improvement Assessment
- ☐ Market Value Benefit & Assessment
- ☐ Public Input



Background

- ☐ Property Owner Petition
 - ☐ Improvement of Sunrise Boulevard
- ☐ Pavement ratings – FDR or Reconstruction
 - ☐ 2018 - 6
 - ☐ 2023 - 4
 - ☐ 2025 - 4
- ☐ Soil Borings 2025 – little aggregate base existing
- ☐ Preliminary Engineering Report – October 31, 2025
- ☐ Not part of City's Adopted 5-yr Plan



Improvement, Scope, Cost

- ☐ Reconstruction of Sunrise Boulevard
 - ☐ Removal of existing pavement
 - ☐ New Road section – 6” class 5, 3.5” bituminous
 - ☐ Replace driveway to property line
- ☐ Replace non-swing type mailbox post
- ☐ Estimated Total Cost = \$294,000



Improvement Assessment

- ☐ Assessment - Mn Statute 429
 - ☐ Improvement Hearing – December 8, 2025
 - ☐ Assessment Public Hearing – TBD
- ☐ City Ordinance No. 358: Assessment to each parcel at a rate that does not exceed the “market value benefit”
 - ☐ Considers opinion of market value benefit & City’s past practice
- ☐ Assessment Payment – *project end*
 - ☐ After Final Assessment Adopted – in full (interest free if within 30 days) or over time as determined by Council



Market Value Benefit & Assessment

Nagel Opinion of Market Benefit Ranges - June 2024				
Reconstruction Improvement	Low	High	Basis	
SF Res Home - No Lake	\$6,000	\$10,000	per bld lot	
Resort - Lake	\$15,000.00	\$20,000.00		
Vacant Land - No Lake	\$5,000.00	\$9,000.00	per bld lot	

- ☐ Benefit Range
- ☐ City Assessment History - *\$6,000 for Harbor Lane 2025*
- ☐ Primary Benefit (adjacent)
 - ☐ 22 parcels
- ☐ Total Assessed = TBD
 - ☐ Low end (\$6,000/lot) = \$132,000 or 45% of est project cost
 - ☐ High end (\$10,000/lot) = \$220,000 or 75% of est project cost



Public Input

***Please state your name and address for the record before
providing your input.***

Thank you for attending.



RESOLUTION NO. 25-__
CITY OF CROSSLAKE
COUNTY OF CROW WING
STATE OF MINNESOTA

RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF PLANS

WHEREAS, a resolution of the city council adopted November 10, 2025, fixed a date for a council hearing on the proposed improvement of Sunrise Boulevard from West Shore Drive to West Shore Drive, and

WHEREAS, ten days' mailed notice and two weeks' published notice of the hearing was given, and the hearing was held thereon on the 8th day of December 2025, at which all persons desiring to be heard were given an opportunity to be heard thereon,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CROSSLAKE, MINNESOTA:

1. Such improvement is necessary, cost-effective, and feasible as detailed in the feasibility report.
2. Such improvement is hereby ordered as proposed in the council resolution adopted 10th day of November 2025.
3. Bolton & Menk is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.
5. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax-exempt bonds.

Adopted by the City Council this 8th day of December 2025 by a __/5ths vote.

Jackson Purfeerst, Mayor

Charlene Nelson, City Clerk