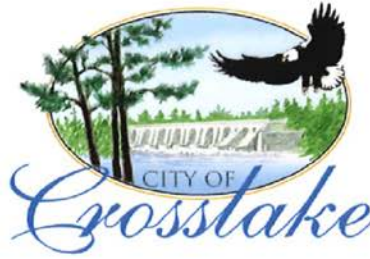


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

April 26, 2024
9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Sundown Holdings Inc

Authorized Agent: N/A

Site Location: East Shore Road, Sec. 29, Twp 137, Rg 27, Crosslake, MN 56442

Request:

- Subdivision of property

To:

- Subdivide parcel # 14290822 Involving 18.78 acres into 31 tracts

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: Sundown Holdings Inc

Parcel Number(s): 14290822

Application Submitted: February 27, 2024

Action Deadline: April 26, 2024

City 60 Day Extension Letter sent / Deadline: NA / NA

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: N/A

Request: To Subdivide parcel # 14290822 Involving 18.78 acres into 31 tracts

Current Zoning: Limited Commercial

Adjacent Land Use/Zoning:

North – Limited Commercial

South – Rural Residential 5 (RR5)

East – Limited Commercial

West – Shoreland District

Parcel History:

- April 1987 – install septic
- September 1994 – 36x135 foot mini storage units
- 2005 – Zoning map amendment
- June 2007 – Metes & Bounds Subdivision
- September 2007 – Conditional use permit for a commercial planned unit development-assisted living center
- October 2013 – To move 24x30 foot cabin off of parcel
- May 2014 – Stormwater Pollution Prevention Plan (SWPPP)
- August 2023 – Preliminary plat recommendation to the city council with the city council approving the final plat
- October 2023 – Final Plat approved by the city council

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 Dept: N/A

DNR: No comment received before packet cutoff date

City Engineer: Comment(s) received

City Attorney: N/A

Lake Association: No comment received before packet cutoff date

Crosslake Public Works: No comment received before packet cutoff date

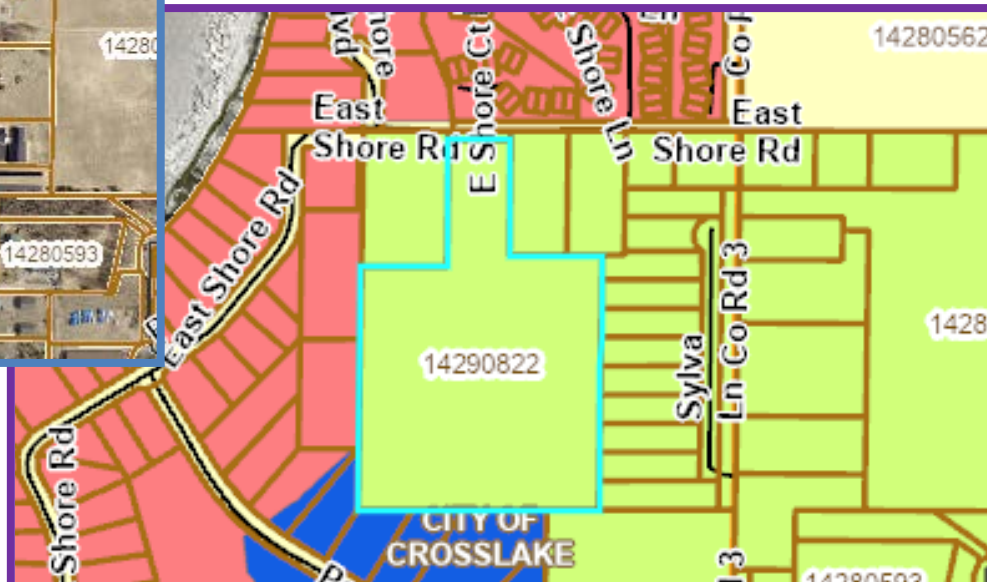
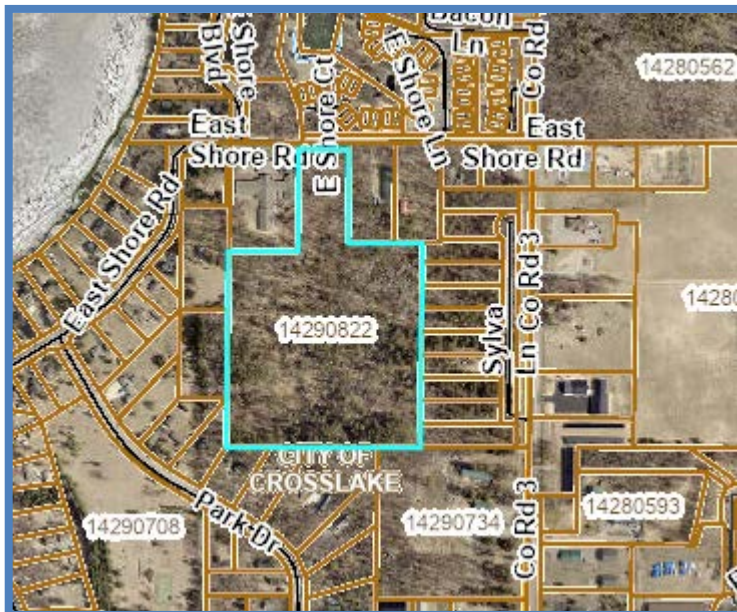
Crosslake Park, Recreation & Library: No comment received before packet cutoff date

Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

To make a recommendation to the Crosslake City Council to approve/deny the subdivision of parcel # 14290822 involving 18.78 acres into 31 tracts located off of East Shore Road, Sec. 29, Twp 137, Rd 27, City of Crosslake

As shown on the certificate of survey dated 3-1-2024



DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

WHEREAS, Sundown Holdings, Inc. (hereinafter "Sundown") is the owner of the real property described as follows:

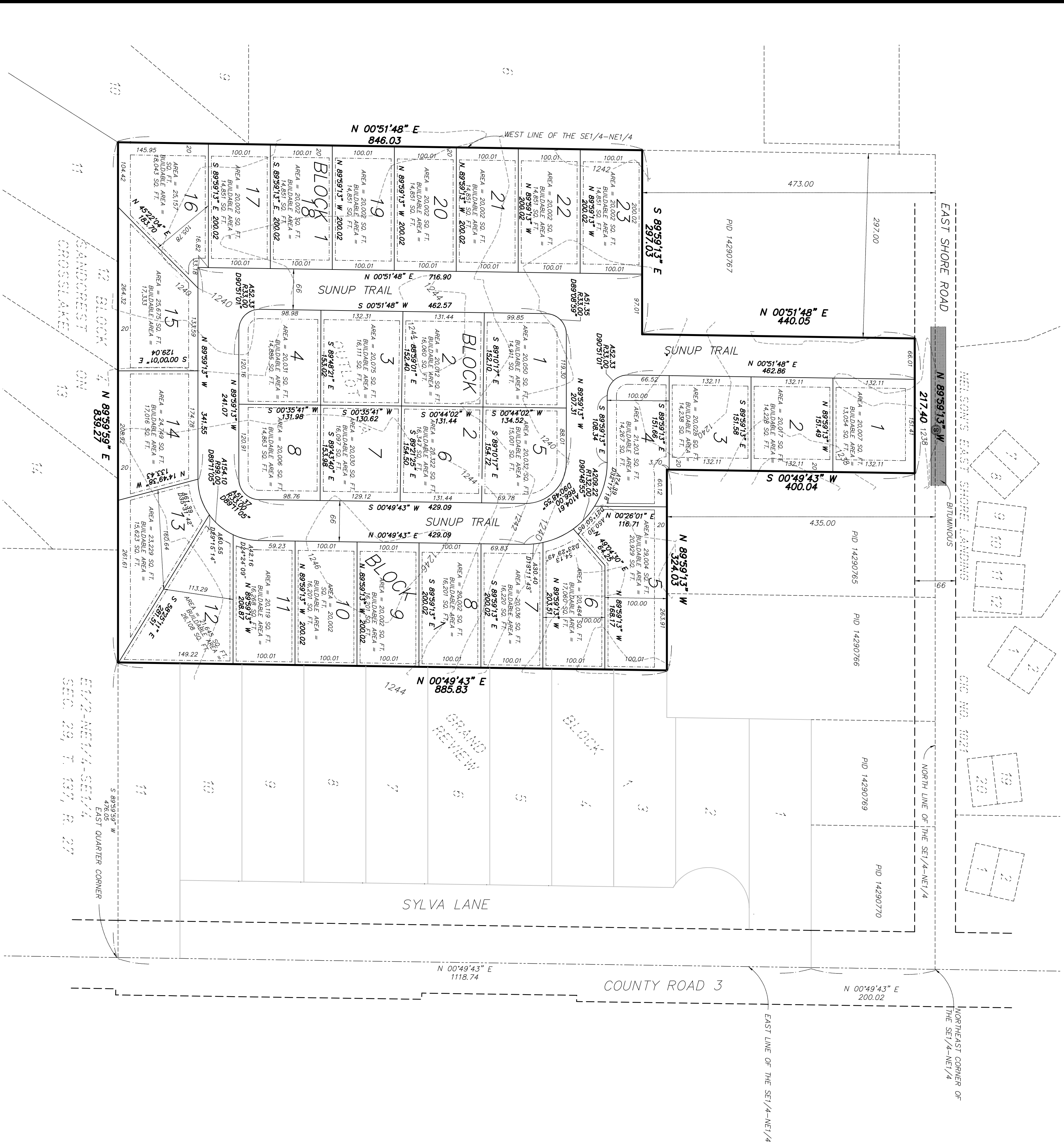
Out Lot A Grand Review

WHEREAS, Sundown makes this the Declaration of Covenants, Conditions, and Restrictions to protect the development of the real estate described above.

NOW, THEREFORE, Sundown does hereby declare that the real property described above shall be held, transferred, sold, conveyed, and occupied, subject to the Covenants, Conditions, and Restrictions as hereinafter set forth.

1. No mini storage units shall be allowed.
2. All designated parking areas and driveways shall be paved.
3. Each building shall be at least 2400 square feet, a minimum 4/12 pitch roof,
All structures shall meet a 10 foot side yard setback and a 30 foot rear yard setback adjacent to residential and 20 foot to commercial. All structures shall have black roof, fascia, soffit, windows and doors with charcoal sides
4. No outdoor storage
5. Each owner agrees to retain Miller Construction of Crosslake, Inc. as its builder for the initial construction.

6. The foregoing Covenants, Conditions, and Restrictions establish uniform plan for the benefit of the parties hereto, their heirs, successors, and assigns, and shall continue as covenants running with the land in favor of said parties, their heirs, successors, and assigns for a term of 20 years from the date of this document. At the expiration of 20 years, said covenants will renew for an additional 10 years to be reviewed for renewal every 10 years thereafter.



LEGAL DESCRIPTION PER BREN AND PERSON TITLE OPINION
 OUTLOT A, GRAND REVIEW

VICINITY MAP (NOT TO SCALE)

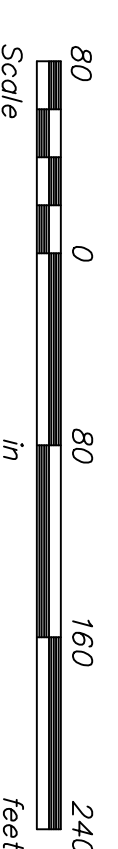


GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Cow Wing County Coordinate System.
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned.
4. No wetlands were found by Brinks Method Services.
5. Total area of subject property, 18.78 Acres.
6. Subject Parcel Zoning is Limited Commercial Building (Subject to City Road-15th Lot lines-5th).
7. Subject parcel is 14290822.
8. Elevations shown are based on the NAVD 88 datum.

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2" X 1/4" IRON PIPE WITH CAP # 45875
- ⊠ DENOTES ELECTRIC BOX
- ⊞ DENOTES TELEPHONE BOX
- ⊚ DENOTES SANITARY MANHOLE



Lakes Area
SURVEYING
 LLC



I hereby certify that this plan 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.
Paul Herkenhoff
 License No. 45875

Revisions:

Drawn: TTS
 Checked: PHL
 Record Drawing by/date:

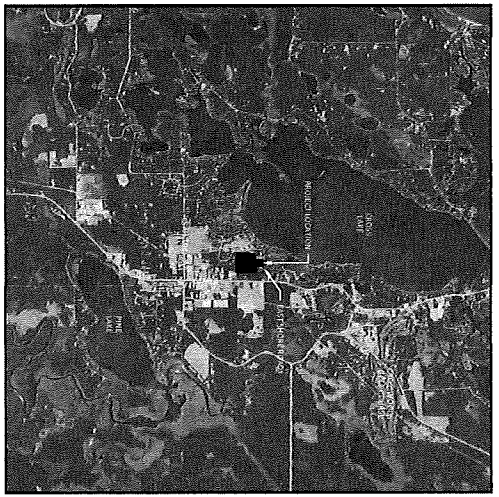
Prepared for:

SUNDOWN HOLDINGS, INC/DAN MILLER
 P.O BOX 1080
 Crosslake MN, 56442

City of Crosslake
 Crow Wing County, Minnesota

PRELIMINARY PLAT
 OF GRAND REVIEW
 SECOND ADDITION

GRAND REVIEW - SECOND ADDITION PERMIT SUBMITTAL - NOT FOR CONSTRUCTION SUNDOWN HOLDINGS, INC. CROSSLAKE, MINNESOTA



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
CO.0	TITLE SHEET
CO.0	GENERAL NOTES & TYPICAL SECTIONS
CO.0	OVERALL GRADING PLAN
CO.1, 2, 3	STREET PLAN & PROFILES
CO.0	EROSION CONTROL PLAN
CO.0	SWPPP
2 OF 8	MINDOT STANDARD PLANS - TEMPORARY EROSION CONTROL
3 OF 8	FILTER BERMS, SEDIMENT CONTROL LOGS & BALE BARRIERS
4 OF 8	DITCH CHECKS
5 OF 8	STORM DRAIN INLET PROTECTION
5 OF 8	STABILIZED CONSTRUCTION DIRT
6 OF 8	SILT FENCE
8 OF 8	CULVERT END CONTROLS
2 OF 3	MINDOT STANDARD PLANS - PERMANENT EROSION CONTROL
3 OF 3	TURF ESTABLISHMENT DETAIL AT CULVERT ENDS
	BLANKET STABLE PATTERN FOR SLOPES

OWNER
 DONALD L. SUNNOM
 SUNDOWN HOLDINGS, INC.
 PO BOX 1180
 CROSSLAKE, MN 56442
 763.836.5555
 dsunnom@sunnom.com
 (952) 820-8881 (M)

ENGINEER
 CHRISTOPHER L. SONNOR, PE
 SONNOR CONSULTING, LLC
 845 TULL LAKE, MN 56401
 763.836.5555
 csonnor@sonnorconsulting.com
 (952) 270-8934 (M)

PROJECT CONTACTS

GOPHER STATE ONE CALL
 811 | (651) 454-0002 | (800) 252-1166
 gsr@gopherstateonecall.org

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING GOPHER STATE ONE CALL FOR UTILITY LOCATES.
 THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL IN ADVANCE OF ANY GRADING OR EXCAVATION AS REQUIRED BY STATE PERMITS. THE CONTRACTOR, AT NO COST TO THE OWNER, SHALL BE RESPONSIBLE FOR ANY REQUIRED UTILITY REPAIRS RESULTING FROM THIS WORK.

CO.0	SHEET	GRAND REVIEW SECOND ADDITION TITLE SHEET CROSSLAKE, MINNESOTA	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. <div style="text-align: center;"> 44599 CHRISTOPHER L. SONNOR </div> LIC. NO. DATE															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>#</th> <th>REVISION NOTE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> </tbody> </table>			REVISIONS			#	REVISION NOTE	DATE	1			2			3			
REVISIONS																		
#	REVISION NOTE	DATE																
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2																		
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GENERAL NOTES

1. WORK TO BE COMPLETED IN ACCORDANCE WITH MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (CURRENT EDITION).
2. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY LEVEL. D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO GUIDELINES OF CLASS 36-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DETECTION OF EXISTING SUBSURFACE UTILITY DATA."
3. TOPOGRAPHIC SURVEY WAS COMPLETED BY JAMES ARBE SURVEY.
4. CONTRACTOR IS RESPONSIBLE FOR Gopher STATE ONE CALL PRIOR TO BEGINNING ANY REMOVALS, GRADING OR EXCAVATION.
5. CONTRACTOR TO CONTACT OWNER FOR PRIVATE UTILITY LOCATES IF NEEDED.
6. GRADING NOTES
7. ALL REGION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO BEGINNING DEMOLITION OR GRADING OPERATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR Gopher STATE ONE CALL PRIOR TO BEGINNING ANY REMOVALS, GRADING OR EXCAVATION.
9. ALL SPOT ELEVATIONS ARE TO FINISHED GROUND (BRUNNENUS, CONCRETE, ETC.) UNLESS NOTED.
10. EXISTING TOPSOIL SHALL BE STRIPPED FROM RIGHT-OF-WAY. NO TOPSOIL SHALL BE LEFT IN SUBGRADE BENEATH PROPOSED PAVEMENT.
11. GRADING OPERATIONS SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLANS.
12. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LIMIT THE AMOUNT OF CONSTRUCTION ACTIVITY IN THE AREAS OF THE PROPOSED STORMWATER INFILTRATION BASINS (DTOPISH).
13. IF UNSUITABLE SOILS ARE DISCOVERED ON SITE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER.
14. CONTACT SUBAGENTS TO RELATIVE COMPACTION IN ACCORDANCE WITH ASTM D698.
15. NOTIFY THE OWNER OF BATHWORK OCCURRENCES.
16. ROAD SECTION TO CONSTRUCT PER CITY OF CROSSLAKE SEC. 44.591 - RURAL COMMERCIAL STREET STANDARD DETAIL.
17. ESTIMATED BATHWORK QUANTITIES ARE PROVIDED BELOW. A SHRINKAGE FACTOR OF 10% WAS USED IN THE CALCULATIONS.

SUNUP TRAIL (STA 0+00 TO 5+57)

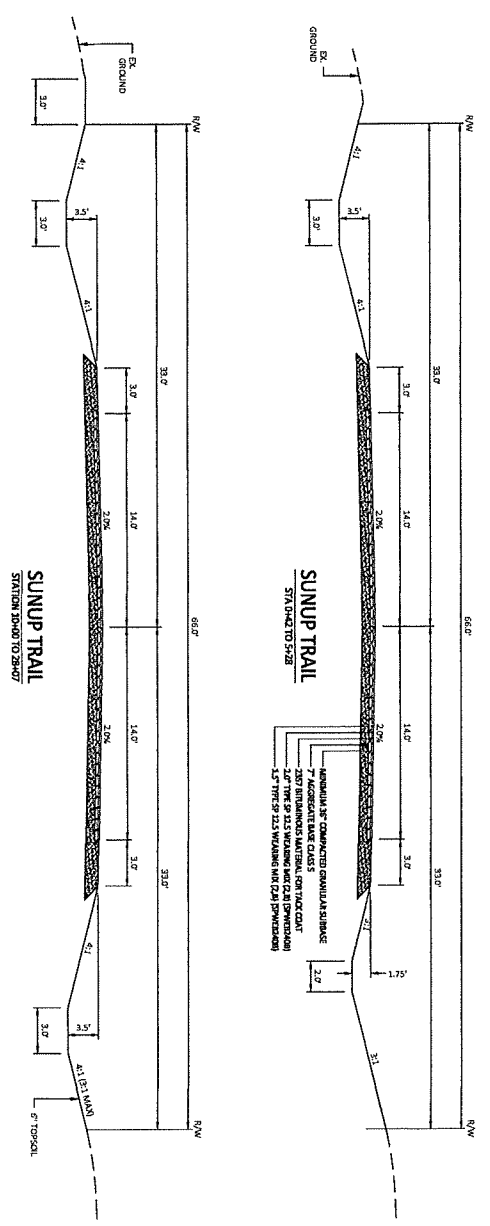
FILL	1,352 CY
CLT	50 CY
NET	1,302 CY (CUY)

SUNUP TRAIL (STA 10+00 TO 28+07)

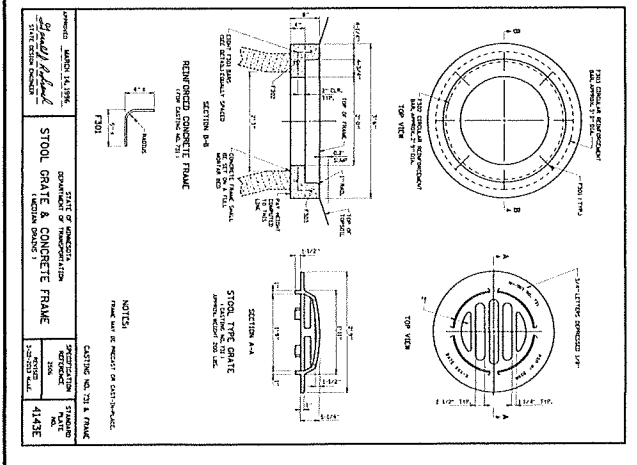
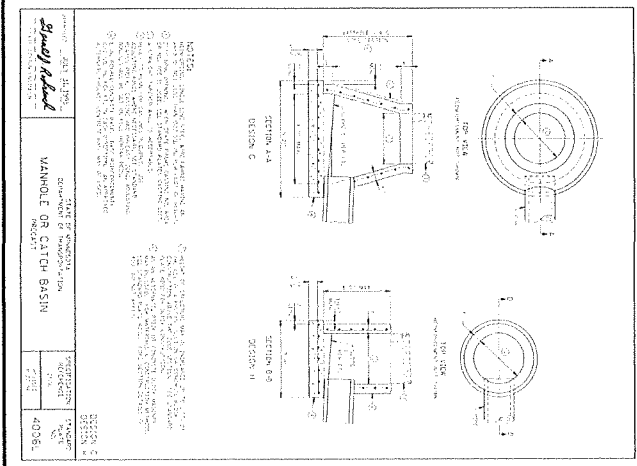
FILL	6,799 CY
CLT	4,835 CY
NET	1,874 CY (CUY)
TOTAL	3,176 CY (CUY)

PAVING NOTES

1. TEST ROLL SUBGRADE SOILS USING A LOADED TANDEN AXLE TRUCK IN ACCORDANCE WITH MNDOT SPECIFICATION 2111.
2. AGGREGATE BASE CLASS 3 SHALL MEET MNDOT SPECIFICATION 3138.
3. PRIOR TO FINAL PAVING, MILL OR SAWCUT STRAIGHT EDGE AT ALL CONNECTIONS TO EXISTING PAVEMENTS.
4. PAVEMENT DENSITY TO BE BY ORDINARY COMPACTION.



TYPICAL SECTIONS



Manhole and Catch Basin

MANHOLE OR CATCH BASIN

DATE OF PREPARATION: 06/12/2024

DESIGNER: [Signature]

CHECKER: [Signature]

DATE OF REVIEW: 06/12/2024

REVISIONS:

#	REVISION NOTE	DATE
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2		
3		

Stool Grate Concrete Frame

STOOL GRATE CONCRETE FRAME

DATE OF PREPARATION: 06/12/2024

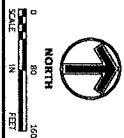
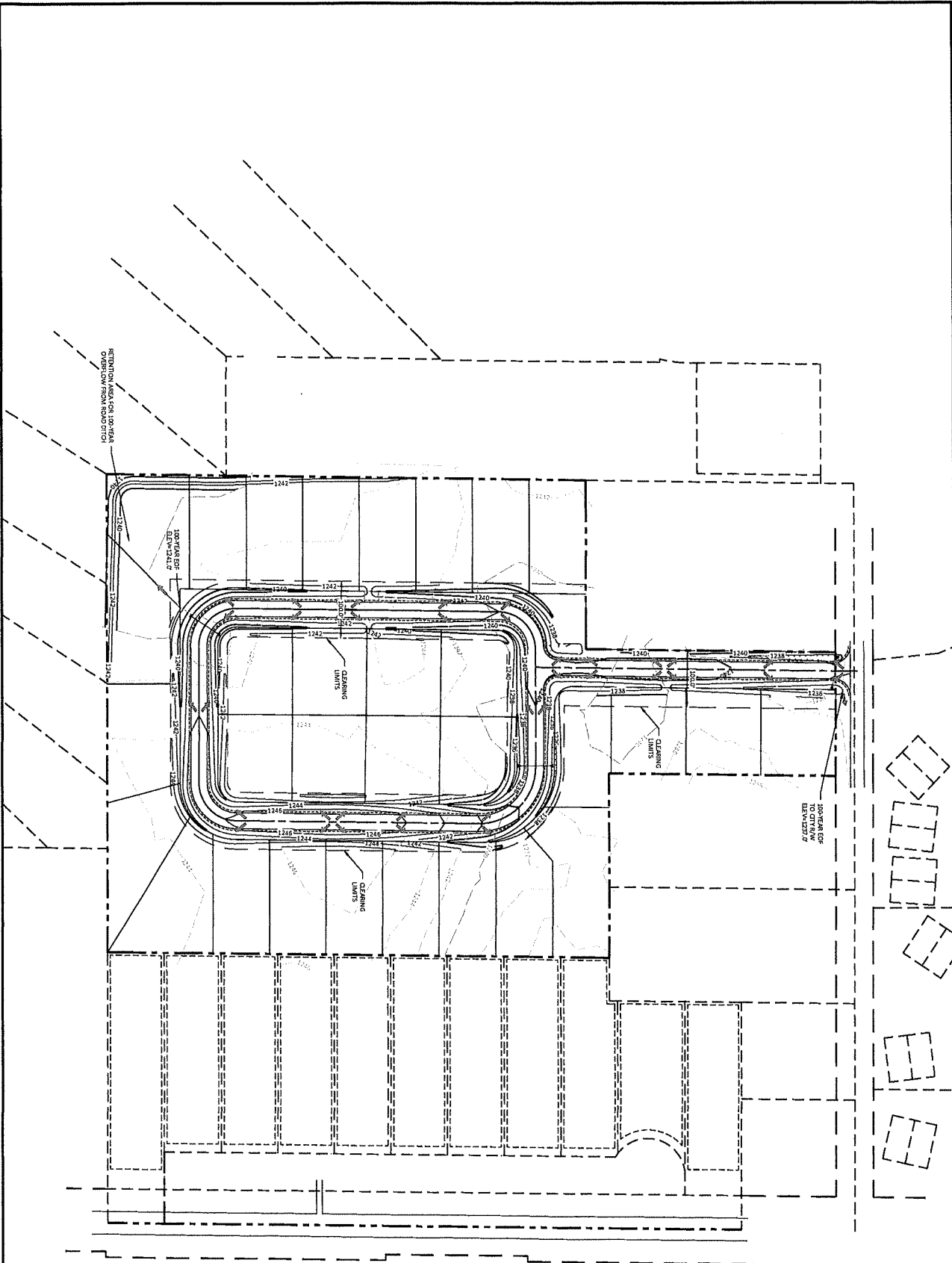
DESIGNER: [Signature]

CHECKER: [Signature]

DATE OF REVIEW: 06/12/2024

REVISIONS:

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C2.0
SHEET

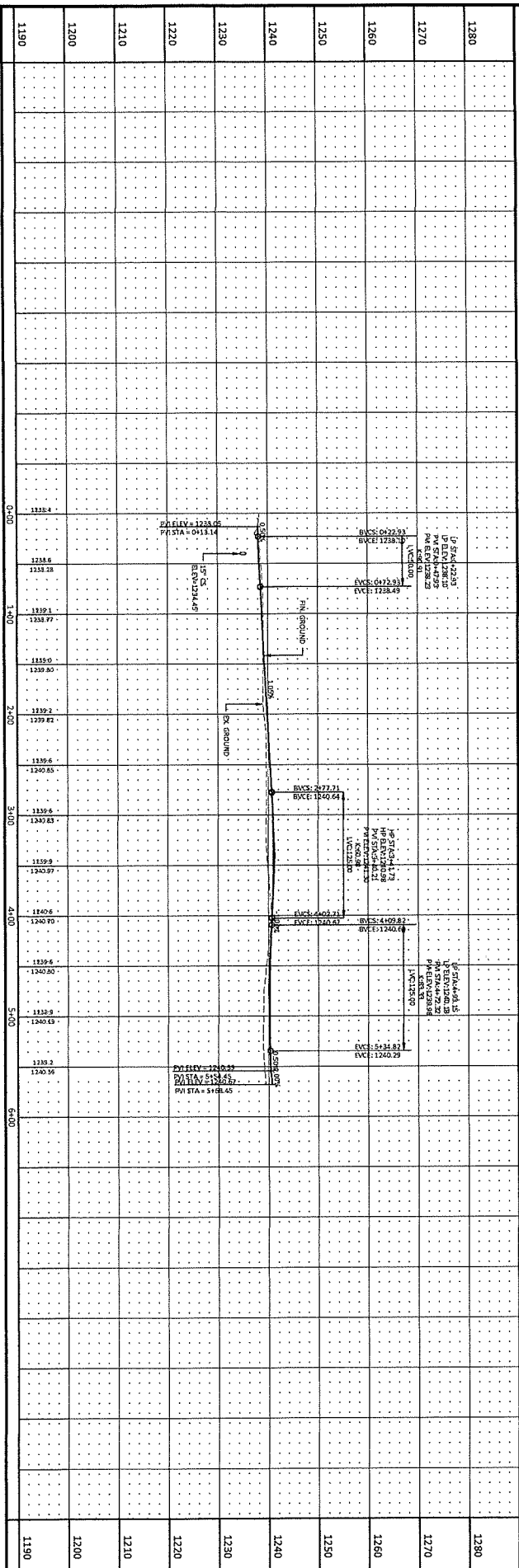
GRAND REVIEW SECOND ADDITION
OVERALL GRADING PLAN
 CROSSLAKE, MINNESOTA

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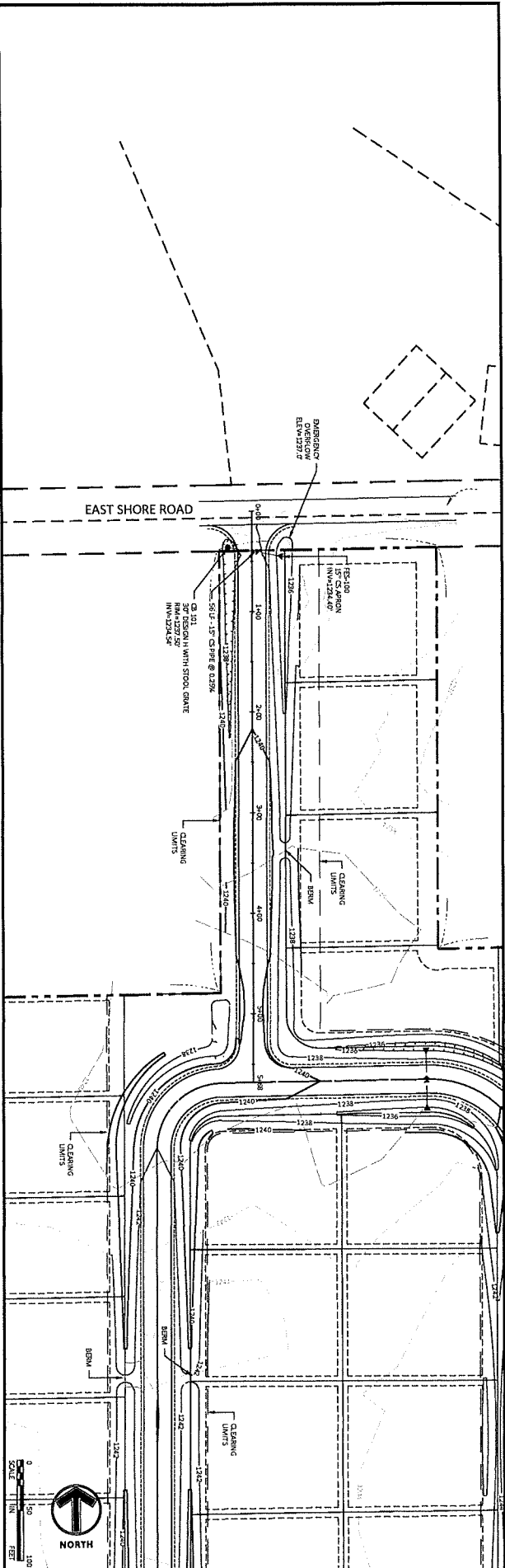
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Ch. L. Son 44599 04/12/2024
 CHRISTOPHER L. SONNOR LIC. NO. DATE





ENTRANCE ROAD (0+00-5+68.45)



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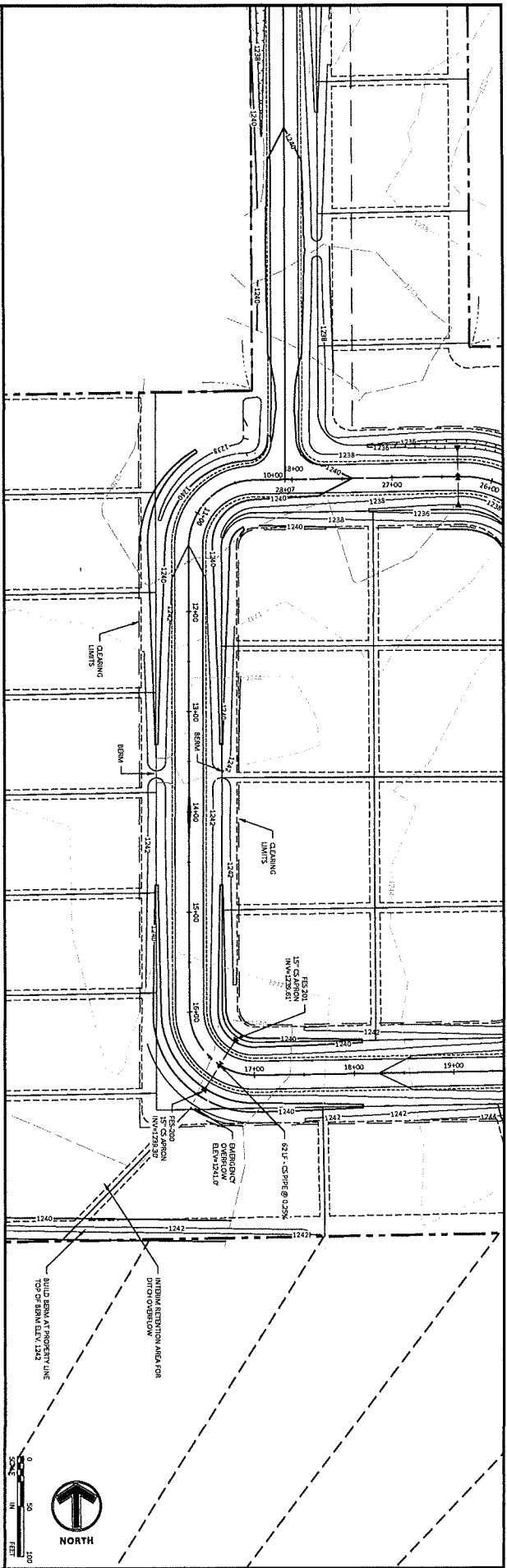
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Christopher L. Somor
 4559 04/22/2024
 CHRISTOPHER L. SOMOR LIC. NO. DATE

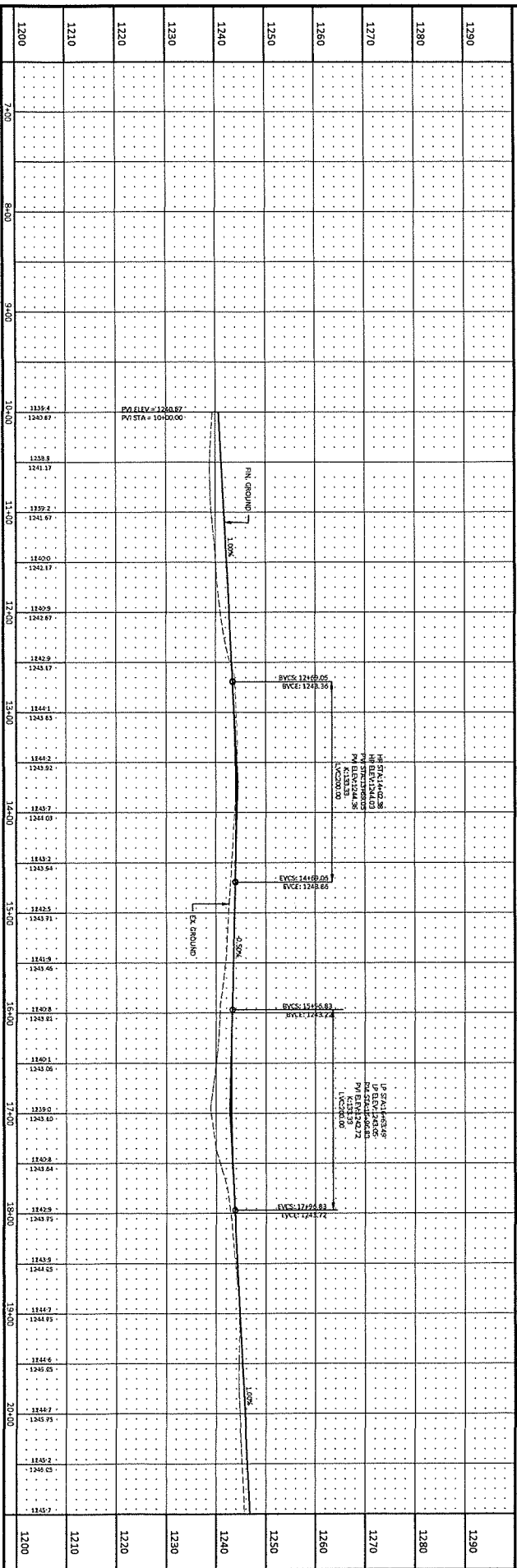
SONMOR CONSULTING

C2.1 SHEET

GRAND REVIEW SECOND ADDITION
 ENTRANCE ROAD PLAN & PROFILE (0+00-5+68.45)
 CROSSLAKE, MINNESOTA



LOOP ROAD (10+00-18+00)



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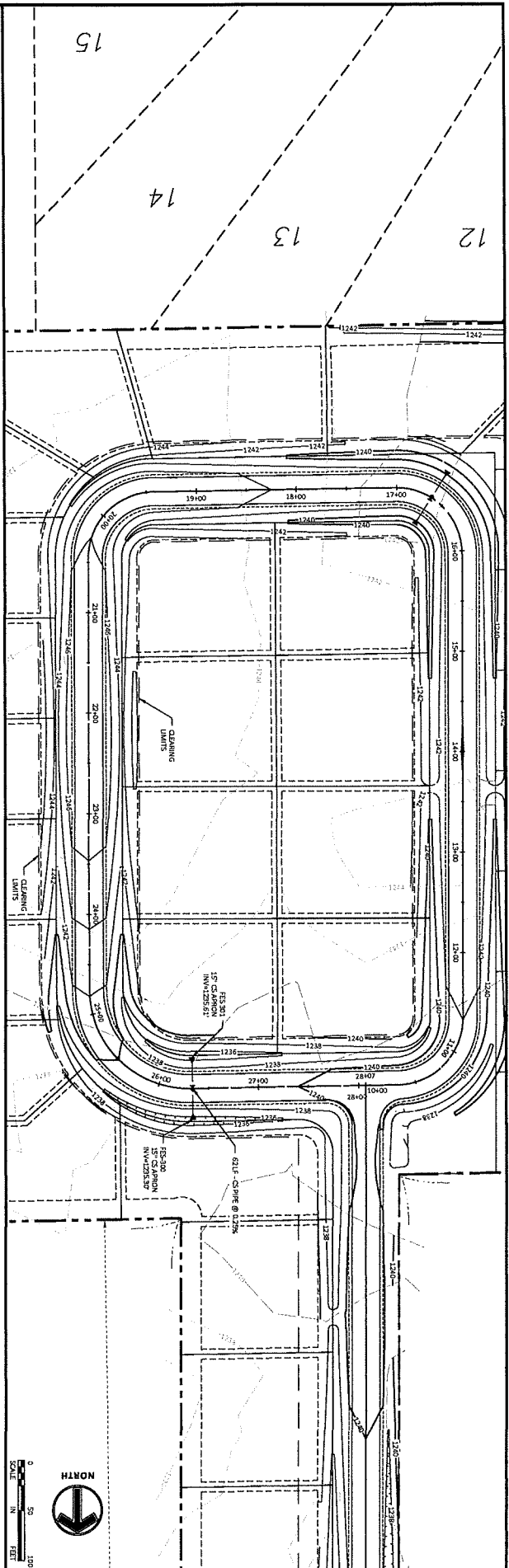
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Christopher L. Sonvor
 45599 04/12/2024
 CHRISTOPHER L. SONVOR LIC. NO. DATE

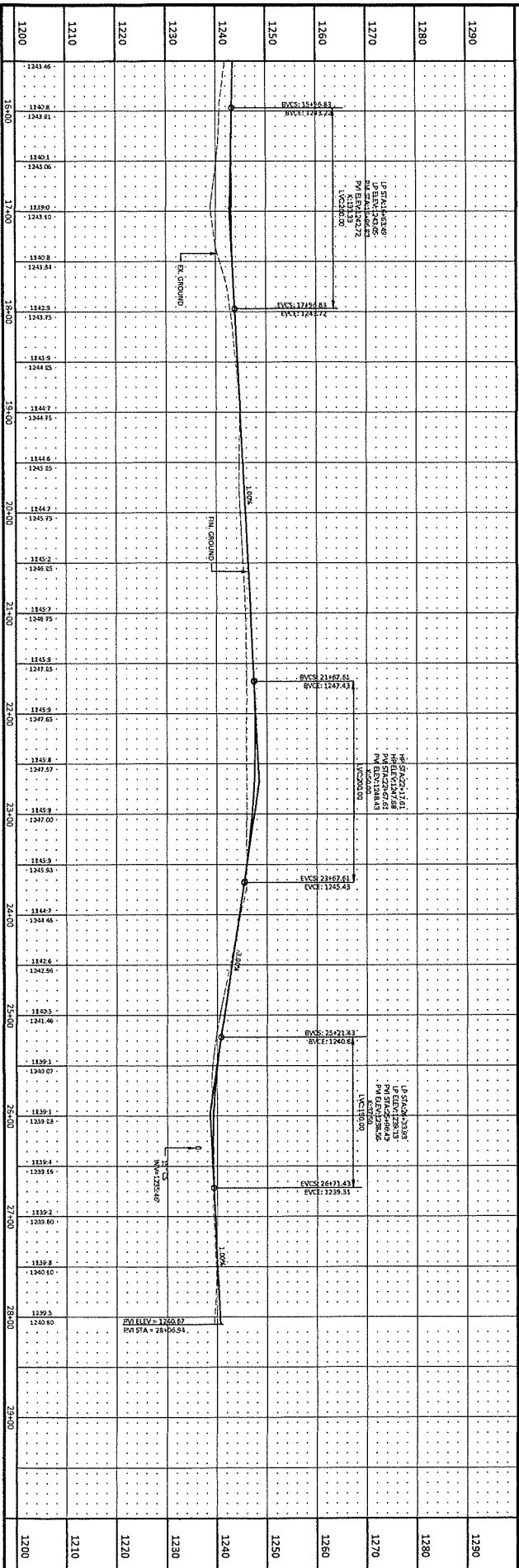
SONMOR
CONSULTING

C.2.2
SHEET

GRAND REVIEW SECOND ADDITION
LOOP ROAD PLAN & PROFILE (10+00 TO 18+00)
 CROSSLAKE, MINNESOTA



LOOP ROAD (18+00-28+06.94)



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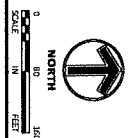
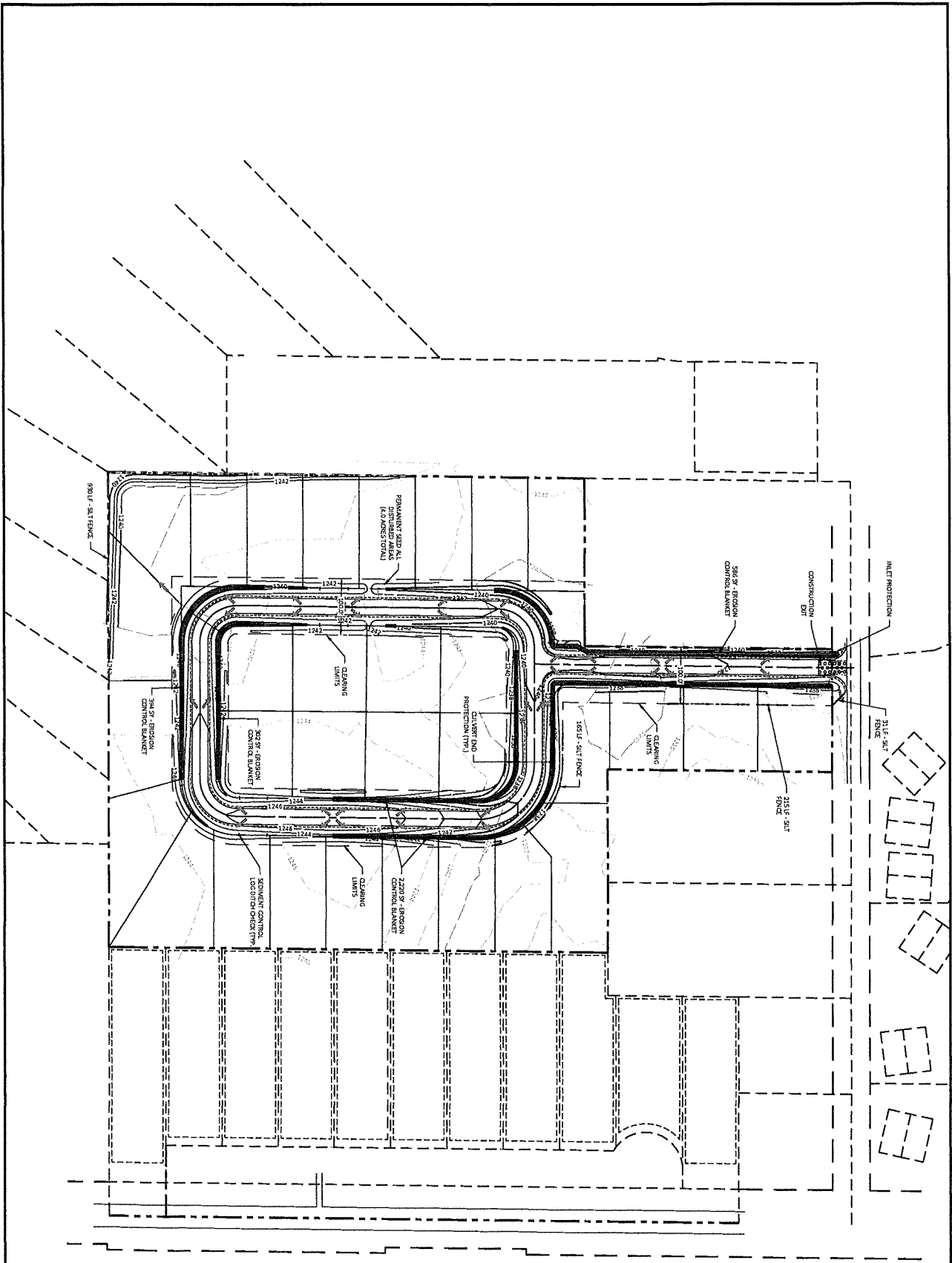
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Christopher L. Sonmor
 4399 04/12/2024
 CHRISTOPHER L. SONMOR L.P. NO. DATE

SONMOR CONSULTING

C.2.3 SHEET

**GRAND REVIEW SECOND ADDITION
 LOOP ROAD PLAN & PROFILE (18+00-28+06.94)
 CROSSLAKE, MINNESOTA**



C3.0
 SHEET
GRAND REVIEW SECOND ADDITION
EROSION CONTROL PLAN
 CROSSLAKE, MINNESOTA

REVISIONS	
#	REVISION NOTE
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3	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Ch. L. Son
 44599 04/12/2024
 CHRISTOPHER L. SONMOR LIC. NO. DATE



From: [Phil Martin](#)
To: [dan miller](#); [Cheryl Stuckmayer](#)
Cc: [Patrick Wehner](#); [Andrew Beadell](#); [Chris Sonmor](#)
Subject: RE: Dan Miller's Prelim Plat Info
Date: Monday, March 25, 2024 2:26:16 PM
Attachments: [Sunup Trail Soil Boring Locations.pdf](#)

Dan / Cheryl

I attached our recommendation for soil boring locations. We would request 8-foot deep borings that classify the soil and provide standard penetration values (N-values). Normally soil investigation companies like Braun Intertec and ITT can provide the type of soil boring service we have noted.

In reviewing the storm water and road plan information submitted we noted the following:

- Add a Statement of Estimated Quantities (SEQ) to include a subgrade excavation item, topsoil borrow thickness details, seed mix type and application rates, and fertilizer type and application rates. How much subcut is planned? How much tree clearing is anticipated?
- The plans call out 12" CMP culverts. However, we understand Crosslake requires driveway culverts to be a minimum 15" diameter. Verify the use of 15" culverts and if a 2-foot deep ditch as planned provides adequate cover that does not extend into the aggregate base.
- Culverts are also shown as being installed flat...which will create a maintenance issue for the City. More depth on the ditches would give flexibility to place slope on culverts.
- Stormwater discharge location 1 is a natural low point according to lidar contours from GIS. However, this low point is outside of the project limits. There is no natural drainage route away from this location.
- Location 2 overflow swale drains onto the northwest corner of Parcel 14290814. However, parcel 14290813 is owned by Sundown Holdings and the low point of this region is on that parcel according to lidar contours from GIS so we assume that will be okay.
- Location 3 overflow is to a developed residential property. This emergency overflow swale appears that it will be sending water directly towards a house. We have concern that these homeowners would be greatly affected by any rain over 1 inch. We believe that the plans should create storage for a 100 year event or else have the storm water piped somewhere that is does not affect any residential homes.
- The typical road section conforms to the Crosslake Rural Commercial Street Standard.
- Provide onsite sewer suitability information for each lot.

Thanks

Phil Martin P.E.
218-821-7265

From: dan miller <1369miller@gmail.com>
Sent: Thursday, March 21, 2024 2:41 PM

To: Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>

Cc: Phil Martin <Phillip.Martin@bolton-menk.com>; Patrick Wehner <pwehner@cityofcrosslake.org>; Andrew Beadell <Andrew.Beadell@bolton-menk.com>; Chris Sonmor <chris@sonmorconsulting.com>

Subject: Re: Dan Miller's Prelim Plat Info

Chris,

Please read through an address Phil Martin's concerns. I can answer some of the questions now.

Phil,

How often would you like to see Soil borings?

- 1) I am planning on having the city take this road over.
- 2) At this time it is a storage park and I am not planning on putting in septic systems or Wells. I believe I'm still required to do sites suitability for Septic.

Sent from my iPhone

On Mar 21, 2024, at 2:21 PM, Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org> wrote:

Good afternoon,

Phil, some of the lots did not meet the ordinance requirements at the time of submission, so a couple of parcels had to be refigured. I believe the surveyor had to refigure it two additional times to meet the requirements. Attached is the updated revised packet information.

Dan has signed a septic winter window agreement and will have the preliminary plat survey updated with the site suitabilities when they are completed.

I have included Dan Miller on this email as well. Dan, please look over Phil's email below and answer his questions or address his concerns.

Thanks to everyone for your help.

Respectfully,

**Cheryl
Planner – Zoning Coordinator**

Crosslake Planning and Zoning Department
13888 Daggett Bay Rd
Crosslake, MN 56442

Office: (218) 692-2689

Fax: (218) 692-2687

Email: crosslakepz@cityofcrosslake.org

Website: www.cityofcrosslake.org

Excellent customer service is our top priority. Please let me know if I was helpful!

This e-mail and any attachment is intended to be read only by the intended recipient. This e-mail may be legally privileged or protected from disclosure by law. If you are not the intended recipient, any dissemination of this e-mail or any attachments is strictly prohibited, and you should refrain from reading this e-mail or examining any attachments. If you received this e-mail in error, please notify the sender immediately and delete this e-mail and any attachments. Thank you.

From: Phil Martin <Phillip.Martin@bolton-menk.com>

Sent: Wednesday, March 20, 2024 5:19 PM

To: Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>; Patrick Wehner <pwehner@cityofcrosslake.org>

Cc: Andrew Beadell <Andrew.Beadell@bolton-menk.com>

Subject: RE: Dan Miller's Prelim Plat Info

Hi Cheryl

Finally reviewed. We need a more complete road construction plan to review with details, soil borings, details seeding, culvert installations, etc... with appropriate specifications if the developer intends to make this a publicly owned, operated, and maintained City road.

Is the Developer intending to install septic systems and wells? Is that shown somewhere on a plan? Maybe I missed it.

Thanks

Phil Martin P.E.

218-821-7265

From: Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>

Sent: Friday, March 1, 2024 11:41 AM

To: Patrick Wehner <pwehner@cityofcrosslake.org>; Phil Martin <Phillip.Martin@bolton-menk.com>

Subject: Dan Miller's Prelim Plat Info

See attached for Sundown Holdings – Dan Miller’s prelim plat application. This is every

thing that I received. If there is anything else I should be getting for the commissioners to review, please let me know.

Thank you.

Respectfully,

Cheryl
Planner – Zoning Coordinator

Crosslake Planning and Zoning Department
13888 Daggett Bay Rd
Crosslake, MN 56442

Office: (218) 692-2689

Fax: (218) 692-2687

Email: crosslakepz@cityofcrosslake.org

Website: www.cityofcrosslake.org

Excellent customer service is our top priority. Please let me know if I was helpful!

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From: [Phil Martin](#)
To: [Christopher Sonmor](#)
Cc: [dan miller](#); [Andrew Beadell](#); [City Clerk](#); [Patrick Wehner](#); [Cheryl Stuckmayer](#)
Subject: RE: Grand Review 2nd Addition - Revised Grading & Storm
Date: Wednesday, April 3, 2024 1:36:08 PM

Chris

We understand that your stormwater contribution is based on 1" of impervious runoff within the road R/W and that you have provided adequate ditch storage to handle the resulting runoff from a 100-yr storm event for the R/W area. We also understand that you have indicated that the Developer will manage stormwater on each parcel by storing the 1" of impervious runoff per MPCA permit requirements.

Our concern remains offsite stormwater discharges...particularly to the south. See our responses below in **bold** text.

Thanks

Phil Martin P.E.
218-821-7265

From: Christopher Sonmor <chris@sonmorconsulting.com>
Sent: Tuesday, April 2, 2024 6:12 PM
To: Phil Martin <Phillip.Martin@bolton-menk.com>
Cc: dan miller <1369miller@gmail.com>; Andrew Beadell <Andrew.Beadell@bolton-menk.com>; City Clerk <cityclerk@cityofcrosslake.org>; Pat Wehner (pwehner@cityofcrosslake.org) <pwehner@cityofcrosslake.org>; Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>
Subject: RE: Grand Review 2nd Addition - Revised Grading & Storm

Hi Phil. Responses (some questions) to your comments are below in red.

From: Phil Martin <Phillip.Martin@bolton-menk.com>
Sent: Tuesday, April 2, 2024 4:49 PM
To: Christopher Sonmor <chris@sonmorconsulting.com>
Cc: dan miller <1369miller@gmail.com>; Andrew Beadell <Andrew.Beadell@bolton-menk.com>; City Clerk <cityclerk@cityofcrosslake.org>; Pat Wehner (pwehner@cityofcrosslake.org) <pwehner@cityofcrosslake.org>; Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>
Subject: RE: Grand Review 2nd Addition - Revised Grading & Storm

Hi Chris

We reviewed the information you provided on Wednesday, March 2, 2024. Below are our comments/questions:

You wrote: I've made changes to the grading and storm model per your comments. I have added some depth to the ditches to increase storage volume. We are easily containing the 100-year storm with this concept. EOF would be at the same location on the south side (as that is the natural drainage path). The other EOF would be at East Shore Road where it would overflow to the existing ditch.

Our response:

Previously we commented about runoff to adjoining properties...particularly south of the development. Your new concept it appears is to retain the 100-yr storm event within ditches with EOFs to the south of the property and near the north connection with East Shore Road. To be clear, we didn't request the full site store the 100-yr storm event but we did raise concern with stormwater discharge beyond the development property.

- Does your stormwater computations/modeling account for those platted lots that will drain to the road R/W? If not, those contributing areas should be included in your model and considered for sizing of storage and conveyance. **Each lot will have it's own stormwater management plan to accommodate stormwater runoff, so I did not include any of those lots in the calculations for the proposed road.**

An individual lot stormwater management plan would not necessarily keep stormwater from being added to the ditch storage system unless you assure that all lot stormwater is contained within the lot itself or that the lot grade is tipped away from the road. You should account for this adjacent contribution in your model so we can understand how the resulting volume works with your planned ditch storage and discharge system.

- Do you intend that each lot will meet its own MPCA stormwater requirement for treating 1" over the new impervious? **Yes, each lot will have its own stormwater management plan. I believe that has been Dan's intent all along on this one.**

Ok. As you probably are aware, we understand that the Developer will be required to transfer NPDES stormwater permit requirements with each lot sold to assure permit understanding and compliance is met.

- Are you intending there will only be discharge at the north and south EOF locations? **Correct, the EOF for the site is at East Shore Road on the north end and down the lot line between lots 15 & 16 as was shown on the previous concept. Again, we have the volume in the ditches to contain the 100-year event, so nothing will overflow to the south until you get an event in excess of the 100-year event. This is the natural and existing drainage way on the south side of the property.**

Our concern for the south area is that you have not wholly modeled the volume of runoff that contributes to the ditches relative to the storage you are providing. We need to understand the 100-yr storm impact and resulting discharge/ponding so we can understand the high-water level impacts and identify potential issues, if any.

- Is the emergency overflow elevation of 1240 ft for Ditch 7 correct on the revised drainage area sheet? Hydro CAD lists 1240.79 as the HW Elevation. We aren't sure if you are actually holding back the 100-year based on this callout or if it overflows at the EOF indicated. We'd like to see the HydroCAD model include the EOF outlet @ 1240', even if the 100-yr event doesn't utilize it. Ditch 7 does bounce to an 1240.79' as you stated above. **The overflow should be at 1241. Final grading will show that. The 100-year event is contained in Ditch 7.**

Ok.

- Where does water from D5/D4 go? Does it overflow? Is it directed to East Shore Rd? **D5/D4 will overflow to the north to D1 and ultimately East Shore Road.**

Ok.

- Per city ordinance please verify that nearby existing and new buildings are/will be greater than 1 foot above the HWL of a 100-yr event passing through the drainageway adjacent. **How are you typically handling this one? Are you requiring a survey crew to go out and get a FFE on these buildings to confirm?**

That is probably the best way of doing this. We have GIS/LiDAR contours only which aren't accurate enough. You could survey the FFE and where the overflow water is going to drain in the natural drainage way/area. Verify based on the EOF outflow that the HWL in the drainage way is 1 foot below the FFE. Based on GIS contours any overflow water will sit on the back part of lot 15 and PID 14290655 around the 1238 contour. The building on PID 14290655 looks to be between the 1240 and 1238 contour. The water will not flow off these lots but will pond at the 1238 contour. We want to make sure the buildings near this area will not be affected by the overall site runoff from the final "built out" conditions of the development for the 100-yr event.

From what you provided, it appears that lots 3,7,4,8,14,15,16,17 will contribute to the stormwater draining to the ditches and in big storm events to PID 14290655 unless their lot stormwater runoff is contained or directed away so it doesn't contribute.

Thanks

Phil Martin P.E.

218-821-7265

From: Christopher Sonmor <chris@sonmorconsulting.com>

Sent: Wednesday, March 27, 2024 8:37 AM

To: Phil Martin <Phillip.Martin@bolton-menk.com>

Cc: dan miller <1369miller@gmail.com>

Subject: Grand Review 2nd Addition - Revised Grading & Storm

Phil,

I've made changes to the grading and storm model per your comments. I have added some depth to the ditches to increase storage volume. We are easily containing the 100-year storm with this concept. EOF would be at the same location on the south side (as that is the natural drainage path). The other EOF would be at East Shore Road where it would overflow to the existing ditch.

I still have a shallower ditch on the west side of the entrance. The grades are tight along the west side, so I did have to add a small catch basin to get cover on the 15-inch culvert at the crossing near East Shore Road.

I wanted to run this by you before I finished detailing the plans and packaging up the

revised submittal. Let me know if you have any concerns with what I have proposed.

Thanks.

Chris
(952) 270-8394

From: [Christopher Sonmor](#)
To: [Phil Martin](#); [dan miller](#)
Cc: [Andrew Beadell](#); [Derek Benoy](#); [Cheryl Stuckmayer](#); [City Clerk](#); [Patrick Wehner](#)
Subject: RE: Grand Review 2nd - Revised Submittal
Date: Tuesday, April 9, 2024 12:44:55 PM
Attachments: [Drainage Areas.pdf](#)

Phil,

The drainage areas have not changed. Over the last few rounds of calcs. It's been just adjusting the impervious coverages. See attached.

Thanks.

Chris

From: Phil Martin <Phillip.Martin@bolton-menk.com>
Sent: Tuesday, April 9, 2024 10:13 AM
To: Christopher Sonmor <chris@sonmorconsulting.com>; dan miller <1369miller@gmail.com>
Cc: Andrew Beadell <Andrew.Beadell@bolton-menk.com>; Derek Benoy <Derek.Benoy@bolton-menk.com>; Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>; City Clerk <cityclerk@cityofcrosslake.org>; Pat Wehner (pwehner@cityofcrosslake.org) <pwehner@cityofcrosslake.org>
Subject: RE: Grand Review 2nd - Revised Submittal

Hi Chris

Please provide your updated Drainage Areas Calcs exhibit with the changes you have made since your April 5 submittal.

Also, I haven't reviewed your assumptions in your model but it should consider driveways located within the road R/W for runoff generation and storage impacts.

Thanks

Phil Martin P.E.
218-821-7265

From: Christopher Sonmor <chris@sonmorconsulting.com>
Sent: Monday, April 8, 2024 6:53 PM
To: Phil Martin <Phillip.Martin@bolton-menk.com>; dan miller <1369miller@gmail.com>
Cc: Andrew Beadell <Andrew.Beadell@bolton-menk.com>; Derek Benoy <Derek.Benoy@bolton-menk.com>; Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>; City Clerk <cityclerk@cityofcrosslake.org>; Pat Wehner (pwehner@cityofcrosslake.org) <pwehner@cityofcrosslake.org>
Subject: RE: Grand Review 2nd - Revised Submittal

Phil,

I talked to Dan earlier and he said that he'd spoken with you. I increased the impervious of

the Block 2 lots to 50% and added a couple of culverts to allow the inside loop to outlet without going over the road. With the proposed berm on the south side, we are still containing the 100-year event on site with storage remaining. So still no offsite discharge to the south.

Same situation at station 26+20. With culvert added back in, the 100-year will bypass to the north and East Shore Drive right-of-way. Flow to East Shore Road increases from 10 cfs to about 11.4 cfs from previous calcs.

I feel these are conservative numbers. As Dan has stated, he will be providing storage for the 1-inch runoff volume for each site. Those basins will reduce the flows to the ditches that are shown in this model.

Let me know if you have any questions.

Thanks.

Chris

From: Phil Martin <Phillip.Martin@bolton-menk.com>
Sent: Monday, April 8, 2024 1:33 PM
To: Christopher Sonmor <chris@sonmorconsulting.com>; dan miller <1369miller@gmail.com>
Cc: Andrew Beadell <Andrew.Beadell@bolton-menk.com>; Derek Benoy <Derek.Benoy@bolton-menk.com>; Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>; City Clerk <cityclerk@cityofcrosslake.org>; Pat Wehner (<pwehner@cityofcrosslake.org> <pwehner@cityofcrosslake.org>
Subject: RE: Grand Review 2nd - Revised Submittal

Chris

Quick question. Why a reduced impervious percentage for the highlighted lots? The zoning ordinance allows 50% impervious.

Thanks

Phil Martin P.E.
218-821-7265

From: Christopher Sonmor <chris@sonmorconsulting.com>
Sent: Monday, April 8, 2024 12:58 PM
To: Phil Martin <Phillip.Martin@bolton-menk.com>; dan miller <1369miller@gmail.com>
Cc: Andrew Beadell <Andrew.Beadell@bolton-menk.com>; Derek Benoy <Derek.Benoy@bolton-menk.com>; Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>; City Clerk <cityclerk@cityofcrosslake.org>; Pat Wehner (<pwehner@cityofcrosslake.org> <pwehner@cityofcrosslake.org>
Subject: RE: Grand Review 2nd - Revised Submittal

Phil,

I've spoken with Dan and revised the lot impervious coverages to be used in the model.

Here are the assumed lot impervious coverages.

Block 1, Lots 1-23 50% Imp.

Block 2, Lots 1-2, 5-6 35% Imp.

Block 2, Lots 3-4, 7-8 40% Imp.

I've revised the calculations accordingly (see attached).

For the 100-year event, no runoff leaves the site on the south side. What overflows the ditches adjacent to the road will be retained on Lot 15 & 16 in the holding area created by the proposed berm.

The remainder of the site will overflow through the ditches to the East Shore Road right-of-way as we discussed previously. Peak flow leaving the site for the 100-year event is about 10 cfs.

Let me know if you need any additional information.

Thank you.

Chris
(952) 270-8394

From: Phil Martin <Phillip.Martin@bolton-menk.com>

Sent: Monday, April 8, 2024 8:18 AM

To: dan miller <1369miller@gmail.com>

Cc: Christopher Sonmor <chris@sonmorconsulting.com>; Andrew Beadell <Andrew.Beadell@bolton-menk.com>; Derek Benoy <Derek.Benoy@bolton-menk.com>; Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>; City Clerk <cityclerk@cityofcrosslake.org>; Pat Wehner <pwehner@cityofcrosslake.org>

Subject: RE: Grand Review 2nd - Revised Submittal

Dan

The lots in your proposed development can be 50% impervious by ordinance. You may not intend to reach that level, but each lot will have that allowance based on the zoning ordinance.

What you and your engineer have laid out may well work and adequately handle (not store) in an acceptable manner the 100-yr storm. Unfortunately, we can't determine that it will meet the ordinance until you and your engineer provide the hydraulic modeling for the 100-yr event for the allowed 50% impervious from contributing lots.

Thanks

Phil Martin P.E.
218-821-7265

From: dan miller <1369miller@gmail.com>

Sent: Sunday, April 7, 2024 2:18 PM

To: Phil Martin <Phillip.Martin@bolton-menk.com>

Cc: Christopher Sonmor <chris@sonmorconsulting.com>; Andrew Beadell <Andrew.Beadell@bolton-menk.com>; Derek Benoy <Derek.Benoy@bolton-menk.com>; Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>; City Clerk <cityclerk@cityofcrosslake.org>; Pat Wehner (<pwehner@cityofcrosslake.org> <pwehner@cityofcrosslake.org>

Subject: Re: Grand Review 2nd - Revised Submittal

Phil,

I feel the 25% would be the average of what would happen out on those properties. Also realize anything over 25% is going to require a drainage program for the property before permitting. I think you would agree that this property is going to handle water much better than it ever has?

I think the neighboring residence that you have concerns about is at the elevation that the swale on the southside of the property is at.

That being the case, do we have to contain all of that 100 year event on my property? The natural flow of this property has always run towards the south. We are definitely handling the water retention better than its natural state.

Chris,

Is there anyway to hold 50% on this property or can you give me the figure that we would lose onto the neighboring property at that point??

Thanks

Dan miller

On Apr 7, 2024, at 12:35 PM, Phil Martin <Phillip.Martin@bolton-menk.com> wrote:

Chris

We'll review the information you provided. See my question below in red text regarding this newest concept.

Thanks

Phil Martin P.E.

218-821-7265

From: Christopher Sonmor <chris@sonmorconsulting.com>

Sent: Friday, April 5, 2024 2:49 PM

To: Phil Martin <Phillip.Martin@bolton-menk.com>; Andrew Beadell <Andrew.Beadell@bolton-menk.com>

Cc: dan miller <1369miller@gmail.com>

Subject: Grand Review 2nd - Revised Submittal

Phil & Andrew,

Attached are revised plans and calcs. Here are the bullet points of the revisions and storm routing:

1. Berm has been graded on the southwest corner of the property creating a

- ponding area between Lots 15-16. This will contain any overflow from the south ditch that could potentially impact the neighbor to the south.
2. Runoff from each lot has been routed towards the proposed R/W (ditches). An impervious percentage of 25% was used for each lot as the impervious percentages will vary for each lot with different sized building footprints. **The maximum allowed impervious for the limited commercial zoning is 50% per parcel. Why have you used 25% knowing that the ordinance allows the owner of the parcel to have up to 50% impervious?**
 3. Lots 10-19 of Block 1 are the only lots routed to Ditch 7. Ditch 7 does overflow in the 100-year event to Lots 15-16 of Block 1. There is no offsite discharge to the south in the 100-year event through Lots 15-16.
 4. Lots 3-4 & 7-8 of Block 2 are routed to Ditch 6 which contains the 100-year event.
 5. All remaining lots are routed to the ditches that ultimately overflow to the R/W at East Shore Road. 1.78 cfs is routed to discharged to the East Shore Road R/W in the 100-year event.
 6. I've eliminated all of the culverts with the exception of the culvert at the entrance at East Shore Road.
 7. Dan's intent is still to provide ponding on site for each lot for the 1-inch runoff.

I broke the stormwater model down into separate models which is why there are two separate reports for the north and south end since they function independently. If you want the HydroCAD files, I can send them as well.

I feel this addresses your concerns regarding offsite discharge to the south as there are no impacts from the 100-year event.

Let me know if you have any questions.

Thanks.

Chris
(952) 270-8394

<Setback Factsheets_3.3.2022.pdf>



Subdivisions Application

Planning and Zoning Department

13888 Daggett Bay Rd, Crosslake, MN 56442

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

Property Owner(s): Dan Miller (Sundown Holdings)

Receipt Number 224095

Permit Number: 240015S

Mailing Address: P.O. Box 1080 Crosslake

Site Address: EAST SHORE DRIVE

Phone Number: 218-692-4826 or 218-820-4828

E-Mail Address: 1369MILLER@gmail.com

Parcel Number(s): 14290822

Legal Description: OUTLOT A GRAND REVIEW

Sec 29 Twp 137 Rge 26 27 28

Land Involved: Width: 900 Length: 800 Acres: 18.78

Lake/River Name: NONE

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

If yes, list Parcel Number(s) PREVIOUS PLAT
LOT 3: 14290812 LOT 6: 14290816

Authorized Agent: Dan Miller

Agent Address: 37839 Co Rd 606 Crosslake

Agent Phone Number: 218-820-4828

Signature of Property Owner(s) Dan Miller Pros

Date 2-26-2024

Signature of Authorized Agent(s) Dan Miller

Date 2-26-2024

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

32 **INCLUDES REMNANT** Number of proposed lots

Number of proposed outlots

Access

Public Road

Easement

Easement recorded: Yes No

Septic

Compliance Winter Window

SSTS Design

Site Suitability WVA

- All applications must be accompanied by signed Certificate of Survey $200 \times 31 = \$6,200 + 1250 = \7450
- Residential Fee: Preliminary \$800 + \$125 per lot; Final \$800 + \$50 per lot Payable to "City of Crosslake"
- Commercial Fee: Preliminary \$1250 + \$200 per lot; Final \$1250 + \$100 per lot Payable to "City of Crosslake"
- Metes & Bounds: Over the counter \$200 + \$100 per lot; Public Hearing \$800 + \$100 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"
- 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 a plat 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.

For Office Use:

Application accepted by CS Date 2-27-24 Land Use District 1E Lake Class Aa Park, Rec, Lib 31 lots



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.