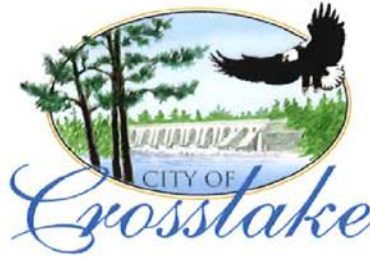


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

**May 24, 2024
9:00 A.M.**

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

PUBLIC HEARING NOTICE

Applicant: Michael D & Pamela Cunningham

Authorized Agent: KLD

Site Location: Off of County Road 36, Crosslake, MN 56442 on Pine River - GD

Request:

- Subdivision of property – Preliminary Plat of River Trail Road

To:

- Subdivide parcel # 14280539 Involving 38.9 acres into 12 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@cityofcrosslake.org).



STAFF REPORT

Property Owner/Applicant: Michael D & Pamela Cunningham

Parcel Number(s): 14280539

Application Submitted: April 8, 2024

Action Deadline: June 6, 2024

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

Applicant Extension Received / Request: NA / NA

City Council Date: June 10, 2024 possibly

Authorized Agent: KLD

Request: To subdivide parcel # 14280539 involving 38.9 acres

Current Zoning: Shoreland District & Rural Residential 5 (RR5)

Adjacent Land Use/Zoning:

North – Shoreland District

South – Rural Residential 5 (RR5)

East – Shoreland District & Rural Residential 5 (RR5)

West – Rural Residential 5 (RR5)

Parcel History:

November 2006 – Demolition of existing cabin; remove debris to state approved demo pit

-

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: Comment(s) received

DNR: Comment(s) received

City Engineer: Comment(s) received

City Attorney: Comment(s) received

Lake Association: No comment received before packet cutoff date

Crosslake Public Works: No comment received before packet cutoff date

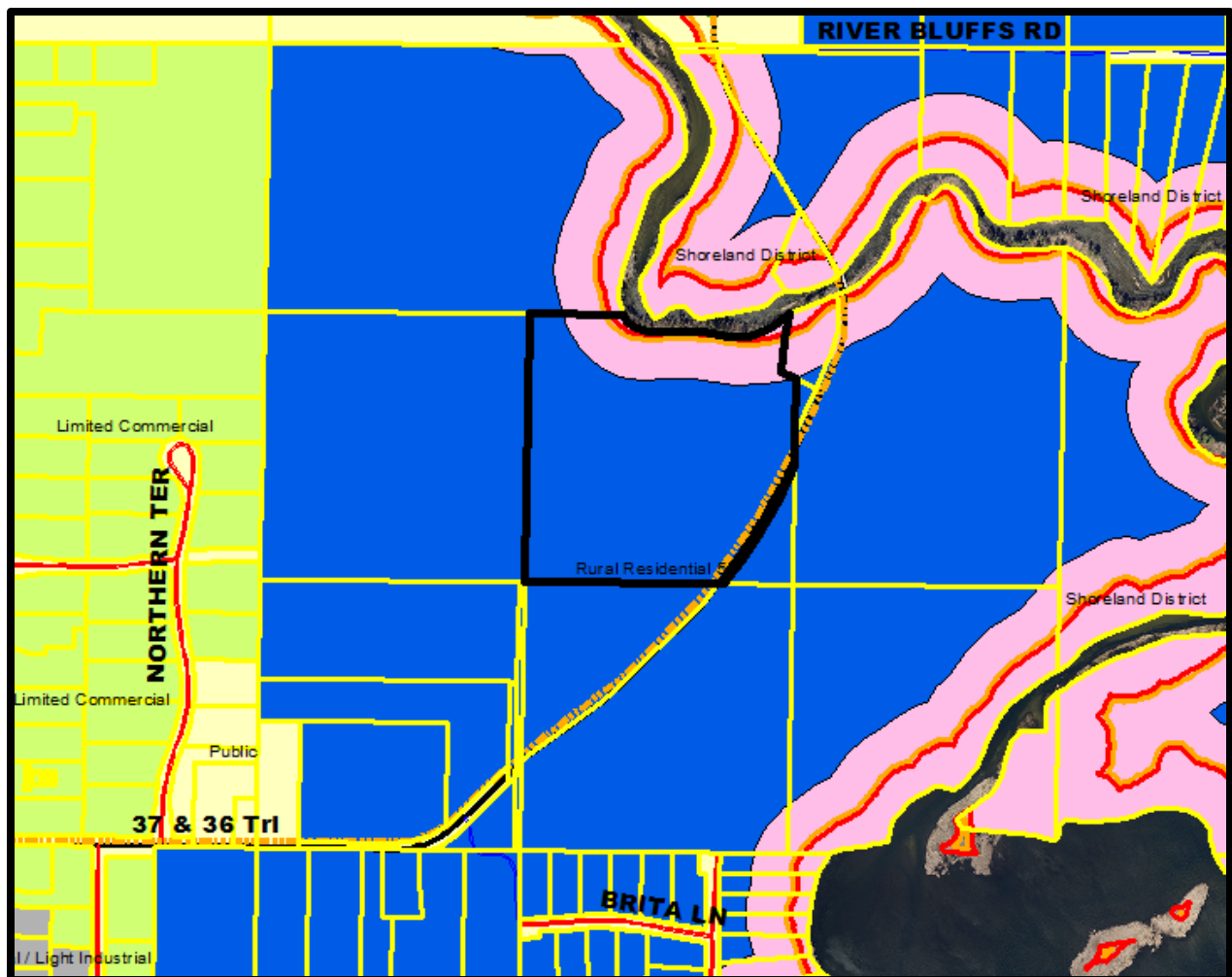
Crosslake Park, Recreation & Library: No comment received before packet cutoff date

Concerned Parties: No comment received before packet cutoff date

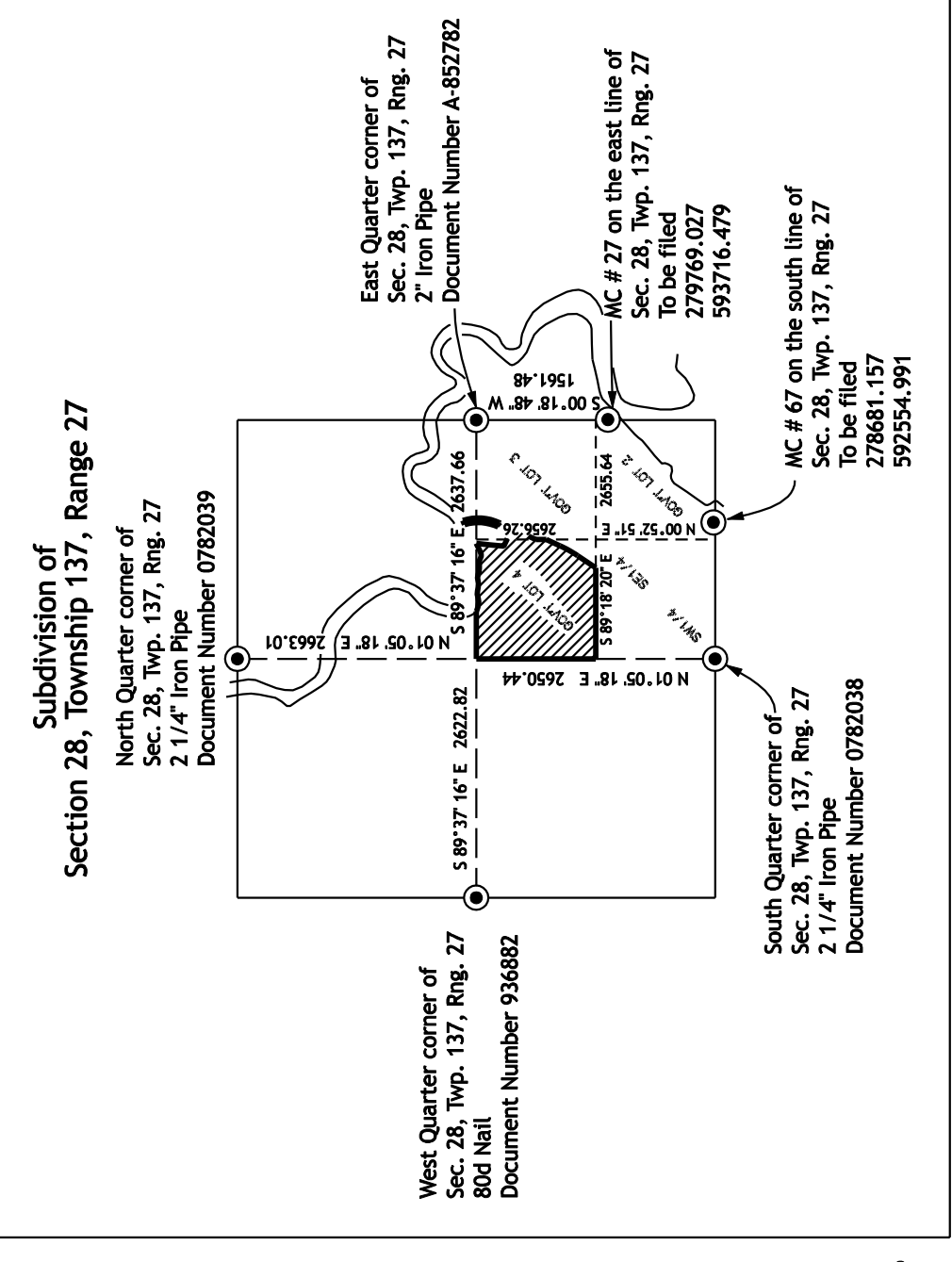
POSSIBLE MOTION:

To make a recommendation to the Crosslake City Council to approve/deny the subdivision of parcel # 14280539 involving 38.9 acres located in that part of Govt lot 3 & 4, Sec 27, City of Crosslake

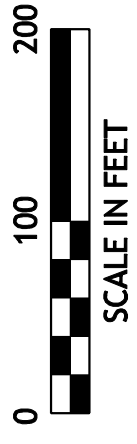
As shown on the certificate of survey dated 4-10-2024



RIVER TRAIL ROAD



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NAD 83 COUNTY COORDINATE SYSTEM



ID	DELTA	LENGTH	RADIUS
C1	08° 53' 42"	119.07	767.00
C2	08° 12' 39"	109.92	767.00
C3	07° 44' 55"	103.73	767.00
C4	76° 25' 29"	88.04	66.00
C5	39° 39' 15"	45.68	66.00
C6	95° 57' 01"	110.53	66.00
C7	57° 58' 15"	66.78	66.00
C8	270° 00' 00"	311.02	66.00

LOT	TOTAL AREA	BUILDABLE AREA
1	99,369 SF	62,554 SF
2	54,203 SF	31,745 SF
3	53,263 SF	31,265 SF
4	50,165 SF	28,789 SF
5	48,855 SF	27,864 SF
6	47,940 SF	26,851 SF
7	46,301 SF	24,296 SF
8	68,363 SF	50,300 SF
9	5,02 ACRES	4.49 ACRES
10	6.34 ACRES	5.68 ACRES
11	5.24 ACRES	4.26 ACRES
12	7.30 ACRES	6.44 ACRES

Gross plat area - 38.9 acres

Legal Description per Document Number 935628
That part of Government Lot 3, Section 28, Township 137 North, Range 27 West, Crow Wing County, Minnesota, lying westerly of the centerline of County Road 36.

That part of Government Lot 4, Section 28, Township 137 North, Range 27 West, Crow Wing County, Minnesota, lying northwesterly of the easterly right-of-way line of County Road 36.

EXCEPT

That part of Government Lot 3 and Government Lot 4, Section 28, Township 137 North, Range 27 West, Crow Wing County, Minnesota, described as follows:
Commencing at the Southeast corner of said Government Lot 4; thence North 00 degrees 03 minutes 00 seconds East, assumed bearing, along the East line thereof 1016.44 feet to the point of beginning of the tract to be herein described; thence North 65 degrees 54 minutes 19 seconds West 785.57 feet; thence North 04 degrees 00 minutes 08 seconds East 154.59 feet; thence North 11 degrees 31 minutes 18 seconds East 146 feet, more or less, to the Southern shoreline of the Pine River; thence Northeasterly along said shoreline to the Westerly right of way line of C.S.A.H. No. 36 as set forth in CROW WING COUNTY HIGHWAY RIGHT-OF-WAY PLAY NO. 2; thence Southerly and Southwesterly along said Westerly right-of-way line to the intersection with a line bearing South 65 degrees 54 minutes 19 seconds East from the point of beginning; thence North 65 degrees 54 minutes 19 seconds West 93.09 feet, more or less, to the point of beginning.

This document is being recorded to clarify description language contained in Document number 571113, in the Office of the County Recorder.

SURVEYORS NOTES
The property address for the subject property is:
Not Declared

Owner: *Michael & Pamela Cunningham*
Address: *30188 Oxeola Circle, Breese Point, MN 56472*

The Parcel Number for the subject property is 14280539.

The current zoning classification for the subject property is Rural Residential 5 & Shoreland District.

The subject property was reviewed for the existence of wetlands on March 21st, 2024, by Kyle Chene, Minnesota Certified Delimitator Number 1190.

All structure setbacks should be verified with the city of Cross Lake prior to any construction.

This survey was completed without the benefit of a title commitment or title opinion. Kramer Leas DeLeo, P.C. makes no guarantee that all easements, encumbrances, or appurtenant rights related to the premises property are depicted on this survey.

Structure setbacks are based off of property lines, Ordinary High-Water line, and Right-of-way line.

UTILITIES
The utilities shown herein represent those identified during the field surveys operations and the record drawings provided by the utility owner for this project, if any. Utilities were physically marked via Copper State One Call Ticket Number 24031024. Kramer Leas DeLeo, P.C. makes no warranties as to the accuracy of the utility locations shown hereon. The utility owner is responsible for the accuracy of the plan or plan is plan are responsible for locating all utilities prior to any excavation, tunneling, drilling, or driving of objects into the ground.

STATEMENT OF PROJECT SURVEY CONTROL

Survey Datum is based on NGS Control Station "MOON LITE MN035"

Northing - 296182.484
Easting - 587639.304
Elevation - 1255.595

HORIZONTAL DATUM: Crow Wing County Coordinates (MDD83, 1966 Adjustment) (HCROW)
VERTICAL DATUM: NAVD 88

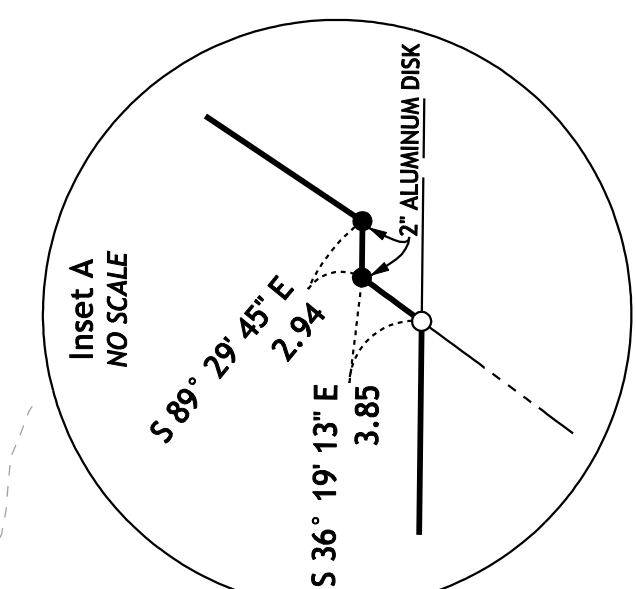
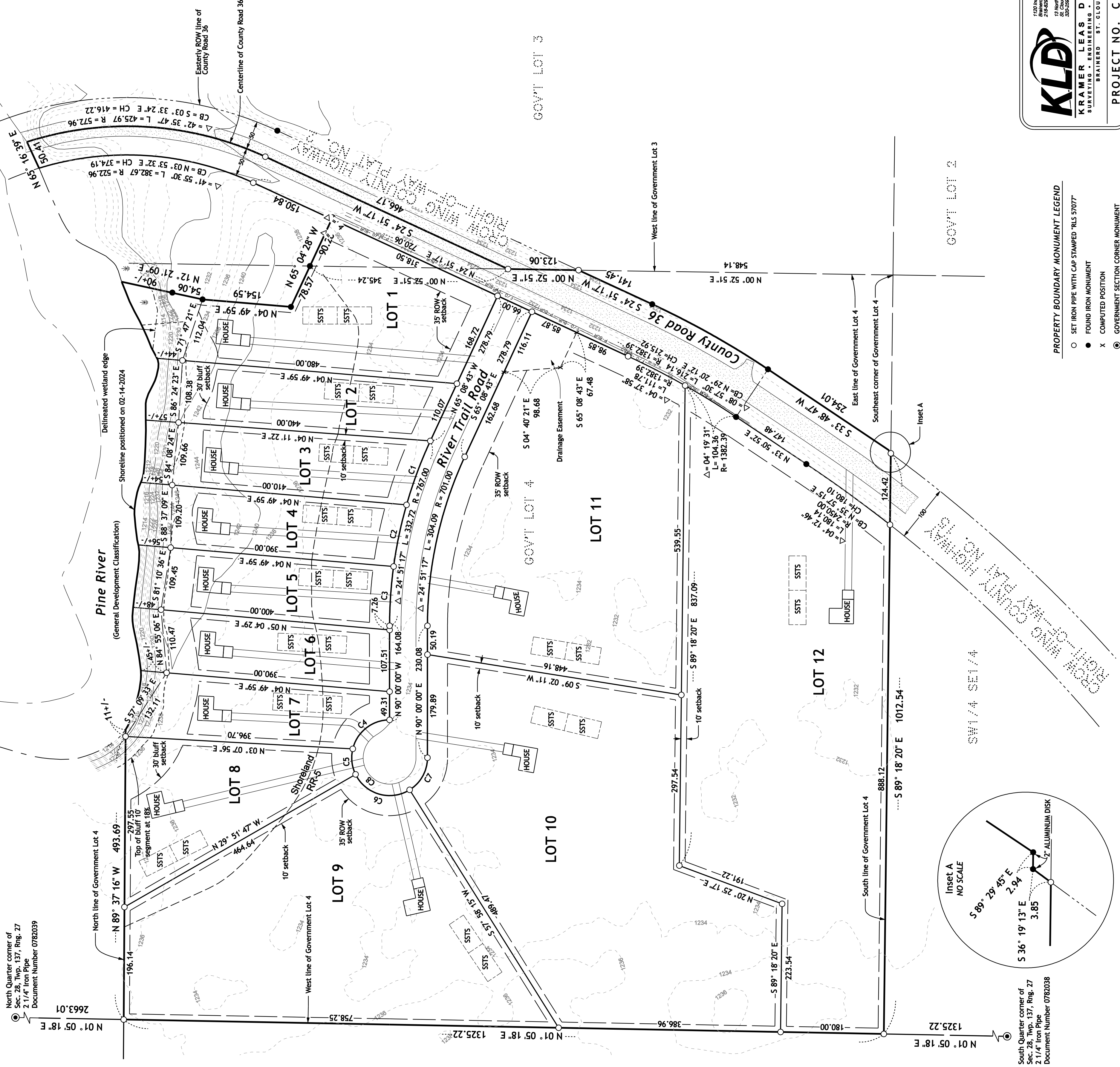
KLD
KRAMER LEAS DELEO
SURVEYING & ENGINEERING - PLANNING
BRAINERD ST. 61010

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.

Signature: *Jordan Cunningham* 04/10/2024 Date
Jordan Cunningham, MN License No. 57077

PROJECT NO. CUNNM2401

Preliminary Plat of
RIVER TRAIL ROAD
Section 28, Township 137 North, Range 27 West
Crow Wing County, Minnesota



- PROPERTY BOUNDARY MONUMENT LEGEND**
- SET IRON PIPE WITH CAP STAMPED "RLS 57077"
 - FOUND IRON MONUMENT
 - x COMPUTED POSITION
 - ⊙ GOVERNMENT SECTION CORNER MONUMENT

From: [Joseph J. Langel](#)
To: [Cross Lake PZ](#)
Cc: [Paul Satterlund](#); [admin](#)
Subject: RE: PC/BOA 5.24.2024 Meeting Information
Date: Friday, May 10, 2024 10:47:36 AM
Attachments: [image001.png](#)
[image003.png](#)

Cheryl,

The River Trail Road plat (Cunningham) appears to conform with your zoning ordinance given the lot sizes, setbacks, building area, etc. for the RR-5 and Shoreland zones. Phil will have to chime in on the street.

Joe

Joseph J. Langel

Ratwik, Roszak & Maloney, P.A.
444 Cedar St., Suite 2100
St. Paul, MN 55101-1865
Ph: 612-339-0060 | Fax: 612-339-0038
Web: www.ratwiklaw.com

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From: Cross Lake PZ <crosslakepz@cityofcrosslake.org>
Sent: Thursday, May 9, 2024 1:20 PM
To: Joseph J. Langel <jjl@ratwiklaw.com>
Cc: Paul Satterlund <psatterlund@cityofcrosslake.org>; admin <admin@cityofcrosslake.org>
Subject: PC/BOA 5.24.2024 Meeting Information

Good afternoon,

Please review the attachment(s).

FYI: The developer, Cunningham, would like the proposed road to become a city road. They are currently working with our city engineer, Phil Martin.

Clausing is an outlot, the one that Paul, P&Z Administrator, has already emailed you additional information on. We also partially discussed this one in our meeting a while back, when we talked about Outlots. If you could comment on the Clausing outlot attachment, as far as, can the variance be approved and/or should it be even considered since it is an outlot. Your guidance would be greatly appreciated.

Any comments you would like to contribute to our meeting, please put in writing.

From: [Frie, Jacob \(DNR\)](#)
To: [Cheryl](#)
Cc: [Pete Gansen](#)
Subject: RE: DRT 12-12-2023
Date: Thursday, November 30, 2023 11:23:15 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning Cheryl:

The Cunningham DRT application appears to be a significant proposed plat on a public watercourse (river). I don't have any comments on this one so long as all the proposed lots meet minimum lot width, size, and buildable area sizes, there are no proposed permanent mooring space plans (i.e., not part of a common mooring facility), there are no controlled access lots allowed, all bluffs/steep slopes are clearly identified on a certificate of survey at the time of application, along with their setbacks (to ensure adequate buildable area for each lot), and 2 suitable sites for type 1 septic systems are eventually shown on the COS – meeting all setbacks.

Feel free to give me a call about this one if you think additional DNR involvement/comments would be helpful. Any additional information you may have about this one is always welcome.

With that, I'm not planning to attend DRT for this one so long as my above comments are/have been addressed.

Thank you!

Jacob Frie

Area Hydrologist | Division of Ecological and Water Resources

Minnesota Department of Natural Resources

1601 Minnesota Drive

Brainerd, MN, 56401

Phone: 218-203-4367

Email: Jacob.frie@state.mn.us

mndnr.gov



From: Cheryl <crosslakepz@crosslake.net>
Sent: Wednesday, November 22, 2023 4:01 PM
To: Frie, Jacob (DNR) <Jacob.Frie@state.mn.us>; 'pat wehner' <prw41@yahoo.com>
Subject: DRT 12-12-2023

From: [Matt Kallroos](#)
To: [Cheryl](#)
Subject: RE: DRT 12.12.2023
Date: Monday, December 11, 2023 2:15:17 PM

Good afternoon Cheryl,

I plan to be at the meeting tomorrow in person but just in case something unexpected comes up please find the Crow Wing County Highway Departments comments below:

The Highway Departments comments are related to road access and auxiliary lanes. First, an entrance permit will be required to gain access onto CSAH 36 for the proposed development. Second, a right turn lane and bypass lane will be required on CSAH 36 to meet the traffic demands of the proposed development and the applicant would be asked to participate in the process following the current Cost Participation Policy. This requirement is due to the projected growth along CSAH 36 and to serve traffic coming to and from both Crosslake and Brainerd.

Thanks!

Matt Kallroos
Transportation Planner

Office: (218)824-1110
Direct: (218)822-2694
www.crowwing.us

-
Crow Wing County Highway Department
16589 County Road 142
Brainerd, MN 56401

We value your opinion, please let us know how we are doing by taking our [Customer Service Survey](#).



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.

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From: Cheryl <cstuckmayer@crosslake.net>
Sent: Wednesday, November 22, 2023 4:07 PM
To: Matt Kallroos <Matt.Kallroos@crowwing.us>; TJ <tgraumann@crosslake.net>; Phil Martin <phillip.martin@bolton-menk.com>; alex@breenandperson.com
Subject: DRT 12.12.2023

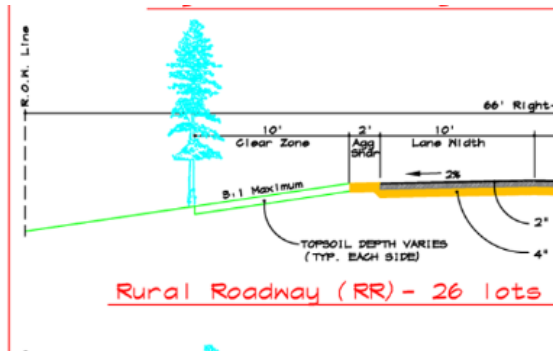
This message was sent from outside your organization. Please proceed with caution.

From: [Tony Pohl](#)
To: [Phil Martin](#)
Cc: [Andrew Beadell](#); [Patrick Wehner](#); [Cheryl Stuckmayer](#); [Jordan Chouanard](#)
Subject: RE: River Trail Road Prelim Plat - Civil
Date: Monday, May 13, 2024 10:33:31 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[River Trail Road - Civil R1.pdf](#)
[HydroCAD Report - River Trail Road_R1.pdf](#)

Phil,

Below is my Response 1 to your review comments:

1. Yes, the existing entrance is proposed to be permanently removed.
2. I interpreted a 3:1 allowable as the maximum slope, but correct the design does have a 4:1 slope. Typical section in the plans has been revised to reflect a 4:1 in-slope and 3:1 backslope



3. Correct, the proposed entrance is at the high point (relatively speaking – ditch is near level going north or south but then slopes down to the river as you get closer and also drops elevation going south by about .5') We can provide our survey data if you would like to review.
4. The model was updated to include the ditching along the roadway along with the addition of a berm within the ditch at the R/W. The 100-HWL for the basin is now 1233.14 which is below the EOF of 1233.5. This prevents to the County R/W and the concern for erosion.
5. We have ITT scheduled to complete the borings this Friday and we will forward the boring logs when available.
6. Noted, see river plan sheets.
7. Noted, see revised HydroCAD Report and Drainage Exhibit.
8. See revised HydroCAD Report and Drainage Exhibit. Basin 1B retains the 100-yr event for the roadway and lots 1-8.

Due to the mature tree coverage on the site and the linear length that would be required to construct a single basin to retain runoff from lots 9-12, we are proposing an individual basin per lot. These basins are included in the HydroCAD report with the following note "FUTURE LANDOWNERS OF LOTS 9-12 ALONG WITH POTENTIAL FUTURE LOT SPLITS (TOTAL OF 8 LOTS) WILL BE RESPONSIBLE FOR CONSTRUCTING THEIR OWN INFILTRATION BASIN. 1,800 CU. FT. BASIN - 2' DEPTH, 15'X30' BOTTOM WITH 5:1 SIDE SLOPES - CONSTRUCTED DOWN GRADIENT OF IMPROVEMENTS."

This will eliminate the need to create an "unsightly" long linear tree clearing area for a single/common basin along with a drainage easement that could affect the development of a lot(s).

9. The City would be responsible for maintenance of the South Basin/1B along with the roadway. Maintenance will be minimal with the pretreatment of the ditching. After soil stabilization and established vegetation which is when the City would take it over would only consist of mowing. Mowing

frequency would be equivalent to the ditch or R/W mowing.

Please reach out with questions.

Thanks

Tony Pohl, PE
Civil Engineer
Kramer Leas DeLeo, PC
Phone: 218-461-2127
Web: www.kldland.com
Email: t.pohl@kldland.com
1120 Industrial Park Road
Brainerd, MN 56401



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From: Phil Martin <Phillip.Martin@bolton-menk.com>
Sent: Thursday, April 25, 2024 12:18 PM
To: Tony Pohl <t.pohl@kldland.com>
Cc: Andrew Beadell <Andrew.Beadell@bolton-menk.com>; Pat Wehner (pwehner@cityofcrosslake.org) <pwehner@cityofcrosslake.org>; Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.org>
Subject: RE: River Trail Road Prelim Plat - Civil

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Standard boring logs are ok. We want to see soil classification and blow count information. We don't need a geotechnical report/recommendation at this point. If you find something unexpected...our thoughts may change.

Thanks

Phil Martin P.E.
218-821-7265

From: Tony Pohl <t.pohl@kldland.com>
Sent: Thursday, April 25, 2024 9:11 AM
To: Phil Martin <Phillip.Martin@bolton-menk.com>
Subject: RE: River Trail Road Prelim Plat - Civil

Thanks for the review, quick question – Standard boring logs ok or are you also requesting a standard Geotech exploration report to go along with it?

From: Phil Martin <Phillip.Martin@bolton-menk.com>
Sent: Wednesday, April 24, 2024 4:39 PM

To: Tony Pohl <t.pohl@kldland.com>

Cc: Jordan Chouanard <j.chouanard@kldland.com>; Cheryl <cstuckmayer@crosslake.net>; Paul Satterlund <psatterlund@cityofcrosslake.org>; Pat Wehner (pwehner@cityofcrosslake.org) <pwehner@cityofcrosslake.org>; Andrew Beadell <Andrew.Beadell@bolton-menk.com>; Derek Benoy <Derek.Benoy@bolton-menk.com>

Subject: RE: River Trail Road Prelim Plat - Civil

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tony

We reviewed the information you provided for the River Trail Road Preliminary Plat.

Plan comments:

1. The removals plan shows an existing CMP culvert being removed at an existing entrance to CSAH 36, but there is not a new culvert being put back. Is this entrance being permanently removed?
2. The typical section in the Subdivision Road System standards for the Minor Rural Roadway shows a ditch fore slope of 4:1 and backslope of 3:1. Based on scaling of the grading plans, the design appears to be correct. However, the typical section for the roadway in the plans show a 3:1 fore slope. This callout should be changed.
3. The plans show the River Trail Road entrance as a high point with no culvert connecting the county ditch on each side. According to lidar contours on the County GIS, it looks like all water in this ditch flows north to the Pine River. Please review and verify drainage direction relative to the proposed River Trail Road intersection with CSAH 36.
4. The plans indicate the outlet for the basin as the county ditch in the CSAH 36 R/W. Water overflow can erode slopes, especially with sandy soils common in Crosslake. Verify with County their acceptance of proposed design discharge to County ditch.
5. Provide 2 soil borings to depth of 8' to confirm soil characteristics along proposed road centerline, We recommend at Station 3+00 and 8+00. The boring work should classify the soil and provide standard penetration values (N-values).
6. Verify plans list the City of Crosslake or Crow Wing County as responsible agencies.

- MEET THE REQUIREMENTS OF ASTM C-361.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EARTHWORK QUANTITIES WHICH THE CONTRACTOR'S BID SHALL BE BASED ON.
 11. THE CONTRACTOR SHALL COORDINATE WITH **BALDWIN TOWNSHIP** ON STREET SIGNAGE. THE CONTRACTOR SHALL FURNISH & INSTALL REQUIRED SIGNS.
 12. COMPACTION OF INFILTRATION BASINS IS PROHIBITED.

Crosslake and
Crow Wing
County

Hydrologic Review Comments:

Time of Concentration – The time of concentration calculation for Drainage Area (4P) needs to reflect the proposed land use. Shallow Concentrated Flow - Existing land use: "Woods"; Proposed land use: "Grass Cover"

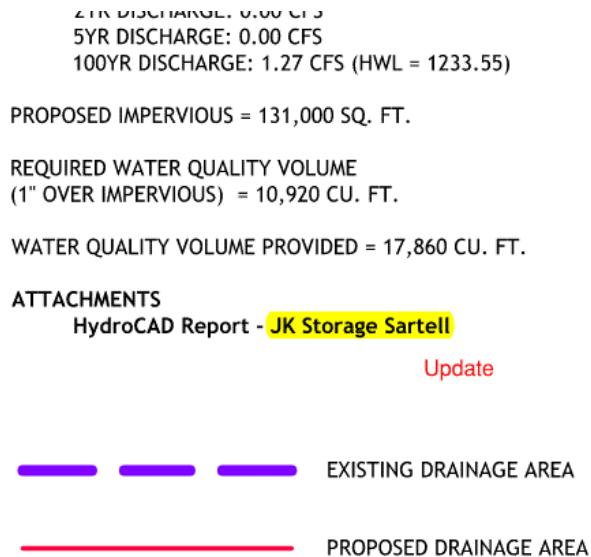
Runoff Rates – Runoff rates are higher for the proposed conditions than the existing conditions for the 5-Yr and 100-Yr rainfall events. The provided plans are for the roadway, but the modeling includes the entire residential development. It is unclear if the proposed BMP is intended for the roadway only? Will additional BMPs be provided for the residential lots?

BMP Maintenance – Is there a plan for BMP maintenance adjacent to CSAH 36? Is the City being asked to take on BMP maintenance or will that remain with the development? Please confirm developer intent for maintenance of the BMP and notify City. Refer to ordinance excerpt below.

SEC. 26-550 Management of Stormwater Facilities

1. All storm water management facilities shall be designed to minimize the need for maintenance, to provide access for maintenance purposed and to be structurally sound. All storm water management facilities shall have a plan of operation and maintenance that assures continued effective removal of pollutants carried in storm water runoff....”

Drainage Exhibit – revise below:



Let me know if you have questions.

Thanks

Phil Martin P.E.
218-821-7265

From: Tony Pohl <t.pohl@kldland.com>
Sent: Monday, April 8, 2024 11:42 AM
To: Phil Martin <Phillip.Martin@bolton-menk.com>
Cc: Jordan Chouanard <j.chouanard@kldland.com>; Cheryl <cstuckmayer@crosslake.net>; 'mlyonais@crosslake.net' <mlyonais@crosslake.net>
Subject: River Trail Road Prelim Plat - Civil

Per the City's request – attached are the Civil files for the proposed development.

Tony Pohl, PE
Civil Engineer
Kramer Leas DeLeo, PC

From: [Phil Martin](#)
To: [Paul Satterlund](#); [Patrick Wehner](#)
Cc: [Cheryl Stuckmayer](#); [Andrew Beadell](#)
Subject: RE: Mike Cunningham Preliminary plat application
Date: Tuesday, April 9, 2024 12:29:40 PM
Attachments: [image001.png](#)

Hi Paul

I received the civil road plans and drainage information from Tony Pohl from KLD. I will have my staff start to review.

What is your desired timeframe for comments?

Thanks

Phil Martin P.E.
218-821-7265

From: Paul Satterlund <psatterlund@cityofcrosslake.org>
Sent: Tuesday, April 9, 2024 11:17 AM
To: Patrick Wehner <pwehner@cityofcrosslake.org>; Phil Martin <Phillip.Martin@boltonmenk.com>
Subject: FW: Mike Cunningham Preliminary plat application

Hello Phil and Pat,

We have an upcoming subdivision that is in the preliminary plat stage and they are looking to turn the road over to the city.

We have an approved name of road and now we just need to work through the steps to get the engineering approved.

KLD is the engineer/surveying that worked on the preliminary plat, drainage calcs, and civils for the road.

Thanks,

From: Jordan Chouanard <j.chouanard@kldland.com>
Sent: Friday, April 5, 2024 9:56 AM
To: Paul Satterlund <psatterlund@cityofcrosslake.org>
Subject: Mike Cunningham Preliminary plat application

Jordan Chouanard, PLS
Kramer Leas DeLeo, PC
Phone: 218-829-5333
Mobile: 320-444-5561



Subdivisions Application
 Planning and Zoning Department
 13888 Daggett Bay Rd, Crosslake, MN 56442
 218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.com

Permit Number: **2400335**

Property Owner(s): Mike Cunningham Receipt Number: 244120
 \$2300.00

Mailing Address: 30188 Oceola Circle, Breezy Point, MN 56472

Site Address: Not declared

Phone Number: 218-251-1806

E-Mail Address: mdc31916@gmail.com

Parcel Number(s): 14280539

Legal Description: Document Number 993628 as of record in the Crow Wing County Recorder's Office

Sec 28 Twp 137 Rge 26 27 28

Land Involved: Width: 1325 Length: 1200 Acres: 36

Lake/River Name: Pine River

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

If yes, list Parcel Number(s) _____

Authorized Agent: KLD

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

Agent Phone Number: 218-829-5333

Signature of Property Owner(s) _____

Date 04-05-2024

Signature of Authorized Agent(s) [Signature]

Date 04-05-2024

- All applications must be accompanied by signed Certificate of Survey
- 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.

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

12 Development

0 Number of proposed lots

0 Number of proposed outlots

X Access

Public Road

Easement

Easement recorded: Yes No

Septic

Compliance _____

SSTS Design _____

Site Suitability Signed winter agreement

For Office Use:
 Application accepted by PS Date 4/8/24 Land Use District B5 River Lake Class GD Park, Rec, Lib X

S/B 11 lots @ \$1375.00 Cr. of \$125 for final \$800 + 12 @ 1500 = 2300.00



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.