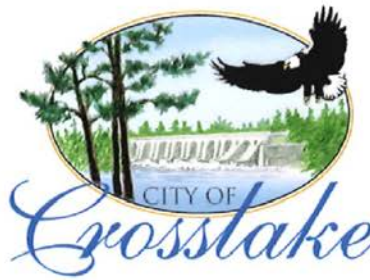


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

December 19, 2025

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: Stuart Swenson

Site Location: 36974 County Road 66, Crosslake, MN 56442

Variance for:

- Density of 24 where 11 is allowed

To construct:

- To add 13 additional multifamily units with 11 existing on the parcel currently

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 & 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: Sundance Ridge Homes on Crosslake

Parcel Number(s): 14160833

Application Submitted: October 31, 2025

Action Deadline: December 30, 2025

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Stuart Swenson

Variance for:

- Density of 24 where 11 is allowed

To construct:

- To add 13 additional multifamily units with 11 existing on the parcel currently

Current Zoning: Limited Commercial

Existing Impervious Coverage:

25.3%

- The stormwater calculations and locations were submitted with the variance application
- City sewer connection

Proposed Impervious Coverage:

47.8%

Parcel History:

- There are additional permits from previous uses on the property
- August 1999 – Approved Variance to construct a building with a maximum height of 30 feet at the mid-peak
- January 2003 – Approved CUP
- April 2003 – Commercial building – 2 porches
- June 2004 – Connect to municipal sanitary sewer
- October 2008 - Sign
- October 2009 – Fence in the dumpster
- June 2014 – Approved Lot Line Adjustment
- July 2020 – Denied Variance for density of 27 & time extension of 5 years
- July 2020 – Approved CUP for multi-family dwellings & commercial storage/storage unit rental
- October 2020 – Change of use to 11 multifamily units, 5319 sf attached garage, city sewer
- Parcel is hooked up to the city sewer

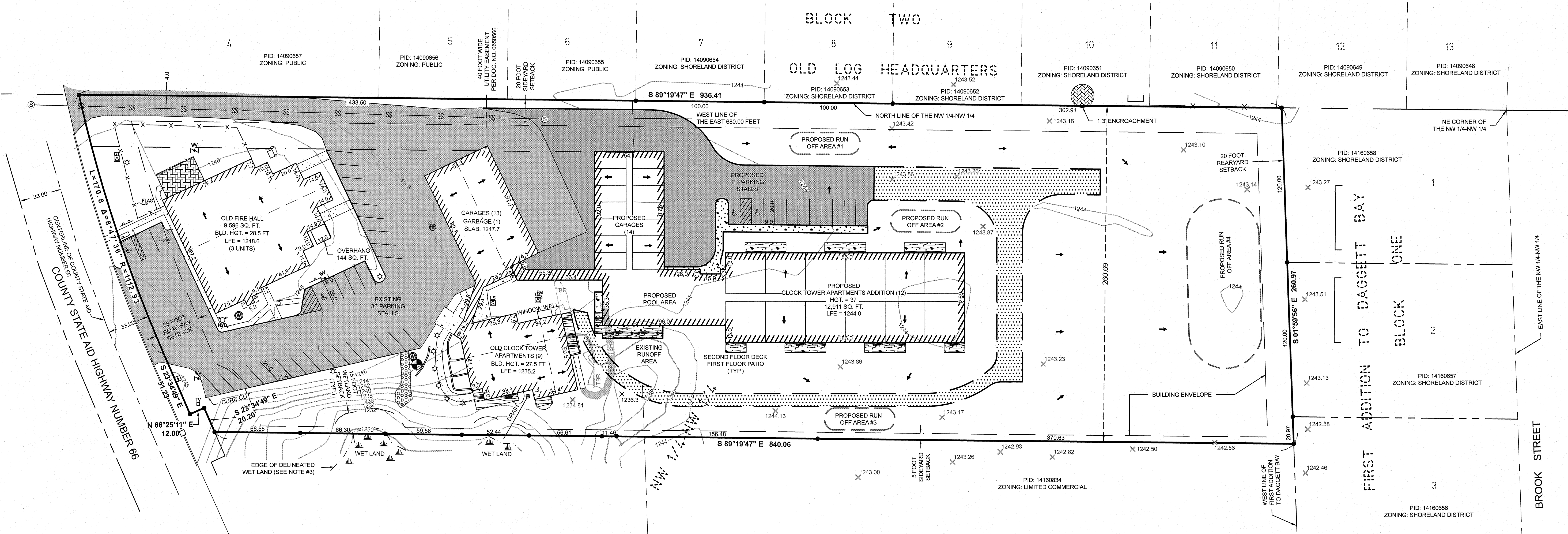
LEGAL DESCRIPTION PER DOC. NO. 938770

The North 260.69 feet of the Northwest Quarter of the Northwest Quarter, Section 16, Township 137 North, Range 27 West, Crow Wing County, Minnesota, lying easterly of the easterly right-of-way line of County State Aid Highway Number 66 and westerly of FIRST ADDITION TO DAGGETT BAY, according to the recorded plat thereof, said county.

Subject to easements, restrictions and reservations of record.

CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER,
SECTION 16, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CITY OF CROSSLAKE, CROW WING COUNTY, MINNESOTA
TOTAL AREA = 234,438 SQ. FT. / 5.4 ACRES
BUILDABLE AREA = 197,581 SQ. FT.



RUN OFF CALCULATIONS			
Proposed Impervious Surface Area (Proposed Only)	111,944 sq. ft.	x 0.0833 ft.	= 9,325 cu. ft.

IMPERVIOUS CALCULATIONS			
EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
Old Fire House	9,596	234,438	4.1%
Old Clock Tower & Garages	10,221	234,438	4.4%
Bituminous	35,292	234,438	15.1%
Concrete & Pavers	3,995	234,438	1.7%
Total	59,104	234,438	25.3%

IMPERVIOUS CALCULATIONS			
PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
Old Fire House	9,596	234,438	4.1%
Old Clock Tower & Garages	10,221	234,438	4.4%
Bituminous	35,292	234,438	15.1%
Concrete & Pavers	3,995	234,438	1.7%
Proposed Bituminous	16,410	234,438	7.0%
Proposed Concrete	2,780	234,438	1.2%
Proposed Gravel	11,054	234,438	4.7%
Proposed Clock Tower Addition	22,596	234,438	9.6%
Total	111,944	234,438	47.8%

PROPOSED RUN OFF AREAS #1- #3
TOP SURFACE AREA = 868 SQ. FT.
BOTTOM SURFACE AREA = 509 SQ. FT.
1" DEEP WITH 5:1 SIDE SLOPES
RUN OFF STORAGE PROPOSED = 689 CU. FT.
TOTAL AREA (1-3) = 2,067 CU. FT.

EXISTING RUN OFF AREA
TOP SURFACE AREA = 2,587 SQ. FT.
BOTTOM SURFACE AREA = 1,101 SQ. FT.
TOTAL AREA = 1,844 CU. FT.

PROPOSED RUN OFF AREA #4
TOP SURFACE AREA = 6,749 SQ. FT.
BOTTOM SURFACE AREA = 4,894 SQ. FT.
2" DEEP WITH 6:2 SIDE SLOPES
RUN OFF STORAGE PROPOSED = 5,822 CU. FT.

COMBINED RUN OFF STORAGE PROPOSED = 9,733 CU. FT.

PROPOSED UNITS
OLD FIRE HALL: 3 UNITS
OLD CLOCK TOWER BUILDING: 9 UNITS
PROPOSED CLOCK TOWER APARTMENTS: 12 UNITS
TOTAL: 24 UNITS

PROPOSED PARKING

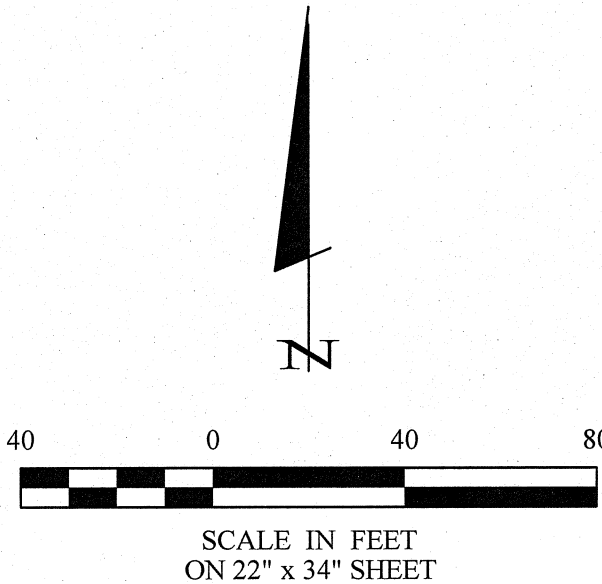
EXISTING STALLS: 30
EXISTING GARAGES: 13
PROPOSED STALLS: 11
PROPOSED GARAGES: 14
TOTAL PARKING: 68

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies.
- Zoning for subject tract = "Limited Commercial District".
- Wetland delineation was completed on 5/10/2020, by Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
- Parcel ID of subject parcel: 14160833
- The property address of subject parcel: 36974 County Road 66
- Sewer and Water to be connected to the City of Crosslake Utilities.
- There are no bluffs located within surveyed property.
- Property is in "Zone X" as per the FIRM, Flood Insurance Rate Map. "Zone X" definition: Areas of minimal flooding.
- Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

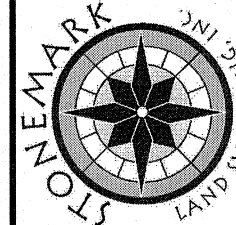
LEGEND

- X— DENOTES EXISTING SIGN(S)
- X— DENOTES EXISTING FLAGPOLE
- X— DENOTES EXISTING FENCE LINE
- X— DENOTES EXISTING RETAINING WALL
- X— DENOTES EDGE OF EXISTING BITUMINOUS
- X— DENOTES EDGE OF EXISTING CONCRETE
- X— DENOTES EDGE OF EXISTING PAVING STONES
- X— DENOTES EDGE OF PROPOSED BITUMINOUS
- X— DENOTES EDGE OF PROPOSED CONCRETE
- 1208— DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210— DENOTES EXISTING INDEX CONTOURS
- X1234.5— DENOTES SPOT ELEVATION (EXISTING GRADE)
- X— DENOTES WET LAND(S)
- X— DENOTES EDGE OF EXISTING LANDSCAPE ROCK
- X— DENOTES EXISTING STORM SEWER CATCH BASIN
- X— DENOTES EXISTING MAN HOLE COVER
- X— DENOTES EXISTING CABLE TV BOX
- X— DENOTES EXISTING WELL
- X— DENOTES EXISTING BUTTERFLY VALVE, CHECK VALVE, & GATE VALVE
- X— DENOTES EXISTING FIRE HYDRANT
- X— DENOTES EXISTING SANITARY SEWER MANHOLE
- X— DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- X— DENOTES EXISTING SANITARY SEWER
- X— DENOTES PROPOSED SURFACE DRAINAGE FLOW
- X— BENCHMARK: HIGH POINT OF WELL ELEV. = 1248.97
- X— DENOTES MONUMENT FOUND
- X— DENOTES FOUND PK NAIL
- X— DENOTES "TO BE REMOVED"
- X— DENOTES PROPOSED DRAINAGE AREA BOUNDARY
- X— DENOTES EDGE OF PROPOSED GRAVEL



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NW 1/4 - NW 1/4 TO HAVE AN ASSUMED BEARING OF S 89°19'47\"/>

30206 Rasmussen Road
Suite 1
P. O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Cynthia M. Hilde
CYNTHIA M. HILDE #1344881
DATE: 10/29/2025 LIC. NO. 44881

REVISIONS	DATE	DESCRIPTION	BY

DATE:	10/29/2025
SCALE:	1" = 40'
HORIZ.:	NONE
VERT.:	NONE

PROJECT NO.:	20087-1
FILE NAME:	C20087-1.dwg
FIELD BOOK:	BOOK
PLOT:	PLOT

PROJECT MANAGER:	CMH
CHECKED:	BY: JH
DRAWN BY:	RJP/CL

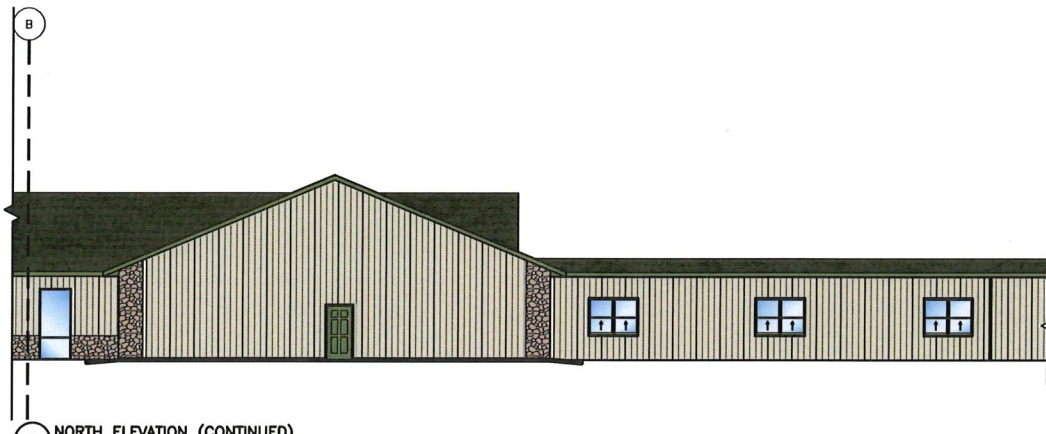
CERTIFICATE OF SURVEY
Stuart Swenson
1090 2nd Street South
Suite 2A
Sartell, MN 56377



1 NORTH ELEVATION
3/32" = 1'-0"



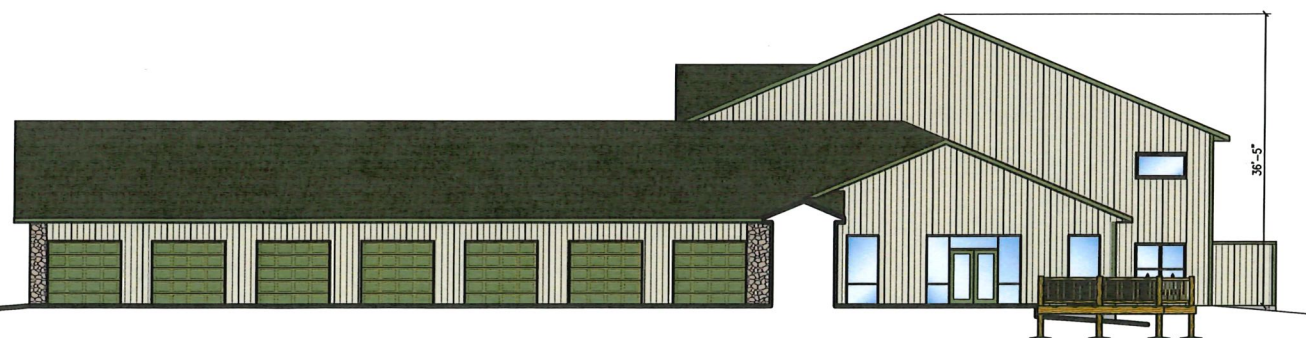
3 SOUTH ELEVATION (CONTINUED)
3/32" = 1'-0"



2 NORTH ELEVATION (CONTINUED)
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"



6 WEST ELEVATION
3/32" = 1'-0"



5 EAST ELEVATION
3/32" = 1'-0"

MAHLER & ASSOCIATES
ARCHITECTURE

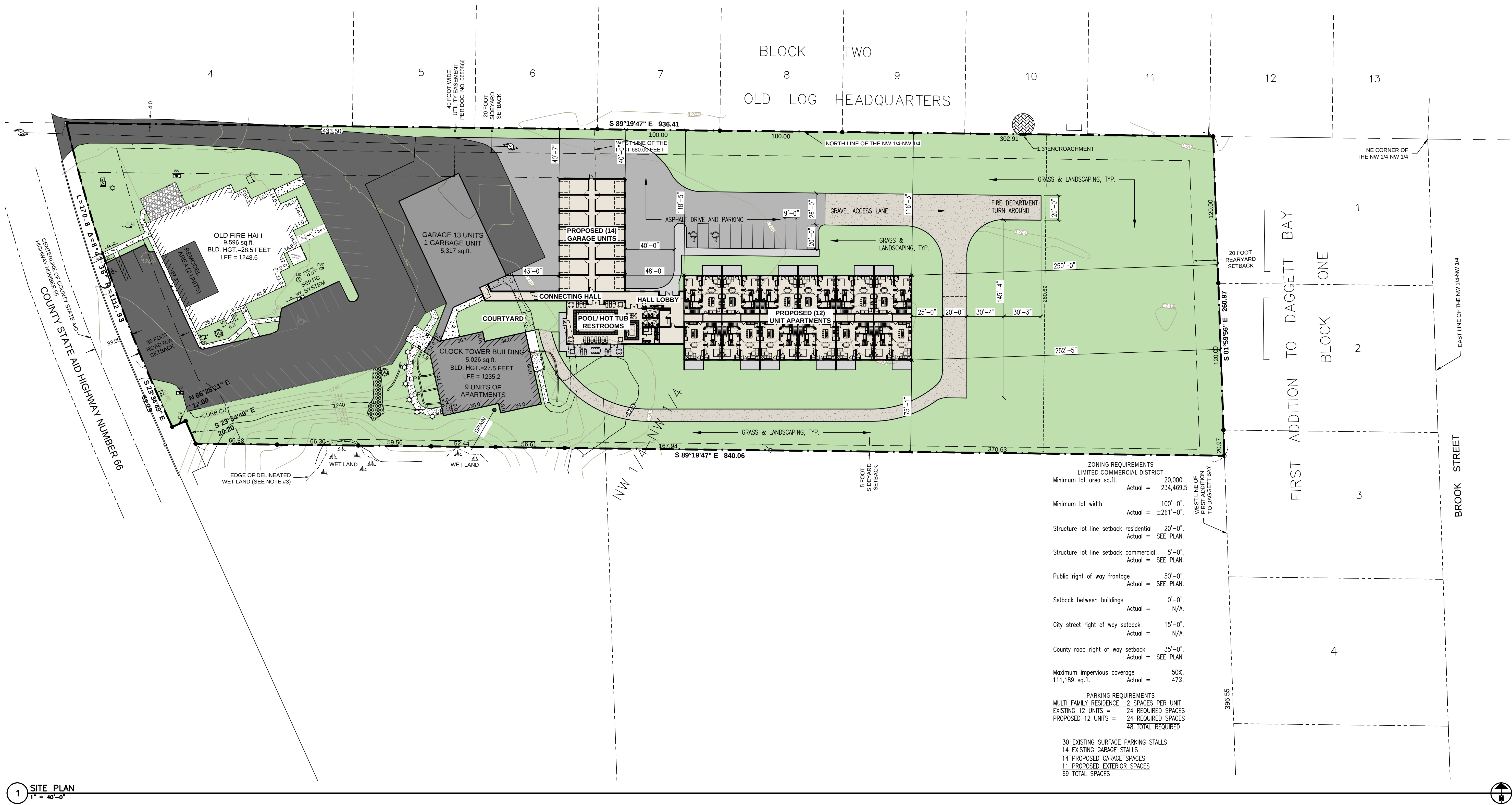
Firm Name and Address
Graeme H.D. Mahler, AIA
Principal
5150 Maroon Drive
Suite 101
Sauk Rapids, MN 56379
TEL: (320) 257-2724
EMAIL: gmahler@mahlerarchitecture.com

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Revision/Issue	Date

Project Name and Address
SUNDANCE APARTMENTS
36974 COUNTY ROAD 66
CROSS LAKE, MN 56442
STUART SWENSON
320-230-6060

Project 2519
Date 09/16/2025
Scale AS INDICATED
Sheet
EXTERIOR ELEVATIONS
A-201

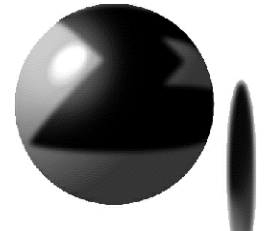


ZONING REQUIREMENTS	
LIMITED COMMERCIAL DISTRICT	
Minimum lot area sq.ft.	Actual = 20,000. 234,469.5
Minimum lot width	Actual = 100'-0". ±261'-0".
Structure lot line setback residential	Actual = 20'-0". SEE PLAN.
Structure lot line setback commercial	Actual = 5'-0". SEE PLAN.
Public right of way frontage	Actual = 50'-0". SEE PLAN.
Setback between buildings	Actual = 0'-0". N/A.
City street right of way setback	Actual = 15'-0". N/A.
County road right of way setback	Actual = 35'-0". SEE PLAN.
Maximum impervious coverage	Actual = 50%. 47%.

PARKING REQUIREMENTS	
MULTI FAMILY RESIDENCE 2 SPACES PER UNIT	
EXISTING 12 UNITS =	24 REQUIRED SPACES
PROPOSED 12 UNITS =	24 REQUIRED SPACES
48 TOTAL REQUIRED	
30 EXISTING SURFACE PARKING STALLS	
14 EXISTING GARAGE STALLS	
14 PROPOSED GARAGE SPACES	
11 PROPOSED EXTERIOR SPACES	
69 TOTAL SPACES	

1 SITE PLAN
1" = 40'-0"

MAHLER & ASSOCIATES
ARCHITECTURE



Firm Name and Address

Greene H.D. Mahler, AIA
Principal
5150 Mason Drive
Suite 101
Sault Rapids, MN 56379
TEL: (320) 257-2724
EMAIL: gmahler@mahlerarchitecture.com

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Revision/Issue	Date

Project Name and Address

SUNDANCE APARTMENTS
36974 COUNTY ROAD 66
CROSS LAKE, MN 56442

STUART SWENSON
320-230-6060

Project 2519	Date 09/16/2025	Scale AS INDICATED
Sheet SITE PLAN		

AS-101

From: stuart@everythingunderthesun.com
To: [Cheryl Stuckmayer](#)
Subject: Sundance Clocktower Addition Cuts & Fills, Square Footage Info
Date: Monday, November 10, 2025 9:26:25 AM
Attachments: [SITEPLAN - 9-16-25 2517 SUNDANCE CLOCK TOWER ADDITION.pdf](#)



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender stuart@everythingunderthesun.com

Good morning Cheryl,
Please see the requested cut and fill info below provided by Schrupp
Excavating.

Also, attached is the siteplan prepared by the architect that includes square
footages of the existing buildings as requested.

Please let me know if you would like or recommend providing any additional
info for the requested variance.

Thank you,
Stuart

On Nov 5, 2025, at 1:12 PM, Schrupp Excavating LLC
<schruppexcavating@gmail.com> wrote:

Good Afternoon, Stuart. The cuts and fills amount for the Sundance
Clocktower Addition would amount to approximately 2000 yards. I hope this
helps! Have a great day.

Jennifer Kline

Office Manager

Schrupp Excavating LLC

(218) 587-4038 (w)

schruppexcavating@gmail.com

<http://www.schruppexcavating.com>

From: [Patrick Wehner](#)
To: info@sundanceridge.com
Cc: [Cheryl Stuckmayer](#); [Lori Conway](#)
Subject: sewer at sundance ridge
Date: Friday, September 12, 2025 6:18:25 AM

Good morning the couple of thoughts I had about tying in to your sewer line is 1. since this is commercial we need to make sure the sewer line is of adequate size for the additions 2. Make sure you have enough drop to do gravity flow with no freeze problems or allow for a lift station. 3. Is just your connection fees needs to be determined other wise I see no problem with connecting

From: [Frie, Jacob \(DNR\)](#)
To: [Jody Grund](#)
Cc: [Cross Lake PZ](#); [Cheryl Stuckmayer](#)
Subject: RE: 12.19.2025 PC/BOA Meeting Info
Date: Tuesday, December 9, 2025 3:54:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Agency-Sundance.pdf](#)

Good afternoon Jody:

Concerning the proposed variance to allow 24 dwelling units where 11 is allowed for the "Sundance Ridge Home" in the City of Crosslake, the MN DNR offers the following comments:

- The proposal to deviate from the maximum density of dwelling units by more than 100% represents a substantial deviation from Limited Commercial Development standards within the Shoreland area (within 1,000 feet of Cross Lake). It is unclear what, if any, practical difficulty is present to consider approval of the variance. Additionally, it is not clear that residential housing "use" within "Limited Commercial" zoned property within Shoreland areas is in harmony with the purpose of the district as expressed in Section 26-378(1) of the City's Land Use Ordinance.
- If approved, the MN DNR recommends the following types of conditions be added to the approval, with specific wording to be suggested by City staff:
 - Ensuring no further subdivisions of land occur on existing PID# 14160833 in order to eliminate the possibility of additional dwelling-unit density increases in future lot-splits of the parent parcel (without an approved variance).
 - Ensuring provisions for adequate stormwater treatment/management are provided for on the property.
 - Ensuring impervious surface areas including parking and driveways do not exceed maximum thresholds in the zoning District.

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



Variance Application

Planning and Zoning Department

13888 Daggett Bay Road, Crosslake, MN 56442

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

Receipt Number: 486770

Permit Number

250225V

Property Owner(s): Sundance Ridge Homes on Crosslake

Mailing Address: 1090 2nd St. S. Ste 2A Sartell MN 56377

Site Address: 36974 CR 66, Crosslake

Phone Number: 320 267 0677

E-Mail Address: info@sundanceridge.com

Parcel Number(s): 14160833

Legal Description: _____

Sec 16 Twp 137 Rge 26 ☒ 27 ☐ 28 ☐

Lake/River Name: Crosslake

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

If yes list Parcel Number(s) _____

Authorized Agent: Stuart Swenson

Agent Address: 1090 2nd St. S. Ste 2A Sartell MN

Agent Phone Number: 320 267 0677 56377

Variances

(Check applicable requests)

- ☐ Lake/River Setback
- ☐ Road Right-of-Way Setback
- ☐ Bluff Setback
- ☐ Side Yard Setback
- ☐ Wetland Setback
- ☐ Septic Tank Setback
- ☐ Septic Drainfield Setback
- ☐ Impervious Coverage
- ☐ Accessory Structure
- ☐ Building Height
- ☐ Patio Size
- ☒ Residential Density
- ☐ _____

Signature of Property Owner(s) [Signature]

Date 10/31/25

Signature of Authorized Agent(s) _____

Date _____

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$750 for Residential and Commercial 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 applications is determined by the Planning Commission/Board of Adjustment at a public meeting as per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:

Application accepted by C. Torgerson Date 10-31-2025 Land Use District SD

Lake Class GD Septic: Compliance City Sewer SSTS Design na Installation done



Practical Difficulty Statement

Pursuant to City of Crosslake Ordinance Article 8 – Variances may be granted when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty”.

Please answer the following questions regarding the “practical difficulty” for your variance request.

1. Is the Variance request in harmony with the purposed and intent of the Ordinance?

Yes ☒ No ☐

Why: The current use is multi family in a Limited Commercial zone.
Defer to the Planning Commission/Board of Adjustment

2. Is the Variance consistent with the Comprehensive Plan?

Yes ☒ No ☐

Why: The Property is uniquely located for services.
Defer to the Planning Commission/Board of Adjustment

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes ☒ No ☐

Why: A 24unit multi family development is a
reasonable use of a parcel this size, and
the unique location relative to sewer and
emergency services.

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes ☒ No ☐

Why: The completion of the Firehall & Cloctower
Property will benefit the surrounding area
by removing unkept areas and the additional structures
will match the existing.

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes ☒ No ☐

Why: The Property is zoned Limited Commercial but is already
multi famaily use and requires an adjustment in scale.

6. Does the need for a Variance involve more than economic considerations?

Yes ☒ No ☐

Why: The project addresses local housing needs, alligns
with the Comprehensive Plan, and will blend well with
the character of the CR66 Corridor.



City of Crosslake Planning Commission/Board of Adjustment

FINDINGS OF FACT

SUPPORTING / DENYING A VARIANCE REQUEST

A Variance may be granted by the Planning Commission/Board of Adjustment when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty” according to Minnesota Statute Chapter 462. The Planning Commission/Board of Adjustment should weigh each of the following questions to determine if the applicant has established that there are “practical difficulties” in complying with regulations and standards set forth in the Land Use Ordinance.

1. Is the Variance request in harmony with the purposes and intent of the Ordinance?

Yes No

Why:

2. Is the Variance consistent with the Comprehensive Plan?

Yes No

Why:

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes No

Why:

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes No

Why:

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes No

Why?

6. Does the need for a Variance involve more than economic considerations?

Yes No

Why: