

ADMINISTRATIVE DECISION

APPLICANT NAME: Kathy Millard  
Trustee, Wayne E Stromberg Living Trust

PROPERTY LOCATION: 35712 West Shore Drive  
Crosslake, MN 56442  
Parcel Code: 141180020070009, 141180020080009, 141180020090009 &  
14118002010A009

APPLICANT REQUEST: Ability to consolidate and complete a lot line adjustment to sell non-conforming lots separately based on Section 26-137 (8) of the City Land Use Ordinance.

ISSUE: Separating contiguous lots under common ownership that do not meet the current lot size requirements.

FACTS: The Stromberg Living Trust approached the city requesting they be able to consolidate and adjust their current 4 lots, creating 2 parcels as separate lots. The configuration of the parcels, once consolidated and adjusted, do not meet the current requirements of the City Land Use Ordinance requiring a shoreland lot on a General Development Lake be 30,000 square feet in size, 100 feet wide and have a building envelop of 12,000 square feet. During the DRT meeting on 4/12/2015 the applicant recalled that there was a bunkhouse on parcel 14118002010A009 when her father purchased the property. The applicant has submitted the following information:

- Statement from Donald Phillips
- Letter dated 6/26/1990 from County Assessor
- Photos submitted by applicant
- Review Survey submitted on 3/13/2015 by Cindy Hidde, Stonemark Land Surveying, Inc.

ANALYSIS: City Land Use Ordinance, Article 5, Section 26-137 (8) states that a lot of record may be sold separately if it contained a habitable dwelling prior to the current owner purchasing the parcel. The documentation provided by the applicant, including the signed statement from Mr. Donald Phillips, the letter dated June 26, 1990 from the County Assessor and photographic evidence of the dwelling proves that there was a habitable dwelling on the parcel prior to Mr. Wayne Stromberg purchased the lots.

DECISION: The Wayne E. Stromberg Living Trust and any future landowner is now allowed to consolidate and adjust the lot lines on the 4 parcel mentioned above, creating two lots from the original four and to sell the two lots separately as legal non-conforming lots of record.

This administrative decision is limited to the facts of this particular property.

Jon R. Volstad, LSS  
Print Name / Signature of Zoning Administrator or Designee

5/8/2015  
Date

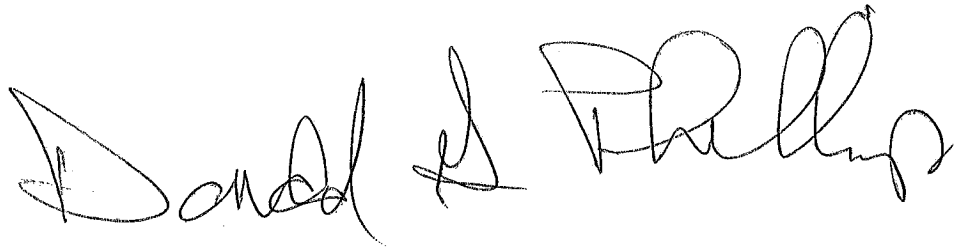
My name is Donald Gary Phillips and my family has owned two 50' lots since 1943 which are adjacent to the Stromberg property. The properties previous owners were the Schultz's. The said "Bunk house "on this property was built in approximately 1950. The Schultz had 4 girls and one son and their cabin at that time only had two bedrooms so this was built. It had bunks and a sink and was used as an extension of the cabin. It was still in use when Wayne Stromberg purchased the property.

Donald Gary Phillips

35724 West shore Dr.

Crosslake, MN 56442

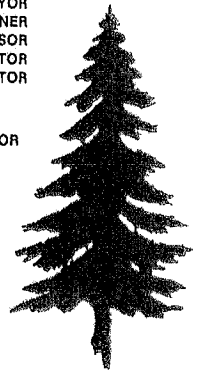
Home Phone 218-692-3271

A handwritten signature in black ink that reads "Donald G. Phillips". The signature is written in a cursive style with a large, stylized 'D' and 'P'.

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OY A. LUUKKONEN ..... AUDITOR  
 ICHARD D. ROTTSCHAFFER, M.D. .... CORONER  
 RANK BALL ..... SHERIFF  
 TEPHEN RATHKE ..... ATTORNEY  
 AUREEN E. BORDEN ..... TREASURER  
 ATHY LUDENIA ..... RECORDER  
 DENNIS JOHNSON ..... SOCIAL SERVICE DIRECTOR  
 DAVID R. SCHULDHEISZ ..... VETERANS SERVICE & EMERGENCY MANAGEMENT  
 DAVID NEIMAN ..... PLANNING & ZONING ADMINISTRATOR/SOLID WASTE ENVIRONMENTAL COORDINATOR



**CROW WING COUNTY**

**BRainerd, MINNESOTA 56401**

COUNTY COMMISSIONERS  
 JOHN "JINX" FERRARI, CHAIRMAN      SYLVIA E. SCHMITT, VICE CHAIRMAN  
 MARY KOEP      HOWARD D. PETERSON      STEVE D. SIEVEK

TELEPHONE (218) 828-3954

June 26, 1990

Mr. and Mrs. Wayne Stromberg  
 HC 83 Box 843 W. Shore Drive  
 Crosslake, Minnesota 56442

RE: Lots 7-10 Block 2 Crosslake Park

Dear Mr. and Mrs. Stromberg,

This letter is in regards to a recent review of your above described property.

It has been determined that an adjustment will be made on your 1990 estimated market value for taxes payable in 1991 as follows:

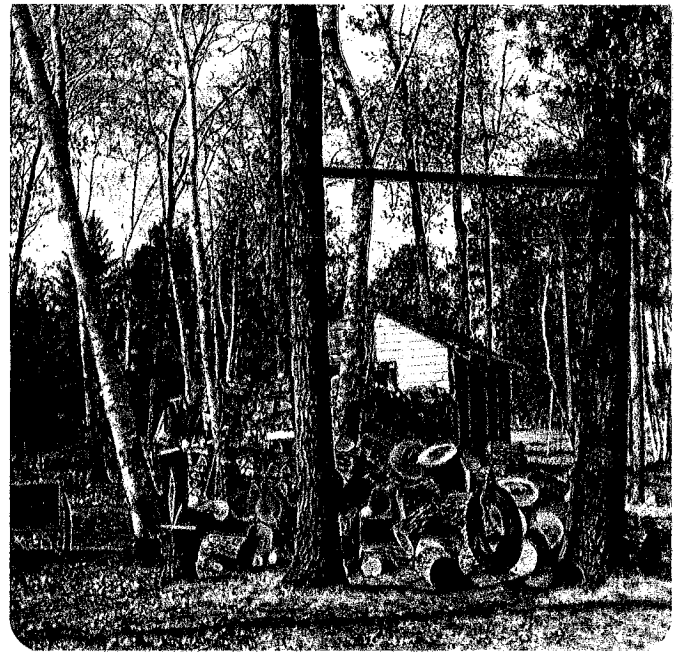
	Value Was	Value Will Be
Lot 7 Land (50')	\$ 25,000	\$ 25,000
Lot 8 Land (48')	25,000	24,000
Lot 9 Land (48')	25,000	24,000
Building	84,000	60,100
Lot 10 Land (38')	20,000	19,000
Building	300	300
TOTAL	<u>\$179,300</u>	<u>\$152,400</u>

If you have any further questions, feel free to contact this office.

Yours truly,

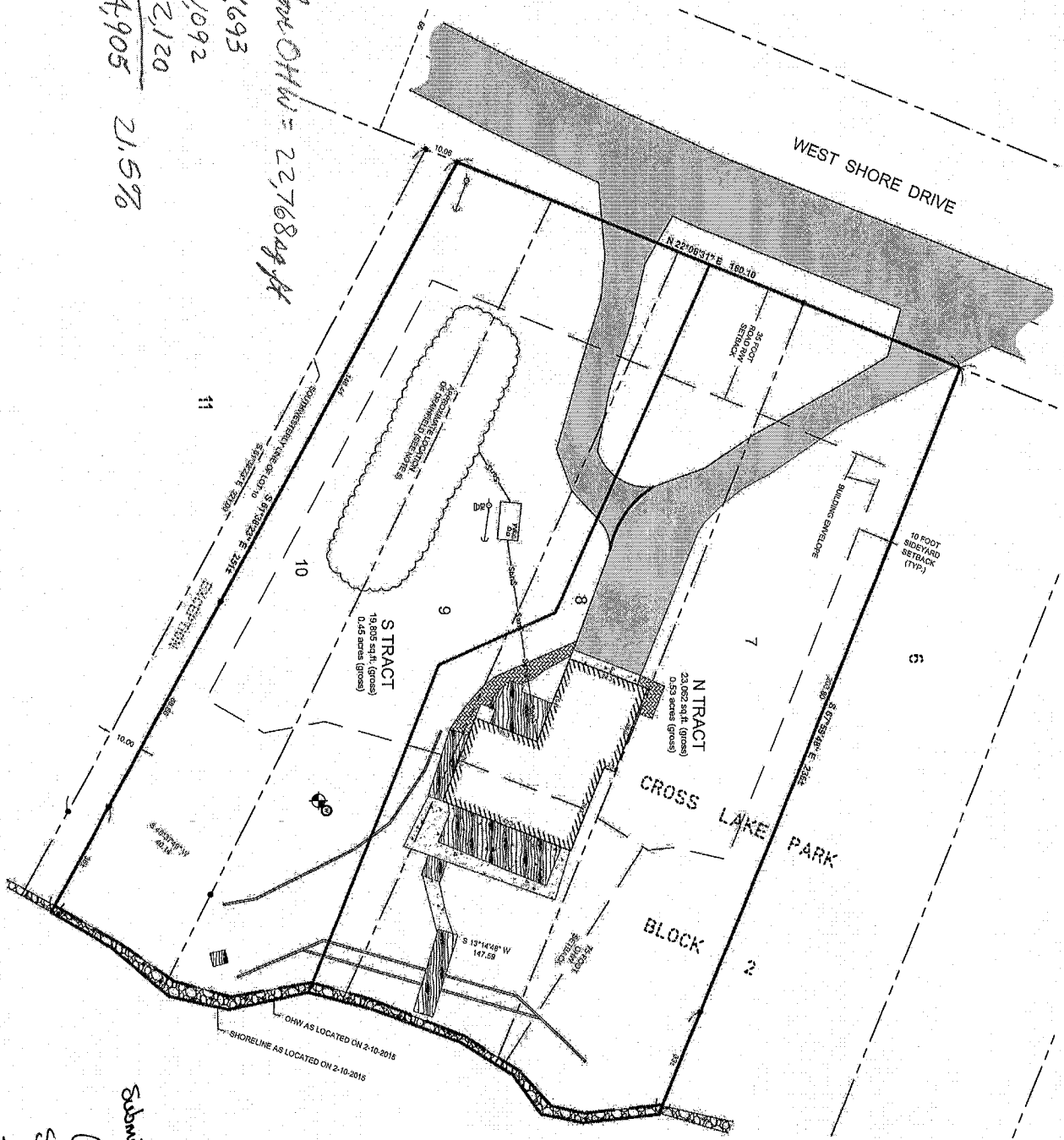
Edward Simmons, Deputy Assessor

ES/jjb





N. Tract Over Above OHW = 22,768 sq ft  
 Building = 1,693  
 Conc. & Pavement = 1,092  
 Bit. Driveway = 2,120  
 4,905 21.5%



Submitted by:

Eruby Hilde  
 Stoneham Land Surveying Inc.  
 3/13/2015