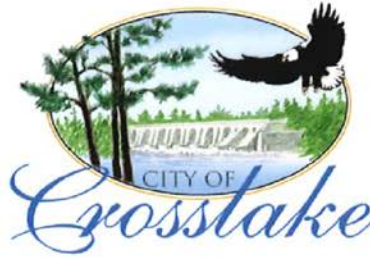


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

**July 24, 2026
9:00 A.M.**

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

PUBLIC HEARING NOTICE

Applicant: Cynthia L Holden

Authorized Agent: Pat Trottier & Dean Eggena

Site Location: Outlot A, Fawn Lake Park First Addition, Cty Rd 120, Crosslake, MN 56442,

Request:

- Subdivision of property – Preliminary Plat of Fawn Lake Park Second Addition

To:

- Subdivide parcel # 14320762 into Fawn Lake Park Second Addition, consisting of 28 tracts, involving 24.3 acres

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: Cynthia L Holden

Parcel Number(s): 14320762

Application Submitted: June 1, 2026

Action Deadline: July 31, 2026

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

Applicant Extension Received / Request: NA / NA

City Council Date: TBD

Authorized Agent: Pat Trottier & Dean Eggena

Request: To subdivide parcel # 14320762 into Fawn Lake Park Second Addition, consisting of 28 tracts, involving 24.3 acres

Current Zoning: Commercial/Light Industrial

Adjacent Land Use/Zoning:

North – Commercial/Light Industrial

South – Commercial/Light Industrial or outside of Crosslake

East – Commercial/Light Industrial

West – Rural Residential 5 (RR5) & Shoreland District

Parcel History:

- Fawn Lake Park First Addition established in 2021
- 2021 – Subdivision of phase 2 from the remaining original platted parcel after the previously phase 1 subdivision

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

An aerial map of the Whitehawk Rd area in San Diego. The map shows a grid of streets. A red line highlights the proposed Whitehawk Rd extension, which runs from the existing Whitehawk Rd (labeled 'whitehawk rd' in red) southwards. The map also shows 'M. Ravenwood Dr' and 'E. Ravenwood Dr' running vertically. A blue area on the left side of the map represents a body of water. The map is overlaid with a grid of yellow lines representing street boundaries.

FAWN LAKE PARK SECOND ADDITION

DEVELOPER

Dean A. Eggena
P.O. Box 400
Crosslake, MN 56442

SURVEYOR

Stonemark Land Surveying, Inc.
P.O. Box 874
Pequot Lakes, MN. 56472
ATTN: Patrick A. Trotter

A PRELIMINARY PLAT
OUTLOT A, FAWN LAKE PARK FIRST ADDITION,
SECTION 32, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CITY OF CROSSLAKE, CROW WING COUNTY, MINNESOTA
TOTAL AREA = 1,058,814 SQ. FT. / 24.3 ACRES

WETLAND INFORMATION

There are no wetlands on this property per determination on June 14, 2018 by Mitchell Brinks, Brinks Wetland Services, LLC. Certified Wetland Delineator #1007

CONTOUR INFORMATION

Contours shown have been obtained from Crow Wing County Land Department. Contour interval is 2 feet as shown on this drawing.

SOIL DATUM

The Crow Wing County Soils Survey indicates soil in the proposed platted area to be classified as "Menahga-Nymore Association, nearly level (MNA)". These soils are reported to be "Very Suitable" for septic tank and drainfield applications.

VEGETATION AND TOPOGRAPHIC ALTERATIONS

The plat will consist of 28 lots for industrial purposes and 1 outlot reserved for existing roadways, utilities, and future development. Each lot will support industrial improvements where vegetation and land alterations will occur for the construction of buildings, sewer systems, and other appropriate commercial amenities.

UTILITIES

All lots have been designed large enough to allow for two (2) possible drainfield sites as shown on the plat. Drainfield sites must meet all setback requirements as set forth in the city's ordinances. All lots will be served by private wells for their individual water supply.

ZONING

Current zoning is Commercial/Light Industrial.

EROSION CONTROL PLAN

- All ground disturbed by construction is to be stabilized as soon as possible using seed and mulch turf establishment
- Maintain vegetation along property lines and areas undisturbed by construction

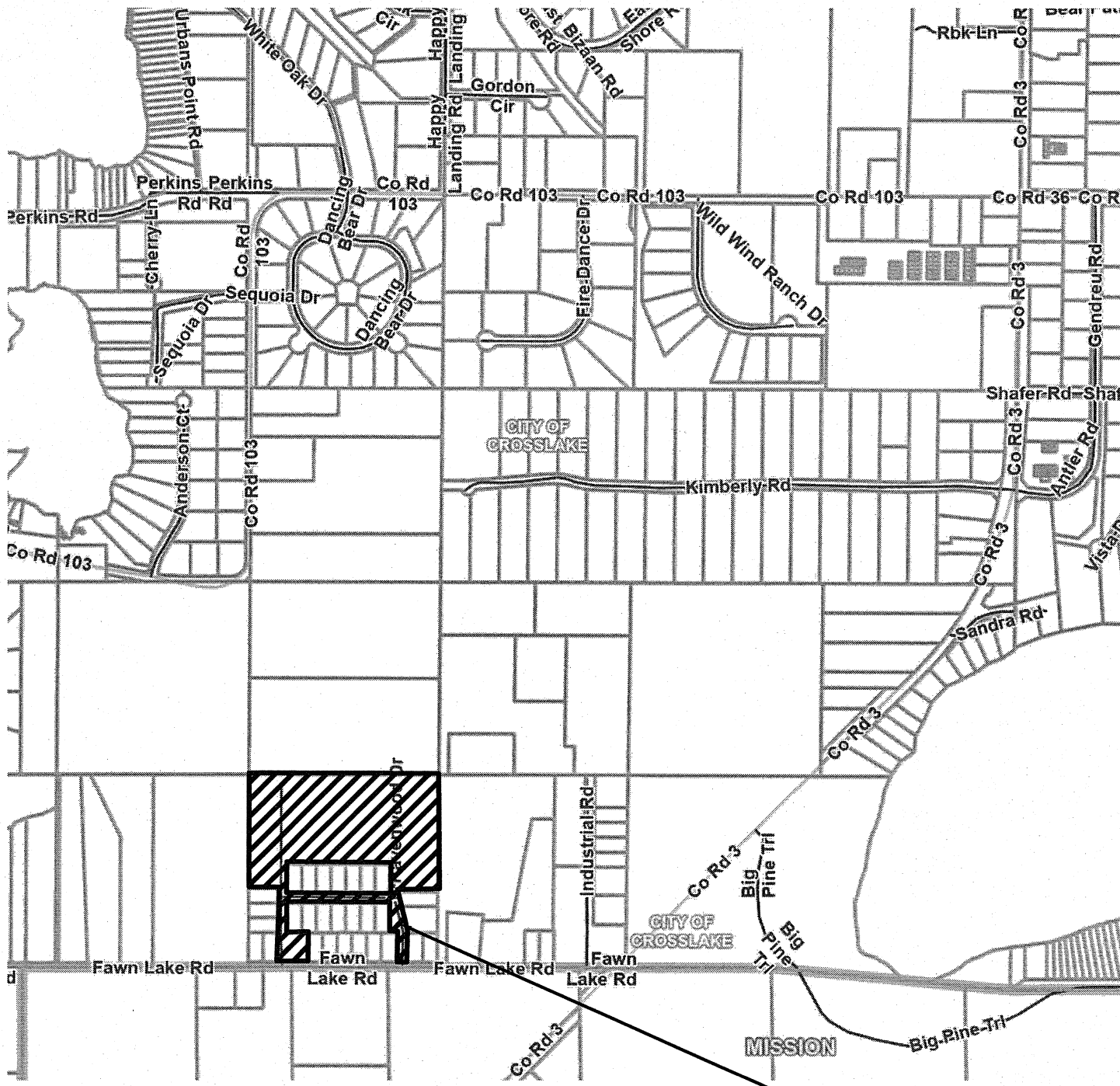
LEGAL DESCRIPTION

Outlot A, FAWN LAKE PARK FIRST ADDITION, according to the recorded plat thereof, Crow Wing County, Minnesota.

Subject to easements, restrictions, and reservations of record.

ACCESS

Property is accessed via County Road 120 (Fawn Lake Road) and private roads, existing and proposed, on Outlot A.



VICINITY MAP

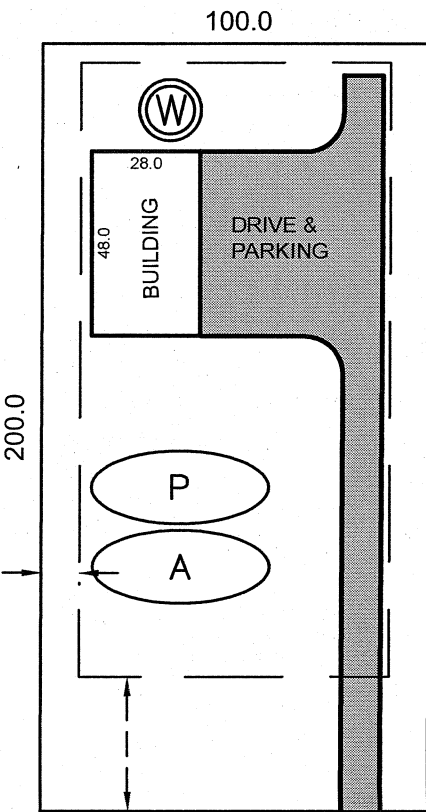
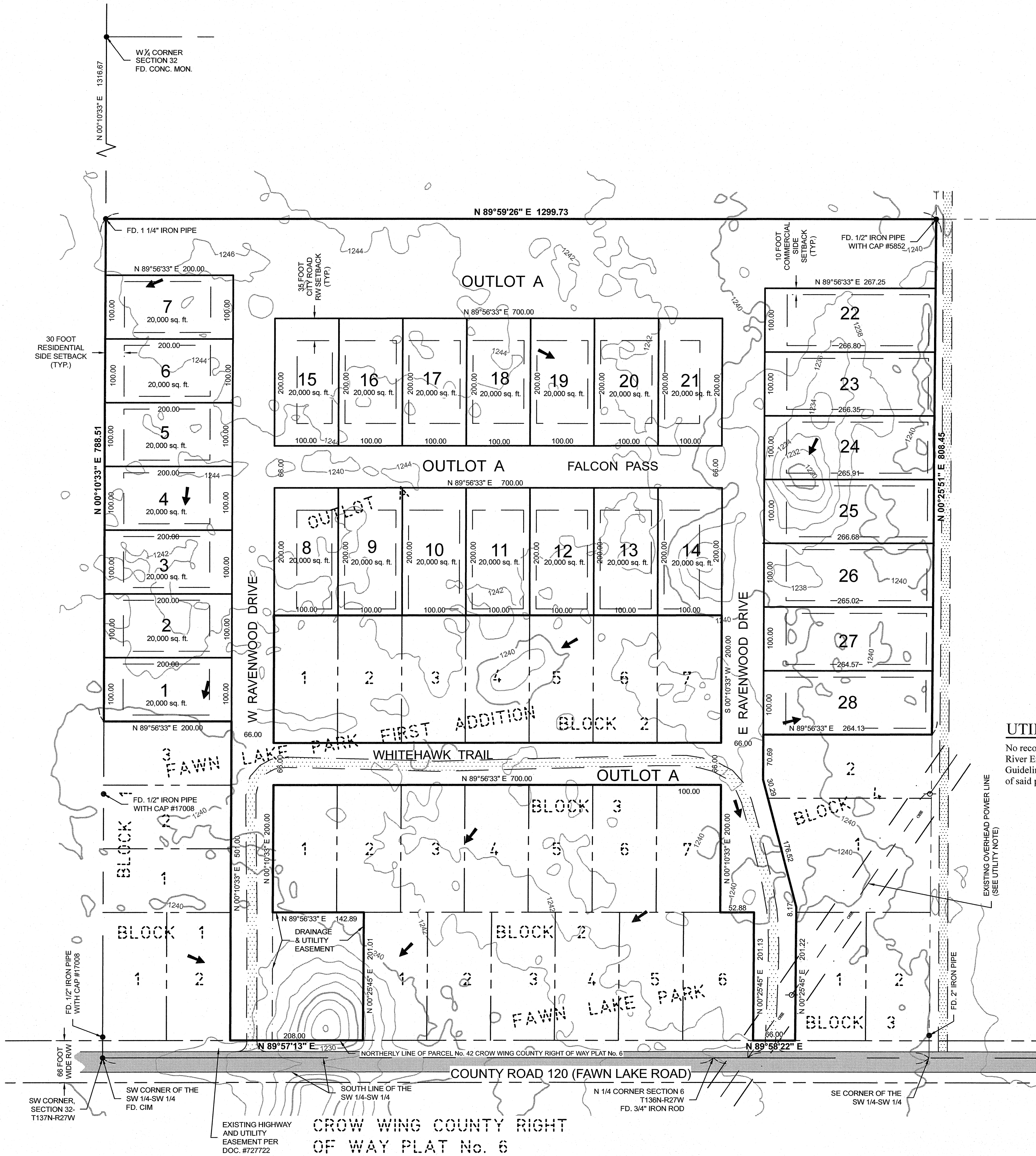
NO SCALE

LEGEND

PROPOSED LOT IMPROVEMENTS FOR ILLUSTRATIVE PURPOSES ONLY

- W DENOTES POSSIBLE WELL LOCATION
- P DENOTES POSSIBLE DRAINFIELD LOCATION
- A DENOTES POSSIBLE ALTERNATE DRAINFIELD LOCATION
- DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- 1208— DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210— DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING UTILITY POLE
- — — DENOTES EXISTING OVERHEAD ELECTRIC CABLE
- ➔ DENOTES EXISTING SURFACE DRAINAGE FLOW
- DENOTES MONUMENT FOUND

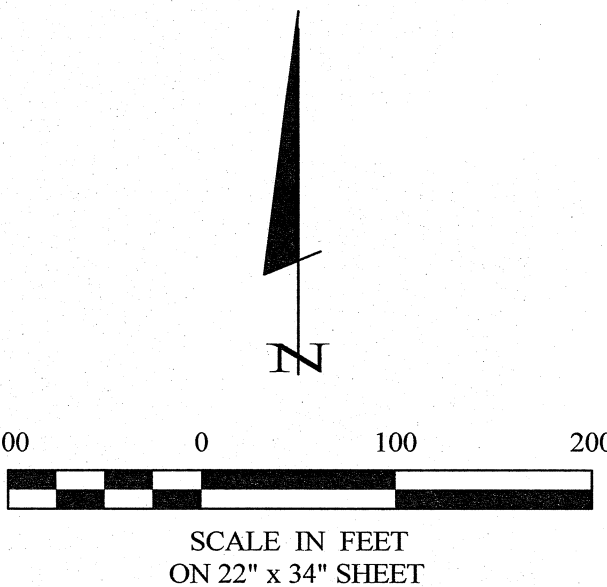
Notes:
1. The tracts shown and described herein must be approved by the local zoning authority before title is transferred and/or building permits obtained.
2. Contact "GOPHER ONE-CALL" 1-800-252-1166 prior to construction.
3. The information contained herein is subject to change without notice, including, without limitation, configuration of lots, structures, roads, recreational areas, amenities, etc.



TYPICAL LOT LAYOUT
SCALE: 1" = 50'

UTILITY NOTE

No recorded easement for existing overhead power line operated by Great River Energy (GRE) is of record. GRE Transmission Division Operating Guidelines set easement width at 25 feet on either side of physical centerline of said power line for a total width of 50 feet as shown.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF FAWN LAKE PARK FIRST ADDITION

1 OF 1	PRELIMINARY PLAT Fawn Lake Park Second Addition Crosslake Construction & Demolition ATTN: Dean Eggena P.O. Box 400 Crosslake, MN 56442	PROJECT MANAGER: PAT CHECKED BY: PAT DRAWN BY: ICL	PROJECT No.: 18161-4 FILE NAME: PL18161-4.DWG FIELD BOOK: BOOK PG.	DATE: 5/28/2026 SCALE: HORIZ. 1" = 100' VERT. NONE	REVISIONS		I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT 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. PATRICK A. TROTTER PLS#41002 DATE: 5-28-2026 LIC. NO. 41002		30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
					DATE	DESCRIPTION	BY		

EXHIBIT "A"

That part of the Northeast Quarter of the Southwest Quarter, Section 32, Township 137 North, Range 27 West, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner thereof; thence North 00 degrees 25 minutes 51 seconds East, assumed bearing, along the west line thereof 560.02 feet to the Northwest corner of the south 560.00 feet thereof; thence North 89 degrees 59 minutes 29 seconds East being parallel with the south line of said Northeast Quarter of the Southwest Quarter 516.00 feet; thence South 00 degrees 25 minutes 51 seconds West parallel with the west line of said Northeast Quarter of the Southwest Quarter 55.43 feet to the point of beginning of the tract to be herein described; thence North 00 degrees 25 minutes 51 seconds East being parallel with the west line of said Northeast Quarter of the Southwest Quarter 449.86 feet to the south line of the north 361.43 feet thereof; thence North 89 degrees 58 minutes 59 seconds West along last described south line 516.00 feet to said west line; thence South 00 degrees 25 minutes 51 seconds West along said west line 954.68 feet to said southwest corner; thence North 89 degrees 59 minutes 29 seconds East along the south line thereof 66.00 feet to the east line of the west 66.00 feet thereof; thence North 00 degrees 25 minutes 51 seconds East along said east line 280.01 feet to the north line of the south 280.00 feet thereof; thence North 89 degrees 59 minutes 29 seconds East along said north line 450.01 feet to the east line of the west 516.00 feet thereof; thence South 00 degrees 25 minutes 51 seconds West along last described east line 280.01 feet to said south line of the Northeast Quarter of the Southwest Quarter; thence North 89 degrees 59 minutes 29 seconds East along last described south line 415.63 feet to the east line of the west 66.00 feet of the east 434.06 feet thereof; thence North 00 degrees 41 minutes 11 seconds East along said last described east line 197.01 feet to the north line of the south 197.00 feet thereof; thence South 89 degrees 59 minutes 29 seconds West along said last described north line 66.00 feet to the west line of the east 434.06 feet thereof; thence North 00 degrees 41 minutes 11 seconds East along last described west line 307.32 feet to the intersection with a line bearing South 89 degrees 57 minutes 50 seconds East from the point of beginning; thence North 89 degrees 57 minutes 50 seconds West 381.89 feet, more or less, to the point of beginning.

County: Crow Wing
Property type: Abstract

1 9 1	PRELIMINARY PLAT Tann Lake Park Second Addition		PROJECT DRAINAGE: PAT	PROJECT #/L: 11114-1	DATE: 03/17/2004	REVISIONS	I HEREBY CERTIFY THAT THIS SURVEY, PLAT, SPECIFICATIONS, OR NOTES WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF MINNESOTA.	
	Cruscher Construction & Demolition ATTN: Dean Regena P.O. Box 400 Crookston, MN 56442		DATE 03/17/2004	DESCRIPTION FIELD BOOK	DATE 03/17/2004	DESCRIPTION FIELD BOOK		
			DATE 03/17/2004	DESCRIPTION FIELD BOOK	DATE 03/17/2004	DESCRIPTION FIELD BOOK		

FAWN LAKE PARK SECOND ADDITION

DEVELOPER

Dean A. Eggera
P.O. Box 400
Cruzeiro, MN 56442

SURVEYOR

Stonemark Land Surveying, Inc.
P.O. Box 874
Pequot Lakes, MN 56472
ATTN: Patrick A. Trotter

**A PRELIMINARY PLAT
OUTLOT A, FAWN LAKE PARK FIRST ADDITION,
SECTION 32, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CITY OF CROSSLAKE, CROW WING COUNTY, MINNESOTA
TOTAL AREA = 1,058,814 SQ. FT. / 24.3 ACRES**

WETLAND INFORMATION

There are no wetlands on this property per determination on June 14, 2018 by Mitchell Brinks, Brinks Wetland Services, LLC. Certified Wetland Definitor #1007

CONTOUR INFORMATION

Contours shown have been obtained from Chase Wing County Land Department.
Contour interval is 2 feet as shown on this drawing.

SOIL DATUM

The Crow Wing County Soils Survey indicates soil in the proposed platted area to be classified as "Minnehaha-Hymore Association, nearly level (AUA)". These soils are reported to be "Very Suitable" for septic tank and drainfield applications.

VEGETATION AND TOPOGRAPHIC ALTERATIONS

The plat will consist of 28 lots for industrial purposes and 1 cul-de-sac reserved for future roads and development. Each lot will support industrial improvements where vegetation and land alterations will occur for the construction of buildings, sewer systems, and other appropriate commercial amenities.

UTILITIES

All lots have been designed large enough to allow for two (2) possible drainfield sites as shown on the plat. Drainfield sites must meet all setback requirements as set forth in the city's ordinances. All lots will be served by private wells for their individual water supply.

ZONING

Current zoning is Commercial Light Industrial.

EROSION CONTROL PLAN

1. All ground disturbed by construction is to be stabilized as soon as possible using seed and mulch turf establishment
2. Maintain vegetation along property lines and areas undisturbed by construction

DRAINAGE

See drainage easement as shown.

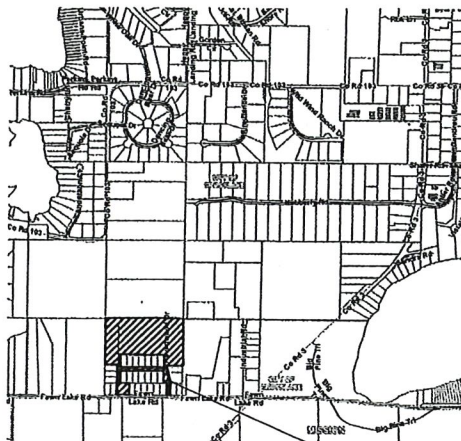
LEGAL DESCRIPTION

Outlet A, PAWN LAKE PARK FIRST ADDITION, according to the recorded plat thereof, Crow Wing County, Minnesota.

Subject to occasional restrictions, and reservations of record.

ACCESS

Property is accessed via County Road 120 (Fawn Lake Road) and private roads to be constructed on proposed Outlot A.



VICINITY MAP
NO SCALE

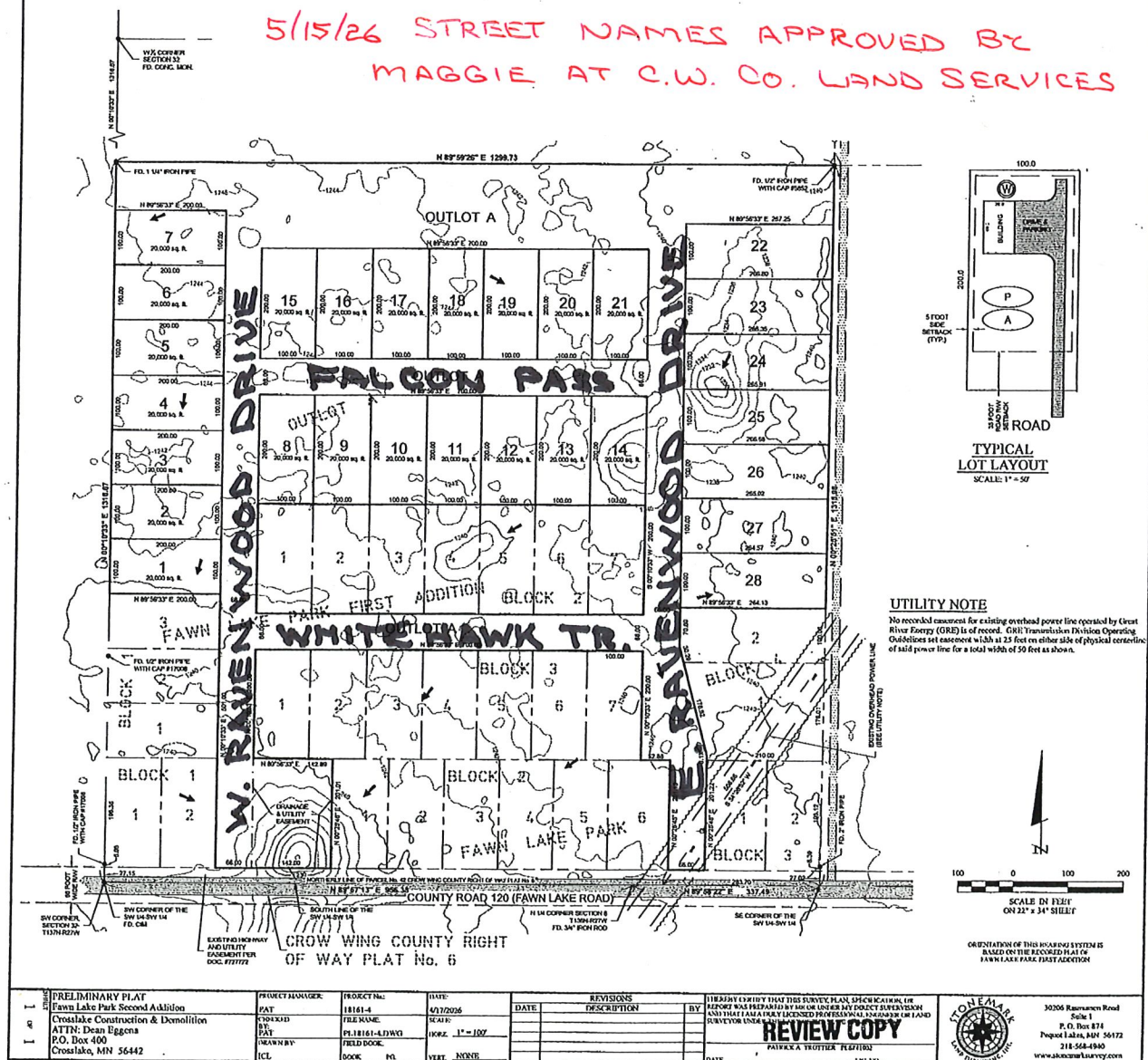
LEGEND

PROPOSED LOT IMPROVEMENTS FOR
ILLUSTRATIVE PURPOSES ONLY

- | | |
|---|---|
|  | DENOTES POSSIBLE
WELL LOCATION |
|  | DENOTES POSSIBLE
DRAIN IN D LOCATION |
|  | DENOTES POSSIBLE
ADJACENT DRAIN IN D
LOCATION |
|  | DENOTES EDGE OF EXISTING
HUMANURUS |
|  | DENOTES EDGE OF EXISTING
CLAVUS |
|  | DENOTES EXISTING
INTERMEDIATE CONTIGUOUS |
|  | DENOTES EXISTING DRAIN
CONTOURS |
|  | DENOTES EXISTING SURFACE
POLE |
|  | DENOTES EXISTING OVERHEAD
ELECTRIC CABLE |
|  | DENOTES EXISTING SURFACE
DRAINAGE IN FLOW |
|  | DENOTES MONUMENT POINT |

1. The trade shows and described herein must be approved by the local zoning authority before title is transferred and/or building permits obtained.
2. Contact "KIDDER ONE CALL" 1-800-252-1166 prior to construction.
3. The information contained herein is subject to change without notice, including, without limitation,

5/15/26 STREET NAMES APPROVED BY
MAGGIE AT C.W. CO. LAND SERVICES



6/1/26

PRELIMINARY PLAT

CHECK LIST

1. COMPLETED
2. N/A
3. PARCEL # 14320762 OUTLOT A
FAWN LAKE PARK FIRST ADDITION
4. OUTLOT A FAWN LAKE PARK FIRST ADDITION
5. TOTAL AREA: 1,058,814 SQ' = 24.3 ACRES
6. N/A
7. ENCLOSED IF NEEDED
8. 12 - 11 X 17 PLATS PDF TO FOLLOW
9. ROADS ARE PRIVATE; GRAVEL TO BE TARREN
AT A LATER DATE, DITCHES AND CULVERTS
MANAGE STORMWATER DIRECTED SOUTH
TO A STORM RETENTION HOLE AND NORTH
TO A RETENTION POND
10. EACH LOT IS PLANNED TO HOLD ITS OWN
RAIN WATER.
11. N/A
12. SUPPLIED BY LAKES AREA SEPTIC
13. PROPERTY STATUS IS ABSTRACT

CONSENT TO PLAT

KNOW ALL PERSONS BY THESE PRESENTS: That First National Bank North, a corporation under the laws of the State of Minnesota, does hereby consent to the filing of the proposed plat of FAWN LAKE PARK SECOND ADDITION, city of Crosslake, Crow Wing County, Minnesota.

IN WITNESS WHEREOF said First National Bank North, a corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer, Sebastian Elsenpeter, its Mortgage Loan Officer, this ____ day of May, 2026.

FIRST NATIONAL BANK NORTH

By: *Sebastian Elsenpeter*

Its: Loan Officer

STATE OF MINNESOTA
COUNTY OF CROW WING

The foregoing instrument was acknowledged before me this 14th day of May, 2026, by Sebastian Elsenpeter, Mortgage Loan Officer of First National Bank North, a corporation under the laws of the State of Minnesota, on behalf of the corporation.

Sarah Beth Haberman
Notary Public, Crow Wing County, Minnesota

My commission expires 1-31-2031

DRAFTED BY:
Cynthia L. Holden
PO Box 34
Crosslake, MN 56442





Subdivisions Application

Planning and Zoning Department

13888 Daggett Bay Rd, Crosslake, MN 56442

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

CK # 3929 \$ 6,850.00

Receipt Number: 576679

Permit Number:

260058S

Property Owner(s): CYNTHIA L. HOLDEN

Mailing Address: P.O. BOX 34 CROSSLAKE, MN

Site Address: OUTLOT A FAWN LAKE PARK

Phone Number: 218-838-5925

E-Mail Address: CLHOLDEN2019@OUTLOOK.COM

Parcel Number(s): 14320762

Legal Description: OUTLOT A
FAWN LAKE PARK FIRST ADDITION

Sec 32 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 1299.73 Length: 1316.67 Acres: 24.15

Lake/River Name: NONE

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

If yes, list Parcel Number(s) 14320684, 14320687,
14320686, 14320755, 14320757, 14320758

Authorized Agent: 14320760

Agent Address: DEAN EGGEN PAT TROTTER
P.O. 400 P.O. 874
CROSSLAKE, MN PEQUOT LAKES, MN

Agent Phone Number: 218-838-5921 218-568-4940

Signature of Property Owner(s) Cynthia L. Holden

Date 5/15/26

Signature of Authorized Agent(s)

Date

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 6850e

Development

28 Number of proposed lots

1 Number of proposed outlots

Access

☒ Public Road

☐ Easement

Easement recorded: ☐ Yes ☐ No

Septic

Compliance

SSTS Design

Site Suitability Primary Alt/site

- ☐ 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" \$6850.00
- ☒ 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 JC Date 6-1-26 Land Use District CLT Lake Class NA Park, Rec, Lib TBD



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.