

STAFF MEMO

Department: Zoning Administration	Meeting Date: November 4, 2024
Agenda Section: New Business	Item: Final Plat Application

PREVIOUS PLANNING COMMISSION REVIEW OR ACTION: Preliminary plat review and recommendation for approval at the September 3rd Planning Commission meeting. Final plat updates and discussion at the October 7th Planning Commission meeting.

PREVIOUS TOWN BOARD REVIEW OR ACTION: Preliminary plat review and approval at the September 10th Town Board meeting.

COUNTY REVIEW AND IMPACTS: Submitted on 8/1/24. No input.

PROPOSED BUDGET/FISCAL IMPACT: None.

OPPORTUNITY COST IF RECOMMENDED: Potential of increased individual parcels and future buildable space. Potential future tax revenue.

BACKGROUND:

Applicant Information: Northland Industrial Park
Zoning: C-2 Commercial
Requested Use: Develop 15 Commercial Lots
Location: Adjacent to Business 371 (South side) approximately 0.5 Miles South of Greenwood Street

ATTACHMENTS: Final Plat Application, Plat/Survey, and Resolution.

APP # _____
Date _____
Fee _____
(for office use only)

**CROW WING TOWNSHIP
 LOT SPLIT/SUBDIVISION/REZONING APPLICATION**

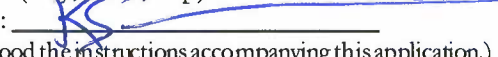
Name of Applicant NORTHLAND INDUSTRIAL PARK Phone (612) 363-1933

Property Address (E911#) N.A. Local Phone N.A.

Mailing Address 26456 WYLDEWOOD DRIVE E-mail Dschieffer@northlandcm.com

City, State, Zip WEBSTER, MN 55088 *(if different than above)*

Applicant is:		Title Holder of Property <i>(if other than applicant)</i>
Legal Owner	<input checked="" type="checkbox"/>	<u>N.A.</u>
Contract Buyer	<input type="checkbox"/>	<u>(Name)</u>
Option Holder	<input type="checkbox"/>	<u>(Address)</u>
Agent	<input type="checkbox"/>	<u>(City, State, Zip)</u>
Other	<u>_____</u>	<u>_____</u>

Signature of Owner, authorizing application (required): 
 By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
 (By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:

 SUBJECT PROPERTY IS LOCATED ADJACENT TO BUSINESS 371 (SOUTH SIDE) APPROXIMATELY 0.5-MILES SOUTH OF GREENWOOD STREET.

Property ID # 56020534, 56020535 & 56020543 Zoning District COMMERCIAL (C-2)
 (8 digit # on tax statement)

Nature of request (select only one):

Preliminary Plat()

Final Plat (x)

Metes and Bounds ()

Rezoning () Proposed New Zoning District _____

Note: Applicants may apply for Preliminary Plat and Final Plat at the same time, but they must be on separate applications. Preliminary Plat and Final Plat hearings will not be held at the same meeting. Effective date of Final Plat application will be the date of Preliminary Plat approval.

NORTHLAND INDUSTRIAL PARK

KNOW ALL PERSONS BY THESE PRESENTS: That Northland Industrial Park, LLC, the owner of the following described property, situated in the County of Crow Wing, State of Minnesota, to-wit:

All that part of the Southeast Quarter of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter, and the Northwest Quarter of the Southeast Quarter of Section 2, Township 44 North, Range 31 West, Crow Wing County, Minnesota, which lies Southeasterly of the centerline of State Highway 371.

Have caused the same to be surveyed and platted as Northland Industrial Park and do hereby donate and dedicate to the public for the public use forever the public ways and drainage and utility easements as created by this plat.

IN WITNESS WHEREOF, said Northland Industrial Park, LLC has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

President:

Douglas D. Schieffer, Northland Industrial Park, LLC.

STATE OF MINNESOTA
COUNTY OF _____
the foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Douglas D. Schieffer, President Northland Industrial Park, LLC.

NOTARY SIGNATURE _____ NOTARY PRINTED NAME _____

NOTARY PUBLIC _____ COUNTY, MINNESOTA

MY COMMISSION EXPIRES _____

I, Paul Herkenhoff do hereby certify that I have surveyed and platted the property described on this plat as NORTHLAND INDUSTRIAL PARK, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown, or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.01, Subd. 3, or public highways to be designated other than as shown.

Paul Herkenhoff, LICENSED LAND SURVEYOR
MINNESOTA LICENSE NUMBER 45875

STATE OF MINNESOTA
COUNTY OF _____
the foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Paul Herkenhoff, Licensed Land Surveyor.

NOTARY SIGNATURE _____ NOTARY PRINTED NAME _____

NOTARY PUBLIC _____ COUNTY, MINNESOTA

MY COMMISSION EXPIRES _____

Pursuant to Minnesota Statutes, Chapter 272.12, that there are no delinquent taxes on the land hereinbefore described on the plat and transfer and pursuant to Chapter 505.021, Subd. 9, taxes are payable for the year _____ on the land hereinbefore described have been paid this _____ day of _____, 20____.

Gary Griffin, Auditor/Treasurer
Crow Wing County, Minnesota

I hereby certify that this instrument was filed for record in the office of the County Recorder in and for Crow Wing County, Minnesota on this _____ day of _____, 20____, at _____ o'clock _____ m as Document No. _____.

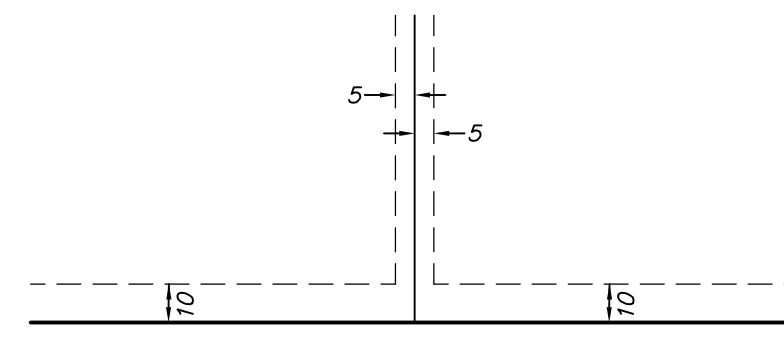
CROW WING COUNTY RECORDER _____ DEPUTY RECORDER _____

This plat NORTHLAND INDUSTRIAL PARK was approved by the Crow Wing Township Board, Crow Wing County, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Clerk, Crow Wing Township _____

Chairman, Crow Wing Township Board _____

Drainage and Utility Easements are shown thus:



(No Scale)

Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines as shown on the plat.

Lakes Area SURVEYING
LLC.

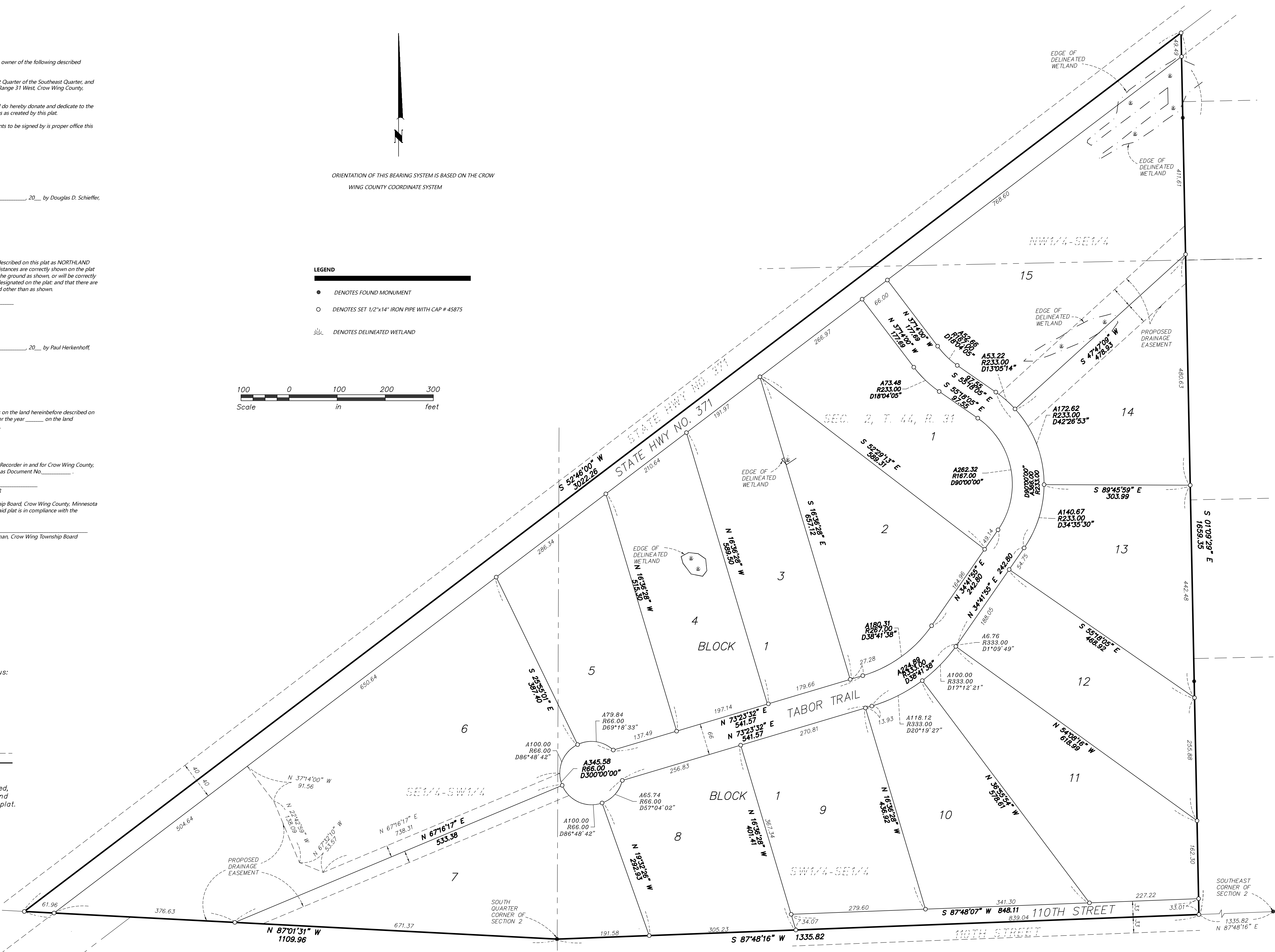
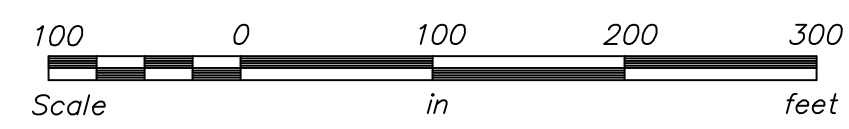
24314 SMILEY ROAD, SUITE C
NISSWA, MN 56468
OFFICE (218) 961-0090



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x1/4" IRON PIPE WITH CAP # 45875
- ☼ DENOTES DELINEATED WETLAND



**CROW WING TOWNSHIP
CROW WING COUNTY, MINNESOTA
RESOLUTION NO. _____
RESOLUTION APPROVING THE FINAL PLAT FOR PIDS: 56020534, 56020535 &
56020543 – NORTHLAND INDUSTRIAL PARK, LLC**

WHEREAS, a public hearing was previously held on the preliminary plat at 6930 Cuyuna Ave SW, Brainerd, Minnesota on September 3, 2024, at which time all persons wishing to be heard regarding the matter were given an opportunity to be heard;

WHEREAS, the new legal descriptions for the property are described in Exhibit A;

WHEREAS, a final plat has been submitted which indicates that no significant changes within that portion of the preliminary plat, is included in the final plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CROW WING TOWNSHIP BOARD: That the final plat for **PIDS #: 56020534, 56020535 & 56020543** be approved with the following conditions:

1. That all comments by the Township indicated in the preliminary resolution must be resolved to the satisfaction of the Township to be evidenced by written notice to proceed issued by the Township.
2. Development Agreement for the development must be completed.
3. Plans submitted for the new platted lots must meet all Township ordinance requirements and uses.

ADOPTED BY THE CROW WING TOWNSHIP TOWN BOARD THIS ____ DAY OF NOVEMBER, 2024.

Chairman

ATTEST:

Clerk

SEAL:

THIS INSTRUMENT DRAFTED BY:
Crow Wing Township
6930 Cuyuna Ave SW
Brainerd, MN 56401

EXHIBIT A
LEGAL DESCRIPTION

Lots 1-15, Block 1, record plat of Northland Industrial Park, Crow Wing County, Minnesota.