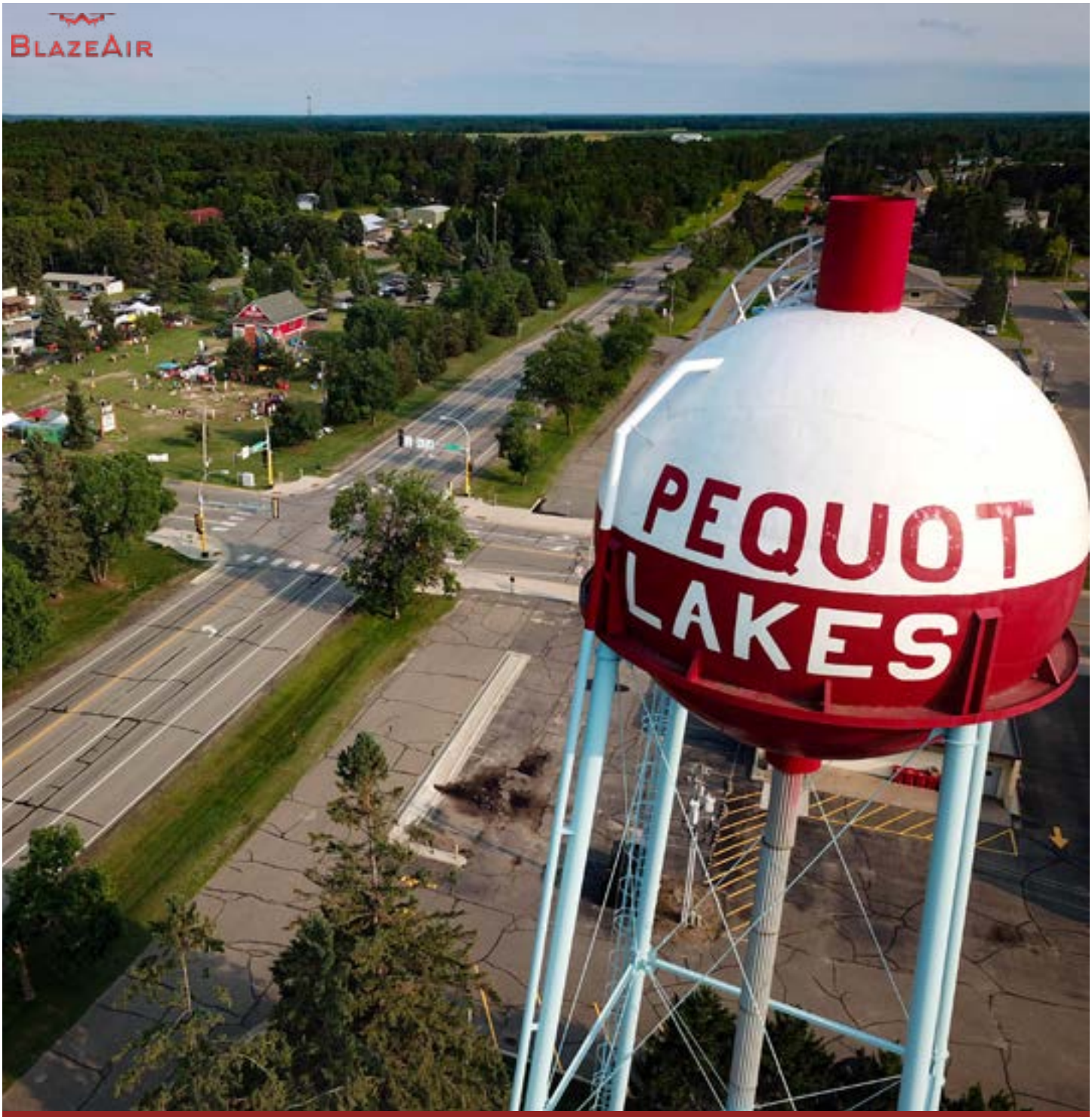
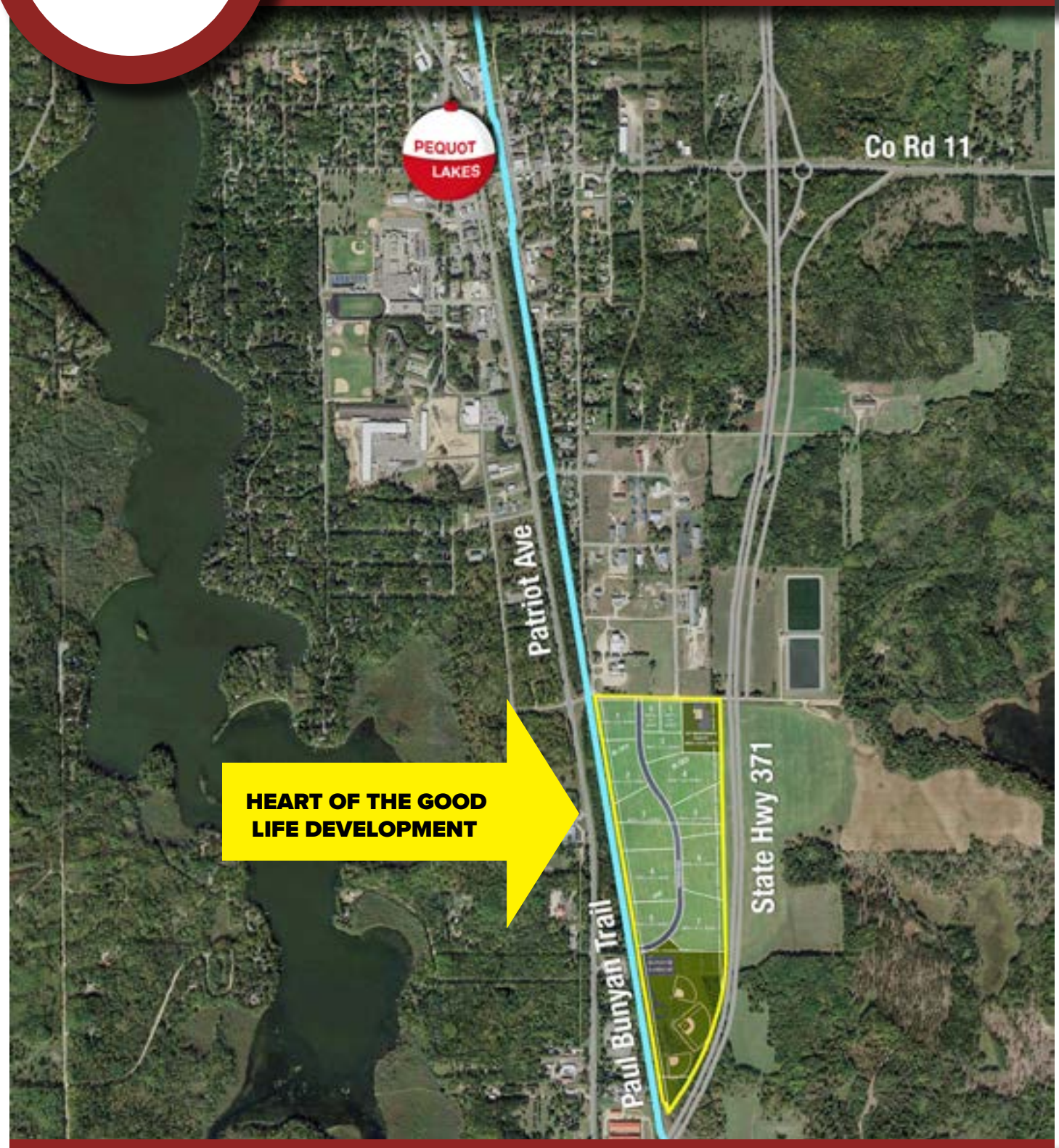


CITY OF PEQUOT LAKES

Heart of the Good Life Development

SITE PLANS


PEQUOT
LAKES
Co Rd 11
Patriot Ave
State Hwy 371
Paul Bunyan Trail
HEART OF THE GOOD
LIFE DEVELOPMENT

Patriot Ave
Paul Bunyan Trail
State Hwy 371
Paul Bunyan Trail Bridge
CITY MAINTENANCE FACILITY
AREA = 3.0 ± ACRES
BLOCK ONE
BLOCK TWO
PROPOSED ROAD

VISION

The Pequot Lakes Heart of the Good Life Development is an 85 acre parcel located in the City of Pequot Lakes adjacent to four-lane Highway 371 and the Paul Bunyan State Trail. The City's vision for this Development is to support and facilitate public or private development of this area by creating recreational, commercial, and industrial opportunities to enhance the value and quality of life within our community.

Pequot Lakes is a vibrant, thriving community located in the northwest corner of Crow Wing County. The Pequot Lakes School District, Pequot Lakes Chamber of Commerce (affiliated with the Brainerd Lakes Chamber of Commerce), and our local business community create a robust element of economic partnerships and opportunities. This, along with our abundance of lakes, City parks, and segments of the Paul Bunyan State Trail and the Paul Bunyan Scenic Byway interconnected within our community, makes Pequot Lakes a great place to live, work, and play.

DEMOGRAPHICS

Courtesy of
Sharon Thurlow

Dru's Garden-Trailside Park

Artwork by Jeff Kreitz

2017 CITY POPULATION

2,339

ESTIMATED REGIONAL SUMMER POPULATION

100,000+

2017 CITY HOUSEHOLDS

1,040

CITY SERVICES

Administration, Fire, Parks, Planning & Zoning, Police, Public Works, Wastewater, and Water.

CULTURAL OPPORTUNITIES

Greater Lakes Area Performing Arts Theatre, Pequot Lakes Community Library, and Pequot Lakes Historical Society.

GOLF COURSES

The Preserve at Grand View Lodge, Deacons Lodge Golf Course, Breezy Point Golf Course, Whitebirch Golf Course, Whitefish Golf Club

LAKES

Cloverleaf, East Twin, Lund, Mayo, Cullen, Rice, Sibley, and West Twin lakes.

PARKS

Bobber Park, Dog Park, Gildner Park, Mayo Lake Nature Preserve, Sibley Lake Park, and Trailside Park.

RECREATIONAL AMENITIES

Paul Bunyan State Trail (115 miles long), Paul Bunyan Scenic Byway, famous “Bobber” Water Tower, Historic Fire Tower and Playgrounds.

CHURCHES

Gloria Dei Lutheran Church
Grace United Methodist Church
Our Lady of the Lakes Parish
Our Savior's Lutheran Church
Pequot Lakes Baptist Church

SCHOOLS

PEQUOT LAKES SCHOOL DISTRICT
1700 students
Consistent 93% - 96% graduation rate
85% of 2016 graduates enrolled in a higher education institution
Strongest academic achievement in central MN
Robust arts, athletics, and activities program
New elementary school in 2004
Expanded and remodeled secondary campus in 2013
PLHS offers a robust concurrent enrollment program including an AA degree

CENTRAL LAKES COLLEGE
Comprehensive community and technical college
6,000 students per year

LOCAL ECONOMIC AREA REPORTS

https://censusreporter.org/profiles/16000US2750416-pequot-lakes-mn/
http://growbrainerdlakes.org/workforce/
http://growbrainerdlakes.org/major-employers/

Pequot Lakes High School Athletic Complex

DEVELOPMENT
GUIDELINES & PROCESS

GUIDELINES

- Price structure is $65,000 per acre.
- Shovel Ready Certified.
- Developer must create living wage jobs.
- Business shall be of a nature to enhance the value and quality of life.
- Developer must landscape and maintain their property in accordance with a development agreement and/or landscaping covenants that may apply.
- State and local incentives are available (if applicable).
- Closing costs are the responsibility of the developer.
- Developer must begin site preparation and construction within one year of acquiring property or the property reverts back to the City of Pequot Lakes and all fees are forfeited.

PROCESS

1. Gather information by contacting the City of Pequot Lakes.
    - Nancy Malecha, City Administrator
      4638 Main Street, Pequot Lakes, MN 56472
      218)568-2352
      nmalecha@pequotlakes-mn.gov
2. A meeting will be coordinated with the developer, City Administrator, City Zoning Specialist, and Brainerd Lakes Area Economic Development Corporation (BLAEDC).
3. Developer must compile the following information within their business proposal. Assistance in preparing this information can be obtained by contacting BLAEDC at (218)828-0096.
    - Company and project information
    - Preliminary construction and site plans
    - Job creation and retention information
    - Financing options
    - Proposed timelines
4. Developer will present their business proposal to the Pequot Lakes Planning Commission, if applicable. Planning Commission meetings occur on the third Thursday of each month at 6:00 p.m. at Pequot Lakes City Hall, 4638 Main Street, Pequot Lakes, MN 56472.
5. Developer will present their business proposal to the Pequot Lakes Economic Development Commission (EDC) for recommendation to the Pequot Lakes City Council. EDC meetings occur on the third Tuesday of each month at 8:00 a.m. at Pequot Lakes City Hall.
6. Developer will present their business proposal to the Pequot Lakes City Council for approval. City Council meetings occur on the first Tuesday of each month at 6:30 p.m. at Pequot Lakes City Hall.

FEATURES

LOCATION

- Topography - Level
- Zoning classification - currently Public; however, rezoning to Commercial & Light Industrial is required
- Total acres - 85
- Adjacent to Highway 371
- Adjacent to Paul Bunyan State Trail
- Access to 10 ton roads north of development
- Distance to downtown Pequot Lakes – 1 mile
- Distance to nearest lake - Sibley Lake .5 miles
- Distance to nearest airports
    - Crow Wing County Regional Airport (BRD) - 24 miles
    - Pine River Airport - 10 miles

ELECTRICITY

- Minnesota Power
    - 7,200 volts
    - 3 phase power
    - Can service any size transformer

NATURAL GAS

- Xcel Energy
    - Size of nearest line - 6 inches
    - 60 PSI

TELECOMMUNICATIONS

- Charter Spectrum or TDS Telecom
    - Voice services
    - Voice mail
    - VoIP phone services
    - High speed internet or fiber optic access

STORM WATER

- Potential for a comprehensive storm water retention basin within overall development to alleviate storm water retention requirements on a per lot basis.

WASTEWATER

- City of Pequot Lakes
  - Treatment type – aerated wastewater ponds with spray irrigation
  - Average demand – 65,000 gallons per day
  - Peak demand – 85,000 gallons per day
  - Size of nearest line – 8 inches
  - Rates - see Fee Schedules section

WATER

- City of Pequot Lakes
  - Source – artesian aquifer
  - Storage capacity – 200,000 gallons
  - Pumping capacity – 330 gallons per minute
  - Average demand – 100,000 gallons per day
  - Size of nearest line – 6 inches
  - Rates - see Fee Schedules section

Pequot Lakes Fire Tower

Section 17-5.10 COMMERCIAL (C)

1. **Purpose and Intent:** To provide a zoning classification for commercial uses oriented around the automobile. Parcels are larger than in the Downtown Mixed-Use zone in order to provide on-site parking, on-site stormwater facilities as well as on-site water supply and sewage treat ment where municipal utilities are not immediately available.

2. **Compatibility:** The Commercial zone should be established as a transition zone between the Downtown Mixed-Use zone or the Light Industrial Zone and the surrounding residential zones. The zone may not be established in an area where it is completely surrounded by residential zones.

3. **Lot, Use and Density Requirements.**

Lot width– feet, minimum	50
Buildable lot area (sewered) – square feet, minimum	10,000
Buildable lot area (unsewered) – square feet, minimum	20,000
Setback, right of way, City road- feet, minimum	30
Setback, right of way, County or State road, feet, minimum	30
Setback, between buildings – feet, minimum	10
Setback, side next to residential district – feet, minimum	30
Setback, side yard – feet, minimum	10
Setback, rear – feet, minimum	10
Setback, parking from lot line – feet, minimum	10
Setback, sign – feet, minimum	1
Setback, wetland – feet, minimum	30
Setback, unplatted cemetery or archeological site	50
Impervious surface – percent, maximum	25%
Building height – feet, maximum	25
Building above highest groundwater level – feet, minimum	3

4. **Performance Standards.** The following performance standards apply to all development in this zone:

A. **Impervious Coverage.** Impervious coverage may be increased by up to 25%, not to exceed 50% of the property, through a conditional use permit if the following is provided and approved by the City:

(1) A storm water retention plan showing containment of the 10-year, 24-hour storm event on the parcel.

(2) Direct runoff of stormwater to adjacent properties and wetlands shall be eliminated through the use of berms, infiltration ponds, swales, filtration strips or other permanent means.

B. **Compatibility of Use.** Use shall be compatible with the surrounding neighborhood. Uses shall not present noise, odor, light nuisances or any other nuisances.

C. **Parking.** Off-street parking shall be provided as per Section 7.10. On-street parking is not allowed under any circumstances. To reduce the visual impacts and amount of surface parking, shared parking and surface parking shall be located behind or to the side of a building. Additionally, suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks, roads, lots and buildings.

D. **Screening.** All sites shall be heavily landscaped to provide 100% screening to adjacent residential parcels and over 50% screening from the road or any non-residential parcel. Percentages shall be determined by amount of structure that can be seen during leaf-on conditions. A landscaping and screening plan must be submitted and approved by the Planning Commission with each conditional use permit.

E. **Lighting.** Lighting shall be minimal. Lighting shall be downward directional and shall be compatible with the surrounding development. Lights approved with signs must be turned off at the close of business each day.

F. **Fire Lanes.** Fire lanes shall remain unobstructed at all times.

G. **Fences.** Fences not exceeding 84 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission.

Section 17-5.13 LIGHT INDUSTRIAL (LI)

1. **Purpose and Intent:** To provide a zoning classification for light industrial and commercial uses. Development in this zone requires high automobile accessibility, municipal water, sanitary sewer service, and municipal stormwater treatment facilities. Light Industrial zones should be clustered to control negative impacts of light industrial activities and to efficiently facilitate maximum interaction between light industrial and commercial enterprises.

2. **Compatibility:** The Light-Industrial zone is most compatible with and should be established adjacent to the Commercial zone, but in some circumstances may be compatible with the Downtown Mixed-Use, Urban Residential and Transition Residential zones. The zone may not be established in an area where it is completely surrounded by residential zones.

3. **Lot, Use and Density Requirements:**

Lot width– feet, minimum	50
Buildable lot area – square feet, minimum	10,000
Setback, right of way, City road- feet, minimum	30
Setback, right of way, County or State road, feet, minimum	30
Setback, between buildings – feet, minimum	10
Setback, side next to residential district – feet, minimum	30
Setback, side yard – feet, minimum	10
Setback, rear – feet, minimum	10
Setback, parking and driveways from lot line – feet, minimum	0
Setback, sign – feet, minimum	1
Setback, wetland – feet, minimum	30
Setback, unplatted cemetery or archeological site	50
Impervious surface – percent, maximum	90%
Building height, principal structure – feet, maximum	30
Building height, non-occupied accessory structure – feet, maximum	45
Building above highest groundwater level – feet, minimum	3

4. **Performance Standards.** The following performance standards apply to all development in this zone:

A. **Compatibility of Use.** Use shall be compatible with the surrounding neighborhood. Uses shall not present noise, odor, light nuisances or any other nuisances.

B. **Parking.** Adequate off-street parking shall be provided. On-street parking is not al lowed under any circumstances. Additionally, suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks, roads, lots and buildings.

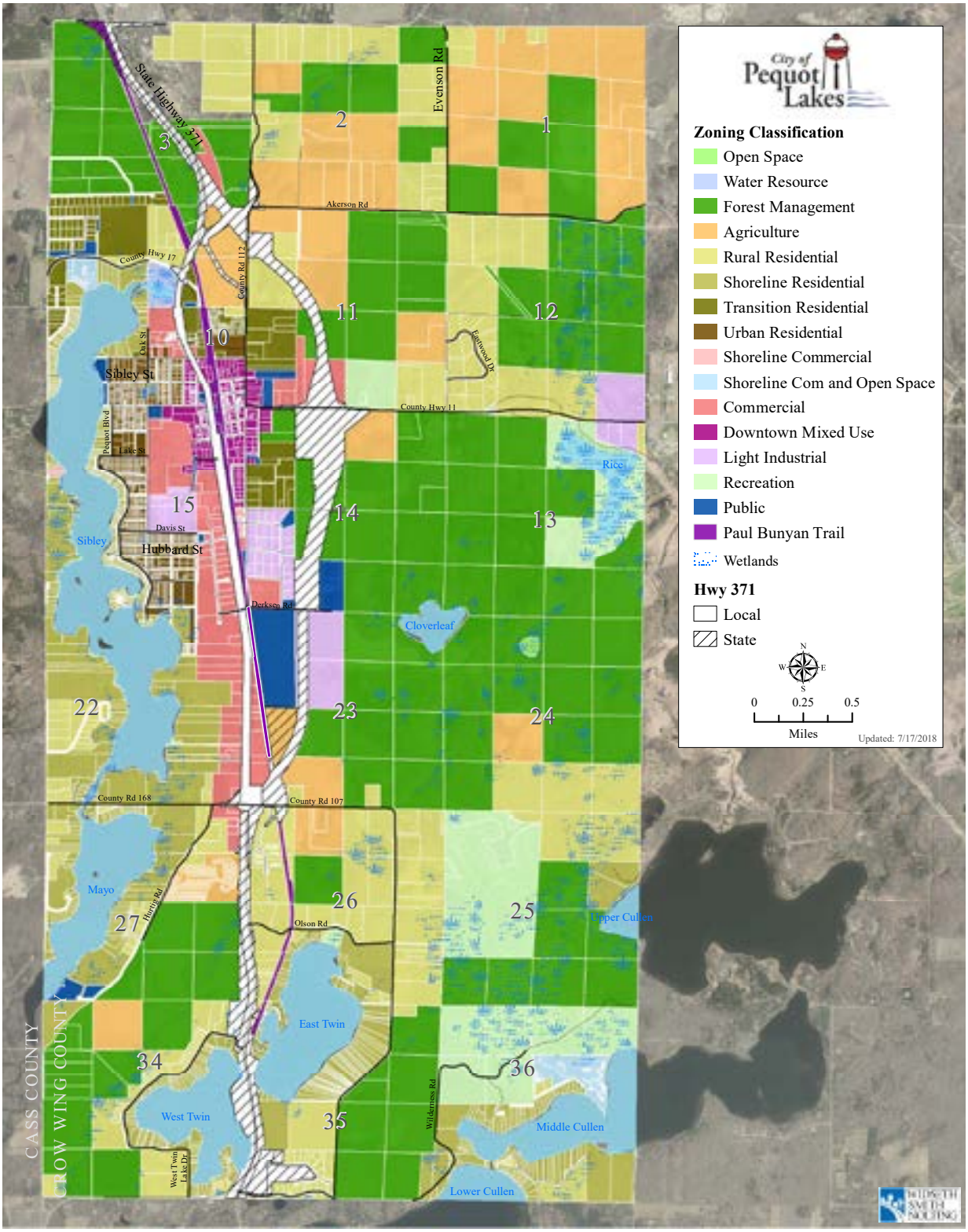
C. **Lighting.** Lighting shall be minimal. Lighting shall be downward directional and shall be compatible with the surrounding development. Fire Lanes. Fire lanes shall remain un obstructed at all times.

D. **Fences.** Fences not exceeding 84 inches in height may be constructed. Under no circumstances shall a fence be constructed closer than 10 feet from the surface of a public road and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is prohibited, except where specific approval has been given by the Planning Commission.

E. **Landscaping.** For new construction or additions/alterations, at least ten percent (10%) of the land area shall be landscaped with a combination of grass or other ap proved ground cover, shrubs, trees and ornamental landscaping. All landscaped areas shall be maintained and kept free of weeds and debris.

F. **Vegetation Removal, Intensive.** The submittal requirements and procedures contained in Section 5.4 “Forest Management (FM)”, Subparts 4b and 4c shall be met and followed.

City of Pequot Lakes Zoning Map



FEE SCHEDULES

2019 LAND USE FEE SCHEDULE

Residential Construction*	
Main Floor (basement not included in cost factor)	$.20 sq. ft.
Additional Floors (includes basement & attached garage)	$.10 sq. ft.
Accessory Building (over 100 sq. ft. & without plumbing)	$.15 sq. ft.
Accessory Building (over 100 sq. ft. & with plumbing)	$.20 sq. ft.
Accessory Building (100 sq. ft. or less)	$50 (min. fee does not apply)
Demolition	$75
Minimum Permit Fee	$125
Commercial Construction**	
Building (without plumbing)	$.20 sq. ft.
Building (with plumbing)	$.25 sq. ft.
Accessory Building (100 sq. ft. or less)	$50 (min. fee does not apply)
Paved Parking Lots	$100
Demolition	$75
Minimum Permit Fee	$125
Signage	
Commercial, Permanent, and Offsite	$100
Home Occupation	$50
Commercial Sign Concept Plan	$100
Residential Sign Concept Plan	$100
Hearing Fees	
Residential Conditional Use	$350 Plus Recording Fee - $46
Commercial Conditional Use	$450 Plus Recording Fee - $46
Residential Variance	$350 Plus Recording Fee - $46
Commercial Variance	$450 Plus Recording Fee - $46
Rezoning Request	$350
Petition for Ordinance Amendment	$250

Subdivisions	
Sketch Plan Review	$150 (credited to preliminary plat)
Preliminary Plat (less than 14 lots)	$600
Preliminary Plat (14 lots or more)	$3,000 Deposit (direct expenses invoiced and taken from deposit)
Final Plat	$250
Metes and Bounds (less than 10 acres per parcel)	$300
Metes and Bounds (10 acres or greater per parcel)	$50
Miscellaneous Fees	
Communication Towers (50 ft. – 1,000 ft.)	$500 + CUP
Communication Towers (over 1,000 ft.)	$1,000 + CUP
Fence	$50
Shoreline Alteration	$150
Mobile Home in Mobile Home Park	$25
Grading	$125
Administrative Fees	
Extension of Permit	10% original fee ($50 min.)
Special Meetings (per applicants request)	$500
Appeals to Board of Adjustment (from action of Zoning Administrator)	$0
Appeals to Council (from action of Planning Commission or Board of Adjustment)***	$300

After the Fact Fees – 5 times base fee (included) with a minimum penalty of $300.

*Residence (for more than two families, use commercial schedule).
**There is a $5,000 maximum permit charge for one commercial development.
***If appeal is upheld by Council, fee shall be refunded.

Note: Any non-permitted work or construction shall be removed and/or restored.

Note: When costs associated with processing or reviewing an application exceeds the original application fee, the applicant shall reimburse the City for any reasonable and customary additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the City may need to hire in reviewing permits. Any outstanding fees due to the City shall be paid before issuance of the permit and any construction of the project begins.

2019 WATER & SEWER FEE SCHEDULE

Commercial	
Water	
Base Rate	$21.94 for first 5,000 gallons
Volumetric Rates	$7.99 for 5,001 to 300,000 gallons
	$11.98 for 300,001 to 400,000 gallons
	$14.98 for 400,001 to 450,000 gallons
	$18.72 for 450,001 gallons and up
Sewer	
Base Rate	$24.91 for first 5,000 gallons
Volumetric Rate	$11.83 for each additional 1,000 gallons
Multi-Family Units	
Water	$21.94 multiplied by number of units
Sewer	$24.91 multiplied by number of units
Residential	
Water	
Base Rate	$7.88
Volumetric Rates	$7.39 for 0 to 10,000 gallons
	$11.08 for 10,001 to 12,000 gallons
	$13.85 for 12,001 to 15,000 gallons
	$17.31 for 15,001 gallons and up
Sewer	
Base Rate	$23.49 for first 2,000 gallons
Volumetric Rate	$11.83 for each additional 1,000 gallons
Un-Metered – Commercial/Residential	
Water	$36.05 per month
Sewer	$35.70 per month
Duplicate Bill Fee	
Commercial	$1 per month
Residential	$1 per month

2019 WATER & SEWER FEE SCHEDULE, CTD.

Meter Maintenance Fee	
5/8" and ¾" Meters	$2.70 per month
1" and Larger Meters	$4.37 per month
Meter Fees	
5/8" Meter	$145
¾" Meter	$185
1" Meter	$240
1 ½" Meter	$500
Meter Frost Plates	$10
5/8" Copperhorn	$73
¾ " Copperhorn	$80
1" Copperhorn	$130
Single Port MXU	$150
Double Port MXU	$210
Miscellaneous Fees	
Contractor Water Usage - taxable	$50 for first 2,000 gallons $25 for each additional 1,000 gallons
Disconnect/Reconnect for Nonpymt	$50
Disconnect/Reconnect for Seasonal	$25
Late Fee	$5 per month
Water/Sewer Personnel	$50 per hour per employee
WAC Fee	
Commercial - taxable	$2,000 per Equivalent Residential Connection (ERC)
Residential	$2,000 per Equivalent Residential Connection (ERC)
SAC Fee	
Commercial	$2,000 per Equivalent Residential Connection (ERC)
Residential	$2,000 per Equivalent Residential Connection (ERC)

CONTACT INFORMATION

Thank you for considering this development opportunity. Please contact us with any questions you may have.

•Nancy Malecha, City Administrator
City of Pequot Lakes
4638 Main Street, Pequot Lakes, MN 56472
(218)568-2352
nmalecha@pequotlakes-mn.gov
www.pequotlakes-mn.gov

•Sheila Haverkamp, Executive Director
Brainerd Lakes Area Economic Development Corporation (BLAEDC)
224 West Washington Street, Brainerd, MN 56401
(218)828-0096
sheila@growbrainerdlakes.org
www.growbrainerdlakes.org

•Dawn Bittner, Zoning Specialist
City of Pequot Lakes
4638 Main Street, Pequot Lakes, MN 56472
(218)568-6699
dbittner@pequotlakes-mn.gov
www.pequotlakes-mn.gov