

FEASIBILITY REPORT



2030 WELTON ROAD, ASHLEY ROAD, BAYWOOD ROAD, BLACK OAK ROAD AND SPRINGWOOD DRIVE/COURT UTILITY AND ROADWAY IMPROVEMENTS

Municipal Project No. 4143

Baxter, Minnesota

2024-11753

Council Acceptance Date: _____

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2030 WELTON ROAD, ASHLEY ROAD, BAYWOOD ROAD, BLACK OAK ROAD AND SPRINGWOOD DRIVE/COURT AREA UTILITY AND ROADWAY IMPROVEMENTS

Municipal Project CPF 4143

FEASIBILITY REPORT

Prepared for
City of Baxter

WSN No. 2024-11753

I hereby certify that this Report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Aric Welch	41983 License Number	Date
2024-11752	CS	

2030 WELTON ROAD, ASHLEY ROAD, BAYWOOD ROAD, BLACK OAK ROAD AND SPRINGWOOD DRIVE/COURT AREA UTILITY AND ROADWAY IMPROVEMENTS

Municipal Project CPF 4143

FEASIBILITY REPORT

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STATEMENT OF PURPOSE

The purpose of this report is to study the feasibility of providing the Welton Road, Ashley Road, Baywood Road, Black Oak Road, Springwood Drive and Springwood Court with sanitary sewer, water distribution and roadway improvements. The Project Area is shown in Exhibit A and includes the following roadways:

- Welton Road from Clearwater Road to 680' north of Ashley Road
- Ashley Road from cul-de-sac to Welton Road
- Baywood Road from cul-de-sac to Welton Road
- Black Oak Road from Welton Road to 190' east of Springwood Drive
- Springwood Drive from Black Oak Road to north terminus
- Springwood Court from cul-de-sac to Black Oak Road

The Project Area was last studied for utility improvements in 2007 and is scheduled as a 2030 project in the current Capital Improvements Plan.

This Report will review existing conditions, propose feasible improvements, estimate project costs, discuss project implementation, and present conclusions and recommendations for the Project Area.

The Project Area is shown in Exhibit A on page 3.



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2030 WELTON ROAD AREA IMPROVEMENTS

CITY OF BAXTER

BAXTER, MINNESOTA

PROJECT AREA

SHEET NO.

EXHIBIT A

DATE: FEB 2025

SCALE: AS SHOWN

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JOB NUMBER: 2024-11753

DATE: [blank]

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REVISIONS DESCRIPTION [blank]

BY: [blank]

DATE: [blank]

VALUE: [blank]

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TH 210

CS4H 48

Wolda Road

Inglewood Drive

Excelsior Road

Knollwood Drive

Meredith Drive

Deerwood Road

Cedar Scenic Road

Oakwood Drive

Olivewood Drive

Memorywood Drive

Whipple Lake

Moburg Lake

White Sand Lake

Red Sand Lake

Perch Lake

Rush Lake

Black Oak Road

Springwood Drive

Springwood Court

Baywood Road

Ashley Road

Welton Road

Clearwater Road

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EXISTING CONDITIONS

Property, Zoning and Land Use

The study area is zoned as R-1 (Low Density Residential), R-S (Residential Staging) and Public Benefit as shown in Figure 1 in Appendix A. The north edge of the Project Area is the current municipal boundary. The area to the north of the Project Area is located in the First Assessment District of Crow Wing County.

In the R-1 zoned area, there are 33 lots of record located in Oak Ridge First Addition (Welton Road), Noahs Addition to Baxter (Black Oak Drive and Springwood Drive/Court) and Veits Whipple Lake Estates (Baywood Road) Plats. In the R-S zoned area, there are 27 lots of record located in Jacksons Woods and McGuire Whipple Acres Plats. In the Public Benefit zoned area there is one parcel west of Welton Road (Whipple Lake Recreational Area). This brings the total number of lots/parcels in the project area to 61. Existing parcels are comprised of the following:

- 48 Developed Single Family Residential Properties
- 7 Undeveloped R-1 Properties
- 5 Undeveloped R-S Properties
- 1 Public Benefit Property

Right-of-Way Corridors

Right-of-way on Ashley Road, Baywood Road, Black Oak Road, Springwood Drive and Springwood Court is platted at 66' wide. The right-of-way on Welton Road is platted at 66' to 73' wide. The wider section of Welton Road is located along the Jacksons Woods Plat that dedicated 40' of right-way. All plats include 10' utility/drainage easements along outside lot boundary lines (road lines) and 5' utility/drainage easements along interior lot lines.

Roadways and Drainage

Welton Road, Ashley Road and Baywood Road were paved in 1995 with the 1995 Improvements Project. These roadways are 24' wide with 1' grassed shoulders and ditches/swales for drainage. The roadways were constructed with 5" of aggregate base and 2" of bituminous pavement.

Baywood Drive and Springwood Drive/Court were constructed in 2001 by the developer of Noahs Addition. The roadways are 26' wide with 1' grassed shoulders and 18" ditches/swales

for drainage. The roadways were constructed to meet City standards with 5" of aggregate base and 3.5" of bituminous pavement.

The City of Baxter has completed Pavement Surface Evaluation and Rating (PASER) evaluations approximately every 3 years. PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous and ranges from 1 to 10, 1 being a pavement in failed condition and 10 being a pavement in excellent condition. Roadway ratings reported in 2022 and 2025 were as follows:

	2022	2025
• Welton Road	4	4
• Ashley Road	4	3
• Baywood Road	4	4
• Black Oak Road (Welton Road to Springwood Drive)	5	4
• Springwood Drive	5	5
• Springwood Court	6	5
• Black Oak Road (east of Springwood Drive)	7	6

The typical sections of the existing roadways are shown in Figure 10 in Appendix A.

Municipal Sanitary Sewer Collection System

There is currently no municipal gravity sanitary sewer system serving the Project Area other than the Whipple Lake Recreational Area which operates using a small grinder station and 2" forcemain that extends east along Clearwater Road and southerly on Northwoods Drive where it discharges into an existing sanitary sewer manhole. The sanitary sewer system located on Northwoods Drive is not deep enough to provide the study area with gravity sanitary sewer service.

Existing homes within the study area have individual sub-surface treatment systems (SSTS) located on each lot. The condition of each system is unknown, but it is likely that many of the systems are failing or non-compliant with current standards.

Municipal Water Distribution System

There is no municipal water distribution system in the Project Area other than the 12" PVC watermain that extends from Northwoods Drive to the Whipple Lake Recreational Area. The

nearest hydrants are currently located in the Whipple Lake Recreational Area parking lot and Northwoods Drive and Welton Road intersections with Clearwater Road.

Existing homes within the study area have individual wells for water supply. The condition of each well is unknown, but it is likely that some of the wells are shallow and susceptible to contamination.

Existing conditions are shown in Figures 2 - 5 in Appendix A.

PROPOSED IMPROVEMENTS

Roadway, Stormwater and Trail

Proposed roadway improvements in the Project Area consist of a 26' wide bituminous surfaced rural roadways with 1' shoulders and 18' ditches with 4:1 side/back slopes and 6-9' ditch bottoms to store and infiltrate stormwater. The current standard for residential roadways is a structural section composed of 6" Class 5 aggregate base and 3.5" of bituminous constructed in a 2" and 1.5" lifts. The proposed typical roadway section is shown in Figure 10 in Appendix A.

All roadway signage except street name and 911 address signs will be replaced. Pavement markings will consist of 4" double solid line yellow approaching intersections and 4" broken line yellow or skip on the remainder of the roadways.

Municipal Sanitary Sewer Collection System

Providing gravity sanitary sewer to the Project Area requires the construction of a new lift station. The lift station is currently planned to be constructed on the Whipple Beach Recreational Area property just north of Clearwater Road. The lift station could be constructed with this project or the Clearwater Road Project. For the purposes of this Report, it was assumed the lift station would be constructed with the Clearwater Road Project with the discharge east along Clearwater Road. This will route sanitary sewer discharges through Lift Stations 20, 17, 13, 2 and 1. If the lift station is constructed with this Project, the forcemain would need to discharge to the gravity sanitary sewer system on Northwoods Drive which would result in discharges routing through Lift Stations 6, 5, 4, 3 and 1. Discharge to the east on Clearwater Road to Lift Station 20 will place more load on Lift Station 2. Discharges to the south on Northwoods Drive to Lift Station 6 will place more pressure on Lift Station 3.

The lift station will need to be approximately 30' deep to service the entire study area. Eight-inch (8") PVC gravity sanitary sewer will be extended north along Welton Road and the remaining roadways in the Project Area and stubbed out for the future easterly extension of Ashley Road. The last manhole at the end of Ashley Road will be approximately 8' deep. During design, a more detailed study of the actual depth needed to service the Project Area should be performed.

Four-inch (4") PVC gravity sanitary sewer services will be extended to the right-of-way/easement line for each existing or potential lot within the Project Area. The sanitary sewer will terminate with a 4" cleanout assembly that will be brought to the surface and covered with an irrigation box for protection.

Municipal Water Distribution System

Water distribution improvements consist of extending 12" PVC watermain north along Welton Road. Eight-inch (8") PVC watermain will be extended along the remaining roadways in the Project Area and stubbed out for the future easterly extension of Ashley Road and Black Oak Road.

Hydrants will be placed along the roadways in the Project Area at approximately 600' intervals. Gate valves will be placed at intersections and other strategic locations to allow for future maintenance and repairs to the watermain.

Services will consist of 1" Polyethylene (PE) pipe extended to the right-of-way/easement line for each existing and potential lot within the Project Area.

Street Lighting

Street lighting improvements consist of upgrading existing street lighting units to more energy efficient LED fixtures and/or relocate the streetlights to the standard location above stop signs at intersections. The City may should add additional streetlights to light the cul-de-sacs at the west end of Ashley Road and Baywood Road as per City Street Light Policy.

Proposed improvements in the Project Area are shown in Figures 6 - 9 in Appendix A.

Variances

The proposed improvements are not anticipated to require any variances to construct. A detailed variance review should be completed during design including a well inventory.

Do Nothing Option

The Do-Nothing Option was considered as an alternative to the proposed improvements. Doing nothing does not facilitate the City's long-range plan to provide municipal sanitary sewer and water services to developed areas of the City that are currently on SSTS systems and wells. It also does nothing to address issues associated with failing septic systems and arsenic in the well water. The City should also consider the fact that construction costs continue to climb.

ESTIMATED PROJECT COSTS

Estimated project costs for the proposed improvements are summarized below:

Sanitary Sewer:	\$2,022,205
Water Distribution:	\$1,794,890
Roadway:	\$2,015,220

ESTIMATED TOTAL PROJECT COST:	\$5,832,315
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The costs estimated herein are intended to convey a general and approximate picture of the costs that would be incurred today in conducting the proposed work. Costs can vary widely depending upon many factors such as weather, economic conditions, size of project, and the workload of available contractors. Actual costs can only be determined by bidding the project. Detailed breakdowns of the estimates are provided in Appendix B. Costs estimated above include estimated construction costs, 15% contingencies, costs incurred to date and estimated soft costs including engineering, administration, financing and legal fees.

These costs are calculated in 2025 dollars and need to be updated in the future based on the current economic conditions at the time the project is being considered.

PROJECT IMPLEMENTATION

Costs for the proposed improvements were assumed to be generated through City contributions and special assessments to benefitting property owners. A detailed description of the assessment methods utilized by the City of Baxter can be found in the most recent version of the “City of Baxter – Assessment Policy for Public Initiated Improvements.”

Based on past practice with similar projects, it was assumed assessments would be calculated using the Equivalent Residential Unit (ERU) Method. In 2024, the City Council set the assessment rate per ERU at \$18,520 (\$5,556 for sanitary sewer, \$5,556 for water and \$7,408 for roadway). ERU assessments increase by 3% or the Consumer Price Index (CPI), whichever is greater, each year.

As of February 12, 2025, the CPI increased 3% over the last year. For the purposes of this Report, we have assumed the City Council will increase the ERU assessments by 3% over the next five years. ERU assessments rates for 2028 would therefore be \$6,634 for sanitary sewer, \$6,634 for water and \$8,845 for roadway.

The project is located adjacent to Whipple Lake Recreational Area. In accordance with past practice, the City would assume ERU assessments based on the number of residential lots that could be developed along Welton Road. The frontage from the north property line to the lift station is approximately 600'. Therefore, the City was assumed to receive 6 ERU assessments based on 100' lot widths.

Other Property Owner Costs – Property owners with existing structures/buildings must be aware of other costs that will be incurred with the project. One of the largest additional costs is the construction of sanitary sewer and water service lines on private property. Estimates for construction of these service lines should be obtained from locally licensed plumbing contractors.

Property owners are also required to pay certain charges and fees associated with connection to municipal services. These fees include a Sewer Availability Charge (SAC) and Water Availability Charge (WAC). Per City ordinance, these fees are to be collected when sewer and water services are made available to the property.

Current residential rates for SAC and WAC are as follows:

- Sewer Availability Charge (SAC): \$600 (existing homes) \$3,000 (new homes)
- Water Availability Charge (WAC): \$600 (existing homes) \$2,800 (new homes)

SAC and WAC are added to the assessments by default. Property owners may elect to have these charges removed from their assessment; however, all charges are due at time of connection to City utilities. Property owners with existing wells and SSTs have until December 31 of the fifth year following completion of the project to connect to City services.

Other non-assessable City fees (2025 rates):

- City Inspection Fee: \$45
- City Excavation Permit: \$50
- Water Meter: \$555+ tax

Based on the above, the following was determined:

Sanitary Sewer Assessments

Estimated Project Cost:	\$1,993,405
Estimated Number of ERU's:	102
Assessment per ERU:	\$6,634
Estimated Total Assessable Cost:	<u>\$676,670</u>
Estimated Remaining City Costs:	\$1,316,735
Total Number of Existing Houses:	48
SAC Fee:	\$600
Estimated SAC Collection:	\$28,800
Estimated Total Project Costs with SAC:	\$2,022,205

Water Assessments

Estimated Project Cost:	\$1,766,090
Estimated Number of ERU's:	102
Assessment per ERU:	\$6,634
Estimated Total Assessable Cost:	<u>\$676,670</u>
Estimated Remaining City Costs:	<u>\$1,089,420</u>
Total Number of Existing Houses:	48
WAC Fee:	\$600
Estimated SAC Collection:	<u>\$28,800</u>

Estimated Total Project Costs with SAC: **\$1,794,890**

Roadway Assessments

Estimated Total Project Cost:	<u>\$2,015,220</u>
Estimated Number of ERU's:	102
Assessment per ERU:	\$8,845
Estimated Total Assessable Cost:	<u>\$902,190</u>
Estimated Remaining City Costs:	<u>\$1,113,030</u>

Summary of Assessed Costs

The estimated assessment for a typical residential lot with one sewer and one water service is shown below.

Sanitary Sewer Assessment:	\$6,634
SAC:	\$600
Water Assessment:	\$6,634
WAC:	\$600
Roadway Assessment:	<u>\$8,845</u>
Total Estimated Assessment:	<u>\$23,313</u>

Assessment Payment Terms and Payment Procedures

Assessments are collected in equal annual installments over a period of 15 years. The interest rate on the assessment will be determined after the City issues the bond for the project which typically occurs in the fall following construction. The interest rate will be set at 1.5% over the True Interest Cost of the bond issue. Interest on the assessment begins to accrue from the date the Council passes the resolution adopting the assessment roll.

Property owners have five (5) available options when considering payment of assessments:

1. Tax Payment – If no action is taken by the property owner, the assessment will be certified to the County and assessment installment payments will appear annually on the property tax statement for the duration of the assessment term. The estimated yearly payment for one ERU assessment would be \$2,728.36 based on an estimated interest rate of 8% and Council adoption of the assessment on the date shown in the Preliminary Project Schedule in Appendix F.
2. Full Payment – No interest will be charged if the entire assessment is paid off within 30 days from adoption of the assessment.
3. Partial Payment – Property owners can make a one-time partial pre-payment against the assessment to reduce the amount certified to the County. This option can only be exercised within 30 days from adoption of the assessment.
4. Pre-payment – Property owners may, at any time prior to November 15 after the initial year of the assessment, prepay the balance of the assessment with interest accrued to December 31 of that year. Property owners may also pay remaining assessment balances at any time, except for the current year's installment of principal and interest.
5. Hardship (Senior Citizen, Disability or Military Active Duty) Deferment – Individuals (65 years and older) who are owners of a homesteaded residential property, retired by reason of permanent and total disability or ordered into active military service may be eligible to have the assessment deferred. Please see Chapter 8 of the City of Baxter Assessment Policy for Public Initiated Improvements for additional information.

Multiple ERU Assessment Units on a Single Lot of Record

Applies to owners of currently developed R-1 or R-S zoned parcels with the ability to develop into more than one R-1 parcel. The City will apply a practicality test to each parcel with the potential to be subdivided based on criteria in the City Code. There are twenty-three (23) existing parcels in the Project Area large enough to be subdivided based on current subdivision

criteria. Exhibits used to apply the practicality test for each parcel are shown in Appendix C. If it is determined by the City Council the lot can be subdivided, the owner will receive an ERU assessment for each potential lot.

Deferred Assessments

Deferments are available under the following conditions:

- Underdeveloped parcels that are currently improved and large enough to be further subdivided in the future and provided with multiple service connections.
- Undeveloped parcels located immediately adjacent to improved parcels with the same ownership.
- Parcel must be zoned R-1 or R-S.

Parcels meeting these conditions are eligible to defer the assessments on potential future lots and undeveloped parcels for a period of 15 years. The assessment will be deferred with \$1 annual interest for the duration of the original 15-year assessment. After 15 years, payment will begin for the same duration and interest rate as the original assessment. If the underdeveloped parcel is subdivided or the undeveloped parcel is sold during the 15-year deferral period, the assessment will no longer be deferred and must be paid in full, or the assessment payment will begin for the same duration and interest rate as the original assessment.

Detailed project cost allocation calculations, benefitted area exhibit, and estimated individual assessments are included in Appendix C.

CONCLUSIONS AND RECOMMENDATIONS

This report has studied the feasibility of providing sanitary sewer collection, water distribution and roadway improvements to Welton Road, Ashley Road, Baywood Road, Black Oak Road, Springwood Drive and Springwood Court Project Area. The total project cost for these improvements is estimated to be \$5,832,315.

The assessment rate for one ERU was assumed to be \$22,113 based on a 3% annual increase between 2024 and 2030. This amount includes one sanitary sewer assessment (\$6,634), one water assessment (\$6,634) and one roadway assessment (\$8,845). Please note, these rates may be affected by the CPI and can be changed by the City Council on a yearly basis.

A residential lot with an existing structure will also receive a \$600 Sewer Availability Charge (SAC) and \$600 Water Availability Charge (WAC). These fees may be added to the assessment if requested by the property owner. With fees, the typical assessment for one residential lot would be \$23,313.

Summary of Project Cost Allocations

Assessed Project Cost

Benefitting Property Assessments:	\$1,229,590 (21.1%)
Deferred Property Assessments:	\$950,860
City Property Assessments:	<u>\$132,680</u>
Total Assessable Project Costs:	\$2,313,130

Initial City Cost Summary

Sanitary Sewer:	\$1,316,735
Water:	\$1,089,420
Roadway:	\$1,113,030
Deferred Assessments:	\$950,860
City Property Assessments:	<u>\$132,680</u>
Total Estimated Initial City Costs:	\$4,602,725 (78.9%)

Total Estimated Project Cost:	\$5,832,315
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The total estimated initial assessable project cost is \$1,229,590 or 21.1% of the total project cost. To issue local improvement bonds without an election, at least 20% of the project cost must be paid with special assessments. If costs are higher than estimated, the assessable portion of the project may be below the 20% threshold. This will need to be monitored closely and re-evaluated when the Report is updated in 2029.

In conclusion, the proposed improvements are feasible, and we do not foresee any major problems other than normal inconveniences associated with construction such as noise, dust and traffic disturbance. These situations would be temporary in nature, and we would anticipate the construction would last approximately 16 to 20 weeks depending on the contractor, weather, and other factors.

We recommend the City proceed as follow:

1. City staff review and comment on the Report, cost allocation methodologies and underdeveloped parcel lot split practicality tests.
2. Review the Report with the Utilities Commission.
3. Update the Report based on staff and Utilities Commission comments, as necessary.
4. Review the Report with City Council at a Workshop.
5. Finalize the Report.

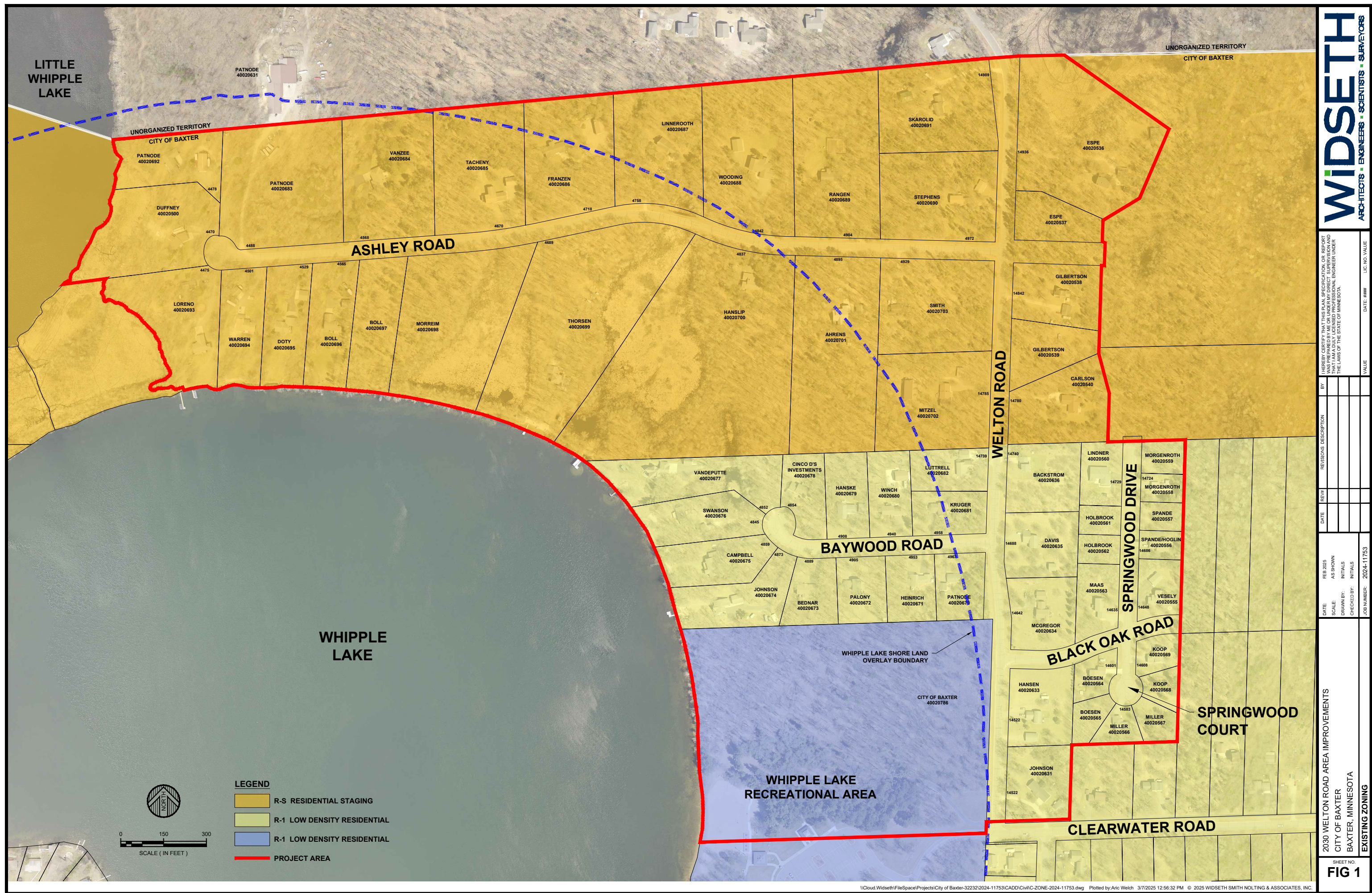
If the City Council decides to proceed with the project, steps outlined in the Preliminary Project Schedule included in Appendix D for Chapter 429 assessment projects should be referenced and followed. Please be aware, current lead times on some construction materials and supplies can be upwards of six to eight months.

APPENDICES

Project Figures.....	Appendix A
Cost Estimates, Assessment Calculations and Preliminary Assessment Roll.....	Appendix B
Parcel Split Practicality Exhibits	Appendix C
Preliminary Project Schedule	Appendix D

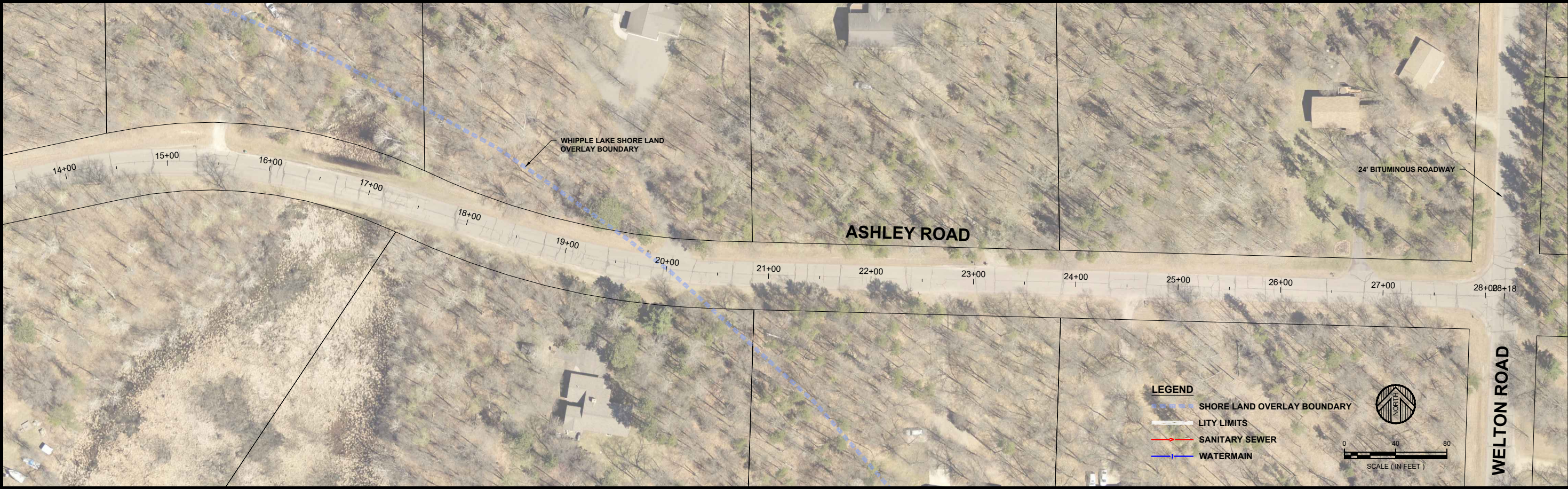
APPENDIX A

PROJECT FIGURES





ASHLEY ROAD START - STA 14+00



ASHLEY ROAD STA 14+00 - END

WIDSETH

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BY: ARIC WELCH

DATE: 11/11/2024

LIC. NO.: 41883

REVISIONS

DESCRIPTION

DATE

REV#

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DATE

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REV#

DATE: FEB 2025

SCALE: AS SHOWN

DRAWN BY: ALW

CHECKED BY: ALW

JOB NUMBER: 2024-11753

2030 WELTON ROAD AREA IMPROVEMENTS

CITY OF BAXTER

BAXTER, MINNESOTA

EXISTING CONDITIONS - ASHLEY ROAD

SHEET NO.

FIG 3

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BAYWOOD ROAD

2030 WELTON ROAD AREA IMPROVEMENTS
CITY OF BAXTER
BAXTER, MINNESOTA

EXISTING CONDITIONS - BAYWOOD ROAD

DATE: FEB 2025
SCALE: AS SHOWN
DRAWN BY: ALW
CHECKED BY: ALW

DATE: 2024-11-753

BY: [Signature]

REVISIONS DESCRIPTION

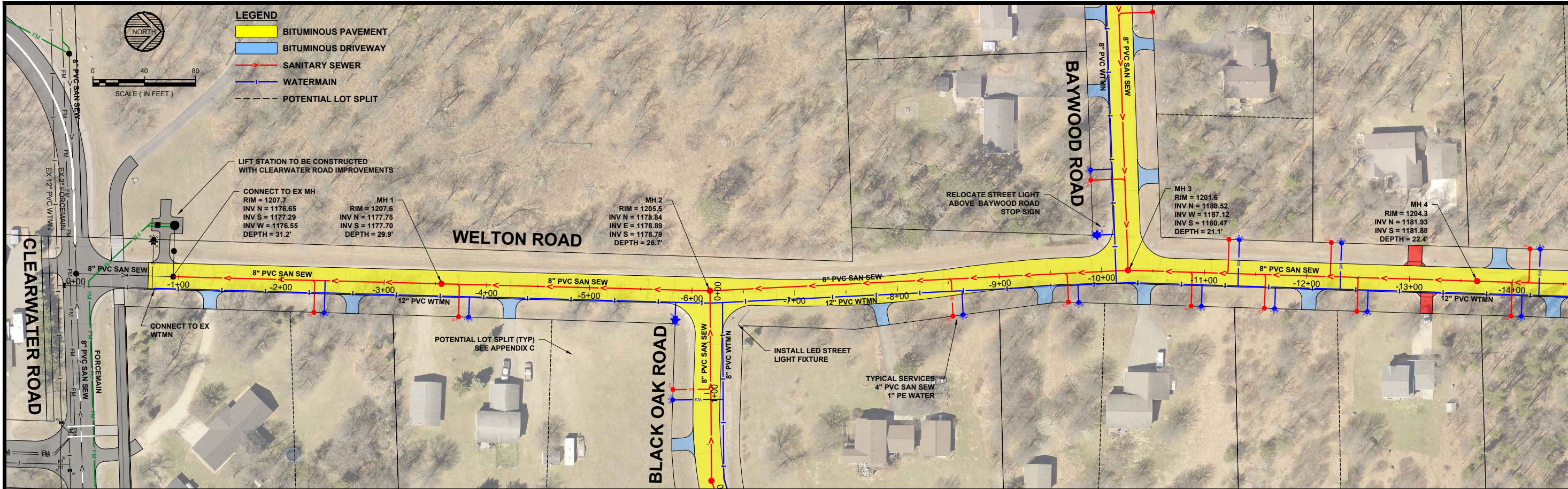
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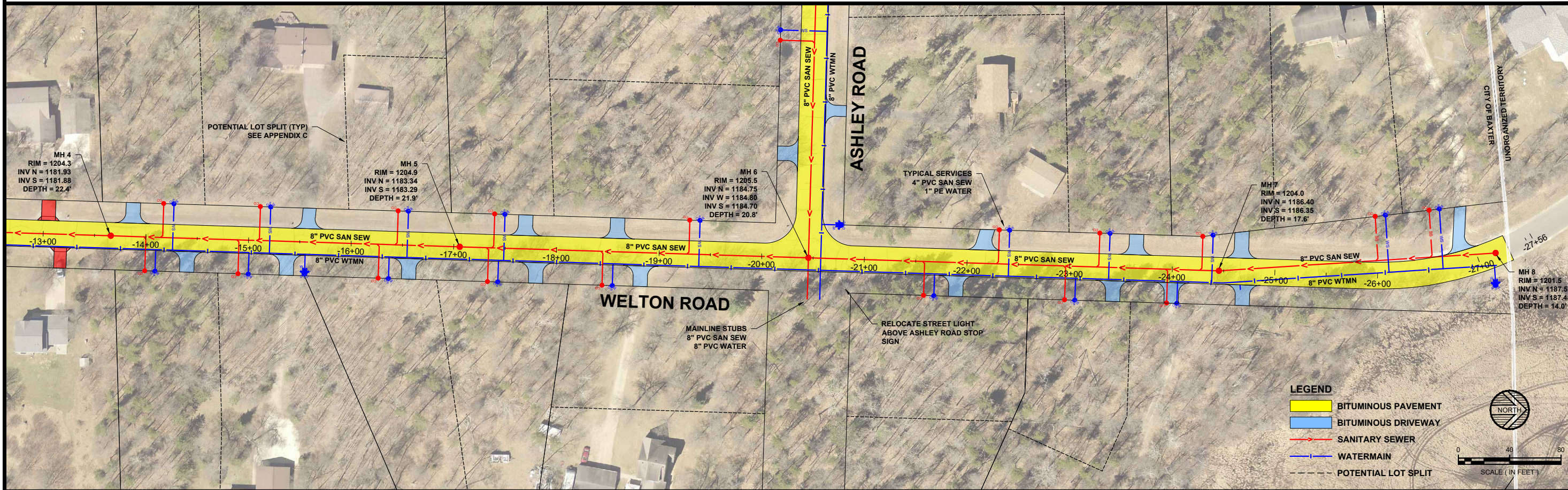
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ARIC WELCH
DATE: 11/11/24
LIC. NO. 41883

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WELTON ROAD START - STA 14+00



WELTON ROAD STA 14+00 - END

WIDSETH

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

BY: ARIC WELCH

DATE: 11/17/23

REVISIONS

REV#	DATE	DESCRIPTION

DATE: FEB 2025

SCALE: AS SHOWN

DRAWN BY: ALW

CHECKED BY: ALW

JOB NUMBER: 2024-11753

2030 WELTON ROAD AREA IMPROVEMENTS

CITY OF BAXTER

BAXTER, MINNESOTA

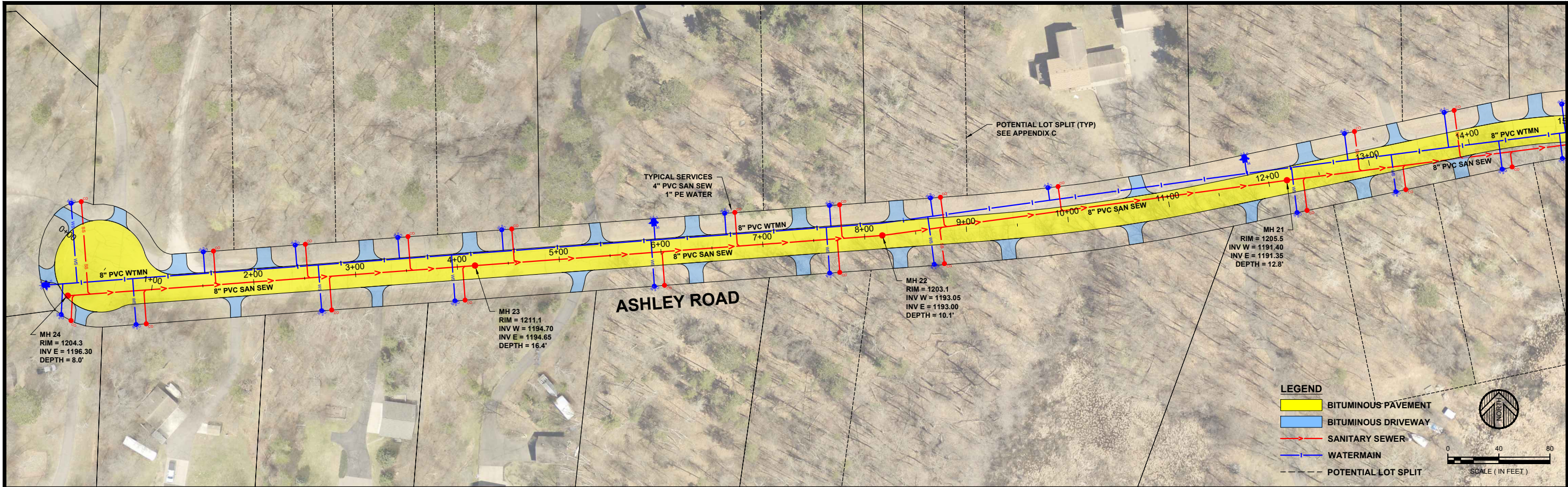
PROPOSED CONDITIONS - WELTON ROAD

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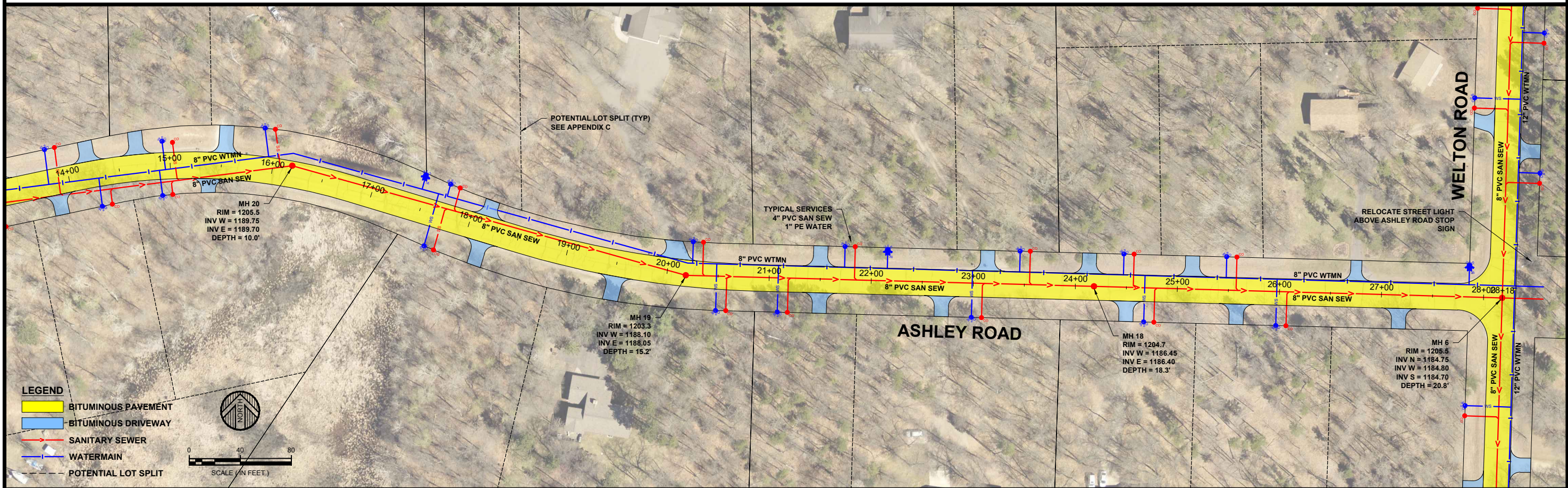
FIG 6

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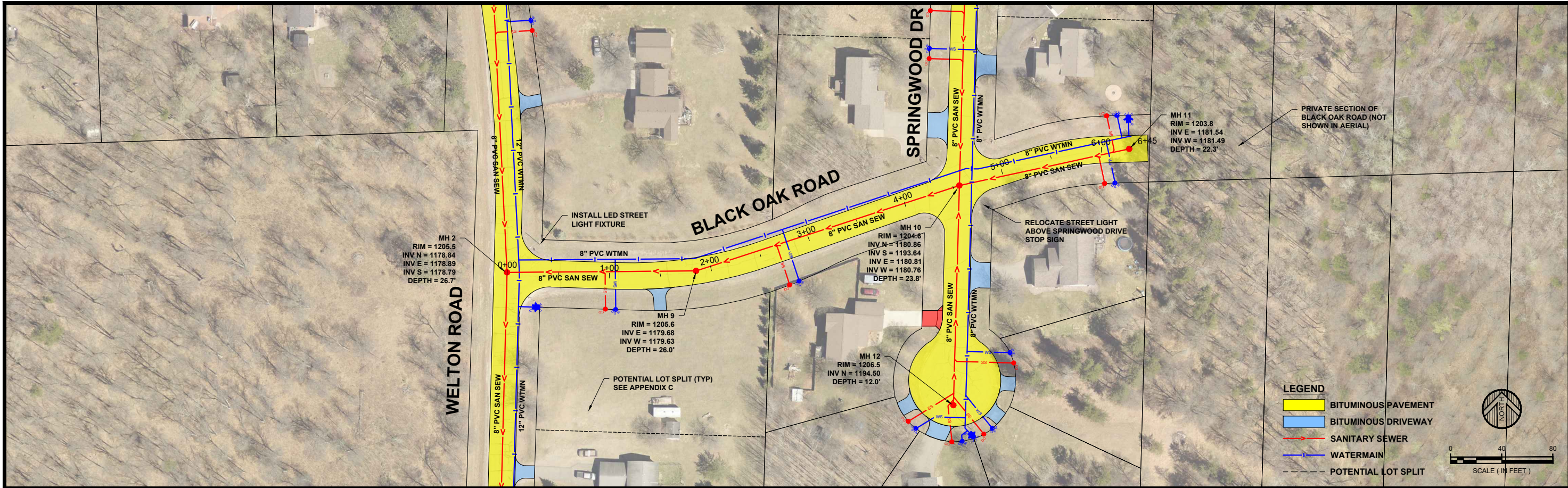
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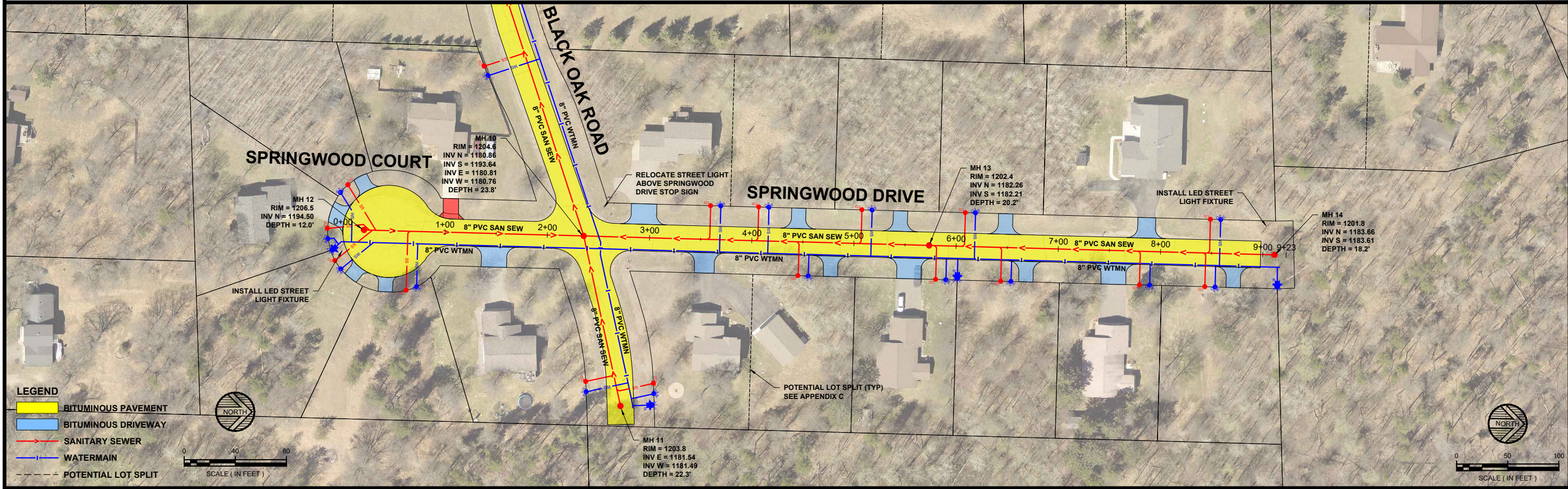
ASHLEY ROAD START - STA 14+00



ASHLEY ROAD STA 14+00 - END



BLACK OAK ROAD



SPRINGWOOD COURT AND SPRINGWOOD DRIVE

WIDSETH

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

BY: ARIC WELCH

DATE: 4/18/2025

LIC. NO. 41883

REVISIONS

DATE	REV#	DESCRIPTION
FEB 2025	AS SHOWN	ALW
	DRAWN BY:	ALW
	CHECKED BY:	ALW
	JOB NUMBER:	2024-11753

2030 WELTON ROAD AREA IMPROVEMENTS

CITY OF BAXTER

BAXTER, MINNESOTA

PROPOSED IMPROVEMENTS - BLACK OAK ROAD & SPRINGWOOD DRIVE

SHEET NO.

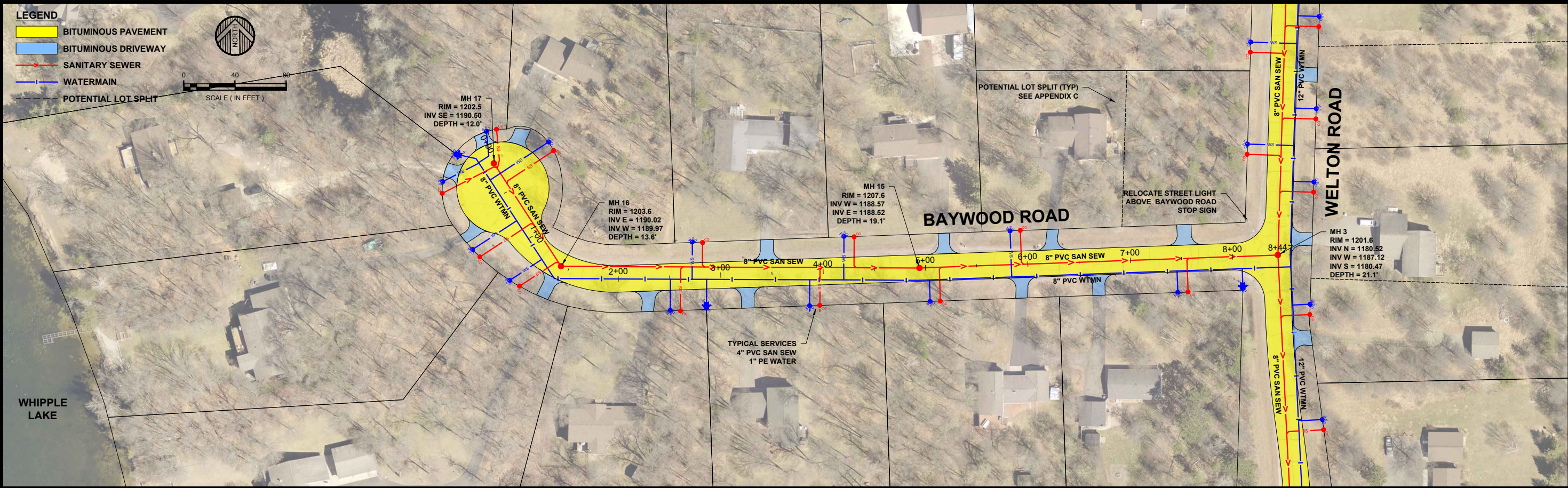
FIG 8

\\Cloud.Widseth\Files\Projects\City of Baxter-32232\2024-11753\CADD\Civil\IC-SP-2024-11753.dwg

Plotted by: Aric Welch

4/18/2025 9:17:35 AM

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BAYWOOD ROAD

2030 WELTON ROAD AREA IMPROVEMENTS
CITY OF BAXTER
BAXTER, MINNESOTA

PROPOSED IMPROVEMENTS - BAYWOOD ROAD

DATE: FEB 2025
SCALE: AS SHOWN
DRAWN BY: ALW
CHECKED BY: ALW

DATE: 2024-11-753

BY: [REDACTED]
REVISIONS DESCRIPTION: [REDACTED]
DATE: [REDACTED]
REV# [REDACTED]

DATE: [REDACTED]
REV# [REDACTED]
DATE: [REDACTED]
REV# [REDACTED]

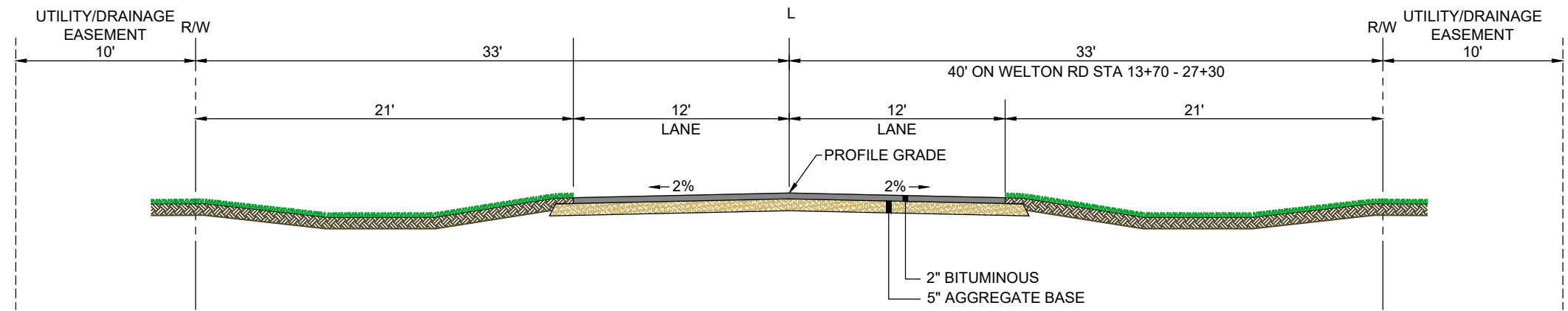
WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

ARIC WELCH
DATE: 11/11/24
LIC. NO. 41883

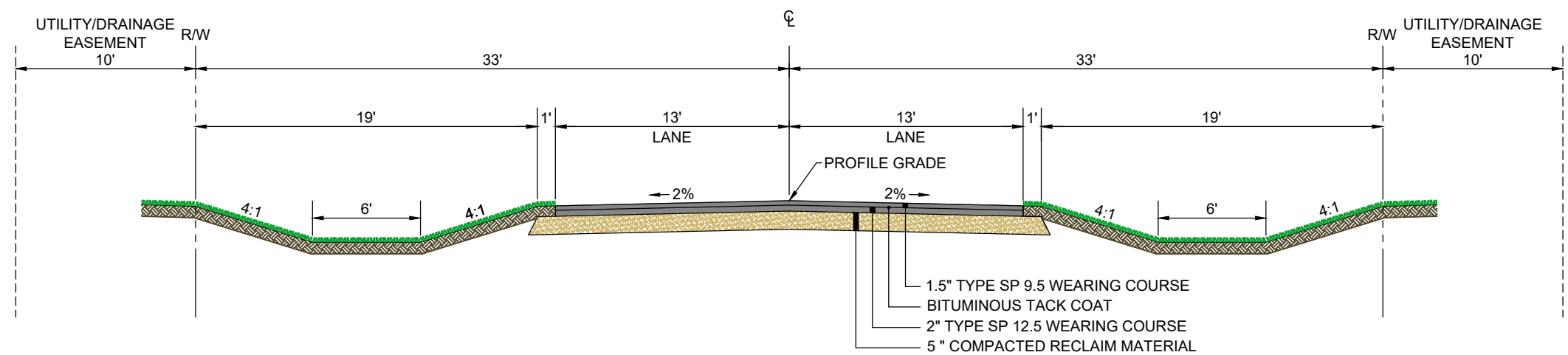
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FIG 9

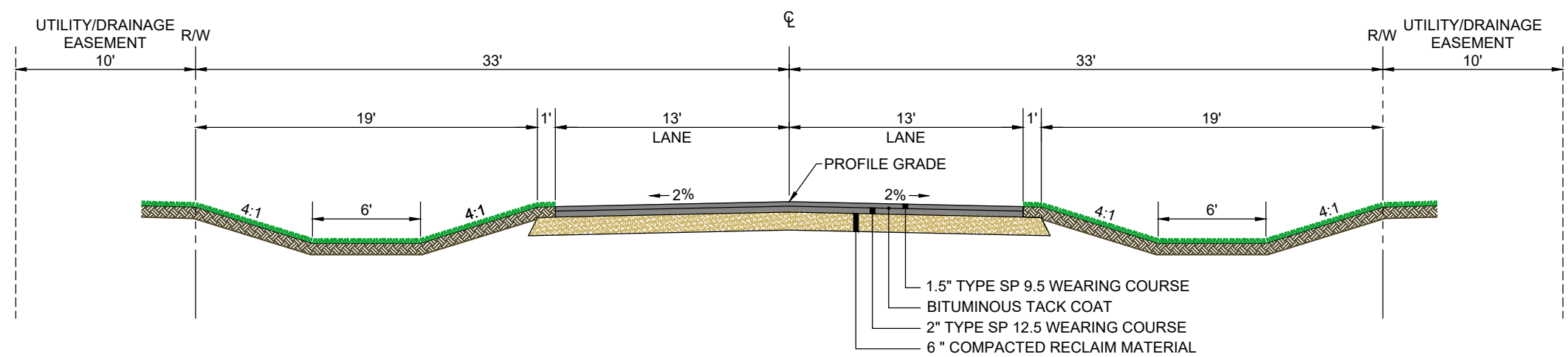
I:\Cloud\Widseth\Files\Space\Projects\City of Baxter-32232\2024-11753\CADD\Civil\IC-SP-2024-11753.dwg Plotted by: Aric Welch 4/18/2025 9:17:54 AM © 2025 WIDSETH SMITH NOLTING & ASSOCIATES, INC.



EXISTING ROADWAY SECTION
WELTON ROAD, ASHLEY ROAD AND BAYWOOD ROAD



EXISTING ROADWAY SECTION
BLACK OAK ROAD AND SPRINGWOOD DRIVE/COURT

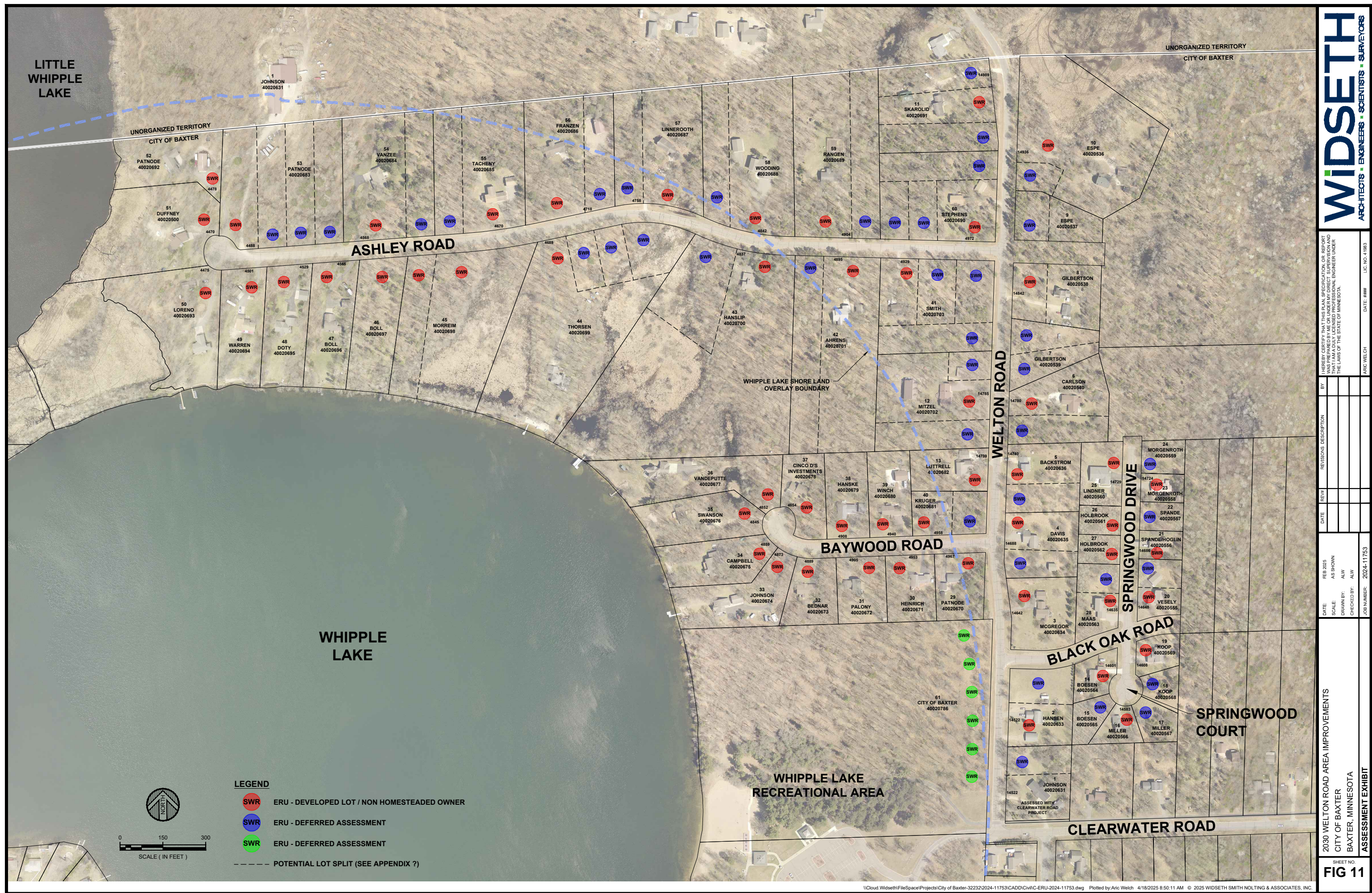


PROPOSED ROADWAY SECTION

DATE	REV	DESCRIPTION	BY

DATE: FEB 2025	AS SHOWN
SCALE: A/LW	A/LW
DRAWN BY: A/LW	CHECKED BY: A/LW
JOB NUMBER: 2024-11753	

2030 WELTON ROAD AREA IMPROVEMENTS
CITY OF BAXTER
BAXTER, MINNESOTA



APPENDIX B

ENGINEER'S ESTIMATE, PROJECT COST ALLOCATION AND PRELIMINARY ASSESSMENT ROLLS

2030 WELTON ROAD AREA UTILITY AND ROADWAY IMPROVEMENTS
ENGINEER'S ESTIMATE AND PROJECT COST ALLOCATION
BAXTER, MN
 Thursday, April 17, 2025

2030 WELTON ROAD AREA UTILITY AND ROADWAY IMPROVEMENTS
ENGINEER'S ESTIMATE AND PROJECT COST ALLOCATION
BAXTER, MN
Thursday, April 17, 2025

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	SANITARY SEWER		WATER		ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
72	2540.602	MAIL BOX SUPPORT	EACH	\$150.00					50	\$7,500.00	50	\$7,500.00
73	2545.502	LIGHTING UNIT (LED)	EACH	\$1,000.00					6	\$6,000.00	6	\$6,000.00
74	2545.602	INSTALL LIGHTING UNIT	EACH	\$1,500.00					3	\$4,500.00	3	\$4,500.00
75	2563.601	TRAFFIC CONTROL	LUMP SUM	\$3,500.00	0.35	\$1,225.00	0.3	\$1,050.00	0.35	\$1,225.00	1	\$3,500.00
76	2564.502	INSTALL SIGN SIGN TYPE C	EACH	\$75.00					4	\$300.00	4	\$300.00
77	2564.502	INSTALL SIGN (ADDRESS)	EACH	\$30.00					50	\$1,500.00	50	\$1,500.00
78	2564.518	SIGN PANELS TYPE C	SQ FT	\$70.00					80	\$5,600.00	80	\$5,600.00
82	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.50	750	\$3,375.00	750	\$3,375.00	750	\$3,375.00	2250	\$10,125.00
83	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00								
84	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$35.00					5700	\$199,500.00	5700	\$199,500.00
85	2574.508	FERTILIZER TYPE 3 (10-10-20)	POUND	\$1.00					2100	\$2,100.00	2100	\$2,100.00
86	2575.508	SEED MIXTURE	POUND	\$4.50					2800	\$12,600.00	2800	\$12,600.00
87	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$12,000.00					7	\$84,000.00	7	\$84,000.00
88	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$2.50					27300	\$68,250.00	27300	\$68,250.00
89	2582.503	8" SOLID LINE PAINT	LIN FT	\$1.00								
90	2582.503	4" BROKEN LINE PAINT	LIN FT	\$1.00					1500	\$1,500.00	1500	\$1,500.00
91	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$1.00					1830	\$1,830.00	1830	\$1,830.00
ESTIMATED CONSTRUCTION COST:				\$4,011,280.00	34.52%	\$1,384,675.00	30.58%	\$1,226,775.00	34.90%	\$1,399,830.00	100.00%	\$4,011,280.00
CONTINGENCIES (15%):				\$601,692.00		\$207,701.25		\$184,016.25		\$209,974.50		\$601,692.00
SUBTOTAL:				\$4,612,972.00		\$1,592,376.25		\$1,410,791.25		\$1,609,804.50		\$4,612,972.00
ENGINEERING												
WIDSETH 2024-11753 (FEASIBILITY REPORT):				\$8,500.00		\$2,934.16		\$2,599.57		\$2,966.27		\$8,500.00
DESIGN AND CONSTRUCTION (22% ESTIMATED):				\$1,014,853.84		\$350,322.78		\$310,374.08		\$354,156.99		\$1,014,853.84
LEGAL, FINANCE, ADMIN AND OTHER COSTS (3% ESTIMATED):				\$138,389.16		\$47,771.29		\$42,323.74		\$48,294.14		\$138,389.16
ESTIMATED TOTAL COST:				\$5,774,715.00		\$1,993,404.47		\$1,766,088.63		\$2,015,221.90		\$5,774,715.00
ASSESSMENTS												
ERU ASSESSMENT (ASSUMED 3% INCREASE OVER 2024 RATE):						\$6,634.00		\$6,634.00		\$8,845.00		\$22,113.00
ERU'S:						102		102		102		
TOTAL ASSESSED COSTS:						\$676,668.00		\$676,668.00		\$902,190.00		\$2,255,526.00
TOTAL CITY COSTS:						\$1,316,736.47		\$1,089,420.63		\$1,113,031.90		
OTHER FEES												
WAC (\$600 PER EXISTING HOUSE):					48	\$28,800.00						\$28,800.00
SAC (\$600 PER EXISTING HOUSE):									48	\$28,800.00		\$28,800.00
ESTIMATED TOTAL PROJECT COST:						\$2,022,204.47		\$1,794,888.63		\$2,015,221.90		\$5,832,315.00
PROJECT COST SUMMARY												
ESTIMATED PROJECT COST (SEE NOTE 1):				\$5,832,315.00								
ASSESSED PROJECT COSTS												
ESTIMATED BENEFITTING PROPERTY ASSESSMENTS				21.1%		\$1,229,589.00						
ESTIMATED DEFERRED ASSESSMENTS:						\$950,859.00						
ESTIMATED CITY PROPERTY ASSESSMENTS:						\$132,678.00						
TOTAL ASSESSABLE PROJECT COSTS:						\$2,313,126.00						
CITY COST SUMMARY												
SANITARY SEWER:						\$1,316,736.47						
WATER:						\$1,089,420.63						
ROADWAY:						\$1,113,031.90						
DEFERRED ASSESSMENTS:						\$950,859.00						
CITY / FORFEITED PROPERTY ASSESSMENTS:						\$132,678.00						
TOTAL ESTIMATED CITY COSTS:				78.9%		\$4,602,726.00						

NOTES
1. INCLUDES SAC AND WAC FOR EXISTING HOMES.

INDIVIDUAL ASSESSMENT CALCULATIONS
2030 WELTON ROAD AREA UTILITY AND ROADWAY IMPROVEMENTS
CITY OF BAXTER
Thursday, April 17, 2025

ESTIMATED INTEREST RATE: 8.00%
DATE OF RESOLUTION ADOPTING ASSESSMENT ROLL: 4/2/2030
ESTIMATED DAYS BEFORE FIRST YEAR: 273

ASSESSMENT RATES
SANITARY SEWER ASSESSMENT: \$6,634.00
WATER ASSESSMENT: \$6,634.00
ROADWAY ASSESSMENT: \$8,845.00
WAC: \$600.00
SAC: \$600.00

PROPERTY MAP ID	R.E. CODE	PROPERTY ADDRESS	OWNER	IMMEDIATE ASSESSMENTS			DEFERRED ASSESSMENTS			CITY ASSESSMENTS			CITY FEES		ASSESSMENT TERM	ESTIMATED ASSESSMENT	ASSESSMENT YEAR INTEREST (SEE NOTE 1)	INITIAL CERTIFIED AMOUNT	INSTALLMENT PAYMENT	COMMENTS
				SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	WAC	SAC						
WELTON ROAD																				
1	40020631	14522 WELTON ROAD	JOHNSON				1	1	1						15	\$22,113.00	\$1,323.14	\$23,436.14	\$2,738.03	
2	40020633	14522 WELTON ROAD	HENSEN	1	1	1	1	1	1				1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
3	40020634	14642 WELTON ROAD	MCGREGOR	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
4	40020635	14668 WELTON ROAD	DAVIS	1	1	1	1	1	1				1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
5	40020636	14740 WELTON ROAD	BACKSTROM	1	1	1	1	1	1	1	1	1	1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
6	40020540	14780 WELTON ROAD	CARLSON	1	1	1	1	1	1	1	1	1	1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
7	40020539		GILBERTSON				2	2	2						15	\$44,226.00	\$2,646.29	\$46,872.29	\$5,476.07	
8	40020538	14842 WELTON ROAD	GILBERTSON	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
9	40020537		ESPE				1	1	1	1	1	1			15	\$22,113.00	\$1,323.14	\$23,436.14	\$2,738.03	
10	40020536	14936 WELTON ROAD	ESPE	1	1	1	1	1	1				1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
11	40020691	14989 WELTON ROAD	SKAROLID	1	1	1	2	2	2				1	1	15	\$67,539.00	\$4,041.24	\$71,580.24	\$8,362.69	
12	40020702	14785 WELTON ROAD	MITZEL	1	1	1	2	2	2				1	1	15	\$67,539.00	\$4,041.24	\$71,580.24	\$8,362.69	
13	40020682	14739 WELTON ROAD	LUTTRELL	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
61	40020786		CITY OF BAXTER							6	6	6			15	\$132,678.00	\$7,938.87	\$140,616.87	\$16,428.20	
SPRINGWOOD COURT																				
14	40020564	14601 SPRINGWOOD COURT	BOESEN	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
15	40020565		BOESEN				1	1	1						15	\$22,113.00	\$1,323.14	\$23,436.14	\$2,738.03	
16	40020566	14583 SPRINGWOOD COURT	MILLER	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
17	40020567		MILLER				1	1	1	1	1	1			15	\$22,113.00	\$1,323.14	\$23,436.14	\$2,738.03	
18	40020568		KOOP				1	1	1	1	1	1			15	\$22,113.00	\$1,323.14	\$23,436.14	\$2,738.03	
19	40020569	14608 SRINGWOOD COURT	KOOP	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
SPRINGWOOD DRIVE																				
20	40020555	14648 SPRINGWOOD DRIVE	VESELY	1	1	1	1	1	1				1	1	15	\$45,426.00	\$2,718.09	\$48,144.09		
21	40020556	14686 SPRINGWOOD DRIVE	SPANDEHOGLIN	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
22	40020557		SPANDEHOGLIN				1	1	1	1	1	1			15	\$22,113.00	\$1,323.14	\$23,436.14	\$2,738.03	
23	40020558	14724 SPRINGWOOD DRIV E	MORGENROTH	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
24	40020559		MORGENROTH				1	1	1	1	1	1			15	\$22,113.00	\$1,323.14	\$23,436.14	\$2,738.03	
25	40020560	14729 SPRINGWOOD DRIVE	LINDNER	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
26	40020561		HOLBROOK	1	1	1									15	\$22,113.00	\$1,323.14	\$23,436.14	\$2,738.03	
27	40020562		HOLBROOK	1	1	1									15	\$22,113.00	\$1,323.14	\$23,436.14	\$2,738.03	
28	40020563	14635 SPRINGWOOD DRIVE	MAAS	1	1	1	1	1	1	1	1	1	1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
BAYWOOD ROAD																				
29	40020670	4967 BAYWOOD ROAD	PATNODE	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
30	40020671	4953 BAYWOOD ROAD	HEINRICH	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
31	40020672	4905 BAYWOOD ROAD	PALONY	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
32	40020673	4889 BAYWOOD ROAD	BEDNAR	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
33	40020674	4873 BAYWOOD ROAD	JOHNSON	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
34	40020675	4859 BAYWOOD ROAD	CAMPBELL	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
35	40020676	4548 BAYWOOD ROAD	SWANSON	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
36	40020677	4852 BAYWOOD ROAD	VANDEPUTTE	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
37	40020678	4854 BAYWOOD ROAD	CINCO D'S INVESTMENTS	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
38	40020679	4908 BAYWOOD ROAD	HANSKE	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
39	40020680	4940 BAYWOOD ROAD	WINCH	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
40	40020681	4958 BAYWOOD ROAD	KRUGER	1	1	1	1	1	1	1	1	1	1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	

INDIVIDUAL ASSESSMENT CALCULATIONS
2030 WELTON ROAD AREA UTILITY AND ROADWAY IMPROVEMENTS
CITY OF BAXTER
Thursday, April 17, 2025

ESTIMATED INTEREST RATE: 8.00%
DATE OF RESOLUTION ADOPTING ASSESSMENT ROLL: 4/2/2030
ESTIMATED DAYS BEFORE FIRST YEAR: 273

ASSESSMENT RATES
SANITARY SEWER ASSESSMENT: \$6,634.00
WATER ASSESSMENT: \$6,634.00
ROADWAY ASSESSMENT: \$8,845.00
WAC: \$600.00
SAC: \$600.00

PROPERTY MAP ID	R.E. CODE	PROPERTY ADDRESS	OWNER	IMMEDIATE ASSESSMENTS			DEFERRED ASSESSMENTS			CITY ASSESSMENTS			CITY FEES		ASSESSMENT TERM	ESTIMATED ASSESSMENT	ASSESSMENT YEAR INTEREST (SEE NOTE 1)	INITIAL CERTIFIED AMOUNT	INSTALLMENT PAYMENT	COMMENTS
				SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	SANITARY SEWER UNITS	WATER UNITS	ROADWAY UNITS	WAC	SAC						
ASHLEY ROAD																				
41	40020703	4929 ASHLEY ROAD	SMITH	1	1	1	4	4	4				1	1	15	\$111,765.00	\$6,687.53	\$118,452.53	\$13,838.75	
42	40020701	4895 ASHLEY ROAD	AHRENS	1	1	1	1	1	1						15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
43	40020700	4837 ASHLEY ROAD	HANSLIP	1	1	1	1	1	1						15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
44	40020699	4689 ASHLEY ROAD	THORSEN	1	1	1	3	3	3					1	15	\$89,652.00	\$5,364.38	\$95,016.38	\$11,100.72	
45	40020698		MORREIM	2	2	2									15	\$44,226.00	\$2,646.29	\$46,872.29	\$5,476.07	
46	40020697		BOLL	1	1	1									15	\$22,113.00	\$1,323.14	\$23,436.14	\$2,738.03	
	40020696	4565 ASHLEY ROAD	BOLL	1	1	1							1	1						
47	40020695	4529 ASHLEY ROAD	DOTY	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
48	40020694	4501 ASHLEY ROAD	WARREN	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
49	40020693	4475 ASHLEY ROAD	LORENO	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
50	40020500	4470 ASHLEY ROAD	DUFFNEY	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
51	40020692	4478 ASHLEY ROAD	PATNODE	1	1	1							1	1	15	\$23,313.00	\$1,394.95	\$24,707.95	\$2,886.62	
52	40020683	4488 ASHLEY ROAD	PATNODE	1	1	1	3	3	3				1	1	15	\$89,652.00	\$5,364.38	\$95,016.38	\$11,100.72	
53	40020684	4568 ASHLEY ROAD	VANZEE	1	1	1	1	1	1				1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
54	40020685	4670 ASHLEY ROAD	TACHENY	1	1	1	1	1	1				1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
55	40020686	4718 ASHLEY ROAD	FRANZEN	1	1	1	2	2	2				1	1	15	\$67,539.00	\$4,041.24	\$71,580.24	\$8,362.69	
56	40020687	4758 ASHLEY ROAD	LINNEROOTH	1	1	1	1	1	1				1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
57	40020688	4842 ASHLEY ROAD	WOODING	1	1	1	1	1	1				1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
58	40020689	4904 ASHLEY ROAD	RANGEN	1	1	1	1	1	1				1	1	15	\$45,426.00	\$2,718.09	\$48,144.09	\$5,624.65	
59	40020690	4972 ASHLEY ROAD	STEPHENS	1	1	1	3	3	3				1	1	15	\$89,652.00	\$5,364.38	\$95,016.38	\$11,100.72	
TOTAL ASSESSMENT:				53	53	53	43	43	43	6	6	6	48	48		\$2,313,126.00	\$138,407.32	\$2,451,533.32		
				\$351,602.00	\$351,602.00	\$468,785.00	\$285,262.00	\$285,262.00	\$380,335.00	\$39,804.00	\$39,804.00	\$53,070.00	\$28,800.00	\$28,800.00		\$2,313,126.00				

ASSESSMENT SUMMARY
BENEFITTING PROPERTIES
SANITARY SEWER: \$351,602.00
WATER: \$351,602.00
ROADWAY: \$468,785.00
SAC: \$28,800.00
WAC: \$28,800.00
SUBTOTAL: \$1,229,589.00

DEFERRED ASSESSMENTS
SANIARY SEWER: \$285,262.00
WATER: \$285,262.00
ROADWAY: \$380,335.00
SUBTOTAL: \$950,859.00

CITY PROPERTY ASSESSMENTS
SANIARY SEWER: \$39,804.00
WATER: \$39,804.00
ROADWAY: \$53,070.00
SUBTOTAL: \$132,678.00

NOTES

1. THE INTEREST AMOUNT IS CALCULATED BASED ON ESTIMATED INTEREST RATE OF 8% AND 273 DAYS BETWEEN THE ADOPTIOIN OF THE ASSESSMENT AND END OF THE YEAR. THIS AMOUNT WILL VARY DEPENDING ON ACTUAL INTEREST RATE AND ADOPTION OF THE ASSESSMENT.

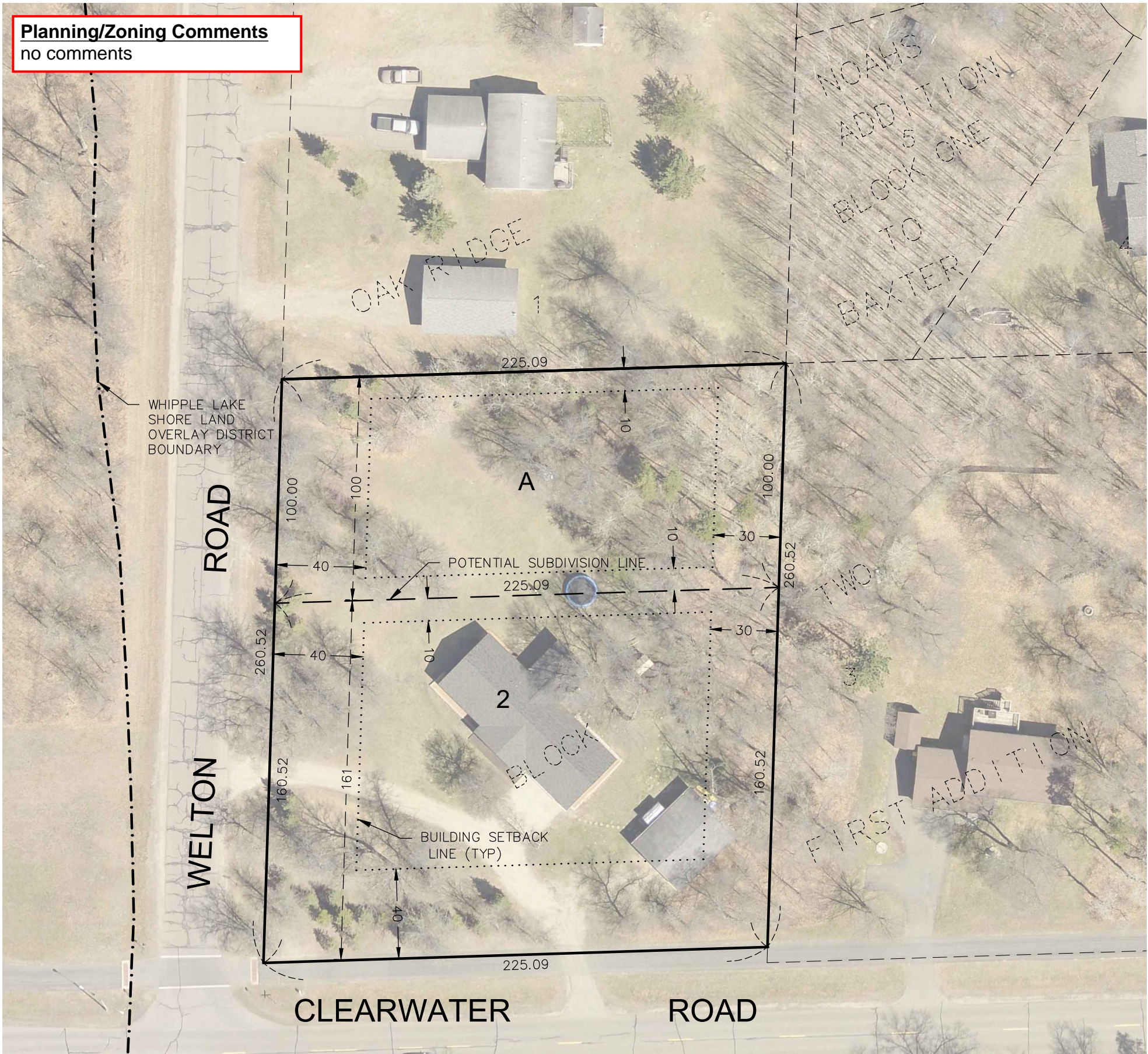
APPENDIX C

PARCEL SPLIT PRACTICALITY EXHIBITS

PARCEL EXHIBIT

LOT 2, BLOCK TWO, OAK RIDGE FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

Planning/Zoning Comments
no comments



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020631.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14522 WELTON RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 58,525 ± SQ.FT.

TRACT A = 22,464 ± SQ. FT.
REMAINDER = 36,060 ± SQ. FT.

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DATE	AMENDMENTS	BY	PREPARED FOR:
			THE CITY OF BAXTER



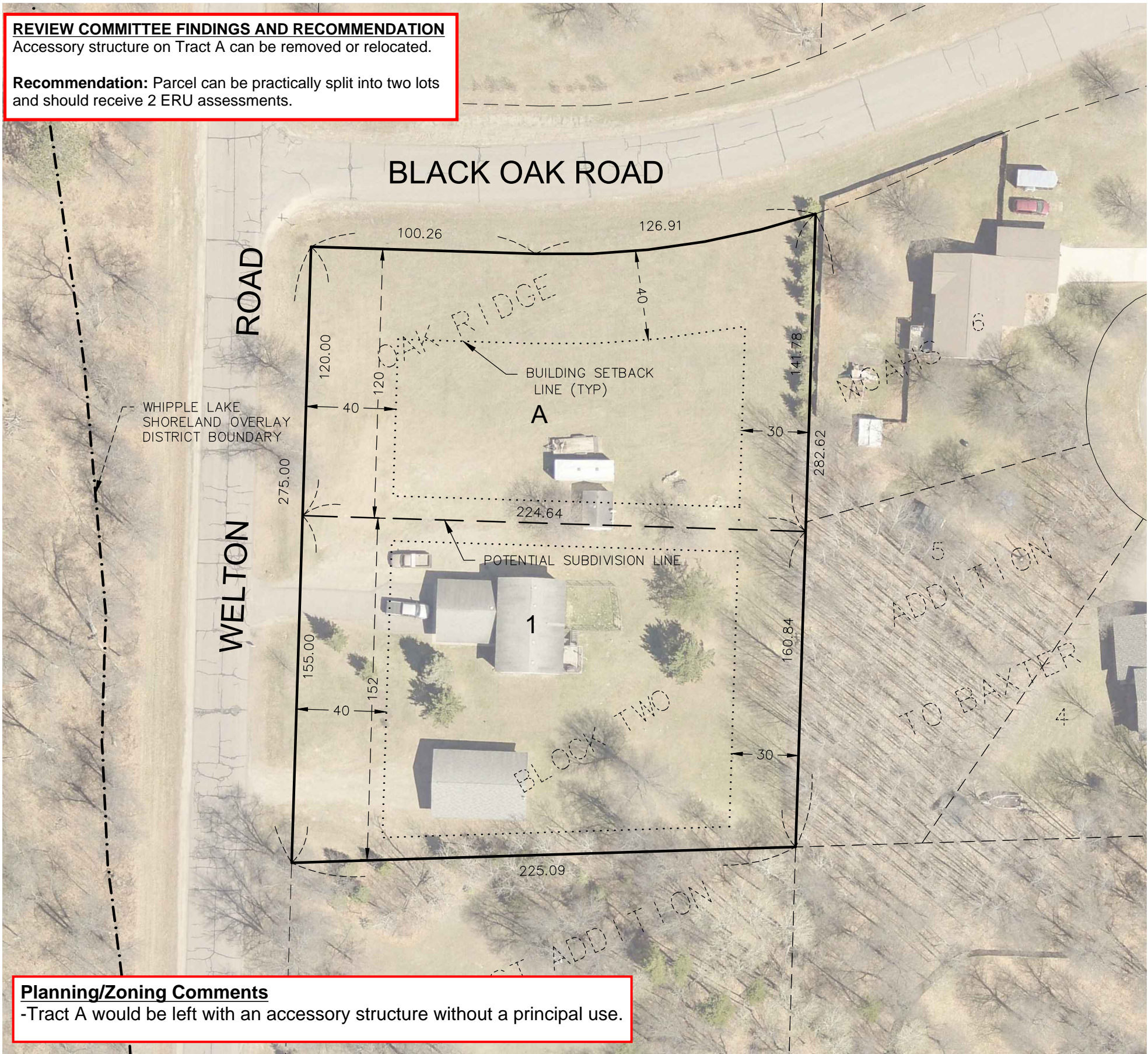
PARCEL EXHIBIT

LOT 1, BLOCK TWO, OAK RIDGE FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

REVIEW COMMITTEE FINDINGS AND RECOMMENDATION

Accessory structure on Tract A can be removed or relocated.

Recommendation: Parcel can be practically split into two lots and should receive 2 ERU assessments.



Planning/Zoning Comments

-Tract A would be left with an accessory structure without a principal use.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020633.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14576 WELTON RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 61,078 ± SQ.FT.

TRACT A = 27,868 ± SQ. FT.
REMAINDER = 33,229 ± SQ. FT.

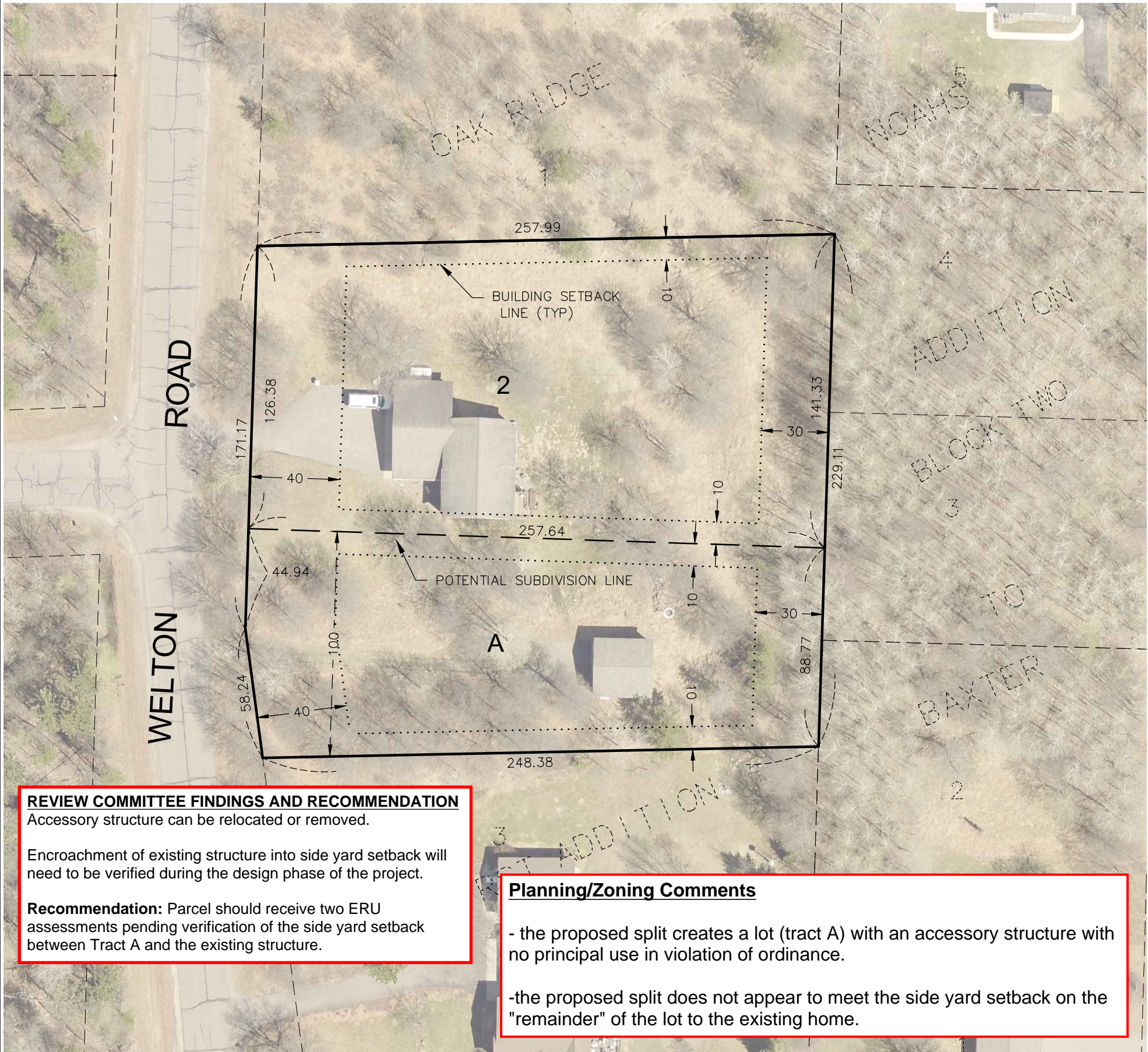
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FILE NUMBER:	2024-11753				



PARCEL EXHIBIT

LOT 2, BLOCK ONE, OAK RIDGE FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020635.

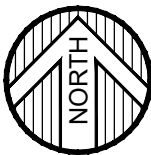
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14688 WELTON RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 58,750 ± SQ.FT.

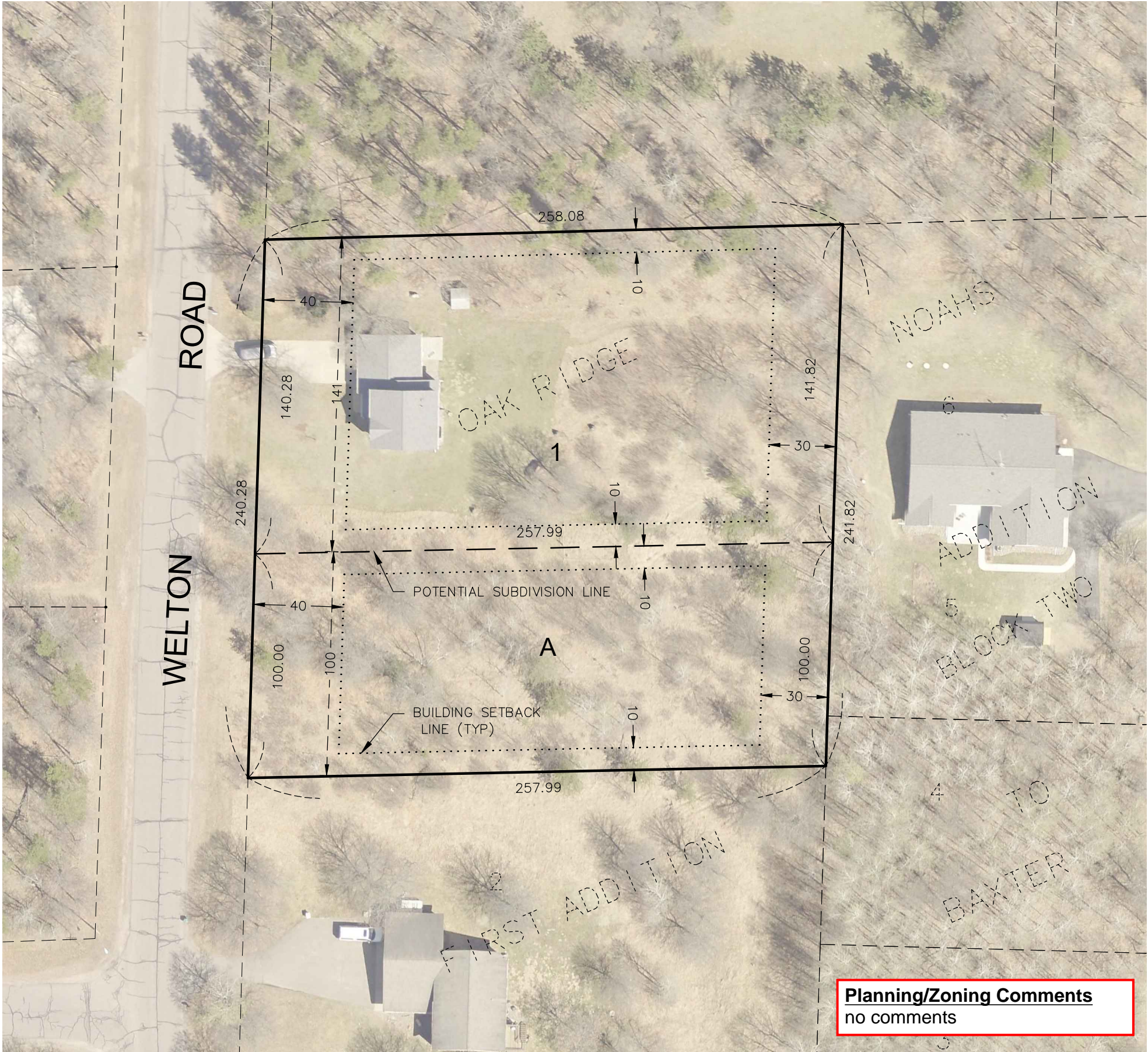
TRACT A = 24,391 ± SQ. FT.
REMAINDER = 34,359 ± SQ. FT.

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FILE NUMBER:	2024-11753					



PARCEL EXHIBIT

LOT 1, BLOCK ONE, OAK RIDGE FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020636.

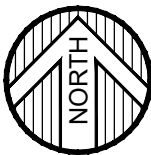
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14740 WELTON RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 62,106 ± SQ.FT.

TRACT A = 25,764 ± SQ. FT.
REMAINDER = 36,271 ± SQ. FT.

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LOT 2, BLOCK ONE, JACKSONS WOODS,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

Lot line between Tract A and remainder has been extended eliminating the flag lot concern.

Recommendation: Parcel can be practically split into two lots and should receive 2 ERU assessments.



-the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a **landowner/developer** makes application to rezone to develop property, at which time the city **may** rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.

-Flag lot: section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "remainder" would require a variance for a side lot line that is parallel to the street.

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020540.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14780 WELTON RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 86,609 ± SQ.FT.

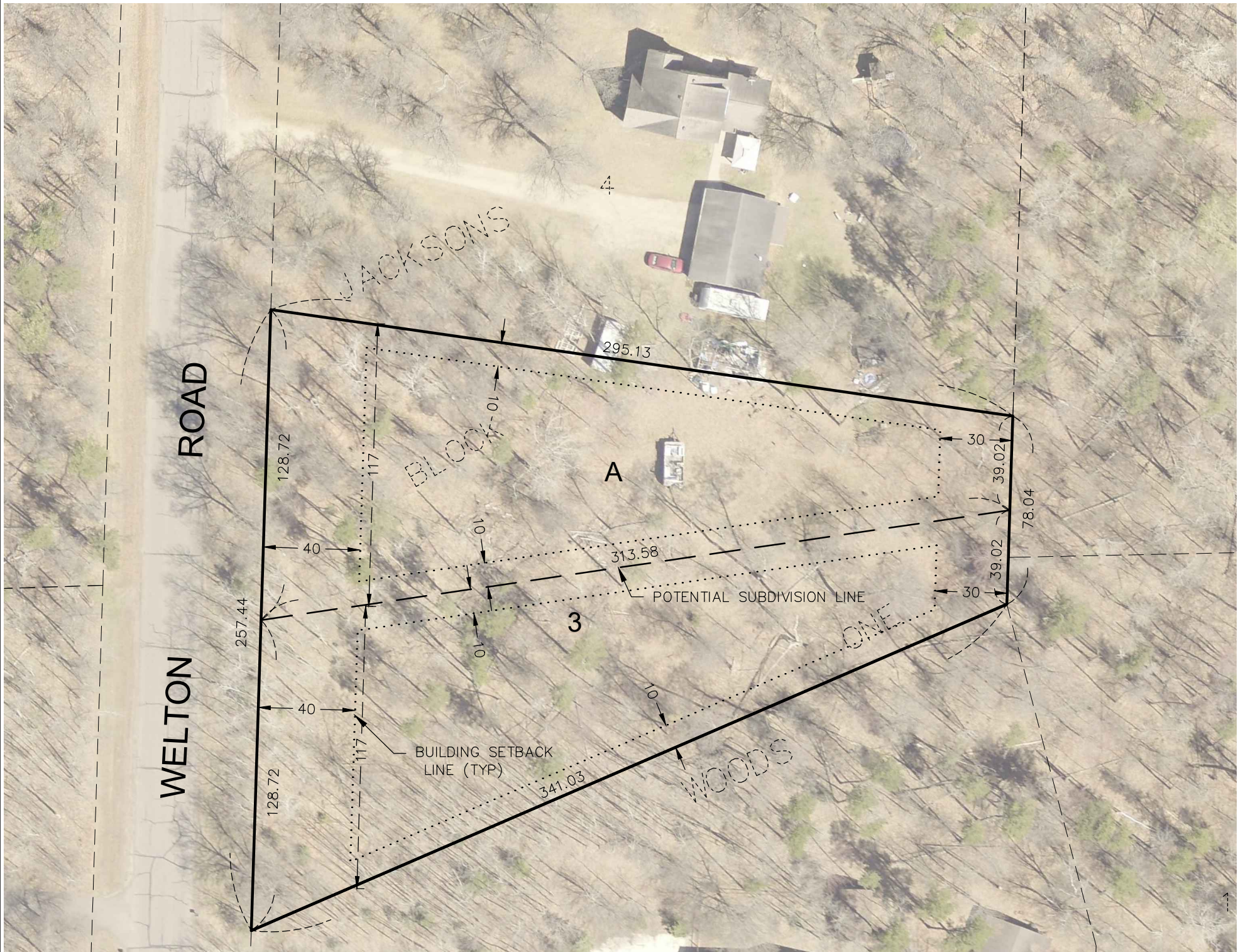
TRACT A = 33,991 ± SQ. FT.
REMAINDER = 52,618 ± SQ. FT.



WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

PARCEL EXHIBIT

LOT 3, BLOCK ONE, JACKSONS WOODS,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



Planning/Zoning Comments

-the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a **landowner/developer** makes application to rezone to develop property, at which time the city **may** rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020540.

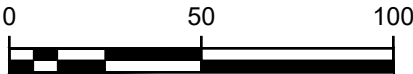
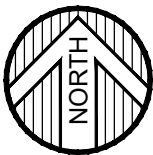
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14780 WELTON RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 51,775 ± SQ.FT.

TRACT A = 25,887 ± SQ. FT.
REMAINDER = 25,887 ± SQ. FT.

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			THE CITY OF BAXTER



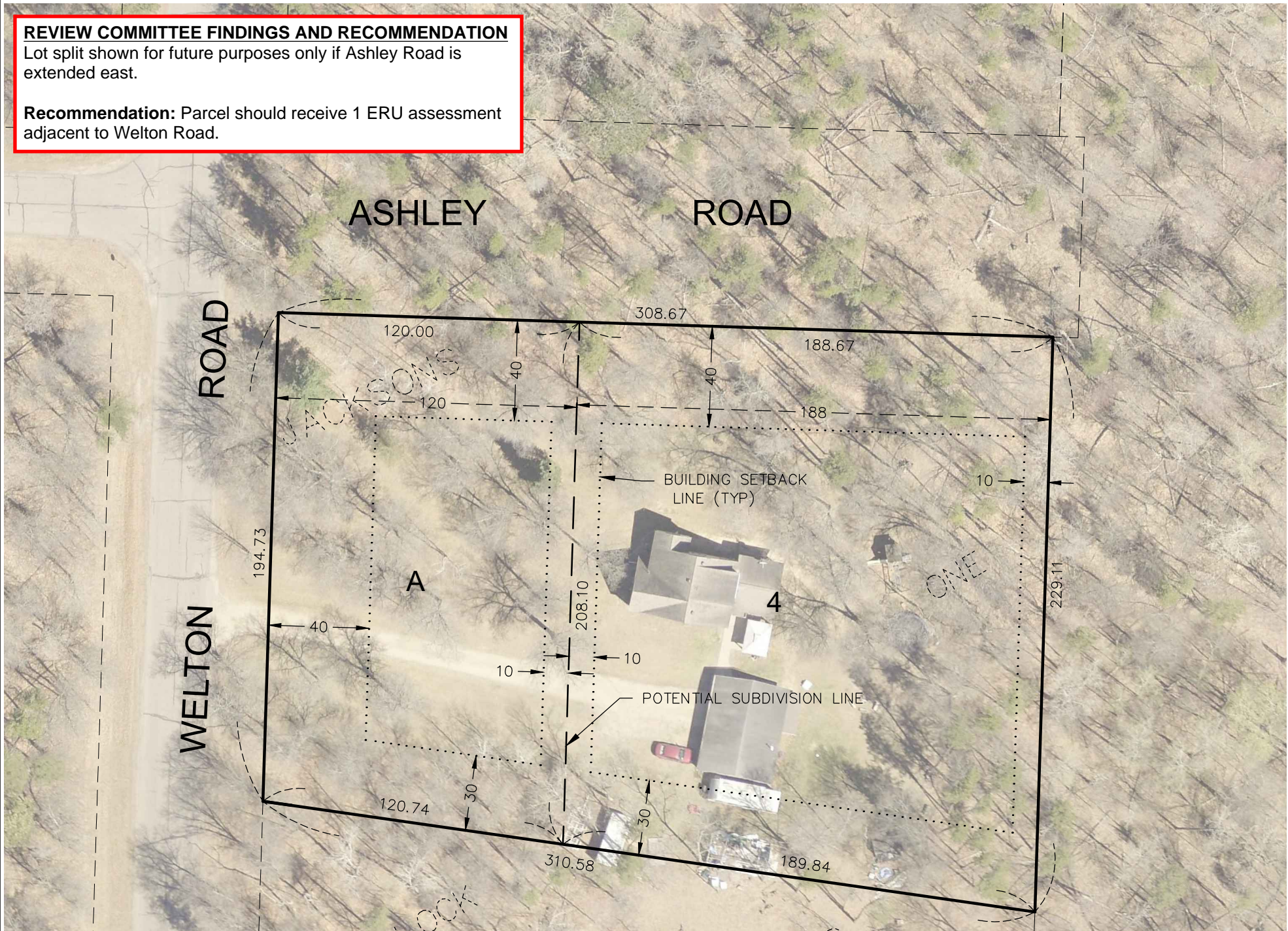
PARCEL EXHIBIT

LOT 4, BLOCK ONE, JACKSONS WOODS,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

REVIEW COMMITTEE FINDINGS AND RECOMMENDATION

Lot split shown for future purposes only if Ashley Road is extended east.

Recommendation: Parcel should receive 1 ERU assessment adjacent to Welton Road.



Planning/Zoning Comments

- the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a **landowner/developer** makes application to rezone to develop property, at which time the city **may** rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.
- the Ashley Road extension east of Welton is currently not constructed. This split assumes the extension of Ashley Road
- The access for the "remainder" is across Tract A without a good option to re-route it. Access would likely still have to come from Welton via an easement near the south lot line.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020538.

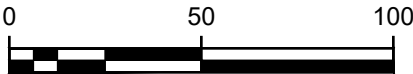
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14842 WELTON RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 65,412 ± SQ.FT.

TRACT A = 24,169 ± SQ. FT.
REMAINDER = 41,243 ± SQ. FT.

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			THE CITY OF BAXTER

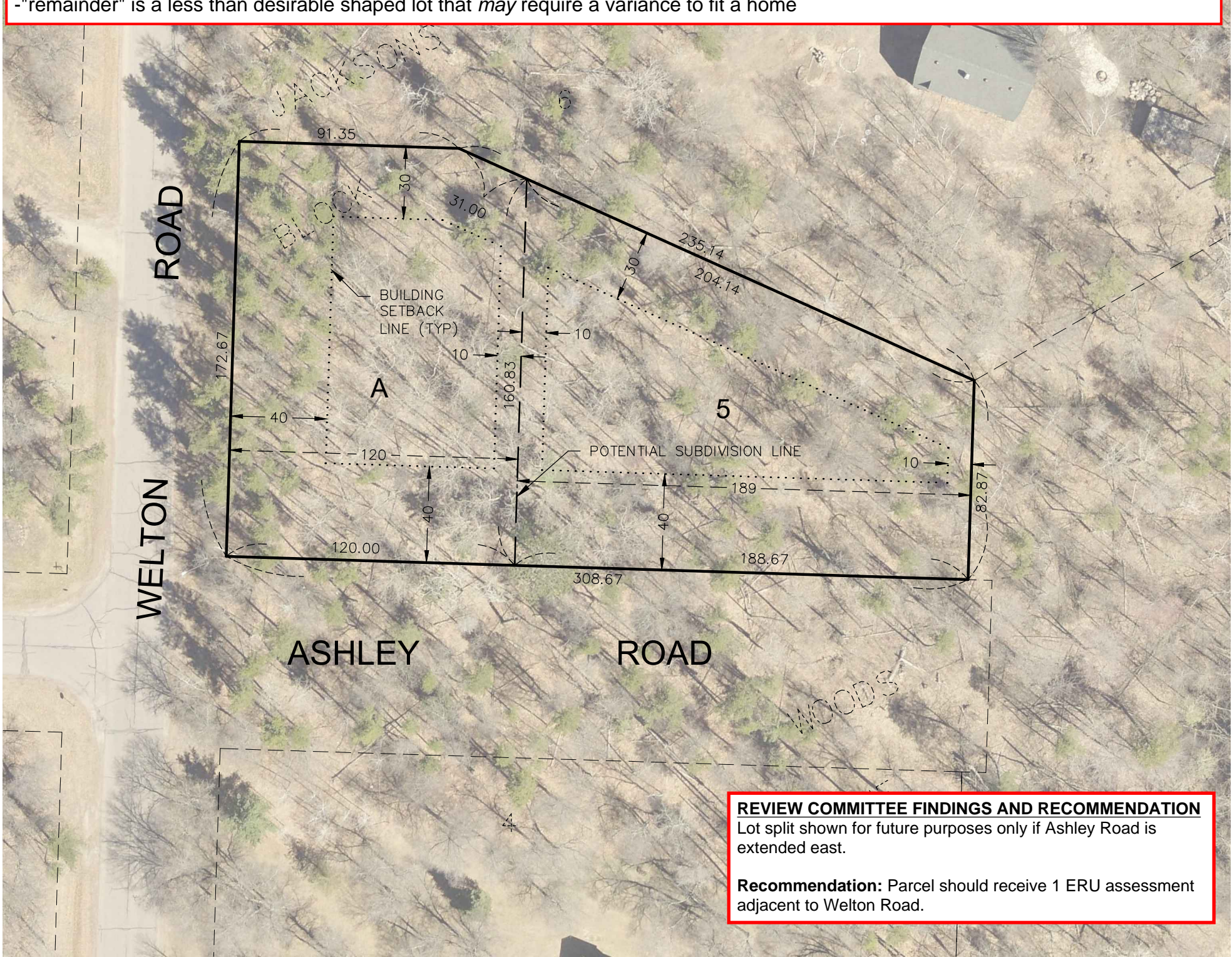


PARCEL EXHIBIT

LOT 5, BLOCK ONE, JACKSONS WOODS,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

Planning/Zoning Comments

- the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a landowner/developer makes application to rezone to develop property, at which time the city may rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.
- the Ashley Road extension east of Welton is currently not constructed. This split assumes the extension of Ashley Road
- "remainder" is a less than desirable shaped lot that *may* require a variance to fit a home



REVIEW COMMITTEE FINDINGS AND RECOMMENDATION

Lot split shown for future purposes only if Ashley Road is extended east.

Recommendation: Parcel should receive 1 ERU assessment adjacent to Welton Road.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020537.

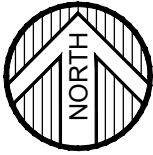
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14936 WELTON RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 43,540 ± SQ.FT.

TRACT A = 20,551 ± SQ. FT.
REMAINDER = 22,989 ± SQ. FT.

DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
SCALE:	AS SHOWN					
DRAWN BY:	ABS					
CHECKED BY:	ALW					
FILE NUMBER:	2024-11753					

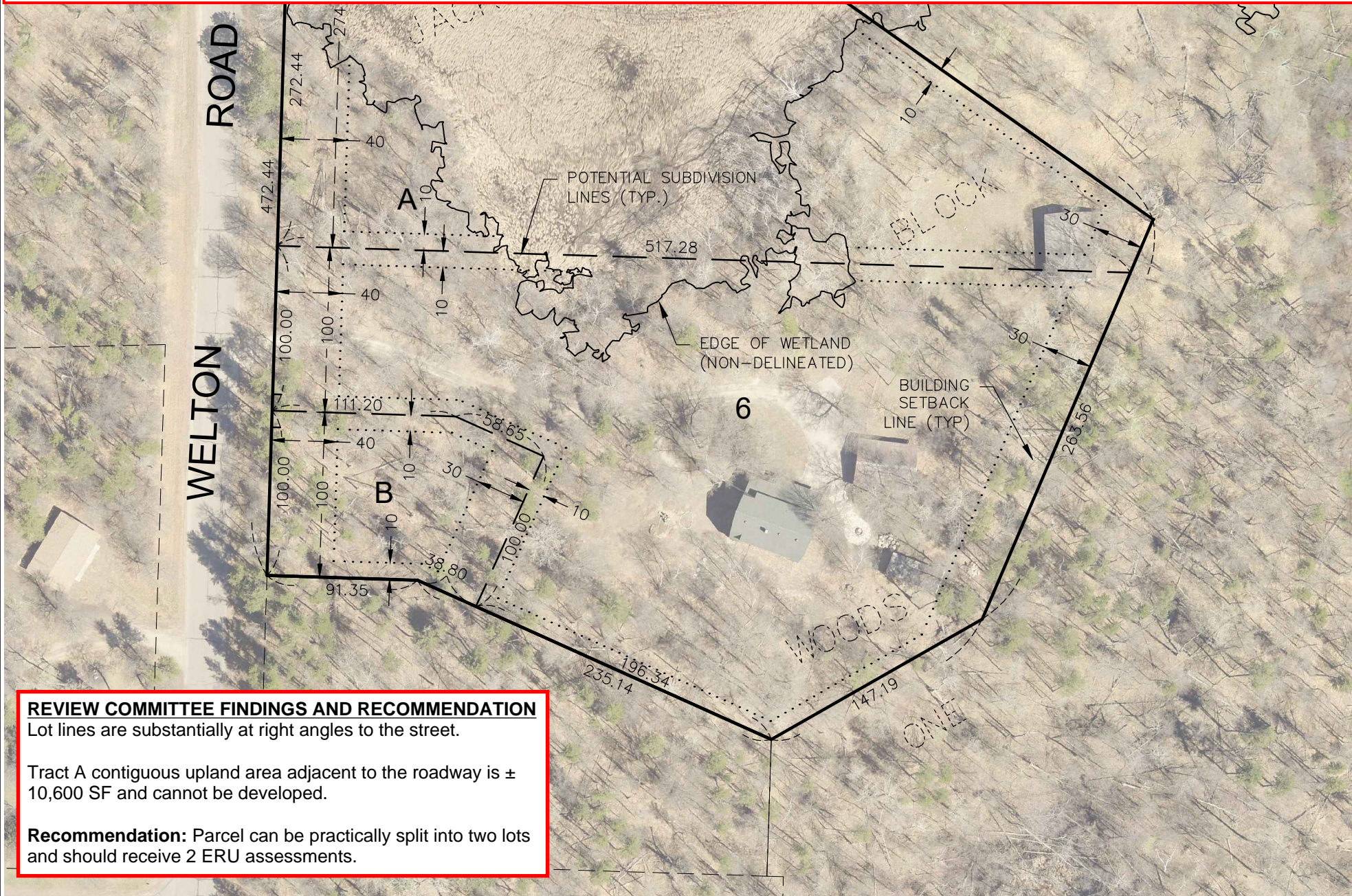


PARCEL EXHIBIT

LOT 6, BLOCK ONE, JACKSONS WOODS,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

Planning/Zoning Comments

- the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a landowner/developer makes application to rezone to develop property, at which time the city may rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.
- Flag lot. section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "Tract C" would require a variance for a side lot line that is parallel to the street.
- Tract A may not meet minimum area standards even for R-1 due to the large wetland that bisects it leaving the high ground east of the cut off from the rest of the lot. Ordinance states "at least seventy five percent (75%) of the required minimum lot size for that district must be contiguous upland to itself and not be within a wetland, floodplain, or bluff." The upland area near Welton would need to be a minimum of 11,250 sq. ft. to be considered buildable IF rezoned to R-1.
- The split would create a lot (Tract A) with an accessory structure not meeting setbacks, with a lot line through it, and with no principal use of the property.



REVIEW COMMITTEE FINDINGS AND RECOMMENDATION

Lot lines are substantially at right angles to the street.

Tract A contiguous upland area adjacent to the roadway is \pm 10,600 SF and cannot be developed.

Recommendation: Parcel can be practically split into two lots and should receive 2 ERU assessments.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020536.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 14936 WELTON RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 213,255 \pm SQ.FT.

TRACT A = 101,395 \pm SQ. FT.
TRACT A UPLAND AREA AT ROAD = 10,600 \pm SQ. FT.
TRACT A UPLAND AREA TOTAL = 30,817 \pm SQ. FT.
TRACT B = 15,000 \pm SQ. FT.

REMAINDER = 96,859 \pm SQ. FT.

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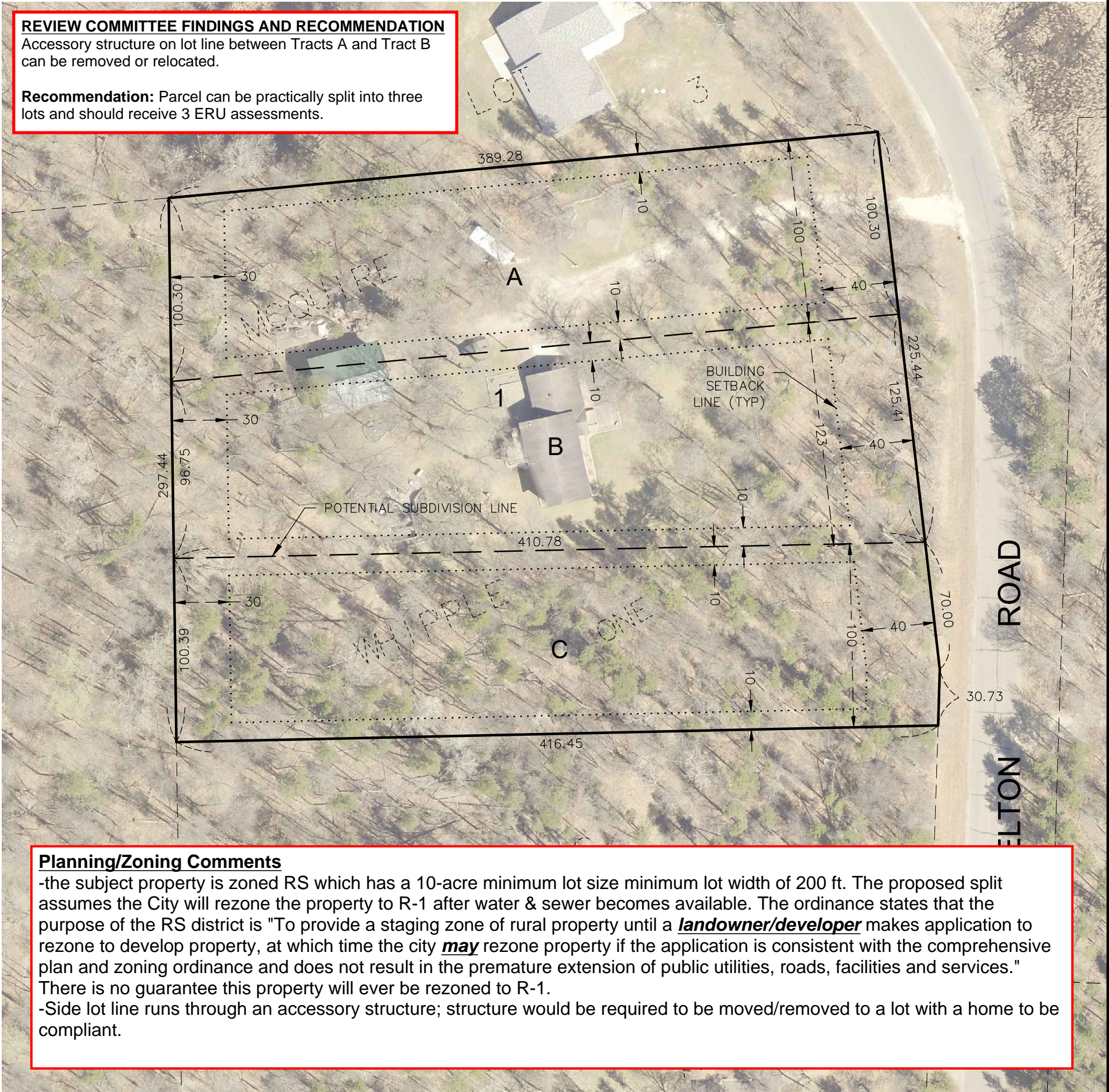
PARCEL EXHIBIT

LOT 1, BLOCK ONE, MCGUIRE WHIPPLE ACRES FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

REVIEW COMMITTEE FINDINGS AND RECOMMENDATION

Accessory structure on lot line between Tracts A and Tract B can be removed or relocated.

Recommendation: Parcel can be practically split into three lots and should receive 3 ERU assessments.



Planning/Zoning Comments

-the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a **landowner/developer** makes application to rezone to develop property, at which time the city **may** rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.
-Side lot line runs through an accessory structure; structure would be required to be moved/removed to a lot with a home to be compliant.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020691.

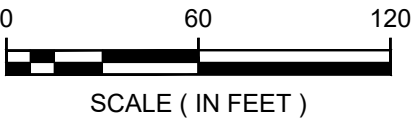
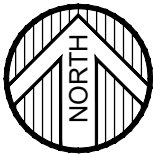
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14989 WELTON RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 126,058 ± SQ.FT.

TRACT A = 39477± SQ. FT.
TRACT B = 44,904± SQ. FT.
TRACT C = 41,676± SQ. FT.

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DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
SCALE:	AS SHOWN					
DRAWN BY:	ABS					
CHECKED BY:	ALW					
FILE NUMBER:	2024-11753					

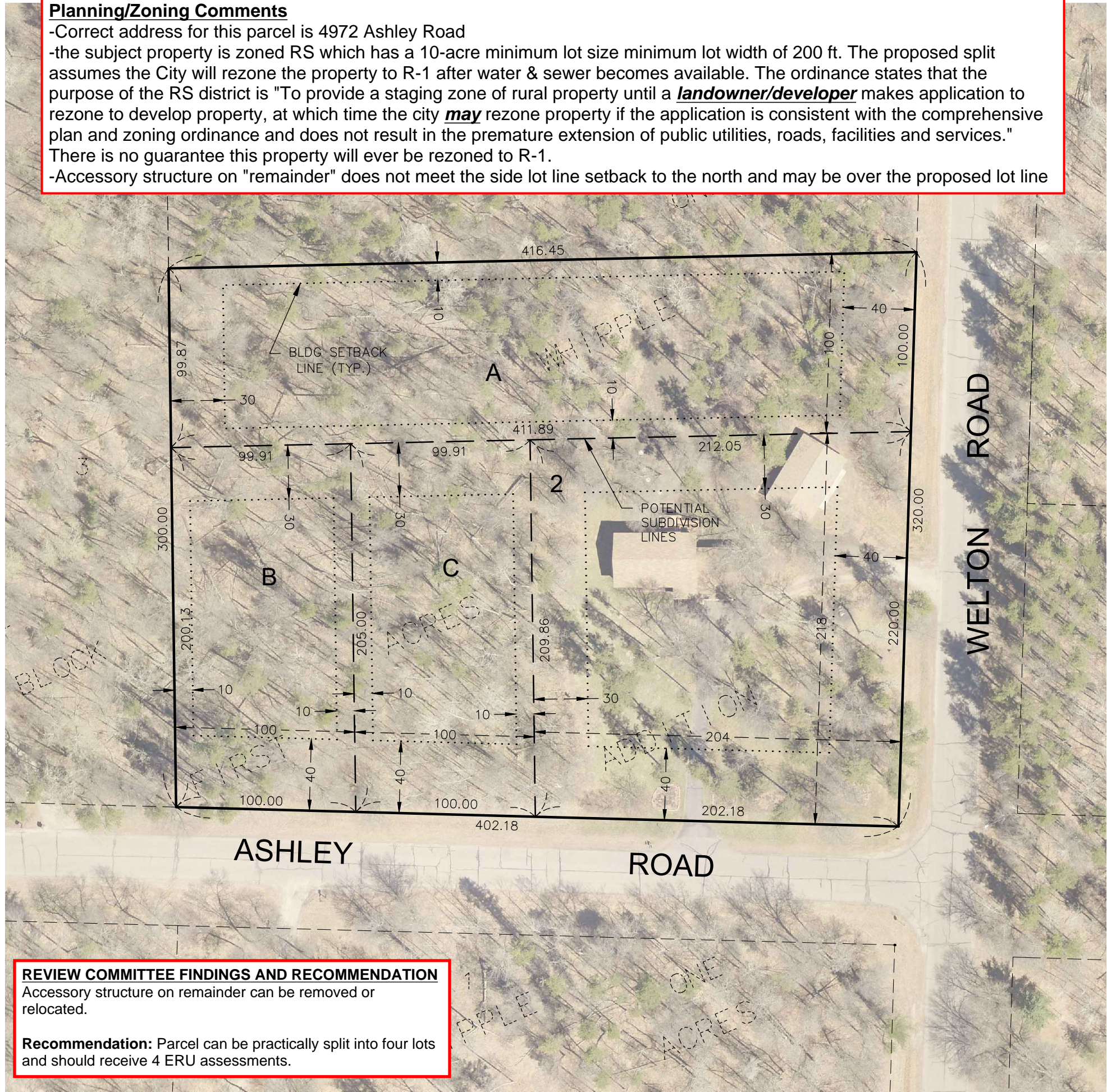


PARCEL EXHIBIT

LOT 2, BLOCK ONE, MCGUIRE WHIPPLE ACRES FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

Planning/Zoning Comments

-Correct address for this parcel is 4972 Ashley Road
-the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a **landowner/developer** makes application to rezone to develop property, at which time the city **may** rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services."
There is no guarantee this property will ever be rezoned to R-1.
-Accessory structure on "remainder" does not meet the side lot line setback to the north and may be over the proposed lot line



REVIEW COMMITTEE FINDINGS AND RECOMMENDATION
Accessory structure on remainder can be removed or relocated.

Recommendation: Parcel can be practically split into four lots and should receive 4 ERU assessments.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020703.

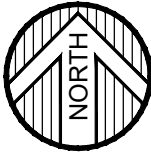
THE ADDRESS FOR THE SUBJECT PROPERTY IS 4929 ASHLEY RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 126,813 ± SQ.FT.

TRACT A = 41,357 ± SQ. FT.
TRACT B = 20,240 ± SQ. FT.
TRACT C = 20,725 ± SQ. FT.
REMAINDER = 44,489 ± SQ. FT.

DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
SCALE:	AS SHOWN					
DRAWN BY:	ABS					
CHECKED BY:	ALW					
FILE NUMBER:	2024-11753					

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PARCEL EXHIBIT

LOT 2, BLOCK ONE, MCGUIRE WHIPPLE ACRES,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

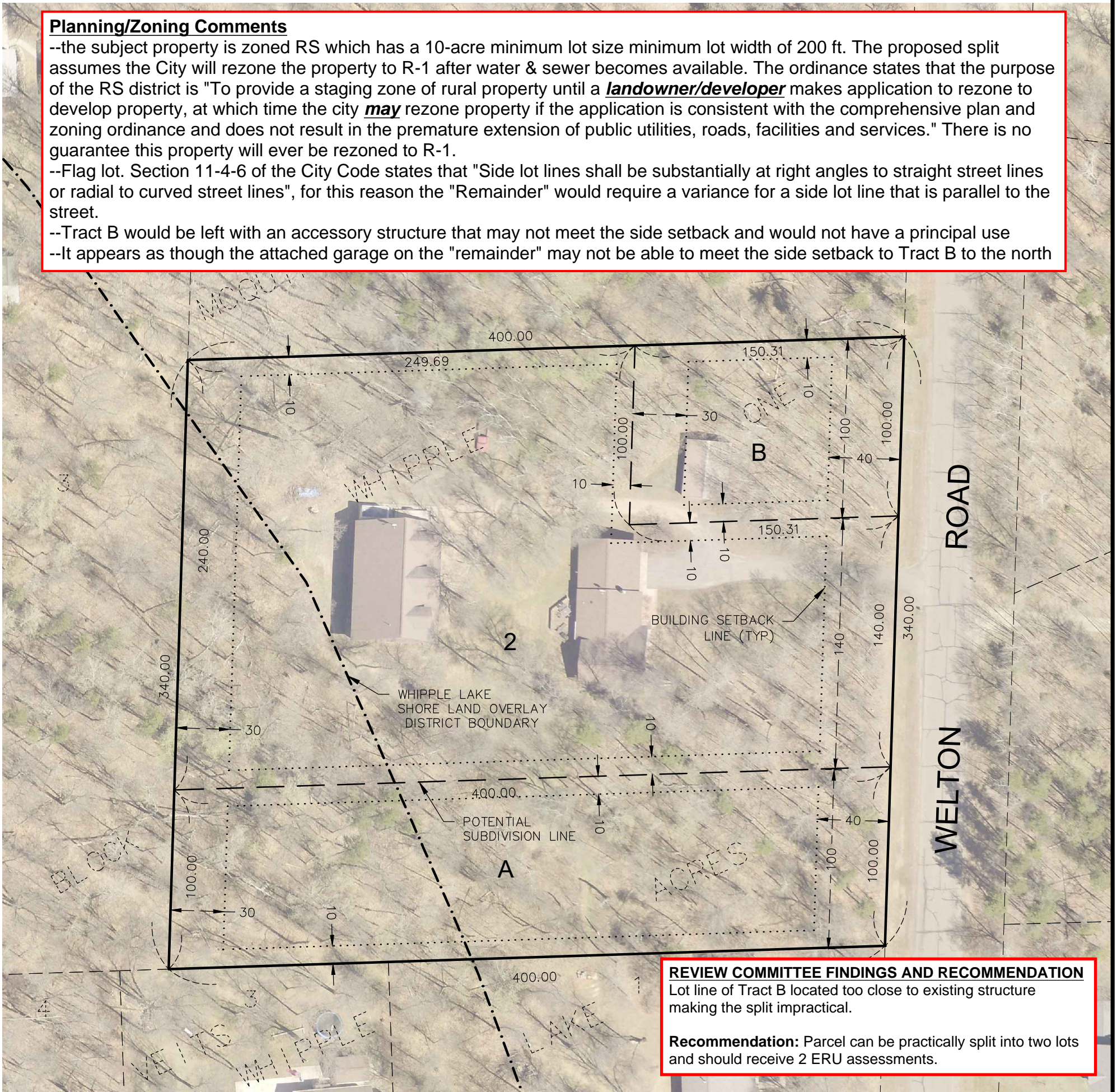
Planning/Zoning Comments

--the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a **landowner/developer** makes application to rezone to develop property, at which time the city **may** rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.

--Flag lot. Section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "Remainder" would require a variance for a side lot line that is parallel to the street.

--Tract B would be left with an accessory structure that may not meet the side setback and would not have a principal use

--It appears as though the attached garage on the "remainder" may not be able to meet the side setback to Tract B to the north



REVIEW COMMITTEE FINDINGS AND RECOMMENDATION

Lot line of Tract B located too close to existing structure making the split impractical.

Recommendation: Parcel can be practically split into two lots and should receive 2 ERU assessments.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020702.

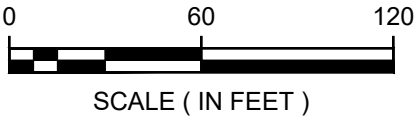
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14785 WELTON RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE SHORE LAND OVERLAY DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 133,722 ± SQ.FT.

TRACT A = 39,918 ± SQ. FT.
TRACT B = 15,000 ± SQ. FT.

REMAINDER = 80,804 ± SQ. FT.

DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
SCALE:	AS SHOWN					
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CHECKED BY:	ALW					
FILE NUMBER:	2024-11753					



LOT 3, BLOCK ONE, MCGUIRE WHIPPLE ACRES FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



-the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a landowner/developer makes application to rezone to develop property, at which time the city may rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.

-Flag lot. section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "Remainder" would require a variance for a side lot line that is parallel to the street.

REVIEW COMMITTEE FINDINGS AND RECOMMENDATION

Lot line between Tract B and remainder has been extended eliminating the flag lot concern.

The rear lot line of Tract A is too close to the front of the existing home making it an impractical split.

Recommendation: Parcel can be practically split into two lots and should receive 2 ERU assessments.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020689.

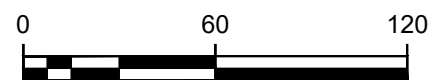
THE ADDRESS FOR THE SUBJECT PROPERTY IS 4904 ASHLEY RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 173,690 ± SQ.FT.

TRACT A = 15,012± SQ. FT.
TRACT B = 59,093± SQ. FT.

REMAINDER = 99.583± SQ. FT.

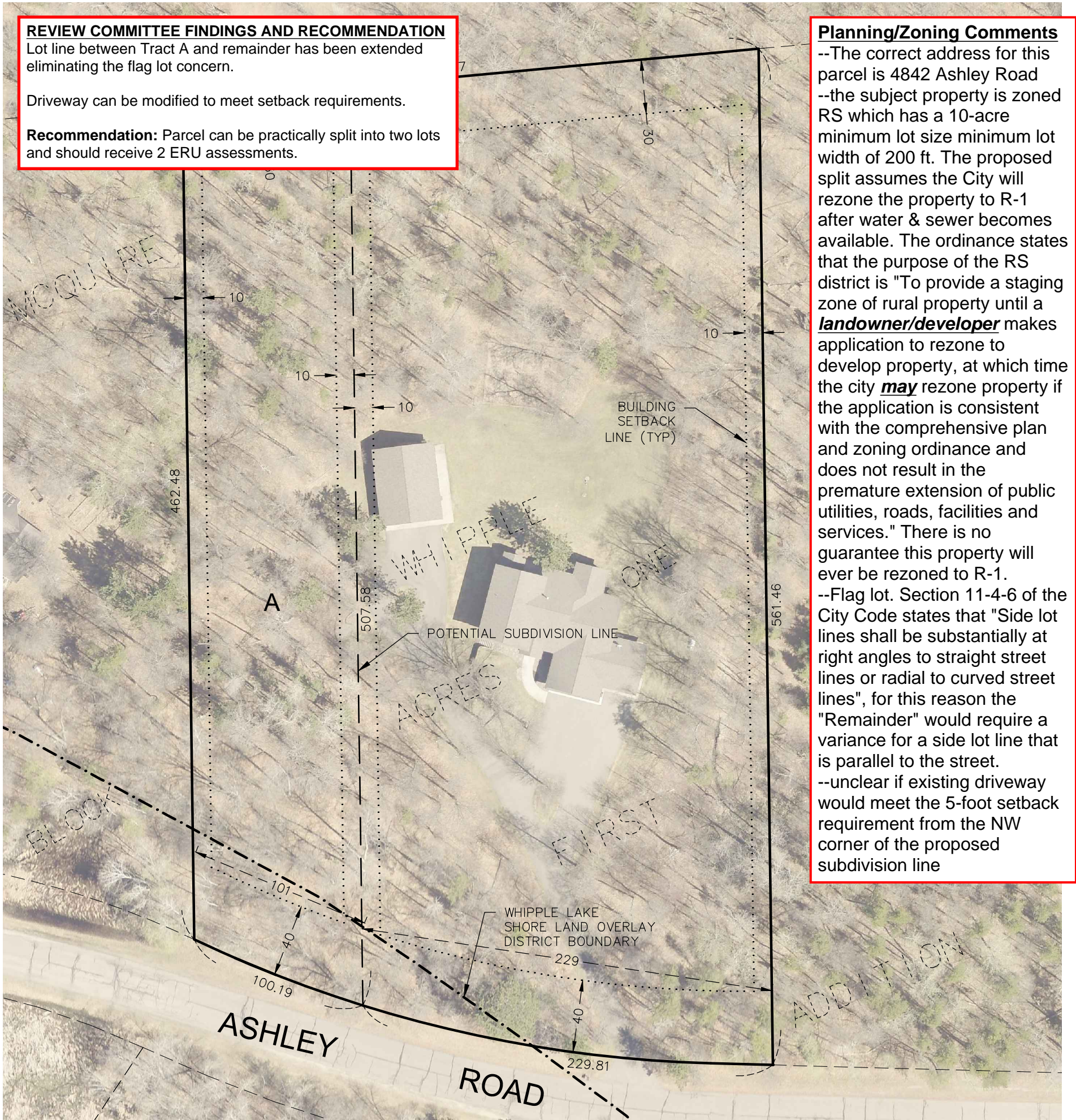
DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
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DRAWN BY:	ABS					
CHECKED BY:	ALW					
FILE NUMBER:	2024-11753					

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PARCEL EXHIBIT

LOT 5, BLOCK ONE, MCGUIRE WHIPPLE ACRES FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



REVIEW COMMITTEE FINDINGS AND RECOMMENDATION
Lot line between Tract A and remainder has been extended eliminating the flag lot concern.

Driveway can be modified to meet setback requirements.

Recommendation: Parcel can be practically split into two lots and should receive 2 ERU assessments.

Planning/Zoning Comments
--The correct address for this parcel is 4842 Ashley Road
--the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a **landowner/developer** makes application to rezone to develop property, at which time the city **may** rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.
--Flag lot. Section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "Remainder" would require a variance for a side lot line that is parallel to the street.
--unclear if existing driveway would meet the 5-foot setback requirement from the NW corner of the proposed subdivision line

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020688.

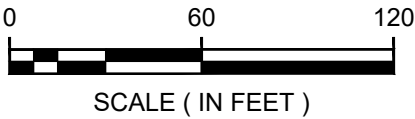
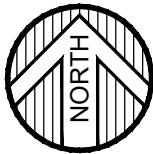
THE ADDRESS FOR THE SUBJECT PROPERTY IS 4842 ASHLEY RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE SHORE LAND OVERLAY DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 167256 ± SQ.FT.

TRACT A = 45,087 ± SQ. FT.

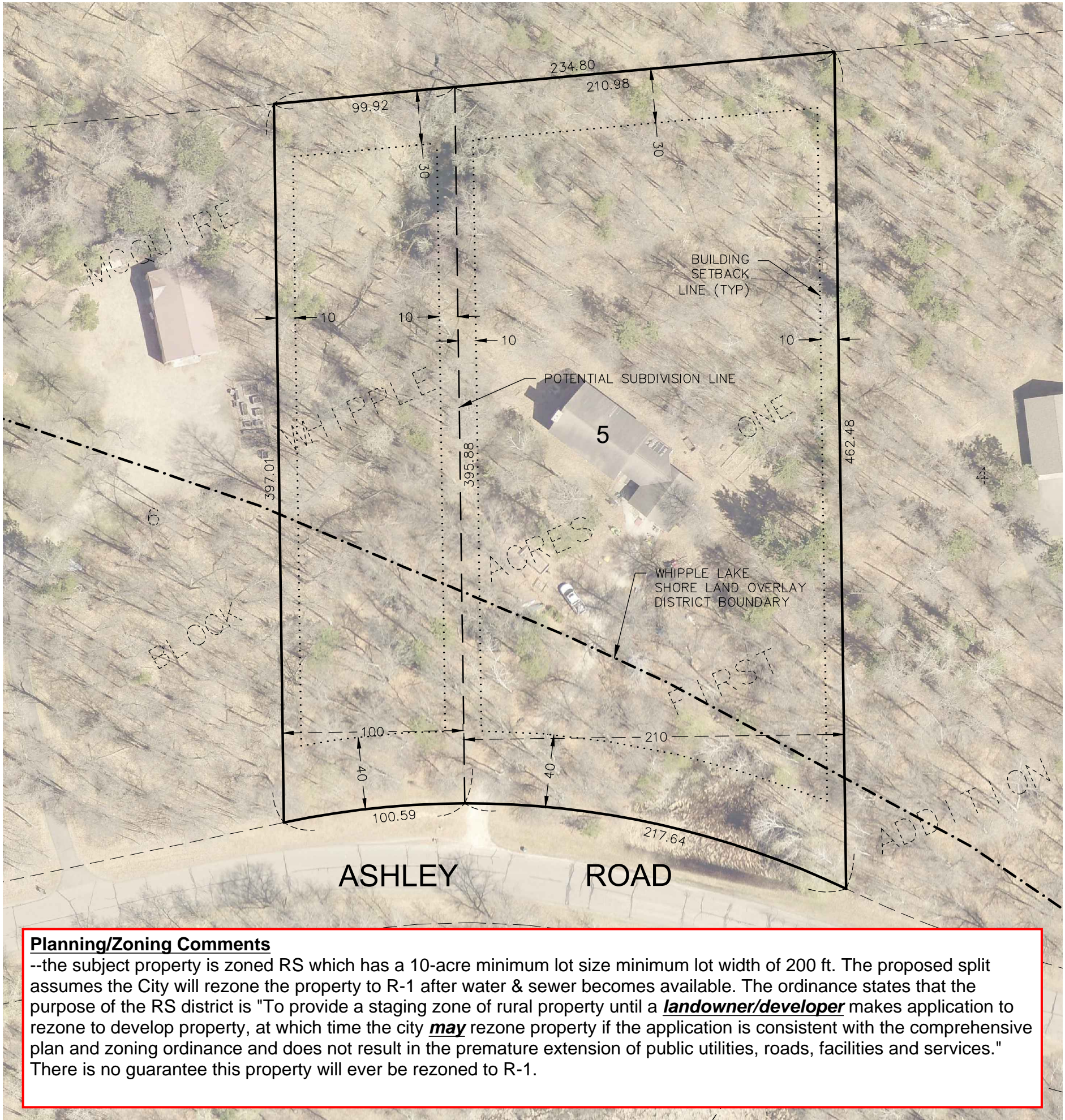
REMAINDER = 122,169± SQ. FT.

DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
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FILE NUMBER:	2024-11753					



PARCEL EXHIBIT

LOT 5, BLOCK ONE, MCGUIRE WHIPPLE ACRES FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020687.

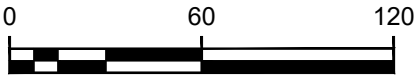
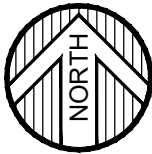
THE ADDRESS FOR THE SUBJECT PROPERTY IS 4758 ASHLEY RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE SHORE LAND OVERLAY DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 127,804 ± SQ.FT.

TRACT A = 39,304± SQ. FT.
REMAINDER = 88,500± SQ. FT.

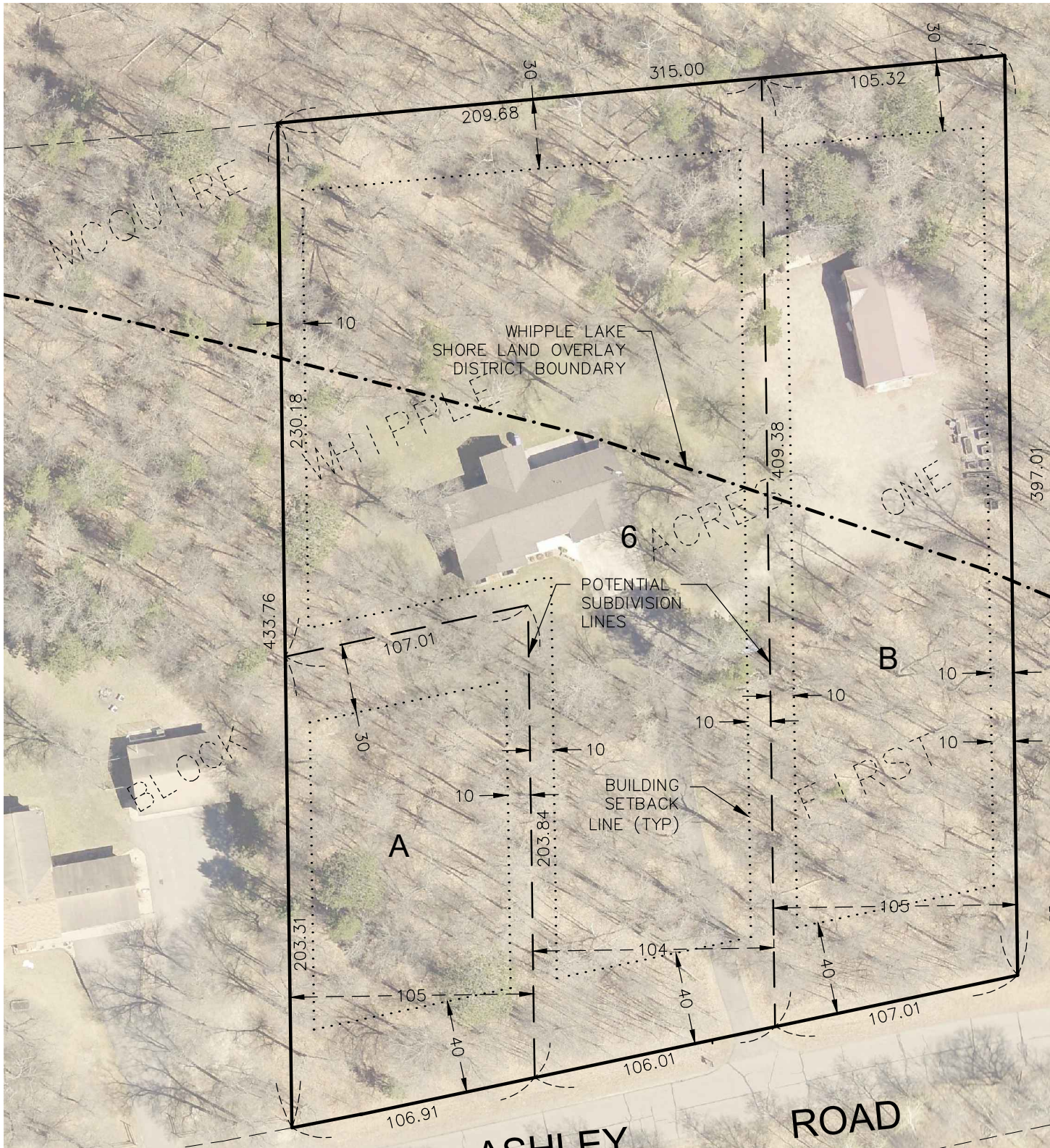
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SCALE:	AS SHOWN					
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FILE NUMBER:	2024-11753					



PARCEL EXHIBIT

LOT 6, BLOCK ONE, MCGUIRE WHIPPLE ACRES FIRST ADDITION
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



Planning/Zoning Comments

-the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a **landowner/developer** makes application to rezone to develop property, at which time the city **may** rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.

-Flag lot. Section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "Tract B" would require a variance for a side lot line that is parallel to the street.

-Tract C would be left with an accessory structure on it with no principal use

-although the existing home on Tract B would meet the 10-foot side yard setback from the rear lot line of Tract A, it would only provide a 10-foot setback from the lot line to the front of the existing home.

REVIEW COMMITTEE FINDINGS AND RECOMMENDATION

Lot line between Tract B and remainder has been extended eliminating the flag lot concern.

Accessory structure on Tract B can be removed or relocated.

The rear lot line of Tract A is too close to the front of the existing home making it an impractical split.

Recommendation: Parcel can be practically split into two lots and should receive 2 ERU assessments.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020686.

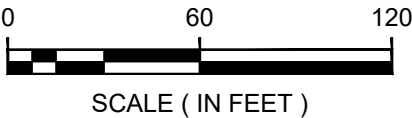
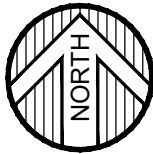
THE ADDRESS FOR THE SUBJECT PROPERTY IS 4718 ASHLEY RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE SHORE LAND OVER LAY DISTRICT .

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 130,472 ± SQ.FT.

TRACT A = 21,395± SQ. FT.
TRACT B = 42,335± SQ. FT.

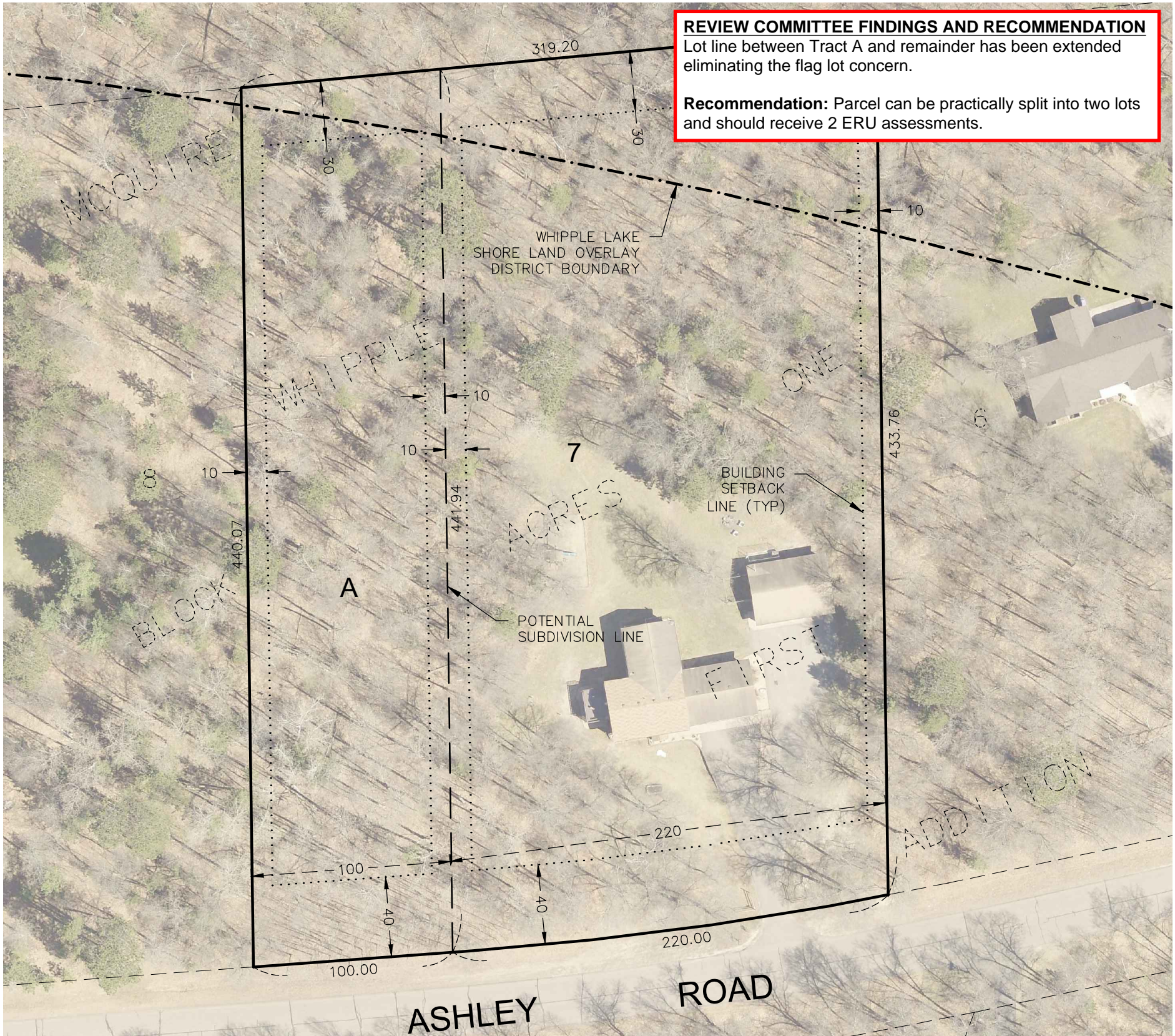
REMAINDER = 66,741 SQ. FT.

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SCALE:	AS SHOWN				THE CITY OF BAXTER
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CHECKED BY:	ALW				
FILE NUMBER:	2024-11753				



PARCEL EXHIBIT

LOT 7, BLOCK ONE, MCGUIRE WHIPPLE ACRES FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



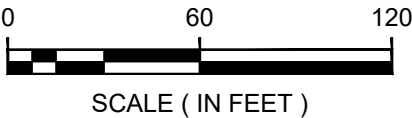
REVIEW COMMITTEE FINDINGS AND RECOMMENDATION
Lot line between Tract A and remainder has been extended eliminating the flag lot concern.
Recommendation: Parcel can be practically split into two lots and should receive 2 ERU assessments.

Planning/Zoning Comments

-the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a landowner/developer makes application to rezone to develop property, at which time the city may rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.
-Flag lot. section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "Remainder" would require a variance for a side lot line that is parallel to the street.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020685.
THE ADDRESS FOR THE SUBJECT PROPERTY IS 4670 ASHLEY RD, BAXTER, MN.
ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE SHORE LAND OVER LAY DISTRICT .
WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.
THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.
SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS
140,110 ± SQ.FT.
TRACT A = 44,020± SQ. FT.
REMAINDER = 96,090± SQ. FT.

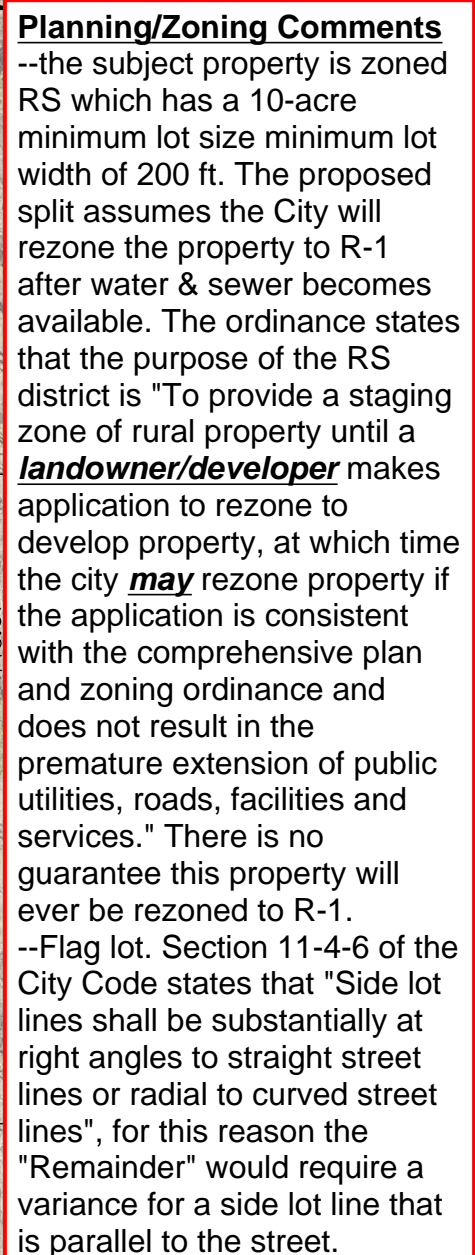
DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
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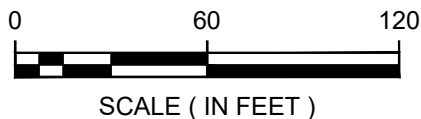
LOT 8, BLOCK ONE, MCGUIRE WHIPPLE ACRES FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



The rear lot line of Tract A is too close to the front of the existing home making it an impractical split.

Lot line between Tract B and remainder has been extended eliminating the flag lot concern.

Recommendation: Parcel can be practically split into two lots and should receive 2 ERU assessments.



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020684.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 4568 ASHLEY RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE AND LITTLE WHIPPLE LAKE SHORE LAND OVERLAY DISTRICT BOUNDARIES.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL ZONING DISTRICT.

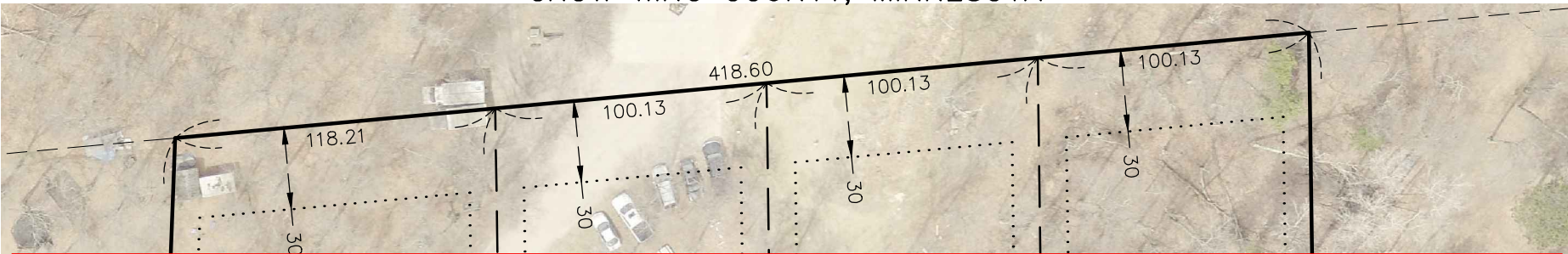
TOTAL AREA OF THE SUBJECT PROPERTY IS 139.590 ± SQ.FT.

TRACT A = 20,320± SQ. FT.
TRACT B = 43,830± SQ. FT.
REMAINDER = 75.439± SQ. FT.

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

PARCEL EXHIBIT

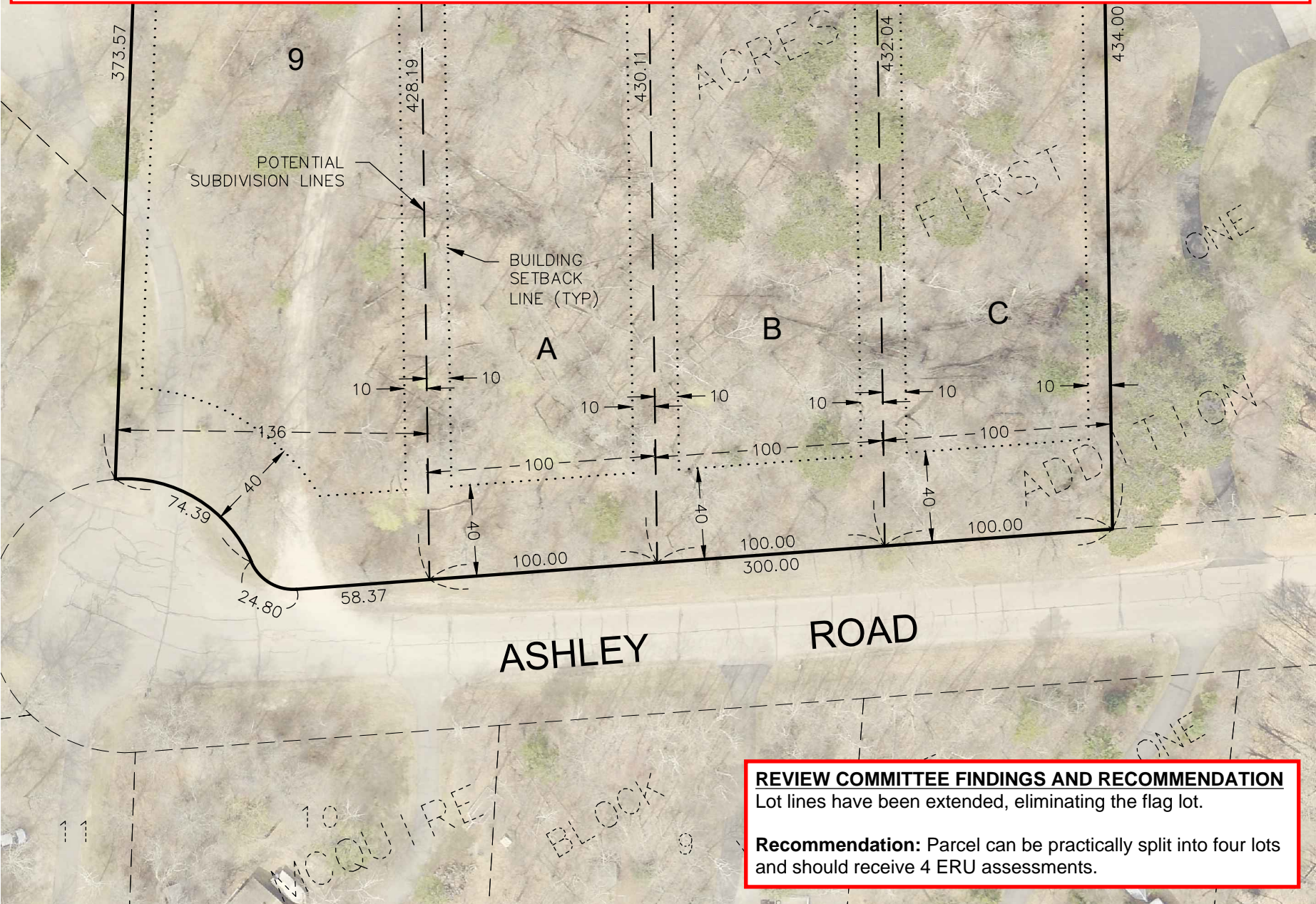
LOT 9, BLOCK ONE, MCGUIRE WHIPPLE ACRES FIRST ADDITION,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



Planning/Zoning Comments

-the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a landowner/developer makes application to rezone to develop property, at which time the city may rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.

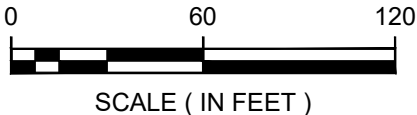
-Flag lot. section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "Remainder" would require a variance for a side lot line that is parallel to the street.



REVIEW COMMITTEE FINDINGS AND RECOMMENDATION

Lot lines have been extended, eliminating the flag lot.

Recommendation: Parcel can be practically split into four lots and should receive 4 ERU assessments.



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020683.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 4478 ASHLEY RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE SHORE LAND OVER LAY DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 181,430 ± SQ.FT.

TRACT A = 42,840 SQ. FT.
TRACT B = 43,030 SQ. FT.
TRACT C = 43210 SQ. FT.

REMAINDER = 52,350± SQ. FT.

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DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
SCALE:	AS SHOWN					
DRAWN BY:	ABS					
CHECKED BY:	ALW					
FILE NUMBER:	2024-11753					



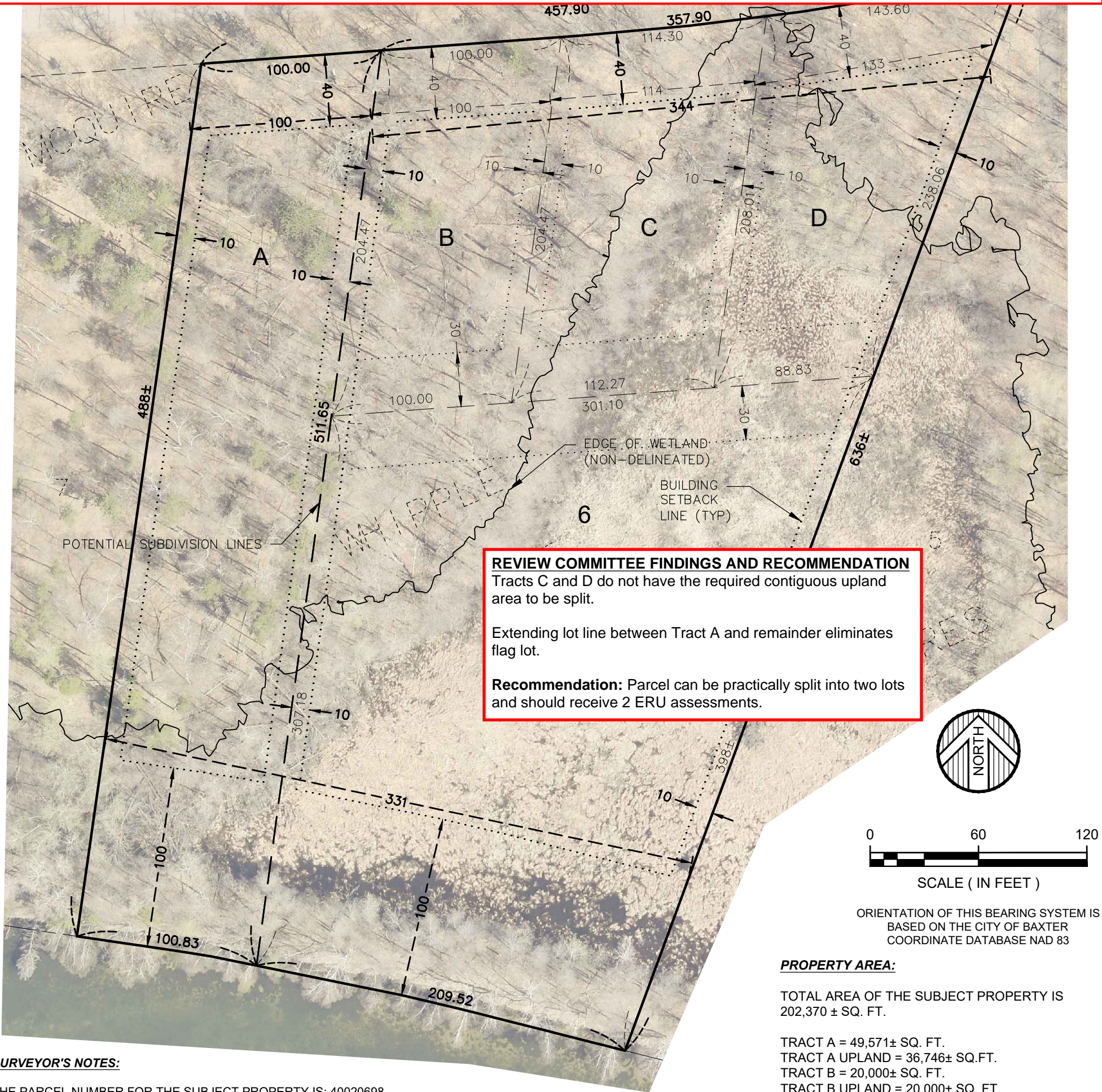
PARCEL EXHIBIT

Planning/Zoning Comments

-the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a **landowner/developer** makes application to rezone to develop property, at which time the city **may** rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.

-Flag lot. section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "Remainder" would require a variance for a side lot line that is parallel to the street.

-Tracts B & C may not meet minimum area standards even for R-1 due to the large wetland. Ordinance states "at least seventy five percent (75%) of the required minimum lot size for that district must be contiguous upland to itself and not be within a wetland, floodplain, or bluff." The upland area on Tracts B & C would need to be a minimum of 15,000 sq. ft. to be considered buildable IF rezoned to R-1.



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020698.

THERE HAS BEEN NO PHYSICAL ADDRESS ASSIGNED TO THE SUBJECT PROPERTY.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE SHORELAND ZONE.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 202,370 ± SQ. FT.

TRACT A = 49,571± SQ. FT.
TRACT A UPLAND = 36,746± SQ.FT.
TRACT B = 20,000± SQ. FT.
TRACT B UPLAND = 20,000± SQ. FT.
TRACT C = 22,703± SQ. FT.
TRACT C UPLAND = 10,132± SQ. FT.
TRACT D = 23,720± SQ. FT.
TRACT D UPLAND = 10,589± SQ. FT.

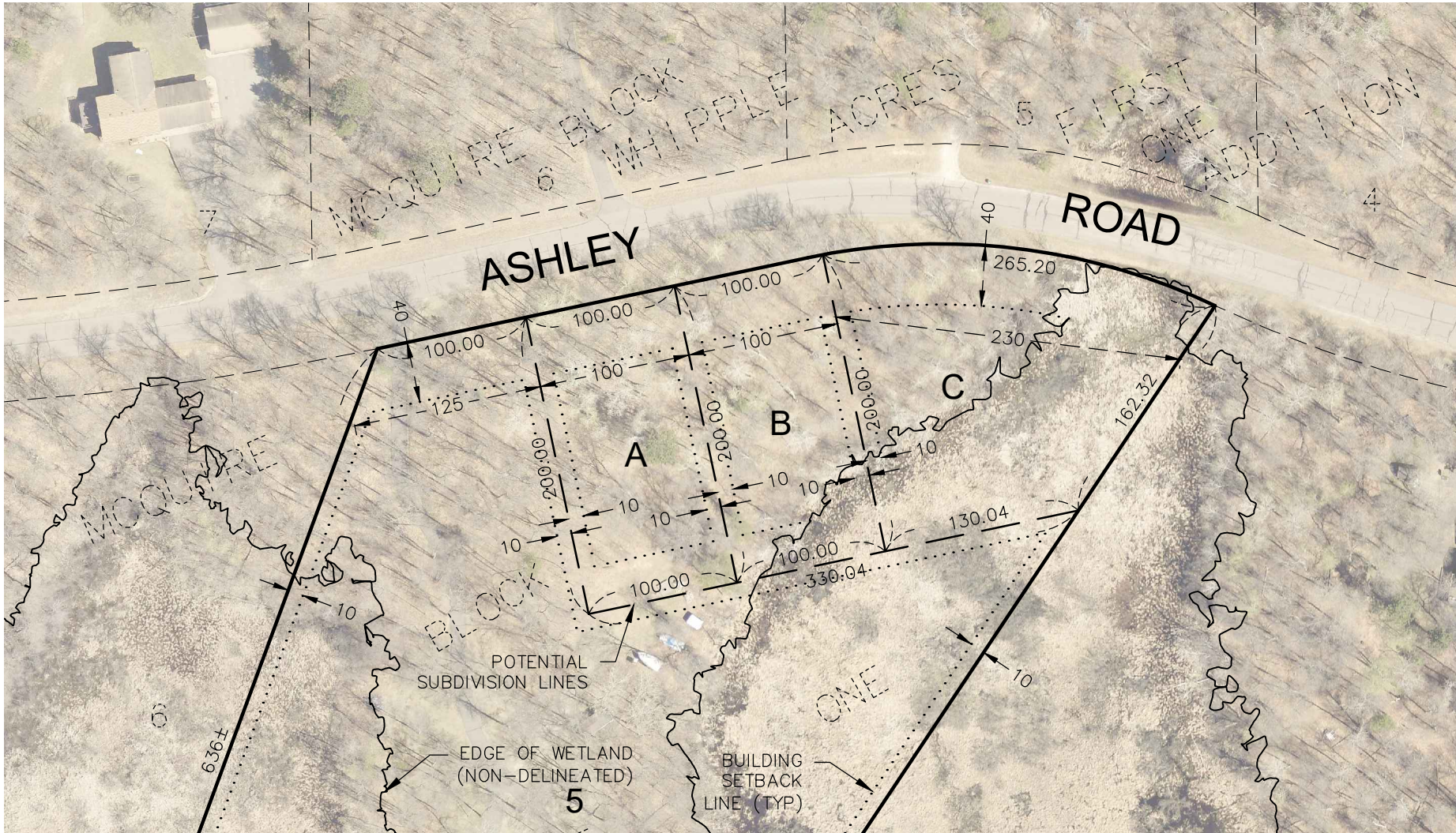
REMAINDER (A-D SPLIT) = 86,373± SQ. FT.
REMAINDER UPLAND (A-D SPLIT) = 9,935± SQ. FT.
REMAINDER (A SPLIT) = 152,798± SQ. FT.
REMAINDER UPLAND (A SPLIT) = 50,656± SQ. FT.

DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
SCALE:	AS SHOWN					
DRAWN BY:	ABS					
CHECKED BY:	ALW					
FILE NUMBER:	2024-11753					



PARCEL EXHIBIT

LOT 5, BLOCK ONE, MCGUIRE WHIPPLE ACRES,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

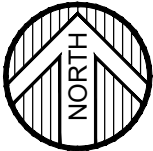
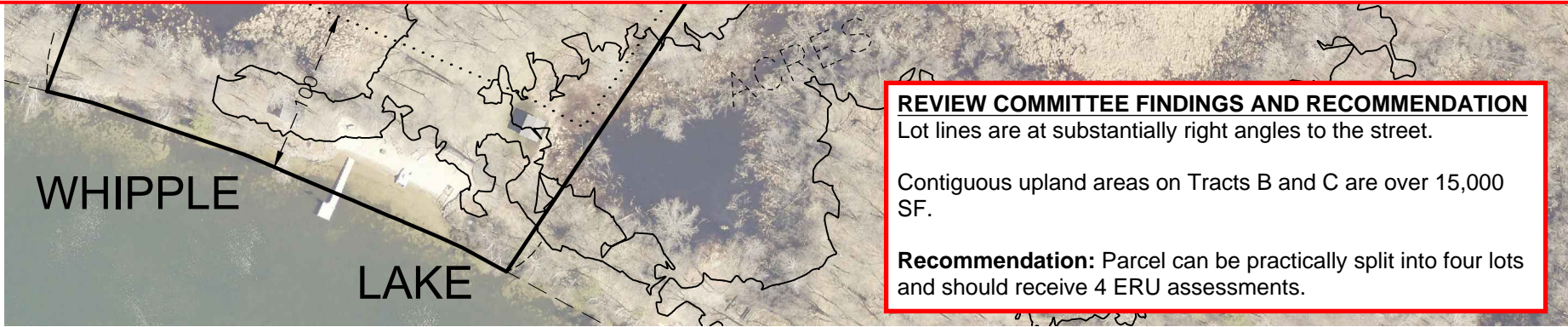


Planning/Zoning Comments

--the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a landowner/developer makes application to rezone to develop property, at which time the city may rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.

--Flag lot. Section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "Remainder" would require a variance for a side lot line that is parallel to the street.

--Tracts B & C *may* not meet minimum area standards even for R-1 due to the wetland. Ordinance states "at least seventy five percent (75%) of the required minimum lot size for that district must be contiguous upland to itself and not be within a wetland, floodplain, or bluff." The upland area would need to be a minimum of 15,000 sq. ft. to be considered buildable IF rezoned to R-1.



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020699.

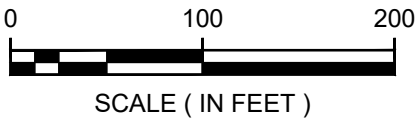
THE ADDRESS FOR THE SUBJECT PROPERTY IS 4689 ASHLEY RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE SHORELAND ZONE.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 307,270 ± SQ.FT.

TRACT A = 20,000± SQ. FT.
TRACT B = 20,000± SQ. FT.
TRACT B UPLAND AREA = 17,085± SQ. FT.
TRACT C = 35,585± SQ. FT.
TRACT C UPLAND AREA = 15,306± SQ. FT.

REMAINDER = 231,685± SQ. FT.

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DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:
SCALE:	AS SHOWN				THE CITY OF BAXTER
DRAWN BY:	ABS				
CHECKED BY:	ALW				
FILE NUMBER:	2024-11753				



PARCEL EXHIBIT

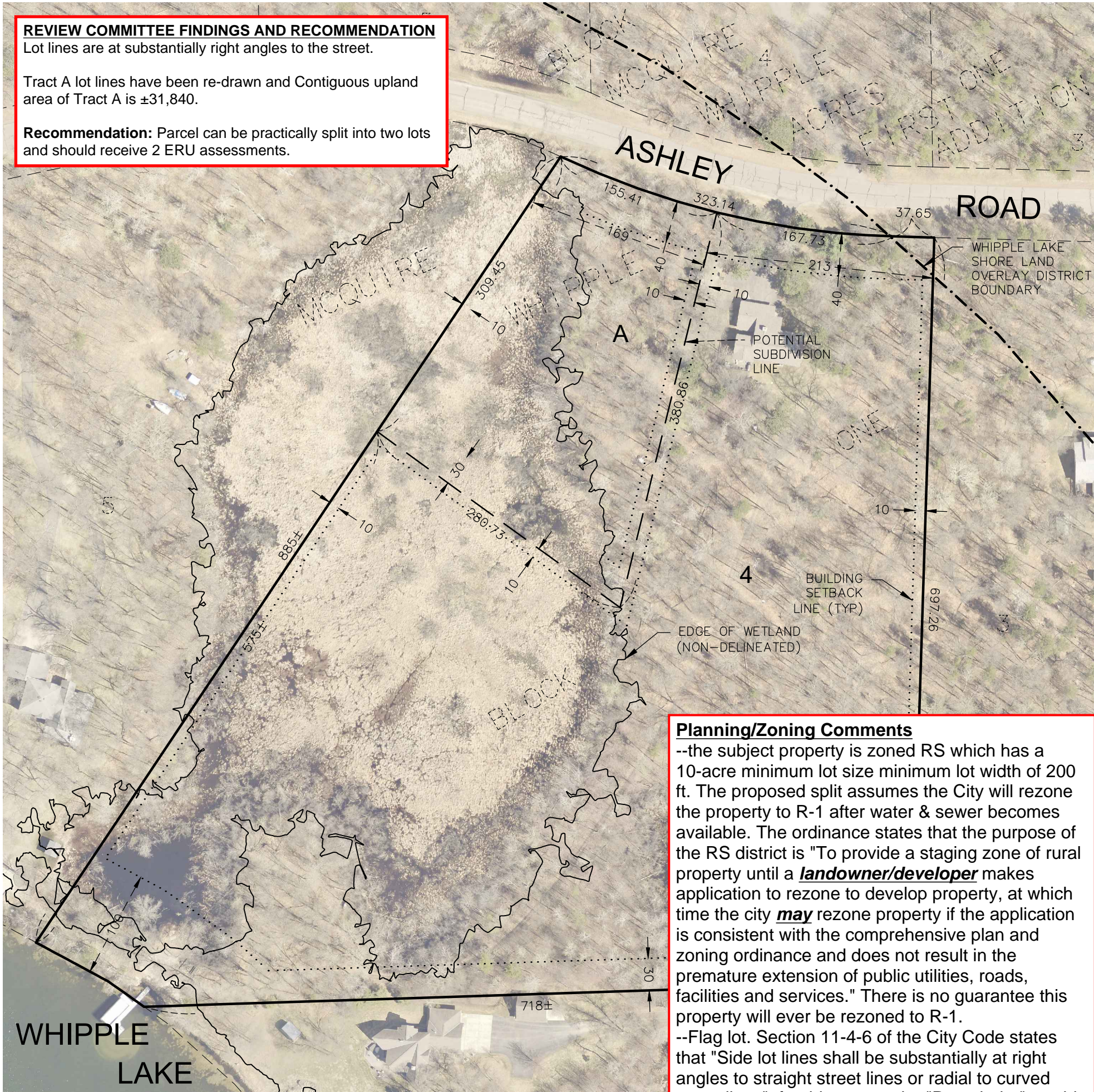
LOT 4, BLOCK ONE, MCGUIRE WHIPPLE ACRES,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

REVIEW COMMITTEE FINDINGS AND RECOMMENDATION

Lot lines are at substantially right angles to the street.

Tract A lot lines have been re-drawn and Contiguous upland area of Tract A is ±31,840.

Recommendation: Parcel can be practically split into two lots and should receive 2 ERU assessments.



Planning/Zoning Comments

--the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a **landowner/developer** makes application to rezone to develop property, at which time the city **may** rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.

--Flag lot. Section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "Remainder" would require a variance for a side lot line that is parallel to the street.

--Tract A may not meet minimum area standards even for R-1 due to the wetland. Ordinance states "at least seventy five percent (75%) of the required minimum lot size for that district must be contiguous upland to itself and not be within a wetland, floodplain, or bluff." The upland area for Tract A would need to be a minimum of 15,000 sq. ft. to be considered buildable IF rezoned to R-1.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020700.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 4837 ASHLEY RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE SHORELAND ZONE.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 450,690 ± SQ.FT.

TRACT A = 72,430 ± SQ. FT.
TRACT A UPLAND AREA = 31,840 ± SQ.FT.

REMAINDER = 378,260 ± SQ. FT.

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DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
SCALE:	AS SHOWN					
DRAWN BY:	CPS					
CHECKED BY:	CMC					
FILE NUMBER:	2024-11753					



PARCEL EXHIBIT

LOT 3, BLOCK ONE, MCGUIRE WHIPPLE ACRES,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

Planning/Zoning Comments
-the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a **landowner/developer** makes application to rezone to develop property, at which time the city **may** rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.

-Flag lot: section 11-4-6 of the City Code states that "Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines", for this reason the "remainder" would require a variance for a side lot line that is parallel to the street.

REVIEW COMMITTEE FINDINGS AND RECOMMENDATION
Lot line between Tract A and remainder has been extended eliminating the flag lot concern.

Recommendation: Parcel can be practically split into two lots and should receive 2 ERU assessments.



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020701.

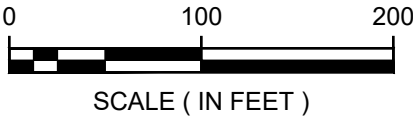
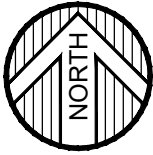
THE ADDRESS FOR THE SUBJECT PROPERTY IS 4895 ASHLEY RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE SHORE LAND OVER LAY DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 206,087 ± SQ.FT.

TRACT A = 69,428 ± SQ. FT.
REMAINDER = 136,659 ± SQ. FT.

DATE:	DECEMBER 18, 2024	DATE		AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
SCALE:	AS SHOWN						
DRAWN BY:	ABS						
CHECKED BY:	ALW						
FILE NUMBER:	2024-11753						

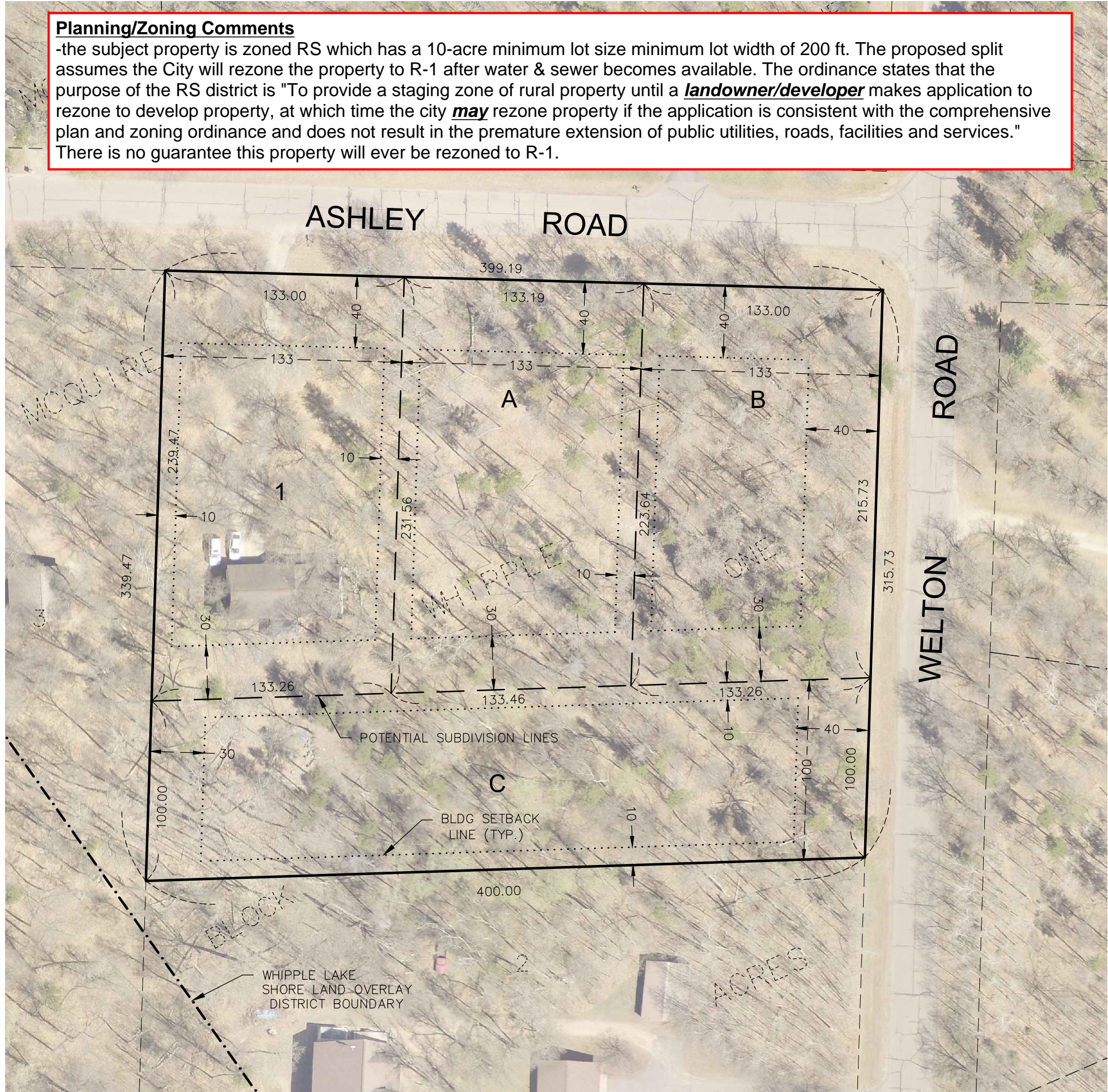


PARCEL EXHIBIT

LOT 1, BLOCK ONE, MCGUIRE WHIPPLE ACRES,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

Planning/Zoning Comments

-the subject property is zoned RS which has a 10-acre minimum lot size minimum lot width of 200 ft. The proposed split assumes the City will rezone the property to R-1 after water & sewer becomes available. The ordinance states that the purpose of the RS district is "To provide a staging zone of rural property until a landowner/developer makes application to rezone to develop property, at which time the city may rezone property if the application is consistent with the comprehensive plan and zoning ordinance and does not result in the premature extension of public utilities, roads, facilities and services." There is no guarantee this property will ever be rezoned to R-1.



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020703.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 4929 ASHLEY RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 130,773 ± SQ.FT.

TRACT A = 30,313± SQ. FT.

TRACT B = 29,218 ± SQ. FT.

TRACT C = 39,918 ± SQ. FT.

REMAINDER = 31,322± SQ. FT.

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DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	THE CITY OF BAXTER
SCALE:	AS SHOWN					
DRAWN BY:	ABS					
CHECKED BY:	ALW					
FILE NUMBER:	2024-11753					



PARCEL EXHIBIT

LOT 2, BLOCK ONE, VEITS WHIPPLE LAKE ESTATES,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA

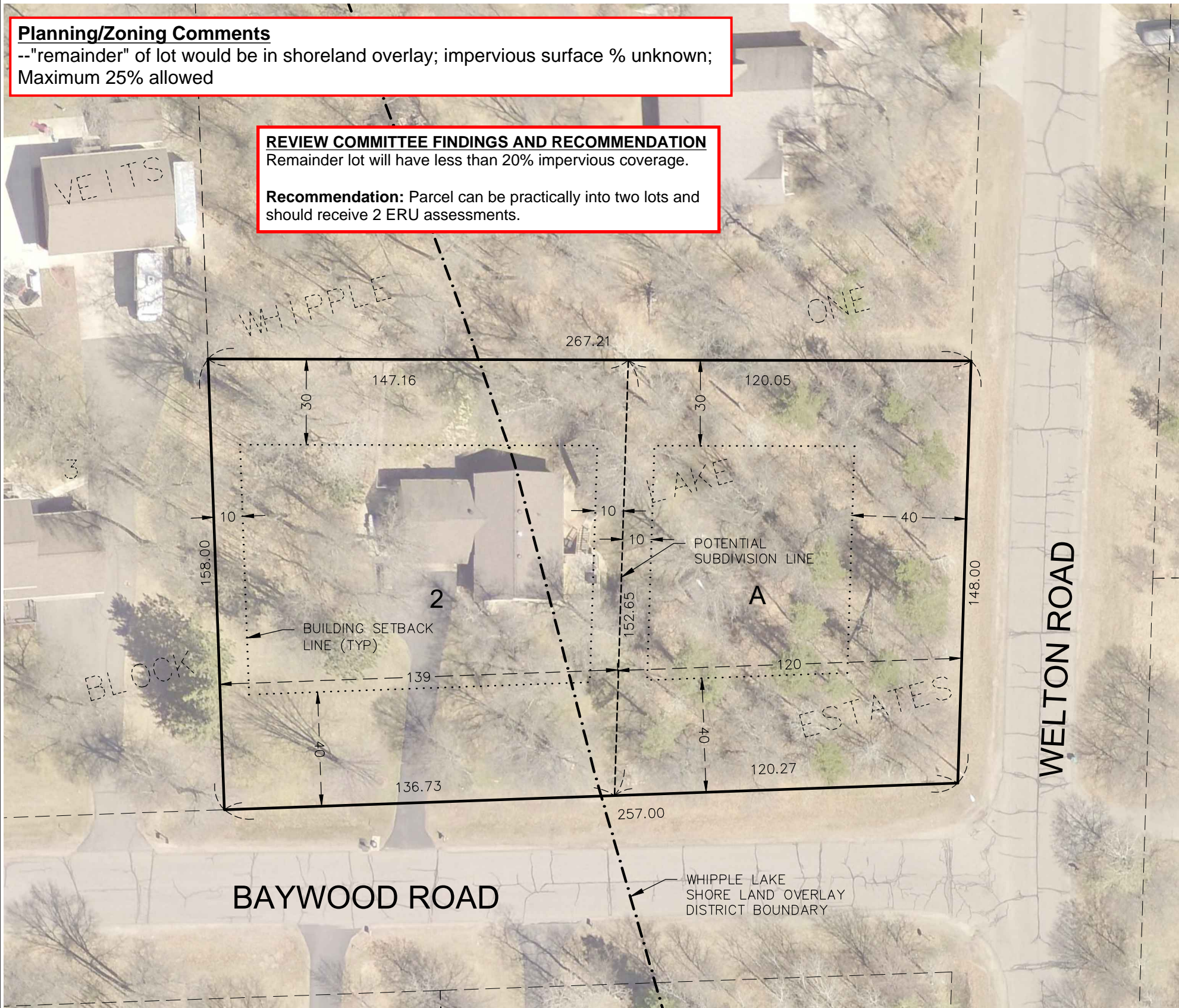
Planning/Zoning Comments

--"remainder" of lot would be in shoreland overlay; impervious surface % unknown;
Maximum 25% allowed

REVIEW COMMITTEE FINDINGS AND RECOMMENDATION

Remainder lot will have less than 20% impervious coverage.

Recommendation: Parcel can be practically into two lots and
should receive 2 ERU assessments.



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020681.

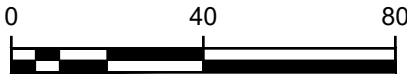
THE ADDRESS FOR THE SUBJECT PROPERTY IS 4958 BAYWOOD RD, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT, AND IS WITHIN THE WHIPPLE LAKE SHORE LAND OVERLAY DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. THE SUBJECT PROPERTY IS WITHIN THE SHORELAND ZONING DISTRICT. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 20,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 40,068 ± SQ.FT.

TRACT A = 18,039 ± SQ. FT.
REMAINDER = 22,028 ± SQ. FT.

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DATE: DECEMBER 18, 2024
SCALE: AS SHOWN
DRAWN BY: ABS
CHECKED BY: ALW
FILE NUMBER: 2024-11753

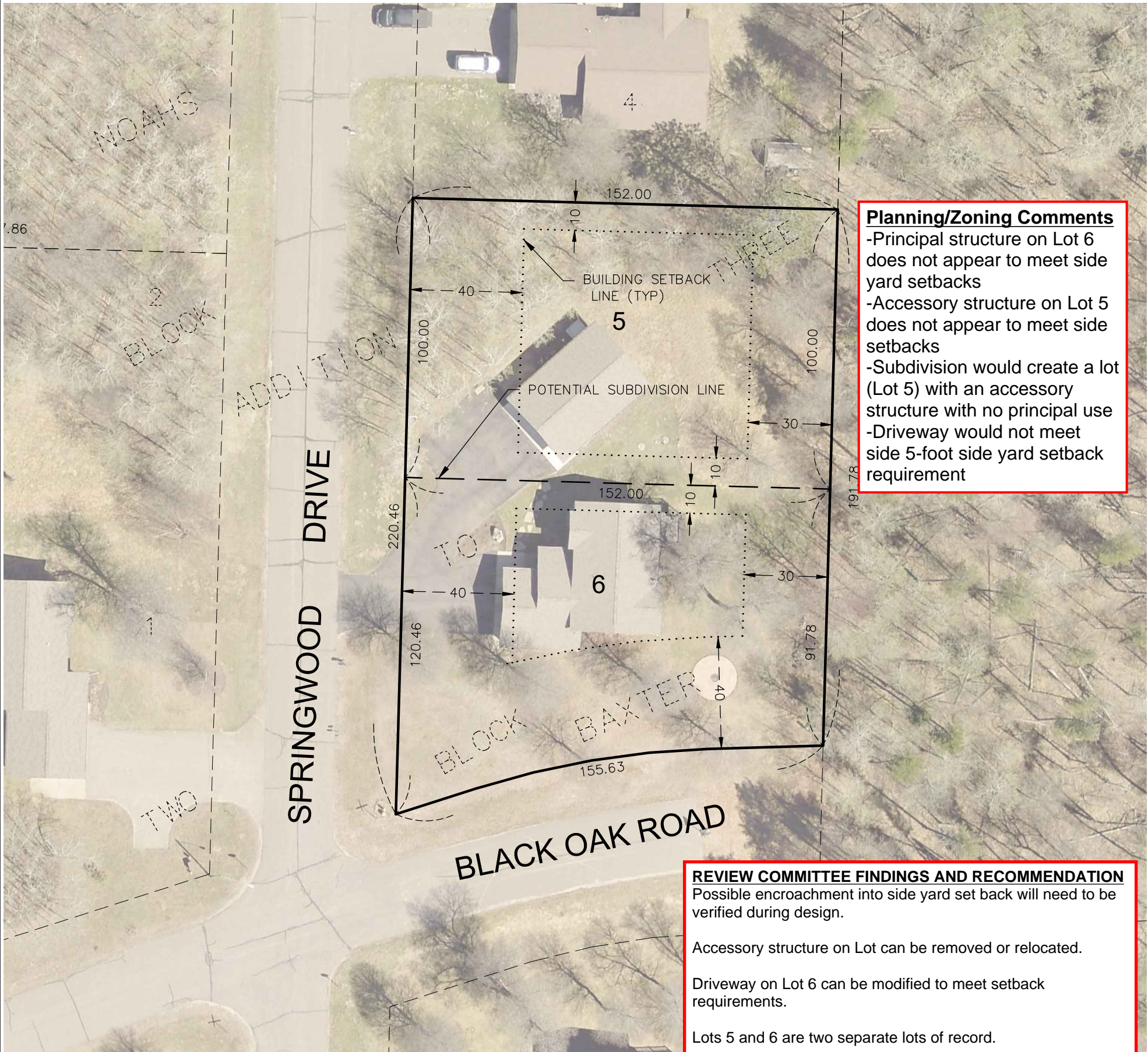
DATE	AMENDMENTS	BY

PREPARED FOR: THE CITY OF BAXTER
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
CURTIS P. SANOW DATE: LIC. NO. 59005



PARCEL EXHIBIT

LOTS 5 AND 6, BLOCK THREE, NOAHS ADDITION TO BAXTER,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020555.

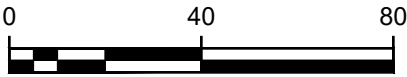
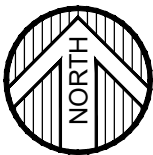
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14648 SPRINGWOOD DR, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 30,583 ± SQ.FT.

LOT 5 = 15,200 ± SQ. FT.
LOT 6 = 15,383 ± SQ. FT.

DATE:	DECEMBER 18, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:
SCALE:	AS SHOWN				THE CITY OF BAXTER
DRAWN BY:	ABS				
CHECKED BY:	ALW				
FILE NUMBER:	2024-11753				

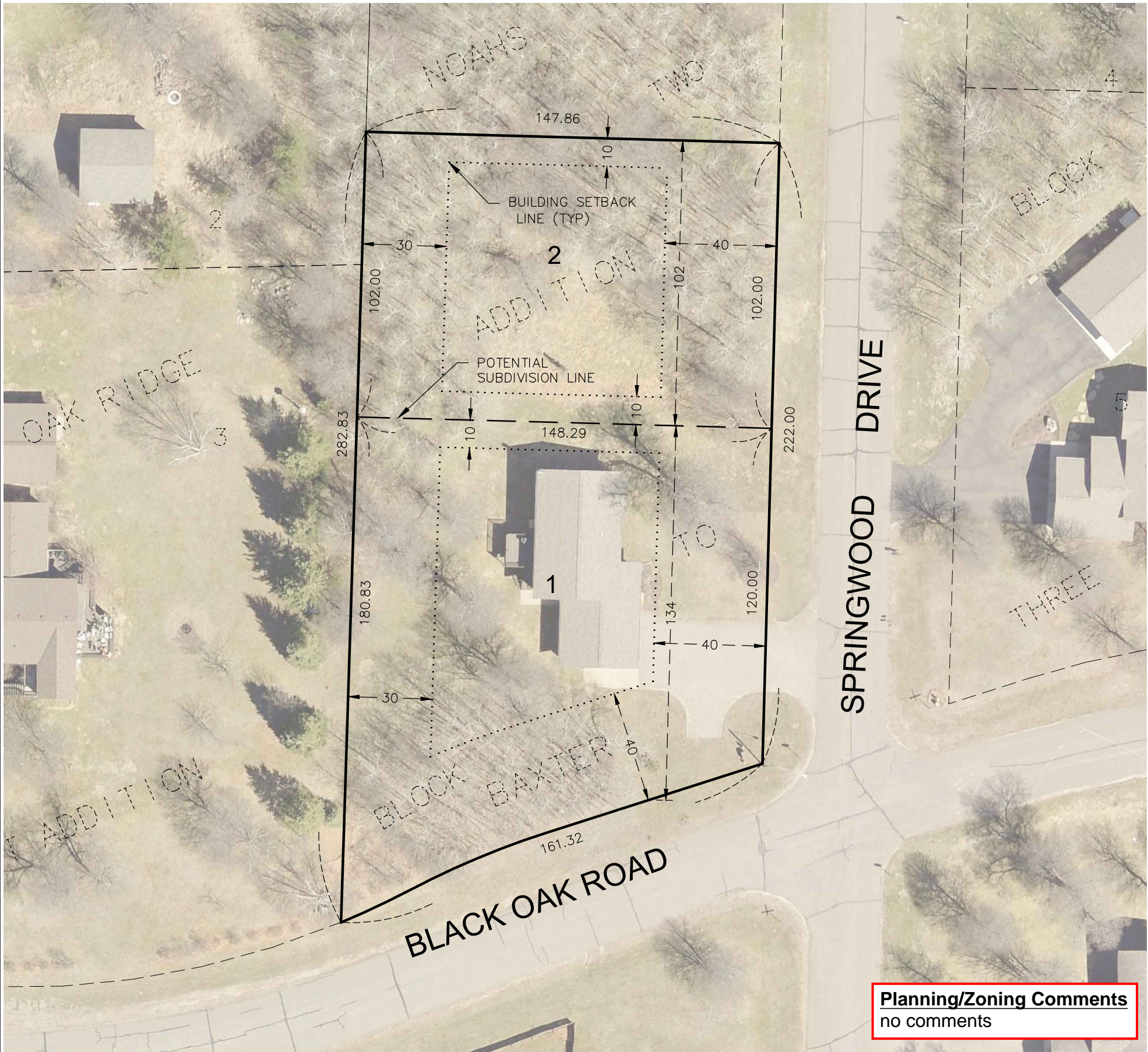
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WIDSETH

ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

PARCEL EXHIBIT

LOTS 1 AND 2, BLOCK TWO, NOAHS ADDITION TO BAXTER,
SECTION 2, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS: 40020563.

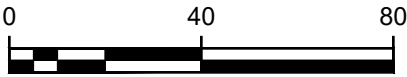
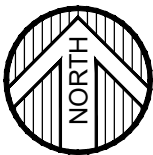
THE ADDRESS FOR THE SUBJECT PROPERTY IS 14635 SPRINGWOOD DR, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-S, RESIDENTIAL STAGING ZONING DISTRICT.

WHEN SEWER IS MADE AVAILABLE TO THE SUBJECT PROPERTY, IT WILL BE REZONED TO R-1, LOW DENSITY RESIDENTIAL. ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL AREA WILL MEET THE MINIMUM SQUARE FT PER LOT OF 15,000 SQ.FT.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE FOR THE R-1, LOW DENSITY RESIDENTIAL, ZONING DISTRICT.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD 83

PROPERTY AREA:

TOTAL AREA OF THE SUBJECT PROPERTY IS 37,060 ± SQ.FT.

LOT 1 =21,957 ± SQ. FT.
LOT 2 = 15,103 ± SQ. FT.

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DRAWN BY:	ABS								
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FILE NUMBER:	2024-11753								



APPENDIX F

PRELIMINARY PROJECT SCHEDULE

PROPOSED PROJECT SCHEDULE
2030 WELTON ROAD, ASHLEY ROAD, BAYWOOD ROAD, BLACK OAK ROAD AND SPRINGWOOD DRIVE UTILITY AND ROADWAY IMPROVEMENTS
MUNICIPAL PROJECT CPF 4143
BAXTER, MN
Thursday, April 17, 2025

MAJOR TASKS AND MILESTONES	DATES	REMARKS	NOTES
2025			
Recommendation to Accept Feasibility Report and Update CIP	Wednesday, March 5, 2025	Utilities Commission Meeting	
Review Feasibility Report at Council Workshop	Tuesday, March 18, 2025	City Council Meeting	
Accept Feasibility Report and Update CIP	Tuesday, May 6, 2025	City Council Meeting	
2029			
Recommendation to Approve Engineering Proposal	Wednesday, February 7, 2029	Utilities Commission Meeting	
Resolution Ordering Preparation of Feasibility Report Update	Tuesday, February 20, 2029	City Council Meeting	
Approve Engineering Proposal to Update Combined Feasibility Report			
Report Update		1 Month	
Recommendation to Approve Updated Feasibility Report	Wednesday, April 4, 2029	Utilities Commission Meeting	
Review Revised Feasibility Study at Council Workshop	Tuesday, April 17, 2029	City Council Meeting	
Resolution Receiving Feasibility Report			
Resolution Calling Improvement Hearing			
Mailed Notice for Improvement Hearing	Thursday, April 19, 2029	One notice at least 10 days prior to hearing	
First Published Notice for Improvement Hearing	Saturday, April 21, 2029	Twice in local newspaper, one week apart, last notice must be at least three days prior to hearing.	3
Second Published Notice for Improvement Hearing	Friday, April 28, 2028		
Improvement Hearing	Thursday, May 3, 2029	6:00 p.m. at Baxter City Hall	
Resolution Ordering Improvement	Tuesday, May 15, 2029	City Council Meeting	
Design and Staff Review		5 - 6 Months	
2030			
Review Plans and Specifications	Thursday, January 3, 2030	Utilities Commission Meeting	
Review Plans and Specifications at Council Workshop	Tuesday, January 15, 2030	City Council Meeting	
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids			
Bidding Publication	Saturday, January 19, 2030	Publication must be made at least three weeks before last day to submit bids, at least once in official newspaper and once in trade paper or First Class city newspaper.	3
Bid Opening	Tuesday, February 12, 2030	By default bid remains subject to acceptance for 60 days after the Bid opening.	
Resolution Ordering Assessment Hearing	Tuesday, March 5, 2030	City Council Meeting	
Bid review with Utilities Commission	Wednesday, March 6, 2030	Utilities Commission Meeting	
Mailed Notice for Assessment Hearing	Thursday, March 7, 2030	One notice at least two weeks prior to hearing	
Published Notice for Assessment Hearing	Saturday, March 9, 2030	Once in local newspaper at least two weeks prior to hearing.	
Assessment Hearing	Thursday, March 28, 2030	6:00 p.m. at Baxter City Hall	
Resolution Adopting Assessment Rolls	Tuesday, April 2, 2030	City Council Meeting	
End of Assessment Appeal Period	Thursday, May 2, 2030	Appeals to district court must be made within 30 days after adoption of the assessment roll.	
Notice of Award	Tuesday, May 21, 2030	City Council Meeting. Contractor has 15 days to deliver signed agreement, bonds, and insurance certificates.	
Pre-Construction Meeting	May, 2030	6:00 p.m. at Baxter City Hall	
Informational Meeting	May, 2030		
Begin Construction	June, 2030		
Construction Complete	October, 2030		

NOTES

1. City Council Meetings held on 1st and 3rd Tuesdays @ 7:00 p.m.
2. Utilities Commission Meetings held on 1st Wednesday following the 1st Council Meeting @ 5:30 p.m.
3. Brainerd Dispatch is currently only running legal notices on Wednesdays and Saturdays. Deadline for Wednesday publication is 11:00am Friday for Display and 11:00 am Monday Liner. Deadline for Saturday publication is 11:00 am Tuesday for Display and 11:00 am Thursday for Liner.
4. The project schedule assumes all Council actions are taken at a regular scheduled meetings. The schedule could be accelerated with special meetings.
5. **All dates are subject to change, this is a living document. Dates may change based on coordination with other CIP projects.**