





Sand Lake
RESORT





MISSION STATEMENT

Our mission is to create communities with the best possible living environment for our residents. Summit Management takes pride in providing positive, professional management for your home.

We design, development and manage all our communities.



Most Recent Development: BlueStone in Duluth

Approved in 2011 / Completed in 2021

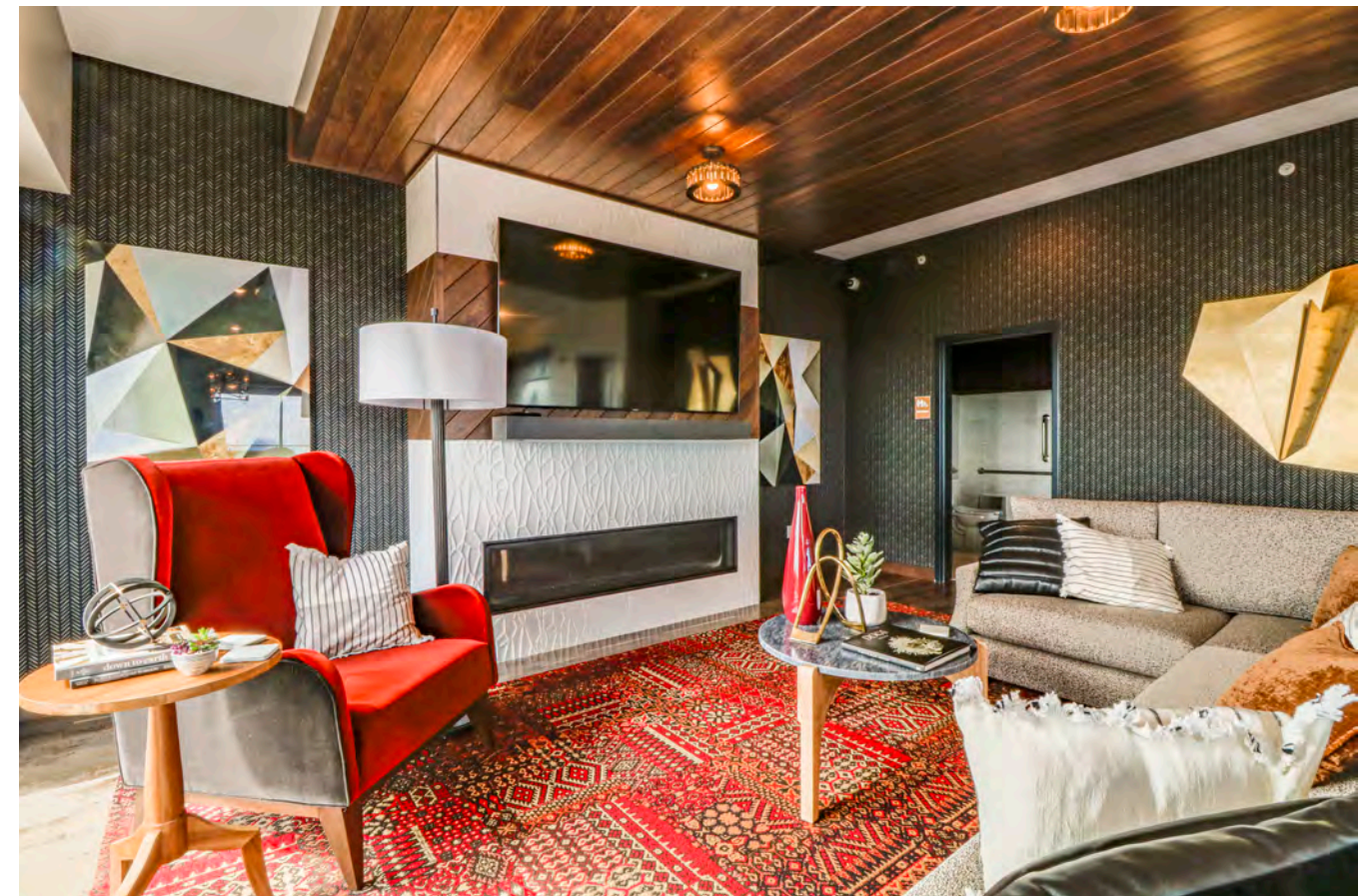
Completed 435 apartment homes,
along with 14 shops and the Tavern
on the Hill restaurant.

Master Planned by Art Bartels
and ESG Architects

First Class Development

We build to own & manage. We do not sell.





Sand Lake Zoning Permit

- June 14, 2021 Township of Windemere Zoning Permit ZP 21-043
- 49 Units; 3-stories with underground parking, registration and check-in desk, community room, game room, pool and hot tub, underground parking, and related improvements
- DSLR applied to the Township after determining that the Township and County Ordinances were consistent with each other and the Township Ordinances therefore applied.
- No public notice and hearing is required or available because the project is a permitted use under County and Township Ordinances

County or Township Ordinance

- Township has authority to adopt and enforce its own zoning ordinance under Minnesota Statutes Sections 366.10-366.18
- But Township must apply County Ordinance if stricter. Minnesota Statutes § 394.33
- Township properly found that the Township and County Ordinances are consistent with each other and therefore assumed responsibility for review and approval.

Regulating Waterfront Development

Three basic factors:

Waterbody classification: DNR designation sets allowable activities and intensity of use.

Zoning District: Establishes allowable uses within a geographic area

Use Classification: Characteristics of the use

Regulating Waterfront Development

- Sand Lake is Recreational Development Lake
 - Classified by the DNR and recognized by Pine County and Windemere Township
 - Residential uses and recreational commercial uses related to water-based activities

Regulating Waterfront Development

- Sand Lake Resort site is
 - Township: S-1 Shoreland, Water-oriented Commercial/Residential District
 - County: WC Water-oriented Commercial District

Township and County both allow residential, lodging, resorts, restaurants, marinas in their respective districts

Regulating Waterfront Development

Sand Lake Resort “Use” is

- Township: "Surface water-oriented commercial use" means the use of land for commercial purposes, where access to and use of a surface water feature is an integral part of the normal conductance of business. Marinas, resorts, and restaurants with transient docking facilities are examples of such use
- County: Resort: A commercial development that provides facilities for relaxation and recreation typically consisting of lodges or rooms for rent, restaurants and facilities for entertainment and recreation, and associated limited retail facilities providing services for guests.

Regulating Waterfront Development

Depending on waterbody and zoning district a use may be “permitted” or allowable as a condition use, or, if neither, prohibited

The proposed Sand Lake Resort is a permitted use in:

- Township S-1 Shoreland, Water-oriented Commercial/Residential District
- County: WC Water-oriented Commercial District

Township S-1 Shoreland District

- Section 10.B, Shoreland Districts and Uses Allowed:

3. Lake Classes in Water-Oriented Commercial Districts. Uses Allowed Recreational Development

Essential Services	P
Single family dwelling/mobile home	C
Signs (See Articles I and VI-A)	P
Surface water-orientated commercial/residential	
- For commercial use	P
- For high density residential PUD's	C
Public, semipublic	C
Parks and historic sites	C
Forest management	P
Accessory structures greater than 1,200 feet square of floor area	P

County Water-oriented Commercial District

4.6 Water-oriented Commercial District (WC)

4.6.1 Purpose

The purpose of the Water-oriented Commercial District (WC) is intended to be used only to provide for existing or future commercial uses adjacent to water resources that are functionally dependent on such close proximity.

4.6.2 Permitted Uses

- A. All Permitted Uses in the High Density Residential District as specified in Section 4.5.2
- B. Surface water oriented commercial uses on General and Recreational Development Lakes. Such uses include single family dwellings associated with a resort, marinas, campgrounds, recreational vehicle parks, bait shops, and marine repair shops
- C. Resorts and other permanent buildings which provide sleeping accommodations on a transient rental basis
- D. Restaurants, drive-ins, dinner clubs, taverns and private clubs
- E. Home occupations
- F. Manufactured Home Parks and Recreational Camping Vehicle Areas provided the requirements of Section 4.5.3, J are satisfied

Zoning Approvals Process

- Under the Township Ordinance, Article VII, Section 3, Conditional Uses, B., Application, Hearings, Decisions and Conditions, 2, a public hearing is required for each Conditional Use Application. There is no similar requirement for a permitted use.
- Under the County Shoreland Ordinance, a public hearing is required for variances and conditional use permits. There is no similar requirement for a permitted use.
 - Section 3.6 Variances, requires approval of variances by the Board of Adjustments after public notice and hearing.
 - Section 3.7 Conditional Uses, requires approval of conditional uses by the Planning Commission after public notice and hearing.

DNR REGULATIONS

- Incorporated in the County Shoreland Ordinance AND approved by the DNR
- County Shoreland Ordinances require notice to DNR of Conditional Use Permit applications and hearings if Conditional Use Permits are required
- Windemere Township Ordinances incorporate DNR requirements
- County Ordinance would govern if Windemere Ordinance did not comply with County Ordinance

NOTE: LOCATION OF IMPERVIOUS SURFACES DERIVED FROM PREVIOUS SURVEYS AND AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.

Remove (14) Structures on South Lot Area outside 75 ft Waterline Setback

Remove (9) Structures on North Lot Area

Remove all Driveways/Pavement & Patio Slabs

Maintain Existing Frontage Road

Remove (4) Existing Cabins from within 75ft Waterline setback Zone

Preserve tree canopy & landscaping

75 ft

EXISTING SITE CONDITIONS, PRESERVATION & DEMOLITION



NOTE: LOCATION OF IMPERVIOUS SURFACES DERIVED FROM PREVIOUS SURVEYS AND AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.



Existing Privacy Fencing

Relocate Existing Sanitary Sewer line

Create 2.74 acre Common Open Space

Relatively flat existing Grade at Center of site

Woodland Views

Lakeshore Views

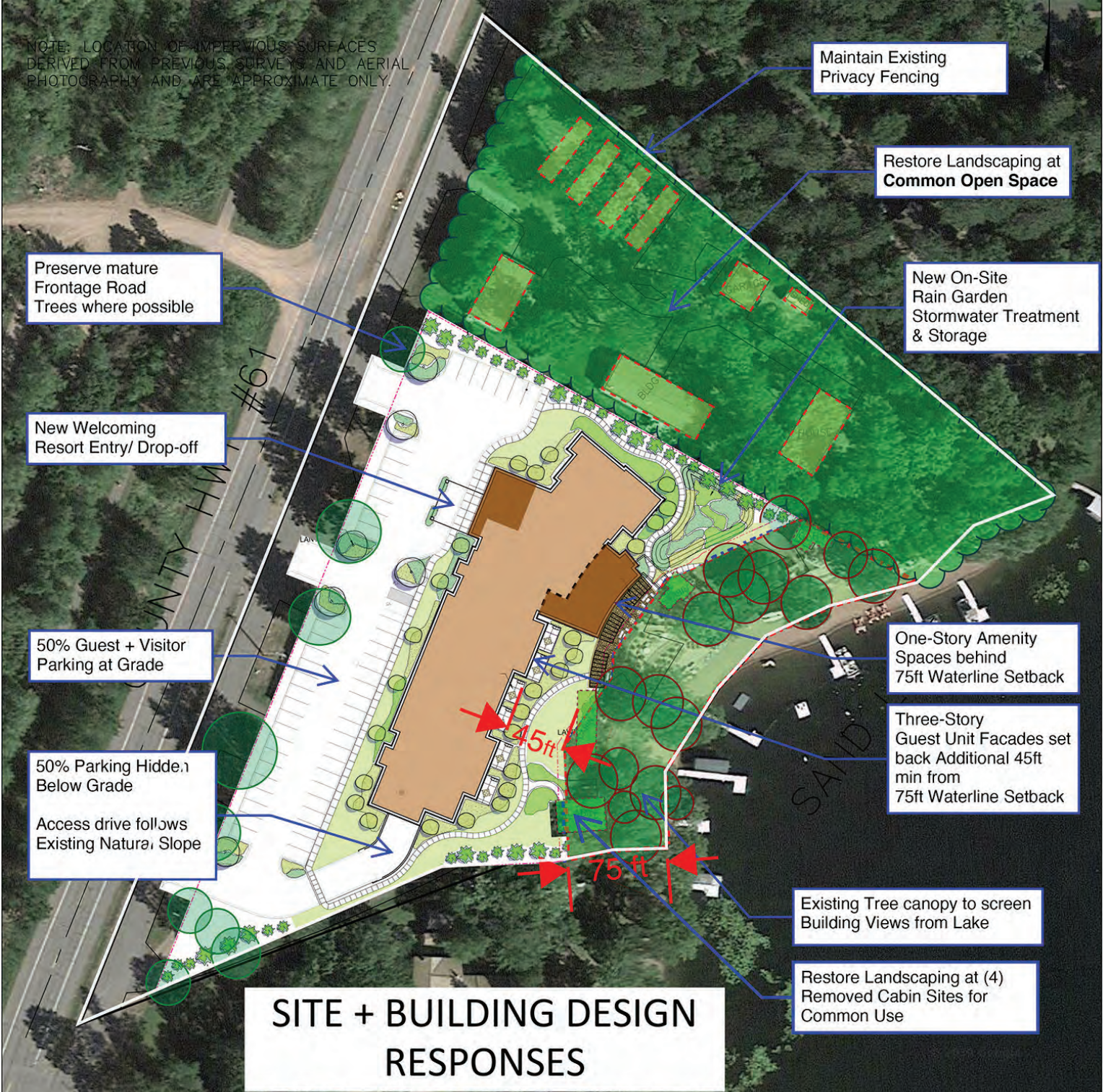
Existing Terraced Patio Seating & access stairs to remain for waterfront access

Existing Sloping Grade at Driveway

Preserve tree canopy/ screening & Minimize New work in 75ft Waterline /Top of Bank Setback Zone

EXISTING SITE ANALYSIS & DESIGN CONSIDERATIONS

NOTE: LOCATION OF IMPERVIOUS SURFACES DERIVED FROM PREVIOUS SURVEYS AND AERIAL PHOTOGRAPHY AND ARE APPROXIMATE ONLY.



Preserve mature Frontage Road Trees where possible

New Welcoming Resort Entry/ Drop-off

50% Guest + Visitor Parking at Grade

50% Parking Hidden Below Grade

Access drive follows Existing Natural Slope

Maintain Existing Privacy Fencing

Restore Landscaping at Common Open Space

New On-Site Rain Garden Stormwater Treatment & Storage

One-Story Amenity Spaces behind 75ft Waterline Setback

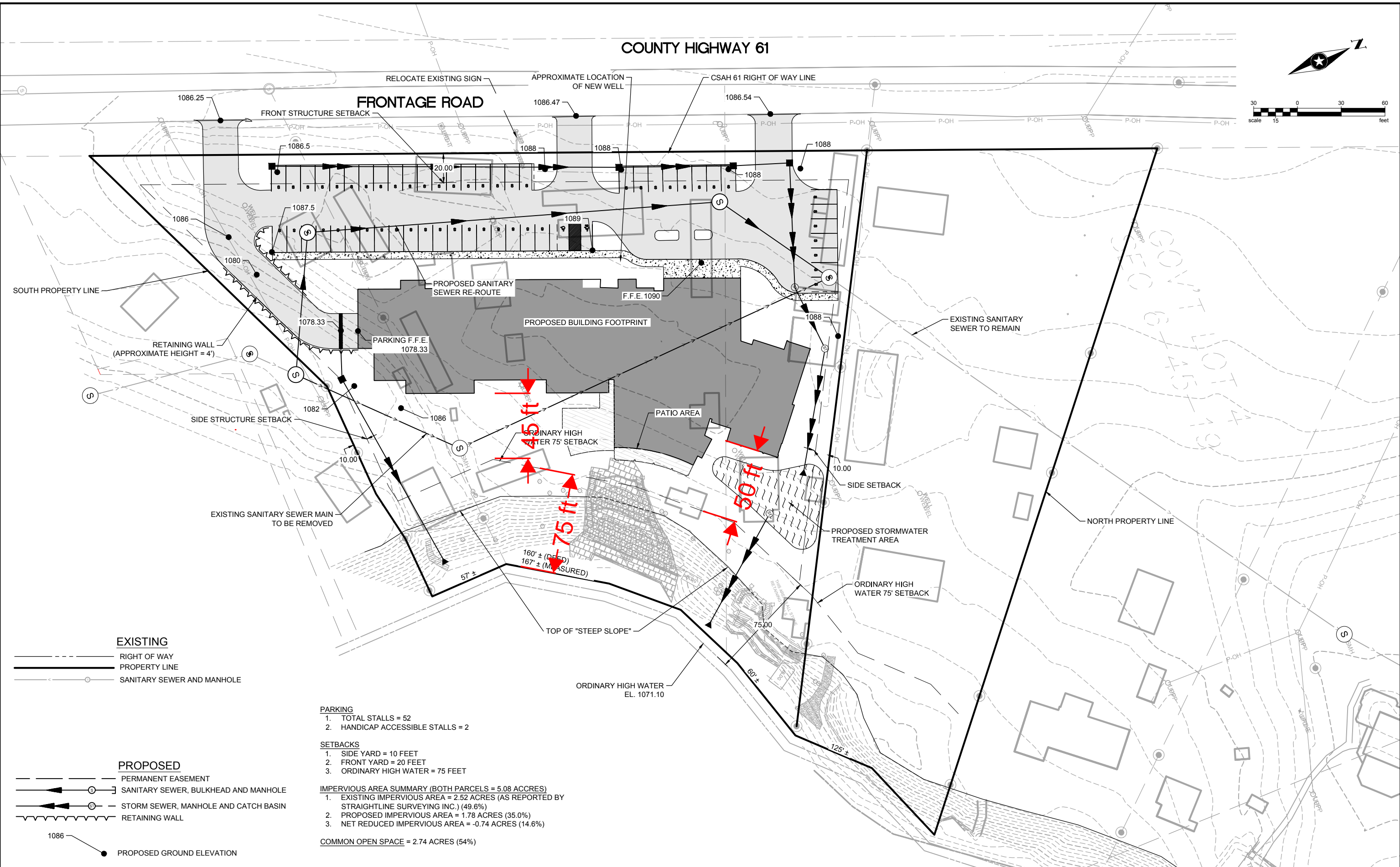
Three-Story Guest Unit Facades set back Additional 45ft min from 75ft Waterline Setback

Existing Tree canopy to screen Building Views from Lake

Restore Landscaping at (4) Removed Cabin Sites for Common Use

SITE + BUILDING DESIGN RESPONSES

COUNTY HIGHWAY 61



EXISTING

- RIGHT OF WAY
- PROPERTY LINE
- SANITARY SEWER AND MANHOLE

PROPOSED

- PERMANENT EASEMENT
- SANITARY SEWER, BULKHEAD AND MANHOLE
- STORM SEWER, MANHOLE AND CATCH BASIN
- RETAINING WALL

1086 ● PROPOSED GROUND ELEVATION

- PARKING**
1. TOTAL STALLS = 52
 2. HANDICAP ACCESSIBLE STALLS = 2

- SETBACKS**
1. SIDE YARD = 10 FEET
 2. FRONT YARD = 20 FEET
 3. ORDINARY HIGH WATER = 75 FEET

- IMPERVIOUS AREA SUMMARY (BOTH PARCELS = 5.08 ACCRES)**
1. EXISTING IMPERVIOUS AREA = 2.52 ACRES (AS REPORTED BY STRAIGHTLINE SURVEYING INC.) (49.6%)
 2. PROPOSED IMPERVIOUS AREA = 1.78 ACRES (35.0%)
 3. NET REDUCED IMPERVIOUS AREA = -0.74 ACRES (14.6%)

COMMON OPEN SPACE = 2.74 ACRES (54%)

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SEH Project	DSLRL 151589	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	KLK						
Designed By	ERM						
Checked By	DRH						



**SAND LAKE
RESORT RECONSTRUCTION**
WINDEMERE TOWNSHIP, MN

**PROPOSED SITE PLAN
SAND LAKE RESORT RECONSTRUCTION**

EXISTING TO BE REMOVED

SHORELINE

EXISTING TO BE REMOVED

LEVEL 0 FLOOR
ELEV. 1085'

LAKEFRONT PORCH
+ PATIO

LEVEL 1 FLOOR
ELEV. 1090'

54
STALLS





1 OVERALL FLOOR PLAN - LEVEL P1
A-1.0 1/16" = 1'-0"



1 OVERALL FLOOR PLAN - LEVEL 01
 A-11 1/16" = 1'-0"

LEVEL 1 FLOOR ELEV. 1090'

Resort Check-in Desk & Lobby

Elevator to LL Parking



LEVEL 0 FLOOR ELEV. 1085'

LAKEFRONT PORCH

AMENITY AREA ENLARGED PLAN

Not to Scale

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1 OVERALL FLOOR PLAN - LEVEL 02
 A-1.2 1/16" = 1'-0"



1 OVERALL FLOOR PLAN - LEVEL 03

A-1.3 1/16" = 1'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature _____

Typed or Printed Name _____

License # _____ Date _____

NOT FOR CONSTRUCTION

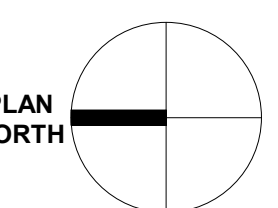
PRELIMINARY SITE PLAN REVIEW

ORIGINAL ISSUE: 04/22/21

REVISIONS		
No.	Description	Date

Project Number _____
PROJECT NUMBER
Author _____ Checker _____
DRAWN BY CHECKED BY

KEY PLAN



Sand Lake

EXTERIOR ELEVATIONS

A-3.1



3 S WING - S ELEVATION
A-3.1 1" = 10'-0"



2 N WING - W ELEVATION
A-3.1 1" = 10'-0"



1 S WING - W ELEVATION
A-3.1 1" = 10'-0"



3 N WING - N ELEVATION
A-3.2 1" = 10'-0"



2 S WING - E ELEVATION
A-3.2 1" = 10'-0"



1 N WING - E ELEVATION
A-3.2 1" = 10'-0"



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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature _____
Typed or Printed Name _____
License # _____ Date _____

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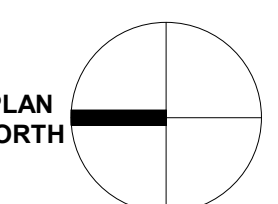
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DRAWN BY CHECKED BY

KEY PLAN



Sand Lake

EXTERIOR ELEVATIONS

A-3.2















QUESTIONS

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