



LAND DIVISION APPLICATION

TOWN OF GNESEN – 6356 HOWARD GNESEN ROAD - DULUTH, MN 55803 - 218-721-3158

Today's Date:	Permit #:
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Owner's Name:	Parcel #:
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Site Address:	Owner's Address:
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E-mail address:	Home Phone #:	Cell Phone #:
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TYPE OF LAND DIVISION

<input type="checkbox"/> Lot Line Adjustment - moving an existing lot line(s), yet not creating new/more lots <input type="checkbox"/> Simple Land Split - Creating 4 or less lots	<input type="checkbox"/> Subdivision - Creating more than 4 lots
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EVIDENCE OF OWNERSHIP AND AUTHORITY TO DIVIDE LAND

Please attach to the application form documentation showing applicant is the owner of the property. If needed, also provide the authority to subdivide consisting of fee ownership or written concurrence of fee owners.

BRIEF DESCRIPTION OF WHY THE DIVISION IS NEEDED

I do hereby make an application for a Land Division permit. The application and accompanying documents are complete and accurate. Work shall be consistent with the plans and information provided with the Land Division application and shall comply with applicable codes, ordinances, and laws and conditions of approval.

Division shall not be recorded until the application is approved.

Please note: St. Louis County may require additional or different information than Gnesen Township. St. Louis County also has their own applications that will need to be submitted to the County and signed off by Gnesen Township.

Applicant's signature	Date
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Office Use:

Zone District: _____

Lake/River Name: _____

Zoning Official: _____

Fee paid: Yes

Date issued: _____

Revision date: 12-05-2023

WHAT ARE YOU APPLYING FOR: CHECK ALL THAT APPLY TO THE PROJECT.

MAKE CHECKS PAYABLE TO: TOWN OF GNESEN

Lot Line Adjustment **\$75.00**

Electronic Survey Drawing with the following:

1. Current property Lines
2. Adjusted property line(s)(**new line(s) to be shown in red**)
3. Current Acreage of all parcels
4. New acreage of all parcels after adjustment (**acreage to be shown in red**)
5. Existing structures and distance to NEW property line(s)

NOTE: The Zoning Officer, Planning Commission, or Township Board may require more information prior to approval

Simple Land Split **\$150.00**

Electronic Survey Drawing with the following:

1. Boundary lines with lengths and bearings taken from a boundary survey drawn by a licensed land surveyor with a legal description of the property, total acreage, name of the fee owner, developer and surveyor, north arrow, graphic bar scale, proposed plat name and date of preparation.
2. Location of 100 year floodplains and the ordinary high water level, as taken from the USGS mapping, or the equivalent of, or a more accurate source if available.
3. The existing zoning classification and the zoning classification of adjacent parcels.
4. Layout of proposed lots, and buildings, if known, drawn to same scale as existing data.
5. Current development and infrastructure on proposed and parent parcels.
6. Dimensions scaled to nearest foot of all lots lines, easement widths, lake shore lengths and total acreage for each lot created, as well as the parent parcel.
7. Areas suitable for standard SSTS (minimum of 2 sites per lot) meeting the requirements of applicable state and county laws and ordinances.

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*The procedure for Subdivision of Land in Gnesen shall follow the procedure set forth
in the Gnesen Township Zoning Ordinance Section 10.201. .*

Subdivision **\$1500**

Concept Plan - Electronic Survey Drawing with the following:

1. Parcel area of the proposed and parent parcels
2. Parcel dimensions of the proposed and parent parcels
3. Current development and infrastructure on proposed and parent parcels.
4. Proposed plat name.
5. Approximate location of lakes, rivers, streams, wetlands, drainage swales, and 100 year floodplain.
6. Existing human made elements including roads, driveways, fences, public trails, buildings, septic systems, wells, and utilities.
7. Proposed road with proposed road names and road alignment within road right-of-way, and trails. .
8. Proposed lots with building setbacks from property.
9. Proposed lots with building setbacks from property lines, road and Lakes/Rivers.
10. Potential principal and accessory structure locations and elevations.

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LAND DIVISION CONTINUED ON NEXT PAGE

Preliminary Plat



Electronic Survey Drawing with the following:

1. All requirements of the concept plan
2. Boundary lines with lengths and bearings, taken from a boundary survey drawn by a licensed land surveyor with the legal description of the property, total acreage, north arrow, graphic bar scale, name of the fee owner, developer, and surveyor
3. Date of boundary survey
4. Layout of existing and proposed roads, trails, driveways, blocks, lots, outlots, and structures drawn to the same scale.
5. Plan, profile, and typical cross section of proposed roadways including proposed road-rights-of-way and drainage features such as culverts and ditching.
6. Legal access to the property.
7. Locations of existing and proposed wells and sewage treatment systems.
8. Potential locations for all proposed subsurface sewage treatment systems, a minimum of 2 per lot.
9. Small-scale context map showing location by section, town, and range.
10. The existing zoning classification and the classification of adjacent parcels.
11. Wetland identified by delineation.
12. Extent of anticipated vegetation and topographic alterations.
13. Dimensions scaled to nearest foot of all lot lines, road widths, easement widths and lakeshore lengths along with total acreage for each lot created
14. Build-able areas of proposed lots.
15. Structure setback lines from roadways, lot lines and ordinary high water level.
16. Proposed common open space, with area shown.
17. Proposed public dedication areas other than roads, trails, or walkways, with the area shown.
18. Proposed stages of development.

[NOTE: The Zoning Officer, Planning Commission, or Township Board may require more information prior to approval](#)

Final Plat



Electronic Survey Drawing with the following:

1. All requirements of the Preliminary Plat **with adjustments/changes made in red**

[NOTE: The Zoning Officer, Planning Commission, or Township Board may require more information prior to approval](#)

END OF LAND DIVISION APPLICATION

Revision date: 12-05-2023