



Planned Unit Development Application

See the PUD Application Guide for help. Attach additional sheets if necessary.

Do not hesitate to ask the City for any assistance.

Prior to submitting an application for a PUD, the applicant shall participate in a pre-application conference with city staff.

1. Applicant Information

Name:

Address:

Telephone #:

Email Address:

Is this a Preliminary PUD ☐ Final PUD ☐ or a Combined Application ☐

Application #: *To be assigned by City.*

Signature:

Date:

Owner, if different from above:

Address:

Telephone #:

Email Address:

Signature (or attachment):

If the applicant is not the owner, explain the applicant's relationship to the current owner:

2. Property Information

Street Address:

Legal Description:

Parcel #:

Zoning District:

Shoreland Overlay Zone: No ☐

General ☐ Recreational ☐ Environmental ☐

Airport Zoning Overlay: No ☐ A zone ☐ B zone ☐ C zone ☐

If in Airport Zone, list elevation above sea level:

Floodplain: No ☐ Yes ☐ Zone/Area _____

Use Requested:

Property Size (Square Ft. or Acres):

Legal Access:

Is this a State ☐ County ☐ City ☐ road?

Working together to serve and build our community.

5105 Maple Grove Road, Hermantown, MN 55811

218-729-3600

hermantownmn.com

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3. Project Description

A. Describe the proposed project. Describe the type of land use, type and function of proposed or existing buildings, building materials, and other proposed uses of the property:

B. Describe how the PUD will meet the stated purposes and objectives of the Hermantown Comprehensive Plan and the PUD Ordinance (Hermantown Zoning Code Section 1100 and 1105):

C. Describe adjacent and surrounding land uses.

D. Describe how storm water runoff will be collected and treated on-site.

E. Describe proposed alterations to the existing landscape. Describe the proposed landscaping of the site. Describe how existing vegetation will be preserved or removed:

F. Describe the quantity, type, and schedule of traffic that will be generated:

G. Attach other information as directed by the Community Development Director.

4. Other Services and Approvals

A. Will the proposed project require new or expanded public utility connections including water and sewer?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
B. Will the proposed project require a street extension or new drive-way access?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
C. Will the proposed project require a building permit?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
D. Will the proposed project include new signage?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
E. Does the proposed project require approval or review from another government agency? This includes, but is not limited to Minnesota Department of Transportation, Minnesota Department of Natural Resources, St. Louis County Highway Department, and the U.S. Army Corps of Engineers. If yes, indicate which agencies and if permits have been applied for or received:	Yes <input type="checkbox"/> or No <input type="checkbox"/>
F. Is an EAW required?	Yes <input type="checkbox"/> or No <input type="checkbox"/>

5. Site plan

Provide a professionally prepared development site plan sheet(s). The scale that is used must be sufficient to show the project's necessary details. Attach the site plan. Please show:

a. Location, dimensions, and total area of the site.	
b. Site Conditions and existing development on the site and adjacent properties.	
c. Wetlands, streams, and other significant natural features.	
d. Proposed use of all areas of the site.	
e. All public and private streets, entrance and exit drives, walkways, and trails.	
f. Parking areas.	
g. Landscaped areas and landscape types.	
h. Parks, open spaces, and common areas.	
i. Generalized drainage and utility plans.	
j. Location and intensity and design of lighting.	
k. Location, size, and purpose of rights-of-way or easements.	

6. Street and Utility Plan

a. For Final PUD and Combined Applications provide a utility plan completed by a Professional Engineer showing the location and size of all on-site utilities and proposed connections to city water and sewer mains and any required extensions to city water and sewer mains and easements.	
b. For Final and Combined PUD Applications provide a generalized street plan completed by a Professional Engineer showing location, size, capacity, and design and any easements or rights-of-way to be conveyed.	

7. Environmental Information

A. If the property is within a Shoreland Overlay Zone, will filling and grading occur within the zone?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
B. Has a wetland delineation been approved?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
C. Will there be wetland impacts?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
D. If yes to C., has a wetland replacement plan been approved?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
E. Will the project result in the creation, addition, or replacement of 5,000 square feet or more of impervious surface?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
F. If yes to E, has a stormwater management plan pre-application meeting been held?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
G. Is a stormwater management plan required? If so, attach the stormwater management concept plan.	Yes <input type="checkbox"/> or No <input type="checkbox"/>
H. Is a Stormwater Pollution Prevention Plan required? If so, attach the SWPPP.	Yes <input type="checkbox"/> or No <input type="checkbox"/>

8. Zoning Dimensions: Fill in the required dimensional standards from Section 5 of the zoning code and the proposed dimensions. Be sure to use overlay standards where they are stricter.

Base Zone:		Overlay Zone(s):
Dimension Type	Requirement	Proposed
Minimum Lot Area		
Minimum Lot Width		
Front Yard (From R.O.W)		
Corner Side Yard (From R.O.W.)		
Side Yard		
Rear Yard		
Lot Coverage		
Building Height		
Parking		

Proposed Density	Proposed Impervious	Proposed Common Greenspace

Fees	
\$700.00	<input type="checkbox"/>
PUD Amendment Fee: \$350.00	<input type="checkbox"/>
Are Park Dedication Fees required?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
Park Dedication Fees (Ask staff for help calculating fees)	

City Use Only	
The PUD application is complete:	Yes <input type="checkbox"/> or No <input type="checkbox"/>
The application fee has been paid:	Yes <input type="checkbox"/> or No <input type="checkbox"/>
The PUD application requires the modifications listed below:	
Further information is required:	
Has notice of the public hearing been published in the Hermantown Star at least 10 days prior to the public hearing, and all property owners within 1,000' of the affected property been notified?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
Has a notification sign been posted by the applicant at least 14 days prior to the public hearing?	Yes <input type="checkbox"/> or No <input type="checkbox"/>
Signature of Zoning Administrator/Date:	

Form updated: 3/31/2022

Tennesen Warning - Data Practice Advisory

Some or all of the information that you are asked to provide on the attached application is classified by state law as either private or confidential. Private data is information, which generally cannot be given to the public, but can be given to the subject of the data. Confidential data is information which generally cannot be given to either the public or the subject of the data. Our purpose and intended use of this information is to consider your application. You are not legally required to provide this information. You may refuse to provide this information. The consequences of supplying or refusing to supply data are that your application may not be considered or it may be denied. Other persons or entities may be authorized by law to receive the information.