

City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



13888 Daggett Bay Rd
Crosslake, Minnesota 56442
www.cityofcrosslake.org

**CITY OF CROSSLAKE
PLANNING COMMISSION/BOARD OF ADJUSTMENT
September 24, 2021**

9:00 A.M.

Crosslake City Hall
13888 Daggett Bay Rd, Crosslake MN 56442
(218) 692-2689

PUBLIC HEARING NOTICE

Applicant: Lawrence E & Marya L Halbach

Authorized Agent: B-Dirt Construction LLC

Site Location: 33591 Lake Street, Crosslake, MN 56442 on Crosslake-GD

Variance for:

- Lake setback of 35 feet where 75 feet is required to proposed structure
- Road right-of-way (ROW) setback of 27 feet where 35 feet is required to proposed structure
- Lake setback of 65 feet where 75 feet is required to proposed septic system
- ROW setback of 5 feet where 10 feet is required to proposed septic system
- Side yard setback of 5 feet where 10 feet is required to proposed septic system
- Dwelling setback of 18 feet where 20 feet is required to septic drainfield

To construct:

- 2126 square foot (sq ft) structure consisting of 1010 sq ft house, 556 sq ft attached garage, 336 sq ft covered porch/covered open deck and 224 sq ft deck
- A new septic system

Notification: Pursuant to Minnesota Statutes Chapter 462, and the City of Crosslake Zoning Ordinance, you are hereby notified of a public hearing before the City of Crosslake Planning Commission/Board of Adjustment. Property owners have been notified according to MN State Statute 462 & published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Copies of the application and all maps, diagrams or documents are available at Crosslake City Hall or by contacting the Crosslake Planning & Zoning staff at 218-692-2689. Please submit your comments in writing including your name and mailing address to Crosslake City Hall or (crosslakepz@crosslake.net).



STAFF REPORT

Property Owner/Applicant: Lawrence E & Marya L Halbach

Parcel Number(s): 14310676

Application Submitted: August 6, 2021

Action Deadline: October 4, 2021

City 60 Day Extension Letter sent / Deadline: N/A / N/A

Applicant Extension Received / Request: N/A / N/A

City Council Date: N/A

Authorized Agent: B-Dirt Construction LLC

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To construct:

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- A new septic system

Current Zoning: Shoreland District

Existing Impervious Coverage:

19.6%

Proposed Impervious Coverage:

22.0%

- A stormwater management plan was submitted with the variance application
- Septic design was submitted to Crow Wing County for approval pending variance outcome

Development Review Team Minutes held on 7-13-2021:

- Property is located on Crosslake at 33591 Lake Street with a lake setback of 75 feet
- The proposed demo/replace to be no closer/approximately 34 feet from the OHW of Crosslake
- Staff inquired as to why not move the garage road ward since more sq feet is being requested along the lake than the existing demo cabin (covered deck)
- Pervious pavers of 400 sf is allowed by installers specs and annual maintenance
- **Possible condition** to have spoil pile behind 75' setback or to be removed
- All setbacks shall be measured to the vertical side of the structure. No part of the structure, such as eaves, can overhang or reduce such setback by more than three feet (Sec. 26-308)

- If the eaves exceed 36" the setback and the impervious coverage shall be measured from the dripline
- Impervious maximum of 25% and if impervious exceeds 20% a Shoreline Rapid Assessment Model form will be completed (Sec. 26-518)
- The parcel is located within a plat and/or an organization that may have restrictions, you would need to verify those restrictions and clarify that your request is approved by the organization or allowed in the plat
- Design and implement a stormwater management plan (gutters, berm & rain gardens) or update any existing plan, which is required with all variance applications per Article 8, section 26-222, (2), 1). When a wetland is being used the stormwater must be filtered to drinking standards before it can flow into any wetland
- A septic design is needed and Martin Joyce will be providing it
- Wetland Delineation is a requirement for a variance or a no wetland statement/letter
- A grade and elevation illustration along with a cut and fill calculation is required for a complete variance application
- Discussion on application requirements, procedure, schedule, fee and the requirements/need for a complete application packet by 4:30 PM of the deadline date; payment policy; notification methods; variances are limited to 2 years with substantial completion
- A Land Use Permit will be required prior to construction

Property owner was informed that before they could be placed on a public hearing agenda the following information is required:

1. A certificate of survey meeting the requirements outlined in Article 8, Sec. 26-222 of the City Land Use Ordinance
2. Grade and Elevation illustration, along with the Cut and fill calculations
3. Wetland delineation or a no wetland statement/letter
4. A septic design is needed for the project

A complete Variance application with the \$500.00 public hearing fee

Parcel History:

- Bowers' Point established in 1948
- August 1980 – frame 24x32 house; 8x24 deck; 20x24 garage; septic (variance by neighbors)
- November 2000 – Variance to install a holding tank septic system to replace the failing cesspool system (5-14-2001 Certificate of Installation states a 2250 gal Sather installed - 3 bedroom; 450 gallons per day)

Conditions for James E. Olson...

- A clean-out pipe of at least six inches diameter shall extend to the ground surface, a twenty-inch maintenance hole will extend to within 6-12 inches below the ground surface.
- The minimum tank size shall be 1000 gallons, the designer is recommending a 2500 gallon tank.
- The proposed area is accessible to a pump truck under all weather conditions.
- A pumping/cleaning contract, between the property owner and Dunbar's Crosslake Septic Maintenance, has been submitted and accepted by P&Z Staff.
- Upon request, pumping records are to be made available to Crosslake Planning & Zoning Staff.
- The designer has indicated that an indoor audio/visual alarm will be installed to monitor the level inside the tank.
- May 2001 – Holding tank

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comments were received as of 9-9-2021

City Engineer: N/A

Lake Association No comments were received as of 9-9-2021

Township: N/A

Crosslake Public Works: No comments were received as of 9-9-2021

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comments were received as of 9-9-2021

POSSIBLE MOTION:

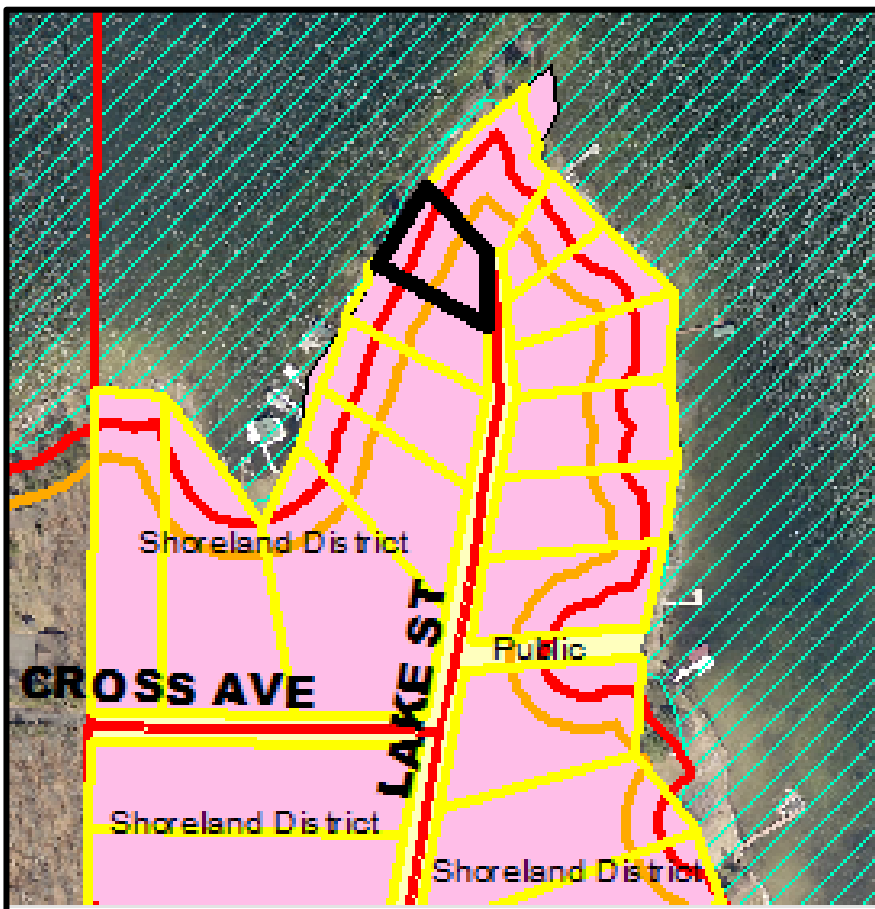
To approve/table/deny the variance to allow:

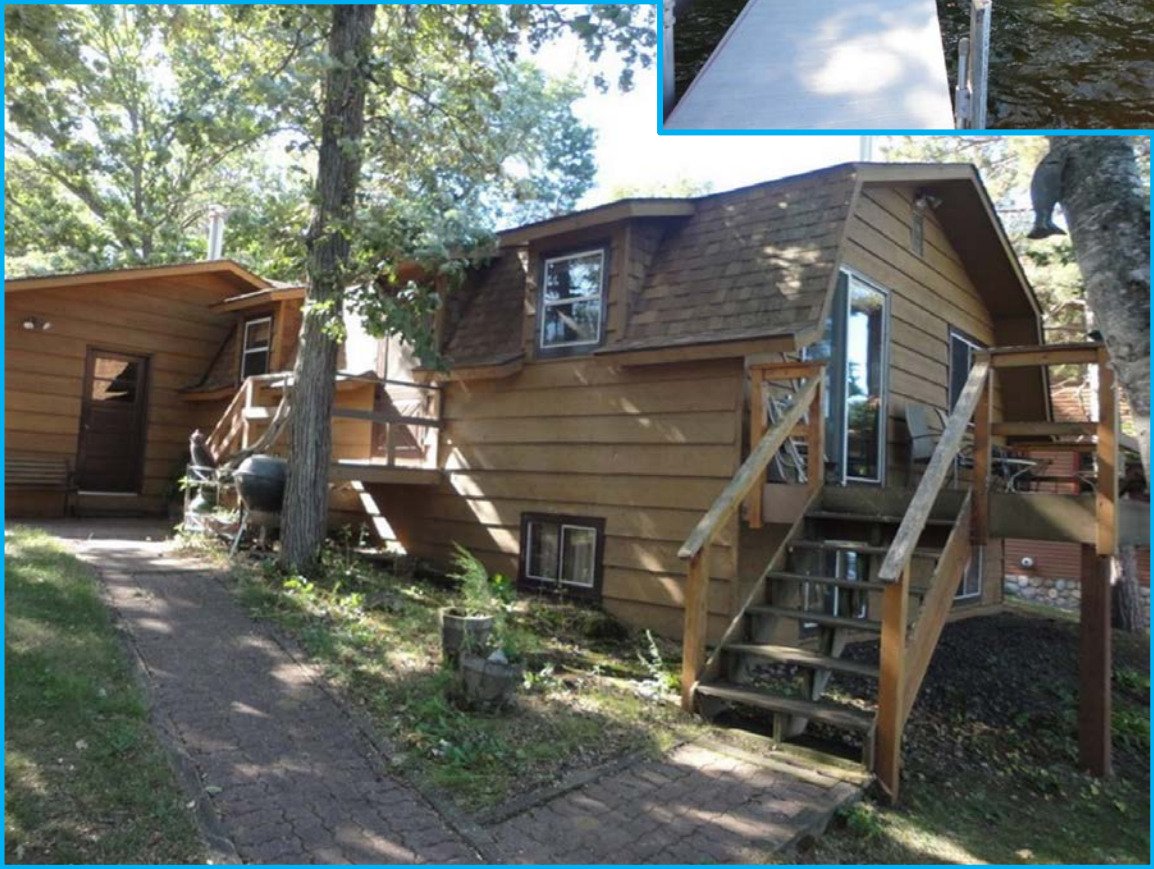
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- A new septic system

As shown on the certificate of survey dated 8-4-2021





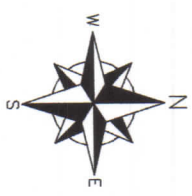
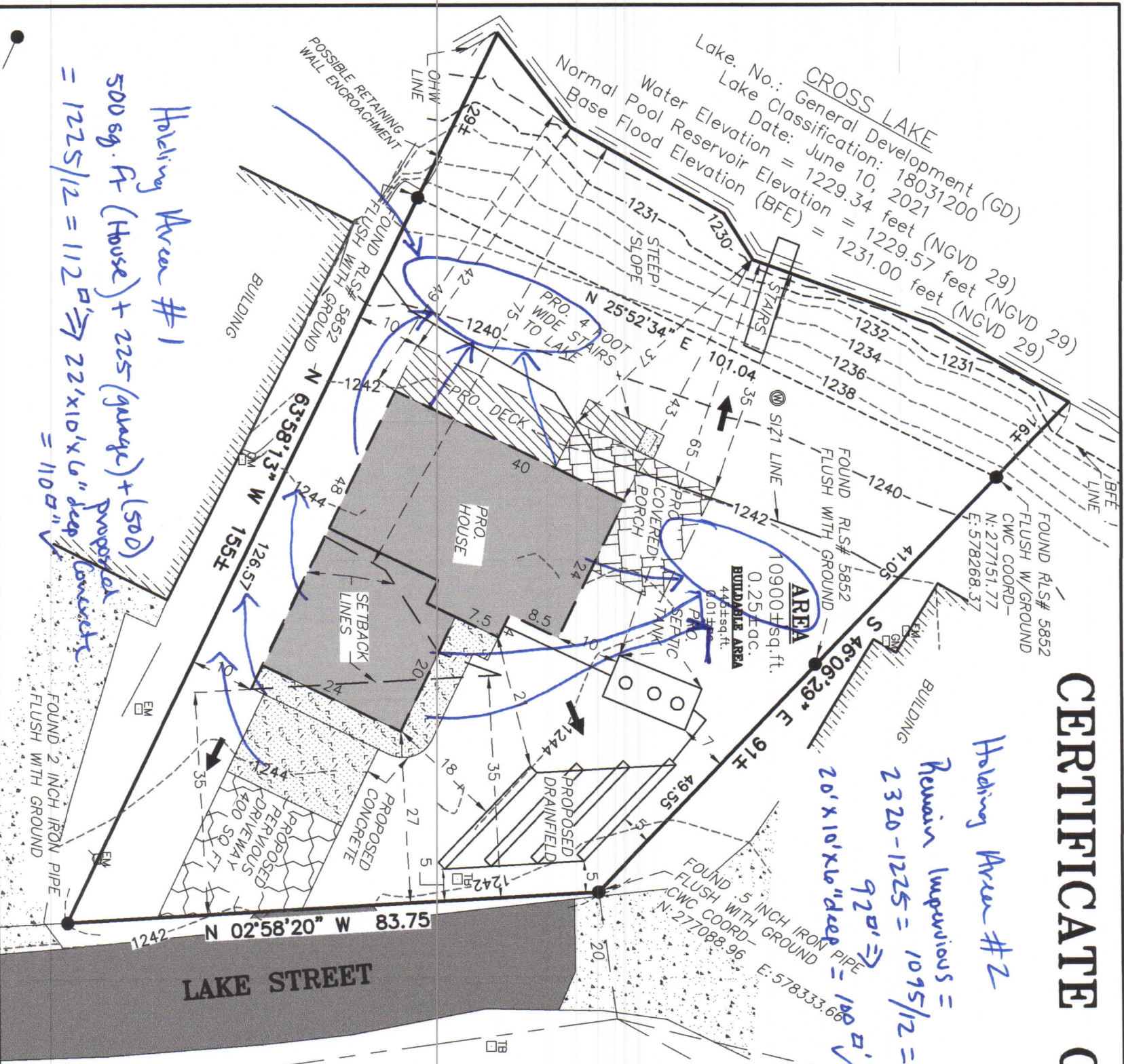
CERTIFICATE OF SURVEY

DESCRIPTION - (Parcel No.: 14310676)

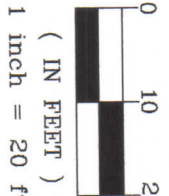
Lot 7, BOWER'S POINT, according to the recorded plat thereof, Crow Wing County, Minnesota.

SURVEYOR'S NOTES:

- 1. Bearing Orientation: The south line of Lot 7, BOWER'S POINT, is assumed to have a bearing of North 63 degrees 58 minutes 13 seconds West.
- 2. The field survey was completed on 6/10/2021.
- 3. Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 4. It was verified that there are no wetlands present on the site by Mitch Brinks, Certified Wetland Delineator, #1007, on June 28, 2021.
- 5. The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
- 6. Property Zoning: Shoreland District
- 7. Setback Requirements: OHW (GD) = 75 feet R-O-W Line = 35 feet Property Line = 10 feet
- 8. Lake Street is variable in width in front of subject property.
- 9. There are no bluffs on subject property.
- 10. Benchmark: Top of well casing: elevation = 1240.28 (NGVD 29)
- 11. An area of 61 sq ft of the covered porch on the lakeside falls within SI21.



GRAPHIC SCALE



IMPERVIOUS SURFACE:

PROPOSED
Parcel Area = 10900 sq ft
House = 1010 sq ft
Garage = 556 sq ft
Covered Porch = 336 sq ft
Concrete Surface = 501 sq ft
Total Impervious Surface = 2320 sq ft
2403/10900 = 0.220
Proposed Impervious Surface = 22.0%

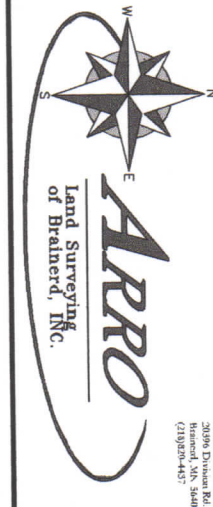
LEGEND

- DENOTES FOUND SURVEY MONUMENT
- DENOTES WELL
- DENOTES SEPTIC MANHOLE
- DENOTES SEPTIC CLEANOUT
- DENOTES GAS METER
- DENOTES TELEPHONE PEDESTAL
- DENOTES ELECTRIC METER
- DENOTES UTILITY POLE
- DENOTES 2 FOOT CONTOURS (NGVD29)
- DENOTES PROPOSED PERVIOUS SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED COVERED PORCH
- DENOTES PROPOSED DECK

DRAWN BY: <u>JAS</u>	CHECKED BY: <u>EEL</u>
APPROVED BY: <u>JAS</u>	JOB NUMBER: <u>21-103B</u>

CLIENT:
B-Dirt Construction LLC.
Property Address:
33591 Lake Street
Crosslake MN, 56442

BOUNDARY SURVEY
Lot 7, BOWER'S POINT,
Crow Wing County, Minnesota



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.
Dated this 24th day of August, 2021
By: Jared A. Spaid, Minnesota License No. 59285

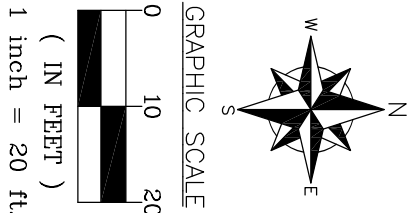
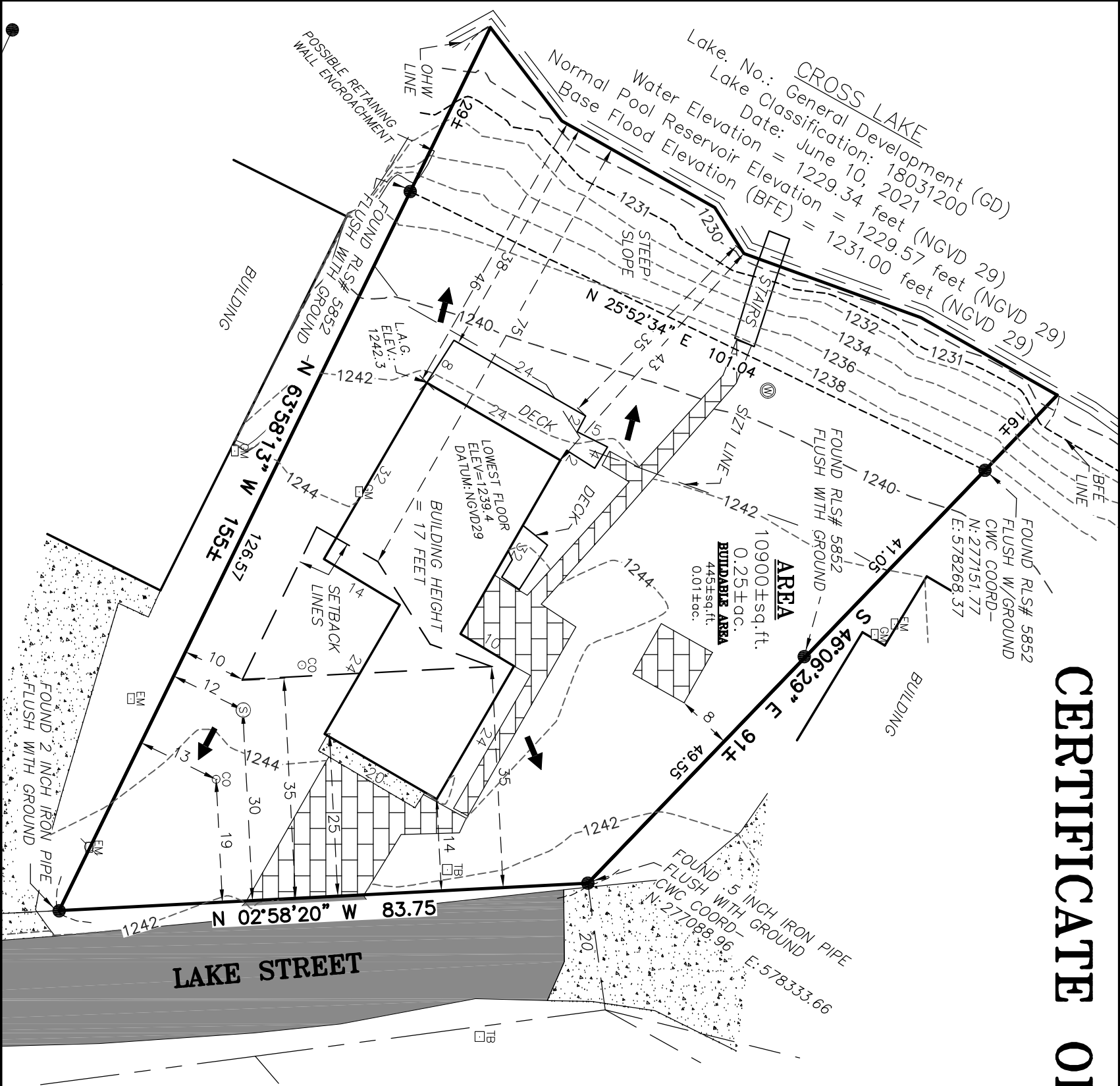
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- It was verified that there are no wetlands present on the site by Mitch Brinks, Certified Wetland Delineator, #1007, on June 28, 2021.
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
- Property Zoning: Shoreland District
- Setback Requirements: OHW (GD) = 75 feet R-O-W Line = 35 feet Property Line = 10 feet
- Lake Street is variable in width in front of subject property.
- There are no bluffs on subject property.
- Benchmark: Top of well casing: elevation = 1240.28 (NGVD 29).
- 15 sq ft of the lakeside deck falls within the SLZI.



IMPERVIOUS SURFACE:

EXISTING
Parcel Area = 10900 sq ft
Building = 1248 sq ft
Concrete Surface = 51 sq ft
Paver Block Surface = 832 sq ft
Total Impervious Surface = 2131 sq ft
2131/10900 = 0.196
Existing Impervious Surface = 19.6%

LEGEND

- DENOTES FOUND SURVEY MONUMENT
- DENOTES WELL
- DENOTES SEPTIC MANHOLE
- DENOTES SEPTIC CLEANOUT
- DENOTES GAS METER
- DENOTES TELEPHONE PEDESTAL
- DENOTES ELECTRIC METER
- DENOTES UTILITY POLE
- DENOTES 2 FOOT CONTOURS (NGVD29)
- DENOTES PAYER BLOCK SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

DRAWN BY: <u>JAS</u>		CHECKED BY: <u>EEL</u>	
APPROVED BY: <u>JAS</u>		JOB NUMBER: 21-103B	
NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:
B-Dirt Construction LLC.
Property Address:
33591 Lake Street
Crosslake MN, 56442

BOUNDARY SURVEY
Lot 7, BOWER'S POINT,
Crow Wing County, Minnesota



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.

Dated this 2nd day of August, 2021

By: *Jared A. Spaid*
Jared A. Spaid, Minnesota License No. 59285

Cheryl

From: Amber Hoggarth <amber@b-dirt.com>
Sent: Monday, August 9, 2021 2:03 PM
To: Cheryl
Subject: Halbach Variance Statement for Cut and Fill

Planning and Zoning Board,

There will be virtually no cut and fill on the property. The existing cabin already has a basement with a size of 768 sq ft the new cabin footprint is 1,010 that is a difference of 242 with an average depth of 5' deep. This extra excavation will only generate 44 cubic yards and the majority of that will be hauled off site during demolition. The existing grades around the new cabin will remain very similar to existing elevations.

Please let us know if you have any questions.

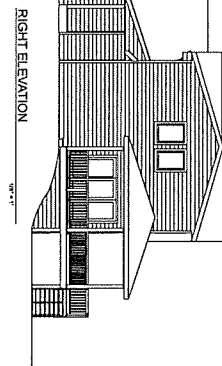
Thank you,

--
Amber Hoggarth
B-Dirt LLC
218-851-8838
amber@b-dirt.com



h, Lawrence & Marya
rindale Lane
MN 56425

ake Street
e, MN 56442



RIGHT ELEVATION

[illegible]

A-1

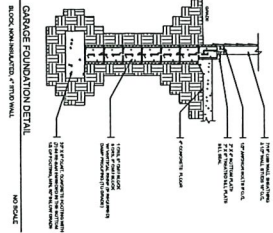
SHEET:

PLAN DATE:	
9-19-2019	5-14-2021H
10-11-2019	6-15-2022H
3-5-2021	6-21-2022
4-23-2021	
5-5-2021	
5-13-2021	

B-Dirt Construction LLC
Andrew Ranweller
218-820-5736
andrew@b-dirt.com

Halbach, Lawrence & Marya
15004 Lynndale Lane
Baxter, MN 56425

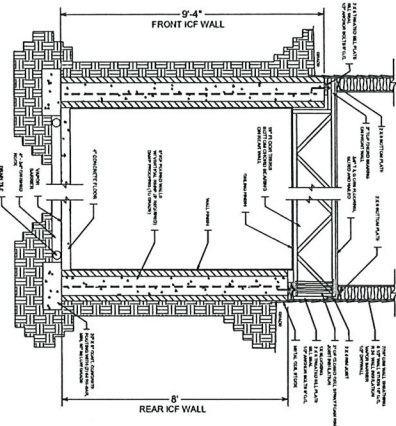
33591 Lake Street
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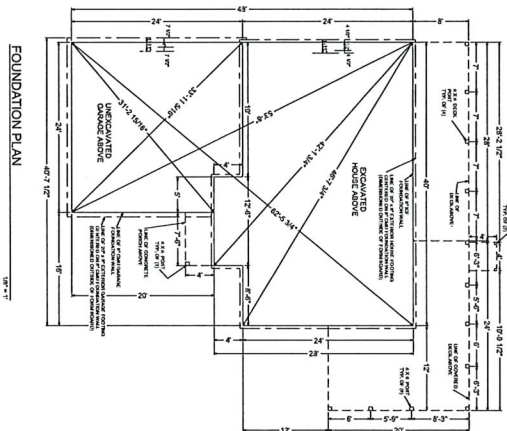
GARAGE FOUNDATION DETAIL

BLOCK, NON-INSULATED, 4" STUO WALL

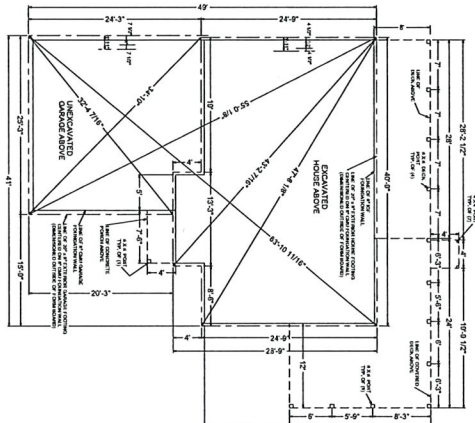
NO SCALE



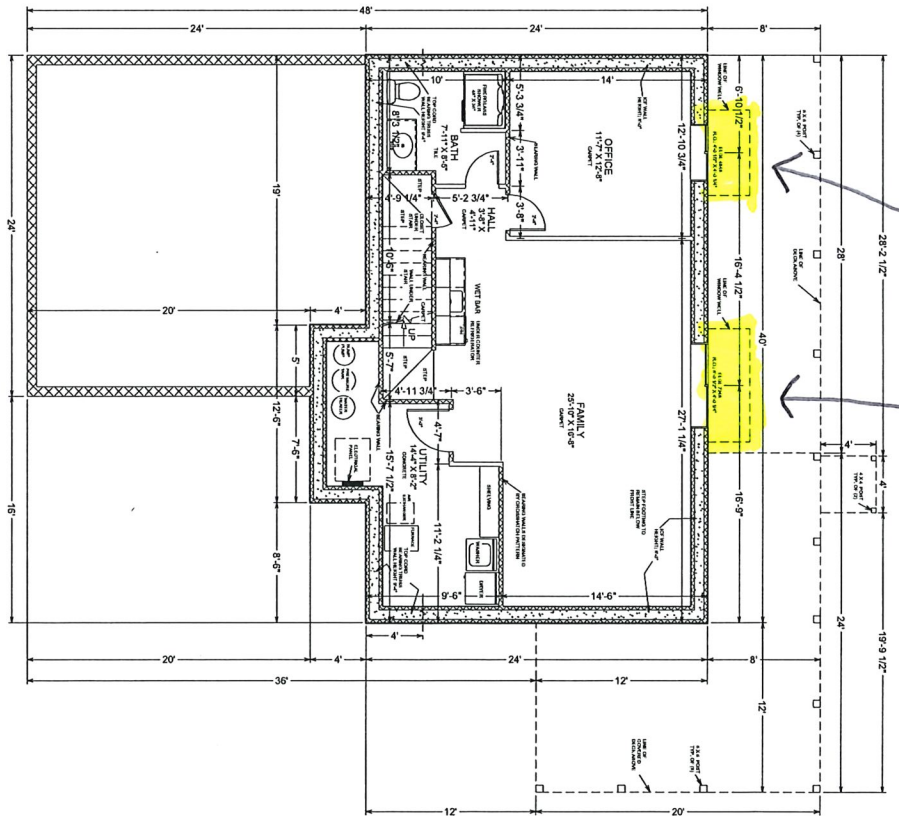
PERIMETER FOUNDATION DETAIL



FOUNDATION PLAN



FOOTING PLAN

[illegible]

BASEMENT AND FOUNDATION PLAN

Window wells

GENERAL NOTES:

[illegible]

DRAWINGS PROVIDED BY:

B-Dirt Construction LLC
Andrew Ranweiler
218-820-5736
andrew@b-dirt.com

PROJECT DESCRIPTION:

Halbach, Lawrence & Marya
15004 Lynndale Lane
Baxter, MN 56425

33591 Lake Street
Crosslake, MN 56442

B-DIAT

CLIENT

CLIENT

DATE _____

DATE _____

DATE _____



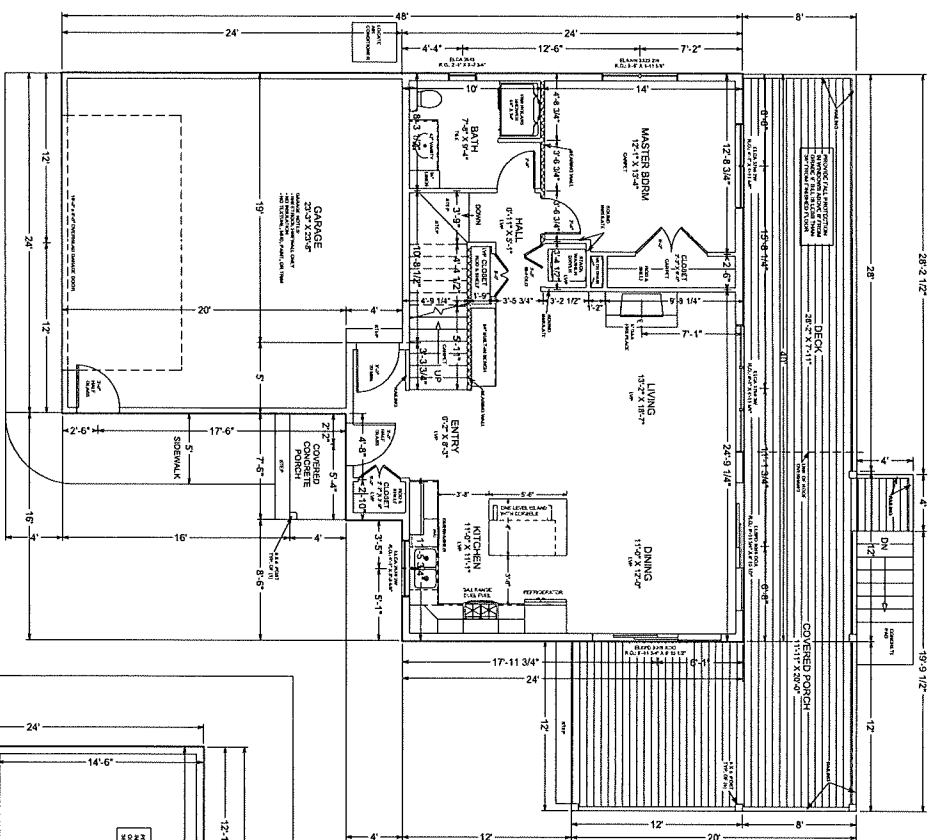
A-2

SHEET:

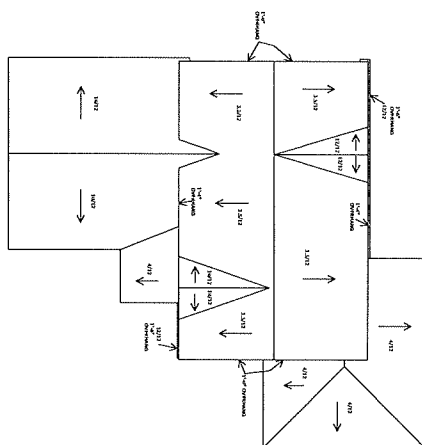
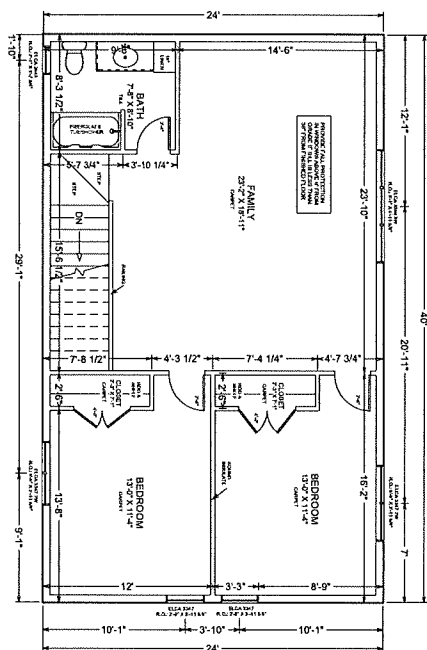
PLAN DATE:	
9-19-2019	5-14-2022
10-11-2019	6-15-2022
3-5-2021	6-21-2022
4-23-2021	
5-5-2021	
5-13-2021	



ANY INFORMATION, IDEAS, OR CONCEPTS IN THIS PLAN ARE THE PROPERTY OF B-DIRT CONSTRUCTION. THESE PLANS ARE NOT TO BE REPRODUCED IN ANY WAY, WITHOUT WRITTEN PERMISSION FROM B-DIRT CONSTRUCTION.

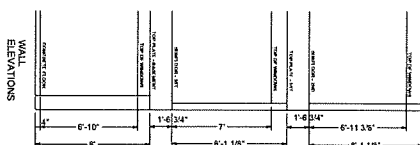


MAIN FLOOR PLAN	
BASEMENT	1,010 SQ. FT.
MAIN FLOOR	1,010 SQ. FT.
SECOND FLOOR	960 SQ. FT.
GARAGE	556 SQ. FT.
COVERED PORCH	216 SQ. FT.
TOTAL	2,980 SQ. FT.

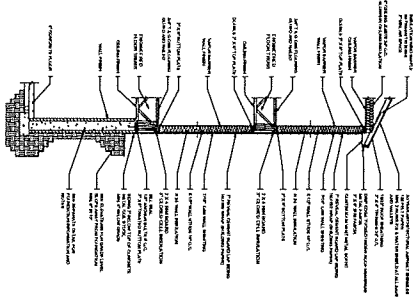


ROOF PLAN

ROOM 3001 USE
1. NO VEHICLE ACCESS, APPROX. 2000 HOURS, CLASS A
2. 1000 HOURS
3. 1000 HOURS
4. 1000 HOURS
5. 1000 HOURS
6. 1000 HOURS
7. 1000 HOURS
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100. 1000 HOURS



ELEVATIONS



**Typical 2 Story Section
With Basement**

GENERAL NOTES:

[illegible]

DRAWINGS PROVIDED BY:

B-Dirt Construction LLC
Andrew Ranweiler
218-820-5736
andrew@b-dirt.com

PROJECT DESCRIPTION:

Halbach, Lawrence & Marya
15004 Lynndale Lane
Baxter, MN 56425

33591 Lake Street
Crosslake, MN 56442

6-2137

CLIENT

McGraw-Hill

DATE _____

DATE _____

11



Barnhart
CONSTRUCTION LLC

A-3

SHEET:

PLAN DATE:

9-19-2019	5-14-2022
10-11-2019	6-15-2022

402302021	
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2020	
2021	

SHEET:

10

0

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[illegible]

Crow Wing County Trench/Pressure Bed Design

Property Owner: Lawrence & Marya Halbach

Date: 7/27/2021

Mailing Address: 15004 Lynndale Lane

City: Baxter

State: MN

Zip: 56425

Home Phone Number: B-Dirt

Cell:

Site Address: 33591 Lake Street

City: Crosslake

State: MN

Zip: 56442

Driving directions if no address issued:

Legal Description: Lot 7 Bowers' Point

Sec: 31

Twp: 137

Range: 27

Twp Name: Crosslake

Parcel Number: 14310676

Lake/ River: Crosslake

Lake/River Classification: GD

Flow Data

Number of Bedrooms: 3

Dwelling Classification: I

System Type: I

GPD: 450

Estimated Flow in Gallons per Day (GPD)			
Bedrooms	Class I	Class II	Class III
2	300	225	180
3	450	300	218
4	600	375	256
5	750	450	294
6	900	525	332
7	1050	600	370
8	1200	675	408

Wells

Deep Well: Proposed Deep

Shallow Well: Select One

Wells to be sealed (if applicable)?

Setbacks

Tank(s) to: Well +50

House 10

Property Line 5

Drainfield to: Well +50

House 15

Property Line 5

Sewer Line to well: <50

Air Test: Yes

Additional System Notes and Information: NEW CONSTRUCTION

SSTS will need multiple variances. Exact well location TBD.

Designer Name: Martin Joyce

License Number: 2129

Address:

City:

State:

Zip:

Home Phone Number:

Cell: 218-820-2621

E-Mail Address: joycem@brainerd.net

I hereby certify that I have completed this work in accordance with all applicable requirements.

Designer Signature: _____

Date: 7/27/2021

Crow Wing County Trench/Pressure Bed Design

Property Owner: Lawrence & Marya Halbach Date: 7/27/2021

Designer's Initials:

Tank Sizing

Insulate w/ 2" Foam

- A. Septic Tank Capacity: 2250 Gallons
Tank Type: 2 Compartments Filter: No
Garbage Disposal/Basement Lift Station: Disposal and Lift
- B. Pump Tank Capacity: Gallons (7080.2100)
a. Alarm Type: Select One

Septic Tank Capacity		
Bedrooms	Minimum	GD/BL
5 or less	1,500	2,250
6 or 7	2,000	3,000
8 or 9	2,500	3,750

Soils

- C. Depth to Restricting Layer: 7ft.
D. Native SSF: .83
(Perc. Rate [Optional] MPI)

****Enter GPD next to the type of system****

Rock Trenches

- E. 6 in. Trench Depth $GPD \times D = 0.0sq. ft.$ Cubic Yards of Rock: 0 yds³
F. 12 in. Trench Depth $GPD \times D \times .8 = 0.0sq. ft.$ Cubic Yards of Rock: 0 yds³
G. 18 in. Trench Depth $450 GPD \times D \times .66 = 246.51sq. ft.$ Cubic Yards of Rock: 18 yds³
H. 24 in. Trench Depth $GPD \times D \times .6 = 0.0sq. ft.$ Cubic Yards of Rock: 0 yds³
I. Divide (E-H) by Trench Width for lineal feet: $246.51 \div 3 = 82.17$

Chamber Trenches

- J. Brand: Dimensions of one chamber (L x W): ft. x ft.
K. 6-11 in. Chamber Depth $GPD \times D = 0.0sq. ft.$
L. 12 in. Chamber Depth $GPD \times D \times .8 = 0.0sq. ft.$
M. Select from (K-L) if installing Chamber Trenches: 0.0
N. Divide (M) by Trench Width for lineal feet: $0.0 \div 0 =$ Lineal Feet
O. Total Chambers Needed (**Round Up**): Chambers

Seepage Beds

- P. Seepage Bed $GPD \times D \times 1.5 = 0.0sq. ft.$
a. Bed Dimensions ft. x ft.
b. Cubic Yards of Rock $Bed Length \times Bed Width \times Rock Depth \div 27 = 0 yds^3$

Additional System Notes and Information:

Crow Wing County Trench/Pressure Bed Design

Property Owner: Lawrence & Marya Halbach Date: 7/27/2021

Designer's Initials:

Please record the depths of all horizons, redoximorphic features, restricting layers, and saturated soils. Include all chroma and hue values.

#1 Proposed Site

Depth (in.)	Texture	Color
0-4	Sandy Loam	10YR 3/2
4-18	Loamy Sand	10YR 4/4
18-54	Sand	10YR 5/4
54-84	Sand	10YR 6/4

#1 Alternate Site

Depth (in.)	Texture	Color

#2 Proposed Site

Depth (in.)	Texture	Color

#2 Alternate Site

Depth (in.)	Texture	Color

Soil Sizing Factors/Hydraulic Loading Rates							
Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	HLR
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.00	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.20	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Description of Soil Treatment Areas				
	Proposed Site		Alternate Site	
Disturbed Areas?	No			
Compacted Areas?	No			
Flooding Potential?	No			
Run on Potential?	No			
Limiting Layer Depth	Proposed #1 84"	Proposed #2	Alternate #1	Alternate #2
Slope % and Direction	1 to 2% ENE			
Landscape Position	Slight Shoulder slope			
Vegetation Types	Lawn			
Soil Texture	Sand			
Soil Sizing Factor	0.83		Select One	

Martin Joyce Septic Service, LLC

27604 County Road 3, Merrifield, MN 56465

Septic System Management Plan

Property Owner:	Lawrence & Marya Halbach	Phone:		Date:	7/27/2021
Mailing Address:	15004 Lynndale Lane	City:	Baxter	Zip:	56425
Site Address:	33591 Lake Street	City:	Crosslake	Zip:	56442

This management plan will identify the operation and maintenance activities necessary to ensure long-term performance of your septic system. Some of these activities must be performed by you, the homeowner. Other tasks must be performed by a licensed septic service provider.

System Designer: check every _____ months
Local Government: check every _____ months
State Requirement: check every 36 months

My system needs to be checked
every 36 months

Homeowner Management Tasks (performed monthly unless otherwise stated)

Leaks - Check (look,listen) for leaks in toilets and dripping faucets. Repair leaks promptly

Surfacing sewage - Regularly check for wet or spongy soil around your soil treatment area.

Effluent filter - Inspect and clean twice a year or more

Alarms - Alarm signal when there is a problem: contact Service Provider any time an alarm signals

Event counter or water meter - Monitor your average daily water use (if it applies)

Professional Management Tasks

Check and clean the in-tank effluent filter

Check the sludge/scum layer levels in all septic tanks

Recommend if tank should be pumped

Pump all compartments of septic tank at least every 36 months

Check inlet and outlet baffles

Clean drainfield laterals (if it applies)

Check the drain field effluent levels in the rock layer

Check the pump and alarm system functions (if it applies)

Check wiring for corrosion and function (if it applies)

Check dissolved oxygen and effluent temperature in tank

Provide home owner with list of results and any action to be taken

Replacement system for this residence, a secondary site has not been identified.

" I understand it is my responsibility to properly operate and maintain the sewage treatment system on this property, utilizing the Management Plan. If requirements in this Management Plan are not met, I will promptly notify the permitting authority and take necessary corrective actions. If I have a new system, I agree to adequately protect the reserve area for future use as a soil treatment system."

Property Owner Signature:		Date:	
Designer Signature:		Date:	
Permitting Authority Signature:		Date:	

Map Unit Description (MN)

Crow Wing County, Minnesota

[Data apply to the entire extent of the map unit within the survey area. Map unit and soil properties for a specific parcel of land may vary somewhat and should be determined by onsite investigation]

D49B--Graycalm loamy sand, 2 to 8 percent slopes

Graycalm

Extent: 85 to 95 percent of the unit

Landform(s): rises on outwash plains

Slope gradient: 2 to 8 percent

Parent material: outwash

Restrictive feature(s): greater than 60 inches

Flooding: none

Ponding: none

Drainage class: somewhat excessively drained

Soil loss tolerance (T factor): 5

Wind erodibility group (WEG): 2

Wind erodibility index (WEI): 134

Kw factor (surface layer): .15

Land capability, nonirrigated: 4s

Hydric soil: no

Hydrologic group: A

Potential for frost action: low

Representative soil profile:

		Texture	Permeability	Available water capacity	pH
A	0 to 4 in	Loamy sand	rapid	0.35 to 0.43 in	4.5 to 5.5
Bw1	4 to 20 in	Loamy sand	rapid	1.29 to 1.61 in	5.0 to 6.0
Bw2	20 to 31 in	Sand	rapid	0.44 to 0.66 in	5.0 to 6.0
E and Bt	31 to 79 in	Sand	rapid	2.38 to 3.81 in	5.5 to 6.5

This report provides a semitabular listing of some soil and site properties and interpretations that are valuable in communicating the concept of a map unit. The report also provides easy access to the commonly used conservation planning information in one place. The major soil components in each map unit are displayed. Minor components may be displayed if they are included in the database and are selected at the time the report is generated.



Martin Joyce Septic Service, LLC
Septic Design, Inspection, and Repair
27604 Cty. Rd. 3 ~ Merrifield, MN 56465
Cell (218) 820-2621

July 27, 2021

Proposed Halbach Septic Design
PIN 14310676
33591 Lake St
Crosslake, MN 56442

Area is limited. Soils are sandy.
House will be 3 bedrooms with a basement lift.
Existing well to be sealed. Existing neighbor wells have no impact on the site.
Proposed well location TBD by builder.

Setback reductions that are needed for the proposed SSTS variance.
Property line and ROW setback of 5' instead of 10' for the SSTS.
House setback of 15' instead of 20' for the drainfield.
Lake setback of 55' instead of 75' for the SSTS.

If you have any questions, please call 218-820-2621.

Sincerely,

Martin Joyce
Martin Joyce Septic Service, LLC

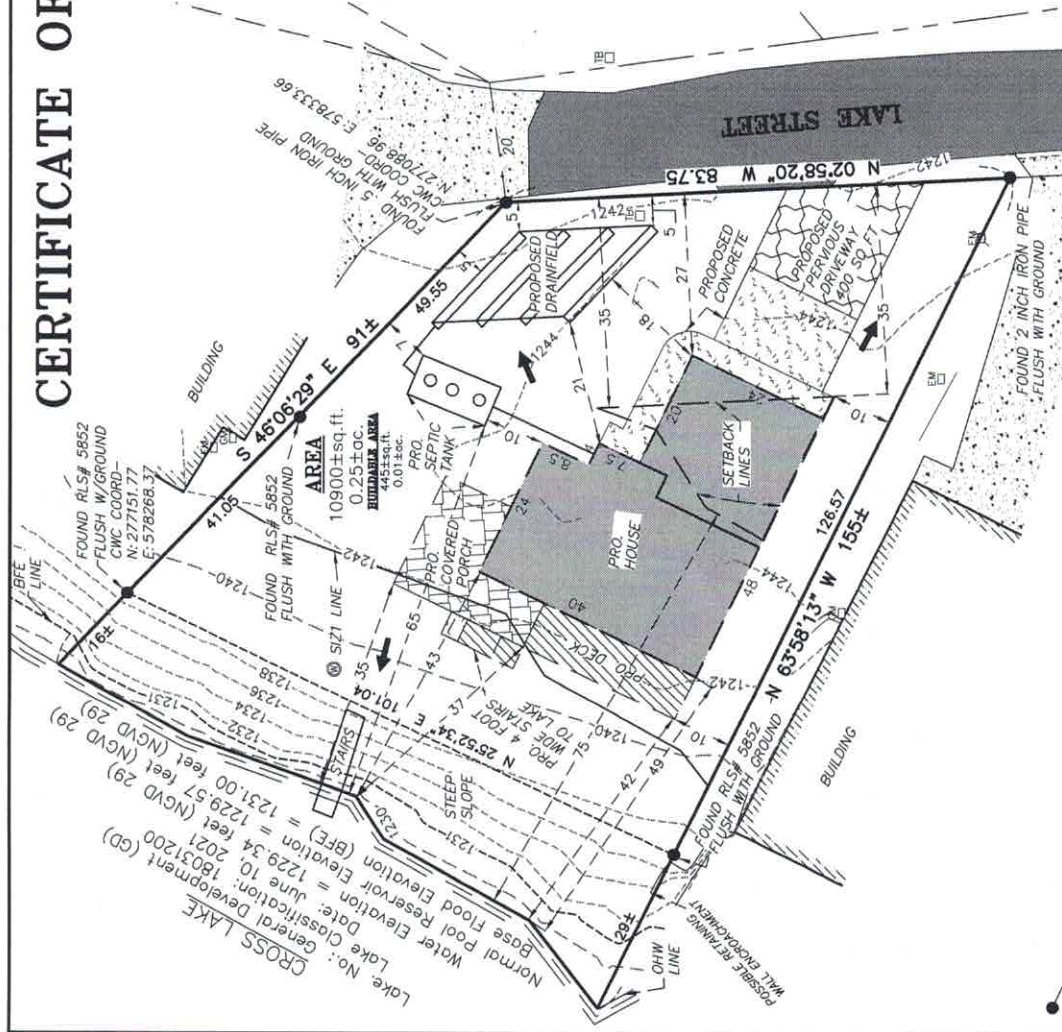
CERTIFICATE OF SURVEY

DESCRIPTION - (Parcel No.: 14310676)

Lot 7, BOWER'S POINT, according to the recorded plat thereof, Crow Wing County, Minnesota.

SURVEYOR'S NOTES:

1. Bearing Orientation: The south line of Lot 7, BOWER'S POINT, is assumed to have a bearing of North 63 degrees 58 minutes 13 seconds West.
2. The field survey was completed on 6/10/2021.
3. Arco Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. It was verified that there are no wetlands present on the site by Mitch Brinks, Certified Wetland Delineator, #1007, on June 28, 2021.
5. The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
6. Property Zoning: Shoreland District
7. Setback Requirements: OHW (GD) = 75 feet R-O-W Line = 35 feet Property Line = 10 feet
8. Lake Street is variable in width in front of subject property.
9. There are no bluffs on subject property.
10. Benchmark: Top of well casing: elevation = 1240.28 (NGVD 29)
11. An area of 61 sq ft of the covered porch on the lakeside falls within SIZ1.



LEGEND

- DENOTES FOUND SURVEY MONUMENT
- DENOTES WELL
- ⊙ DENOTES SEPTIC MANHOLE
- ⊕ DENOTES SEPTIC CLEANOUT
- ⊖ DENOTES GAS METER
- ⊗ DENOTES TELEPHONE PEDESTAL
- ⊘ DENOTES ELECTRIC METER
- ⊙ DENOTES UTILITY POLE
- ⊖ DENOTES 2 FOOT CONTOURS (NGVD29)
- ⊗ DENOTES PROPOSED PERVIOUS SURFACE
- ⊘ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES PROPOSED CONCRETE SURFACE
- ⊖ DENOTES PROPOSED COVERED PORCH
- ⊗ DENOTES PROPOSED DECK

GRAPHIC SCALE



IMPERVIOUS SURFACE:

PROPOSED
Parcel Area = 10900 sq ft
House = 1010 sq ft
Garage = 556 sq ft
Covered Porch = 336 sq ft
Concrete Surface = 501 sq ft
Total Impervious Surface = 2320 sq ft
2320/10900 = 0.220
Proposed Impervious Surface = 22.0%

BOUNDARY SURVEY

Lot 7, BOWER'S POINT,
Crow Wing County, Minnesota

CLIENT:

B-Dirt Construction LLC.
Property Address:
33591 Lake Street
Crosslake MN, 56442

NO.	DATE	BY	REVISION DESCRIPTION

DRAWN BY: JAS. CHECKED BY: JEL.

APPROVED BY: JAS. JOB NUMBER: 21-1038



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.

Dated this 24th day of August, 2021

By: *Jared A. Spauld*
Jared A. Spauld, Minnesota License No. 59285

CERTIFICATE

Proposed Septic Tank

2450 Gal Compst (7'x14')

Proposed Trench

4-21' Each

w/ 18" Rock

BUILDING

barage

FOUND 0.5 INCH
RLS# 5852
— FLUSH W/GROUND
CWC COORD—
N: 277151.77
E: 578268.37

FOUND .5' INCH
RLS# 5852
FLUSH WITH
GROUND

FOUND 5 INCH IRON PIPE
- FLUSH WITH GROUND -
CWC COORD -
1:277086-06 E

LAKE STREET

Proposed
Well?

LOWEST FLOOR
ELEV=1239.4
DATUM: NGVD29

BUILDING HEIGHT
= 17 FEET

PAVER TO
BE REMOVED

~~Existing Holding Tanks~~

FOUND 2 INCH IRON PIPE
FLUSH WITH GROUND —

EEL

21-103B

DESCRIPTION

CLIENT:

B-Dirt Construction LLC.

Property Address:

33591 Lake Street
Crosslake MN, 56442

BOUNDARY SU

Lot 7, BOWER'S P
Crow Wing County, M

Ma Jey 62129
814/121

9 of 9



Variance Application
Planning and Zoning Department
13888 Daggett Bay Road, Crosslake, MN 56442
218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: 96543

Permit Number: 210169✓

Property Owner(s): Lawrence and Marya Halbach

Mailing Address: 15004 Lyndale Lane, Baxter, MN 56425

Site Address: 33591 Lake St, Crosslake, MN 56442

Phone Number: 218-821-4104

E-Mail Address: larryhalbach@gmail.com, maryahalbach@gmail.com

Parcel Number(s): 14310676

Legal Description: Lot 7 Bowers' Point

Sec 31 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: Cross

Do you own land adjacent to this parcel(s)? ____ Yes X No

If yes list Parcel Number(s) _____

Authorized Agent: B-Dirt Construction LLC

Agent Address: 4706 Wilderness Ct, Brainerd, MN 56401

Agent Phone Number: 218-820-5736

Variances

(Check applicable requests)

- ☒ Lake/River Setback
- ☒ Road Right-of-Way Setback
average + Septic
- ☐ Bluff Setback
- ☒ Side Yard Setback
septic only
- ☐ Wetland Setback
- ☒ Septic Tank Setback
- ☒ Septic Drainfield Setback
- ☐ Impervious Coverage
- ☐ Accessory Structure
- ☐ Building Height
- ☐ Patio Size
- ☐ _____
- ☐ _____

Signature of Property Owner(s) Lawrence Halbach / Marya Halbach

Date 25 Jun 2021

Signature of Authorized Agent(s) [Signature]

Date Aug 4, 21

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake"
- No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval. Approval or denial of applications is determined by the Planning Commission/Board of Adjustment at a public meeting as per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:

Application accepted by [Signature] Date 8/6/21 Land Use District 9D

Lake Class GD Septic: Compliance _____ SSTS Design on file Installation _____



Practical Difficulty Statement

Pursuant to City of Crosslake Ordinance Article 8 – Variances may be granted when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty”.

Please answer the following questions regarding the “practical difficulty” for your variance request.

1. Is the Variance request in harmony with the purposed and intent of the Ordinance?

Yes ☒ No ☐

Why: The city ordinance allows for homeowner's to develop their property. This parcel was created prior to zoning regulations and the current structure is existing

Defer to the Planning Commission/Board of Adjustment

non-conforming.

2. Is the Variance consistent with the Comprehensive Plan?

Yes ☒ No ☐

Why: This is a residential lot for single family use and we are reconstruction a residential house for residential use.

Defer to the Planning Commission/Board of Adjustment

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes ☒ No ☐

Why: There are similar structures and land uses in the neighborhood with similar set backs. Minimal increase in footprint request.

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes ☒ No ☐

Why: There are similar structures and land uses in the neighborhood with similar setbacks. It is an existing lot of record.

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes ☒ No ☐

Why: The existing house on the property was built before the land ordinances were in effect. The lot was originally surveyed in 1948, before land ordinances were in effect. In result, this lot is too small for proposed construction with current ordinance in place for new construction.

6. Does the need for a Variance involve more than economic considerations?

Yes ☒ No ☐

Why: The implementation of the stormwater management plan will help protect the water quality of Cross Lake.



City of Crosslake Planning Commission/Board of Adjustment

FINDINGS OF FACT

SUPPORTING / DENYING A VARIANCE REQUEST

A Variance may be granted by the Planning Commission/Board of Adjustment when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty” according to Minnesota Statute Chapter 462. The Planning Commission/Board of Adjustment should weigh each of the following questions to determine if the applicant has established that there are “practical difficulties” in complying with regulations and standards set forth in the Land Use Ordinance.

1. Is the Variance request in harmony with the purposes and intent of the Ordinance?

Yes No

Why:

2. Is the Variance consistent with the Comprehensive Plan?

Yes No

Why:

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes No

Why:

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes No

Why:

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes No

Why?

6. Does the need for a Variance involve more than economic considerations?

Yes No

Why: