

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

August 26, 2022

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Robert Herje

Authorized Agent: Kevin McCormick

Site Location: 34448 Duck Lane, Crosslake, MN 56442

Request a Conditional Use Permit (CUP):

- Accessory structure requires a CUP for greater than 2500 square feet; Proposing a 3352.5 square foot structure

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: Robert Herje

Parcel Number(s): 14300737

Application Submitted: August 4, 2022

Action Deadline: October 2, 2022

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: Kevin McCormick

Conditional Use Permit (CUP) for:

- Accessory structure requires a CUP for greater than 2500 square feet; Proposing a 3,352.5 square foot structure upon approval of a variance size increase

Current Zoning: Shoreland District

Adjacent Land Use/Zoning:

North – Shoreland District

South – Shoreland District

East – Shoreland District

West – Shoreland District

Existing Impervious Coverage:

8.4%

Proposed Impervious Coverage:

5.8%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 6-1-2022

Parcel History:

- October 1997 – Dwelling with an attached garage and decks
- April 1998 – Septic Certificate of Installation
- July 2022 – Denied variance for an accessory structure size increase of 3,352.5 sf where 1,200 sf is allowed

City Ordinance:

Accessory structures with a footprint greater than 2500 sq ft shall require a Conditional Use Permit (Article 36, Sec. 26-960)

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comment received before packet cutoff date

City Engineer: N/A

Lake Association: No comment received before packet cutoff date

Crosslake Public Works: No comment received before packet cutoff date

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comment received before packet cutoff date

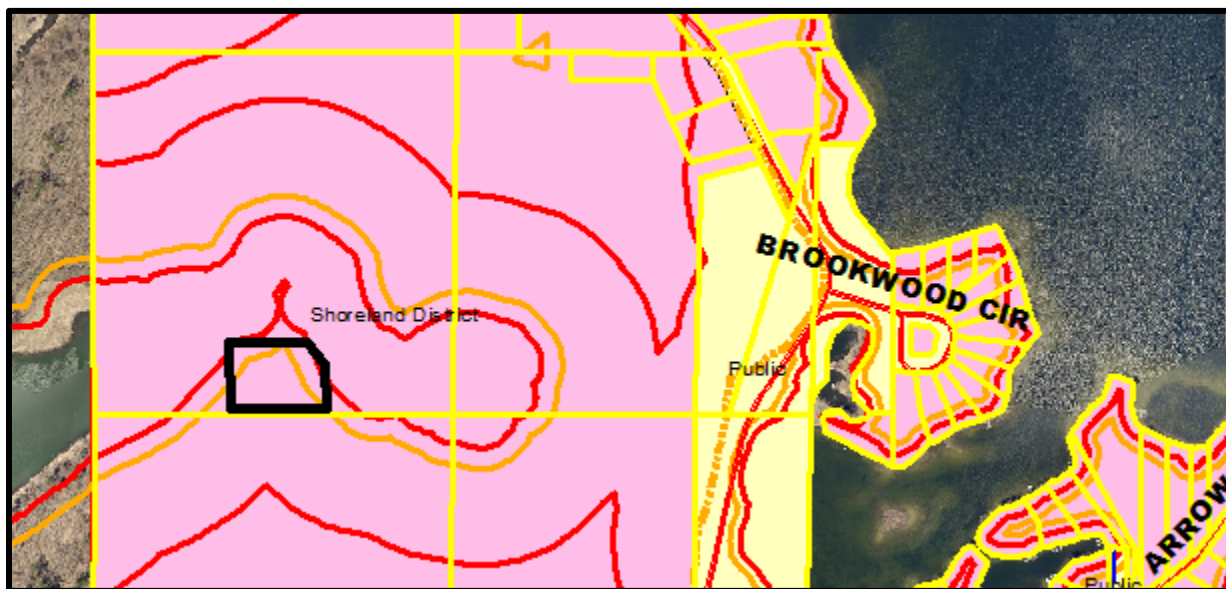
POSSIBLE MOTION:

To approve/table/deny the Conditional Use Permit for an accessory structure proposing to be 3,352.5 square feet which requires a CUP for greater than 2500 square feet; involving approximately 4.03 acres located at 34448 Duck Lane, City of Crosslake

POSSIBLE CONDITIONS:

1. None – this is on a residential parcel and to be used for personal use.

As shown on the certificate of survey dated 8-4-2022



ARTICLE 36 - Accessory Structure Standards

Sec 26-960 Accessory Structures—Residential Districts

- (1) On lots 2 acres in size or less, each residential accessory structures must meet the following requirements:

STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Up to 1200 square feet in size	35	10	75	100	100	150	150	30	15	24	12

- (2) On Lots greater than 2 acres and less than 4 acres in size, residential accessory structures shall meet the following requirements:

STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Up to 2500 square feet in size	35	10	75	100	100	150	150	30	15	24	12

- (3) On Lots greater than 4 acres in size, each residential accessory structure must meet the following requirements:

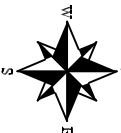
STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Maximum impervious limit of 25% for the lot shall not be exceeded	35	10	75	100	100	150	150	30	15	24	16

- (4) A permit shall not be required for up to two accessory structures totaling no more than 160 square feet.
- (5) No accessory structure shall be used for human habitation except to allow for a permitted auxiliary quarter as listed in Section 26-314.
- (6) All setback and building height requirements shall be met.
- (7) Construction complies with all provisions of Articles 20 and 21 of this Chapter.
- (8) Semi-trailers, railroad cars, manufactured houses, or similar structures shall not be used for storage.
- (9) Accessory Structures with a footprint greater than 2500 sq ft shall require a Conditional Use Permit

3352.5 proposed

Secs 26-961—26-994 Reserved

Called Rob 7/20/22 will be submitting app & \$
For CUP to be on same agenda



Legend

- Set $\frac{5}{8}$ " Rebar Cap Number 15294
- Found Survey Monument
- ⊗ Well
- Ⓢ Sanitary Tank
- ⌚ Electrical Transformer
- ▨ Gravel Drive
- Concrete Surface
- Structure Setback Lines Typical
- ~ Flow Arrow
- X Spot Elevation

Existing Impervious Surface Calculations

Existing Lot Area	81,173 Sq. Ft. +/-	1.86 Acres +/-
Existing Buildable Area	81,173 Sq. Ft. +/-	

Existing Home	2,529 Sq. Ft. +/-
Shed	97 Sq. Ft. +/-
Existing Concrete	1,039 Sq. Ft. +/-
Existing Deck	348 Sq. Ft. +/-
Existing Gravel Drive	2,862 Sq. Ft. +/-
Total Impervious Surface	6,875 Sq. Ft. +/-

Total Impervious Surface 6,875 Sq. Ft. +/- = 8.4%
Existing Lot Area 81,173 Sq. Ft. +/-

Certificate of Survey
Part of the NW $\frac{1}{4}$ - NW $\frac{1}{4}$
Part of Section 30 Township 137 Range 27
Crow Wing County, Minnesota

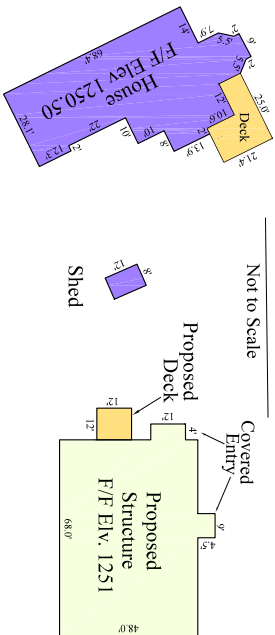
Proposed Impervious Surface Calculations

Proposed Lot Area	175,674.26 Sq. Ft. +/-	4.03 Acres +/-
Proposed Buildable Area	111,252.2 +/-	2.55 Acres +/-

Existing Home	2,529 Sq. Ft. +/-
Shed	97 Sq. Ft. +/-
Existing Concrete	1,039 Sq. Ft. +/-
Existing Deck	348 Sq. Ft. +/-
Existing Gravel Drive	2,862 Sq. Ft. +/-
Proposed Structure	3,352.5 Sq. Ft. +/-
Proposed Deck	144 Sq. Ft. +/-
Total Impervious Surface	10,283 Sq. Ft. +/-

Total Impervious Surface 10,283 Sq. Ft. +/- = 5.8 %
Existing Lot Area 175,674.26 Sq. Ft. +/-

House Details



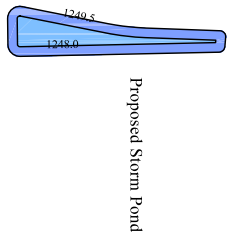
Property Owners: Robert & Laurie Herje
Property Address: 34448 Duck Lane
Property ID No. 14300737

Surveyors Notes:

- The property contains bluffs as indicated on the survey
- Natural Environment setback of 150' is more restrictive than the 30' top of bluff setback
- No OHW has been established by the MN DNR.
For purposes of this survey an elevation of 1216 has been used to determine the structure setback from Henry Lake
- d) FEMA Flood Elevation is "Zone X areas of minimal flooding
- e) Two foot contours provided by Crow Wing County Lidar
- f) Topographic contours adjusted to 1929 Datum
Site Benchmark top of 5/8 " rebar northeasterly boundary corner elevation 125.64 NGVD 1929 datum

Storm Water Calculations
(Impervious Surface Area) 6,875 x 0.80 (coefficient) x 0.523 (6.28 " 24 hr 100 yr event) = 2,876.5 Cubic Ft. Storage Required

Top Elevation 1249.5 - Surface Area 2,931 sq. ft.
Bottom Elevation 1248 - Surface Area 445 sq. ft.
Total Surface area $\frac{3,376}{2}$ x 2 = 3,376 cu. ft. Provided



Project boundary and surrounding properties are currently zoned "Shoreland District"

Sideline structure setbacks 10'
Lakeshore setback 150' from Natural Environmental Lake 150'

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE
THE SOUTH LINE OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ TO HAVE AN ASSUMED
BEARING OF NORTH 87 DEGREES 40 MINUTES 48 SECONDS EAST

Deed of Record Document No.0557455

That part of the Northwest Quarter of the Northwest Quarter, Section 30, Township 137 North, Range 27 West, Crow Wing County, Minnesota, described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 02 degrees 08 minutes 54 seconds East; assumed bearing, along the West line of said Northwest Quarter of the Northwest Quarter a distance of 1299.02 feet; thence North 87 degrees 40 minutes 48 seconds East 500.00 feet to the point of beginning of the tract to be herein described; thence North 87 degrees 40 minutes 48 seconds East 350.00 feet; thence North 02 degrees 08 minutes 54 seconds West 161.64 feet; thence North 44 degrees 51 minutes 56 seconds West 106.36 feet; thence South 87 degrees 40 minutes 48 seconds West 277.85 feet, more or less, to the intersection with a line bearing North 02 degrees 08 minutes 54 seconds West from the point of beginning; thence South 02 degrees 08 minutes 54 seconds East 240.00 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

And

A 20.0 foot wide easement for ingress, egress and utility purposes over, under and across that part of the Southwest Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northwest Quarter, Section 30, To hip 137 North, Range 27 West, Crow Wing County, Minnesota, the centerline the center line described as follows:

Commencing at the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence South 87 degrees 40 minutes 48 seconds West 466.29 feet to the point of beginning of the centerline to be herein described; thence Northeasterly 93.24 feet along a non-tangential curve concave to the Southeast having a radius 103.23 feet, a central angle of 51 degrees 45 minutes 17 seconds, a chord bearing of North 67 degrees 44 minutes 30 seconds East for a chord distance of 90.11 feet; thence South 86 degrees 22 minutes 52 seconds East tangent to said last described curve 31.15 feet; thence Northeasterly and Northerly 191.39 feet along a tangential curve concave to the Northwest having a radius of 85.85 feet and a central angle 127 degrees 44 minutes 21 seconds; thence North 34 degrees 07 minutes 13 seconds West tangent to said last described curve 62.15 feet; thence Northerly 154.32 feet along a tangential curve concave to the Northeast having a radius of 237.23 feet and a central angle of 37 degrees 09 minutes 04 seconds East tangent to last described curve 35.33 feet; thence Northeasterly 69.26 feet along a tangential curve concave to the Southwest having a radius of 70.52 feet and a central angle of 56 degrees 16 minutes 18 seconds; thence North 53 degrees 07 minutes 14 seconds West tangent to said last described curve 32.75 feet; thence Northerly 190.68 feet along a tangential curve concave to the East having a radius of 100.60 feet and a central angle of 108 degrees 56 minutes 01 seconds; thence North 55 degrees 28 minutes 47 seconds East tangent to last described curve 5.00 feet; thence Northeasterly 68.24 feet along a tangential curve concave to the Northwest having a radius 78.89 feet and a central angle of 49 degrees 33 minutes 33 seconds; thence North 05 degrees 55 minutes 14 seconds East tangent to said last described curve 98.57 feet; thence Northeasterly 72.50 feet along a curve concave to the Southwest having a radius 68.97 feet and a central angle of 60 degrees 13 minutes 15 seconds; thence North 54 degrees 18 minutes 01 seconds West tangent to said last described curve 102.34 feet; thence North 48 degrees 23 minutes 00 seconds West 200.96 feet; thence North 43 degrees 34 minutes 18 seconds West 49.73 feet; thence Northeasterly 161.78 feet along a tangential curve concave to the East having a radius 94.11 feet and a central angle of 98 degrees 29 minutes 25 seconds; thence North 54 degrees 55 minutes 08 seconds East tangent to last described curve 80.74 feet; thence North 13 degrees 50 minutes 21 seconds East 162.84 feet and said centerline there terminating.

Proposed Legal

That part of the Northwest Quarter of the Northwest Quarter, and the Southwest Quarter of the Northwest Quarter Section 30, Township 137 North, Range 27 West, Crow Wing County, Minnesota, described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 02 degrees 08 minutes 54 seconds East; assumed bearing, along the West line of said Northwest Quarter of the Northwest Quarter a distance of 1299.02 feet; thence North 87 degrees 40 minutes 48 seconds East 500.00 feet to the point of beginning of the tract to be herein described; thence North 02 degrees 08 minutes 54 seconds West 240.00 feet; thence North 87 degrees 49 minutes 48 seconds East 277.85 feet; thence South 44 degrees 51 minutes 56 seconds East 106.36 feet; thence South 02 degrees 431.64 feet; thence South 87 degrees 40 minutes 48 seconds East 350.00 feet; thence North 02 degrees 08 minutes 54 seconds 270.00 feet, to the point of beginning.

Said Tract contains 4.03 acres.

Subject to easements, restrictions and reservations of record.

And

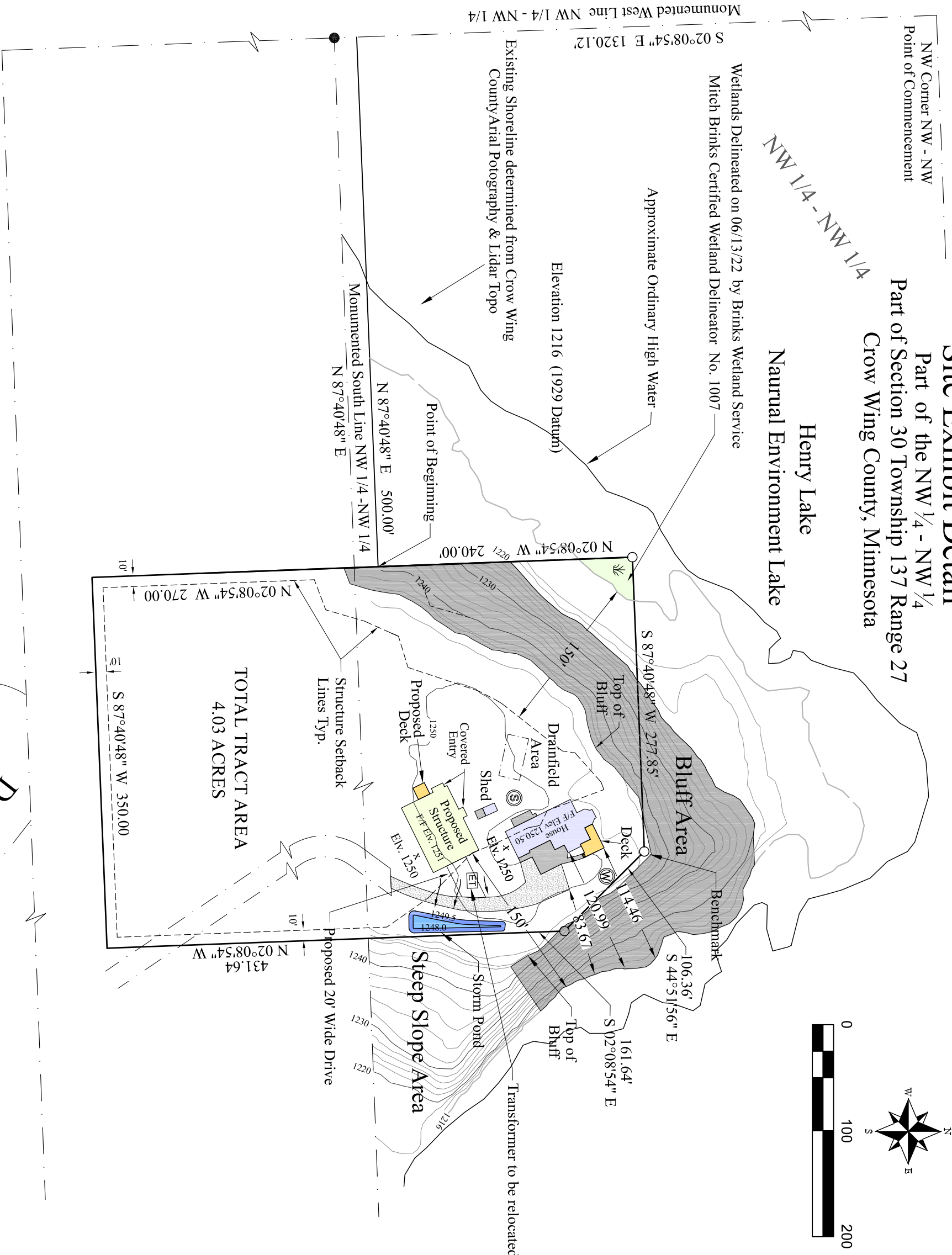
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Site Exhibit Detail

Part of the NW 1/4 - NW 1/4
Part of Section 30 Township 137 Range 27
Crow Wing County, Minnesota

Henry Lake
Naurual Environment Lake



Impervious Surface Calculations

Existing Lot Area 81,173 Sq. Ft. +/-	1.86 Acres +/-
Existing Buildable Area 81,173 Sq. Ft. +/-	
Existing Home	2,529 Sq. Ft. +/-
Shed	97 Sq. Ft. +/-
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Existing Gravel Drive	2,862 Sq. Ft. +/-
Total Impervious Surface	6,875 Sq. Ft. +/-

Total Impervious Surface $\frac{6,875 \text{ Sq. Ft. +/-}}{81,173 \text{ Sq. Ft. +/-}} = 8.4\%$

Proposed Impervious Surface Calculations

Proposed Lot Area 175,674.26 Sq. Ft. +/-	4.03 Acres +/-
Proposed Buildable Area 111,252.2 +/-	2.55 Acres +/-
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Proposed Structure	3,352.5 Sq. Ft. +/-
Proposed Deck	144 Sq. Ft. +/-
Total Impervious Surface	10,283 Sq. Ft. +/-

Total Impervious Surface $\frac{10,283 \text{ Sq. Ft. +/-}}{175,674.26 \text{ Sq. Ft. +/-}} = 5.8\%$

Legend

- Set $\frac{5}{8}$ " Rebar Cap Number 15294
- Found Survey Monument
- Ⓜ Well
- Ⓢ Sanitary Tank
- Ⓢ Electrical Transformer
- Gravel Drive
- Concrete Surface
- Structure Setback Lines Typical
- Flow Arrow
- X Spot Elevation

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE
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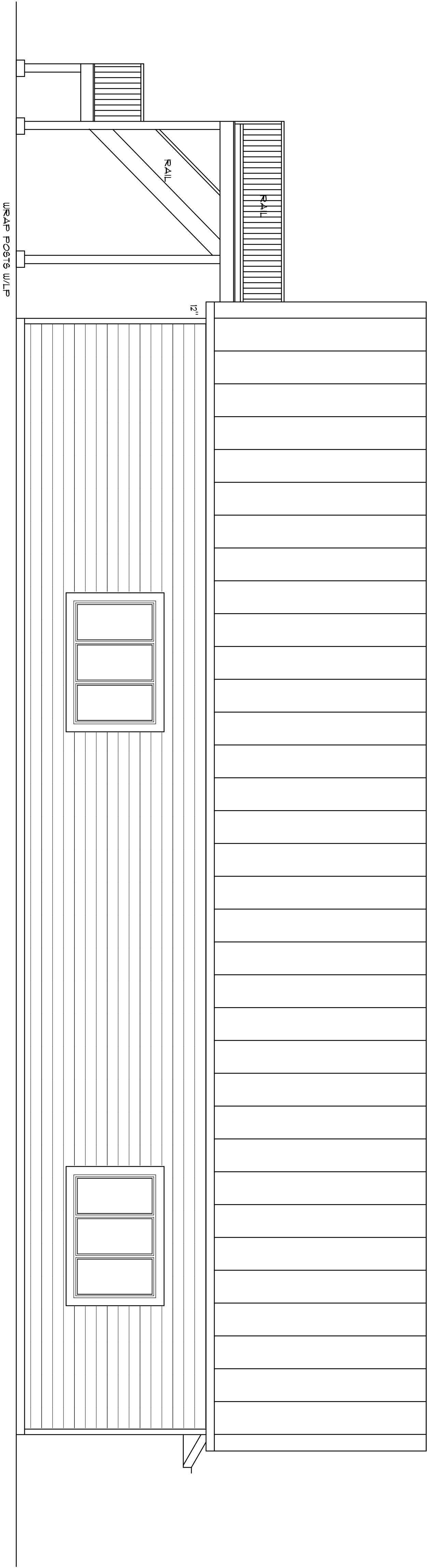
Property Owners: Robert
Property Address: 34448 Duck Lane
Property ID No. 14300737

Revised 08-04-2022 Building Setback - Impervious Surface

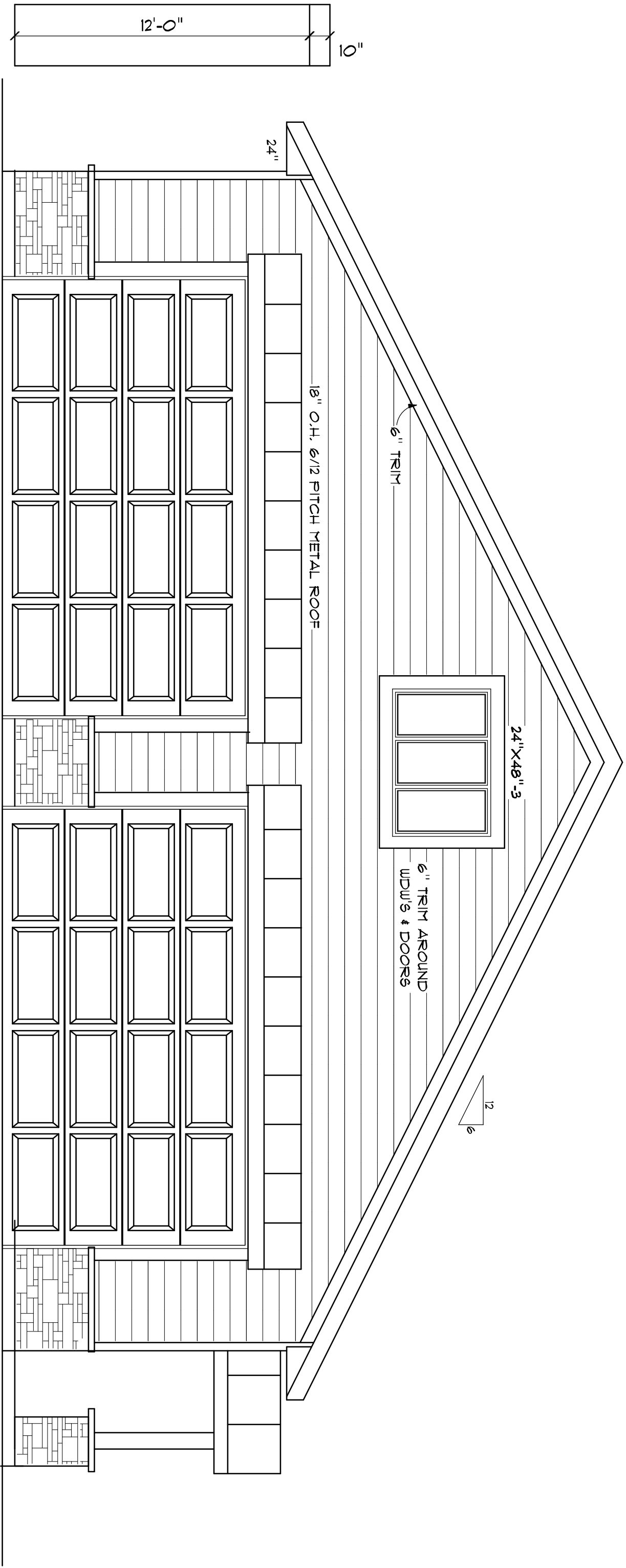
Land Design Solutions
Complete Land Survey Solutions
11821 Lake Trail, Crosslake, Minnesota 56442
218.820.0854
landdesignsolutions.co

Signature: *[Signature]*
I hereby certify that this survey was completed by me, or
under my direct supervision and that I am a duly licensed
Land Surveyor of the State of Minnesota.

Certificate of Survey
Survey Prepared for: Robert & Laurie Herge
DATE: 06/12/2022 SCALE: 1" = 200' PROJECT NO. 22-020



LEFT 1/4" = 1'-0"

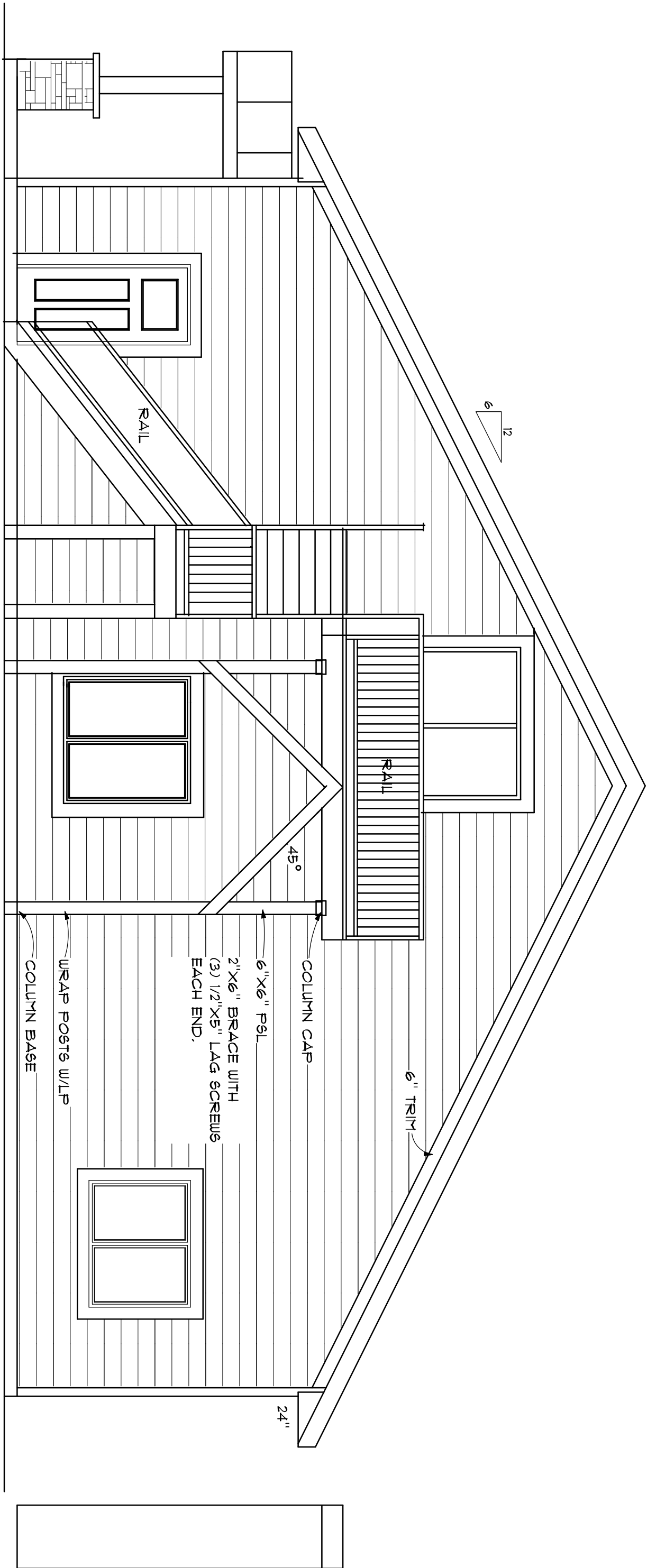


FRONT 1/4" = 1'-0"

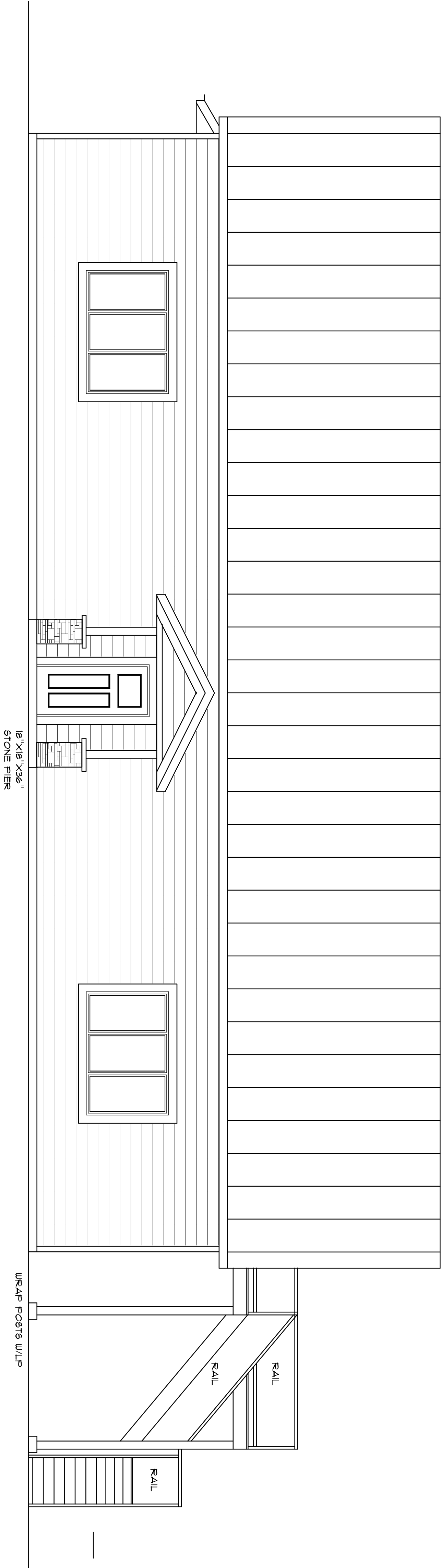
OUTSIDE CORNER 6, 4"X4" CEDAR CUT AND INSTALLED IN A SIMILAR WAY AS THE EXISTING HOME.

ROBB HERJE

HALLQUIST DESIGN INC. OR ITS EMPLOYEES ASSUME NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. THE BUILDER, OWNER OR PERSON(S) USING THIS PLAN MUST VERIFY AND CHECK THE ENTIRE PLAN PRIOR TO PART OF CONSTRUCTION AND BE RESPONSIBLE FOR CAME NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE BUILDER SHALL VERIFY WITH APPLICABLE CODES. IN NO EVENT SHALL HALLQUIST DESIGN INC. OR ITS EMPLOYEES BE RESPONSIBLE FOR ANY DAMAGES WHATSOEVER. THESE PLANS EXPIRE THREE YEARS FROM THE ISSUE DATE UNLESS, HOWEVER, THE BUILDER OR OWNER REQUESTS A REVISION. THE BUILDER'S FINAL SELECTIONS OF PRODUCT/MATERIALS SHALL BE BY THE BUILDER/OWNER. BUILDER/OWNER SHALL VERIFY THE BUILDING SITES SOIL PROPERTIES.

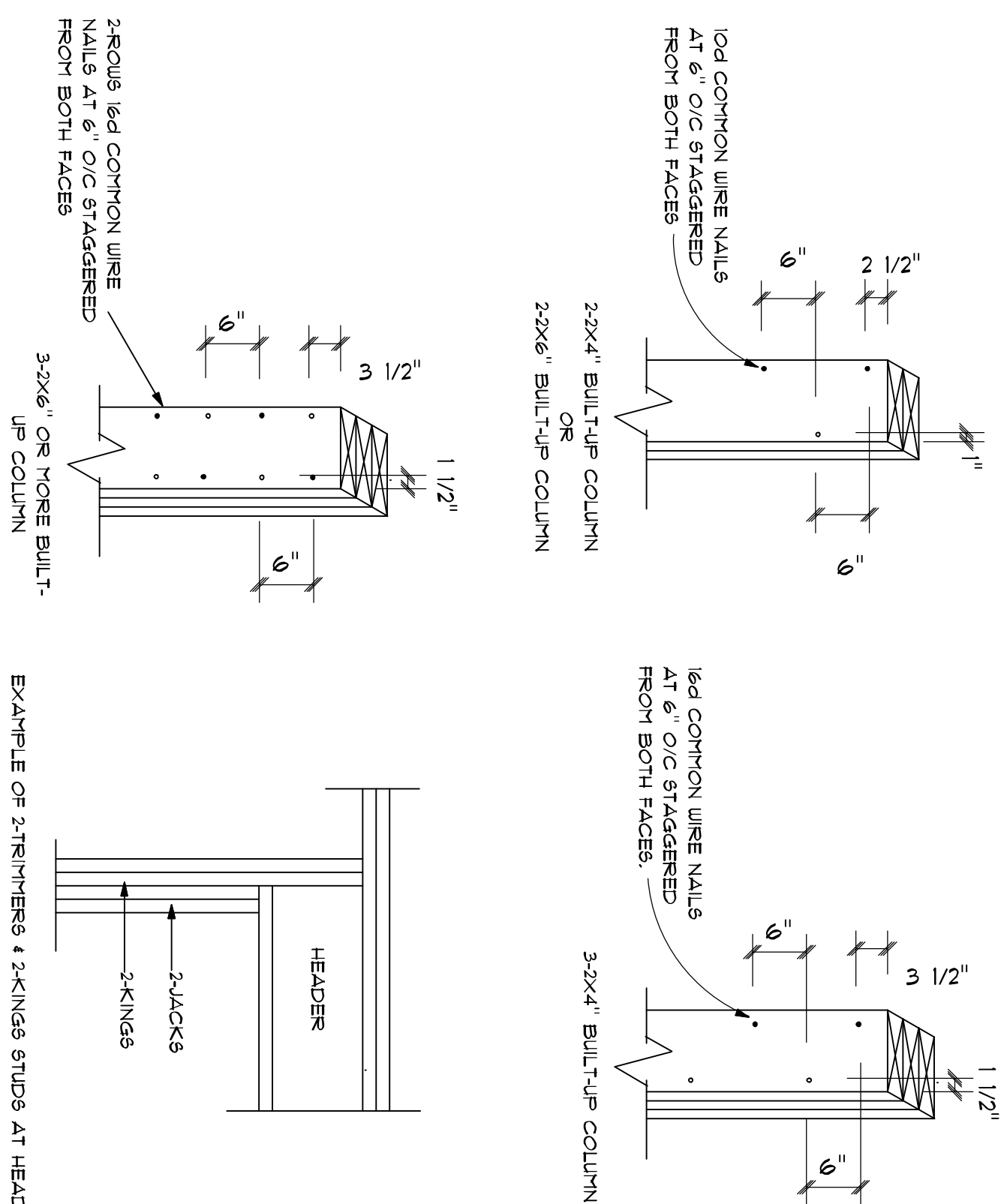
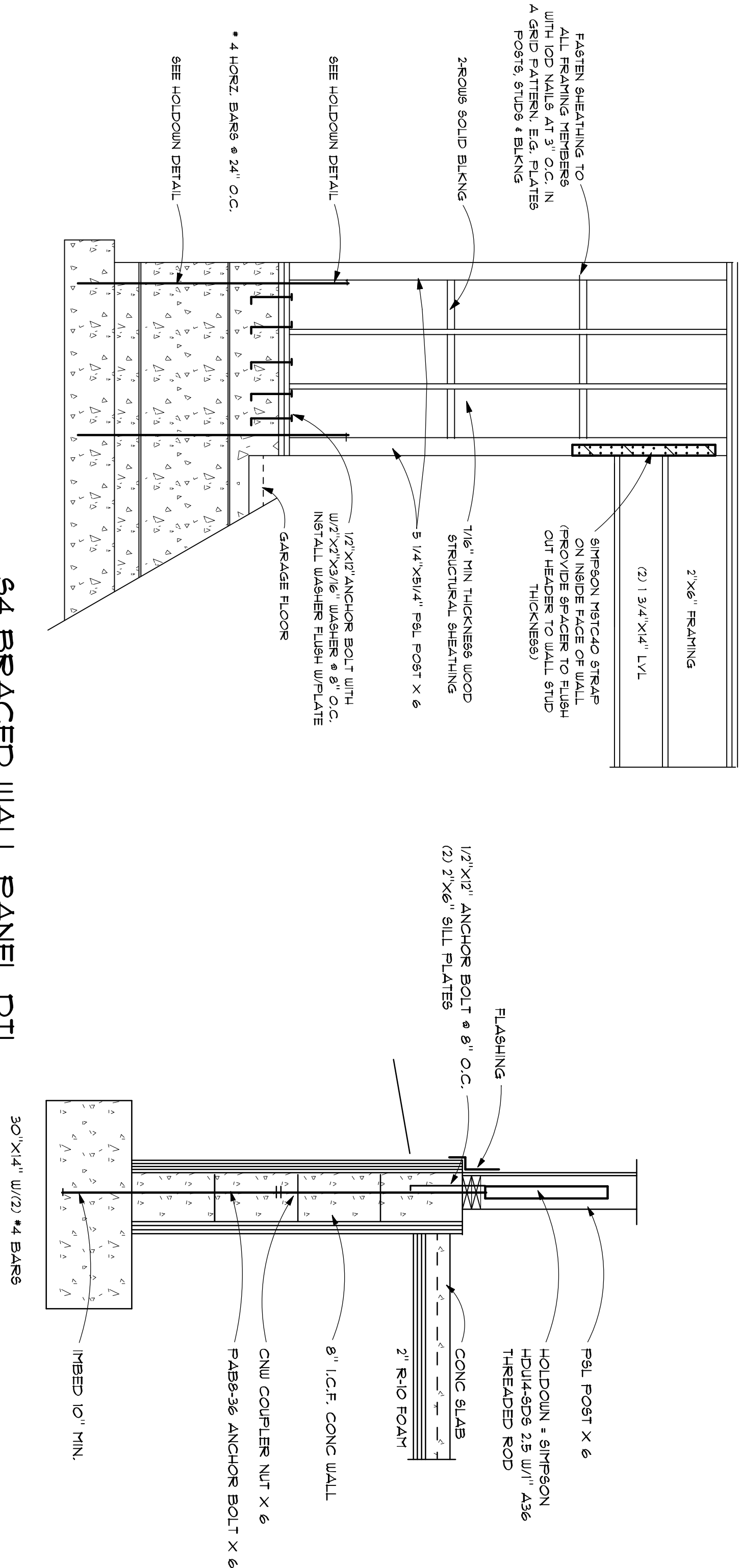


REAR 1/4" = 1'-0"



RIGHT 1/4" = 1'-0"

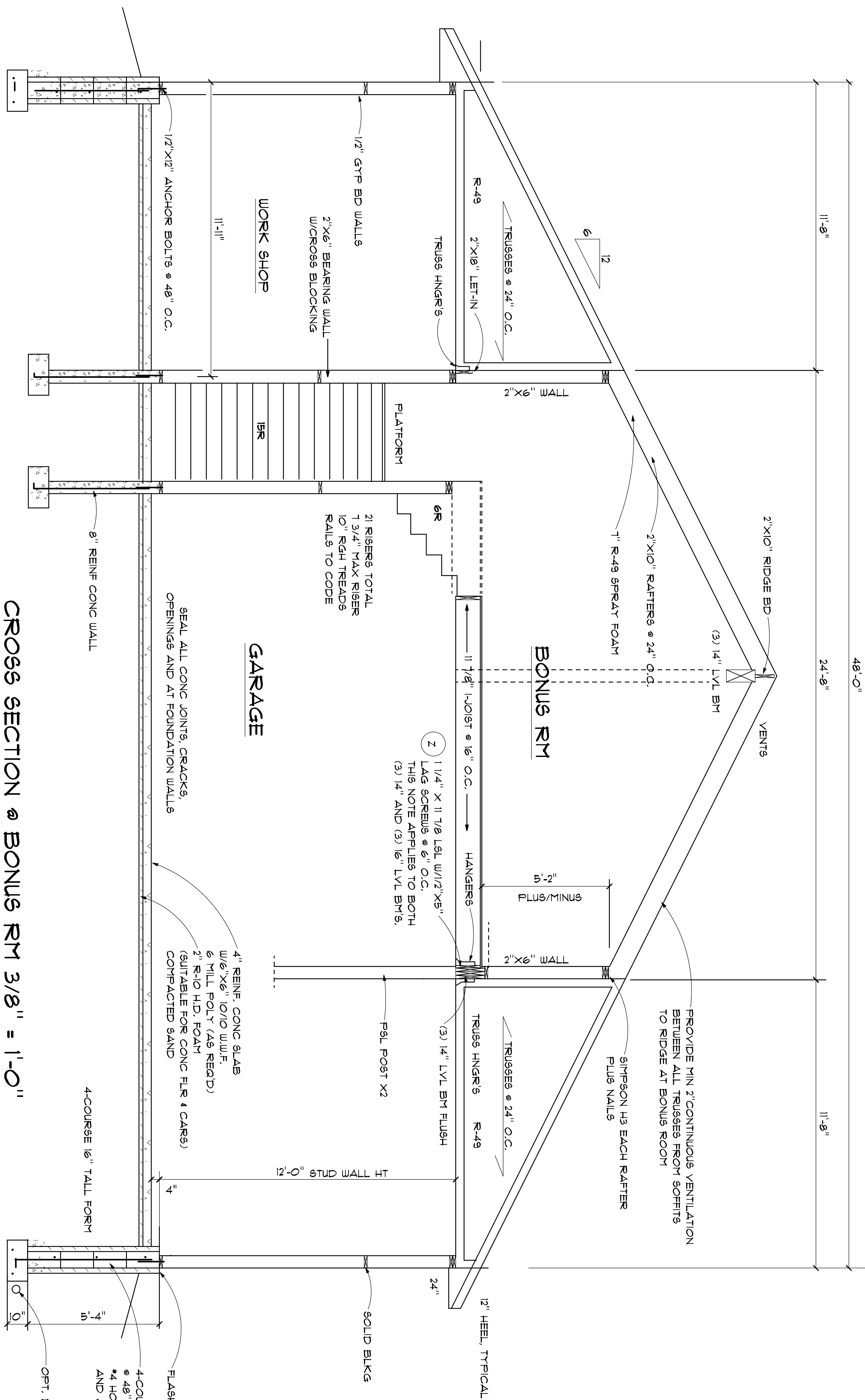
ROBB HERJE



HALLIDAY DESIGN INC. OR ITS EMPLOYEES ASSUME NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. THE BUILDER (OWNER OR ARCHITECT) USING THE PLAN MUST VERIFY AND CHECK THE ENTIRE PLAN PRIOR TO START OF CONSTRUCTION AND BE RESPONSIBLE FOR CARRYING OUT THE BUILDER'S EXPRESS OR IMPLIED OBLIGATIONS INCLUDING OBTAINING NECESSARY PERMITS AND SECURING THE NECESSARY CONTRACTS FOR ITS EMPLOYEES BE RESPONSIBLE FOR ANY CHANGED, MISINTERPRETATION OR ITS EMPLOYEES BE RESPONSIBLE FOR ANY CHANGED, MISINTERPRETATION. THESE PLANS EXPERT THERE FARES FROM THE BEST DATA SHOWN ON THE PLANS. HALLIDAY DESIGN INC. DOES NOT ENDORSE ANY PRODUCT OR MATERIAL. PLANT SELECTION OR PRODUCTS/MATERIALS SHALL BE BY THE BUILDER. OWNER SHALL VERIFY THE BUILDING SITE SOIL PROPERTY.

S4 BRACED WALL PANEL DTL
AT GARAGE DOOR OPENINGS.

BUILT-UP COLUMN DETAILS 3/4"=1'-0"



- VENT 1/200 OF ROOF AREA, 1/2 AT SOFFIT, 1/2 AT RIDGE.
- METAL ROOF
- INSTALL 6'-0" OF ICE & WATER SHEED FROM FASCIA LINE.
- SYNTHETIC UNDERLAYMENT VERIFY
- 5/8" APA RATED OSB ROOF SHEATHING WITH CLIPS
- FASTEN SHEATHING TO TRUSSES W/10D NAILS AT 6" O/C.
- TRUSS ROOF AT 24" O/C. TRUSS DESIGN, ENGINEERING, SPECIFICATIONS, BRACING AND BEARING DETAILS SHALL BE BY THE MANUFACTURER TO APPLICABLE CODES. TRUSS MANUFACTURED TO VERIFY ALL PITCHES, SIZES, OVERHANGS, HEEL HEIGHTS, EXTENDED CHORDS & KNEE WALL HEIGHTS PRIOR TO FABRICATION.
- TRUSS CONSTRUCTION HARDWARE (E.G. HANGERS, ANCHORS, FASTENERS, ETC.) ARE TO BE SPECIFIED AND SUPPLIED BY THE TRUSS MANUFACTURER.
- ATTACH TRUSSES TO WALL PLATES WITH TRUSS ANCHORS.
- R-49 CEILING INSULATION, 4"MIN. CONTINUOUS VAPOR BARRIER.
- INSULATION AIR VENTS BETWEEN ALL TRUSSES.
- FASCIA, METAL
- SOFFIT: METAL (VENTED)
- SIDING: L.P. START-SIDE 36-SERIES - EXPERT FINISH LAP - CEDAR TEXTURE. L.P. START-SIDE 36-SERIES - EXPERT FINISH LAP - CEDAR TEXTURE. 0.354 THICK - 1.84" WIDTH - 1" MIN OVERLAP VERIFY ALL W/OWNER.
- WALL SHEATHING: 7/16" OSB/FLD APA RATED, FASTEN SHEATHING TO FRAMING W/8D NAILS AT 6" O/C, EACH DIRECTION OR AS NOTED.
- HOUSE WRAP W/TAPERED SEAMS OVER WALL SHEATHING, STUDS, 2"x6", AT 6" O/C, 5 P.F., STUD GRADE
- R-21 WALL INSULATION.
- CONTINUOUS VAPOR BARRIER.
- R-30 INSULATION BOWLS BY FLOOR.
- OTHER CONSTRUCTION HARDWARE (E.G. JOIST HANGERS, ANCHORS, ANGLES, ETC.) ARE TO BE STRUCTURALLY ADEQUATE TO CARRY ALL IMPOSED LOADS. SELECTION OF CONSTRUCTION HARDWARE SHALL BE BY OTHERS.
- MANUFACTURED PRODUCTS, MATERIALS, COMPONENTS, ASSEMBLIES, FASTENERS, ETC. SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS AND APPLICABLE CODES.

From: [Robb Herje](#)
To: ["crosslakepz@crosslake.net"](mailto:crosslakepz@crosslake.net)
Subject: Cut & Fill Herje Project
Date: Tuesday, June 28, 2022 10:46:44 AM

Cheryl,

Per your request, I contacted Isaac Wannebo of Wannebo Excavating. He indicated that other than stumps, he will not be taking any material out. In terms of fill, he indicated that he will be hauling in less than 50 yards.

Please let me know what else you need.

Thank you for bringing this to my attention and for letting me know that we needed to do this for the variance application.

Please let me know that you have received this email.

Robb Herje

Senior Vice President, Investments



Direct (612) 851-5993 | TF (800) 851-2920 | Cell (612) 532-0703 | Fax (612) 851-5987

Mail 150 South Fifth Street, Suite 3300 | Minneapolis, MN 55402

Email rherje@northlandsecurities.com

Web NorthlandSecurities.com

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www.northlandsecurities.com



Conditional/Interim Use Permit Application
Planning and Zoning Department
13888 Daggett Bay Rd, Crosslake, MN 56442
218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: 771622

Permit Number: 220150C

Property Owner(s): Robert Herje

Mailing Address: 3345 Zircon Lane North Minneapolis, Minnesota 55447-1082

Site Address: 3448 Duck Lane Crosslake, MN 56442
34448

Phone Number: Cell (612) 532-0703

E-Mail Address: rherje@northlandsecurities.com

Parcel Number(s): 14300737

Legal Description: Part of the NW 1/4 of the NW 1/4

Sec 30 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 350 +/- Length: 510 +/- Acres: 4.03

Lake/River Name: N/A

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

If yes, list Parcel Number(s) 14300736

Authorized Agent: Kevin McCormick (Land Design Solutions LLC)

Agent Address: 11821 Lake Trail Crosslake MN. 56442

Agent Phone Number: (218) 820 -0854

Signature of Property Owner(s) [Signature]

Signature of Authorized Agent(s) Kevin T. McCormick

Digitally signed by Kevin T. McCormick
Date: 2022.08.03 11:13:09 -05'00'
Adobe Acrobat version: 2022.001.20169

Date 8/2/22

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(Check applicable requests)

☐ **Residential & Related Uses:**
Specify Acc. St > 2500 sf

☐ Shoreland District
☐ Rural Residential District (5 A Min.)
☐ Sensitive Shoreland District
☐ Limited Commercial District
☐ Downtown Commercial District
☐ Waterfront Commercial District
☐ Commercial/Light Industrial District

☐ **Recreational Uses:**
Specify

☐ Shoreland District
☐ Rural Residential District (5 A Min.)
☐ Limited Commercial District
☐ Waterfront Commercial District
☐ Commercial/Light Industrial District

☐ **Civic, Edu & Institutional Uses:**
Specify

☐ Shoreland District
☐ Rural Residential District (5 A Min.)
☐ Limited Commercial District
☐ Waterfront Commercial District
☐ Commercial/Light Industrial District

☐ **Commercial & Industrial Uses:**
Specify

☐ Shoreland District
☐ Rural Residential District (5 A Min.)
☐ Sensitive Shoreland District
☐ Limited Commercial District
☐ Downtown Commercial District
☐ Waterfront Commercial District
☐ Commercial/Light Industrial District

- All applications must be accompanied by a site plan
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake" \$500 App + \$500 special mtg
- 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 CS Date 8-4-22 Land Use District SD Lake Class 1E

Septic: Compliance 6-1-22 SSTS Design na Installation na

City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

Supporting/Denying a Conditional Use Permit Request

Findings shall be made in either recommending approval or denial of a Conditional Use Permit application, and should reference Chapter 26, Article 7 of the City of Crosslake Ordinance. The following questions are to be considered, but are not limited to:

- (1) Will the proposed use impact the health, safety, and general welfare of the occupants in the surrounding neighborhood?

YES ☐ NO ☒

Why?

Closest Structure is over 1,100 feet away

- (2) Does the proposed use meet the standards of this Chapter?

YES ☒ NO ☐

Why?

Parcel size exceeds the 4.0 minimum size

- (3) Will the proposed use meet goals and policies adopted within the Crosslake Comprehensive Plan?

YES ☒ NO ☐

Why?

The proposed structure meets current requirements for a conditional use permit request of the ordinance

- (4) Will the proposed use adversely affect property values and future development of the land in the surrounding neighborhood?

YES ☐ NO ☒

Why?

The parcel exceeds the 4.0 acre requirement of the ordinance, and provides ample native vegetation around the structure

- (5) Will the proposed negatively impact public utility, public services, roads and schools?

YES ☐ NO ☒

Why?

Project site is over 1,100 feet from any public roads way, existing easements provided ample room for utilities

- (6) Will the proposed use impact the environment adversely, considering its impact on groundwater, surface water and air quality?

YES ☐ NO ☒

Why?

The project site provides 150 setback from the natural environmental lake, the property contains no bluff conditions

- (7) Are the water supply, public sewer or subsurface sewage treatment system facilities, erosion control and stormwater management provided for pursuant to applicable standards of the Ordinance?

YES ☒ NO ☐

Why?

Reference Certificate of survey

City of Crosslake Planning Commission/Board of Adjustment

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Why?

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Why?

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