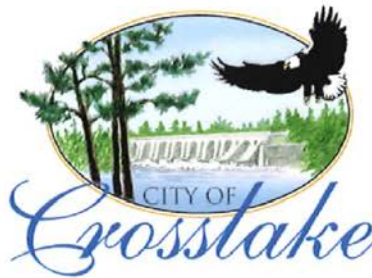


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

September 27, 2024

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Shane D & Lisa C Waskey

Authorized Agent: N/A

Site Location: 12320 Brookwood Circle, Crosslake, MN 56442 on Crosslake - GD

Variance for:

- Lake setback of 60 feet where 75 feet is required to proposed dwelling

To construct:

- 2,930 square foot dwelling/attached garage/chimney, including 352 square foot covered roadside entry & 2 sections of lake side covered deck

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@cityofcrosslake.org).



STAFF REPORT

Property Owner/Applicant: Shane D & Lisa C Waskey

Parcel Number(s): 14300679

Application Submitted: August 4, 2024

Action Deadline: October 2, 2024

City 60 Day Extension Letter sent / Deadline: NA / NA

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: N/A

Variance for:

- Lake setback of 60 feet where 75 feet is required to proposed dwelling

To construct:

- 2,930 square foot dwelling/attached garage/chimney, including 352 square foot covered roadside entry & 2 sections of lake side covered deck

Current Zoning: Shoreland District

Existing Impervious Coverage:

17.3%

Proposed Impervious Coverage:

24.8%

- Stormwater runoff areas were submitted with the variance application
- No cut and fill calculations were submitted with the variance application
- Septic design dated 7-26-2024 meeting all setbacks was submitted with the variance application

Parcel History:

- Brookwood established in 1967
- June 1981 – deck addition 7x24
- November 1996 – 240 sf deck addition; 4’ walkway @ 17’ long to connect decks
- 2013 not signed – 3’ wide 17 steps & walkway made of pavers; 18” retaining wall
- September 13, 2022 – compliance inspection on file

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:

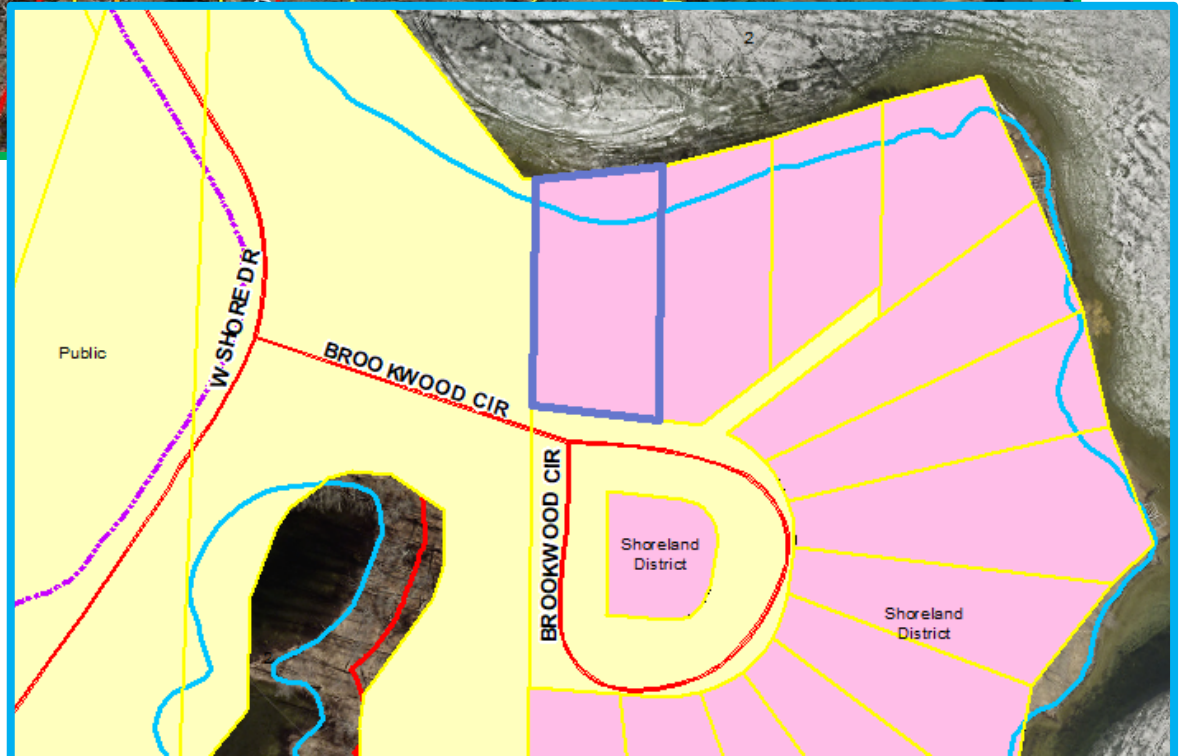
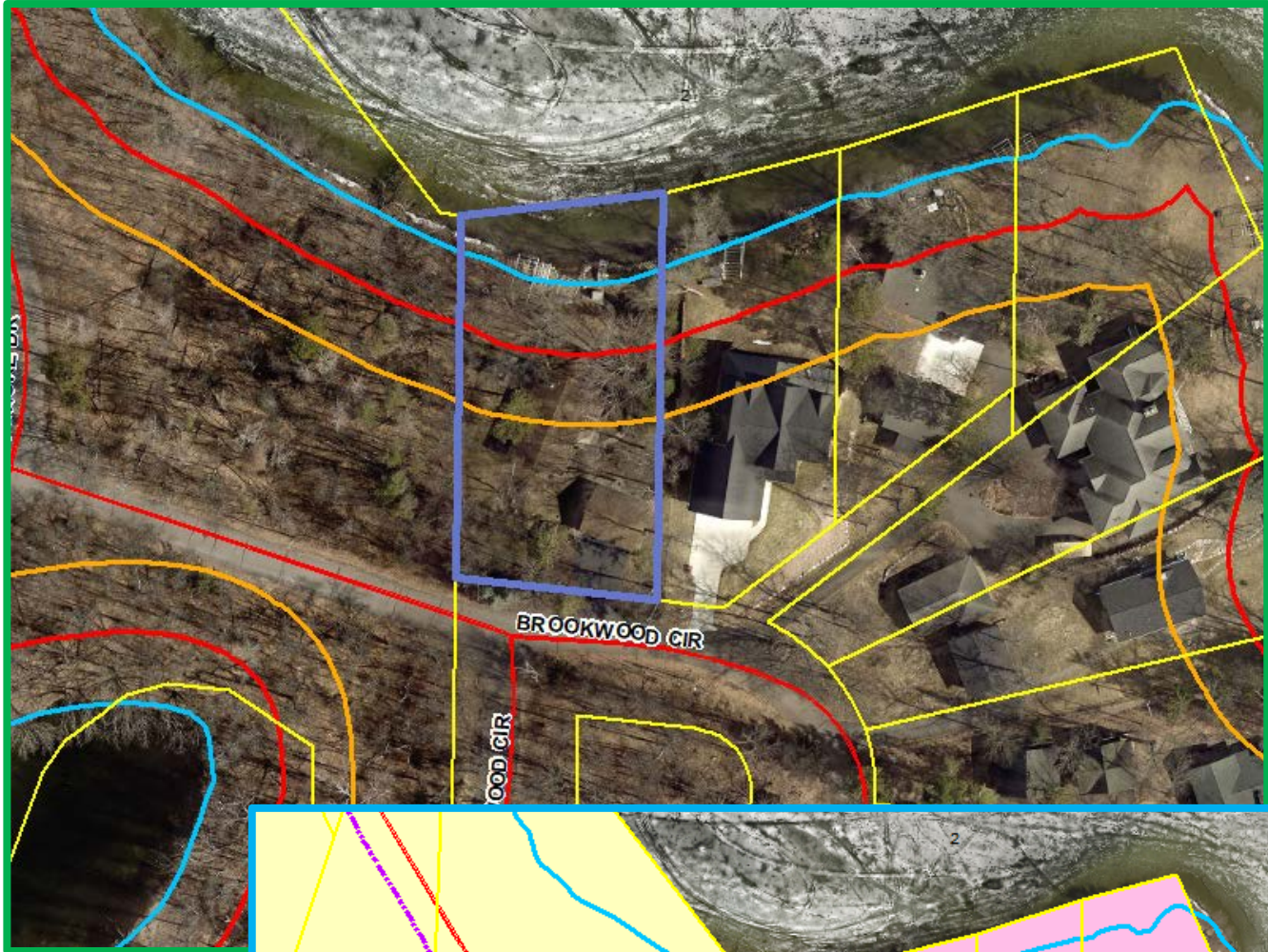
To approve/table/deny the variance to allow:

- Lake setback of 60 feet where 75 feet is required to proposed dwelling

To construct:

- 2,930 square foot dwelling/attached garage/chimney, including 352 square foot covered roadside entry & 2 sections of lake side covered deck

As shown on the certificate of survey dated 8-5-2024

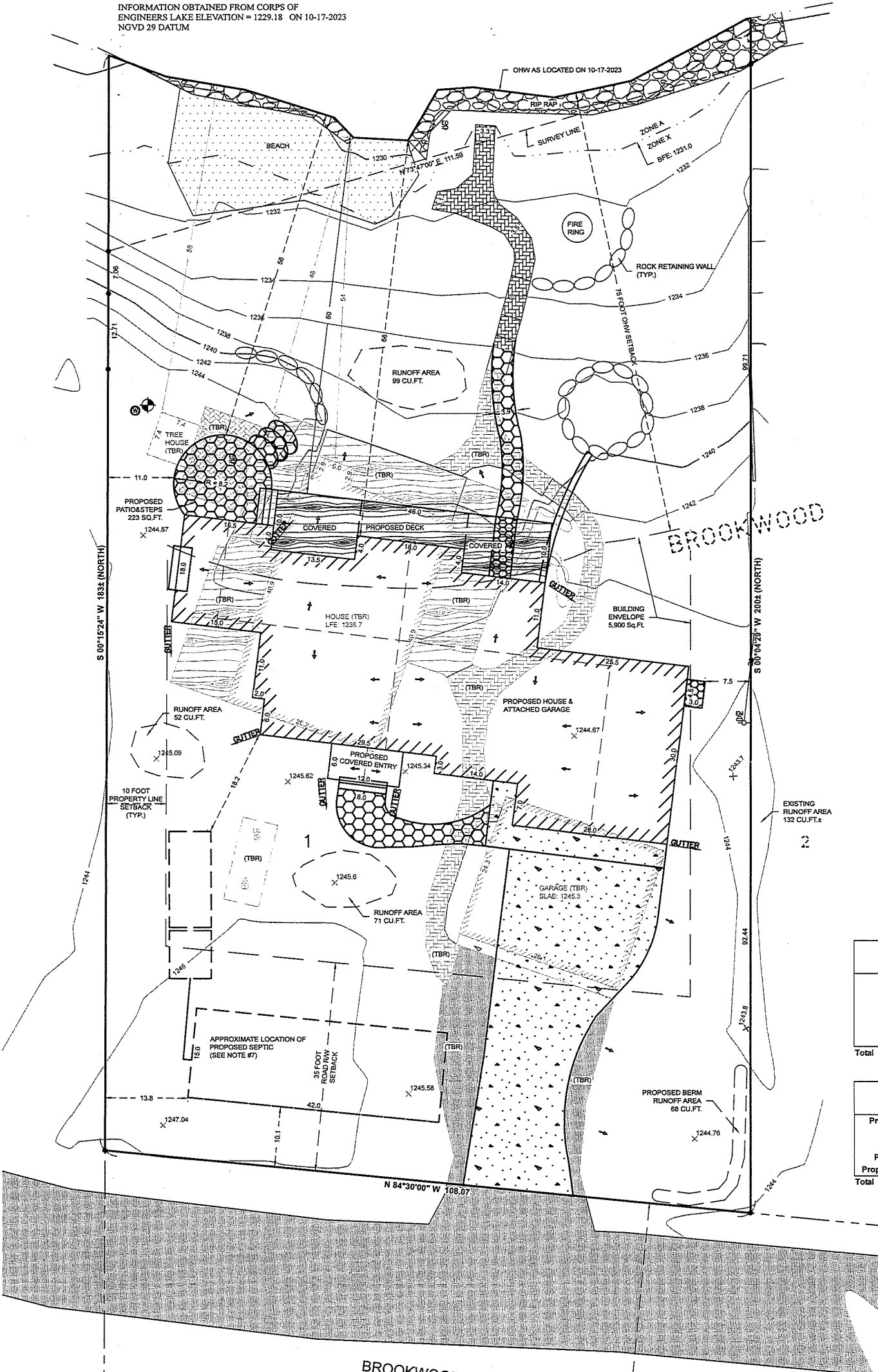


CERTIFICATE OF SURVEY

LOT 1, BROOKWOOD,
SECTION 30, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA
TOTAL AREA: 19,649 SQ.FT. ± 0.45 ACRES ±

CROSS LAKE
GENERAL DEVELOPMENT CLASSIFICATION
NORMAL RESERVOIR POOL ELEVATION = 1229.57
100 YEAR FLOOD ELEVATION = 1231.00
HIGHEST KNOWN ELEVATION = 1234.56

INFORMATION OBTAINED FROM CORPS OF
ENGINEERS LAKE ELEVATION = 1229.18 ON 10-17-2023
NGVD 29 DATUM



LEGEND

- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EDGE OF PROPOSED CONCRETE
- DENOTES PROPOSED PATIOS/WALKWAYS
- DENOTES PROPOSED RETAINING WALL
- DENOTES PROPOSED SURFACE DRAINAGE FLOW
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- BENCHMARK: HIGH POINT OF WELL
ELEV. = 1247.11
NGVD 29 DATUM
- DENOTES MONUMENT FOUND
- (TBR) DENOTES "TO BE REMOVED"
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- BFE DENOTES BASE FLOOD ELEVATION

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF BROOKWOOD.

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House	1,091	19,649	5.6%
Garage	683	19,649	3.5%
Treehouse	55	19,649	0.3%
Pavers	825	19,649	4.2%
Concrete	220	19,649	1.1%
Bituminous Driveway	529	19,649	2.7%
Total	3,403	19,649	17.3%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
Proposed House, Garage & Chimney	2,578	19,649	13.1%
Proposed Covered Entry & Decks	352	19,649	1.8%
Existing Pavers	172	19,649	0.9%
Proposed Patio, Stoop & Walkways	512	19,649	2.6%
Proposed Driveway, Apron & Sidewalk	1,262	19,649	6.4%
Total	4,876	19,649	24.8%

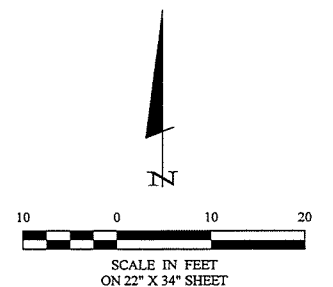
RUN OFF CALCULATIONS

Total Impervious Surface Area 4,876 sq. ft. x 0.0833 ft. = 406 cu. ft. (from table above)

1 EXISTING AND 4 PROPOSED RUNOFF AREAS AS SHOWN

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 10-17-2023.
- Zoning for subject tract = "SHORELAND DISTRICT".
- Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
- Parcel ID of subject parcel: 14300679.
- The E911 address of subject parcel: 12320 Brookwood Circle.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Approximate location of proposed septic system per sketch prepared by Martin Joyce, Martin Joyce Septic Services, LLC
- Stonemark Land Surveying, 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.
- No wetlands were found on 7-15-2024 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.



SHEET 1 OF 1	CERTIFICATE OF SURVEY WASKEY PROPERTY Lands End Development, LLC 13817 County Rd 36 Crosslake, MN 56442	PROJECT MANAGER: CMH	PROJECT No.: 24170	DATE: 8-5-2024	REVISIONS DESCRIPTION	DATE	BY	HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. <i>Cynthia M. Hidde</i> CYNTHIA M. HIDDE PLS#4481 DATE: 8/5/2024 LIC. NO. 44881	 30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	CHECKED BY: R/JF	FILE NAME: C24170.DWG	SCALE: HORIZ. 1" = 10'	DATE	DATE	BY			
	DRAWN BY: CMH	FIELD BOOK: BOOK 473 PG. 23	VERT. NONE						

CERTIFICATE OF SURVEY

LOT 1, BROOKWOOD,
SECTION 30, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA
TOTAL AREA: 19,649 SQ.FT. ±/ 0.45 ACRES ±

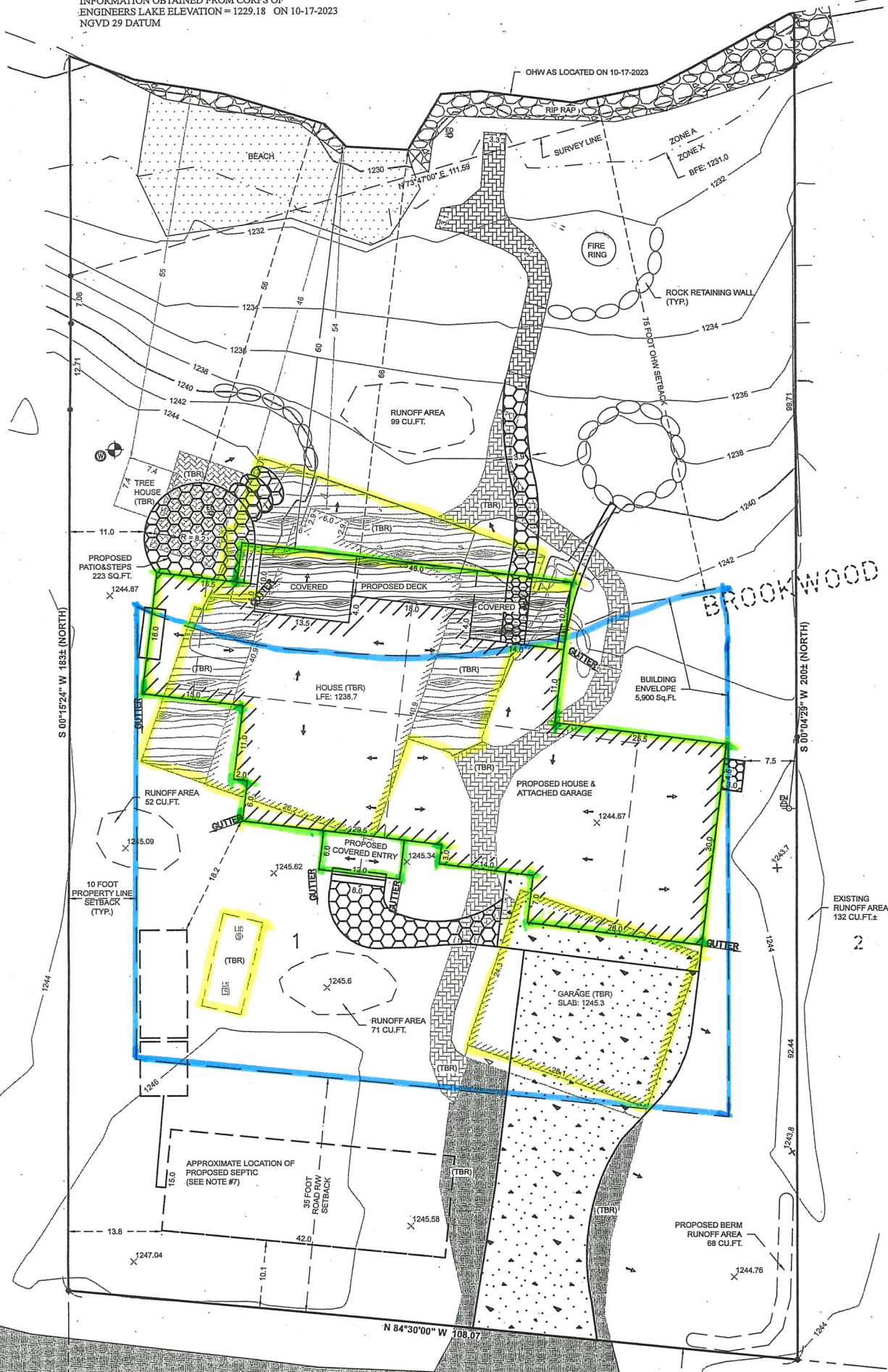
CROSS LAKE

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INFORMATION OBTAINED FROM CORPS OF
ENGINEERS LAKE ELEVATION = 1229.18 ON 10-17-2023
NGVD 29 DATUM

To be Removed (TBR)
Proposed
Building Envelope



LEGEND

- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EDGE OF PROPOSED CONCRETE
- DENOTES PROPOSED PATIOS/WALKWAYS
- DENOTES PROPOSED RETAINING WALL
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- DENOTES MONUMENT FOUND
- (TBR) DENOTES "TO BE REMOVED"
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- BFE DENOTES BASE FLOOD ELEVATION

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RUN OFF CALCULATIONS

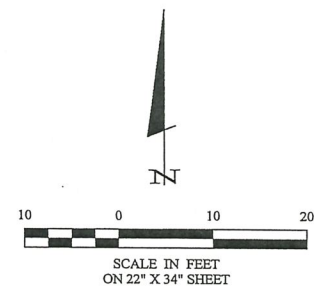
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- Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard data not determined. "Zone X" definition: Areas of minimal flooding.
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- The E911 address of subject parcel: 12320 Brookwood Circle.
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- Approximate location of proposed septic system per sketch prepared by Martin Joyce, Martin Joyce Septic Services, LLC
- Stonemark Land Surveying, 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.
- No wetlands were found on 7-15-2024 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.

BROOKWOOD CIRCLE
(PARK LANE)



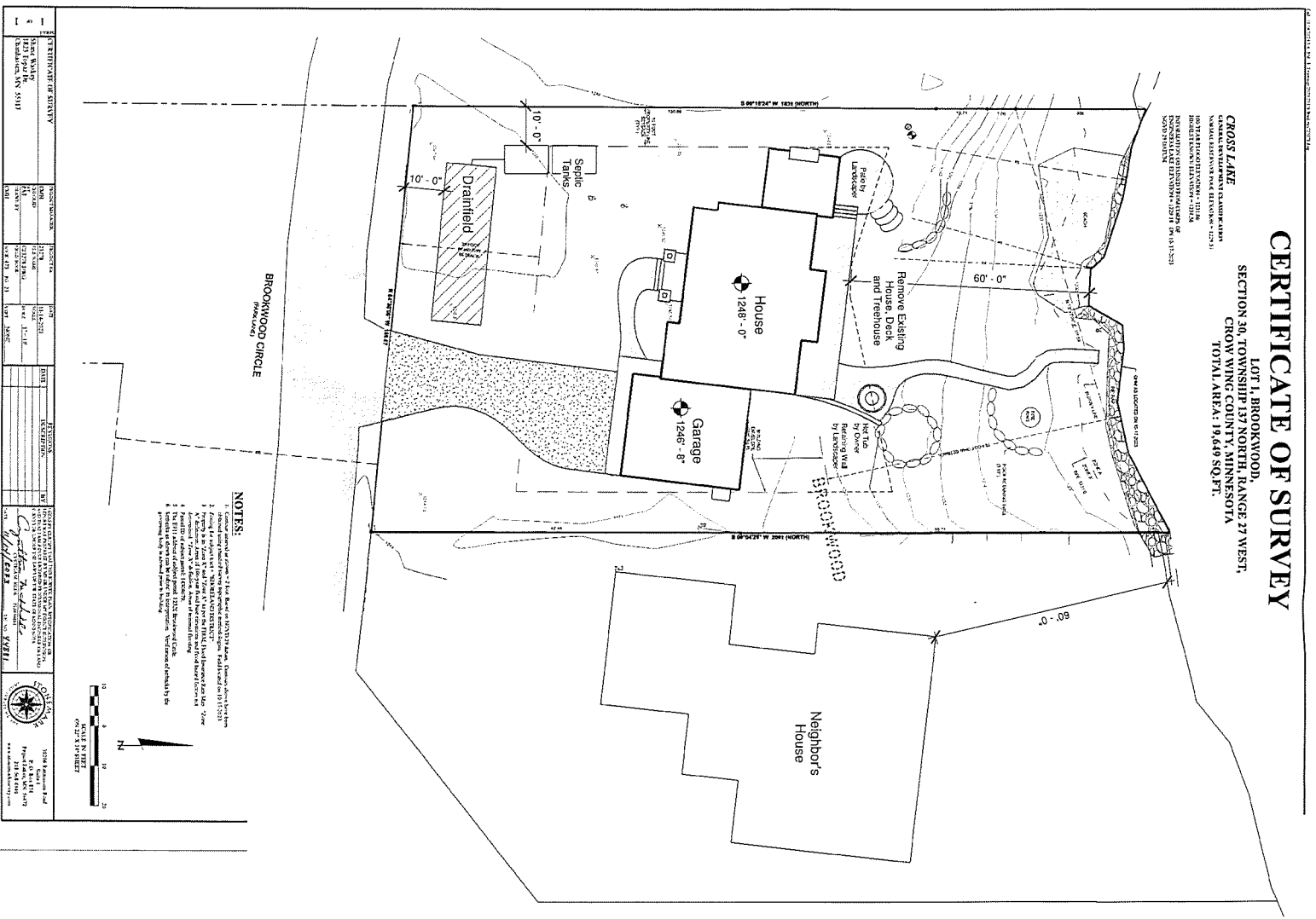
I 30 I	CERTIFICATE OF SURVEY WASKEY PROPERTY Lands End Development, LLC 13817 County Rd 36 Crosslake, MN 56442	PROJECT MANAGER: CMH	PROJECT No.: 24170	DATE: 8-5-2024	REVISIONS	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. CYNTHIA M. HILDE PLS#44881 DATE: 8/5/2024 LIC. NO. 44881	30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	CHECKED BY: RJE	FILE NAME: C24170.DWG	SCALE: HORIZ. 1" = 10'	DATE	DESCRIPTION		
		DRAWN BY: CMH	FIELD BOOK: BOOK 473 PG. 23	VERT. NONE			

Exhibit A

CERTIFICATE OF SURVEY

LOT 1, BROOKWOOD,
SECTION 36, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA
TOTAL AREA: 19,649 SQ. FT.

CROSS LAKE
CROSSLAKE, MINNESOTA
NAD 83 STATE PLANE COORDINATE SYSTEM
NAD 83 STATE PLANE EASTING: 122911.15
NAD 83 STATE PLANE NORTHING: 122911.15

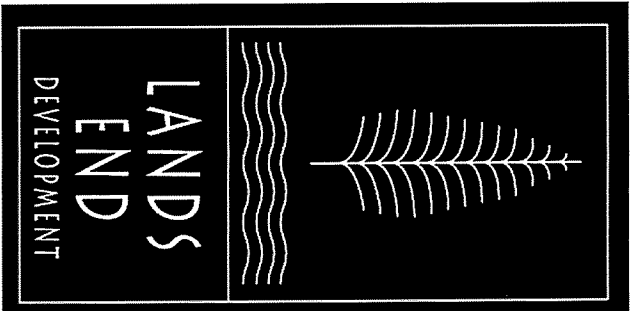


NO.	DESCRIPTION OF STUDY	DATE	BY	SCALE	STATUS
1	CONCEPT PLAN	07/17/2024	mgjohnson	1" = 20'-0"	CONCEPT PLAN
2	PRELIMINARY PLAN	07/17/2024	mgjohnson	1" = 20'-0"	PRELIMINARY PLAN
3	CERTIFICATE OF SURVEY	07/17/2024	mgjohnson	1" = 20'-0"	CERTIFICATE OF SURVEY

1 Site Plan
1" = 20'-0"

Impervious Calculation:

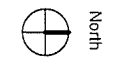
House/Garage	2,628
Patios/Covered Decks	482
Sidewalks	450 +/-
Driveway/Apron	1,314
Total Impervious	4,874 SF
Lot Size	19,649 SF
Percent Impervious	24.81 %

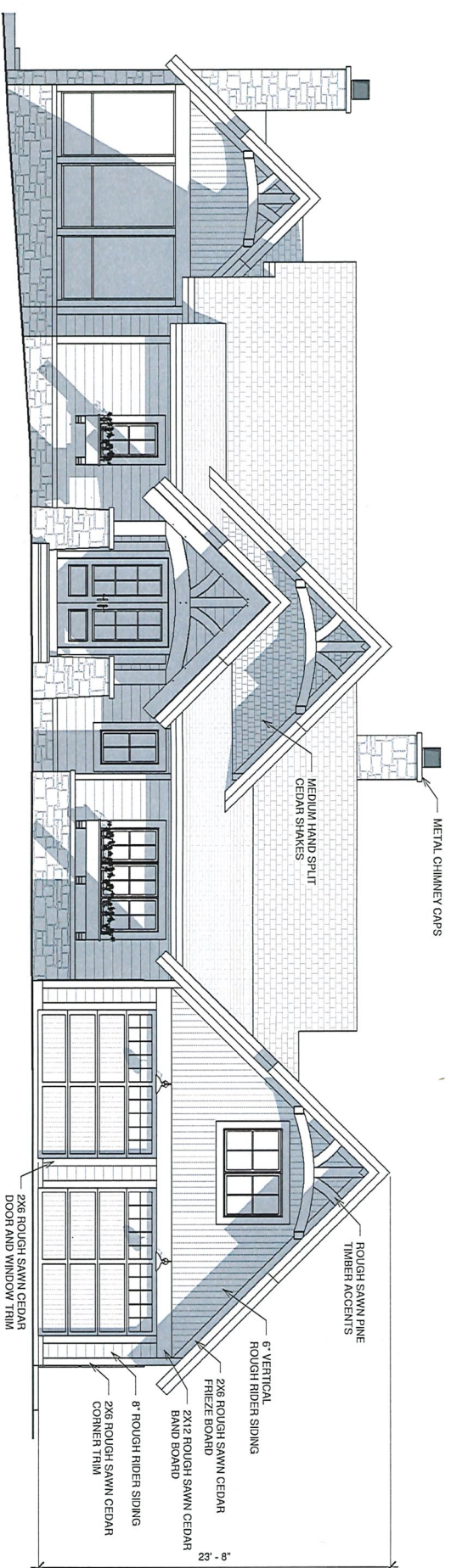


Waskey Lake Home
Cross Lake, Crosslake, MN

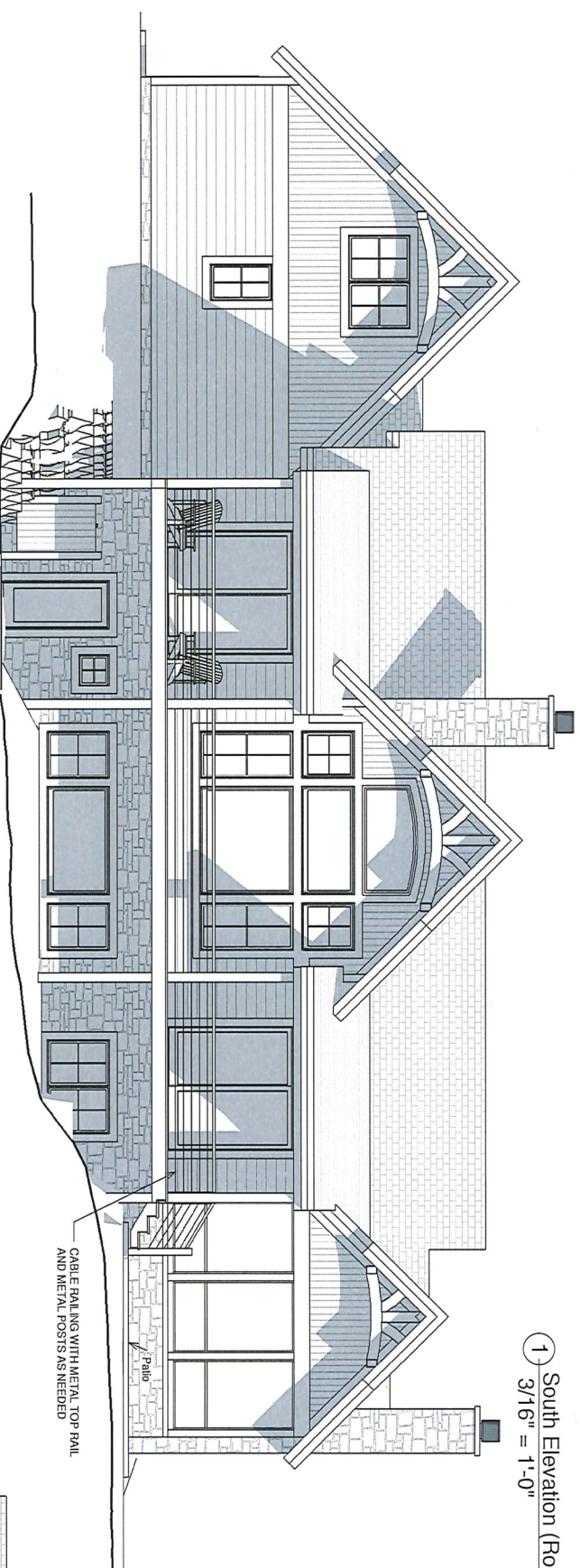
Site Plan

Project Status	Concept #2
Date	July 17, 2024
Drawn by	mgjohnson
Scale	1" = 20'-0"

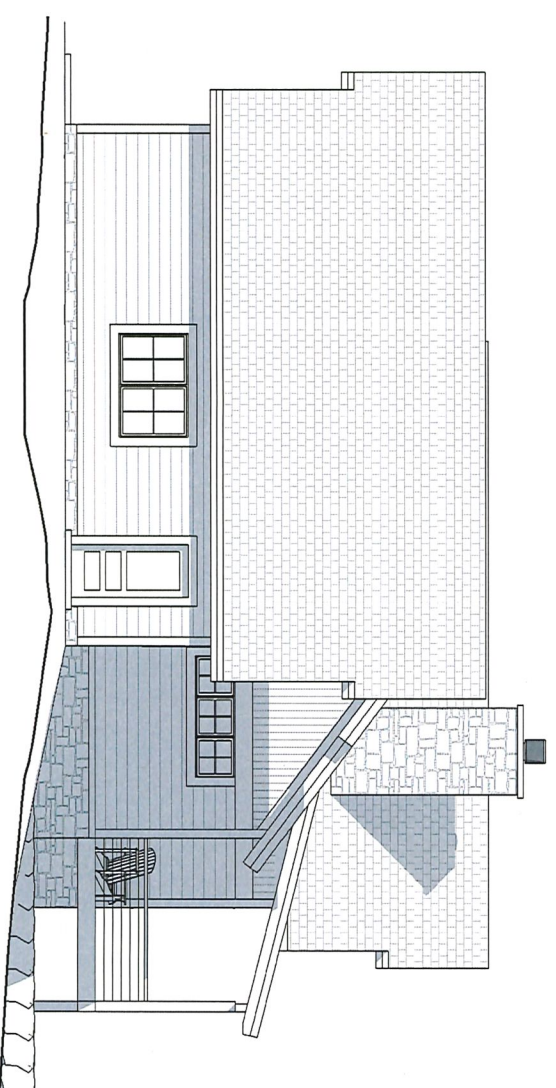




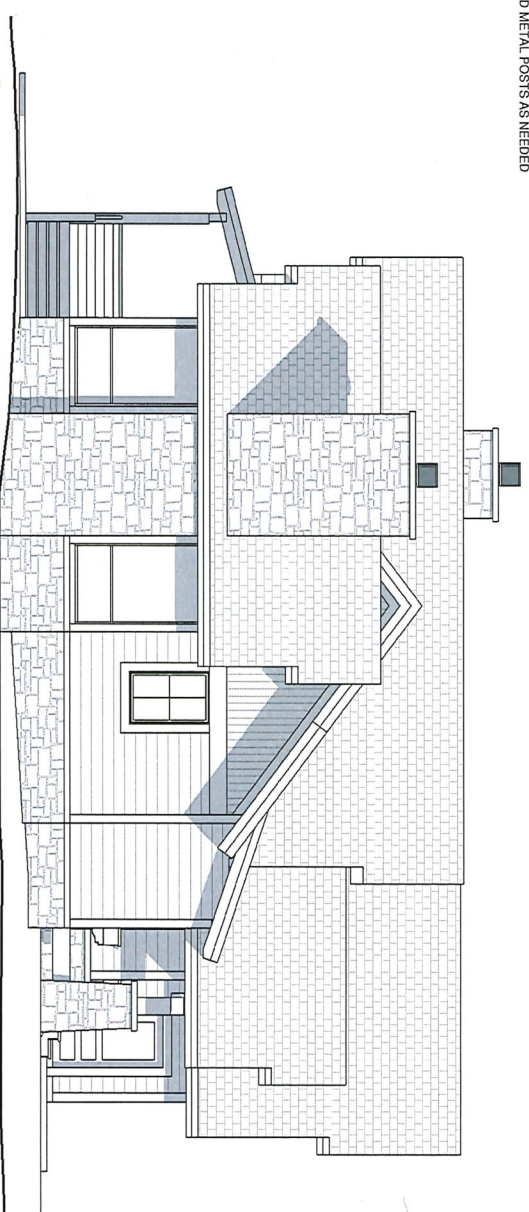
1 South Elevation (Roadside)
3/16" = 1'-0"



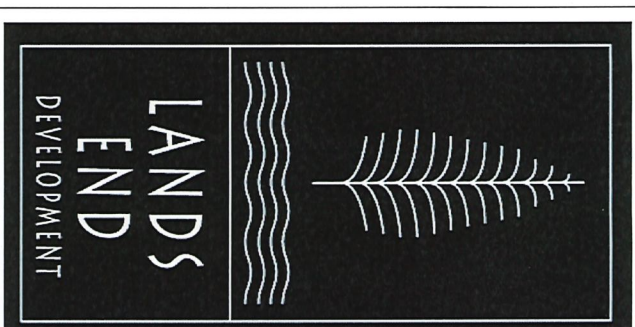
2 North Elevation (Lakeside)
3/16" = 1'-0"



4 East Elevation
3/16" = 1'-0"



3 West Elevation
3/16" = 1'-0"



Waskey Lake Home

Cross Lake, Crosslake, MN

Elevations

Project Status: Concept #3
Date: August 13, 2024
Drawn by: Brad McGuire

A2

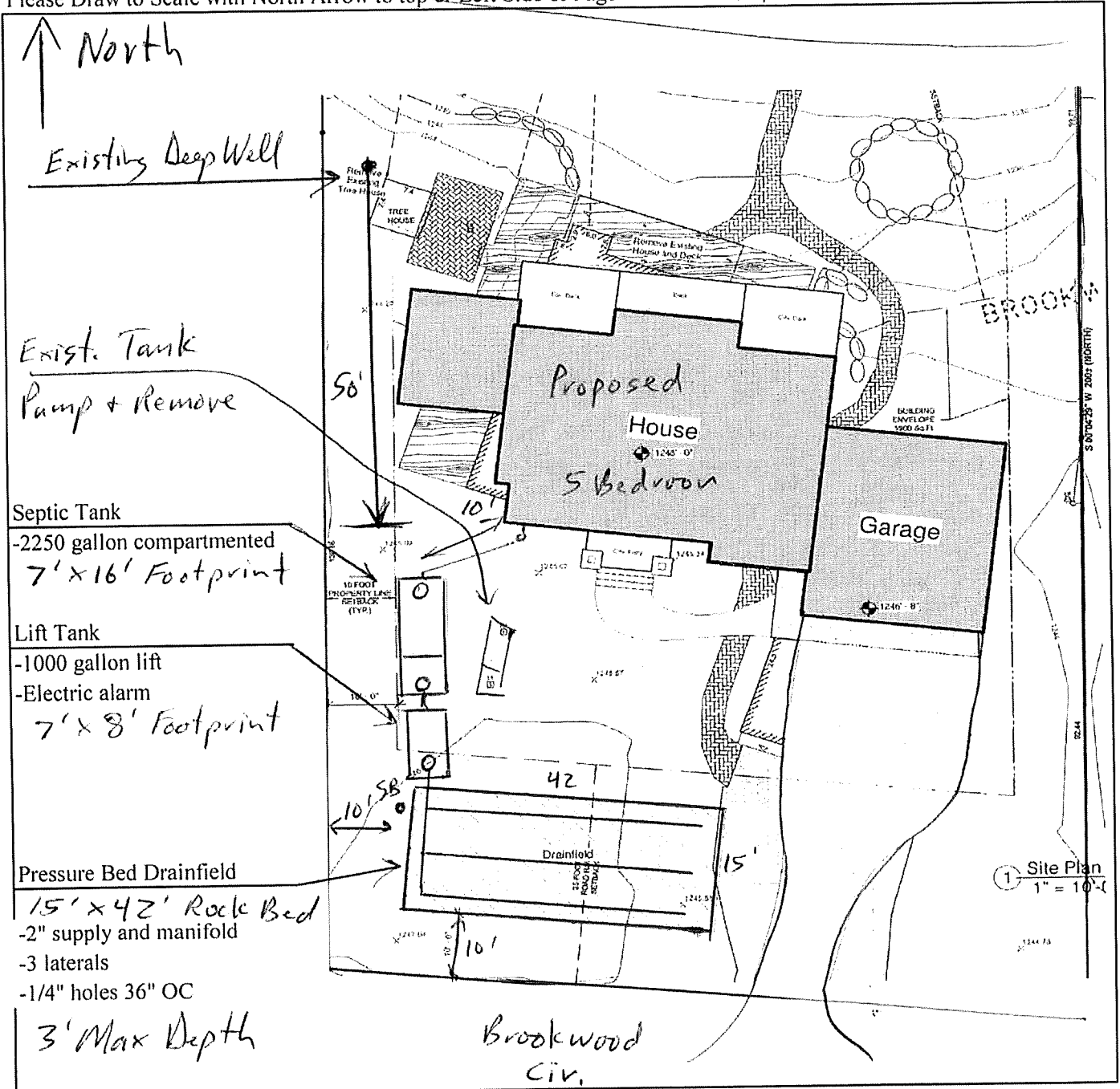
Scale: 3/16" = 1'-0"

Crow Wing County Trench/Pressure Bed Design

Property Owner: Shane & Lisa Waskey Date: 7/23/2024
 Site Address: 12320 Brookwood Circle, Crosslake, MN 56442 Re Code: 14300679

Please Draw to Scale with North Arrow to top or Left Side of Page

LAKE



Elevations:

Benchmark Elevation:
 Elevation of Sewer Line at House:
 Tank Inlet Elevation:
 Drainfield Elevation:

Pump Elevation:
 Pump Discharge Elevation:
 Restricting Layer Elevation:

Designer Signature: *Maad [Signature]*
 Date: 7/23/2024

License Number: L2129

From: [Alex K](#)
To: [Cross Lake PZ](#)
Subject: Neighbor variance request
Date: Monday, August 19, 2024 10:08:30 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender kkriesel@msn.com

Good evening,

I understand our next door neighbor, Shane and Lisa Waskey have requested a variance permitting a 60 foot setback from the 75 foot requirement for their home rebuild project. My husband and I wanted to express our support for this request, having seen their thoughtful care for their property and this community.

Respectfully,
Kristin Kriesel
12336 Brookwood Circle
Crosslake

Sent from my iPhone

From: [Tony Rammer](#)
To: [Cross Lake PZ](#)
Subject: 12320 Brookwood circle
Date: Wednesday, August 21, 2024 1:45:00 PM
Attachments: [EEG_Management-011.webp](#)

To the Planning Commission;

My name is Tony Rammer and I represent Brookwood Properties LLC located at 12360 Brookwood Circle.

I am writing to the Commission to show support of the project proposed by Shane and Lisa Waskey at 12320 Brookwood Circle.

Thank you

Tony Rammer
Excelsior Energy Group
EEG-Management
President
612-237-4851 cell

From: [Sandra Merrill](#)
To: [Cross Lake PZ](#)
Subject: Variance Approval for 12320 Brookwood Circle, Crosslake, MN 56441
Date: Wednesday, September 18, 2024 6:27:51 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender merrilltoo@yahoo.com

I am the owner of 12338 Brookwood Circle and I approve the variance requested by Shane & Lisa Waskey. Any questions, call my cell phone 651/238-0983.

Sincerely,
Sandra (Sandy) Merrill

PS: I leave for FL Oct 15, home address is 72 Brig Circle East, Placida, FL 33946
Sent from my iPhone



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: 244243 Permit Number: 240145V

Property Owner(s): Shane^{D.} & Lisa^{C.} Waskey

Mailing Address: 1925 Topaz Drive Chamhassen

Site Address: 12320 Brookwood Circle MN 55317

Phone Number: 763-269-1842

E-Mail Address: shane.w87@yahoo.com

Parcel Number(s): 14300679

Legal Description: Lot 1 Brookwood

Sec 30 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: _____

Agent Address: _____

Agent Phone Number: _____

<u>Variations</u>	
(Check applicable requests)	
<input checked="" type="checkbox"/>	Lake/River Setback <u>60' vs 75' needed</u>
<input type="checkbox"/>	Road Right-of-Way Setback
<input type="checkbox"/>	Bluff Setback
<input type="checkbox"/>	Side Yard Setback
<input type="checkbox"/>	Wetland Setback
<input type="checkbox"/>	Septic Tank Setback
<input type="checkbox"/>	Septic Drainfield Setback
<input type="checkbox"/>	Impervious Coverage
<input type="checkbox"/>	Accessory Structure
<input type="checkbox"/>	Building Height
<input type="checkbox"/>	Patio Size
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

Signature of Property Owner(s) Lisa Waskey S. Waskey Date 8/7/2024

Signature of Authorized Agent(s) _____ Date _____

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$750 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 PS Date 8-4-2024 Land Use District SD

Lake Class GD Septic: Compliance na SSTS Design Dated 7-26-24 Installation na



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:

Defer to the Planning Commission/Board of Adjustment

2. Is the Variance consistent with the Comprehensive Plan?

Yes No

Why:

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: The current house sits at 50' back, the requested variance is moving back 10' for the new build.

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

Yes No

Why: To maintain shoreline consistency as the adjacent property is at 60', this was an over the counter approval granted on a new build in 2020. See exhibit A.

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

Yes No

Why: Lot is 130' deep. Pushing the house back to 75' reduces front yard space and pushes the home close to the street.

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

Yes No

Why: The property depth of 130' is uncommonly short. Our proposed 60' setback would align with the neighbor's newer build.



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: