
**CROW WING TOWNSHIP
PLANNING AND ZONING COMMISSION**

AGENDA

Monday July 7, 2025 6:00 PM

1. Call to Order
2. Roll Call
3. Additions or Deletions to Agenda
4. Public Hearing(s)
 - a. Conditional Use Permit Application – 11191 Town Hall Street
5. Open Forum
6. Approval of Minutes
 - a. June 2, 2025
7. Old Business
 - a. Outstanding Complaints
8. New Business
 - a. Application for 7130 North Koering Road
9. Planning and Zoning Report
 - a. Subdivision Requests and Updates
 - b. Review of permits and applications
10. Town Board Correspondence
11. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.

STAFF MEMO
PLANNING COMMISSION

Department: Zoning Administration	Meeting Date: July 7, 2025
Agenda Section: Public Hearing	Item: Conditional Use Permit

PREVIOUS PLANNING COMMISSION REVIEW OR ACTION: Preliminary discussion at previous planning commission meetings regarding the application. Discussion and information provided from zoning administration during late summer and fall of 2024 regarding erosion concerns.

PREVIOUS TOWN BOARD REVIEW OR ACTION: N/A

COUNTY REVIEW AND IMPACTS: Reviewed by MNDNR and Mississippi Headwaters Board. Comments provided by both organizations supporting the project.

PROPOSED BUDGET/FISCAL IMPACT: N/A

OPPORTUNITY COST IF RECOMMENDED: N/A

BACKGROUND:

Applicant Information:	Cary and Stacy Deason
Zoning:	Residential – Shoreland District
Application Request:	Conditional Use Application for Dirt Moving
Location:	11191 Town Hall Street / PID 56030510

Applicants are seeking a conditional use permit to install 200 cubic yards of soil to assist in repairing an area of erosion leading into the Mississippi River. For several years, the property has been washing out along the hillside causing a gully and sediment building up in the river. Property owners have previously attempted to repair the area of concern, but have not been able to prevent it from continuing to washout. Zoning Administration has been working with MNDNR, Mississippi Headwaters Board, CWC SWCD, Emmons & Oliver Resources, Inc. (EOR), and property owners on solutions for the shoreland repair.

ATTACHMENTS: Conditional Use Application, Site Plans, CUP Resolution, other supporting documents.



CROW WING TOWNSHIP - CONDITIONAL USE APPLICATION

Please read the conditional use application in its entirety before submitting the application. Applications must be submitted 30 days before the Planning Commission meeting. The full land use ordinance is available at Town Hall.

WHAT IS A CONDITIONAL USE PERMIT?

A conditional use is a land use or development that would not be appropriate without restrictions, but may be allowed with or without restrictions of conditions as determined by the Planning Commission. The Planning and Zoning Commission must determine if the following requirements are met when reviewing a conditional use application:

1. The use or development is an appropriate conditional use in the land use zone.
2. The use or development, with conditions, conforms to the comprehensive land use plan.
3. The use with condition is compatible with the existing neighborhood.
4. The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the Township.

The Planning Commission must also consider the following questions when reviewing the conditional use application:

1. The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair values in the immediate vicinity.
2. The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

3. The conditional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
4. The conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or an indifference with traffic on surrounding public thoroughfares.
5. Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use.
6. Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner, that no disturbance to neighboring properties will result.
7. The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance.
8. The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

APPLICATION:

- A. Applicant shall complete Conditional Use Application provided by Zoning Administrator and submit to Zoning Administrator 30 days prior to scheduling public hearing.
- B. Application shall be accompanied by nine (9) prints of site plan drawing complete with as a minimum the information from Conditional Use Checklist.
- C. Application shall be accompanied by application fee made payable to Crow Wing Township.

This fee does not cover the Land Use Permit, which must be filed separately, if necessary.

- D. The Planning Commission holds their monthly meeting on the first Monday of the month at 6:00 PM at Town Hall. Meetings are held as needed, so coordinate with the Zoning Administrator for placement on the agenda.

REVIEW:

- A. Planning and Zoning Administrator shall review the application for completeness and assign a reference number to application, plans, and any other attachments. Applicant shall be notified within ten days if additional information is required to complete the application.

B. After receipt of a completed Conditional Use Application and supporting documents, the Zoning Administrator shall schedule a public hearing date on the Planning Commission's agenda for the earliest possible opening. Applicant will be notified by mail of the date and time of the public hearing.

C. Zoning Administrator will prepare a Staff Report on the application.

D. The Township Fee Schedule is based on average processing and review costs for all applications. When costs exceed the original application fees, the applicant shall reimburse the Township for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the Township may need to obtain in reviewing permits. The Township may withhold final action on any application and/or hold the release of such permits until all fees are paid.

ACTION:

A. The Planning Commission shall hold a public hearing on the conditional use application.

B. At the conclusion of the public hearing, and after consideration of the testimony presented, the Planning Commission shall make a decision on the application. The application can be approved, denied, or tabled in order to gather additional information.

C. Appeals of the Planning Commission decision are made to the Town Board.

CROW WING TOWNSHIP - CONDITIONAL USE APPLICATION

Name of Applicant Cary L & Stacy M Deason

Property Address (E911#) 11191 Town Hall Street

Mailing Address 11171 Town Hall Street
(if different than above)

City, State, Zip Brainerd, MN 56401

Phone 320-266-8896

E-mail caryldeason@gmail.com

Applicant is: (Please check one)
Legal Owner (X) Contract Buyer ()
Option Holder () Agent ()

Other _____

TITLE HOLDER OF PROPERTY: (if other than applicant)

Name NA

Address _____

City, State, Zip _____

Signature of Owner, authorizing application (required):

Stacy Deason

(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner):

NA

(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Property ID # (15 digit # on Tax Statement)

561080010020009

Zoning District Residential

What are you proposing for the property? State nature of request in detail:

Stabilize the ravine by grading in stormwater basins with overflow

channels, adding vegetated riprap within the ravine, and excavating

built up sand at the bottom of the ravine.

What changes (if any) are you proposing to make to this site?

Building: None

Landscaping: Stormwater basins, vegetated riprap, native seeding

Parking/Signs: None

APP # _____ Date _____ Fee _____
(for office use only)

The applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Conditional Use will cause no significant adverse effects. Please complete all of the following questions:

(1) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

The project site is interior to the property and is to mitigate ongoing storm damage, and will not impact the use or enjoyment of other properties.

(2) Describe character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

The natural stormwater features and the proposed plantings will align with the rural and forested surrounding area.

(3) Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Describe if additional facilities will be required.

Not applicable - the project area receives surface drainage from the local neighborhood. No changes to the public.

(4) Describe the impact on the character of the neighborhood in which the property is located.

The project is visible from the river, but is repairing storm damage and restoring to native vegetation and rock stabilization. As vegetation establishes and grows up, the rock will eventually disappear from view.

(5) Describe the impact to traffic on roads and highways in the vicinity, and expected traffic generated by this application. Is there adequate parking available to accommodate the proposal?

No expected traffic generation and no parking accommodations required.

Sheet List Table	
Sheet Number	Sheet Title
01	TITLE SHEET
02	EROSION CONTROL PLAN
03	GRADING PLAN
04	PLANTING PLAN
05	DETAILS 1
06	DETAILS 2
07	DETAILS 3



CROW WING SWCD

DEASON RAVINE

CROW WING COUNTY, BRAINERD, MN

LEGEND

FEATURE	EXISTING	PROPOSED
TREE PROTECTION FENCE		~CF~CF~
SILT FENCE		~SF~SF~
SEDIMENT LOGS		+++++
OVERHEAD ELECTRIC LINES	— OE —	
CONTOUR	- - 800 - -	(1185)
DRAINAGE FLOW ARROWS		
PROPERTY BOUNDARY	- . . - . . -	

PROJECT LOCATION, REFERENCE MAP

LEGAL DESCRIPTION OF SITE

CROW WING TOWNSHIP
SEC: 3 TWP: 44.0 RG: 31 LOT:002 BLK:001
LOT 2 BLOCK 1
PID: 561080010020009

GENERAL NOTES

DATUM: NAVD 88

EXISTING UTILITIES

THE LOCATION OF UNDERGROUND FACILITIES AND/OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT.

THE SUBSURFACE UTILITY INFORMATION SHOWN IS UTILITY QUALITY LEVEL D, AS DETERMINED USING THE GUIDELINES OF "C/ASCE 38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.

CONSTRUCTION NOTE

CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN OPERATION OF EXISTING UTILITIES THROUGHOUT THE DURATION OF THE PROJECT. IN THE EVENT THAT AN INTERRUPTION OF SERVICE IS UNAVOIDABLE IN ORDER TO COMPLETE THE WORK, CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION TO ALL AFFECTED ENTITIES A MINIMUM OF 3 WORKING DAYS IN ADVANCE OF ANY INTERRUPTION.

GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING FIELD MANUAL FOR TEMPORARY CONTROL ZONE LAYOUTS.

GOPHER STATE ONE-CALL

IT IS THE LAW THAT ANYONE EXCAVATING AT ANY SITE MUST NOTIFY GOPHER STATE ONE CALL (GSOC) SO THAT UNDERGROUND ELECTRIC, NATURAL GAS, TELEPHONE OR OTHER UTILITY LINES CAN BE MARKED ON OR NEAR YOUR PROPERTY BEFORE ANY DIGGING BEGINS. A 48-HOUR NOTICE, NOT INCLUDING WEEKENDS, IS REQUIRED. CALLS CAN BE MADE TO GSOC AT 1-800-252-1166 OR (651) 454-0002, MONDAY THROUGH FRIDAY (EXCEPT HOLIDAYS) FROM 7 A.M. TO 5 P.M.



water ecology community

EMMONS & OLIVIER RESOURCES, INC.
1919 UNIV. AVE. W. #300 ST. PAUL, MN
TEL: 651.770.8448 WWW.EORINC.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KYLE D. CRAWFORD DATE: 04/02/2025 LICENSE #54906

DATE	NO.	DESCRIPTION
04/02/2025	1	ISSUED FOR CONSTRUCTION
04/17/2025	2	RAVINE STABILIZATION AND OHWL UPDATES
05/02/2025	3	PARCEL INFORMATION ADDED
	4	
	5	
	6	

DESIGNED BY: MB
DRAWN BY: MB
CHECKED BY:KDC
EOR JOB #1040-0013

CROW WING SOIL AND
WATER CONSERVATION
DISTRICT

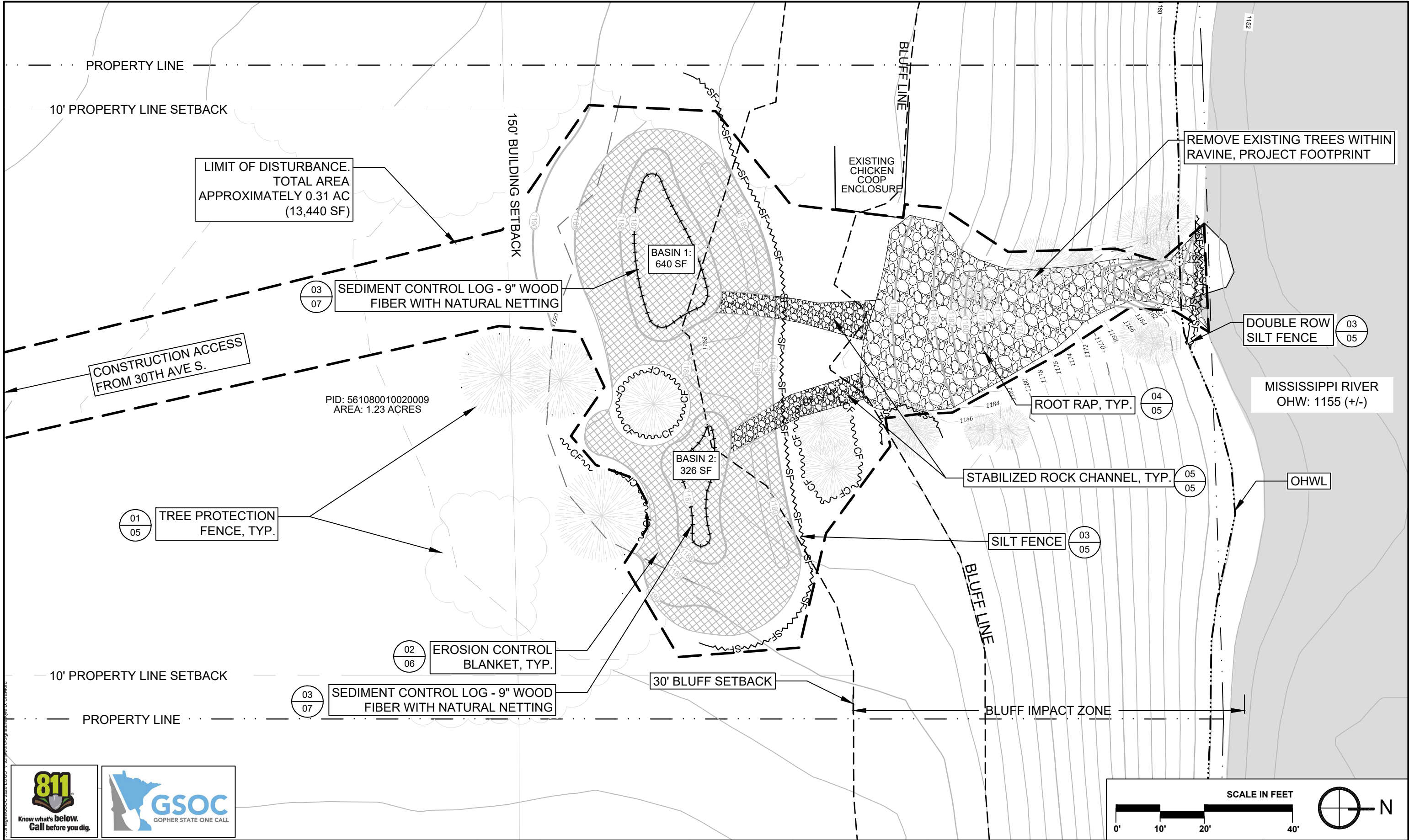
DEASON RAVINE
CROW WING COUNTY, BRAINERD, MN

CROW WING SWCD BRAINERD, MN 56401

TITLE SHEET

SHEET 01 OF 08

Plot Date: 05/02/2025
Drawing name: X:\Clients_S\WC0101040_Crow_Wing0013_Deason_Ravine_Stabilization02_GMS.dwg(Sheet1)040_13-Deason Title.dwg
User: krcrawford
Title: 13-Deason Title.dwg
Path: X:\Clients_S\WC0101040_Crow_Wing0013_Deason_Ravine_Stabilization02_GMS.dwg(Sheet1)040_13-Deason Title.dwg
Printer: HP DesignJet T1100
Plotter: HP DesignJet T1100
Scale: 1:1
Sheet: 1 of 1



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CROW WING SOIL AND
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DISTRICT

DEASON RAVINE

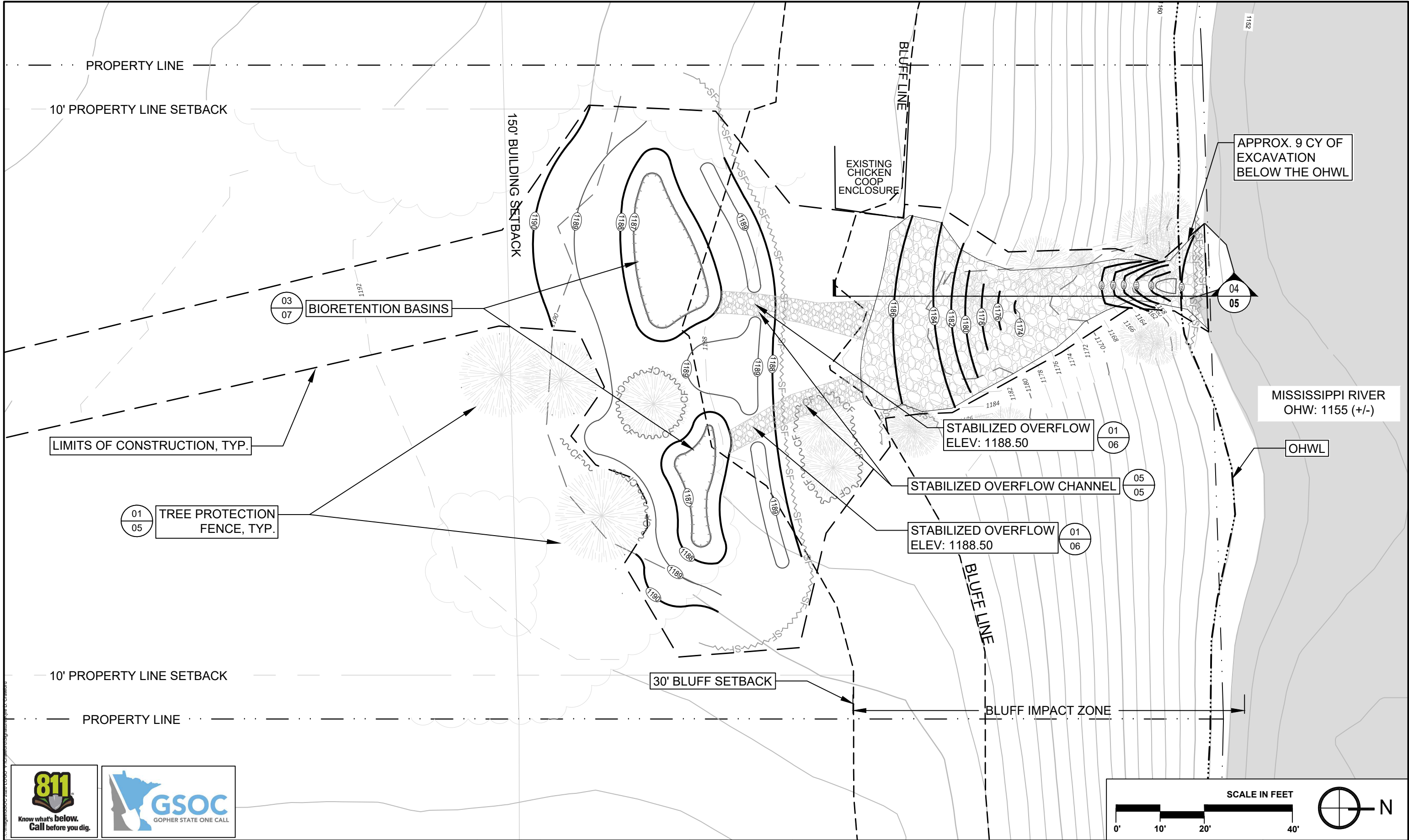
CROW WING COUNTY, BRAINERD, MN

CROW WING SWCD

BRAINERD, MN 56401

EROSION CONTROL
PLAN

SHEET 02 OF 08



EOR water ecology community
EMMONS & OLIVIER RESOURCES, INC.
1919 UNIV. AVE. W. #300 ST. PAUL, MN
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CROW WING SOIL AND
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CROW WING COUNTY, BRAINERD, MN

CROW WING SWCD BRAINERD, MN 56401

GRADING PLAN

SHEET 03 OF 08

PLANT_SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY	REMARKS
NATIVE SHRUBS						
	DL	Diervilla lonicera / Dwarf Bush Honeysuckle	1 gal.	Pot	78	
	CR	Cornus racemosa / Gray Dogwood	1 gal.	Pot	12	
	SEED 1	Pearl's Premium Sun/Shade Mix with Cat. 25 ECB	-	Seed	2732 sf	SEED: 30 LB Apply with Category x Erosion Control Blanket
	SEED 2	Stormwater Northeast Seed Mix 33-361 with Cat. 25 ECB	-	Seed	966 sf	SEED: 1 LB Apply with Category x Erosion Control Blanket

LIMITS OF CONSTRUCTION, TYP.

STORMWATER NORTHEAST SEED MIX: 33-361
TOTAL AREA: 966 SF
NOTE: INSTALL EROSION CONTROL BLANKET OVER SEED.

PEARLS PREMIUM SUN/SHADE MIX
TOTAL AREA: 2,732 SF
NOTE: INSTALL EROSION CONTROL BLANKET OVER SEED.

10' PROPERTY LINE SETBACK

PROPERTY LINE

16 - Diervilla lonicera

15 - Diervilla lonicera

150' BUILDING SETBACK

BLUFF LINE

6 - Cornus racemosa

VEGETATED RIPRAP

MISSISSIPPI RIVER
OHW: 1155 (+/-)

OHWL

5 - Diervilla lonicera

10 - Diervilla lonicera

12 - Diervilla lonicera

3 - Cornus racemosa

BLUFF IMPACT ZONE

30' BLUFF SETBACK

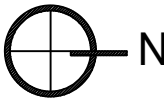
13 - Diervilla lonicera

NOTES:

- ANY AND ALL DISTURBED AREAS OUTSIDE CONSTRUCTION LIMITS SHALL BE RESTORED IN ACCORDANCE WITH RESTORATION MEASURES WITHIN LIMITS (SEED AND BLANKET).

SCALE IN FEET

0' 10' 20' 40'



EOR water
ecology
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CROW WING SOIL AND
WATER CONSERVATION
DISTRICT

DEASON RAVINE

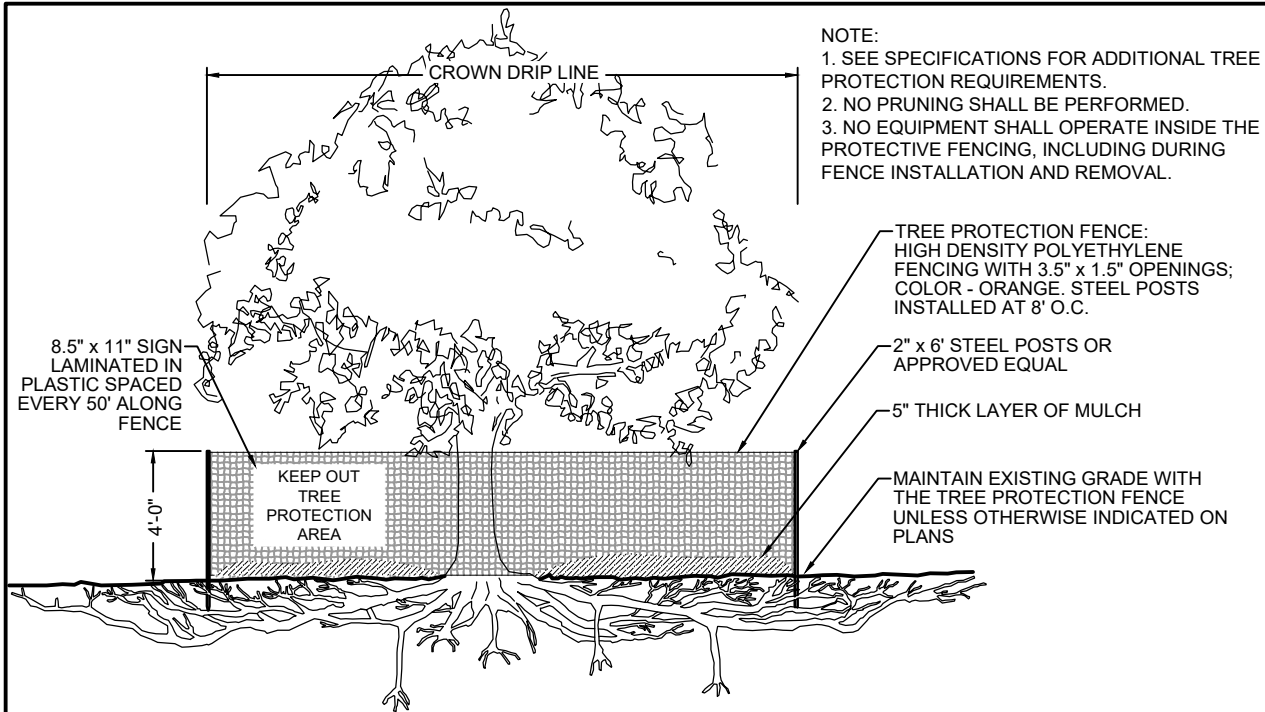
CROW WING COUNTY, BRAINERD, MN

CROW WING SWCD

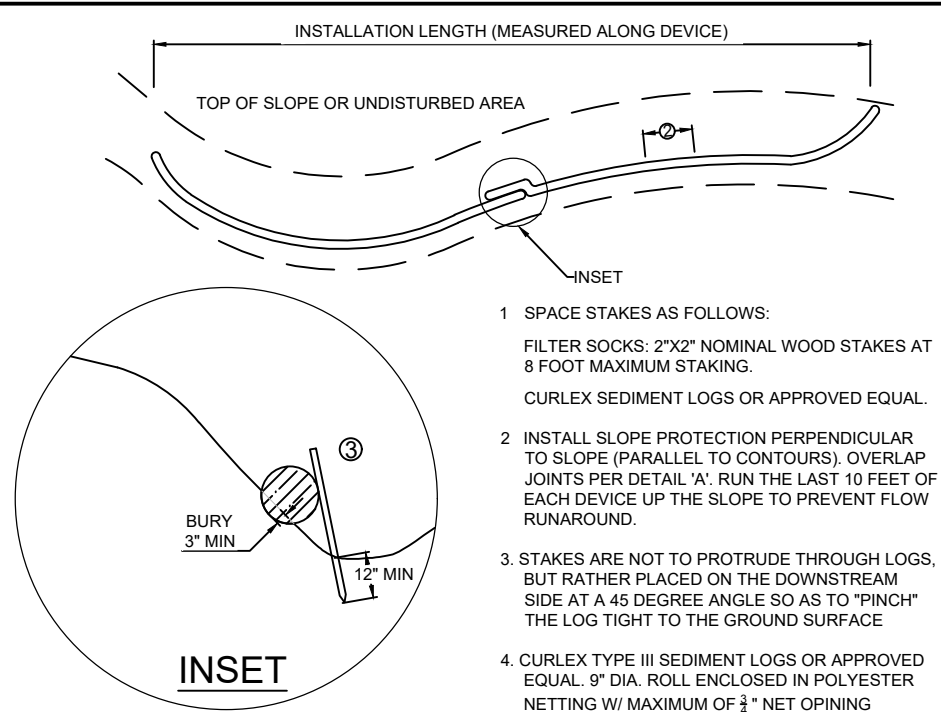
BRAINERD, MN 56401

PLANTING PLAN

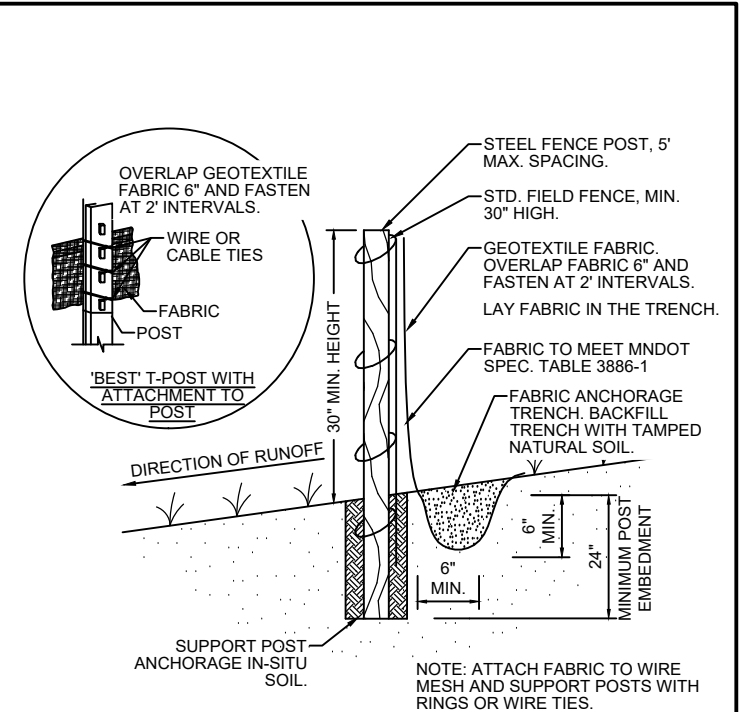
SHEET 04 OF 08



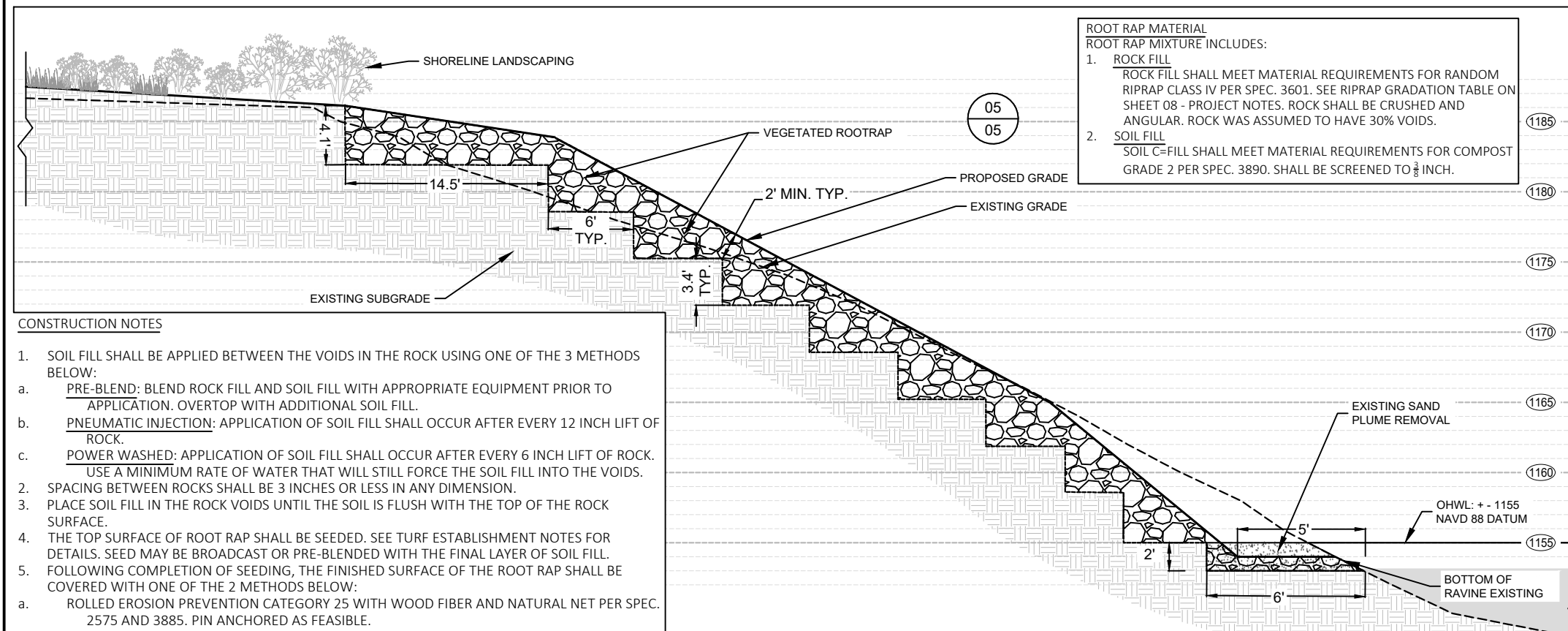
01 TREE PROTECTION FENCE
05 NOT TO SCALE



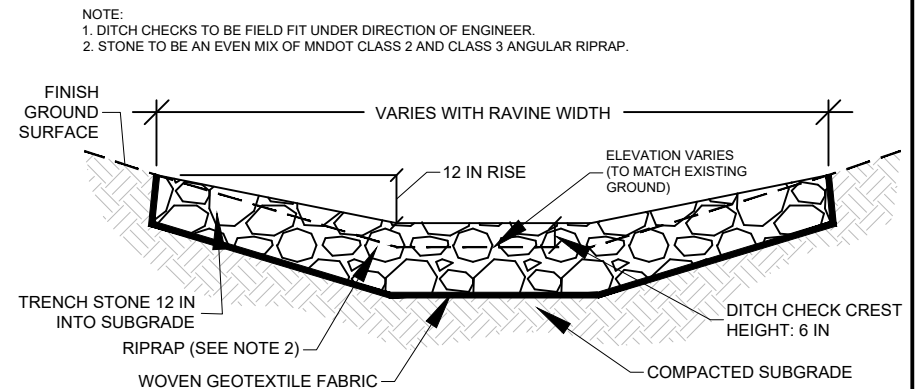
02 SEDIMENT CONTROL LOG
05 NOT TO SCALE



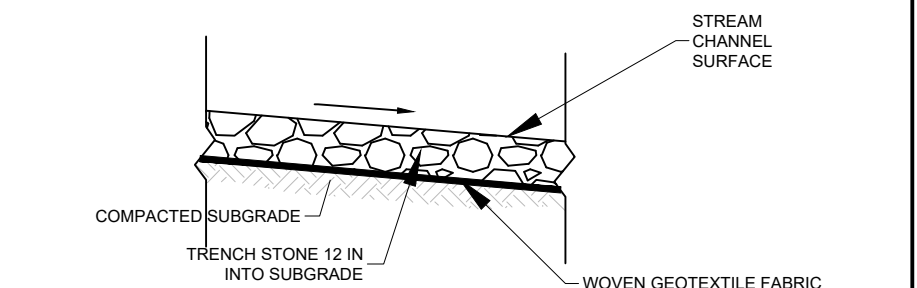
03 SILT FENCE
05 NOT TO SCALE



04 RAVINE STABILIZATION SECTION
05 NOT TO SCALE



CHANNEL SECTION



CHANNEL PROFILE

05 STABILIZED OVERFLOW CHANNEL
05 NOT TO SCALE

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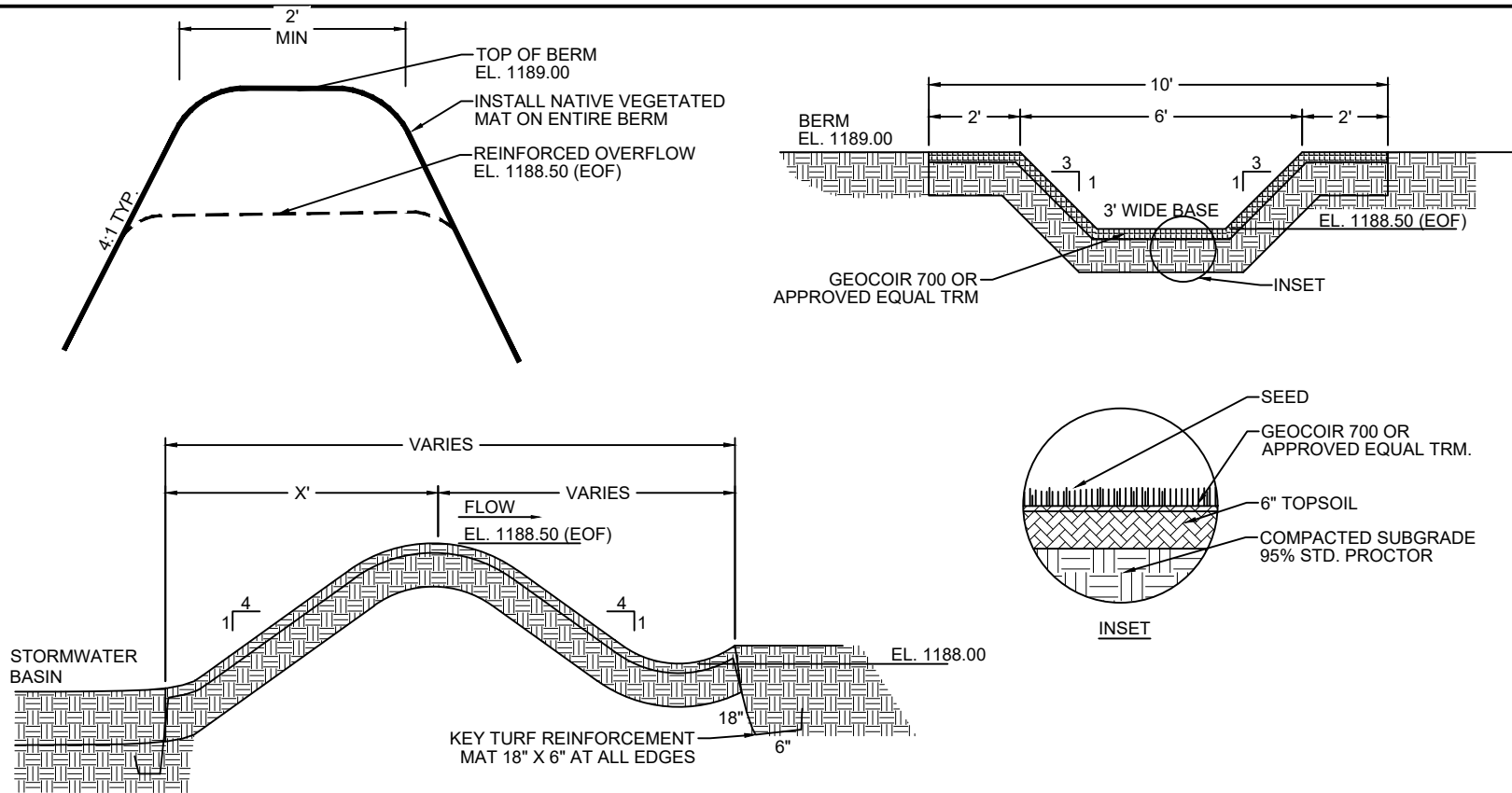
CROW WING COUNTY, BRAINERD, MN

CROW WING SWCD

BRAINERD, MN 56401

DETAILS 1

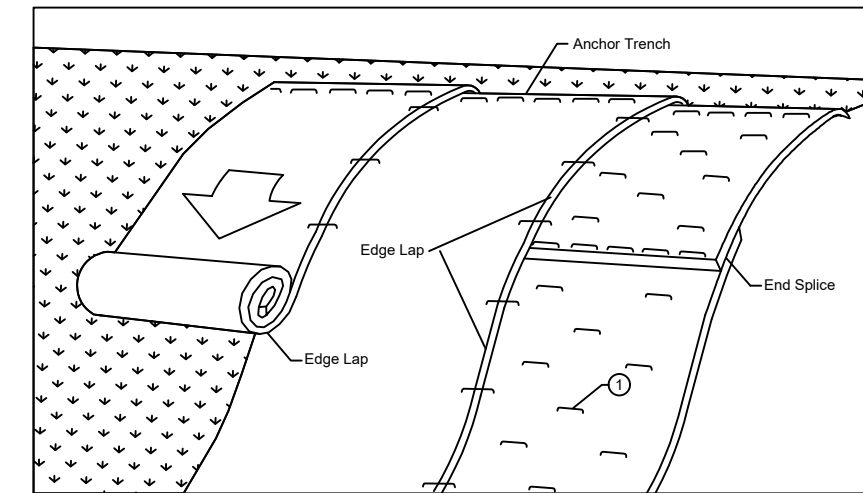
SHEET 05 OF 08



01
06

STABILIZED OVERFLOW

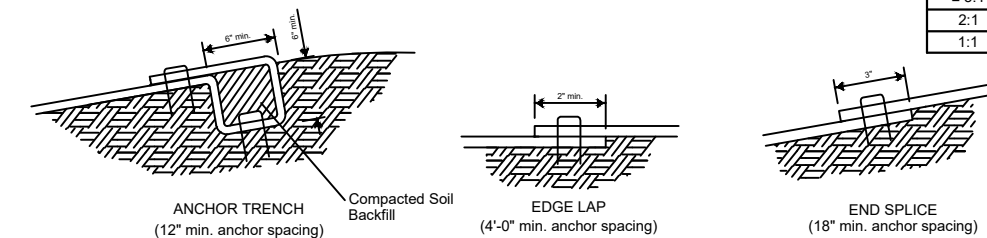
NOT TO SCALE



- NOTES:
1. SECURE BLANKET TO GROUND ACCORDING TO MANUFACTURER'S RECOMMENDED ANCHORING PATTERN AND MINIMUM SHOWN IN TABLE 1.
 2. SPACE TOP ROW OF STAPLES AT 18 INCH, BOTTOM ROW AT 36 INCH CENTERS, AND ALL OTHERS AT 24 INCH CENTERS. APPROXIMATELY 30 STAPLES REQUIRED PER SQUARE (100 SQ.-FT.) OF EROSION CONTROL MAT.
 3. WHERE EROSION GULLIES HAVE DEVELOPED IN BACKSLOPE, FILL WITH SOIL AND COMPACT PRIOR TO PLACEMENT OF EROSION CONTROL MAT.
 4. 4 FEET MINIMUM TO 8 FEET MAXIMUM OR AS SPECIFIED. PLACE STAPLES THE SAME AS FOR SPECIAL DITCH CONTROL.
 5. 4 FEET UNLESS SPECIFIED OTHERWISE FOR FORESLOPE PROTECTION.
 6. IF EROSION RILL HAS DEVELOPED ADJACENT TO SHOULDER MATERIAL, FILL WITH SUITABLE SOIL AND COMPACT PRIOR TO PLACEMENT OF MAT.

TABLE 1

Max. slope	Min. anchors
≤ 3:1	1.5/yd ²
2:1	2/yd ²
1:1	2.5/yd ²



02
06

EROSION CONTROL BLANKET

NOT TO SCALE

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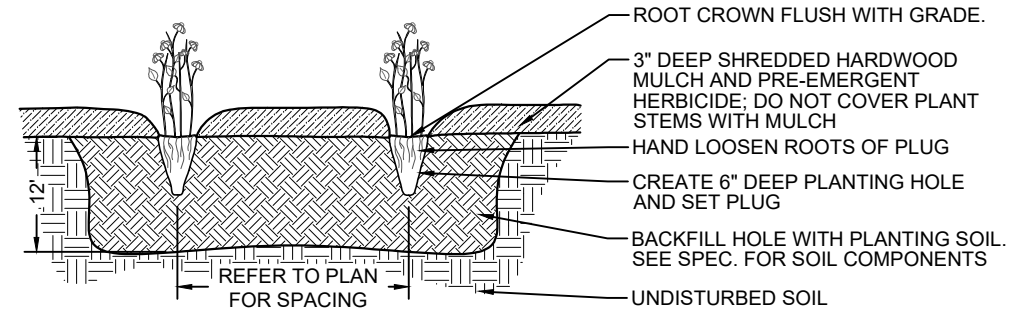
CROW WING SOIL AND
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CROW WING SWCD BRAINERD, MN 56401

DETAILS 2

SHEET 06 OF 08



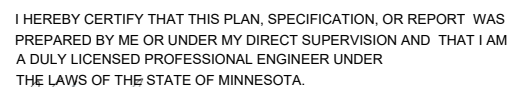
PERENNIAL PLUG PLANTING

NOT TO SCALE



9" WOOD FIBER SEDIMENT CONTROL LOG WITH NATURAL NETTING TO BE TRENCHED INTO BASIN TOE, TYP.

9" WOOD F



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CROW WING SOIL AND
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CROW WING COUNTY, BRAINERD, MN

CROW WING SWCD BRAINERD, MN 56401

DETAILS 3

SHEET 07 OF 08

Plot Date: 4/17/2025
Drawing name: X:\clients_swd\01040_crow_wing\0013_deason_ravine_stabilization\09_GIMS\dwg\Sheet1040_13-Deason Details.dwg

GENERAL NOTES

- LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
- LANDSCAPE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
- LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
- LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF FINAL ACCEPTANCE BY ENGINEER. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO FINAL ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL PROTECT ALL TREES IN THE PROJECT WORK AREA. INSTALL TREE PROTECTION FENCE PER PLAN AND DETAIL.

EROSION CONTROL AND POLLUTION PREVENTION NOTES

EROSION PREVENTION NOTES

- STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES) WITH TEMPORARY EROSION CONTROL (SEED AND MULCH OR BLANKET) WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITIES IN THE AREA HAVE TEMPORARILY OR PERMANENTLY CEASED.
- IDENTIFY LOCATION, TYPE AND QUANTITY OF TEMPORARY EROSION PREVENTION PRACTICES.
- IDENTIFY PERMANENT VEGETATION.

SEDIMENT CONTROL

- SEDIMENT CONTROL PRACTICES WILL BE PLACED DOWN-GRADIENT BEFORE UP-GRADIENT LAND DISTURBING ACTIVITIES BEGIN.
- VEHICLE TRACKING PRACTICES MUST BE IN PLACE TO MINIMIZE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE. STREETS MUST BE CLEANED IF TRACKING PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.

INSPECTIONS AND MAINTENANCE

- APPLICANT MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL PRACTICES ONCE EVERY 7 DAYS OR AFTER A ½" RAIN EVENT TO ENSURE INTEGRITY AND EFFECTIVENESS. ALL NONFUNCTIONAL PRACTICES MUST BE REPAIRED, REPLACED OR ENHANCED THE NEXT BUSINESS DAY AFTER DISCOVERY.
- PLANS SHALL INCLUDE CONTACT INFORMATION INCLUDING EMAIL AND A PHONE NUMBER OF THE PERSON RESPONSIBLE FOR INSPECTION AND COMPLIANCE WITH EROSION AND SEDIMENT CONTROL.

POLLUTION PREVENTION

- SOLID WASTE MUST BE STORED, COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE LAW.
- PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS).
- HAZARDOUS MATERIALS THAT HAVE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER TO MINIMIZE CONTACT WITH STORMWATER.

CONSTRUCTION STAGING NOTES

CONTRACTOR SHALL FOLLOW CONSTRUCTION STAGING AS LISTED BELOW. ANY DEVIATION FROM THE PLAN SHALL FIRST BE CONFIRMED WITH OWNER/ENGINEER:

- ALL PERIMETER EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING ACTIVITIES.
- ALL COMPLETED RESTORATION AREAS SHALL BE SEEDED AND STABILIZED AT THE END OF EACH WORKING DAY AND NO LATER THAN 24 HOURS FOLLOWING COMPLETION OF GRADING ACTIVITIES IN THAT AREA.
- EXCAVATE BASIN 1 AND BASIN 2 TO FINISHED GRADE (DO NOT SUBCUT AND INSTALL BIORETENTION MEDIUM AT THIS TIME).
- CONSTRUCT BASIN STABILIZED OVERFLOWS CONNECTING TO RAVINE.
- RAVINE CONSTRUCTION SHALL OCCUR BEGINNING AT BOTTOM (RIVER'S EDGE) AND CONTINUE UPSLOPE UNTIL CONNECTING TO THE STABILIZED OVERFLOWS.
- EXCAVATE 18" SUBCUT, DECOMPACT SUBGRADE WITH BUCKET TEETH AND INSTALL BIORETENTION MEDIUM. TO PREVENT INCIDENTAL COMPACTION, NO EQUIPMENT SHALL BE ALLOWED IN THE BOTTOM OF THE BASINS DURING EXCAVATION OR INSTALLATION OF MEDIUM. IMMEDIATELY INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS TO PROTECT THE BASINS. ALL EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL FULL VEGETATION ESTABLISHMENT IS ACHIEVED FOR THE ENTIRE DRAINAGE AREA IMPACTED.
- THROUGHOUT CONSTRUCTION, CONTRACTOR SHALL TAKE CARE TO LIMIT AREAS OF DISTURBANCE TO ONLY WHAT CAN BE STABILIZED BY THE END

PLANTING NOTES

- NO PLANTS WILL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- PROPOSED PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
- PLANT SYMBOLS ON PLAN DRAWING TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE LANDSCAPE ARCHITECT TO THE LANDSCAPE CONTRACTOR.
- ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
- PLANT MATERIALS TO BE INSTALLED PER PLANTING DETAILS.
- WATER ALL PLANT MATERIAL WITHIN 2 HOURS OF PLANTING. APPLY ENOUGH WATER TO THOROUGHLY SATURATE ALL PLANTING SOIL.
- LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

SEEDING NOTES

- SEEDING SHALL FOLLOW MNDOT SEEDING MANUAL 2014 EDITION.
- SEED SHALL BE LOCAL ORIGIN AND WILD ECOTYPE. SEED ORIGIN SHALL BE CERTIFIED BY THE MN CROP IMPROVEMENT ASSOCIATION. LOCAL ORIGIN SHALL MEAN WITHIN 200 MILES OF PROJECT SITE. PROVIDE MCIA DOCUMENTATION TO LANDSCAPE ARCHITECT PRIOR TO SEEDING. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT THE PROPOSED SEED SUPPLIER AND REQUEST A DIFFERENT ONE.
- SOW SEED MIXES ON DISTURBED AREAS AFTER ALL GRADING ACTIVITIES HAVE BEEN COMPLETED.
- PREPARE SEED BED PRIOR TO SEEDING PER MNDOT SPEC. 2574.3.A.4. LOOSEN SOIL TO A DEPTH OF 3" PRIOR TO SEEDING.
- ACCEPTABLE SEEDING DATES FOR NATIVE SEED ARE APRIL 15 - JULY 20 IN THE SPRING, OR SEPTEMBER 20 - OCTOBER 20 IN THE FALL. WRITTEN PERMISSION MUST BE GRANTED BY THE LANDSCAPE ARCHITECT TO PERFORM SEEDING OPERATIONS ON ANY OTHER DATES OF THE YEAR.
- INCLUDE A COVER CROP OF OATS WITHIN NATIVE SEED MIXES AT A RATE OF 30 LB PER ACRE. INCIDENTAL TO NATIVE SEED BID ITEM.
- DO NOT APPLY FERTILIZER WITH NATIVE SEED MIXES.
- STABILIZE ALL SEED MIXES WITH CATEGORY 25 EROSION CONTROL BLANKET.
- USE TEMPORARY EROSION CONTROL DEVICES (SEDIMENT LOGS, SILT FENCE) AS NEEDED TO PREVENT EROSION PRIOR TO AND DURING SEED ESTABLISHMENT.
- REPAIR ALL DISTURBED AREAS OUTSIDE OF PLAN SEEDING LIMITS WITH CUSTOM NATIVE SEED MIX, EROSION CONTROL BLANKET, OR TURF SOD PER ENGINEER'S DIRECTION.
- WARRANTY FOR ALL SEEDING AREAS RUNS FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. IF AFTER ONE YEAR ALL AREAS DO NOT HAVE >90% GERMINATION, BARE AND SPARSE AREAS SHALL BE RE-SEEDED PER PLAN UPON THE DIRECTION OF THE ENGINEER.

SEED ESTABLISHMENT NOTES (BY OWNER)

- ESTABLISHMENT PERIOD COMMENCES UPON ACCEPTANCE OF SEEDING (ADEQUATE COVER CROP GERMINATION AND COVERAGE) AND RUNS FOR TWO YEARS FROM THIS DATE.
- MONITOR THE SITE MONTHLY DURING THIS PERIOD TO DETECT AREAS OF WEED COLONIZATION. CUT OR TREAT ALL NOXIOUS WEEDS (AS CURRENTLY DEFINED BY MN DEPARTMENT OF AGRICULTURE) WITH GLYPHOSATE HERBICIDE AS SOON AS DETECTED.
- DURING THE FIRST GROWING SEASON MOW OR CUT THE ENTIRE SEEDED AREA EVERY 30 DAYS UNTIL SEPTEMBER 30TH AT A HEIGHT OF 5-8".
- DURING THE SECOND GROWING SEASON MOW OR CUT THE ENTIRE SEEDED AREA ONCE IN MID-JUNE AND ONCE IN MID-AUGUST AT A HEIGHT OF 5-8".
- IF AREAS OF BARE GROUND PERSIST AFTER FIRST GROWING SEASON RESEED PER PLAN.
- AFTER THE FIRST TWO GROWING SEASONS MOW OR CUT NATIVE SEED AREAS IN LATE FALL OR EARLY SPRING (EACH YEAR). RAKE OUT AND REMOVE DOWNED VEGETATION.

RIPRAP GRADATION TABLE (MNDOT SPEC. 3601)

Table 3601.2-1 Random Riprap Gradation Requirements									
Class	Median Particle Diameter (inch)	Minimum and Maximum Allowable Particle Size (inches)							
		D ₁₅		D ₅₀		D ₈₅		D ₁₀₀	
		Min	Max	Min	Max	Min	Max	Min	Max
I	3	1	3	2	4	3	5	4	6
II	6	3	6	5	8	7	11	9	12
III	9	6	8	8	11	11	15	15	18
IV	12	8	10	10	14	15	19	21	24
V	15	9	12	12	17	19	23	27	30



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]

KYLE D. CRAWFORD DATE: 04/02/2025 LICENSE #54906

DATE	NO.	DESCRIPTION
04/02/2025	1	ISSUED FOR CONSTRUCTION
04/17/2025	2	RAVINE STABILIZATION AND OHWL UPDATES
	3	
	4	
	5	
	6	

DESIGNED BY: MB

DRAWN BY: MB

CHECKED BY:KDC

EOR JOB #1040-0013

CROW WING SOIL AND
WATER CONSERVATION
DISTRICT

DEASON RAVINE

CROW WING COUNTY, BRAINERD, MN

CROW WING SWCD BRAINERD, MN 56401

PROJECT NOTES

SHEET 08 OF 08

**NOTICE OF PUBLIC HEARING
CROW WING TOWNSHIP
CROW WING COUNTY, MINNESOTA**

NOTICE IS HEREBY GIVEN Notice is hereby given that the Crow Wing Township Planning Commission will meet at 6:00 p.m. on Monday, July 7, 2025, located at 6930 Cuyuna Avenue SW Brainerd, Minnesota, to conduct a public hearing. The purpose of the public hearing is to hear from zoning administration and anyone else interested and to thereafter make a recommendation to Crow Wing Township Town Board regarding a conditional use permit (CUP) application. Specifically, an application for proposed soil erosion repair on a parcel located on the Mississippi River. Anyone desiring to be heard regarding the proposed conditional use application may speak during the public hearing or submit comments to Crow Wing Township. Information will be available at Town Hall approximately one week before the public hearing.

By: Crow Wing Township Zoning Administration

**CROW WING TOWNSHIP
NOTICE OF PUBLIC HEARING
JULY 7, 2025, 6:00 P.M. AT CROW WING TOWNSHIP TOWN HALL**

To Whom It May Concern:

A parcel under your ownership has been identified within the required notification area for conditional use application request.

The following properties will be subject to a public hearing on **Monday, July 7, 2025**, at 6:00 p.m. or soon thereafter at the Crow Wing Town Hall (6930 Cuyuna Avenue SW Brainerd, MN 56401).

PID: 56030510. (Physical Address: 11191 Town Hall Street Brainerd, MN 56401)

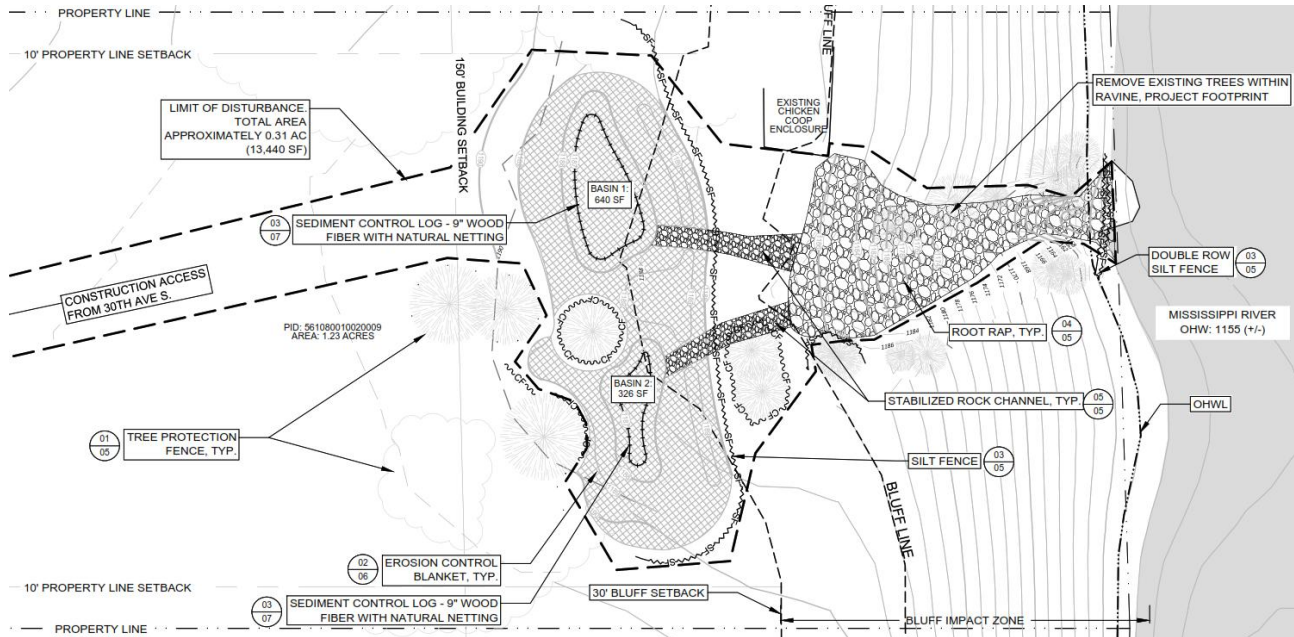
Hearing:

A conditional use application has been submitted for proposed soil erosion repair located at 11191 Town Hall Street Brainerd along the Mississippi River.

Subject property:



Concept Plan:



GIS LEGAL DESCRIPTION:

PID: 56030510

LOT 2 BLOCK 1 OF PINE BLUFFS PLAT.

All interested persons are invited to attend the hearing and be heard or send written comments to Crow Wing Township or email zoning@sahrco.com. In addition, a staff report will be made available at the Crow Wing Town Hall, typically one week before the scheduled meeting.

BY: Crow Wing Township Zoning Administration

RAMPONI, JAMES L & LINDSEY
11989 SCENIC RIVER DR
BAXTER MN 56425

MATHISON, MICHAEL T & KELLIE
11874 FORESTVIEW DR
BAXTER, MN 56425

MELISSA MCCLURE NELSON, LLC
4874 REGENTS WALK
EXCELSIOR MN 55331

KUEPERS, ALISSA M REVOCABLE TRUST
12006 SCENIC RIVER DR
BAXTER MN 56425

BLAIR, MIRANDA
11850 FORESTVIEW DR
BAXTER MN 56425

GIBSON, ALYCE J LIVING TRUST
11965 SCENIC RIVER DR
BAXTER, MN 56425

SHOOK, STEPHANIE RAE
11988 SCENIC RIVER DR
BAXTER MN 56425

NAVIN, JOHN & CLARA
11831 RIVER VISTA DR
BAXTER MN 56425

NORMAN, THOMAS G & RUTH A
11981 SCENIC RIVER DR
BAXTER, MN 56425

HALL, THOMAS R & MARILYN
11982 SCENIC RIVER DR
BAXTER, MN 56425

NAVIN, JOHN & CLARA
11831 RIVER VISTA DR
BAXTER MN 56425

GORVIN, GEOFFREY & KELLY
11950 FORESTVIEW DR
BAXTER, MN 56425

THOMPSON, DAVID I & ABIGAIL
11978 SCENIC RIVER DR
BAXTER MN 56425

FREEMAN, TYLER M & CARRIE E
11847 RIVER VISTA DR
BAXTER MN 56425

COLLINS, JEFFREY K & BRENDA A
11924 RIVER VISTA DR
BAXTER, MN 56425

DAVIS, LYNN L TRUST AGREEMENT
11972 SCENIC RIVER DR
BAXTER MN 56425

SELL, MATTHEW
11865 RIVER VISTA DR
BAXTER MN 56425

GROSS, BRETT A & LYNDA JO
7036 RIVER VISTA CT
BAXTER, MN 56425

ISACKSON, ANDREW C & EMILY K
11913 FORESTVIEW DR
BAXTER MN 56425

JOHNSON, CRAIG B
11895 RIVER VISTA DR
BAXTER, MN 56425

ROSS, KARI D B & GRANT S
7080 RIVER VISTA CT
BAXTER MN 56425

SMITH, SHAWN D & SYDNEE
11907 FORESTVIEW DR
BAXTER MN 56425

PIEPKORN, CASSIE A & JEREMIAH L
12064 FORESTVIEW DR
BAXTER MN 56425

SELL, KATHY ANN
11948 SCENIC RIVER DR
BAXTER MN 56425

YOUSO, ETHAN & CASSANDRA
11931 RIVER VISTA DR
BAXTER MN 56425

WILKENS, STEPHANY S TRUST 12-30-95
11931 SCENIC RIVER DR
BAXTER, MN 56425

GOODE, DONALD R TRUST
7098 RIVER VISTA CT
BAXTER MN 56425

MATHISON, MICHAEL T & KELLIE
11874 FORESTVIEW DR
BAXTER, MN 56425

WILKENS, STEPHANY S TRUST 12-30-95
11931 SCENIC RIVER DR
BAXTER, MN 56425

SCHULTZ, RUSSEL M TRUST
7093 RIVER VISTA CT
BAXTER MN 56425

SNOOK, LEE C & RITA C FAMILY LIV TRUST
7081 RIVER VISTA CT
BAXTER MN 56425

HULTSTROM, ROBERT C & LYNN M
11936 SCENIC RIVER DR
BAXTER, MN 56425

STOKKE, TRAVIS M
11221 TOWN HALL ST
BRainerd MN 56401

KLEIN KORENTAYER FAMILY REV TRUST
7041 RIVER VISTA CT
BAXTER MN 56425

PASSI, ROBERT W & ELIZABETH TRUST
11954 SCENIC RIVER DR
BAXTER, MN 56425

JOHNSON, BRYCE
11298 TOWN HALL ST
BRainerd MN 56401

GRIFFIN, RAY W & DEBRA J
11766 RIVER VISTA DR
BAXTER MN 56425

KRIHA, GEORGE R & BONNIE
11960 SCENIC RIVER DR
BAXTER, MN 56425

DANO, JOHN A
6712 BARROWS AVE
BRainerd, MN 56401

KRONBECK, KEVIN & KAREN
11806 RIVER VISTA DR
BAXTER, MN 56425

GRIFFIN, RAYMOND W & DEBRA J
11766 RIVER VISTA DR
BAXTER, MN 56425

THOMPSON, THOMAS LEE
323 WOODLAND HILLS LN
BRainerd MN 56401

HENRY, PATRICK M & LUCILLE B TRUST
4 BEEBE AVE
MENDOTA HEIGHTS MN 55118

BURRS, ANGELA
11969 FORESTVIEW DR
BAXTER, MN 56425

O'NEAL, STACY L & MICHAEL A
11293 TOWN HALL ST
BRainerd MN 56401

RINKE, RANDY A & SHERYL A
11838 RIVER VISTA DR
BAXTER, MN 56425

KALLA, DANIEL & AMANDA
11985 FORESTVIEW DR
BAXTER MN 56425

LARSON, HEATH A
11259 TOWN HALL ST
BRainerd MN 56401

EMSLANDER, DALE LEO & JESSIE TARA
11850 RIVER VISTA DR
BAXTER MN 56425-1436

SHIMEK, ANTHONY EDWARD & CYNTHIA LOUISE
11941 FORESTVIEW DR
BAXTER MN 56425

LARSON, HEATH A
11259 TOWN HALL ST
BRainerd, MN 56401

TABATT, ZACHARY R & JESSICA A
11868 RIVER VISTA DR
BAXTER MN 56425

FELSKE, DAVID & DEBORAH
PO BOX 123
NISSWA MN 56468

REED, CARL W & LUANA
11243 TOWN HALL ST
BRainerd, MN 56401

MOLENAAR, GREGORY R & RUIRUI W
1300 KILIAN BLVD SE
SAINT CLOUD MN 56304

SLIPY, JON J & APRIL J
11809 RIVER VISTA DR
BAXTER MN 56425

STOKKE, TRAVIS M
11221 TOWN HALL ST
BRainerd MN 56401

ARCHER, DOUGLAS A LAURI
11974 FORESTVIEW DR
BAXTER, MN 56425

CITY OF BAXTER
13190 MEMORYWOOD DR
BAXTER MN 56425

QUANBECK, MARK & HEIDI AHL-QUANBECK
729 SADDLE RIDGE RD
BISMARCK ND 58503

DEASON, STACY M TRUST
11171 TOWN HALL RD
BRAINERD MN 56401

POWERS, RANDY & BONITA C # 11008447
6888 RIVER WAY
BRAINERD MN 56401

DEASON, STACY M TRUST
11171 TOWN HALL RD
BRAINERD MN 56401

BIGLER, GREGORY L & VICTORIA
6832 RIVER WAY
BRAINERD, MN 56401

LARSON, HEATH A
11259 TOWN HALL ST
BRAINERD, MN 56401

ROFIDAL, SUSAN L
6776 RIVER WAY
BRAINERD, MN 56401

REED, CARL W & LUANA
11243 TOWN HALL ST
BRAINERD, MN 56401

ANDERSON, MARY THERESA SURVIVORS TRUST
130 BASINSIDE WAY
ALAMEDA CA 94502

QUANBECK, MARK & HEIDI AHL-QUANBECK
729 SADDLE RIDGE RD
BISMARCK ND 58503

KLEIN, JOSEPH R & BARBARA
11149 TOWN HALL ST
BRAINERD MN 56401

DEASON, STACY M TRUST
11171 TOWN HALL RD
BRAINERD MN 56401

QUANBECK, MARK & HEIDI AHL-QUANBECK
729 SADDLE RIDGE RD
BISMARCK ND 58503

POTLATCH TRS MINNESOTA LLC
ATTN TAX DEPT
601 W 1ST AVE STE 1600 SPOKANE, WA 99201

DOOLEY INVESTMENTS LLC
12950 KNOLLWOOD DR
BAXTER MN 56425

ROFIDAL, SUSAN L
6776 RIVER WAY
BRAINERD, MN 56401

The MN DNR offers the following comments on this CUP proposal:

I (Jake Frie) have twice been on-site to this property location and witnessed the current issue of gully erosion within a bluff contributing to sediment loading / siltation of the Mississippi River, which in turn could be affecting habitat and water quality within the river. We have reviewed and provided robust comments concerning the engineered plans and proposal to fix the problem and restore the site so that no further bluff failure occurs. In short, the proposal as-written will serve to protect habitat and surface water quality and preserve property values along one of Minnesota's most valuable resources – the Mississippi River. This then, is in harmony with Minnesota's Shoreland Management Rules (MN Rule 6120.2500 – 6120-3900). Furthermore, the addition of stormwater management basins near the top of the bluff will reduce concentrated stormwater flows towards the bluff and further bolster protection efforts near the river.

Finally, our (DNR) review of the plans provided indicates that no public water works permit is required for the minor excavation work in the river (as it is to recover only the sloughed sand from the bluff) nor is it required for the installation of natural rock rip rap, as the plans meet all of the “no permit required” provisions found on the top of p. 2 of this DNR guidance fact sheet: [Shoreline Alterations: Riprap](#).

Just prior to the start of operations to repair this issue, please ensure the Contactor's Responsibility Form is filled out by both the contractor and property owner and returned to the DNR per the guidance on the form, found here:

[Wetland_WCA_Contractor_Responsibility_Form 10-22-24 \(1\).doc](#).

Thank you for your time in this regard.

Jacob Frie

Area Hydrologist | Division of Ecological and Water Resources

Minnesota Department of Natural Resources

1601 Minnesota Drive

Brainerd, MN, 56401

Phone: 218-203-4367

Email: Jacob.frie@state.mn.us

mndnr.gov



(Reserved for Recorder)

**CROW WING TOWNSHIP
PLANNING COMMISSION
CONDITIONAL USE APPROVAL**

On the 7th day of July 2025, following a public hearing conducted by the Crow Wing Township Planning Commission, Crow Wing Township hereby approved a conditional use permit request on behalf of: **Cary and Stacy Deason.**

In accordance with the provisions of Crow Wing Township Land Use Ordinance and pursuant to the requirements of Chapter 462 of the Minnesota Statutes the approved conditional use permit authorizes the above named to:

1. **Move 200 Cubic Yards of Soil Within the Shoreland District (Shoreland Impact Zone).**

on the following property located in Crow Wing Township, Crow Wing County:

Parcel Number: 56030510

Property Address: 11191 Town Hall Street, Brainerd

Legal Description: LOT 2, BLOCK 1, of the PINE BLUFF PLAT

The approval was made based on the following findings of fact and with the following conditions of approval.

FINDINGS OF FACT:

1. The subject property is approximately 1.24 acres and adjacent to Town Hall Street
2. The property is zoned Residential within the Shoreland District.
3. The proposed use will improve the health and safety of the property and surrounding properties by repairing soil erosion.
4. The standards of the Crow Wing Township ordinance are being met through the conditional use process by following the requirements of Article 28 – Dirt Moving.

5. The proposed use meets the following natural resource goal and policies listed in the Comprehensive Plan: Goal 1: Protect Crow Wing Township's environmental assets. The proposed use will repair shoreland property located on the Mississippi River.
6. The proposed use will not impact nor prevent any potential future development in the surrounding area. This project will reestablish and maintain the integrity of an open existing lot for future development.
7. The proposed use will not adversely impact the use of public utility, public services, roads and schools. The subject property is adjacent to and accessed by a township road.
8. Proposed improvements include a detailed stormwater management plan. Erosion control measures will be implemented to control stormwater runoff onsite. The nature of the use will not generate any kind of odors nor impact the air.
9. The MNDNR and Mississippi Headwaters Board have been notified of this project and provided comments that support the application.
10. The Crow Wing County Soil and Water Conservation District has assisted with the application process and supports the improvement of this project.
11. The proposed use will meet all Crow Wing Township Zoning regulations and conditions outlined in this conditional use permit. Final approval and review of conditions will be given at time of land use permit.
12. This Conditional Use Permit is conditioned on the permittee being compliant at all times with all aspects of the Crow Wing Township zoning ordinance.

CONDITIONS OF APPROVAL

- 1.
- 2.
- 3.

I certify that the above is a true and correct statement based on the minutes and action by the Crow Wing Township Planning Commission meeting that was held on July 7, 2025.

Sue Kern
City Clerk

Date

Brad Arnold
Crow Wing Township Planning Commission
Chairperson

Date

DRAFTED BY:
Crow Wing Township Zoning Administration
6930 Cuyuna Avenue
Brainerd, MN 56401

Crow Wing Township Planning Commission Meeting, June 2, 2025, 6:00 PM

Commission Members Present: Chairman Brad Arnold, David Nelson (Vice Chair), Dan Lee, Jon Kolstad, Paul Stephany (Township Board Supervisor), Scott Saeher (Planning and Zoning Consultant) and Sue Kern (Township Clerk). Brad called the meeting to order at 6:00 PM and the Pledge of Allegiance was recited.

Additions or Deletion: None.

Public Hearings: None.

Open Forum: None.

Approval of Minutes: Dan made a motion to accept May 5, 2025, meeting minutes as written. David seconded the motion. Brad abstained as he was not in attendance. Passed 4-0.

Residents were present for the following business and the agenda was adjusted accordingly to accommodate their business first.

New Business: Application for Subdivision: The Lively's were present with a subdivision request. They previously had dealt with subdivisions back in 1999 and it was not properly recorded. They are in the process of selling 2.5 acres and combined with the Northern parcel. The property in question is zoned AG but surrounded by residential properties. Some property is currently nonconforming. KLD has previously surveyed the land. The legal description has the property as a separate parcel. It does not seem to need a new survey. Various options were discussed at length. A boundary line adjustment is needed. Conversation between the owners, the surveyor and Scott will need to take place. Jon motioned to proceed forward with a lot line adjustment to correct the nonconforming lots and not create any new nonconforming lots as long as they have the ok by the surveyor that everything is good to go with a lot line adjustment to correct the mistakes from the past on these lots and Lot A as rural residential as it was intended and to keep Mr. Lively's property in AG. Dan seconded. Passed 5-0.

Old Business: Signage Discussion: Mr. Kohl was present requesting the installation of a sign on his father's property to advertise his business on Hwy 371. The size and design of the sign, zoning of the property, conditional use of the property, possible variance, and possible easement of neighboring property to place a sign were discussed. No action was taken. **Outstanding Complaints:** Violations are a work in progress. Brad is planning to do 3 inspections. **Jackson property:** The Sheriff's office wants an address posted.

New Business: Crow Wing County Ordinance Updates regarding inoperable vehicles: The County approved the ordinance in late May. The number of inoperable vehicles was discussed. Violations are complaint driven. No permits will be issued to property owners if they are in violation. Brad stated that most of the ordinance changes were with language and seem to be straightforward except for the verbiage on inoperable vehicles. The problem will be enforcement of the ordinance. A public hearing is required before approval. **Zoning Districts:** An unsightly property in Barrows was discussed. The option of proper fencing around the property was discussed.

PZ Administrator's Report: Slow to start this Spring but there is a fair amount of business now.

Town Board Correspondence: None.

Northland Industrial Park has worked on seeding and grading/shaping. Screening needs work. There has been no follow up report on the trail agreement.

Adjournment: Being no further business, meeting adjourned at 8:00 pm.

STAFF MEMO
PLANNING COMMISSION

Department: Zoning Administration	Meeting Date: July 7, 2025
Agenda Section: New Business	Item: Land Use Application

PREVIOUS PLANNING COMMISSION REVIEW OR ACTION: Conditional Use Permit approval in 2022 to operate an agri-business in the agricultural/forestry district for The Crafted Orchard.

PREVIOUS TOWN BOARD REVIEW OR ACTION: N/A

COUNTY REVIEW AND IMPACTS: N/A

PROPOSED BUDGET/FISCAL IMPACT: N/A

OPPORTUNITY COST IF RECOMMENDED: Additional commercial business within the Township

BACKGROUND:

Applicant Information: Angela Litchy
Zoning: Agriculture/Forestry District
Application Request: Land Use Permit
Location: 7130 North Koering Road / PID 56300513

Applicant is seeking to build an agriculture storage shed on the property for future use of The Crafted Orchard. Per the requirements of the Conditional Use Permit granted in 2022, the applicant must submit the following for review by the Planning Commission prior to releasing a land use permit. The remaining conditions include elevations and drawings of the proposed building, colors and materials of the proposed building, proof of appropriate buffering with setbacks, and exterior lighting plans.

ATTACHMENTS: Previous Conditional Use Permit Resolution, Site Plans, Land Use Application, other supporting documents.

LAND USE APPLICATION

APPLICATION:

- A. Applicant shall complete Land Use Application and submit to the Zoning Administrator.
- B. Application shall be accompanied by a site plan drawing that is complete with the following minimum information (as close to scale as possible):
 - Size of parcel
 - Location on the parcel of all existing structures, their square footage and distance from all property lines, setbacks (including road, bluff, and shoreline) and each other
 - Location on the parcel of all proposed structures and their square footage, distance from all property lines, setbacks (including road, bluff, and shoreline) and each other
 - Location on the parcel of existing and proposed sewage treatment systems and wells and their distance from property lines, structures and each other
 - Existing and/or proposed square footage of the driveway (gravel and paved), access roads, parking, sidewalks

*****If a new driveway is being construction from a Township road, please contact the Township Roads Supervisor, Doug Kern, at (218) 820-2021 or doug.kern2021@gmail.com for an entry permit*****

- C. Application shall include drawings showing number of bedrooms in the structure.
- D. Application shall include elevation drawings showing proposed structure height.
- E. Application shall include Sewer Compliance Inspection certificate.
- F. Applicant shall include the signature of the title owner of the property.

REVIEW:

- A. The Planning and Zoning Administrator shall review the application for completeness and assign a reference number to application, plans, and any other attachments. Staff will indicate on the application the date that the application is complete. The applicant will be notified where additional information is needed.
- B. Zoning Administrator, based on submittals, compute the Land Use Permit Fee. This fee shall be paid by the applicant at the time the application is submitted.

ACTION:

In order to obtain a Land Use Permit, the following must happen:

- A. The Zoning Administrator must review and approve the Sewer Compliance Inspection report.
- B. The Township Clerk must verify all current billings and insure that the applicant is current on all payments.
- C. The Zoning Administrator must insure that the permit fee has been collected.
- D. The Zoning Administrator must insure that the proposed improvements meet the requirements of the Ordinance.

PLEASE NOTE: The Township has 60 days in which to review and make a decision on land use applications, although the Township strives to process all applications as soon as they are received. To avoid delays, applicants should allow themselves as much time as possible between the time they submit their application and the time they wish to begin construction. Close coordination with the Township Staff during the project design phase and submittals that are complete and accurate will help applicants avoid delays. No construction can begin until the permit is complete and approved.

REVISED: JANAURY, 2023

LAND USE PERMIT APPLICATION

Name of Applicant Angela Litchy Phone 763-286-3847
Property Address (E911#) 7130 - N Koering Rd, Brainerd, MN Local Phone 763-286-3847
Mailing Address 5605 N Koering Rd Email _____
City, State, Zip Brainerd, MN. 56401

Applicant is:

Legal Owner ☒ _____

Contract Buyer ☐ _____

Option Holder ☐ _____

Agent ☐ _____

Other _____

Title Holder of Property: *(if not applicant)*

(Name)

(Address)

(City, State, Zip)

Signature of Owner, authorizing application (required):

(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)



Signature of Applicant (if different than owner): _____

(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Property Parcel ID (15 Digit # on Tax Statement) 56300513

Zoning District Agriculture/Forestry

Will an address assignment (E911#) be needed? No

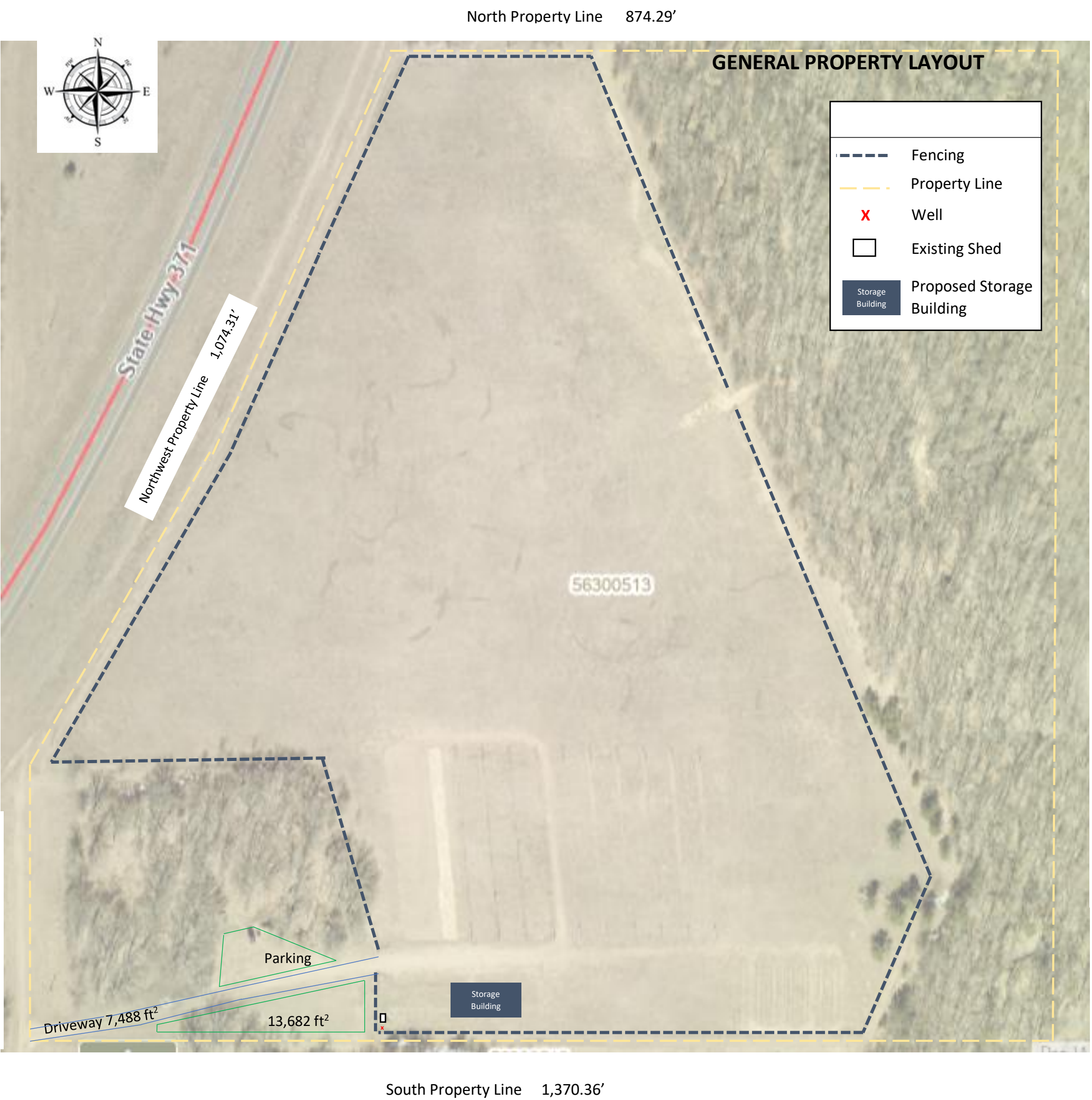
State nature of request in detail: (What are you proposing for the property? If a new structure, indicate height and foundation type.)

I am proposing to construct a 42-foot by 80-foot stick-built agriculture storage facility with a height of 20 feet. The structure will be built on a floating, monolithic slab foundation. The building is intended for multiple phases of use. In the short term, it will be used strictly for general storage. In the mid-term, the building will serve multiple purposes including orchard equipment, chemical, and cold storage, a packing shed, small office space, and a small retail area. The long-term vision for the facility includes all of the mid-term uses except for the retail component. There are no restrooms or kitchen facilities planned for this building.

Approved by the Zoning Administrator: _____ Date: _____

CHECKLIST

- x Completed application, including signature of property owner, and fee
- x Send application electronically to Zoning Administrator
- N/A Sewer Compliance Inspection Report
(5 years from installation date - New Installation)
(3 years from installation date – Existing System)
- Yes All current Township charges paid
- No No outstanding violations
- N/A Zoning Administrator Review of Commercial Access to Township Road (if applicable)
- x Site plan as close to scale as possible with the following information, as a minimum (unless waived by Zoning Administrator):
 - x Size of parcel and dimensions
 - x All existing structures, their square footage, height, distance from all property lines and setbacks (including road, bluff and lake OHW level) and each other
 - x All proposed structures, their square footage, height, distance from all property lines and setbacks (including road, bluff and lake OHW level) and each other
 - x Location on the parcel of existing and proposed sewage treatment systems (ISTS) and wells and their distance from property lines, structures and each other
 - x Existing and/or proposed square footage of the driveway (gravel and paved), access roads, parking, sidewalks



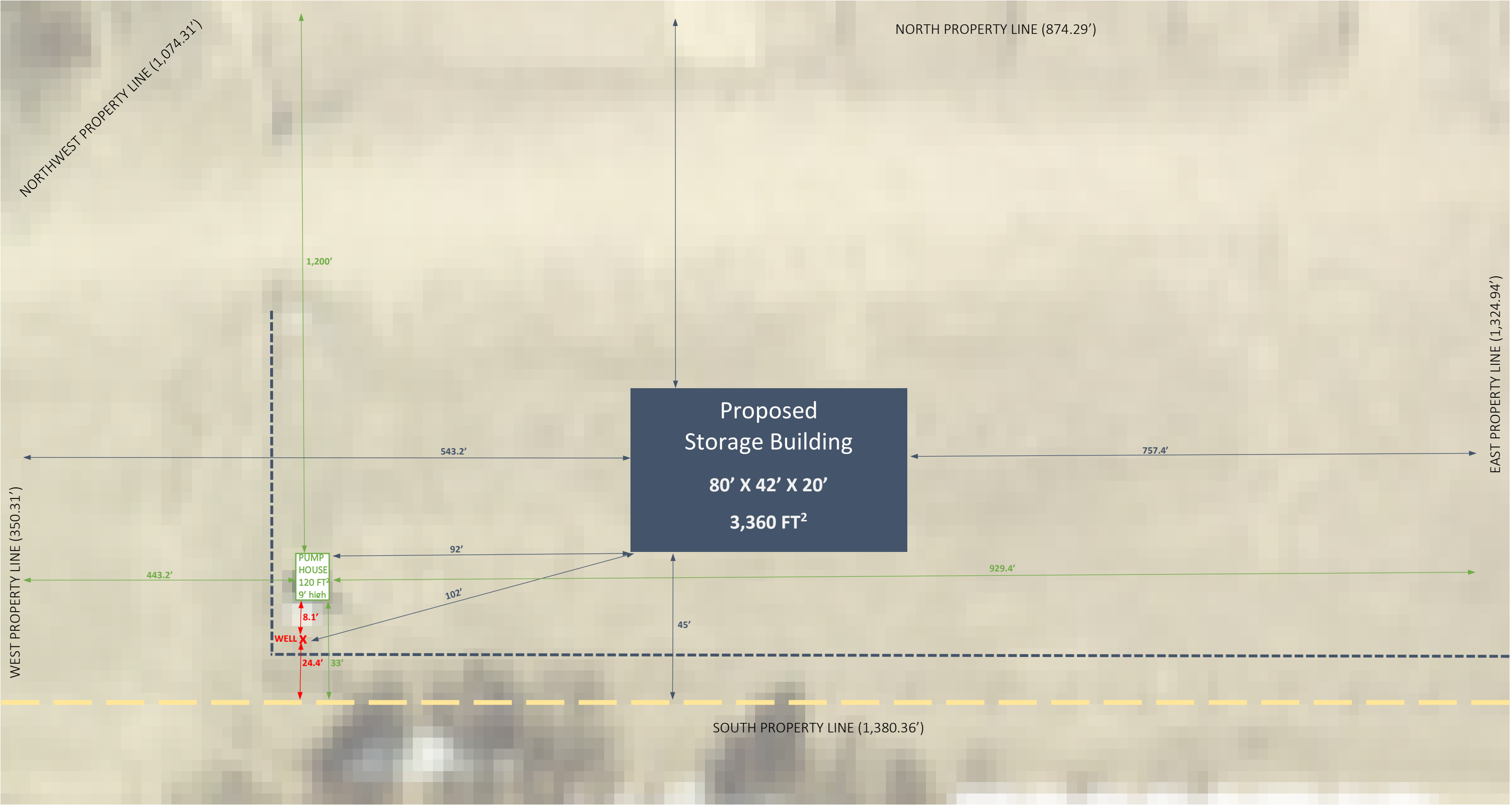
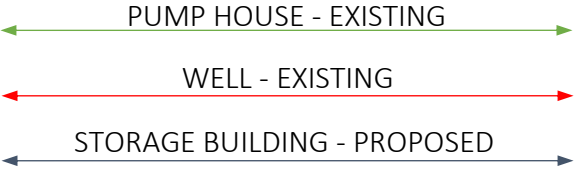
PARCEL: 56300513 **ACREAGE:** 35.18 **Record Owner/Title Holder:** Angela & Trever Litchy

Address: 7130 N. Koering Rd, Brainerd, MN 56401

Legal Description: NW1/4 OF SW1/4, EXCEPT THAT PART OF THE W1/2 OF THE SW1/4, SHOWN AS PARCEL 225B ON MN DEPT OF TRANSPORTATION RIGHT OF WAY PLAT #18-66.



ZOOMED IN VIEW – PROPOSED

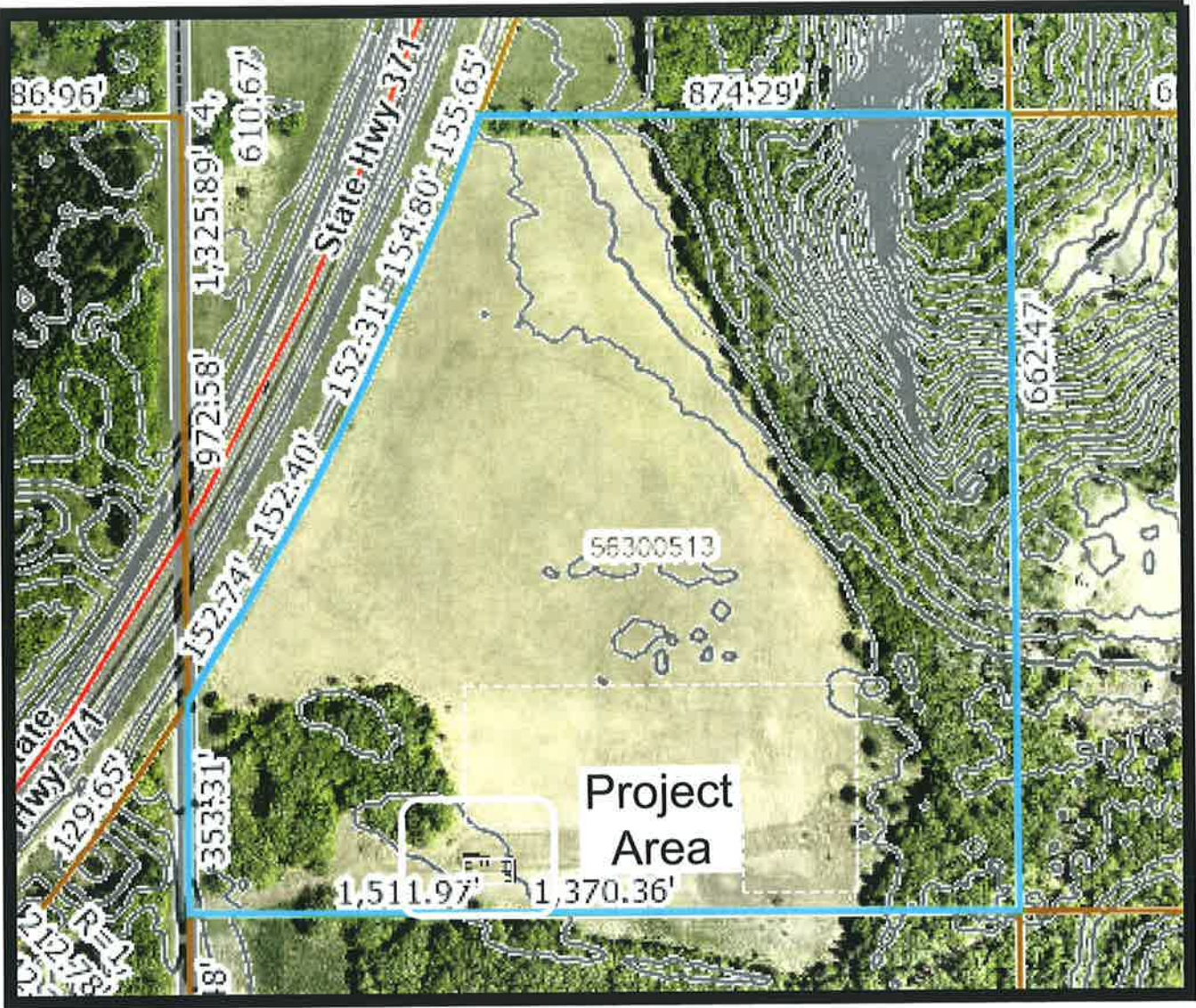


Crafted Orchard

7130 North Koering Road
Brainerd, Minnesota 56401

Post Frame Building

- 42' x 80' Post Frame Construction
- 6" x 6" Treated Wood Post @ 5'-0" On Center
- 4/12 Pre-Engineered Truss Package
- 4" Concrete Drive Aprons and Patio
- Trench and Floor Drains
- Insulated 4" Concrete Floor
- Fabral Exterior 29 ga. Roof and Wall Panels
 - #859 Dark Brown Roof, Soffit and Wainscoting
 - #443 Brite Red Wall Panels
- Insulated Overhead Doors
- Full Glass Panel Insulated Doors
- Pella Impervia Gliding Windows
- Service Doors with ADA Hardware
- 200 Amp Electrical Service
- Interior Lighting/Outlets
- Exterior Security/Accent Lighting



Site Plan

Building Owner:
ANGELA/TREVER LITCHY
5605 North Koering Road
Brainerd, Minnesota 56401

General Contractor:
HY-TEC CONSTRUCTION
11360 Business 371
Brainerd, Minnesota 56401
Paul Skogen
Tele: 218.829.8529

Electrical Contractor:
RADTKE SERVICE LLC
P.O. Box 443
Brainerd, Minnesota 56401
Andrew Andersland
Tele: 218:454.1035

- Sheet Index:**
- T1.0 Title Sheet
 - S1.0 Site Plan
 - A1.0 Floor Plan
 - A2.0 West Building Elevation
 - A2.1 North Building Elevation
 - E1.0 Electrical Plan

REVISIONS	
1.	
2.	
3.	
4.	

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Date _____ Red No _____

11360 Business 371
Brainerd, MN 56401
Phone: 218.829.8529
Fax: 218.829.5383
www.hytecconstruction.com
Lic #82-350948

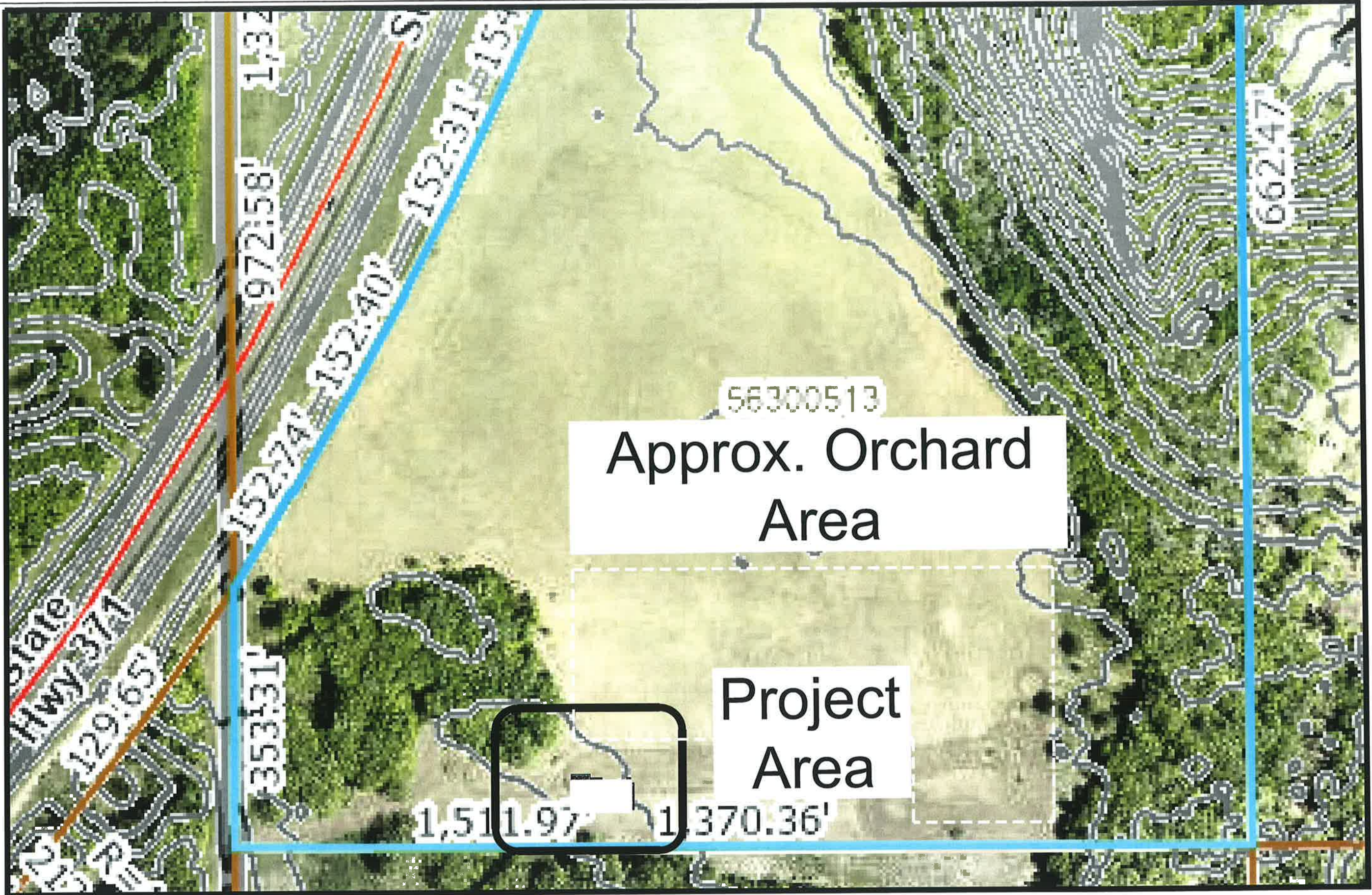
HY-TEC
CONSTRUCTION

The Crafted Orchard
7130 North Koering Road
Brainerd, Minnesota

Title Sheet

DATE:
June 2025

SHEET:
T1.0



1 Enlarged Site Plan North
S1.0

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REVISIONS	
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

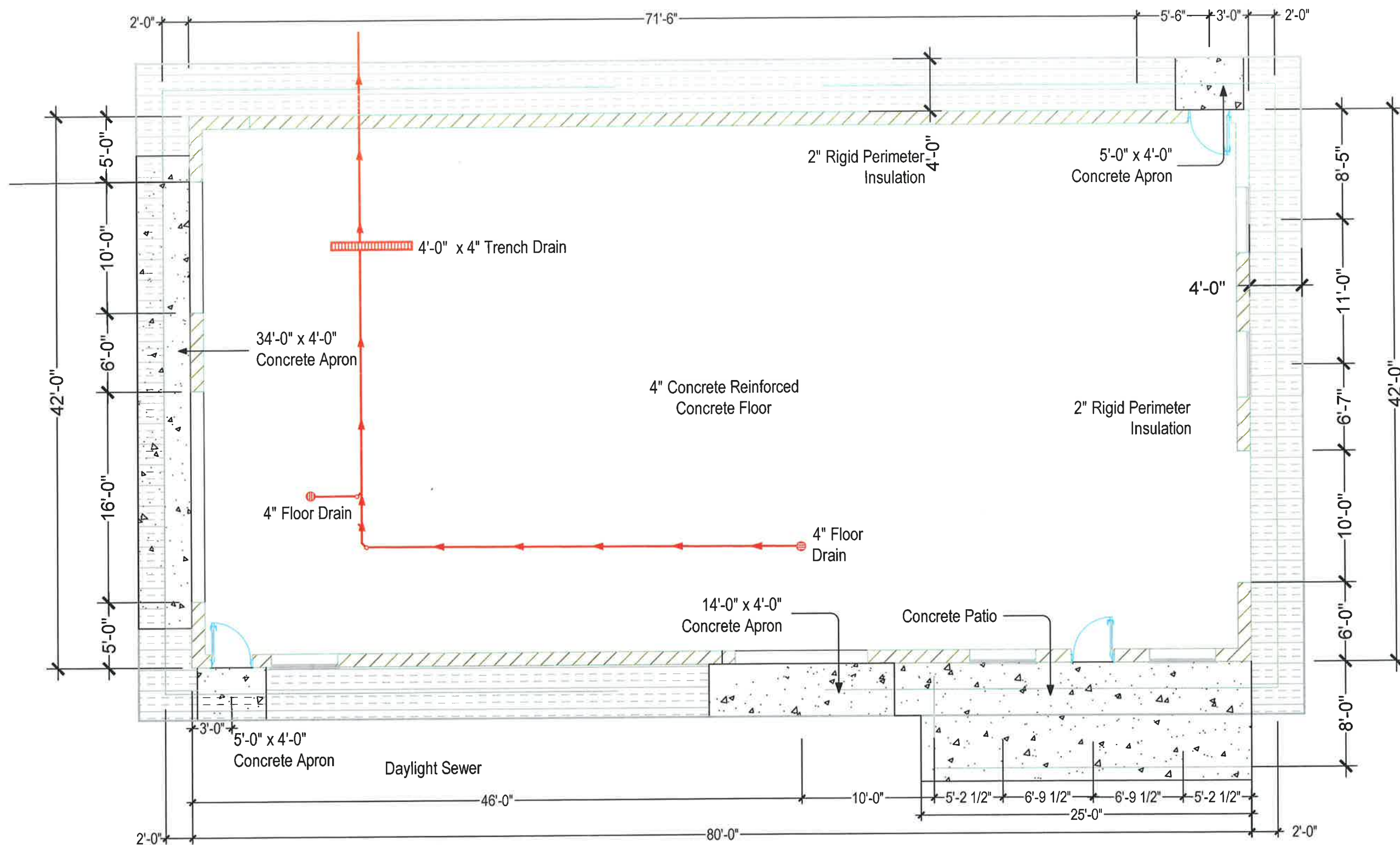
Date: _____

11360 Business 371
Brainerd, MN 54601
Phone: 218.829.8529
Fax: 218.829.5383
www.hytecconstruction.com
Lic: #BC-050648

HYTEC
CONSTRUCTION

The Crafted Orchard
7130 North Koering Road
Brainerd, Minnesota
Site Plan

DATE:
June 2025
SHEET:
S1.0



1 Floor Plan
A1.0 Scale: 1/8" = 1'-0"

REVISIONS	
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Date:

11360 Business 371
Brainerd, MN 54601
Phone: 218.829.8529
Fax: 218.829.5383
www.hytecconstruction.com
Lic #BC-050648

HYTEC
CONSTRUCTION

The Crafted Orchard
7130 North Koering Road
Brainerd, Minnesota

Floor Plan

DATE:
June 2025

SHEET:
A1.0



REVISIONS	
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Date:

11360 Business 371
Brainerd, MN 56601
Phone: 218.829.8529
Fax: 218.829.5383
www.hytecconstruction.com
Lic. #BC-050648

HYTEC
CONSTRUCTION

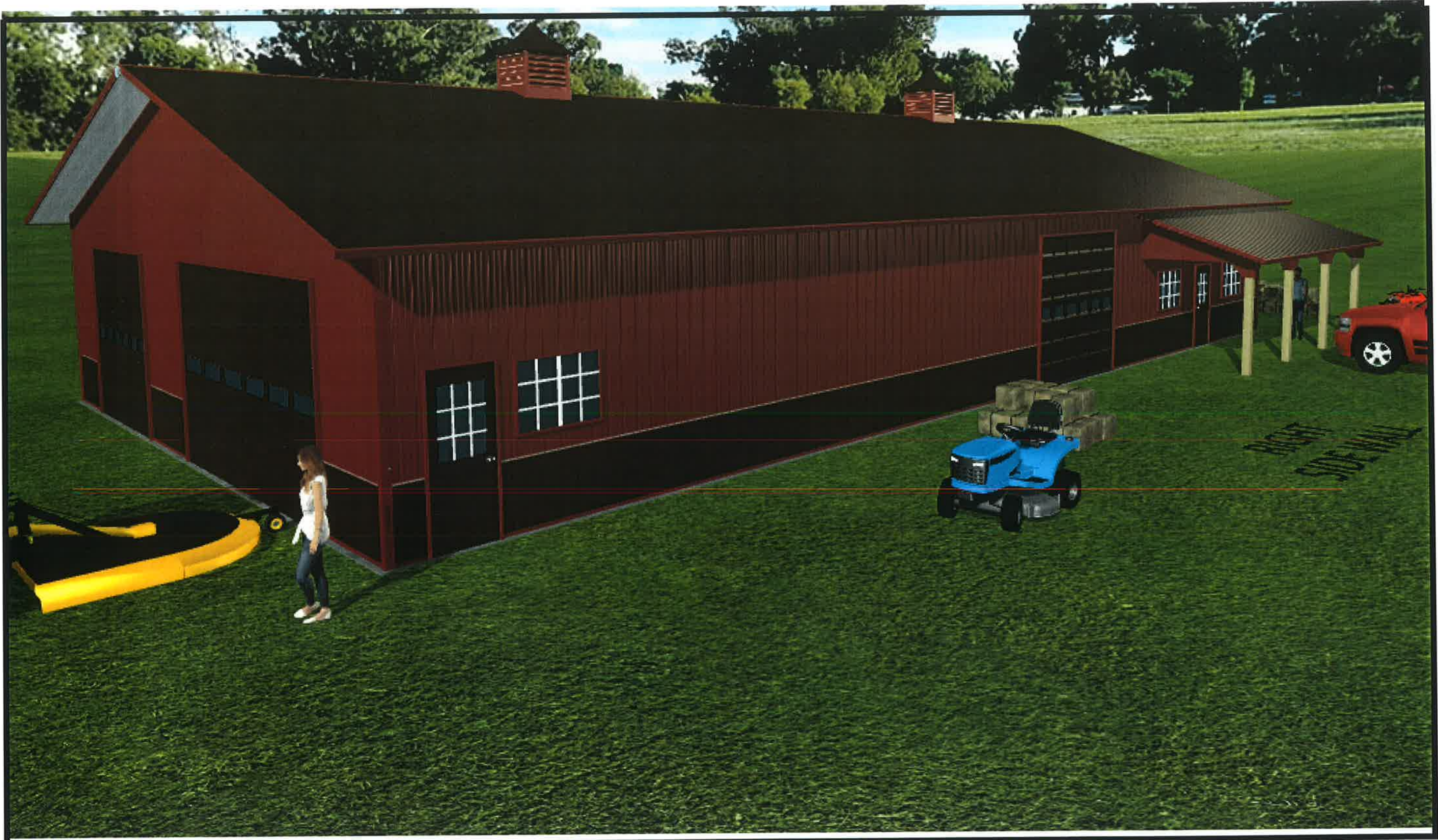
The Crafted Orchard
7130 North Koering Road
Brainerd, Minnesota
West Building Elevation

DATE:
June 2025

SHEET:
A2.0

1
A2.0

Elevations



REVISIONS

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Date:

11360 Business 371
Brainerd, MN 54601
Phone: 218.829.8529
Fax: 218.829.5383
www.hytecconstruction.com
Lic: #BC-050648

HYTEC
CONSTRUCTION

The Crafted Orchard
7130 North Koering Road
Brainerd, Minnesota
North Building Elevation

DATE:
June 2025

SHEET:
A2.1

1
A2.1 Elevations

Pella® Impervia®

Fiberglass Windows & Patio Doors

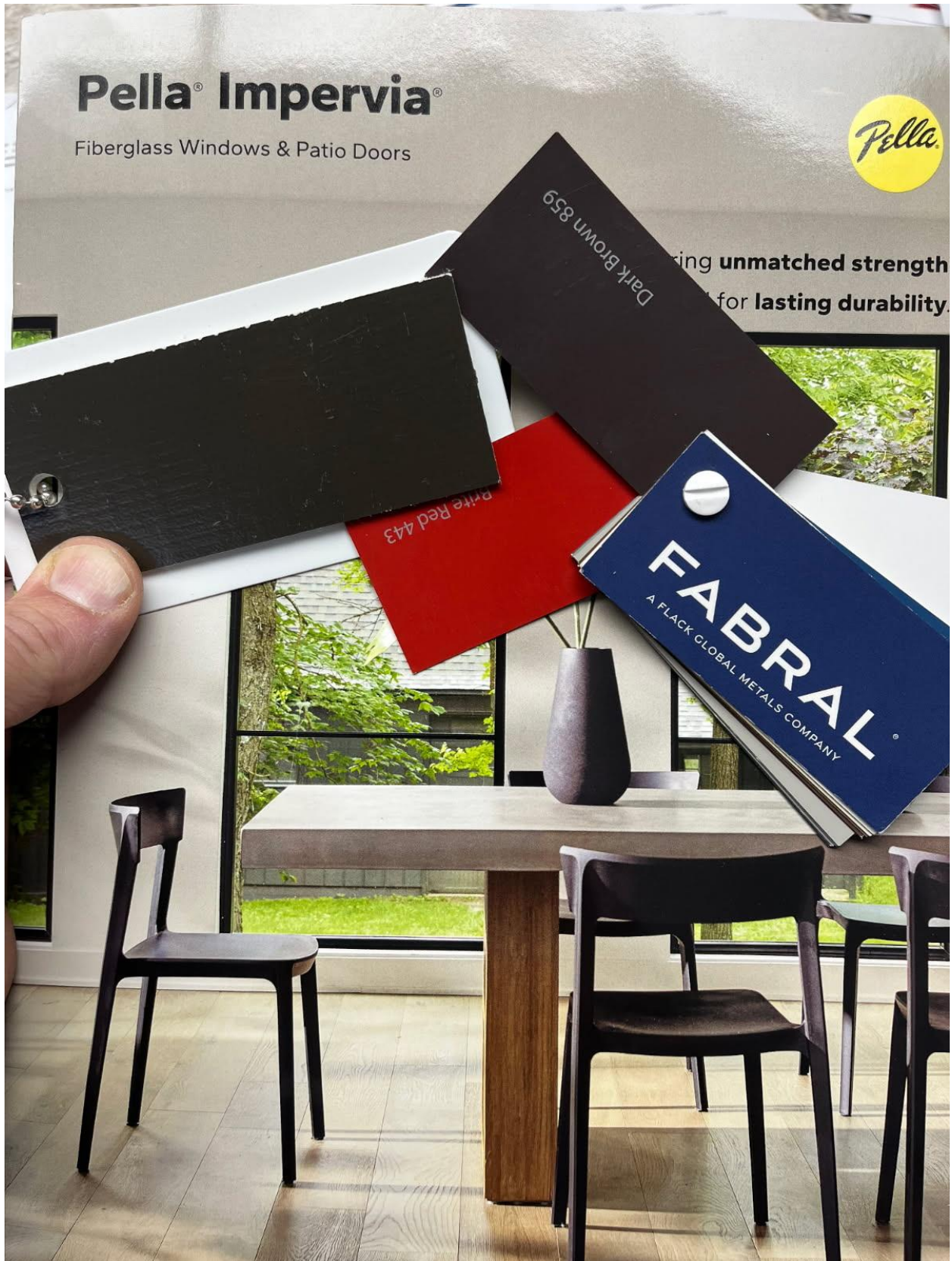


Dark Brown 859

...ing unmatched strength
... for lasting durability.

White Red 443

FABRAL®
A FLACK GLOBAL METALS COMPANY



REVISIONS

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota

Date:

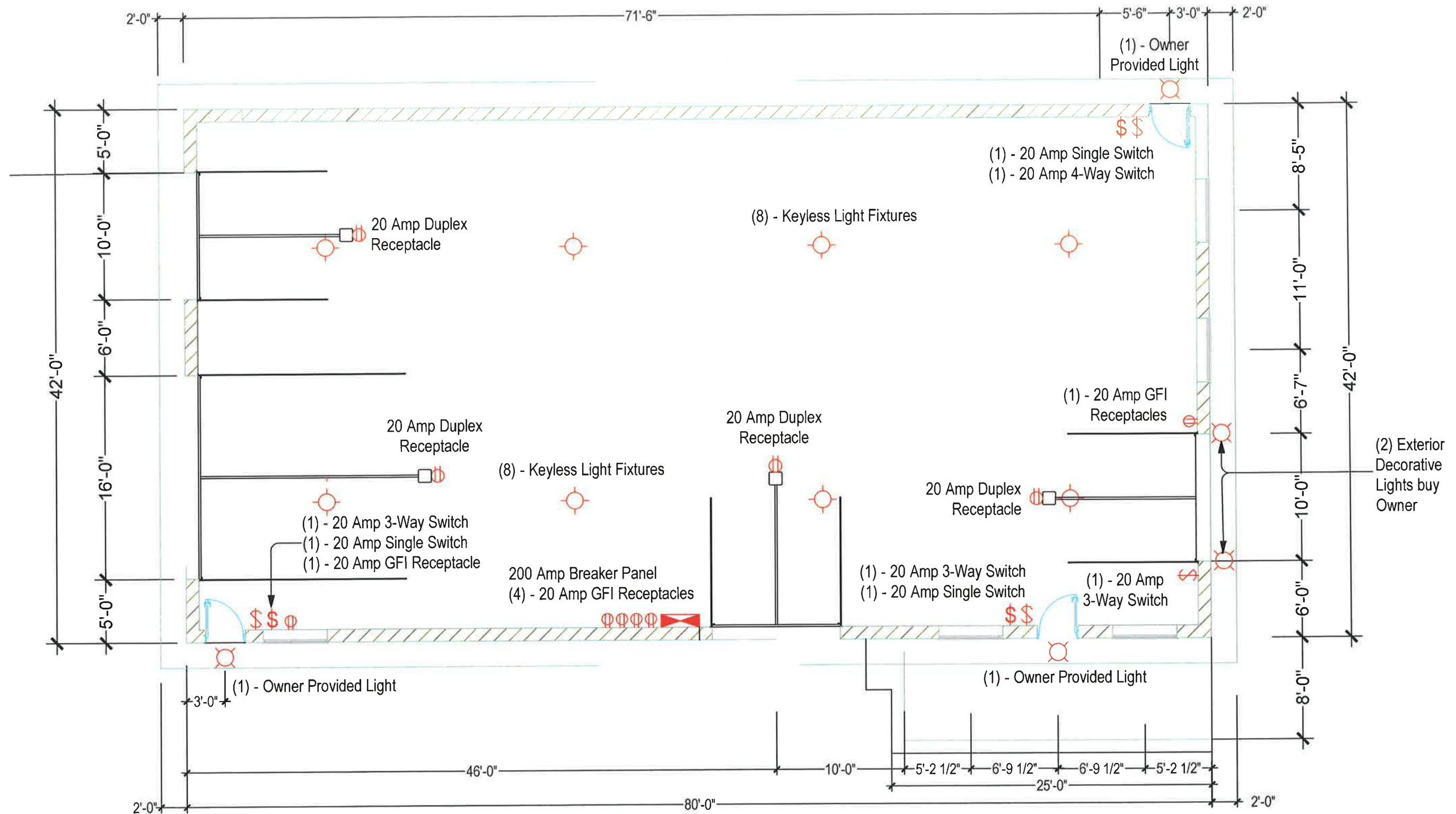
11360 Business 371
Brainerd, MN 54601
Phone: 218.829.8529
Fax: 218.829.5383
www.hytecconstruction.com
Lic: #BC-05046

HYTEC
CONSTRUCTION

The Crafted Orchard
7130 North Koering Road
Brainerd, Minnesota
Electrical Alternate Plan #2

DATE:
June 2025

SHEET:
E1.0



1
E1.0
Electrical Plan
Scale: 1/8" = 1'-0"

**CROW WING TOWNSHIP
PLANNING COMMISSION
CONDITIONAL USE APPROVAL**

On the 14th of February 2022, following a public hearing conducted by the Crow Wing Township Planning Commission, Crow Wing Township hereby approved a conditional use permit request on behalf of: **Angela Litchy and Trever Litchy.**

In accordance with the provisions of Crow Wing Township Land Use Ordinance and pursuant to the requirements of Chapter 462 of the Minnesota Statutes the approved conditional use permit authorizes the above named to:

1. **Operate an agri-business in the Agricultural/Forestry district.**

on the following property located in Crow Wing Township, Crow Wing County:

Parcel Number: 56300513

Legal Description: NW1/4 OF SW1/4, EXCEPT THAT PART OF THE W1/2 OF THE SW1/4, SHOWN AS PARCEL 225B ON MN DEPT OF TRANSPORTATION RIGHT OF WAY PLAT #18-66. Section 30, Township 44, Range 31.

The approval was made based on the following findings of fact and with the following conditions of approval.

FINDINGS OF FACT:

1. The subject property is approximately 35 acres and adjacent to State Highway 371
2. The subject property will be accessed via a shared driveway off of North Koering Road (public road). The driveway is part of an easement, which was secured by an adjacent property owner.
3. The property is zoned “Agricultural/Forestry”.
4. The proposed agri-business will include an apple orchard, pick-your-own produce and flowers, farm-based entertainment, Christmas tree sales, retail sales, food and beverage

sales, e-bike rentals, and events. The business will be implemented over several years in 3 phases.

5. The proposed improvements to the property include a 13,682 square foot parking area, a multi-purpose retail/workshop with an attached greenhouse, 2 detached greenhouses, and a storage building. Approximately 20 acres will be used for orchards, a corn maze, pumpkin patch, sunflower field, and flowers.
6. The proposed use will not impact the health, safety, or general welfare of the occupants in the surrounding neighborhood. The use, with conditions, will not generate offensive noise, odors, or pose any detrimental impacts to the safety of the surrounding neighborhood.
7. The proposed use meets the following goals and policies listed in the Comprehensive Plan:

Goal 3: Ensure that new subdivisions and developments are designed to maintain privacy for adjacent properties: The proposed use will have substantial screening in the areas adjacent to properties with residential structures.

Goal 7: All properties in the township should maintain a basic level of appearance that is neat and non-offensive: The proposed use, with conditions, will ensure the property is maintained in a fashion that is neat and non-offensive.

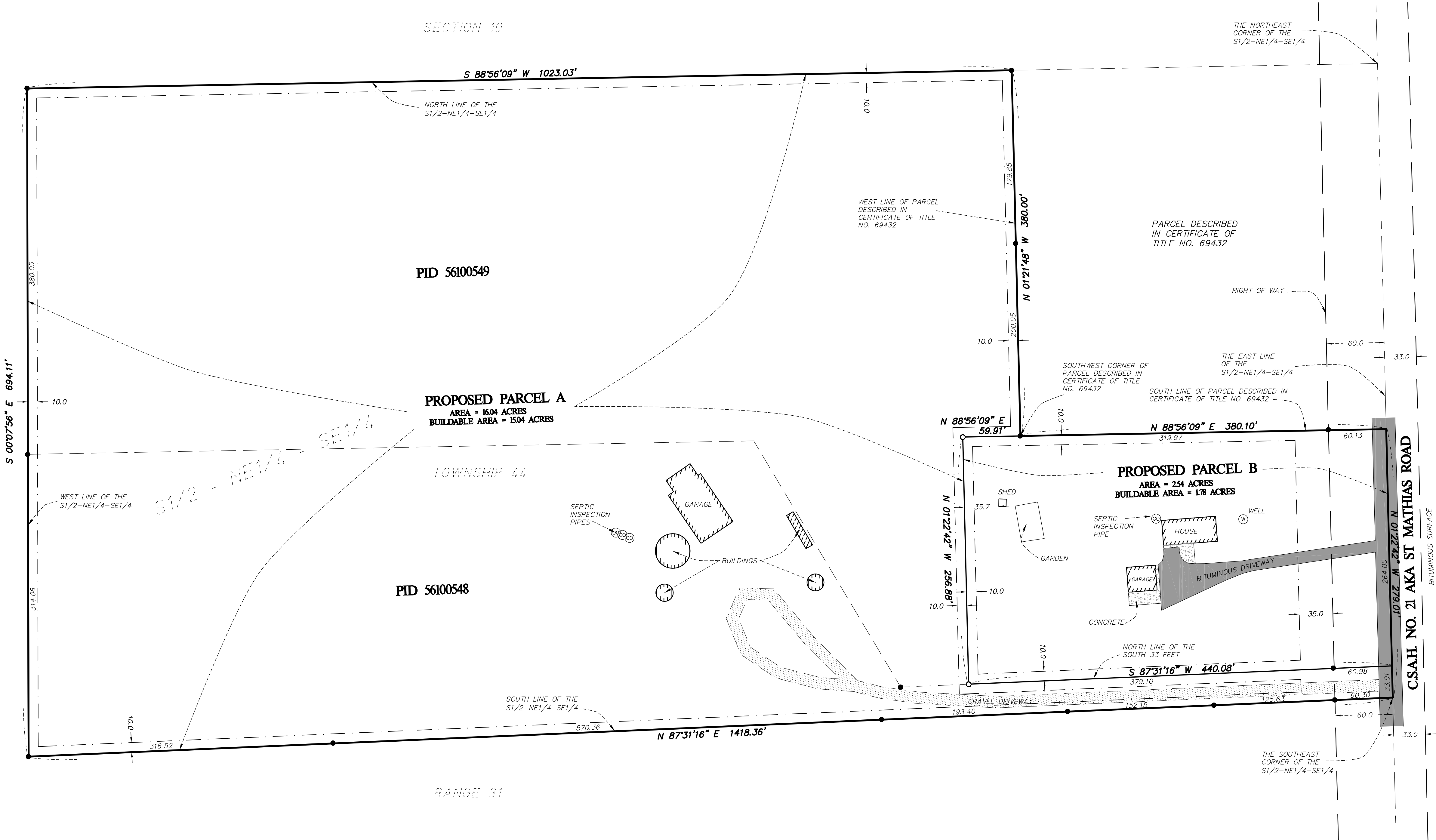
8. The proposed use will not impact nor prevent any potential future development in the surrounding area. The west side of the parcel is adjacent to State Highway 371, and the subject property is located within the “Forested Residential” zone on the future land use map. The Forested Residential zone is a designation for property that provides low-density, rural residential development, and privately owned agricultural/forested areas.
9. The proposed will not adversely impact the use of public utility, public services, roads and schools. The subject property is adjacent to and accessed by a township road, which is appropriately designed for the increased traffic generated by the proposed use. Proposed access to the property will utilize a public road right-of-way for the old North Koering Road and an easement obtained by an adjacent property owner.
10. The Department of Transportation was contacted and did not have any concerns with the proposed use. All permanent and temporary signs and advertising devices must be outside of the right-of-way.
11. The proposed use will not impact any groundwater, surface, or air quality. Proposed improvements will include a detailed stormwater management plan to retain water onsite per the MPCA. The nature of the use will not generate any kind of odors nor impact the air.
12. The use will be served by private water well(s) and subsurface sewage treatment system(s). Erosion control measures will be implemented to control stormwater runoff onsite.
13. The proposed use will meet all Crow Wing Township Zoning regulations and conditions outlined in this conditional use permit. Final approval and review of conditions will be given at time of land use permit.

CONDITIONS OF APPROVAL

1. The applicant shall submit elevation drawings of the proposed buildings, and the colors shall be approved by the Planning Commission prior to application of land use permits.

2. All parking shall be onsite. There shall be no parking in the public right-of-way. Parking areas may not be located in buffer areas and shall meet structure setbacks.
3. The applicant shall limit visibility and impact to adjacent properties by maintaining a 50-foot vegetative buffer along the east property line and a 50-foot-wide vegetative buffer along the north property line where existing vegetation exists.
4. All required land use and sign permits will need to be submitted in accordance with the Crow Wing Township Land Use Ordinance.
5. Prior to land use permit approval, landscaping, grading, and driveways shall be approved by the township.
6. Overnight accommodations for guests, including campers, tents, or other recreation vehicles, are prohibited.
7. Noise for an event shall not be plainly audible at a distance of 50 feet or more from property lines.
8. Sound amplification systems cannot be used outdoors after 10:00 pm.
9. Compliance with all applicable regulations including state health code, state building codes, and local liquor licensing requirements is required.
10. The hours of operation shall be no later than 10:00 pm on Sunday through Thursday and 12 am on Friday and Saturday.
11. The applicant shall submit a lighting plan showing all exterior lighting.
12. No excessive exterior storage of materials or equipment shall be allowed, unless fully screened from view from the public right-of-way and adjacent properties.

Drafted By:
Amanda Peterson, Community Development Administrator
Sourcewell
P.O. Box 219
Staples, MN 56479



EXISTING LEGAL DESCRIPTION: (PID 56100549)

That part of the South Half of the Northeast Quarter of the Southeast Quarter, Section 10, Township 44 North, Range 31 West, Crow Wing County, Minnesota, described as follows: Beginning at the southeast corner of said South Half of the Northeast Quarter of the Southeast Quarter; thence North 01 degree 22 minutes 42 seconds West, bearing based on Crow Wing County Coordinate System, NAD 83, 86 ADJ., along the east line of said South Half of the Northeast Quarter of the Southeast Quarter, a distance of 33.01 feet; thence South 87 degrees 31 minutes 16 seconds West 510.74 feet; thence North 30 degrees 49 minutes 51 seconds West 754.15 feet to the west line of said South Half of the Northeast Quarter of the Southeast Quarter; thence South 00 degrees 07 minutes 56 seconds East 314.06 feet along said west line to the south line of said South Half of the Northeast Quarter of the Southeast Quarter; thence North 87 degrees 31 minutes 16 seconds East 1418.36 feet along said south line to the point of beginning.

Subject to right of way for C.S.A.H No. 21 and subject to easements, reservations and restrictions of record, if any.

EXISTING LEGAL DESCRIPTION: (PID 56100548)

That part of the South Half of the Northeast Quarter of the Southeast Quarter, Section 10, Township 44 North, Range 31 West, Crow Wing County, Minnesota, described as follows: Commencing at the southeast corner of said South Half of the Northeast Quarter of the Southeast Quarter; thence North 01 degree 22 minutes 42 seconds West, bearing based on Crow Wing County Coordinate System, NAD 83, 86 ADJ., along the east line of said South Half of the Northeast Quarter of the Southeast Quarter, a distance of 33.01 feet to the point of beginning of the parcel to be described; thence South 87 degrees 31 minutes 16 seconds West 510.74 feet; thence North 30 degrees 49 minutes 51 seconds West 754.15 feet to the west line of said South Half of the Northeast Quarter of the Southeast Quarter; thence North 00 degrees 07 minutes 56 seconds West 380.05 feet along said west line to the north line of said South Half of the Northeast Quarter of the Southeast Quarter; thence North 88 degrees 56 minutes 09 seconds East 1023.03 feet along said north line to the west line of the parcel described in Certificate of Title Number 69432; thence South 01 degree 21 minutes 48 seconds East 380.00 feet along said west line of parcel described in Certificate of Title Number 69432 to the south line of said parcel described in Certificate of Title Number 69432; thence North 88 degrees 56 minutes 09 seconds East 380.10 feet along said south line of the parcel described in Certificate of Title Number 69432 to said east line of the South Half of the Northeast Quarter of the Southeast Quarter; thence South 01 degree 22 minutes 42 seconds East 246.00 feet along said east line to the point of beginning.

Subject to right of way for C.S.A.H No. 21 and subject to easements, reservations and restrictions of record, if any.

PROPOSED PARCEL A

That part of the South Half of the Northeast Quarter of the Southeast Quarter, Section 10, Township 44 North, Range 31 West, Crow Wing County, Minnesota, described as follows: Beginning at the southeast corner of said South Half of the Northeast Quarter of the Southeast Quarter; thence North 01 degree 22 minutes 42 seconds West, bearing based on Crow Wing County Coordinate System, NAD 83, along the east line of said South Half of the Northeast Quarter of the Southeast Quarter, a distance of 33.01 feet to the north line of the south 33.00 feet of said South Half of the Northeast Quarter of the Southeast Quarter; thence South 87 degrees 31 minutes 16 seconds West, a distance of 440.08 feet; thence North 01 degree 22 minutes 42 seconds West, a distance of 256.88 feet; thence North 88 degrees 56 minutes 09 seconds East, a distance of 59.91 feet to the Southwest corner of the parcel described in Certificate of Title Document No. 69432; thence North 01 degree 21 minutes 48 seconds West, along the west line of the parcel described in Certificate of Title Document No. 69432, a distance of 380.00 feet to north line of said South Half of the Northeast Quarter of the Southeast Quarter; thence South 88 degrees 56 minutes 09 seconds West, along said north line, a distance of 1023.03 feet to the west line of said South Half of the Northeast Quarter of the Southeast Quarter; thence South 00 degrees 07 minutes 56 seconds East, along said west line, a distance of 694.11 feet to the south line of said South Half of the Northeast Quarter of the Southeast Quarter; thence North 87 degrees 31 minutes 16 seconds East, along said south line, a distance of 1418.36 feet to the point of beginning.

Subject to right of way for C.S.A.H No. 21 and subject to easements, reservations and restrictions of record, if any.

PROPOSED PARCEL B

That part of the South Half of the Northeast Quarter of the Southeast Quarter, Section 10, Township 44 North, Range 31 West, Crow Wing County, Minnesota, described as follows: Commencing at the southeast corner of said South Half of the Northeast Quarter of the Southeast Quarter; thence North 01 degree 22 minutes 42 seconds West, bearing based on Crow Wing County Coordinate System, NAD 83, along the east line of said South Half of the Northeast Quarter of the Southeast Quarter, a distance of 33.01 feet to the north line of the south 33.00 feet of said South Half of the Northeast Quarter of the Southeast Quarter, the point of beginning; thence South 87 degrees 31 minutes 16 seconds West, a distance of 440.08 feet; thence North 01 degree 22 minutes 42 seconds West, a distance of 256.88 feet; thence North 88 degrees 56 minutes 09 seconds East, a distance of 59.91 feet to the Southwest corner of the parcel described in Certificate of Title Document No. 69432; thence continue North 88 degrees 56 minutes 09 seconds East along the south line of the parcel described in Certificate of Title Document No. 69432, a distance of 380.10 feet to the east line of said South Half of the Northeast Quarter of the Southeast Quarter; thence South 01 degree 22 minutes 42 seconds West, along said east line, a distance of 264.00 feet to the point of beginning.

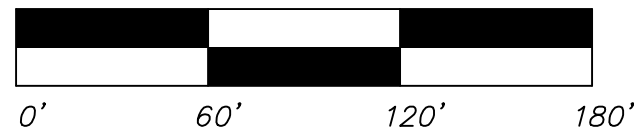
Subject to right of way for C.S.A.H No. 21 and subject to easements, reservations and restrictions of record, if any.

GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Crow Wing County Coordinate System.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- No wetlands were delineated as a part of this survey.
- Total area of subject property: 18.58 Acres.
- All setbacks to be verified by Crow Wing Township, prior to any new construction.

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 50319



Date: 6/10/25

25-122 CTF01.dwg

Revisions:

Crew:	EAN
Checked:	PDH
Drawn:	TTS
Record Drawing by/date:	

Prepared for:

BRIAN BACHMAN
10241 ST MATHIAS ROAD
BRAINERD, MN 56401

PART OF THE
S1/2-NE1/4-SE1/4
10-44-31
Crow Wing Township, MN

CERTIFICATE OS SURVEY
BOUNDARY LINE ADJUSTMENT

56180529

50th Ave

Tract A
2.6 acres

Tract B
2.6 acres

CROW WING

56180507

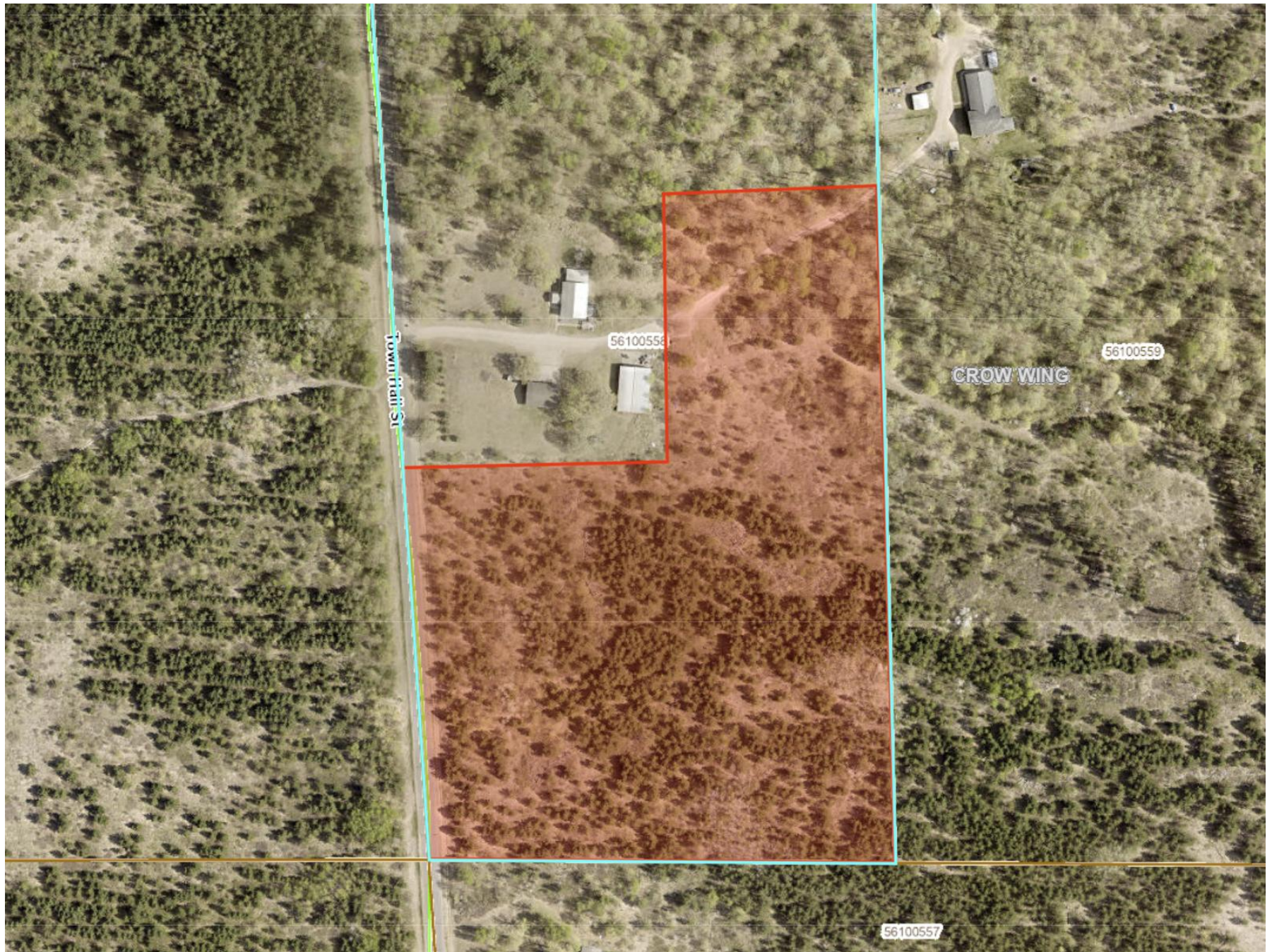
56180508

50th Ave

Tract C
2.6 acres

56180509

56180510



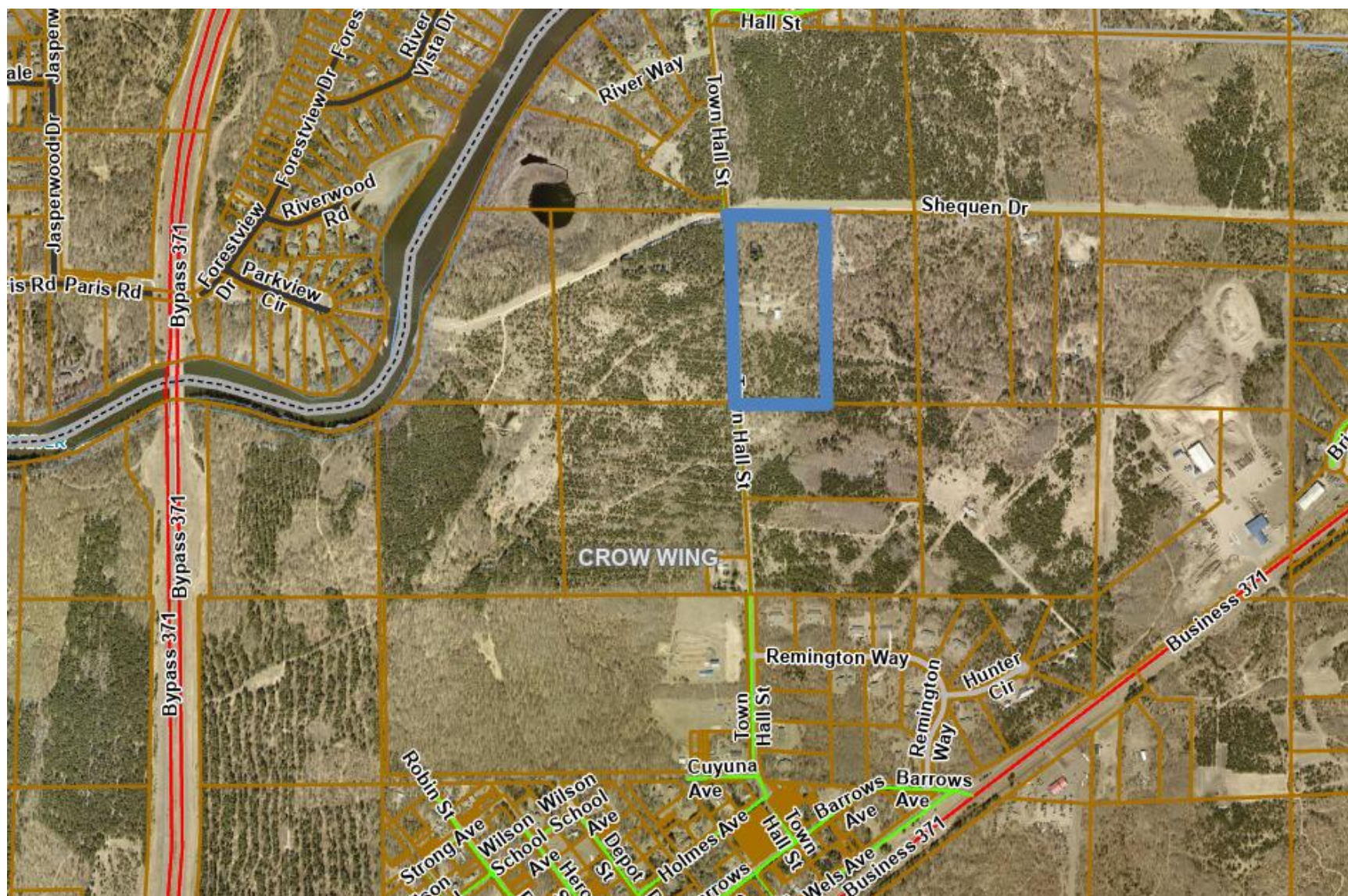
Town Hall St

56100558

CROW WING

56100559

56100557



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2025 Compliance Inspections

[illegible]