

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 22, 2023

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Linda S Patterson Living Trust

Authorized Agent: Dave LePage

Site Location: 13061 County Rd 16, Crosslake, MN 56442 on Crosslake - GD

Variance for:

- Lake setback of 61 feet where 75 feet is required to proposed dwelling
- Side yard setback of 4.6 feet where 10 feet is required to proposed dwelling

To construct:

- 1,722 square foot dwelling where 294 square feet are within the SIZ2 and 104 square feet are within the side yard setback

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

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



STAFF REPORT

Property Owner/Applicant: Linda S Patterson Living Trust

Parcel Number(s): 14170646, 14170647

Application Submitted: August 7, 2023

Action Deadline: October 5, 2023

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Dave LePage

Variance for:

- Lake setback of 61 feet where 75 feet is required to proposed dwelling
- Side yard setback of 4.6 feet where 10 feet is required to proposed dwelling

To construct:

- 1,722 square foot dwelling where 294 square feet are within the SIZ2 and 104 square feet are within the side yard setback

Current Zoning: Shoreland District

Existing Impervious Coverage:

13.3%

Proposed Impervious Coverage:

19.3%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 7-20-2023

Parcel History:

- May 1976 – Raise cabin and put full basement under; 10' deck; 12x20 addition; two 8" cement tracks for boat removal
- July 1977 – 20x10 deck; finish work started on permit and chimney for fireplace
- October 1983 – Renew septic system

Agencies Notified and Responses Received:

County Highway Dept: Comment(s) received

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 61 feet where 75 feet is required to proposed dwelling
- Side yard setback of 4.6 feet where 10 feet is required to proposed dwelling

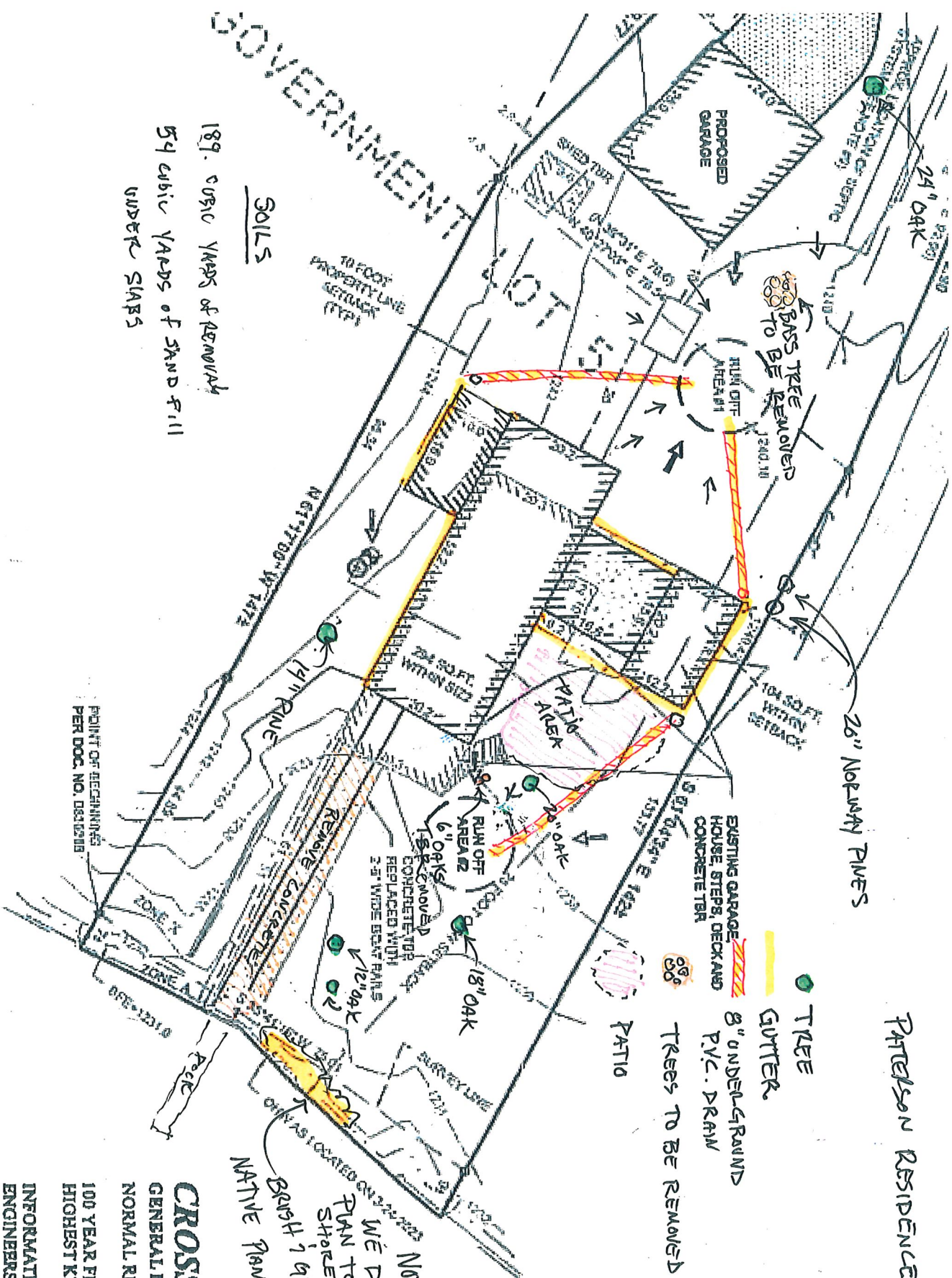
To construct:

- 1,722 square foot dwelling where 294 square feet are within the SIZ2 and 104 square feet are within the side yard setback

As shown on the certificate of survey dated 8-4-2023



Patterson Residence



189. CUBIC YARDS OF REMOVAL
 54 cubic yards of sand fill
 UNDER SLABS

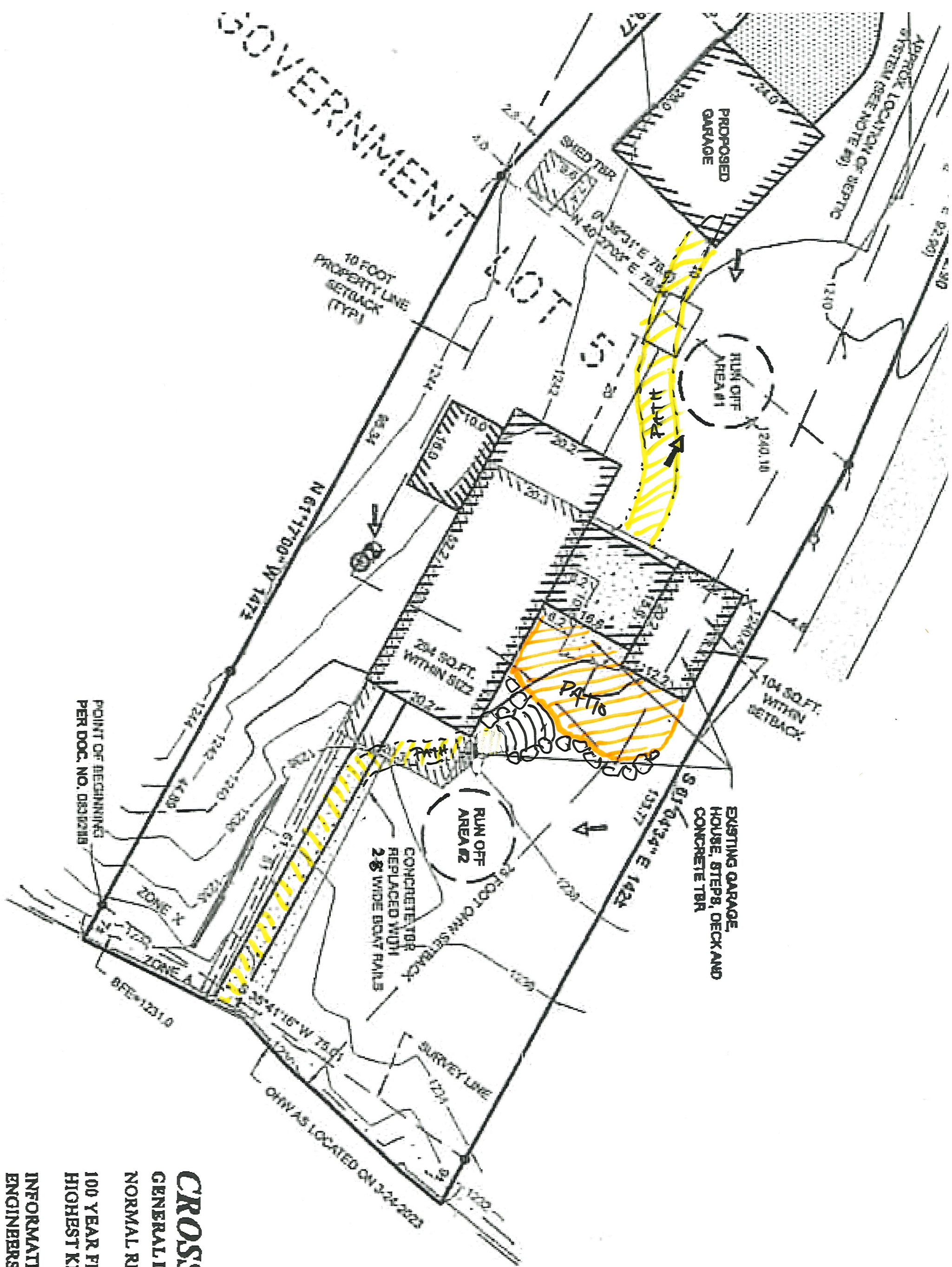
SOILS

POINT OF BEGINNING
 PER DOC. NO. D3312118

- TREE
- GUTTER
- 8" UNDESL-GRAIND
- EXISTING GARAGE
- HOUSE STEPS, DECK AND CONCRETE TBR
- TREES TO BE REMOVED
- PATIO

NOTE:
 WE DO NOT
 PLAN TO IMPROVE
 SHORELINE
 BRUSH & GRASS
 NATIVE PLANT LIFE

CROSS
 GENERAL DEV
 NORMAL RESEI
 100 YEAR FLOOD
 HIGHEST KNOW
 INFORMATION
 ENGINEERS LA



GOVERNMENT LOT

PROPOSED GARAGE

RUN OFF AREA #1

PATIO

RUN OFF AREA #2

EXISTING GARAGE, HOUSE, STEPS, DECK AND CONCRETE TBR

CONCRETE TBR REPLACED WITH 28 WIDE BRAY RAIRS

10 FOOT PROPERTY LINE SETBACK (TYP)

104 SQ. FT. WITHIN SETBACK

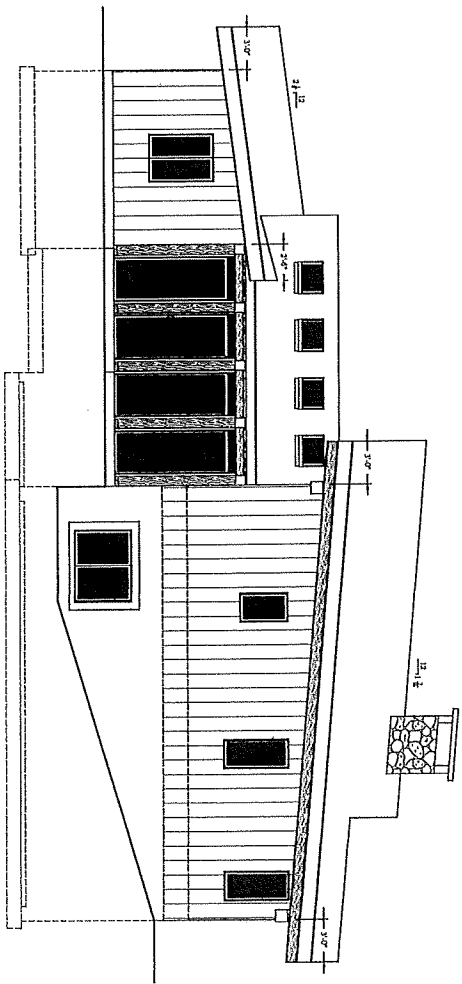
294 SQ. FT. WITHIN SETBACK

28 FOOT OWN SETBACK

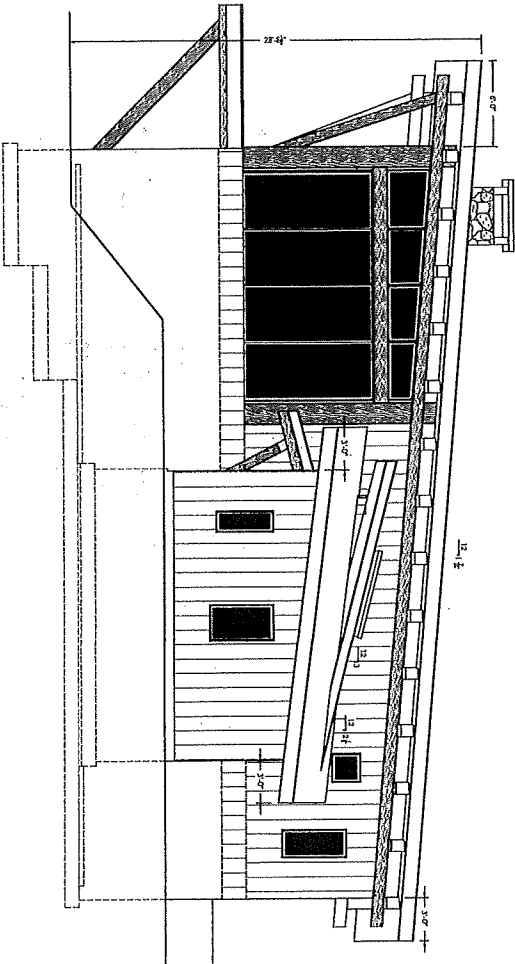
POINT OF BEGINNING PER DOC. NO. 08312218

CROSS
 GENERAL DEV
 NORMAL RESEI
 100 YEAR FLOOD
 HIGHEST KNOW
 INFORMATION
 ENGINEERS LA





1 FRONT ELEVATION



2 LEFT ELEVATION



Office:
 447 Benton Street
 St. Paul, MN 55114 (612) 292-8229
 3107 Greenwood Street
 Richland, MN 55461 (763) 218-3031-1134
www.kjwoodtimberframes.com

Project Title:
PATTERSON, TONY & LINDA
 13061 County Rd 16
 Crosslake, MN 55442

Designed By:
 Dave Ladiges

Drawn By:
 Doug Kane

Issue Date:
 PRELIMINARY 7/11/23

Revised:
 REVISION 8/01/23

Owner Approval:

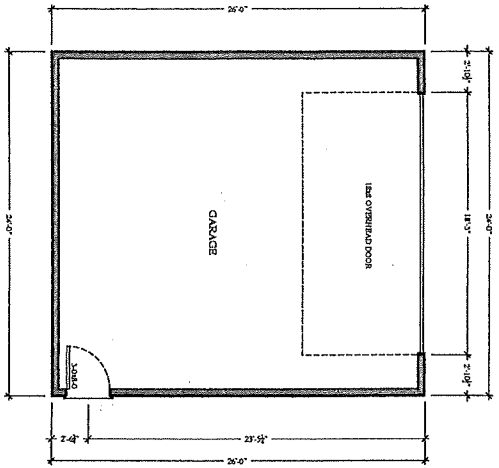
Signature: _____ Date: _____

Sheet Title:
ELEVATIONS

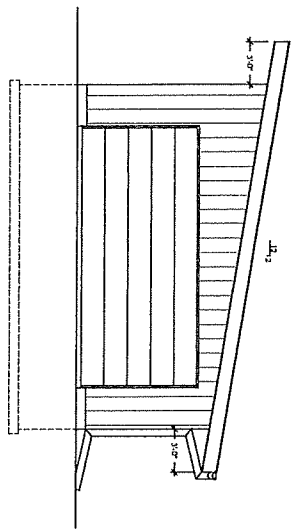
Sheet Number:

A3.0

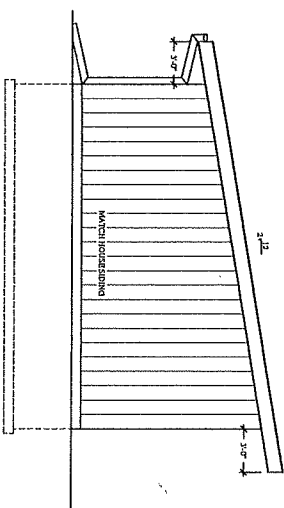
©2023 Simpson Timber Frames, Inc.



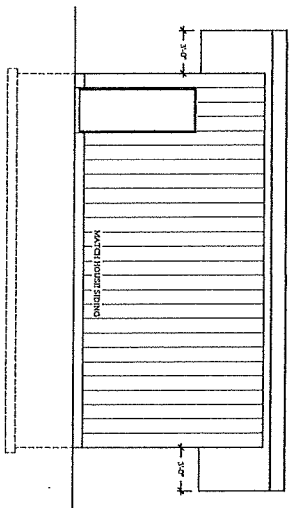
1 GARAGE PLAN
1/4" = 1'-0"



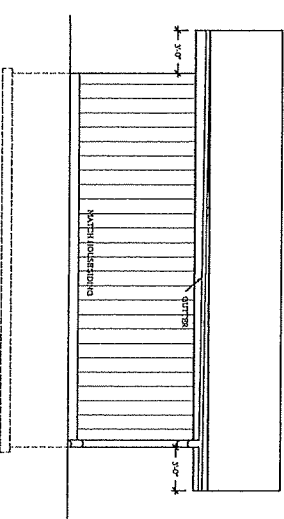
2 FRONT ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



5 RIGHT ELEVATION
1/4" = 1'-0"

SQUARE FOOTAGE
GARAGE - 624 SF



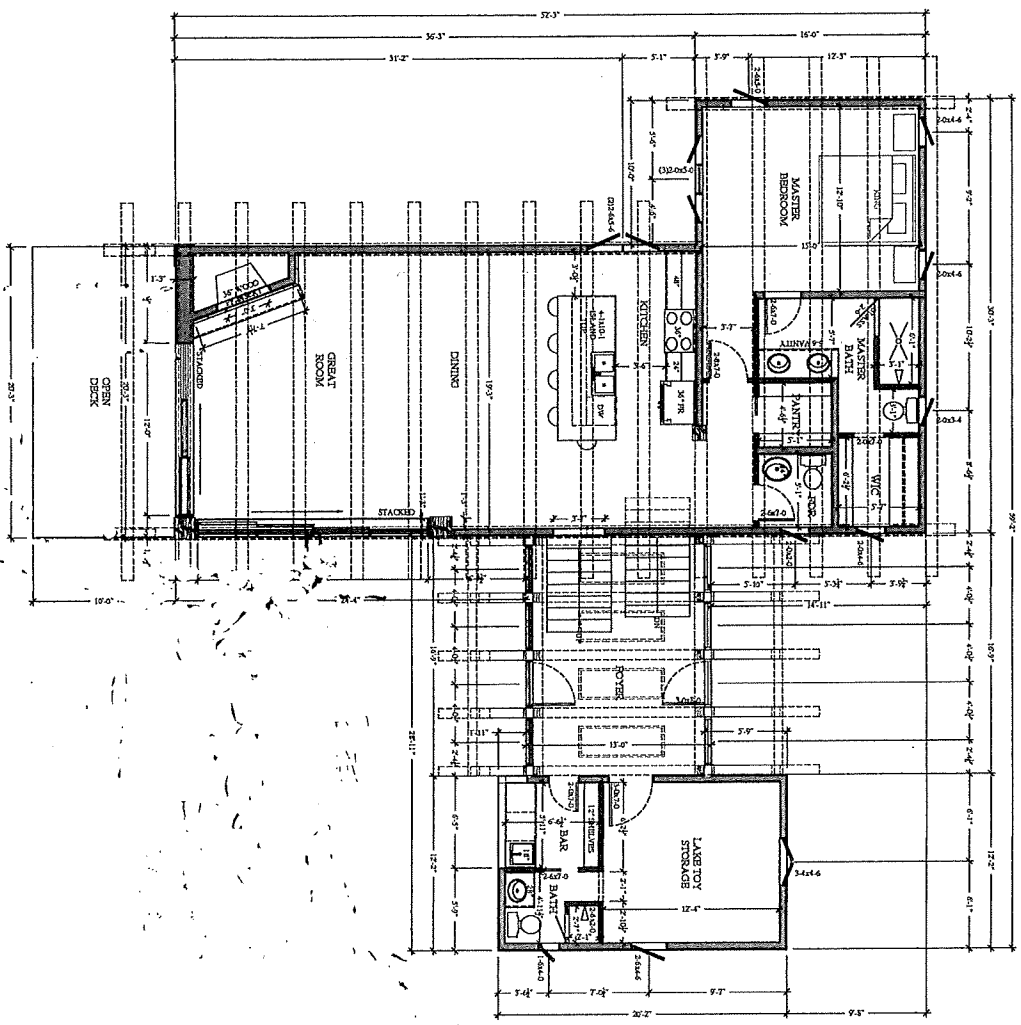
Office: 67 651-298-8776
447 East 7th Street
St. Paul, MN 55101 67 651-298-6579
Shop: 67 651-298-8776
1402 Chicago Street
St. Paul, MN 55101 67 218-851-1152
Fax: 67 651-298-8776
www.bigwoodtimberframes.com

Project Title
PATTERSON, TONY & LINDA
13061 County Rd 16
Crosslake, MN 56442

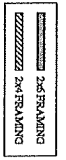
Designed By:	Dave LaFarge
Drawn By:	Doug Mann
Issue Date:	PRELIMINARY 8/01/22
Revised:	
REVISION	
Owner/Agent:	
Specimen:	Date:
Sheet Title:	GARAGE
Sheet Number:	B1.0

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1 MAIN LEVEL PLAN



SQUARE FOOTAGE
 MAIN - 1218 SF
 FOYER - 218 SF
 LAKE TOY - 245 SF
 TOTAL - 1681 SF

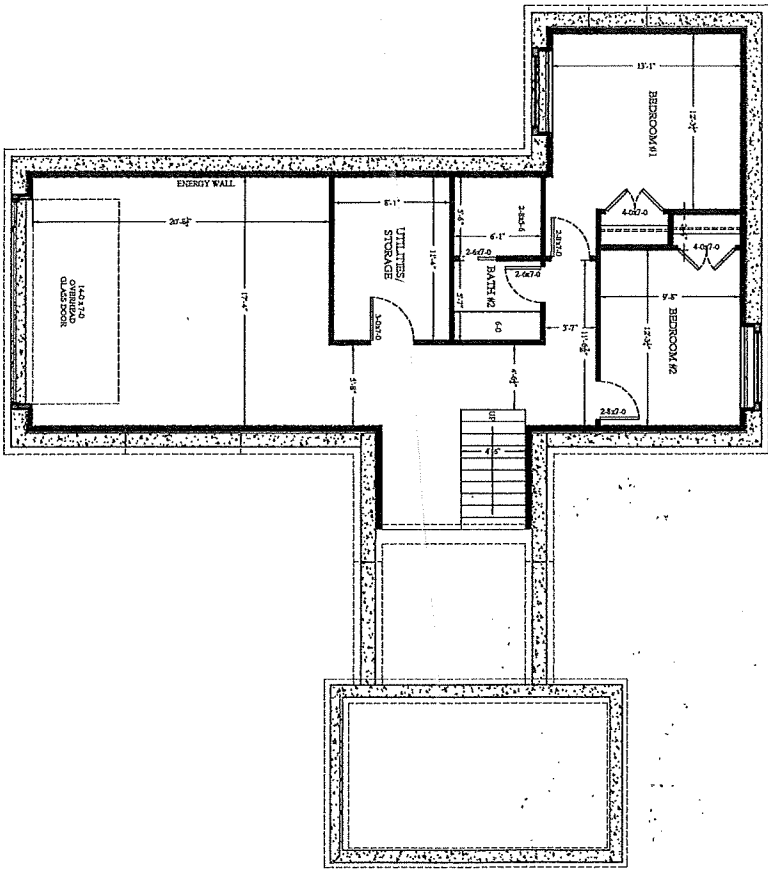


Sheet Number:
A1.0
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Designed By:	Dave Leflype
Drawn By:	Doug Moore
Issue Date:	7/11/03
Project Name:	PRELIMINARY
Revision:	801/02
Scale:	
Notes:	

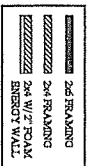
Big Wood
 TIMBER FRAMES, INC.
 ST. PAUL, MN
 11425 Greenwood Street, (763) 218-8301-1155
 Bigwood, MN 55401, (763) 218-8301-1155
 www.bigwoodtimberframes.com

Project Title:
PATTERSON, TONY & LINDA
 13061 County Rd 16
 Crosslake, MN 56442



1 LOWER LEVEL PLAN
1/8"=1'-0"

SQUARE FOOTAGE
LOWER - 1,130 SF



Sheet Title:

A2.0

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DATE: 07-01-2008-0719
 1143 Greenwood Street, St. Paul, MN 55101
 (612) 998-6539
 1143 Greenwood Street, St. Paul, MN 55101
 (612) 998-6539
 www.sigwoodtimberframes.com

Project Title:
 PATTERSON, TONY & LINDA
 13061 County Rd 16
 Crosslake, MN 56442

Designed By: Dave LaRigo
 Drawn By: Doug Kane

Issue Date: 7/11/23

Revision: 801/23

Overall Approx:

Specimen: Day

Sheet Title:
 LOWER LEVEL

From: [Matt Kallroos](#)
To: [Cheryl](#)
Subject: RE: DRT June 13 & 14, 2023
Date: Friday, June 9, 2023 1:28:21 PM

Hi Cheryl,

I plan to attend the DRT Meeting for the Conger Application and the Miller Application.

For the Patterson Application the Highway Department comment is that the site must use the existing access from CSAH 16, no new access will be granted within the ROW.

Thank you and have a great weekend!

Matt Kallroos
Transportation Planner

Office: (218)824-1110
Direct: (218)822-2694
www.crowwing.us

-
Crow Wing County Highway Department
16589 County Road 142
Brainerd, MN 56401

We value your opinion, please let us know how we are doing by taking our [Customer Service Survey](#).



Our Vision: Being Minnesota's favorite place.
Our Mission: Serve well. Deliver value. Drive results.
Our Values: Be responsible. Treat people right. Build a better future.

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From: Cheryl <cstuckmayer@crosslake.net>
Sent: Thursday, June 1, 2023 11:50 AM
To: Tim Bray <Tim.Bray@crowwing.us>; Rob Hall <Rob.Hall@crowwing.us>; Jory Danielson <Jory.Danielson@crowwing.us>; Matt Kallroos <Matt.Kallroos@crowwing.us>
Subject: DRT June 13 & 14, 2023

Good Thursday morning to all,

Please review the attachment(s). As always, any comments you would like to contribute to our meeting, please put in writing or present in person. The times of each application is indicated at the top of the application.

Any commissioner that would like to attend contact me. The date and time is listed at the top of



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

LINDA S PATTERSON LIVING TRUST Receipt Number: 771799+ Permit Number: 230186V
771808 = #12

Property Owner(s): ~~TONY & LUNDA PATTERSON~~
 Mailing Address: 1205 OAKVIEW RD. LONG LAKE MN 55356
 Site Address: 13061 County RD. 16 CROSSLAKE MN 56442
 Phone Number: 612-987-1752
 E-Mail Address: troad75@aol.com
 Parcel Number(s): 14170647 14170646
 Legal Description: All that pt of GLS
 Sec 17 Twp 137 Rge 26 27 28
 Lake/River Name: Crosslake
 Do you own land adjacent to this parcel(s)? Yes No
 If yes list Parcel Number(s) _____
 Authorized Agent: DAVE LEPAGE
 Agent Address: 2484 MAPLE DR SW, NISSWA MN 56468
 Agent Phone Number: 651-270-8879

Variations
(Check applicable requests)

Lake/River Setback
2.1' where 7.5' is required

Road Right-of-Way Setback

Bluff Setback

Side Yard Setback
4.6' where 10' is required

Wetland Setback

Septic Tank Setback

Septic Drainfield Setback

Impervious Coverage

Accessory Structure

Building Height

Patio Size

Signature of Property Owner(s) _____ Date _____
 Signature of Authorized Agent(s) Date Aug. 7, 23

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake" + *\$20 copies*
- 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 PG JCS Date 8-7-2023 Land Use District SD
 Lake Class GD Septic: Compliance 7-20-2023 SSTS Design: na Installation existing

X



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: YES WE WISH TO CONNECT THE HOME AND GARAGE W/ A FOYER. WE WILL MOVE THE FOUNDATION BACK FROM THE LAKE IN ORDER TO KEEP THE ROOF LINE NO NEARER THE LAKE

4. Will the issuance of a Variance maintain the essential character of the locality?
Yes No

Why: YES. BUILDING A GARAGE (24'x24') WILL ALLOW REMOVAL OF STORAGE SHED WHICH IS IN THE 10' SIDE YARD SET BACK

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?
Yes No

Why: YES THE PREVIOUS OWNER BUILT THE HOME INSIDE THE NEW 75' SET BACK AND THE GARAGE IS WITHIN THE NEW 10' SIDE YARD SET BACK.

6. Does the need for a Variance involve more than economic considerations?
Yes No

Why: WE INTEND TO KEEP THE 2 STRUCTURES IN THE SAME LOCATIONS W/ AN ADDITION OF 8'x16' BEHIND THE 75' SET BACK AND CONNECT THE 2 STRUCTURES W/ ROOF SYSTEM ON NEW FOUNDATION AGAIN BEHIND THE 75' SET BACK



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: