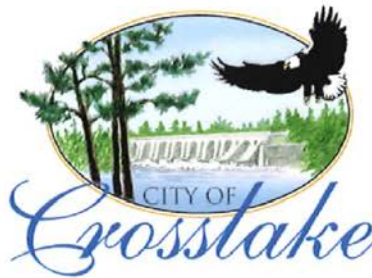


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

February 28, 2025

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Loren L & Brenda M Isensee

Authorized Agent: N/A

Site Location: 11906 Harbor Lane, Crosslake, MN 56442 on Rush Lake - GD

Variance for:

- Lake setback of 52 feet where 75 feet is required to proposed deck and dwelling addition

To construct:

- 480 square foot dwelling addition
- 448 square foot deck
- 72 square foot proposed 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: Loren L & Brenda M Isensee

Parcel Number(s): 14180570

Application Submitted: January 13, 2025

Action Deadline: March 14, 2025

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 52 feet where 75 feet is required to proposed deck and dwelling addition

To construct:

- 480 square foot dwelling addition
- 448 square foot deck
- 72 square foot proposed covered deck

Current Zoning: Shoreland District

Existing Impervious Coverage:

9.5%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 10-29-2024

Proposed Impervious Coverage:

10.6%

Parcel History:

- Golden Sands established in 1945
- May 1984 – Basement & 24x24 garage
- August 1988 - Septic
- May 2021 – Water oriented accessory structure – 120 sf; dirt moving
- October 2024 – Last septic compliance inspection on file is dated 10-29-2024

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:

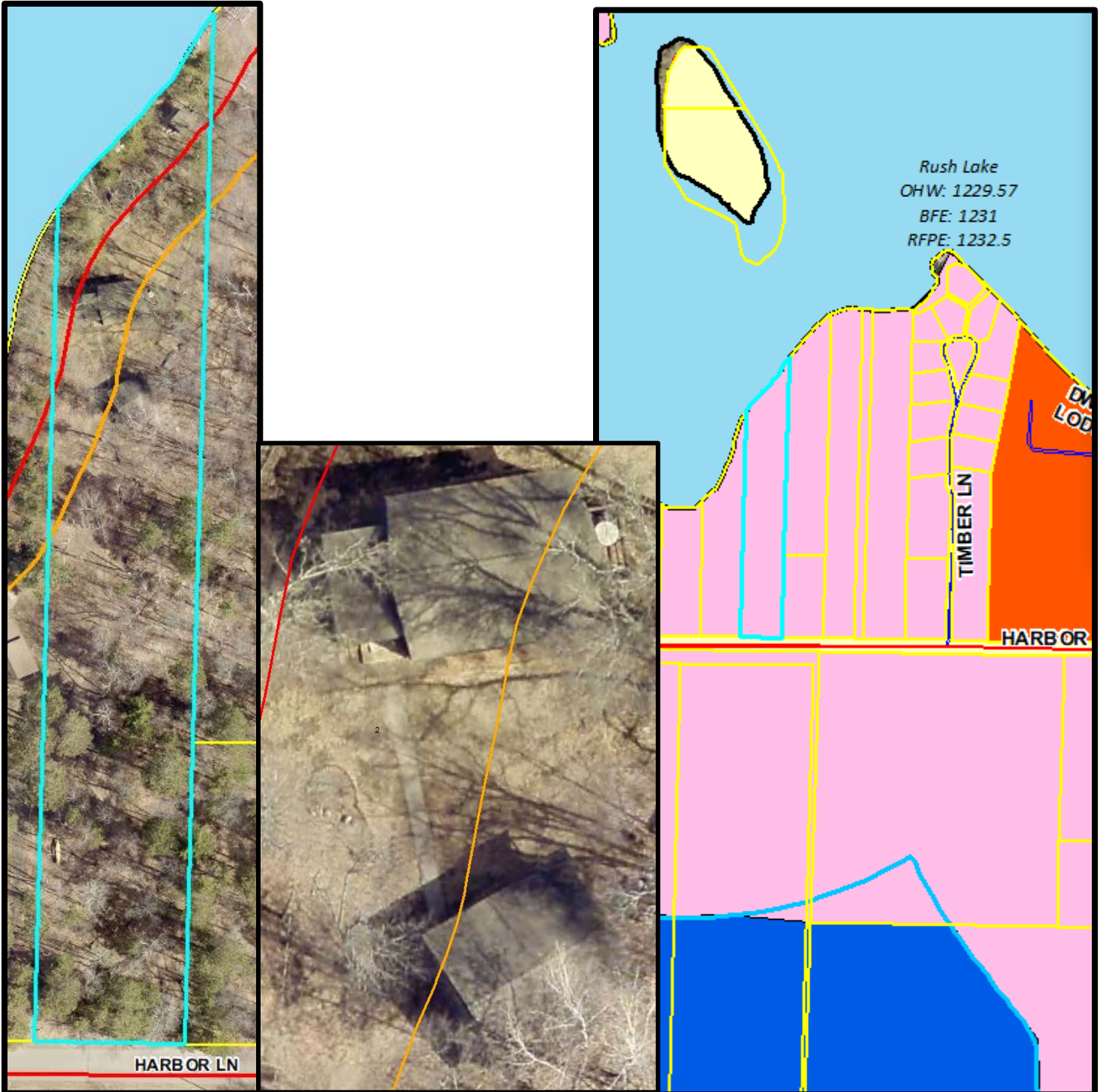
To approve/table/deny the variance to allow:

- Lake setback of 52 feet where 75 feet is required to proposed deck and dwelling addition

To construct:

- 480 square foot dwelling addition
- 448 square foot deck
- 72 square foot proposed covered deck

As shown on the certificate of survey dated 1-21-2025





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJ.)

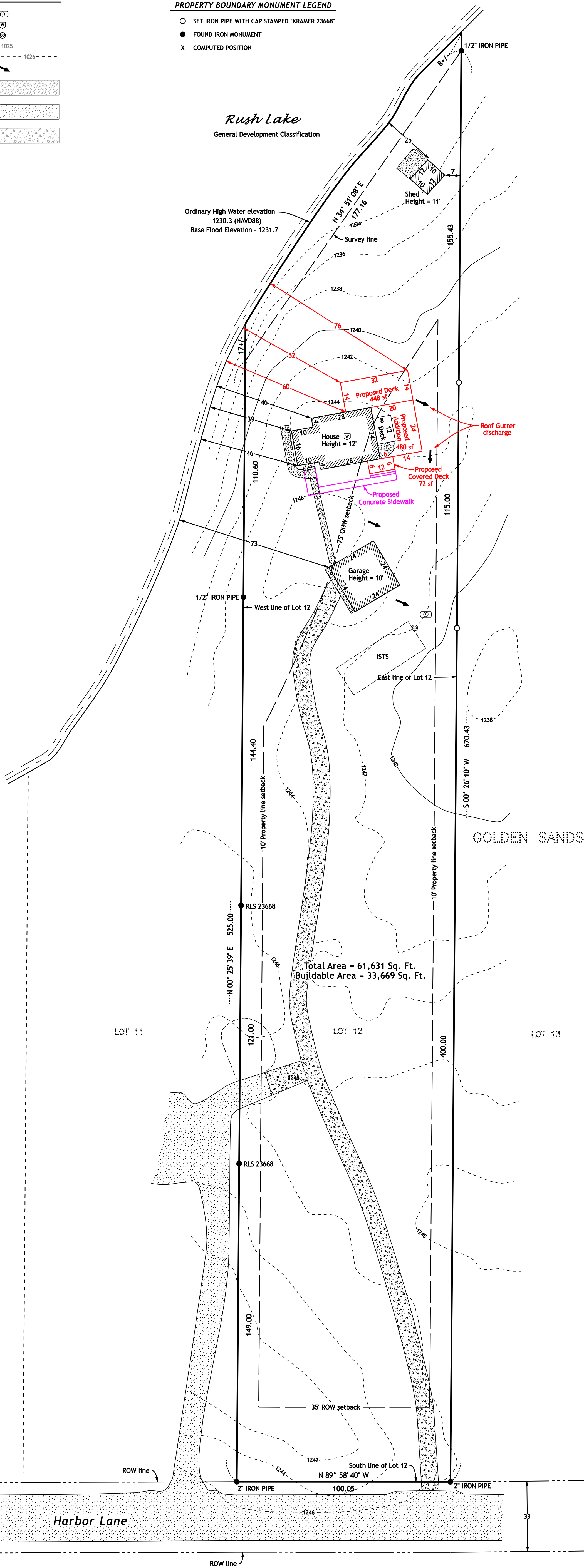


MAPPING LEGEND

- TANK (AS SPECIFIED)
- WELL
- SEWER CLEANOUT
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- DRAINAGE ARROW
- CONCRETE
- BITUMINOUS
- GRAVEL

PROPERTY BOUNDARY MONUMENT LEGEND

- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
- FOUND IRON MONUMENT
- COMPUTED POSITION



Surveyors Notes

The property address for the subject property is:

11906 Harbor Lane
Cross Lake, MN 56442

The Parcel Number for the subject property is 14180570.

The current zoning classification for the subject property is Shoreland District.

This survey was completed without the benefit of a current title commitment or title opinion. Kramer Leas DeLeo, P.C. makes no guarantee that all easements, encumbrances, or appurtenant rights related to the premises property are depicted on this survey.

Cut/fill quantities will be minimal, less than 30 yards, the only required grading will be excavation for footings and foundation wall of 20x24 addition.

All structure setbacks should be verified with the City of Cross Lake prior to any construction.

Legal Description per Document Number 866444

Lot Twelve (12), Golden Sands, Crow Wing County, State of Minnesota.

Impervious Calculation

Total Area	=	61,361 Sq. Ft.
Impervious coverage		
Buildings	=	1,579 Sq. Ft.
Concrete	=	442 Sq. Ft.
Bituminous	=	170 Sq. Ft.
Gravel	=	3,660 Sq. Ft.
Total	=	5,851 Sq. Ft. (9.5% Impervious Coverage)

Proposed Impervious Calculation

Total Area	=	61,361 Sq. Ft.
Impervious coverage		
Buildings	=	2,131 Sq. Ft.
Concrete	=	596 Sq. Ft.
Bituminous	=	170 Sq. Ft.
Gravel	=	3,660 Sq. Ft.
Total	=	6,557 Sq. Ft. (10.6% Impervious Coverage)

NO.	REVISIONS SINCE INITIAL DATE OF	DATE
1	Small Revisions	1-07-2025
2	Corrected OHW elevation note	1-21-2025

KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRAINERD ST. CLOUD

1120 Industrial Park Road
Brainerd, MN 56401
218-829-5333

12 North 11th Avenue
St. Cloud, MN 56303
320-298-1288

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: 12/11/2024
James Kramer, MN License No. 23668 Date

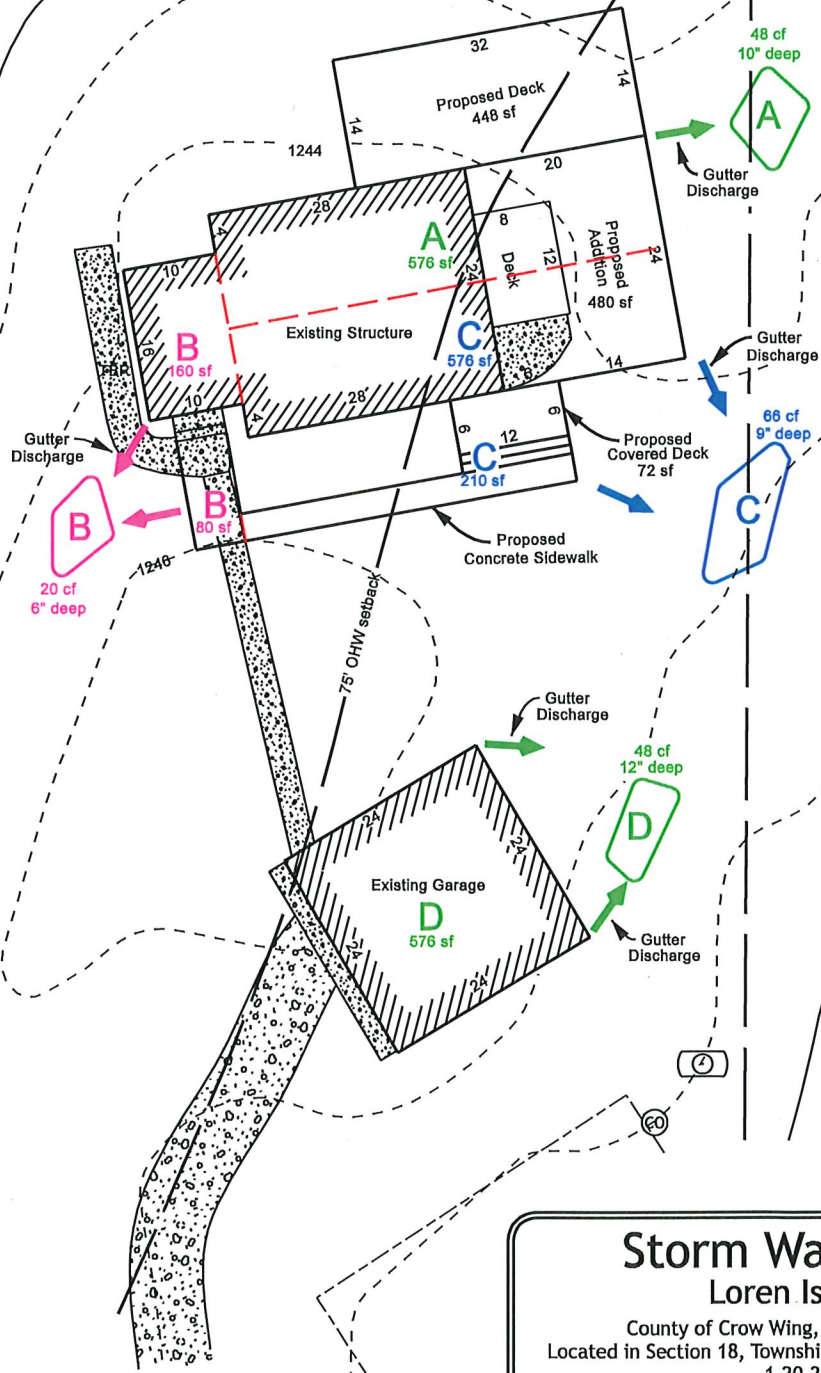
PROJECT NO. ISENL2401

CERTIFICATE OF SURVEY

Topographic and Property Boundary Survey

Loren Isensee
Section 18, Township 137 North, Range 27 West
Crow Wing County, Minnesota

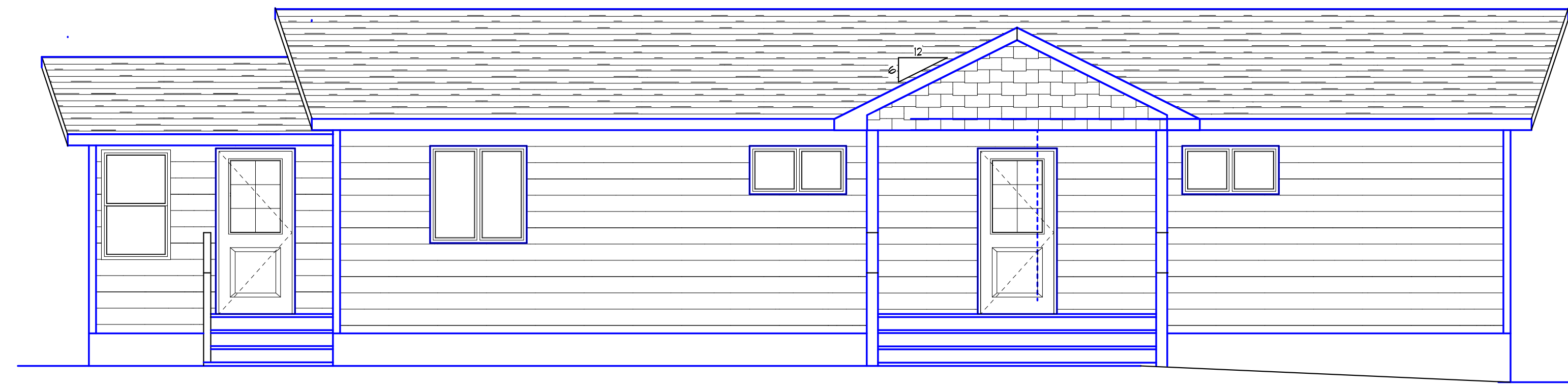
1236



11906 Harbor Lane
 Crosslake, MN 26442
 PID - 14180570

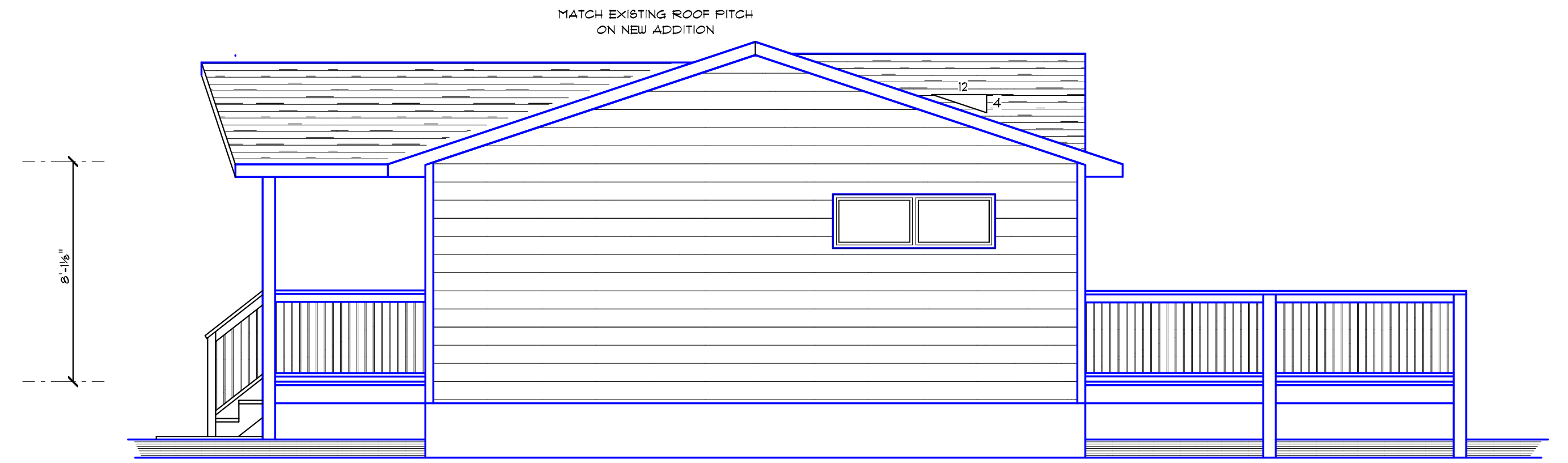
Storm Water Plan
Loren Isensee
 County of Crow Wing, State of Minnesota
 Located in Section 18, Township 137 North, Range 27 West
 1-20-2025
 (KLD Proj. No. ISENL2401)





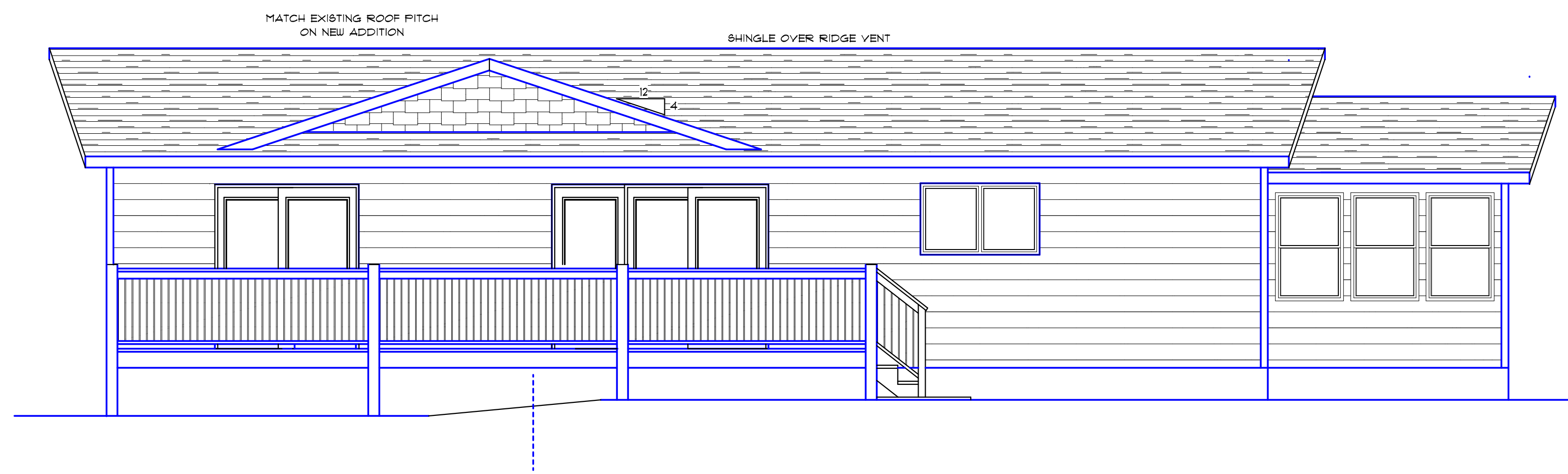
ROADSIDE ELEVATION

SCALE: 1/4"=1'-0"



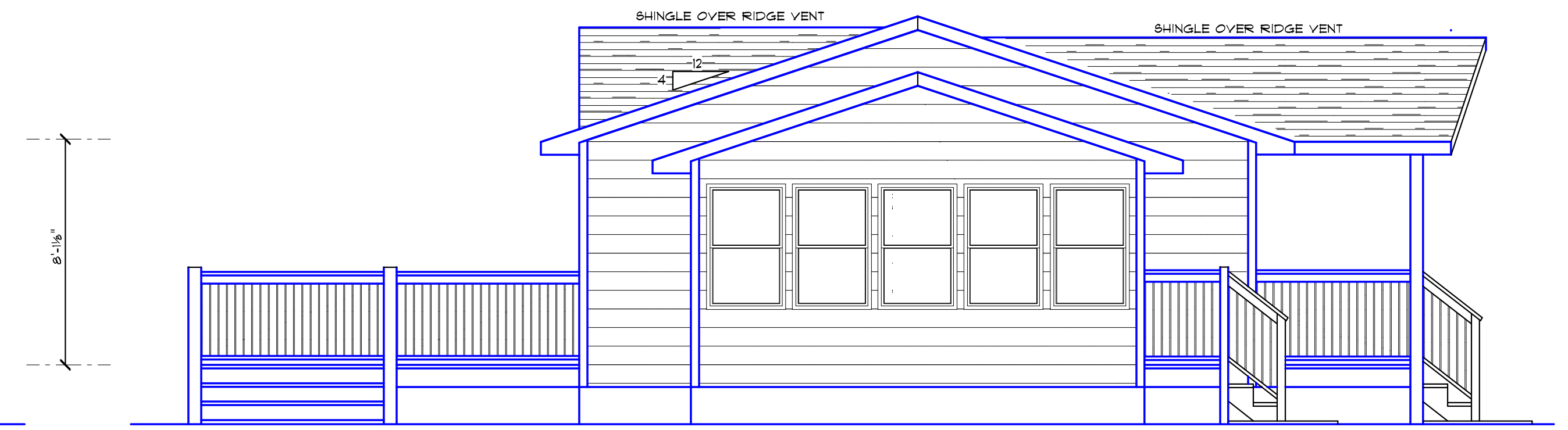
RIGHTSIDE ELEVATION

SCALE: 1/4"=1'-0"



LAKESIDE ELEVATION

SCALE: 1/4"=1'-0"



LEFTSIDE ELEVATION

SCALE: 1/4"=1'-0"

P.F.S. DESIGN LLC	
218-821-0630	
PROJECT FOR: BUTCH & BRENDA ISENSEE	PAGE NO.
DATE: AUGUST 28, 2024	1 of 2

REVISED OCTOBER 16, 2024
REVISED NOVEMBER 14, 2024



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: 244337

Permit Number: 240233V

Property Owner(s): LOREN L. ISENSEE, BRENDAN ISENSEE

Mailing Address: 1991 CORD RD, CHATHFIELD, MN 55923

Site Address: 11906 HARBOR LN, CROSSLAKE, MN 56442

Phone Number: 505-259-8838

E-Mail Address: bisensee@valleydesign.biz

Parcel Number(s): 14180520

Legal Description: LOT 12 ... GOLDEN SANDS

Sec 18 Twp 137 Rge 26 [] 27 [X] 28 []

Lake/River Name: RUSH LAKE

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

If yes list Parcel Number(s) 14180521, 14180520

Authorized Agent: _____

Agent Address: _____

Agent Phone Number: _____

Variations (Check applicable requests)
[X] Lake/River Setback 52' where 75' is required
[] Road Right-of-Way Setback
[] Bluff Setback
[] Side Yard Setback
[] Wetland Setback
[] Septic Tank Setback
[] Septic Drainfield Setback
[] Impervious Coverage
[] Accessory Structure
[] Building Height
[] Patio Size
[] _____
[] _____

Signature of Property Owner(s) [Signature] Date 12/29/2024

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 CS Date 1-13-24 Land Use District SD

Lake Class SD Septic: Compliance 10-29-24 SSTS Design na Installation Done



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: BECAUSE THE PROPERTY IS ON A POINT THAT MAKES IT
HARD TO ADD ON TO THE EXISTING STRUCTURE

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

Yes No

Why: IT WILL FIT INTO OTHER STRUCTURES IN THE AREA

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

Yes No

Why: IT IS THE WAY THE LOT IS.

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

Yes No

Why: BECAUSE OF THE EXISTING STRUCTURE, THIS
IS WE HAVE TO ADD ON.



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: