

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



13888 Daggett Bay Rd  
Crosslake, Minnesota 56442  
[www.cityofcrosslake.org](http://www.cityofcrosslake.org)

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**CITY OF CROSSLAKE  
PLANNING COMMISSION/BOARD OF ADJUSTMENT**

November 21, 2025

**9:00 A.M.**

Crosslake City Hall

13888 Daggett Bay Rd, Crosslake MN 56442

(218) 692-2689

**PUBLIC HEARING NOTICE**

**Applicant:** Todd J & Patricia J Yager

**Authorized Agent:** Dan Berning

**Site Location:** 11543 Manhattan Point Blvd, Crosslake, MN 56442 on Big Trout Lake - GD

**Variance for:**

- Bluff top setback of 5.3 feet where 30 feet is required from the top of the bluff to proposed dwelling
- Dirt moving in the bluff impact zone, where Chapter 26 states dirt moving in a bluff impact zone is prohibited, except for the placement of stairways, lifts, or landings permitted under Section 26-313, for a proposed dwelling and bluff zone for removal of structures labeled to be removed (TBR) on the certificate of survey dated 10-17-2025

**To construct:**

- 1,378 square foot dwelling & open covered porch
- 24 square foot concrete entrance pad in the bluff impact zone
- Foundation fill to consist of 155 yards to excavate & 108 yards for backfill
- Dirt moving in the bluff impact zone for a proposed dwelling
- Dirt moving in the bluff for the restoration of the bluff where existing structure(s) are to be removed

**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](mailto:crosslakepz@cityofcrosslake.org)).



## STAFF REPORT

Property Owner/Applicant: Todd J & Patricia J Yager

Parcel Number(s): 14010564, 14010565

Application Submitted: October 6, 2025

Action Deadline: December 6, 2025

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

**Authorized Agent:** Dan Berning, Ziegler Custom Homes, Inc.

### Variance for:

- Bluff top setback of 5.3 feet where 30 feet is required from the top of the bluff to proposed dwelling
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### To construct:

- 1,378 square foot two story dwelling & open covered porch
- 24 square foot concrete entrance pad in the bluff impact zone
- Foundation fill to consist of 155 yards to excavate & 108 yards for backfill
- Dirt moving in the bluff impact zone for a proposed dwelling
- Dirt moving in the bluff for the restoration of the bluff where existing structure(s) are to be removed

**Current Zoning:** Shoreland District

### Existing Impervious Coverage:

23.3%

### Proposed Impervious Coverage:

22.9%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 6-19-2025
- Septic design date 6-20-2025 was submitted with the variance application

### Parcel History:

- Manhattan Beach Second Addition established in 1927
- June 1998 – Variance for 8x16 lakeside addition less than 30' from top of bluff; 24x30 garage setback of 2' from side lot line
- September 1998 – Variance for 24x40 garage; 16x17 lake side addition to enlarge an existing living room

- November 2000 – Variance extension with conditions-one of them being that the garage not contain guest quarters
- November 2000 – Variance approved to construct 8’x9’ addition and an 8’x15’ deck
- November 2001 – 24x30 garage; 10x17 master bedroom to east; 9x24 addition to the north; 9x16 deck to the northeast
- August 2025 – Variance withdrawn for setbacks to bluff, bluff impact, dwelling and dirt moving
- June 19, 2025 – Last compliance inspection on file

**Agencies Notified and Responses Received:**

County Highway Dept: N/A

DNR: No comment received before packet cutoff date

City Engineer: N/A

Lake Association: No comment received before packet cutoff date

Crosslake Public Works: No comment received before packet cutoff date

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comment received before packet cutoff date

**POSSIBLE CONDITIONS:**

1. No dirt to be stored in the bluff or bluff impact zones
2. Professional bluff & bluff impact zone restoration/vegetation plan to be submitted before a permit is issued
3. Work with the staff to review, alter and implement as needed the submitted stormwater plan in accordance with the City of Crosslake land use ordinance
4. Implement and maintain the required shoreline rapid assessment model results
5. Work with staff to implement and maintain erosion/sediment control during and after construction, with the erosion/sediment control in place before the start of any construction
6. Entire existing dwelling as shown on the certificate of survey dated 10-17-2025 and other items labeled to be removed (TBR) shall be removed from the parcels and those existing foot prints and setbacks are eliminated

**POSSIBLE MOTION:**

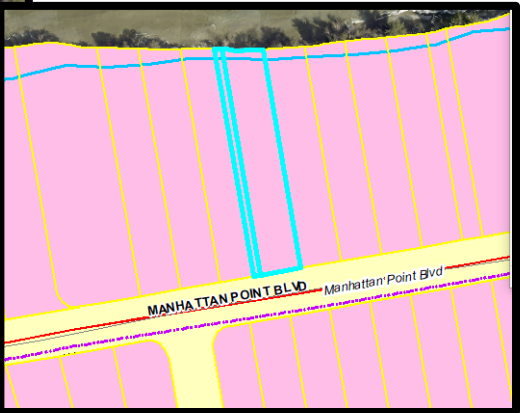
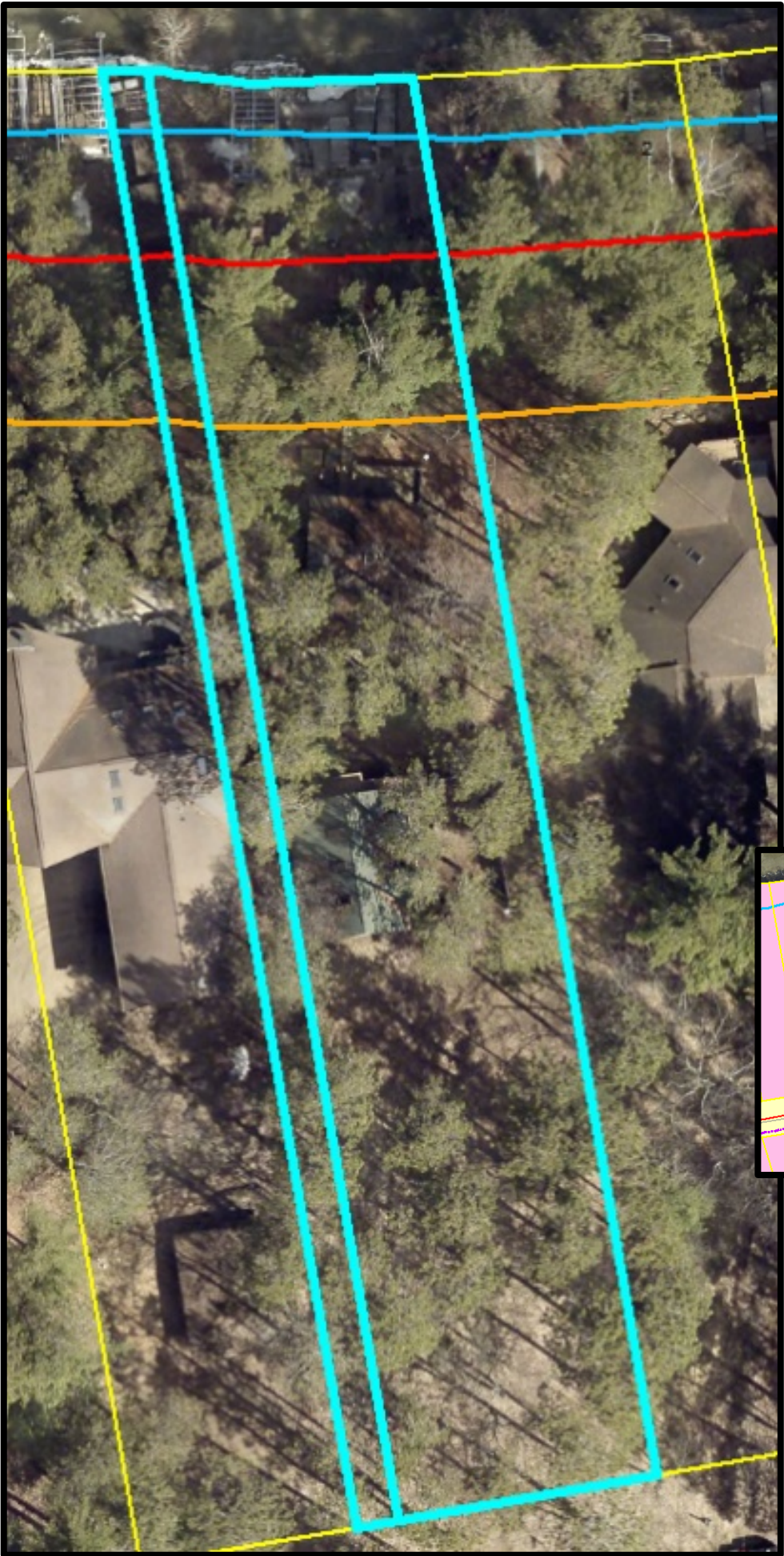
To approve/table/deny the variance to allow:

- Bluff top setback of 5.3 feet where 30 feet is required from the top of the bluff to proposed dwelling
- Dirt moving in the bluff impact zone, where Chapter 26 states dirt moving in a bluff impact zone is prohibited, except for the placement of stairways, lifts, or landings permitted under Section 26-313, for a proposed dwelling and bluff zone for removal of structures labeled to be removed (TBR) on the certificate of survey dated 10-17-2025

**To construct:**

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- 24 square foot concrete entrance pad in the bluff impact zone
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- Dirt moving in the bluff for the restoration of the bluff where existing structure(s) are to be removed

As shown on the certificate of survey dated 10-17-2025



# CERTIFICATE OF SURVEY

LOT 9 AND PART OF LOT 10, BLOCK 37, MANHATTAN BEACH SECOND ADDITION,  
SECTION 1, TOWNSHIP 137 NORTH, RANGE 28 WEST,  
CITY OF CROSSLAKE, CROW WING COUNTY, MINNESOTA  
TOTAL AREA = 23,012 SQ. FT. ± / 0.5 ACRES ±

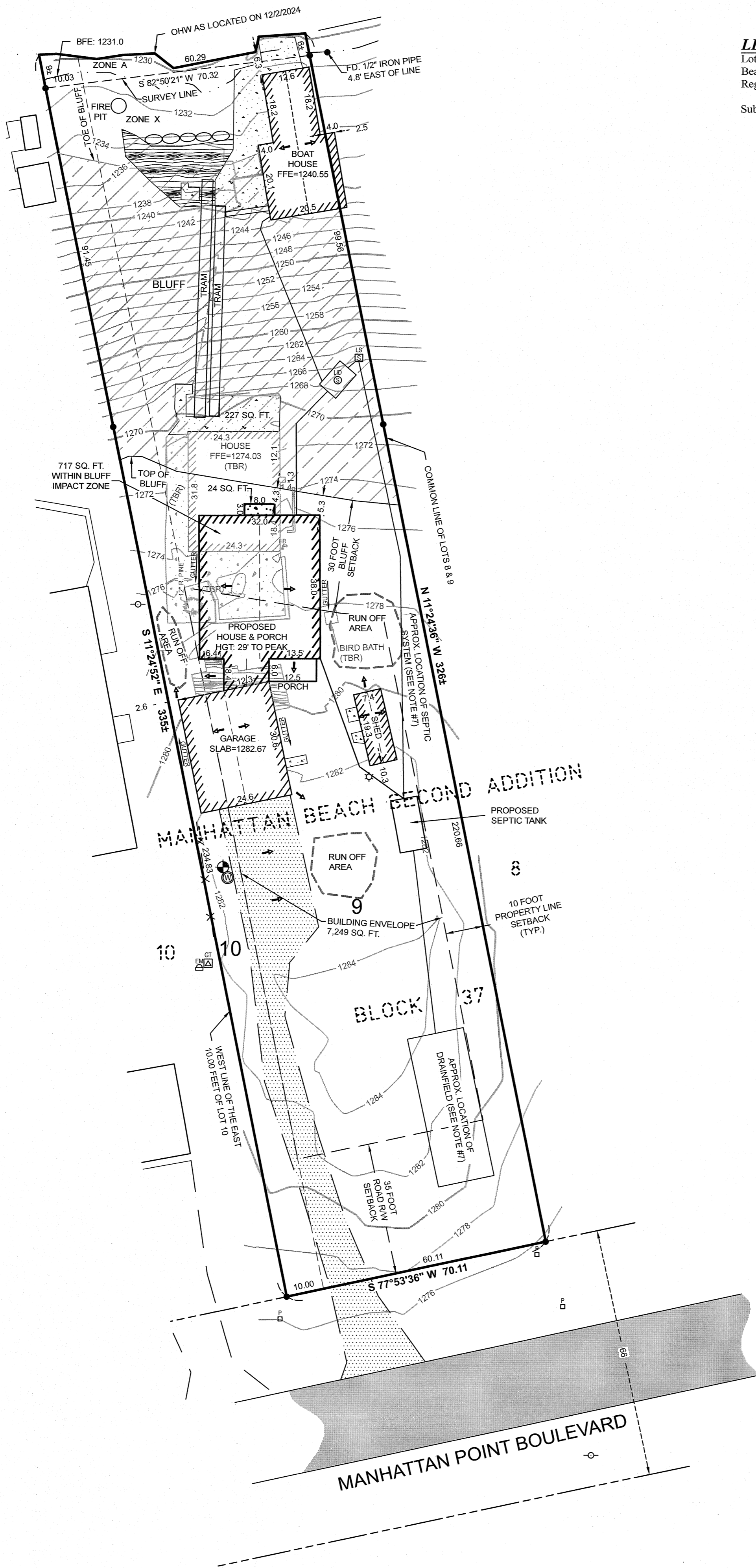
## BIG TROUT LAKE

GENERAL DEVELOPMENT CLASSIFICATION  
NORMAL RESERVOIR POOL ELEVATION = 1229.57

100 YEAR FLOOD ELEVATION = 1231.00  
HIGHEST KNOWN ELEVATION = 1234.56

INFORMATION OBTAINED FROM CORPS OF ENGINEERS  
LAKE ELEVATION = 1229.26 ON 12-2-2024

BASED ON NGVD 29 DATUM



### LEGAL DESCRIPTION PER DOCUMENT NUMBER T247581

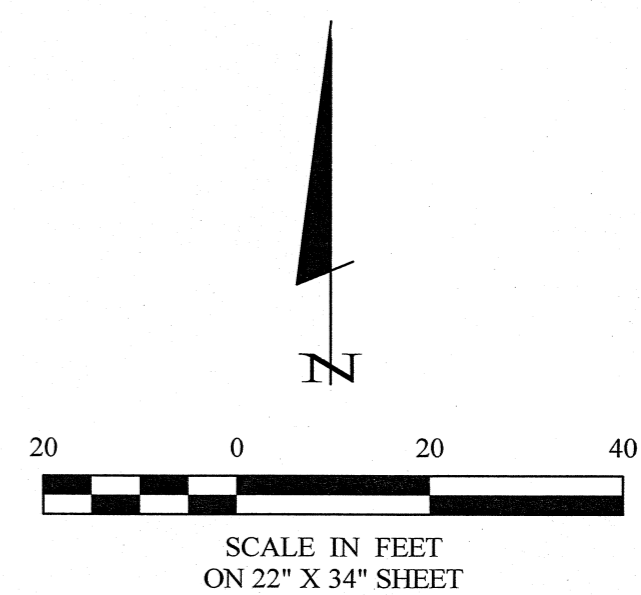
Lot Nine (9) and the Easterly Ten (10) feet of Lot Ten (10) of Block Thirty-seven (37) in Manhattan Beach Second Addition, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for said county and state, Crow Wing County, Minnesota.

Subject to flowage easements in deeds, Book 31 of Deeds, page 120 and Book 57 of Deeds, page 602.

### LEGEND

- X — X — DENOTES EXISTING FENCE LINE
- DENOTES EXISTING RETAINING WALL
- DENOTES EXISTING ROCK RETAINING WALL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF PROPOSED CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- BLUFF — DENOTES BLUFF AREA
- DENOTES SURFACE DRAINAGE FLOW
- 1208 — DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210 — DENOTES EXISTING INDEX CONTOURS
- 10" W PINE DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
- ★ DENOTES EXISTING MOUNTED LIGHT
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING HOSE BIB
- ⊙ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊙ DENOTES EXISTING SEPTIC LIFT STATION
- BFE DENOTES BASE FLOOD ELEVATION
- ⊙ DENOTES BENCHMARK: HIGH POINT OF WELL  
ELEV. = 1284.27  
BASED ON NGVD 29 DATUM
- (TBR) DENOTES "TO BE REMOVED"
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE COMMON LINE OF LOTS 8 & 9 TO HAVE AN ASSUMED BEARING OF N 11°24'36" W



### NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 12-2-2024.
- Zoning for subject tract = "SHORELAND RESIDENTIAL".
- Parcel IDs of subject parcel: 14010565 & 14010564
- The E911 address of subject parcel: 11534 Manhattan Point Blvd
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
- Approximate location of septic system per sketch prepared by Bob Bartel, B & T Sales.
- Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- No wetlands were found on 4-30-2025 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.

### IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft)	Percent Impervious (sq.ft)
House	775	23,012	3.4%
Garage	751	23,012	3.3%
Boat House	643	23,012	2.8%
Shed	142	23,012	0.6%
Concrete	1,442	23,012	6.3%
Gravel Driveway	1,602	23,012	7.0%
<b>Total</b>	<b>5,355</b>	<b>23,012</b>	<b>23.3%</b>

### IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft)	Percent Impervious (sq.ft)
Proposed House & Porch	1,378	23,012	6.0%
Existing Garage	751	23,012	3.3%
Existing Boat House	643	23,012	2.8%
Existing Shed	142	23,012	0.6%
Existing & Proposed Concrete	763	23,012	3.3%
Existing Gravel Driveway	1,602	23,012	7.0%
<b>Total</b>	<b>5,279</b>	<b>23,012</b>	<b>22.9%</b>

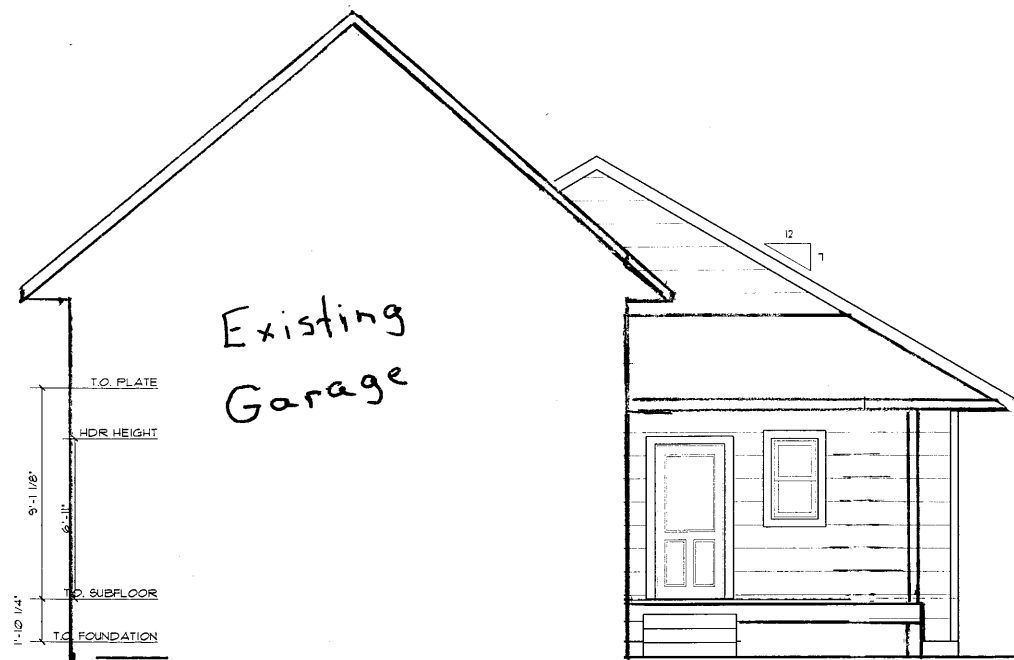
### RUN OFF CALCULATIONS

Total Impervious Surface Area 5,279 sq. ft. x 0.0833 ft. = 440 cu. ft.

### PROPOSED RUN OFF AREA

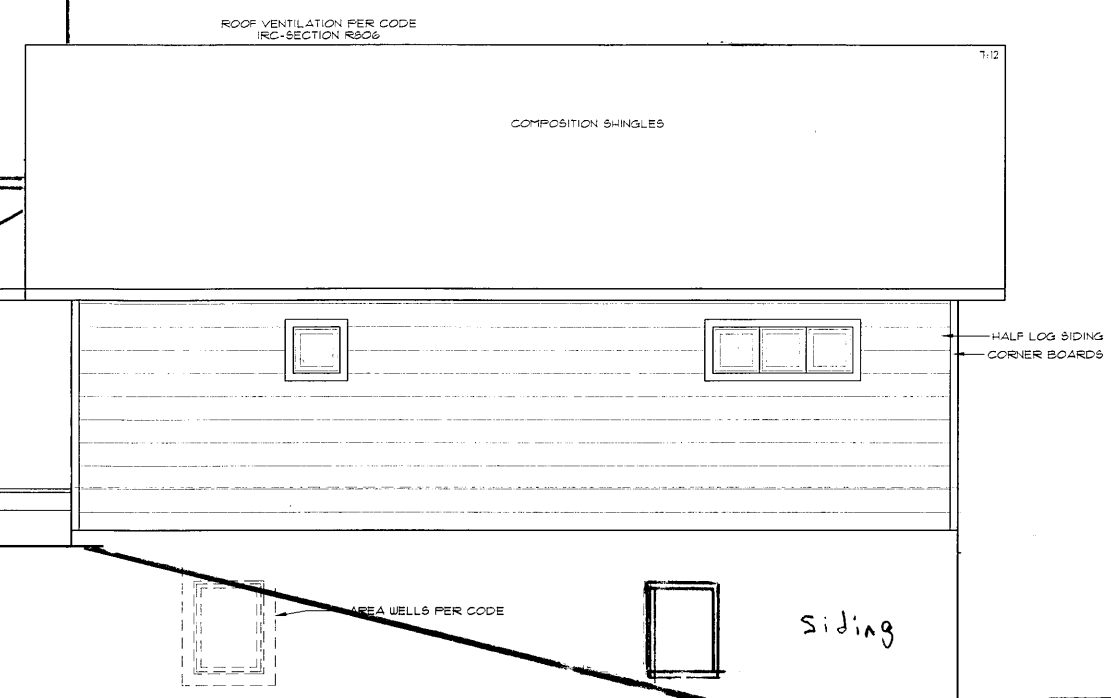
TOP SURFACE AREA = 323 SQ. FT.  
BOTTOM SURFACE AREA = 153 SQ. FT.  
1' DEEP WITH 3:1 SIDE SLOPES  
TOTAL RUN OFF STORAGE PROPOSED = 238 CU. FT.  
TOP SURFACE AREA = 249 SQ. FT.  
BOTTOM SURFACE AREA = 103 SQ. FT.  
1' DEEP WITH 3:1 SIDE SLOPES  
TOTAL RUN OFF STORAGE PROPOSED = 176 CU. FT.  
TOP SURFACE AREA = 97 SQ. FT.  
BOTTOM SURFACE AREA = 0 SQ. FT.  
1' DEEP WITH 3:1 SIDE SLOPES  
TOTAL RUN OFF STORAGE PROPOSED = 49 CU. FT.

1 OF 1 SHEET	CERTIFICATE OF SURVEY	PROJECT MANAGER: CMH	PROJECT No.: 24275-2	DATE: 10/3/2025	REVISIONS DATE DESCRIPTION BY 10/17/2025 Revised Bld hgt & added proposed septic tank CMH	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  Cynthia M. Hidde CYNTHIA M. HIDDE PLS#44881 DATE 10/17/2025 LIC. NO. 44881	 30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	Patti Yager 11172 17th Place NE Saint Michael, MN 55376	CHECKED BY: CMH	FILE NAME: C24275-2.dwg	HORZ. SCALE: 1"=20'	VERT. SCALE: NONE		



1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

Connect  
To  
Existing  
Garage

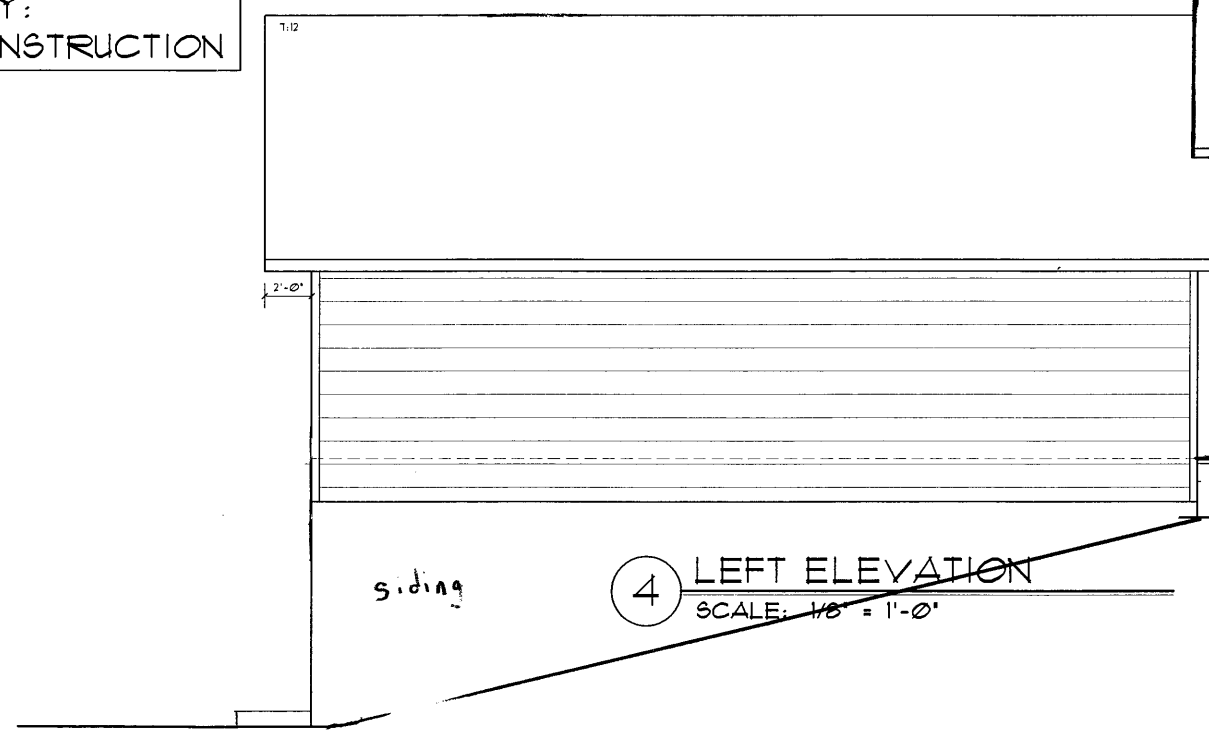


2 RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



3 LAKESIDE ELEVATION  
SCALE: 1/8" = 1'-0"

PRELIMINARY:  
NOT FOR CONSTRUCTION



4 LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

Connect  
To  
Existing  
Garage

DISCLAIMER OF WARRANTIES

The plans furnished herewith were prepared upon request by draftsmen who are not registered architects or professional engineers and are for INFORMATION PURPOSES ONLY. The Design Team makes NO WARRANTIES WHATSOEVER, EITHER EXPRESSED OR IMPLIED as to merchantability or fitness for a particular purpose and places any user(s) on notice that reliance upon said plans shall be at the sole risk of the user(s). The selection of correct structural materials and the application of architectural principals is a precise art, the responsibility for which rests with the builder, the owner, or the user of these plans.



2455 12th Street SE, St. Cloud, MN 56504  
Phone: (320) 252-1517 Fax: (320) 252-1518

YAGER, TODD & PATTI  
YAGER RESIDENCE

ELEVATIONS

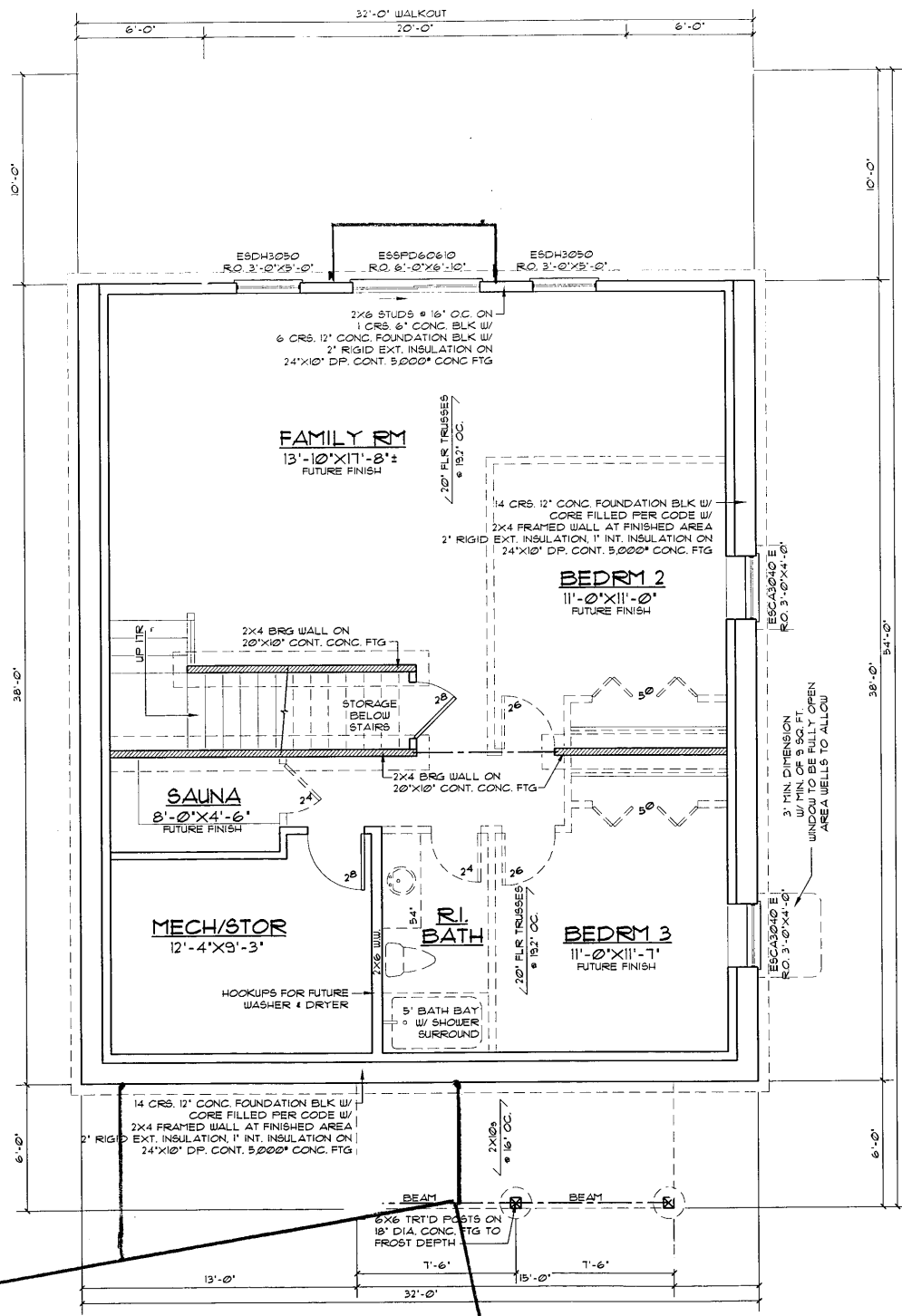
JOB NUMBER:	49622001		
FILE NUMBER:	4962200122		
DATE:	3/10/22	DRAFT	MM TP
REVISED:	3/16/22	MM	TP
REVISED:	3/23/22	MM	
REVISED:			
REVISED:			

ELEVATIONS

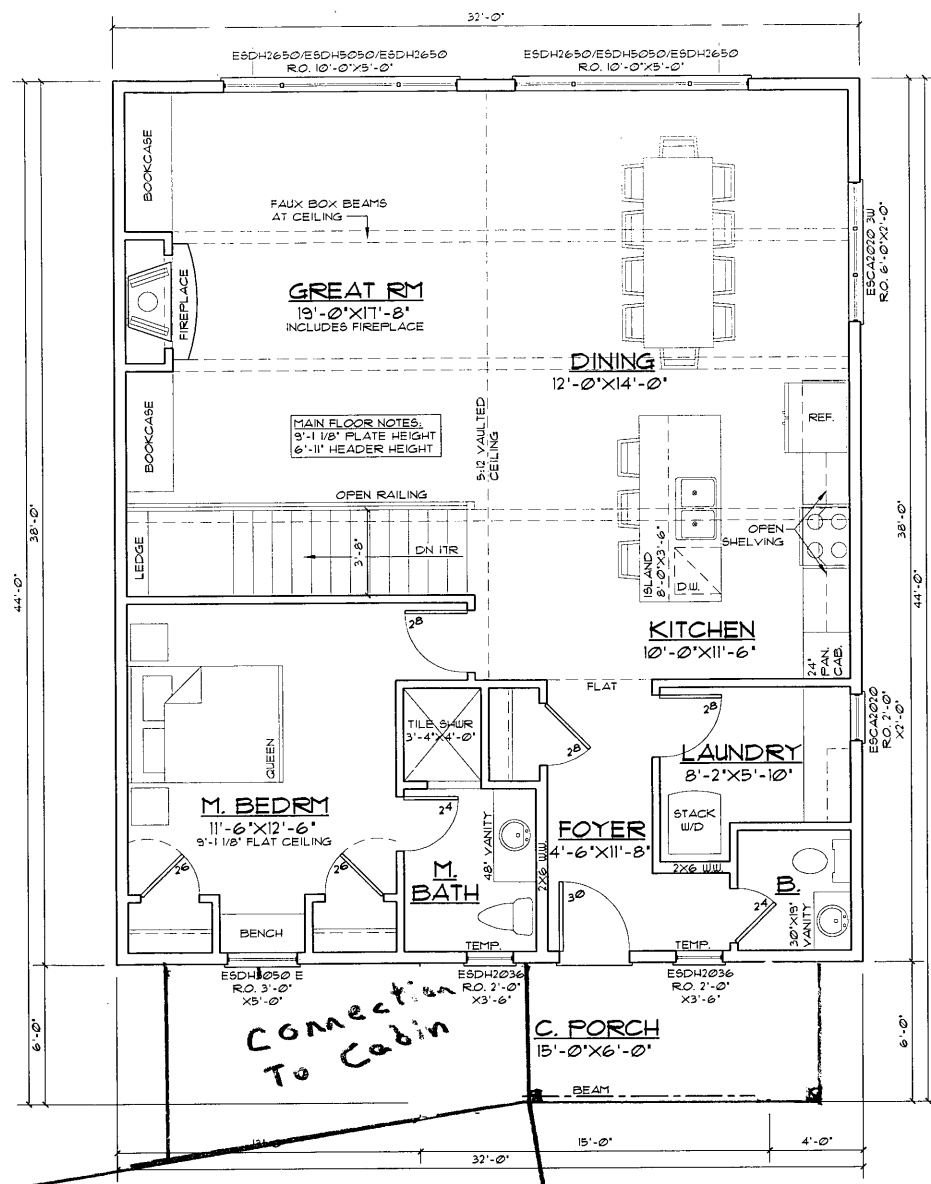
A-1

COPYRIGHT 1999-CURRENT

PRELIMINARY:  
NOT FOR CONSTRUCTION



① BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
Existing Garage Foundation



② MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

BASEMENT	1128 SQ. FT.
MAIN FLOOR	1128 SQ. FT.
TOTAL	2256 SQ. FT.
PATIO	+200 SQ. FT.

Existing Garage

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2465 12th Street SE, St. Cloud, MN 56304  
Phone: (320) 252-1517 Fax: (320) 252-1518

YAGER TODD & PATTI  
YAGER RESIDENCE

FLOOR PLANS

JOB NUMBER	49622001				
FILE NUMBER	4962200122				
DATE	3/10/22	DRAWN	MM	CHECKED	TP
REVISED	3/16/22	MM			TP
REVISED	3/23/22	MM			
REVISED					
REVISED					

FLOOR PLANS  
A-2  
COPYRIGHT 2022

**TYPICAL ROOF CONSTRUCTION:**  
 COMPOSITION SHINGLES ON  
 1/4" ROOF FELT ON  
 1/2" ROOF SHEATHING ON  
 FIRE MANUFACTURED ROOF TRUSSES  
 ICE & WATER SHIELD 24" PAST EXTERIOR WALLS  
 PROPER VENTS

**TYPICAL FASCIA DETAIL:**  
 2x6 SUB FASCIA  
 MAINTENANCE-FREE FASCIA COVER  
 MAINTENANCE-FREE VENTED SOFFIT

**TYPICAL EXT. WALL CONSTRUCTION:**  
 TYVEK HOUSE WRAP OR EQUAL ENTIRE EXTERIOR  
 1/8" WALL SHEATHING ON  
 2x6 PRECUT STUDS @ 16" O.C.  
 R-21 BATT INSULATION  
 4 MIL POLY  
 1/2" DRYWALL

**TYPICAL FND. WALL CONSTRUCTION:**  
 4 CRS. 12" CONC. FOUNDATION BLK W/  
 CORE FILLED PER CODE  
 REINFORCING PER CODE, SOIL CONDITIONS  
 EXTERIOR WATER PROOFING  
 2" RIGID EXTERIOR INSULATION, 1" INTERIOR INSULATION  
 ON 24"x10" D.P. CONT. 5,000 PSI CONC. FOOTINGS W/  
 REINFORCING AS REQUIRED

**TYPICAL SLAB NOTE**  
 POLY VAPOR BARRIER UNDER SLAB,  
 LAPPED 12"  
 4" MIN. POURED CONC. FLOOR  
 REINFORCING PER CODE

**1 WALL SECTION**  
 SCALE: 1/8" = 1'-0"

**TYPICAL ROOF CONSTRUCTION:**  
 COMPOSITION SHINGLES ON  
 1/4" ROOF FELT ON  
 1/2" ROOF SHEATHING ON  
 FIRE MANUFACTURED ROOF TRUSSES  
 ICE & WATER SHIELD 24" PAST EXTERIOR WALLS  
 PROPER VENTS

**TYPICAL FASCIA DETAIL:**  
 2x6 SUB FASCIA  
 MAINTENANCE-FREE FASCIA COVER  
 MAINTENANCE-FREE VENTED SOFFIT

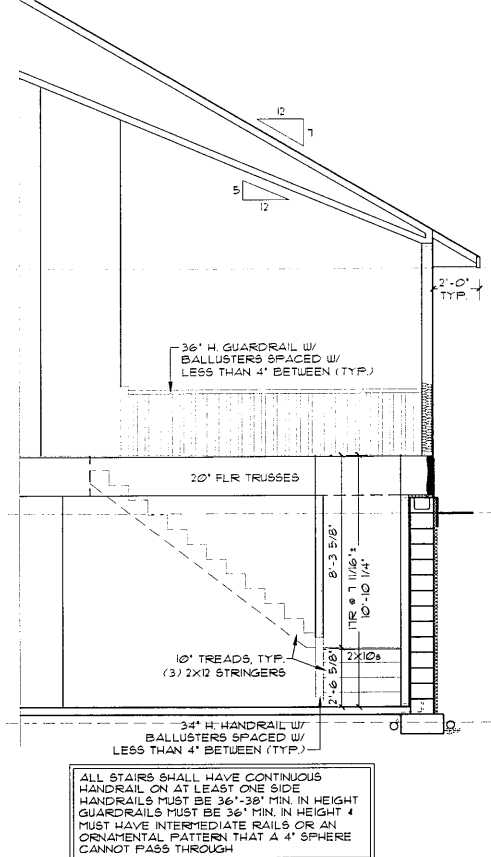
**TYPICAL EXT. WALL CONSTRUCTION:**  
 TYVEK HOUSE WRAP OR EQUAL ENTIRE EXTERIOR  
 1/8" WALL SHEATHING ON  
 2x6 PRECUT STUDS @ 16" O.C.  
 R-21 BATT INSULATION  
 4 MIL POLY  
 1/2" DRYWALL

**TYPICAL FLOOR CONSTRUCTION:**  
 3/4" TAG SUB FLOOR SHEATHING (GLUED & NAILED)  
 ON 20" FLOOR TRUSSES  
 1" RIGID EXTERIOR INSULATION  
 SPRAY FOAM INSULATION @ RIM JOIST

**TYPICAL FND. WALL CONSTRUCTION:**  
 4 CRS. 6" CONC. FOUNDATION BLK W/  
 6 CRS. 12" CONC. FOUNDATION BLK W/  
 REINFORCING PER CODE, SOIL CONDITIONS  
 EXTERIOR WATER PROOFING  
 2" RIGID EXTERIOR INSULATION  
 ON 24"x10" D.P. CONT. 5,000 PSI CONC. FOOTINGS W/  
 REINFORCING AS REQUIRED

**TYPICAL SLAB NOTE**  
 POLY VAPOR BARRIER UNDER SLAB,  
 LAPPED 12"  
 4" MIN. POURED CONC. FLOOR  
 REINFORCING PER CODE

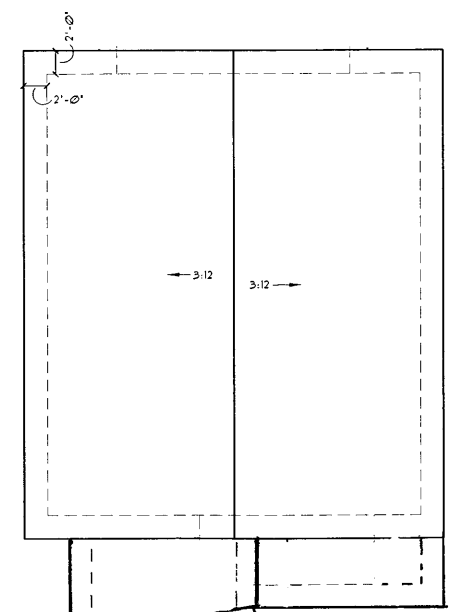
**2 WALKOUT WALL SECTION**  
 SCALE: 1/8" = 1'-0"



ALL STAIRS SHALL HAVE CONTINUOUS  
 HANDRAILS ON AT LEAST ONE SIDE  
 GUARDRAILS MUST BE 36" MIN. IN HEIGHT  
 MUST HAVE INTERMEDIATE RAILS OR AN  
 ORNAMENTAL PATTERN THAT A 4" SPHERE  
 CANNOT PASS THROUGH

**3 STAIR SECTION**  
 SCALE: 1/8" = 1'-0"

PRELIMINARY:  
 NOT FOR CONSTRUCTION



**4 ROOF PLAN**  
 SCALE: 1/16" = 1'-0"

Existing  
 Garage

**GENERAL NOTES:**  
**2020 IRC CODES APPLY:**  
 TRUSS MANUFACTURER TO VERIFY HEADER/BEAM  
 SIZES AND POINT LOADS WHERE GIRDERS  
 EXERT CONCENTRATED LOADS. LAYOUT TO BE  
 VERIFIED PRIOR TO CONSTRUCTION  
 TALL WALL SITUATIONS REQUIRE ENGINEERING.  
 DESIGN PROVIDED BY OTHERS  
 THERMO TECH WINDOWS ARE CALLED OUT  
 8' CEILING HEIGHT UNLESS NOTED  
 6'-11" HEADER HEIGHT UNLESS NOTED  
 42" MIN. DEPTH REQ'D FOR ALL  
 FROST FOOTINGS  
 FDN. REINFORCING (1) #4 REBAR SPACING PER CODE/  
 SOIL CONDITIONS & WITHIN 12" FROM CORNER  
 FOOTING REINFORCEMENT AS REQUIRED  
 SOLID BEARING REQ'D @ ALL BEAMS & HEADERS  
 ANCHOR BOLTS @ 6" O.C.  
 ALL TRUSSES ARE TO BE ENGINEERED & INSTALLED  
 ACCORDING TO TRUSS MANUFACTURER. ALL BONUS  
 ROOMS TO BE VERIFIED BY TRUSS MANUFACTURER  
 PRIOR TO CONSTRUCTION  
 30" MIN. REQ'D WIDTH @ TOILETS  
 SAFETY GLAZING REQ'D FOR ALL GLASS WITHIN  
 18' OF FLOOR AND GREATER THAN 9 SQ. FT. IN AREA  
 SAFETY GLAZING REQ'D FOR ALL GLASS  
 WITHIN 24" ARC OF DOORS  
 VAPOR RETARDER REQ'D UNDER ALL CONC.  
 SLABS IN HABITABLE AREA  
 ROOF VENTILATION PER CODE  
 IRC-SECTION R806  
 CARBON MONOXIDE DETECTOR REQ'D WITHIN  
 10' OF ALL SLEEPING ROOMS  
 WINDOWS TO BE CAULKED AND TAPED  
 SILL SEALER TO BE INSTALLED UNDER  
 ALL SILL PLATES  
 SEALED, CONTINUOUS AIR AND VAPOR BARRIER TO  
 BE INSTALLED ON WARM SIDE OF EXTERIOR WALLS,  
 WITH ALL JOINTS, OPENINGS, AND PENETRATIONS  
 SEALED IN A PERMANENT MANNER  
 UNSUPPORTED SHEATHING JOINTS TO BE SEALED  
 ON EXTERIOR OF JOINT  
 AIR BARRIER ON EXTERIOR OF HOME TO BE  
 WITH J-BLOCKS OR SOLID WOOD BLOCK FOR  
 PENETRATIONS  
 ATTIC ACCESS TO BE SEALED WITH SPRAY TEXTURE  
 OR CAULK  
 92% SEALED COMBUSTION FURNACE  
 AIR EXCHANGER OR IN LINE FAN  
 DIRECT VENT GAS WATER HEATER (IF APPLIES)  
 MAX. 300 CFM ON ANY ONE APPLIANCE  
 WINDOW FALL PROTECTION REQUIRED  
 WHERE LOWEST PART OF OPENING IS MORE  
 THAN 12' ABOVE FINISHED GRADE OR  
 SURFACE BELOW & THE LOWEST PART OF THE  
 OPENING IS WITHIN 24" OF THE FINISHED FLOOR  
 EXAMPLE: WINDOW OPENING CONTROL DEVICE  
 CONCRETE FOOTING ARE REQ'D TO BE 5,000 PSI  
 FOUNDATION WALL REQ'D TO BE WATERPROOFED  
 FIRE PROTECTION FOR FLOORS AT BASEMENT MUST BE  
 1/2" GYPSUM WALL MEMBRANE OR 5/8" WOOD STRUCTURAL  
 PANEL MEMBRANE, AN AREA NOT TO EXCEED 80 SQ. FT.  
 CAN BE LEFT UNPROTECTED PROVIDED THERE IS  
 FIREBLOCKING IN STALLED ALONG THE PERIMETER  
 OF THE UNPROTECTED AREA.  
 VAPOR RETARDER REQ'D ON THE INTERIOR SIDE OF  
 THE FRAMED WALL. CLASS I, II, OR III MAY BE USED.  
 75% OF ALL LIGHT FIXTURES TO HAVE HIGH EFFICIENCY BULBS.

**DISCLAIMER  
 OF  
 WARRANTIES**

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 upon request by draftsmen who are not  
 registered architects or professional  
 engineers and are for INFORMATION  
 PURPOSES ONLY. The Design  
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 or fitness for a particular purpose and  
 places any user(s) on notice that  
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YAGER, TODD & PATTI  
 YAGER RESIDENCE

SECTIONS/ROOF PLAN

JOB NUMBER: 49622001			
FILE NUMBER: 4962200122			
DATE: 3/10/22	DRAWN: MM	CHKD: TP	
REVISED: 3/16/22	MM	TP	
REVISED: 3/23/22	MM		
REVISED:			
REVISED:			

SECTIONS/ROOF PLAN

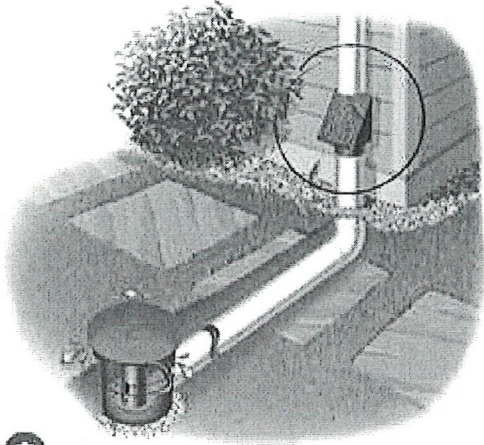
A-3

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Swmp

Subject: Cabin gutter trench  
Date: August 21, 2025 at 12:05 PM CDT  
From: Todd Yager<todd.j.yager@gmail.com>  
To: tpyager@charter.net

downspouts.com



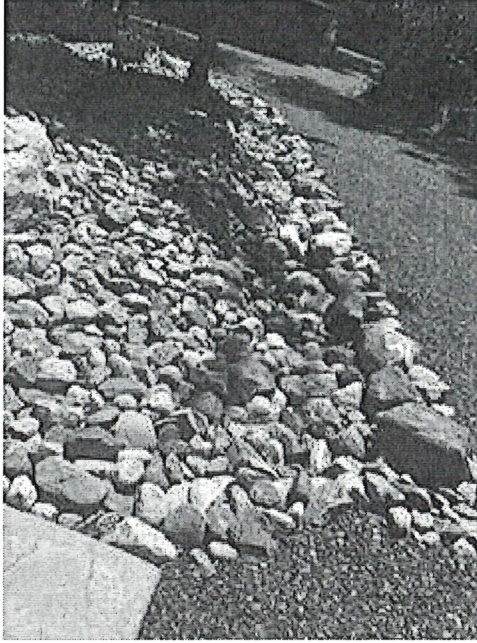
Underground Downspouts –  
UnderGround Downspouts

Visit >

Todd J. Yager  
(M) 612-414-7557

Swamp

Subject: Storm water gardens  
Date: August 21, 2025 at 12:01 PM CDT  
From: Todd Yager<todd.j.yager@gmail.com>  
To: tpyager@charter.net



Todd J. Yager  
(M) 612-414-7557

Todd and Patti Yager  
11534 Manhattan Point Blvd.  
Crosslake, MN 56442

**Cut / Fill Quantities for Proposed New Structure**

155 Yards of fill excavated for foundation

108 Yards of fill used for backfill around new foundation



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

Receipt Number: 486700

Permit Number: 250205V

Property Owner(s): Todd J. and Patricia J. Yager

Mailing Address: 11172 17th Place NE, St. Michael, MN 55376

Site Address: 11534 Manhattan Point Boulevard

Phone Number: 612-298-4851

E-Mail Address: pattiy0913@gmail.com

Parcel Number(s): 14010565 and 14010564

Legal Description: Lot (9) and the Easterly (10) Feet of Lot (10) Block Thirty Seven (37) in Manhattan Beach Second Addition

Sec 1 Twp 137 Rge 26  27  28

Lake/River Name: Big Trout Lake

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

If yes list Parcel Number(s) \_\_\_\_\_

Authorized Agent: Dan Berning, Ziegler Custom Homes, Inc.

Agent Address: 11469 193rd Ave. NW, Elk River, MN 55330

Agent Phone Number: 612-802-1997

**Variations**  
(Check applicable requests)

Lake/River Setback

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

Dirt Moving in Bluff Impact Zone

\_\_\_\_\_

Signature of Property Owner(s) Todd J. Yager Patricia Yager Date 10-6-2025

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" + copies \$4.75
- 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 10-6-2025 Land Use District 3D

Lake Class GD Septic: Compliance 6-19-25 SSTS Design 6-20-25 Installation \_\_\_\_\_



# 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:

Current cabin, built back in 1955, was built into the bluff. We would move away from the lake 22' approximately to move out of the bluff area.  
The sideyard setback will be met. This would minimize the impact on the site.

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

Yes  No

Why:

Our cabin structure will be out of the bluff 22' back farther than the current foundation. This would also maintain the look and character of lining up with the properties on either side. New foundation would be at the same elevation as the current concrete patio that is currently there.

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

Yes  No

Why:

With the uniqueness of the property, there is very limited space to move the proposed cabin any closer to the road.

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

Yes  No

Why:

We feel, environmentally, with the limited space to build, rebuilding in the existing cabin location would minimize the impact on the site in regards to grading, tree removal, and site stabilization.



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: