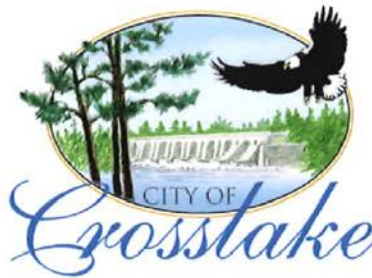


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

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

May 22, 2026
9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Julie A Westra Living Trust

Authorized Agent: Wes Hanson Builders

Site Location: 12210 Ivy Lane, Crosslake, MN 56442 on Crosslake - GD

Variance for:

- Lake setback of 54 feet where 75 feet is required to proposed dwelling structure
- Road right-of-way (ROW) setback of 30.8 feet where 35 feet is required to proposed dwelling structure
- Size increase of 414 square feet (sf) where 400 sf is allowed for a patio in the SIZ2 with a stormwater management plan

To construct:

- 3,463 sf structure consisting of 2,139 sf dwelling with a 1,071 sf attached garage and 253 sf entry
- 414 sf patio in the SIZ2

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: Julie A Westra Living Trust

Parcel Number(s): 14310584, 14310585, 14310586

Application Submitted: April 13, 2025

Action Deadline: June 12, 2026

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Wes Hanson Builders

Variance for:

- Lake setback of 54 feet where 75 feet is required to proposed dwelling structure
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- 414 sf patio in the SIZ2

Current Zoning: Shoreland District

Existing Impervious Coverage:

11.34%

Proposed Impervious Coverage:

24.98%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 8-6-2025
- Septic design was submitted dated 4-10-2026 that will meet all setbacks and labeled for a new tank only

Parcel History:

- First Addition to Bowers Point established in 1952
- June 1988 – 12x14 three season porch
- June 2018 – Septic system
- May 2020 – Fence

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: Comment(s) received

POSSIBLE MOTION:

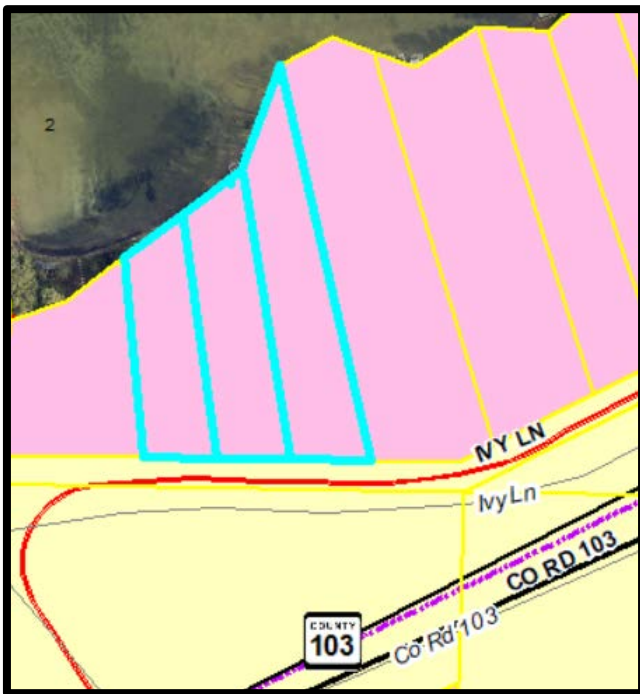
To approve/table/deny the variance to allow:

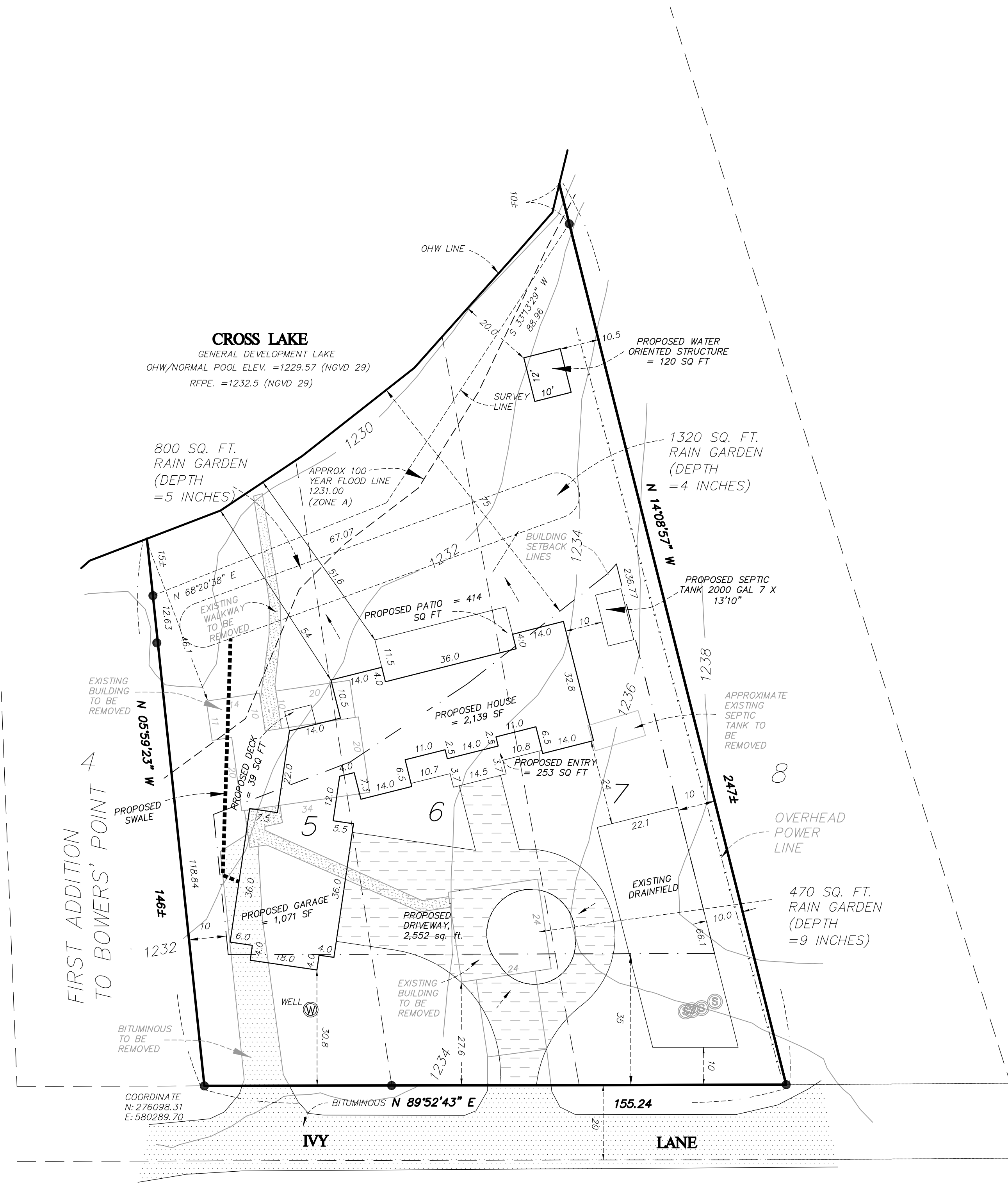
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- 414 sf patio in the SIZ2

As shown on the certificate of survey dated 4-30-2026





EXISTING IMPERVIOUS CALCULATIONS			
	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
EXISTING BUILDINGS	1,428	26,215	5.45%
BITUMINOUS	728	26,215	2.78%
CONCRETE	818	26,215	3.12%
TOTAL	2,974	26,215	11.34%

PROPOSED IMPERVIOUS			
PROPOSED	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
DRIVEWAY/APRON/ENTRY WALK	2,552	26,215	9.73%
WATER ORIENTED STRUCTURE	120	26,215	0.46%
HOUSE, GARAGE, ENTRY, PATIO	3,877	26,215	14.79%
TOTAL	6,549	26,215	24.98%

LEGAL DESCRIPTION PER DOCUMENT NUMBER 942440

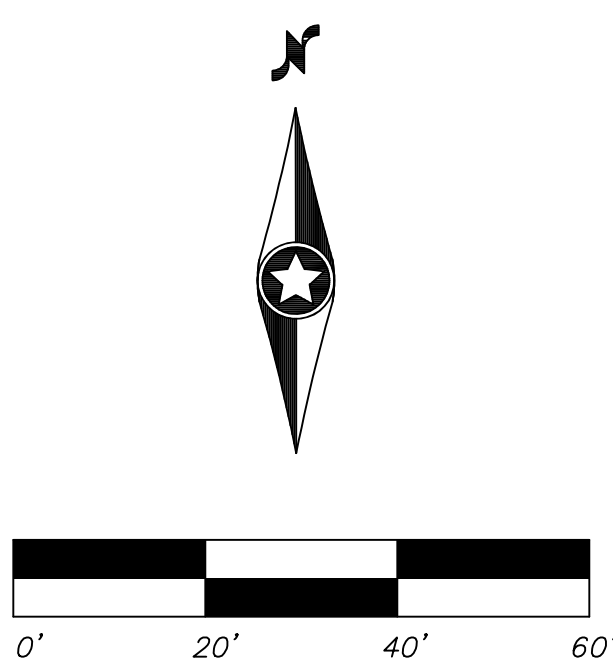
Lot 5, 6 and 7, First Addition to Bowers' Point, according to the record plat thereof, Crow Wing County, Minnesota.

LEGEND

- DENOTES FOUND MONUMENT (1/2 INCH PIPE)
- ⊙ DENOTES SEPTIC INSPECTION PIPE

GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Crow Wing County Coordinate System.
3. 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.
4. No wetlands were by Brinks Wetland Service. The septic design was done by Lakes Area Septic Amy Wannebo, Dated 8/1/25
5. Total area of subject property: 26,215± SQ. FT. Buildable area = 8318 SQ. FT.
6. PID - 14310586, 14310585, 14310584.
7. Contours shown here on are based from Lidar (NAVD 88).
8. Zoning - Shoreland
9. No bluffs on subject property.
10. Proposed building height is 28' 3 11/16".
11. Existing improvements shown based on previous survey information.

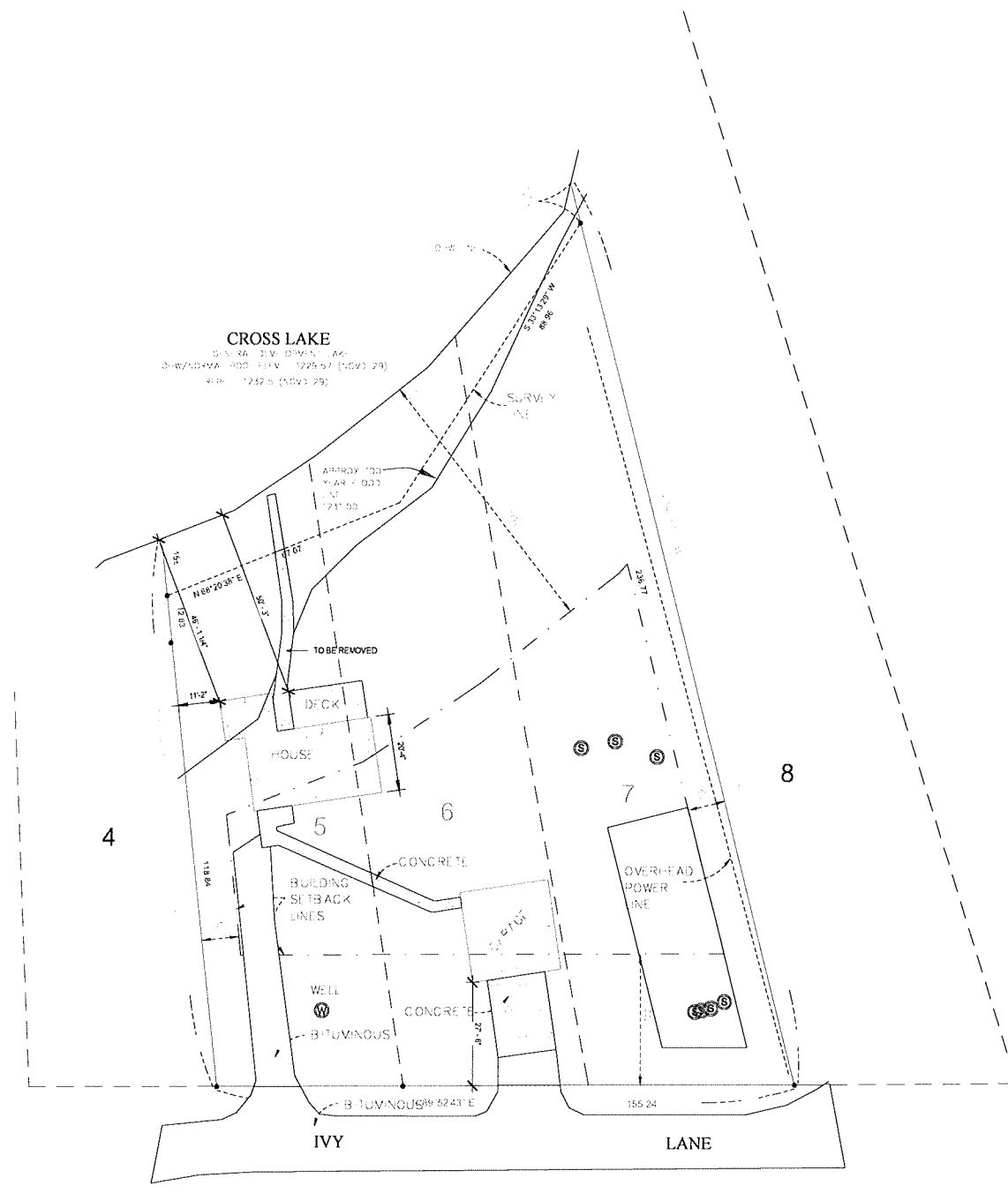


I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Minnesota.

Paul Herkenhoff
 Date: 4/6/26 License No. 45875

Date: 4/6/26

CTF01.DWG



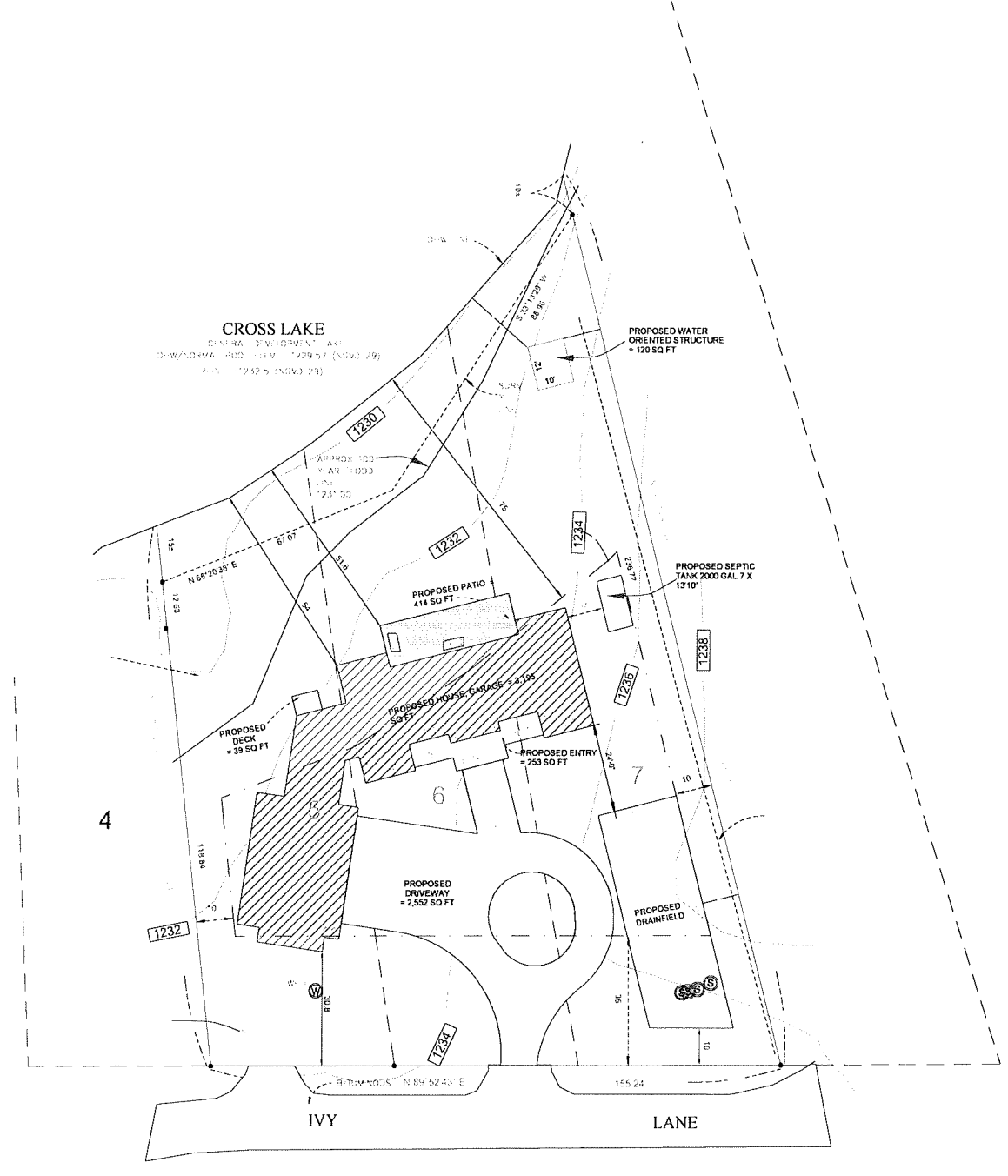
1 Existing Site plan
 A0.1 1" = 20'-0"

EXISTING IMPERVIOUS

EXISTING DRIVEWAY	=	997
EXISTING CONCRETE,	=	329
BUILDINGS	=	1,428
TOTAL	=	2,974
PERCENTAGE	=	11.34%

KEY POINTS:

EXISTING:
 ROAD SETBACK TO GARAGE: 27' - 7"
 LAKE SETBACK TO HOUSE: 46'-1 1/4"
 LAKE SETBACK TO DECK: 50'-3"



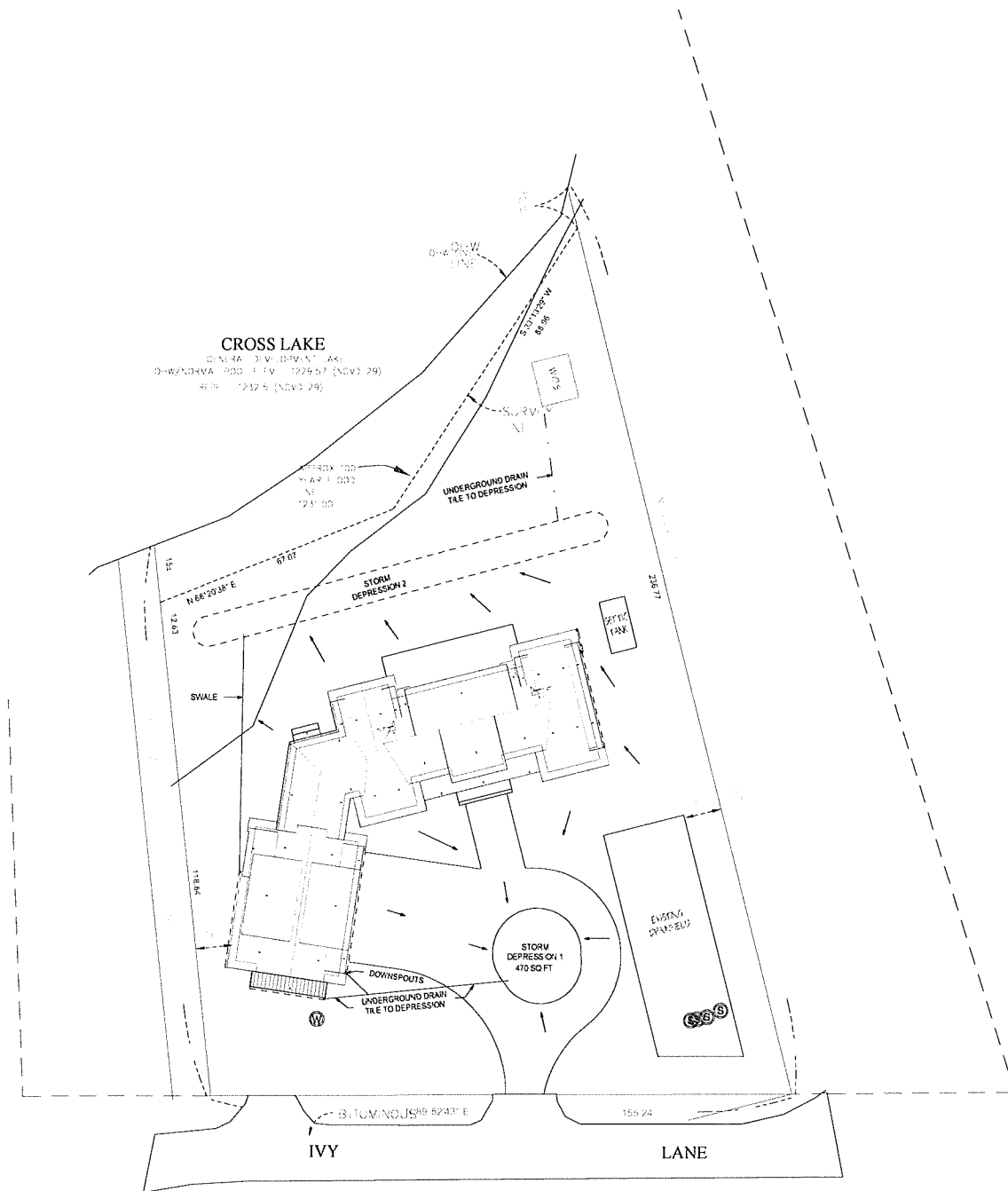
2 PROPOSED SITE PLAN
 A0.1 1" = 20'-0"

KEY POINTS:

PROPOSED:
 ROAD SETBACK TO GARAGE: 30'-0"
 LAKE SETBACK TO HOUSE: 54'-0"
 LAKE SETBACK TO DECK: 63'-1"
 ADDITION OF RAIN GARDENS

PROPOSED IMPERVIOUS

DRIVEWAY / APRON / ENTRY WALK	=	2,552
WATER ORIENTED STRUCTURE,	=	120
HOUSE, GARAGE, ENTRY, PATIO	=	3,862
TOTAL	=	6,534
PERCENTAGE	=	24.92%



RUN OFF CALCULATIONS:

TOTAL IMPERVIOUS SURFACE AREA 6,534 SQ.FT. X .0833 FT = 542 CU.FT. NEEDED
STORM DEPRESSION 1 = 470 SQ.FT X 9 = 4,230 X .0833 = 352 CU.FT
STORM DEPRESSION 2 = 1,320 SQ.FT X 4 = 5,280 X .0833 = 440 CU.FT
TOTAL STORM DEPRESSION AREA = 792 CU.FT

1
A0.2 STORM WATER MANAGEMENT PLAN
1" = 20'-0"

WES HANSON
BUILDERS, INC.
GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN

34103 COUNTY ROAD 3
CROSSLAKE, MN 56442
PHONE (218) 692-1760
FAX (218) 692-1770

REVISIONS

WESTRA RESIDENCE
JULIE WESTRA
12210 IVY LANE - CROSSLAKE, MN 56442
STORM WATER MANAGEMENT PLAN

DRAWN BY: MMS
CHECKED BY: MWS
DATE: 3-3-26

A0.2



1 EAST ELEVATION
A2.1 1/4" = 1'-0"



2 NORTH ELEVATION
A2.1 1/4" = 1'-0"

34103 COUNTY ROAD 3
CROSSLAKE, MN 56442
PHONE (218) 692-1760
FAX (218) 692-1770

WES HANSON
BUILDERS, INC.
GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN

REVISIONS

WESTRA RESIDENCE
JULIE WESTRA
12210 IVY LANE - CROSSLAKE, MN 56442
EXTERIOR ELEVATION

DRAWN BY: MMS
CHECKED BY: MWS
DATE: 3-3-26

A2.1



2 WEST ELEVATION
A2.2 1/4" = 1'-0"



1 SOUTH ELEVATION
A2.2 1/4" = 1'-0"

34103 COUNTY ROAD 3
CROSSLAKE, MN 56442
PHONE (218) 692-1760
FAX (218) 692-1770

WES HANSON
BUILDERS, INC.
GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN

REVISIONS

WESTRA RESIDENCE
JULIE WESTRA
12210 IVY LANE - CROSSLAKE, MN 56442
EXTERIOR ELEVATION

DRAWN BY: MMS
CHECKED BY: MWS
DATE: 3-3-26

A2.2



1 GARAGE EAST ELEVATION
A2.3 1/4" = 1'-0"



2 GARAGE SOUTH ELEVATION
A2.3 1/4" = 1'-0"



3 GARAGE WEST ELEVATION
A2.3 1/4" = 1'-0"

34103 COUNTY ROAD 3
CROSSLAKE, MN 56442
PHONE (218) 692-1760
FAX (218) 692-1770

WES HANSON
BUILDERS INC.
GENERAL CONTRACTORS
AND PROFESSIONAL DESIGN

REVISIONS

WESTRA RESIDENCE
JULIE WESTRA
12210 IVY LANE - CROSSLAKE, MN 56442
EXTERIOR ELEVATION

DRAWN BY: MWS
CHECKED BY: MWS
DATE: 3-3-26

A2.3

From: [Tom Pfeifer](#)
To: [Cross Lake PZ](#); [Jody Grund](#)
Subject: Support for Steve & Julie Westra - Build Plan & Variance Request
Date: Friday, April 17, 2026 8:25:34 PM



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

Hi Jody,

We are writing on behalf of Steve and Julie Westra, our neighbors and friends on Ivy Lane here in Crosslake, to express our support for their plans to build a new home on their property and the variance they seek.

We understand the proposed plan and believe it is thoughtful, well-considered, and consistent with the character of the surrounding area. In fact, we believe it will enhance the property and contribute positively to the neighborhood.

We respectfully ask that you give favorable consideration to their variance request. Please feel free to reach out if additional input would be helpful.

Sincerely,

Tom and Betsy Pfeifer

Address: 12236 Ivy Lane

Mobile (Tom): 612 804 1446

From: [Michael Ohmann](#)
To: [Cross Lake PZ](#); [Jody Grund](#)
Subject: Variance
Date: Sunday, April 19, 2026 9:21:16 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender ohmannmj2@outlook.com

Hi,

We are neighbors of Steve and Julie Westra. We are in favor of you approving their variance.

Mike and Jo Ohmann
12250 Ivy Lane
Crosslake, MN 56442

Thanks,
Mike

From: [Jon Nelson](#)
To: [Jody Grund](#)
Cc: [Cheryl Stuckmayer](#)
Subject: Variance Request - 12210 Ivy Lane - Westra Property
Date: Monday, April 20, 2026 9:24:44 AM

Dear Zoning Director Grund...

My wife and I are property owners on Ivy Lane and my family has been property owners since 1961.

We were notified that there is a variance request for the subject Westra property property on Ivy Lane. We understand the details of this variance request and wholeheartedly are in favor of the Crosslake Planning and Zoning Department granting approval of this variance.

Thanks so much for the work that you do in the Planning and Zoning Department and for considering my thoughts and endorsement of this variance request.

Respectfully,
Jon and Leanne Nelson

Sent from my iPad



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

260036V

Receipt Number: 468641 Permit Number _____

Property Owner(s): WESTRA, JULIE A LIVING TRUST

Mailing Address: 5609 S. Shadow Ridge Circle, ^{Sioux Falls,} SD 57108

Site Address: 12210 IVY LN CROSS LAKE 56442

Phone Number: 605-351-9747

E-Mail Address: sajwestra@sic.midco.net

Parcel Number(s): 14310586, 14310585, 14310584

Legal Description: Lot 5, Lot 6, Lot 7

Sec 31 Twp 137 Rgc 26 27 28

Lake/River Name: Cross Lake

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

If yes list Parcel Number(s) _____

Authorized Agent: Wes Hanson Builders

Agent Address: 34103 COUNTY ROAD 3, CROSSLAKE MN 56442

Agent Phone Number: 218-692-1760

<u>Variations</u>	
(Check applicable requests)	
<input checked="" type="checkbox"/>	Lake/River Setback 54' where 75' is required
<input checked="" type="checkbox"/>	Road Right-of-Way Setback 30.8' where 35' is required
<input type="checkbox"/>	Bluff Setback
<input type="checkbox"/>	Side Yard Setback
<input type="checkbox"/>	Wetland Setback
<input type="checkbox"/>	Septic Tank Setback
<input type="checkbox"/>	Septic Drainfield Setback
<input type="checkbox"/>	Impervious Coverage
<input type="checkbox"/>	Accessory Structure
<input type="checkbox"/>	Building Height
<input type="checkbox"/>	Patio Size [→] Survey shows 414sf where 400' is allowed with SWMP
<input type="checkbox"/>	_____

Signature of Property Owner(s) Julie Westra Date 4/7/26

Signature of Authorized Agent(s) Matt Elliott (WMB) Date 4-8-26

- 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 JG Date 4-13-2026 Land Use District SD

Lake Class GD Septic: Compliance 8-6-25 SSTS Design 4-10-26 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:
Despite the width of the property the depth leaves an odd shaped building envelope. Further complicated by a singular septic location set by the MPCA. As such this proposal intends to create a visible structure that decreases the current non-conformities caused by the property and limitations, while addressing the increase of impervious through an engineered storm water management plan.
4. Will the issuance of a Variance maintain the essential character of the locality?
Yes No
Why:
There are similar structures up and down the shoreline / road in this area. Our proposal would not be noticeably different than multiple structures within the neighborhood.
5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?
Yes No
Why:
The lot size, shape, Septic location and road right of way have created the circumstances we are trying to work within.
6. Does the need for a Variance involve more than economic considerations?
Yes No
Why:
To do anything within the property / building envelope and septic compliance would require a variance of some kind. Our proposal seeks to do so in the least invasive way possible while also decreasing multiple non-conformities currently present on the property while addressing the increase of impervious through an engineered storm water management plan.



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: