

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

July 24, 2026
9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Brusseau Logistics LLC

Authorized Agent: Kevin McCormick of Land Design Solutions LLC

Site Location: 36455 County Road 3, Crosslake, MN 56442

Request:

- To amend the Official Land Use Map on parcel #14150550 from Rural Residential 5 (RR5) to Rural Residential 2 (RR2) involving approximately 20 acres.

Location: See map on back.

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: Brusseau Logistics LLC

Parcel Number(s): 14150550

Application Submitted: June 8, 2026

Action Deadline: August 7, 2026

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

Applicant Extension Received / Request: NA / NA

City Council Date: Undetermined

Authorized Agent: Kevin McCormick of Land Design Solutions LLC

Request:

To amend the Official Land Use Map on parcel #14150550 from Rural Residential 5 (RR5) to Rural Residential 2 (RR2) involving approximately 20.5 acres

Current Zoning: Rural Residential 5 (RR5)

Adjacent Land Use/Zoning:

North – Public

South – Rural Residential 5 (RR5)

East – Rural Residential 5 (RR5)

West – Rural Residential 5 (RR5)

Parcel History:

- May 2006 – Zoning Map Amendment denied
- March 2017 – Approved CUP for a commercial storage rental building
- April 2017 - Address
- April 2017 – 60 x 176 Accessory Structure
- August 2018 – U of M Lime use letter
- June 2021 – Denied Conditional Use Permit (CUP) for commercial storage building/storage unit rental & Amend 2017 CUP condition #7
- June 2021 – 60 x 176 Accessory Structure
- No septic system on parcel

City Community Plan:

Continue to guide residential growth in an orderly and compact manner so that new developments can be effectively served by public improvements and that the character and quality of the City's existing neighborhoods can be maintained and enhanced. Encourage well-designed residential subdivisions at urban densities in the planned growth areas of the City. Locate higher density residential developments in areas adjacent to moderate density developments and outside of the shoreland district.

Comprehensive Plans:

Promote the development and implementation of a Crosslake Community Plan that effectively and efficiently plans for land use, community facilities, transportation, housing, economic development and environmental protection for Crosslake and the immediately surrounding area. (pg. 39)

Agencies Notified and Responses Received:

County Highway Dept: No comment received before packet cutoff date

DNR: No comment received before packet cutoff date

City Engineer: Comment(s) received

Lake Association: No comment received before packet cutoff date

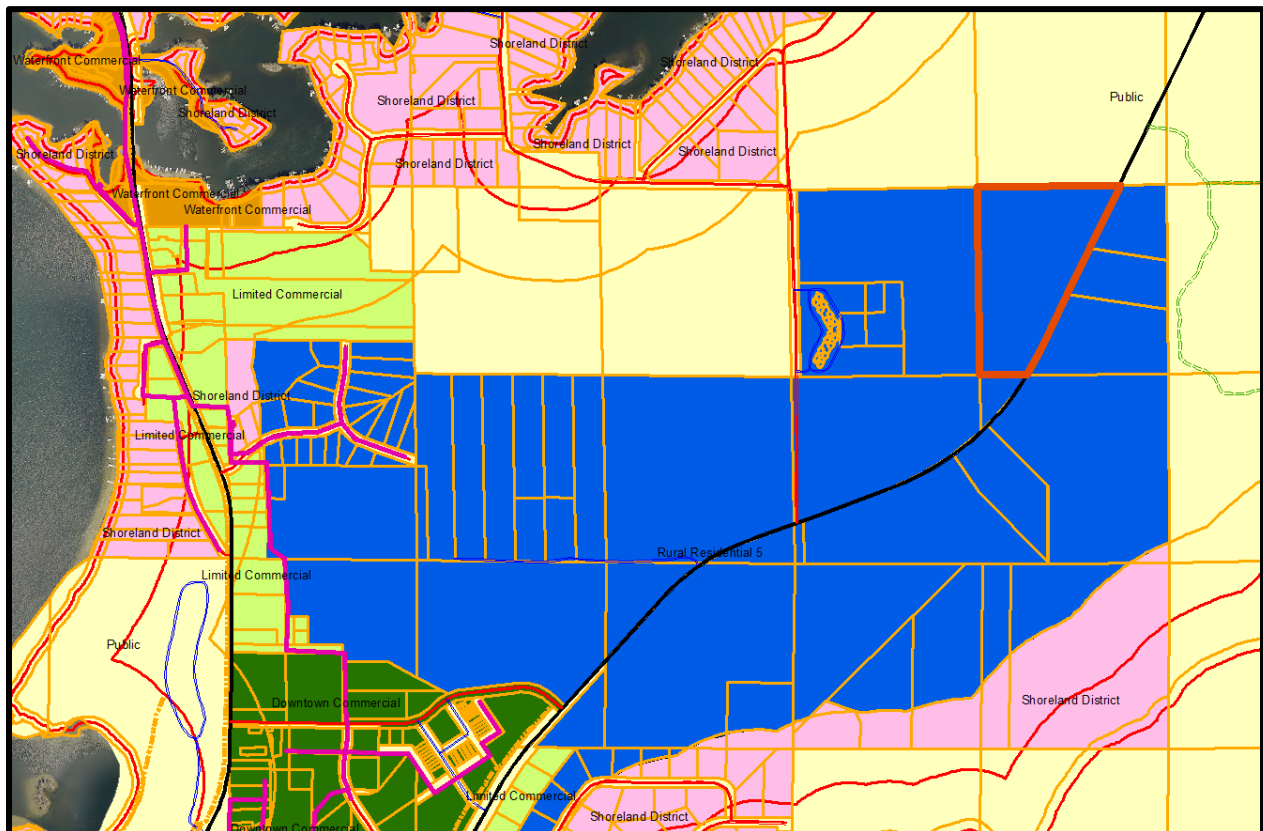
Crosslake Public Works: No comment received before packet cutoff date

Crosslake Park, Recreation & Library: No comment received before packet cutoff date

Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

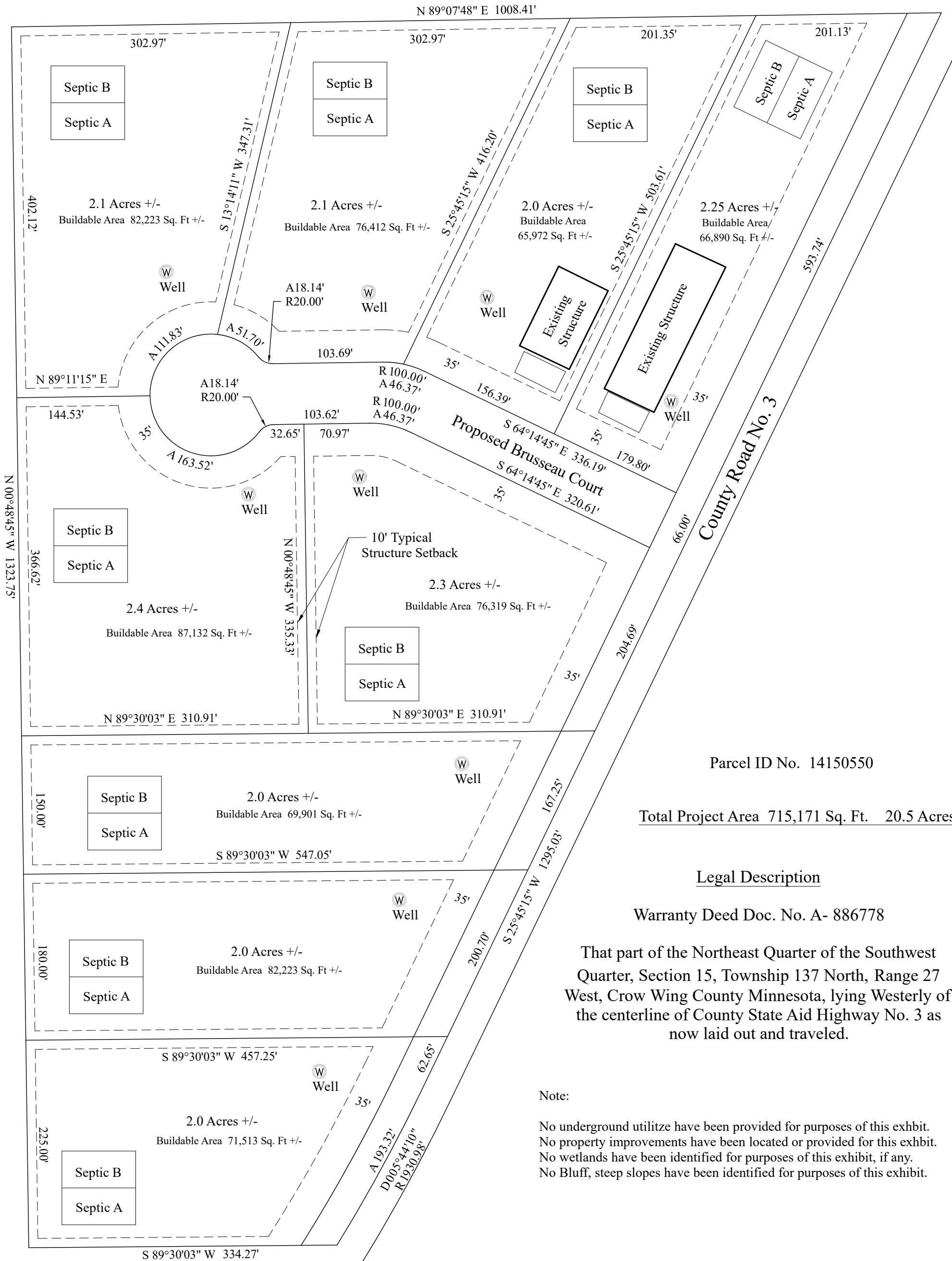
To make a recommendation to the Crosslake City Council to approve or deny the amendment of the Official Land Use Map from Rural Residential 5 (RR5) to Rural Residential 2 (RR2) involving approximately 20.5 acres





Concept Site Plan

Part of the NE 1/4 of the NW 1/4
Section 15 Twn 137 N Rng 27 W
Crow Wing County, Minnesota



Parcel ID No. 14150550

Total Project Area 715,171 Sq. Ft. 20.5 Acres

Legal Description

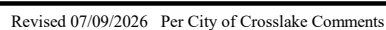
Warranty Deed Doc. No. A- 886778

That part of the Northeast Quarter of the Southwest Quarter, Section 15, Township 137 North, Range 27 West, Crow Wing County Minnesota, lying Westerly of the centerline of County State Aid Highway No. 3 as now laid out and traveled.

Note:

No underground utilitze have been provided for purposes of this exhibit.
No property improvements have been located or provided for this exhibit.
No wetlands have been identified for purposes of this exhibit, if any.
No Bluff, steep slopes have been identified for purposes of this exhibit.

This is not a Boundary Survey



From: [Phil Martin](#)
To: [Cheryl Stuckmayer](#)
Subject: RE: PC/BOA 7.24.2026
Date: Monday, July 13, 2026 8:27:54 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Cheryl

I reviewed. It looks like the plat roads are intended to be private so it is my understanding that the City will not need us involved.



Phil Martin, PE (MN)
Municipal Practice Leader | Principal
Bolton & Menk, Inc.

 [\(218\) 821-7265](tel:(218)821-7265)

From: Cheryl Stuckmayer <cstuckmayer@cityofcrosslake.gov>
Sent: Wednesday, July 8, 2026 2:45 PM
To: Jacob Frie (DNR) <Jacob.Frie@state.mn.us>; Patrick Wehner <pwehner@cityofcrosslake.gov>; Matt Kallroos <Matt.Kallroos@crowwing.gov>; Phil Martin <Phillip.Martin@bolton-menk.com>
Subject: PC/BOA 7.24.2026

***** WARNING: This email is from outside the company. Proceed with Caution*****

Good afternoon,

Please review the attachment(s). As always, any comments you would like to contribute to our meeting, please put in writing and/or present in person.

Matt, the last 3 attachments are on or a plat off of a county road.

Phil, the last attachment maybe a stepping stone to a CIC or a PUD.

Thank you for any reply/comment. Have a wonderful Day!

Respectfully,

Cheryl
Planner – Zoning Coordinator
Crosslake Planning and Zoning Department
13888 Daggett Bay Rd
Crosslake, MN 56442

Office: (218) 692-2689
Fax: (218) 692-2687



Land Use Map Amendment Application
Planning and Zoning Department
13888 Daggett Bay Rd, Crosslake, MN 56442
218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: 576685

Permit Number: 260061L

Property Owner(s): Brusseau Logistics LLC

ck #2200 \$750

Mailing Address: 1005 Windcrest Drive SE New Prauge MN 56071

Site Address: 36455 Cnty Rd No. 3 Crosslake, Mn 56442

Phone Number: 952-212-2105 or 952-607-1503

E-Mail Address: Slbrusseau@bevcomm.net

Parcel Number(s): 14150550

Legal Description: See Attached

Sec 15 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: varies Length: varies Acres: 20 +/-

Lake/River Name: N/A

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

If yes, list Parcel Number(s) N/A

Authorized Agent: Kevin McCormick Land Design Solutions LLC

Agent Address: 11821 Lake Trail Crosslake, MN 56442

Agent Phone Number: 218-820-0854

Signature of Property Owner(s) [Signature]

Date 6-4-26

Signature of Authorized Agent(s) Kevin McCormick

Date 06/04/2026

- All applications must be accompanied by a site plan
- Fee \$750 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 application is determined at a public meeting by the City Council after a recommendation from the Planning Commission/Board of Adjustment per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:

Application accepted by JG Date 6-8-26 Land Use District RR5 Lake Class NA

Land Use Map Amendment

RR5 ☒ Current Land Use District

RR 2 ☒ Proposed Land Use District

Access

X Public Road

 Easement

Easement recorded: Yes No

Septic

Compliance N/A

SSTS Design N/A

Installation N/A



City of Crosslake Planning Commission/Board of Adjustment

Land Use Map Amendment Application

Findings of Fact

Supporting/Denying a Land Use Map Amendment

Findings shall be made in either recommending approval or denial of a rezoning application, and should reference specific sections of ordinances that apply to the project. The following questions are to be considered, but are not limited to:

1. Is the reclassification in accordance with the City's Comprehensive Plan?

Yes X____ No_____

Why?

The City has instituted a zoning district of Rural Residential 2 acres.
The Comprehensive plan identifies area of orderly development

2. Is the reclassification warranted due to changed land use circumstances or a need for additional property in the proposed land use district?

Yes X____ No_____

Present Land Use: RR5

Proposed Land Use: RR2

Why?

Higher density for a proposed CIC development that would allow more units and a high green space preservation

3. Is the subject property suitable for development in general conformance with land use standards under the proposed land use district classification?

Yes X____ No_____

Why?

The property Has very little topographical changes with little removal of existing vegetation.
Access is available from the public roadway

4. Will the reclassification be detrimental to uses or property in the immediate vicinity of the subject property?

Yes _____ No X _____

Why?

Existing 2 acre parcels are found to the South and West of this property.
An existing CIC is also located in the adjoining development

5. Does the reclassification promote the health, safety, and general welfare of the public?

Yes X _____ No _____

Why?

Access to public roadway provides safe ingress and egress to the proposed development.
The need for housing that provides low maintenance yet preserves a large amount of greenspace that retains the rural characteristics of Crosslake is needed within the community

Additional Comments:

The requested zoning change is compatible with existing development to the west while preserving the rural residential properties to the east.

The request to rezone the property to a 2-acre rural residential district, followed by a request to augment the current ordinance, would allow for higher density than the current "Green Space" development opportunities.

While the City works to provide a density component for non-riparian land, the requested zoning is more conducive to the 2-acre rural residential district.

Additionally, if the higher density district is not implemented within the ordinance.
A 2-acre lot development would provide increased housing opportunities within the City of Crosslake.



City of Crosslake Planning Commission/Board of Adjustment

Land Use Map Amendment Application

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1. Is the reclassification in accordance with the City's Comprehensive Plan?

Yes_____ No_____

Why?

2. Is the reclassification warranted due to changed land use circumstances or a need for additional property in the proposed land use district?

Yes_____ No_____

Present Land Use:
Why?

Proposed Land Use:

3. Is the subject property suitable for development in general conformance with land use standards under the proposed land use district classification?

Yes_____ No_____

Why?

4. Will the reclassification be detrimental to uses or property in the immediate vicinity of the subject property?

Yes_____ No_____

Why?

5. Does the reclassification promote the health, safety, and general welfare of the public?

Yes_____ No_____

Why?