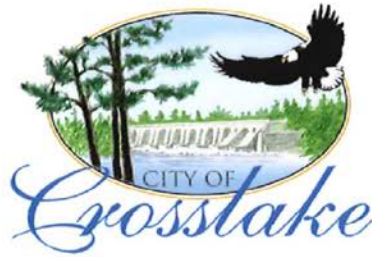


City Hall: 218-692-2688  
Planning & Zoning: 218-692-2689  
Fax: 218-692-2687



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**

**February 28, 2025**

**9:00 A.M.**

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

**PUBLIC HEARING NOTICE**

**Applicant:** James Burt

**Authorized Agent:** David Nevin

**Site Location:** off of Wilderness Parkway, Crosslake, MN 56442, 14030540

**Request:**

- To amend the Official Land Use Map on parcel 14030540 from Rural Residential 5 (RR5) to Rural Residential (RR2) involving approximately 33.6 acres.

**Location:** See the certificate of survey on the 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](mailto:crosslakepz@cityofcrosslake.org)).



## STAFF REPORT

Property Owner/Applicant: James Burt

Parcel Number(s): 140305840

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: To Be Determined

**Authorized Agent:** David Nevin

**Request:**

- To amend the Official Land Use Map on parcel 14030540 from Rural Residential 5 (RR5) to Rural Residential (RR2) involving approximately 33.6 acres.

**Current Zoning:** Rural Residential 5 (RR5)

**Adjacent Land Use/Zoning:**

North – Rural Residential 5 (RR5)

South – Shoreland District

East – Shoreland District & Rural Residential (RR5)

West – Public

**Parcel History:**

- December 2020 – Lot Line Adjustment
- October 2021 – Lot Line Adjustment
- 2024 – Lot Line Adjustment

**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: N/A

DNR: No comment received before packet cutoff date

City Engineer: N/A

Lake Association: No comment received before packet cutoff date

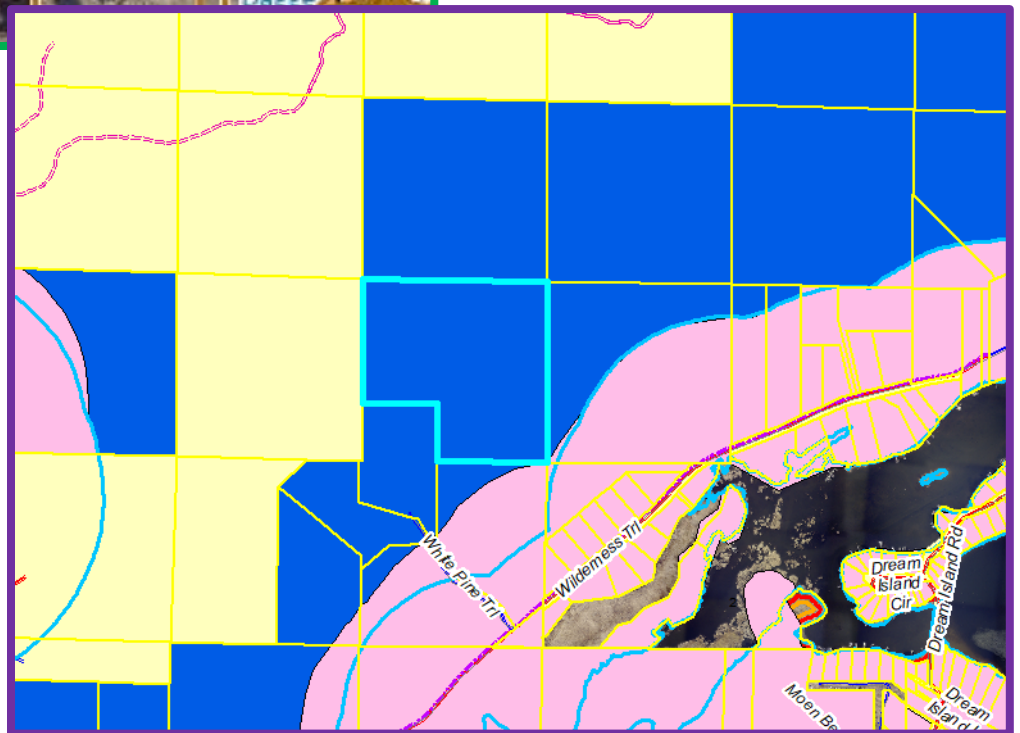
Crosslake Public Works: No comment received before packet cutoff date

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

Concerned Parties: Comment(s) received

**POSSIBLE MOTION:**

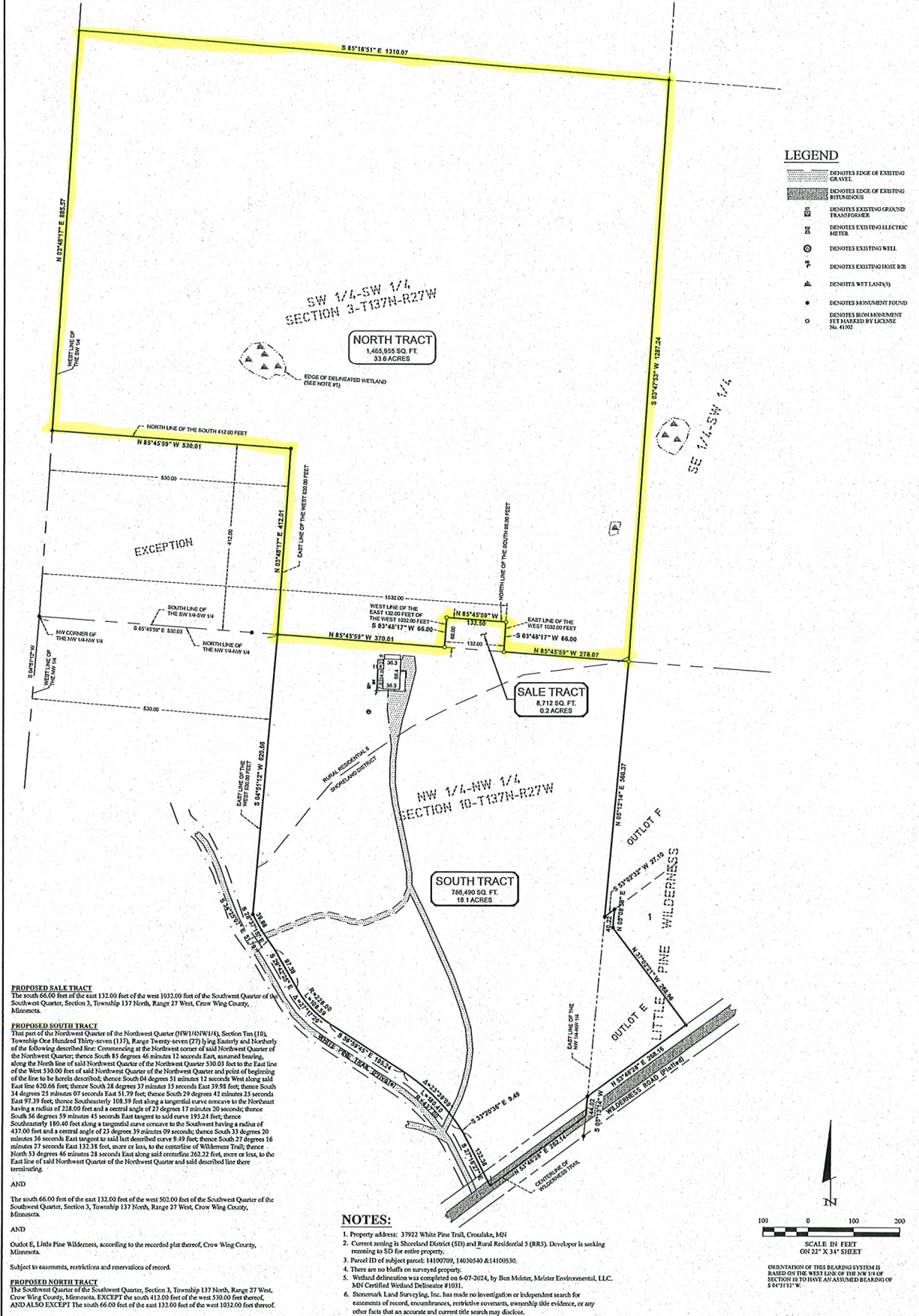
To make a recommendation to the Crosslake City Council to approve the amendment of the Official Land Use Map from Rural Residential 5 (RR5) to Rural Residential 2 (RR2) involving approximately 33.6 acres





# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 10 AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 3, ALL IN TOWNSHIP 137 NORTH, RANGE 27 WEST, CROW WING COUNTY, MINNESOTA



- LEGEND**
- DENOTES EDGE OF EXISTING GRAVEL
  - DENOTES EDGE OF EXISTING BITUMENOUS
  - DENOTES EXISTING GROUND TRANSFORMER
  - ⊕ DENOTES EXISTING ELECTRIC METER
  - DENOTES EXISTING WELL
  - ⊕ DENOTES EXISTING HOSE END
  - ▲ DENOTES WET LANSX
  - DENOTES MONUMENT FOUND
  - DENOTES MONUMENT SET MARKED BY LICENSE No. 41002

**PROPOSED SALE TRACT**  
The south 66.00 feet of the east 132.00 feet of the west 1012.00 feet of the Southwest Quarter of the Southwest Quarter, Section 3, Township 137 North, Range 27 West, Crow Wing County, Minnesota.

**PROPOSED SOUTH TRACT**  
That part of the Northwest Quarter of the Northwest Quarter (NW 1/4NW 1/4), Section Ten (10), Township One Hundred Thirty-seven (137), Range Twenty-seven (27) lying Eastern and Northerly of the following described line: Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 85 degrees 46 minutes 12 seconds East, assumed bearing, along the North line of said Northwest Quarter of the Northwest Quarter 530.01 feet to the East line of the West 530.00 feet of said Northwest Quarter of the Northwest Quarter and point of beginning of the line to be hereinafter described; thence South 04 degrees 51 minutes 12 seconds West along said East line 620.66 feet; thence South 28 degrees 37 minutes 15 seconds East 39.98 feet; thence South 34 degrees 25 minutes 07 seconds East 51.79 feet; thence South 29 degrees 42 minutes 25 seconds East 97.39 feet; thence Southwesterly 108.59 feet along a tangential curve concave to the Northeast having a radius of 238.00 feet and a central angle of 27 degrees 17 minutes 20 seconds; thence South 36 degrees 59 minutes 45 seconds East tangent to said curve 195.24 feet; thence Southwesterly 190.49 feet along a tangential curve concave to the Southwest having a radius of 437.00 feet and a central angle of 23 degrees 39 minutes 09 seconds; thence South 33 degrees 20 minutes 36 seconds East tangent to said last described curve 9.49 feet; thence South 27 degrees 16 minutes 27 seconds East 132.38 feet, more or less, to the corner of Wilderness Tract; thence North 53 degrees 46 minutes 28 seconds East along said centerline 262.22 feet, more or less, to the East line of said Northwest Quarter of the Northwest Quarter and said described line there terminating.

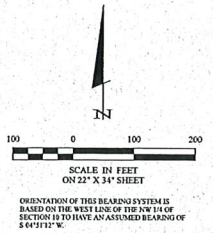
AND  
The south 66.00 feet of the east 132.00 feet of the west 502.00 feet of the Southwest Quarter of the Southwest Quarter, Section 3, Township 137 North, Range 27 West, Crow Wing County, Minnesota.

AND  
Outlet E, Little Pine Wilderness, according to the recorded plat thereof, Crow Wing County, Minnesota.

Subject to easements, restrictions and reservations of record.

**PROPOSED NORTH TRACT**  
The Southwest Quarter of the Southwest Quarter, Section 3, Township 137 North, Range 27 West, Crow Wing County, Minnesota, EXCEPT the south 412.00 feet of the west 530.00 feet thereof, AND ALSO EXCEPT the south 66.00 feet of the east 132.00 feet of the west 1012.00 feet thereof.

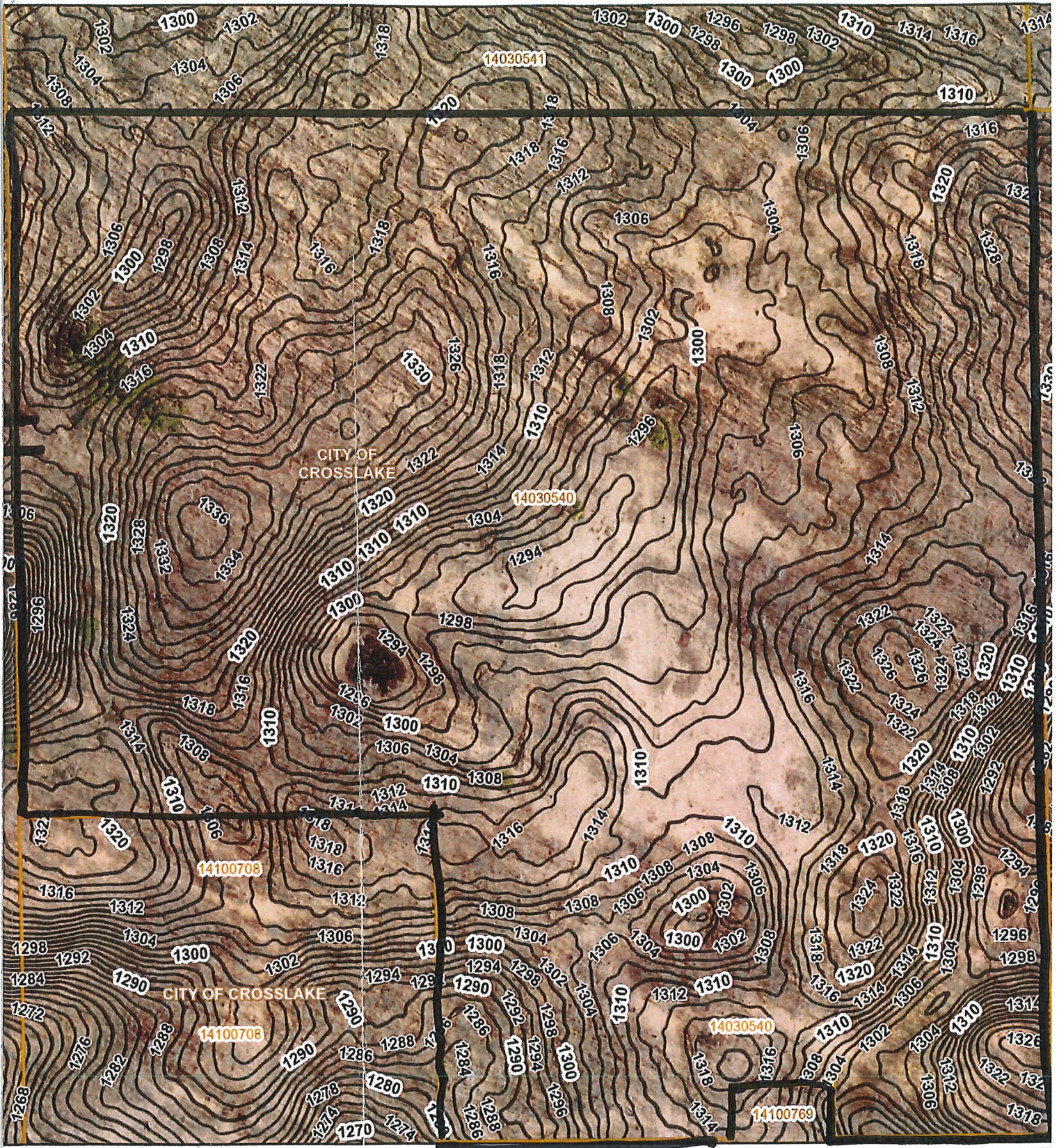
- NOTES:**
- Property address: 37922 White Pine Trail, Crookston, MN
  - Current zoning is Shoreland District (SD) and Rural Residential 5 (RR5). Developer is seeking rezoning to SD for entire property.
  - Parcel ID of subject parcel: 14100709, 14030540 & 14100530.
  - There are no bluffs on surveyed property.
  - Wetland delineation was completed on 6-07-2024, by Ben Meiser, Meiser Environmental, LLC, MN Certified Wetland Delineator #1011.
  - Stemmark 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.



1	CERTIFICATE OF SURVEY	PROJECT MANAGER:	PROJECT No.:	DATE:	REVISIONS:	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.
		Bill Terry	24052	6-10-2024	DATE DESCRIPTION BY	
1	1	CHECKED BY:	FILE NAME:	SCALE:	DATE DESCRIPTION BY	DATE: 1-14-2025 LIC. NO. 41002
		RJE/PAT	C:\1052.dwg	1"=100'	DATE DESCRIPTION BY	
		DRAWN BY:	FIELD BOOK:	VERT. NONE		
		BOOK PG.				

30706 Rasmussen Road  
Suite 1  
P. O. Box 874  
Pryor Lake, MN 56472  
218-568-4940  
www.stemmarksurvey.com





11 x 17

Date: 1/7/2025 Time: 9:54 AM



## Cross Lake PZ

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**From:** Derick White <derickw@northhike.com>  
**Sent:** Tuesday, February 4, 2025 11:15 AM  
**To:** Cross Lake PZ  
**Cc:** Cara White  
**Subject:** Response to Public Hearing Notice 2/28/25

Dear Crosslake Planning and Zoning,

My name is Derick White and my family and I live at 37990 White Pine Trail in Crosslake adjacent to the Rolling Woods development and the proposed rezoning 33.6 acres on the north tract of Jim Burt's property. My wife and I were at the last Planning and Zoning Meeting and subsequent council meetings earlier in 2024 when Rolling Woods Development was rezoned to Shoreland District. This rezoning of Shoreland District allowed for 12 lots to be created and put up for sale. I shared our concerns about the rezoning, but at the July 2024 planning and zoning meeting our concerns were not handled professionally and quickly discarded. In fact, I followed up with a letter to Planning and Zoning dated 7/26/24 stating our displeasure with how we were handled and to date no one responded. I hope to see a better way to handle us residents at the February 28, 2025 meeting.

We received the notice from the City of Crosslake on 2/3/25 of the Planning and Zoning Meeting scheduled for 2/28/25. Not a surprise but here we are again with the applicants looking to rezone the remaining 33.6 acres from RR5 to RR2. Our request is that you seriously consider leaving the RR5 zoning in place. As residents of Crosslake who pay taxes here, support the businesses here and work in the community, we should have a voice in deciding the direction of our community. In the past few years we have gone through all types of construction from sewer upgrades to road improvements to the roundabout. It was discussed prior to the elections for mayor and council that the businesses and citizens deserve a break from all this construction and that a new vision would be set for Crosslake.

Well we deserve a break too in our own neighborhood. We spent all of last spring, summer and fall with heavy equipment building roads and taking down trees for the Rolling Woods development which was rezoned. The lots are now made for Rolling Woods (12 of them) and are being advertised for sale. If you change the RR5 to RR2 it will mean 15 more homes being built for a grand total of 27 homes altogether. That's significant! My family and I will be in perpetual construction for the next 15-20 years with heavy moving equipment and homes being built

We moved to this community and bought our home because of its RR5 designation. We of course expected some homes to be built around us but it's now getting out of control by changing the zoning designations of the land around us. You can bet their sights are focused on the tax forfeit land next. Are we as residents not allowed to live a peaceful life? It seems the focus has been on who may move to Crosslake vs. the residents who already live here and work here? Once you change this landscape there is no going back....its changed forever. Are we trying to become Brainerd?

I ask that you put a pause on this rezoning. 27 new homes off Wilderness will change the landscape of this community significantly and impact all of us off Wilderness Trail. If you keep the RR5 designation that's still allows for six more homes that can be built bringing the total to 18 homes.....isn't that enough? What is the long-term plan for this community? Is it to keep passing rezoning every time someone applies for it or will we preserve some of the beauty of Crosslake? We welcome thoughtful development but let's be honest....this is now about maximizing the total amount of homes that can fit on a property by rezoning. Some of us like to live a bit rural and should be allowed to do so. This is a big reason why we moved here. Maybe consider developing all the empty land right in the heart of Crosslake rather than keep pushing into the rural communities.

We will be at the February 28<sup>th</sup> meeting and ask that you really take a close look at this proposed rezoning.

Thank You,

Derick and Cara White

**From:** [Cara White](#)  
**To:** [Cross Lake PZ](#)  
**Subject:** Rolling Woods Development rezoning application from R5 to R2  
**Date:** Monday, February 17, 2025 10:54:04 AM

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Dear Members of the Planning and Zoning Commission,

As a follow up to the letter my husband has sent I am writing to express my deep concerns regarding the proposed zoning change for the Rolling Woods Development off of Wilderness Trail , from a 5-acre minimum to a 2-acre minimum for an additional housing development. As a resident of this community, I feel strongly that this proposed change would have a negative impact on the character, environmental health, and future of our town. I ask that you consider these concerns as you review the proposal.

Firstly, the wooded area in question is a vital part of our local ecosystem. The reduction in the minimum lot size will lead to increased development, which would result in the loss of natural habitats, disrupt wildlife, and alter the beauty of the area that so many of us value. This change could also create challenges in managing water runoff, traffic, and other environmental issues that would arise from more densely packed homes.

Additionally, as a small town with limited resources, we face unique challenges in providing adequate infrastructure and services for families. The proposed development could place undue strain on our schools, emergency services, roads, and public utilities, making it harder for current residents to maintain the quality of life we cherish. The growth of our town must be carefully managed to ensure that we do not outstrip the capacity of our resources, leading to overcrowding and potential degradation of essential services.

Crosslake has been known for its peaceful and scenic environment, and I fear that this proposed zoning change will fundamentally alter the character of our town, turning it into something unrecognizable and difficult to manage. It is important that we prioritize sustainable, thoughtful development that preserves our natural resources and ensures a high quality of life for both current and future generations.

I strongly urge the Planning and Zoning Commission to reject this proposal and maintain the current 5-acre minimum lot size. It is in the best interest of our community's long-term health, environment, and well-being.

Thank you for your time and consideration. I hope that you will listen to the concerns of residents like myself as you make this important decision.

Sincerely,

Cara White  
37990 White Pine Trail  
Crosslake, MN 56442  
952-212-4640



**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](http://www.cityofcrosslake.org)

Receipt Number: 244340

Permit Number: 250002d

Property Owner(s): JIM BURT (James)

Mailing Address: 1491 Edgcombe Rd. St Paul, MN 55116

Site Address: Wilderness Pkwy

Phone Number: 612 860 8690

E-Mail Address: Jim@reclaimcenter.com

Parcel Number(s): 14030540

Legal Description: Attached

Sec 3 Twp 137 Rge 26  27  28

Land Involved: Width: \_\_\_\_\_ Length: \_\_\_\_\_ Acres: 3.5

Lake/River Name: na

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

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

Authorized Agent: David Nevin

Agent Address: 38720 South Landing

Agent Phone Number: 218 820 3568

Signature of Property Owner(s) [Signature]

Date 12-31-24

Signature of Authorized Agent(s) [Signature]

Date 1-9-25

**Land Use Map Amendment**

R-5 Current Land Use District

R-2 Proposed Land Use District

**Access**

\_\_\_ Public Road

X Easement

Easement recorded: \_\_\_ Yes X No

**Septic**

Compliance N/A

SSTS Design \_\_\_\_\_

Installation \_\_\_\_\_

- 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 CS (AS) Date 1-13-25 Land Use District RR5 Lake Class na





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  No

Why? According to everything that I understand as a long time resident of the area, about Cross lake and the cities comprehensive plan, this reclassification makes sense in the way the city would like to move forward with opportunities for residential homes in the immediate Crosslake - over-

- 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:

Proposed Land Use:

Why?

R-5 Take advantage of the new R-2 District

- 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? the land is gentle rolling hills butted up to a recent 16 acre development that will be completed in the spring of 2025. It is perfect for home development sites

# 1 continued

area for its ultimate growth and housing  
~~opportunities~~ availability for those families  
to live in Crosslake



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

Yes \_\_\_\_\_ No X

Why? It will not affect any of the adjacent properties. It will have its own road access through the middle of the property. You would be unable to see any other residential homes from these proposed lots.

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

Yes X No \_\_\_\_\_

Why? It will be part of a nice clean residential neighborhood with good access to city roads and city amenities.



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\_\_\_\_\_ 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:

Proposed Land Use:

Why?

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?