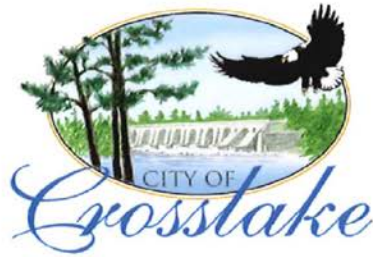


City Hall: 218-692-2688  
Planning & Zoning: 218-692-2689  
Fax: 218-692-2687



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**

March 28, 2025

**9:00 A.M.**

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

**PUBLIC HEARING NOTICE**

**Applicant:** Matthew J Gallaway

**Authorized Agent:** NA

**Site Location:** TBD County Road 103, Crosslake, MN 56442

**Request:**

To amend the Official Land Use Map on parcel #14320764 from Rural Residential 5 (RR5) to Rural Residential 2 (RR2) involving approximately 29.85 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](mailto:crosslakepz@cityofcrosslake.org)).



## STAFF REPORT

Property Owner/Applicant: Matthew J Gallaway

Parcel Number(s): 14320764

Application Submitted: February 14, 2025

Action Deadline: April 15, 2025

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

**Authorized Agent:** N/A

**Request:**

To amend the Official Land Use Map on parcel #14320764 from Rural Residential 5 (RR5) to Rural Residential 2 (RR2) involving approximately 29.85 acres.

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

**Adjacent Land Use/Zoning:**

North – Rural Residential 5 (RR5)

South – Rural Residential 5 (RR5)

East – Rural Residential 5 (RR5)

West – Rural Residential 5 (RR5)

**Parcel History:**

- September 2021 – Metes and Bounds Subdivision

**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: N/A

City Attorney: N/A

Lake Association: No comment received before packet cutoff date

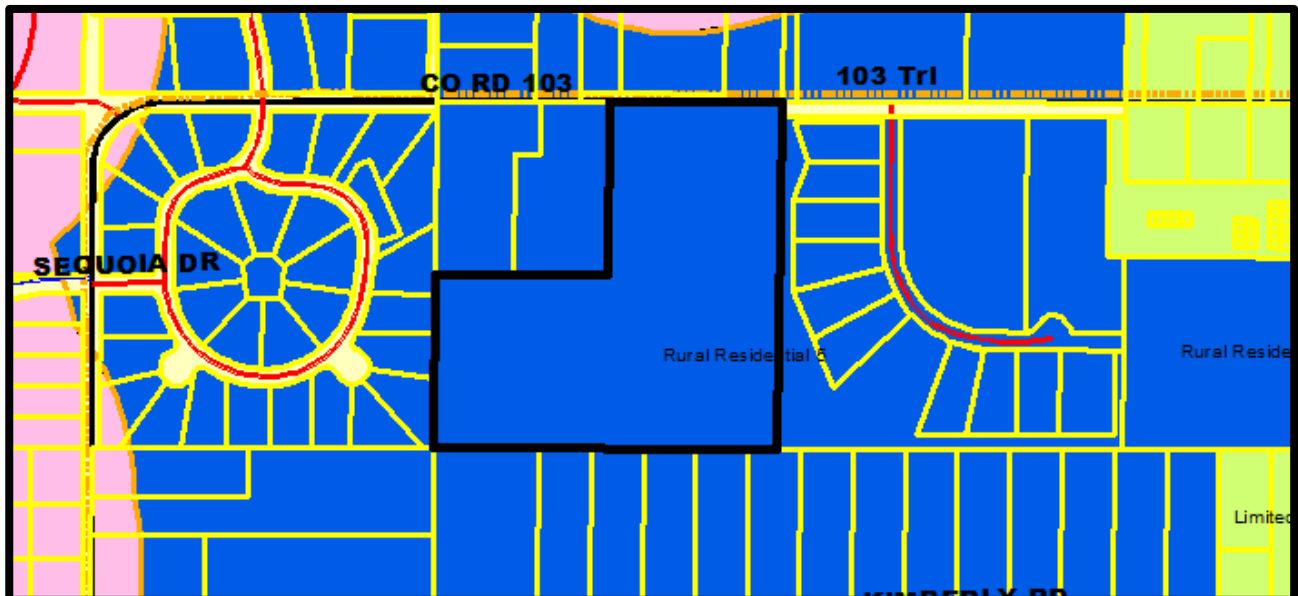
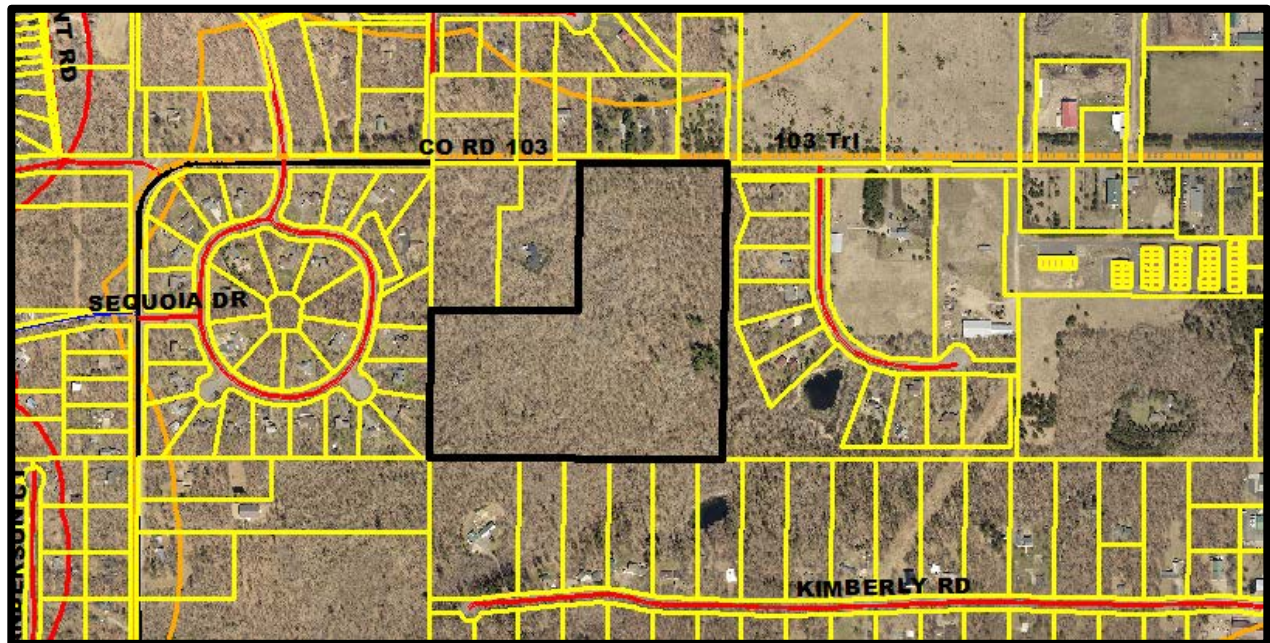
Crosslake Public Works: No comment received before packet cutoff date

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

Concerned Parties: Comment(s) received

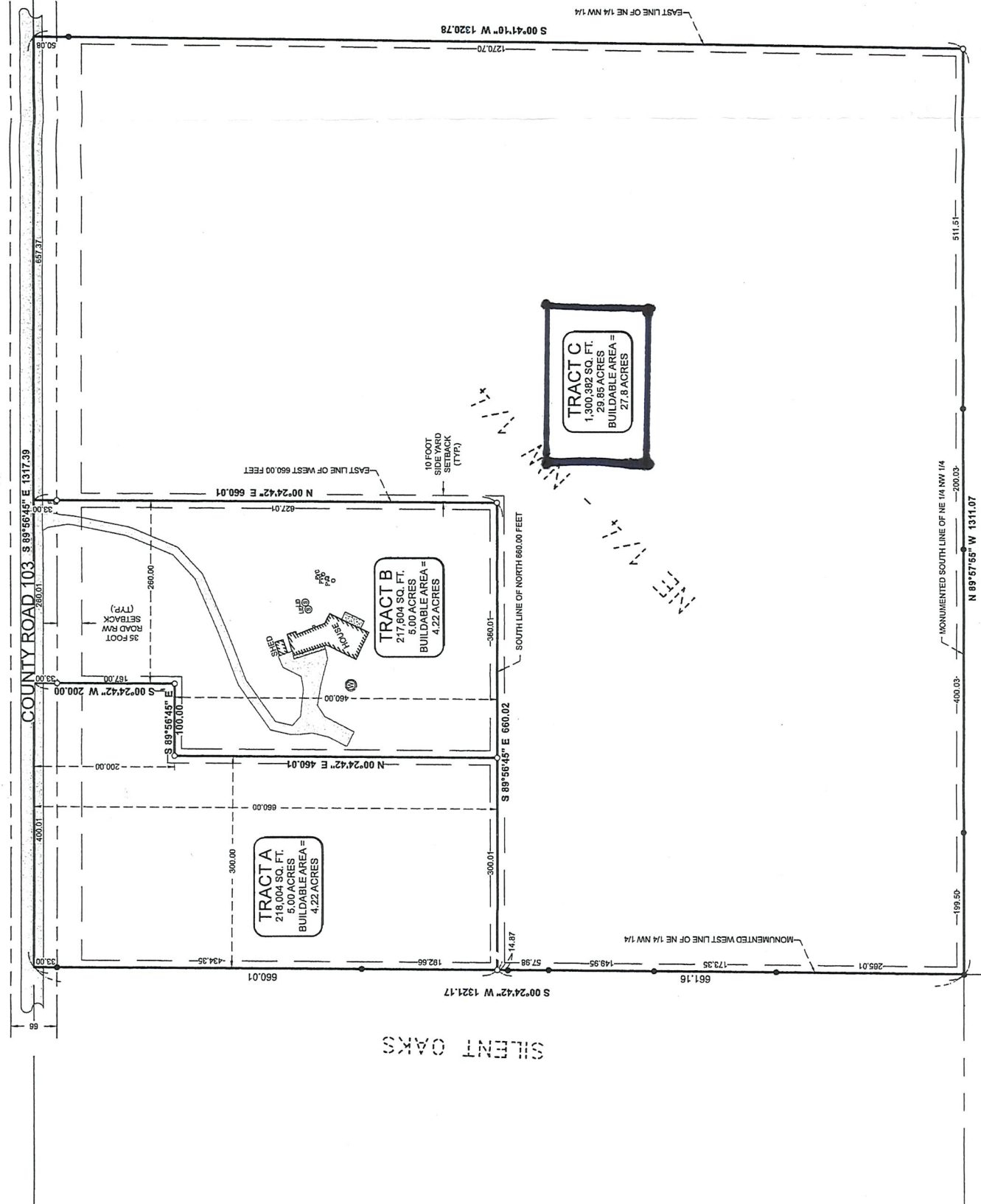
**POSSIBLE MOTION:**

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 29.85 acres



# CERTIFICATE OF SURVEY

## NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 32, TOWNSHIP 137 NORTH, RANGE 27 WEST, CROW WING COUNTY, MINNESOTA



**LEGAL DESCRIPTION PER DOCUMENT NO. A881203**  
 The Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Thirty-two (32), Township One Hundred Thirty-seven (137), Range Twenty-seven (27), Crow Wing County, Minnesota.

**PROPOSED BOUNDARY DESCRIPTIONS:**

**TRACT A**  
 The north 200.00 feet of the west 400.00 feet of the Northeast Quarter of the Northwest Quarter of Section 32, Township 137 North, Range 27 West, Crow Wing County, Minnesota,  
 AND  
 The south 460.00 feet of the west 300.00 feet of said Northeast Quarter of the Northwest Quarter.  
 Subject to easements, restrictions and reservations of record.

**TRACT B**  
 The north 200.00 feet of the east 260.00 feet of the west 660.00 feet of the Northeast Quarter of the Northwest Quarter of Section 32, Township 137 North, Range 27 West, Crow Wing County, Minnesota,  
 AND  
 The south 460.00 feet of the east 360.00 feet of the west 660.00 feet of said Northeast Quarter of the Northwest Quarter.  
 Subject to easements, restrictions and reservations of record.

**TRACT C**  
 The Northeast Quarter of the Northwest Quarter of Section 32, Township 137 North, Range 27 West, Crow Wing County, Minnesota,  
 EXCEPT  
 The north 660.00 feet of the west 660.00 feet thereof.  
 Subject to easements, restrictions and reservations of record



**NOTES:**

- Parcel ID of subject parcel: 14320695.
- Zoning for subject tract = "RR-5".
- The E911 address of subject parcel: 44877 County Road 103, Crosslake MN.
- There are no bluffs within surveyed property.
- There are no wetlands on Tracts A and B per Ben Meister, Meister Environmental, LLC.
- Impervious coverage: Tract A and Tract C are vacant, Tract B = 7.6%

14320764

**LEGEND**

- DENOTES EDGE OF EXISTING BITUMINIOUS
  - DENOTES EDGE OF EXISTING CONCRETE
  - DENOTES EXISTING PHONE PEDestal & PHONE BOX
  - DENOTES EXISTING WELL
  - DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
  - DENOTES MONUMENT FOUND
  - DENOTES IRON MONUMENT SET BY LICENSED SURVEYOR No. 41002
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CROW WING COUNTY COORDINATE SYSTEM



30206 Rasmussen Road  
 Suite 1  
 P. O. Box 874  
 Pequot Lakes, MN 56472  
 218-568-4940  
 www.stonemarksurvey.com



REVISIONS	DATE	DESCRIPTION	BY

DATE	DESCRIPTION	BY
11-16-2021 <td> </td> <td> </td>		

PROJECT No.:	21305
FILE NAME:	C21305.dwg
FIELD BOOK:	BOOK PG.
HORZ. SCALE:	1" = 100'
VERT. SCALE:	NONE

Certificate of Survey  
 Matt Galloway  
 13187 County Road 103  
 Crosslake, MN 56442



**From:** [Paul Satterlund](#)  
**To:** [Cheryl Stuckmayer](#)  
**Subject:** Fw: Wild Wind Ranch Dr walking trail  
**Date:** Tuesday, March 4, 2025 8:26:22 AM

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**From:** Darren Erickson <deals440@gmail.com>  
**Sent:** Monday, March 3, 2025 5:47 PM  
**To:** Paul Satterlund <psatterlund@cityofcrosslake.org>  
**Subject:** Wild Wind Ranch Dr walking trail



**IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender deals440@gmail.com**

Paul, Concerning new development west side of Wild Wind Ranch Dr estates, parcel #14320579 please make sure there is no clearing of walking trail due to possible new development being proposed by Matt Galloway ! Do not want any brush, trees, mowing, anything done to trail, due to new development! We in the association appreciate your attention to this matter! Thank you Darren Erickson 33921 Wild Wind Ranch Dr Crosslake Mn 218 779 7031

**From:** [Dave Schrupp](#)  
**To:** [Cheryl Stuckmayer](#)  
**Subject:** Re: Gallaway  
**Date:** Monday, March 10, 2025 10:43:35 AM

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Cheryl, I believe the drawing lacks the delineation of the Indian burial mounds in the NE section of the Galloway property. This would be close to the ROW of CR103 and I assume a SETBACK must be shown for building. These mounts are shown on drawings for the Wild Wind Development. I do not know of any other mounds that may be on the property.

Please pass my comments to the Planning Commission.

Thanks, Dave Schrupp  
33873 Wild Wind Ranch Drive

----- Original Message -----

From "Cheryl Stuckmayer" <[cstuckmayer@cityofcrosslake.org](mailto:cstuckmayer@cityofcrosslake.org)>  
To "dschrupp@crosslake.net" <[dschrupp@crosslake.net](mailto:dschrupp@crosslake.net)>  
Date 3/7/2025 3:02:20 PM  
Subject Gallaway

Here is the letter that was sent out.

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  
Email: [crosslakepz@cityofcrosslake.org](mailto:crosslakepz@cityofcrosslake.org)  
Website: [www.cityofcrosslake.org](http://www.cityofcrosslake.org)

Excellent customer service is our top priority. Please let me know if I was helpful!

This e-mail and any attachment is intended to be read only by the intended recipient. This e-mail may be legally privileged or protected from disclosure by law. If you are not the intended recipient, any dissemination of this e-mail or any attachments is strictly prohibited, and you should refrain from reading this e-mail or examining any attachments. If you received this e-mail in error, please notify the sender immediately and delete this e-mail and any attachments. Thank you.

**From:** [Scott Pearson](#)  
**To:** [Cross Lake PZ](#)  
**Subject:** Re: Property zoning request documents for parcel #14320764, county Rd 103  
**Date:** Tuesday, March 11, 2025 4:51:36 PM

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Cheryl,

Some of the links you sent are helpful with overall city planning. Since I will be out of town in April I would like to request a time within the next 10 days to view the detailed property revision request for the Galloway proposal adjacent to my property to go from RR5 to RR2. I will look for your reply.

Please share this message with all land city staff for consideration. I want to share with all city land decision makers our considerations for any future land planning for adjacent property to 13187 county road 103. We bought our retirement property in 2022 because it offered privacy with an up north forest feel and nearby access to the lakes that we desired for our family. The existing Galloway RR5 plot maps east of our property at the time of our purchase checked all our boxes. Our concern is that by approving RR2 lot sizes it will create double the noise and traffic which would greatly change our existing living experience. I did speak to Matt Galloway regarding his desire to change his property from RR5 to RR2 and he assured me he was not planning to develop this property for several years. I did also offer to buy additional buffer land from Matt to ensure our privacy remains as close as possible to intended use when purchasing our retirement home. Thank you for your consideration.

On Mon, Mar 10, 2025 at 1:52 PM Cross Lake PZ <[crosslakepz@cityofcrosslake.org](mailto:crosslakepz@cityofcrosslake.org)> wrote:

See the link below for the comprehensive plan.

[https://www.cityofcrosslake.org/sites/default/files/fileattachments/planning\\_and\\_zoning\\_department/page/2291/crosslake\\_comprehensive\\_plan\\_update\\_2018.pdf](https://www.cityofcrosslake.org/sites/default/files/fileattachments/planning_and_zoning_department/page/2291/crosslake_comprehensive_plan_update_2018.pdf)

[https://www.cityofcrosslake.org/sites/default/files/fileattachments/planning\\_and\\_zoning\\_department/page/2291/city\\_of\\_crosslake\\_maps.pdf](https://www.cityofcrosslake.org/sites/default/files/fileattachments/planning_and_zoning_department/page/2291/city_of_crosslake_maps.pdf)

[https://www.cityofcrosslake.org/sites/default/files/fileattachments/planning\\_and\\_zoning\\_department/page/2291/city\\_of\\_crosslake\\_maps.pdf](https://www.cityofcrosslake.org/sites/default/files/fileattachments/planning_and_zoning_department/page/2291/city_of_crosslake_maps.pdf)

[https://www.cityofcrosslake.org/sites/default/files/fileattachments/planning\\_and\\_zoning\\_department/page/2291/cl\\_land\\_use\\_districts\\_1-5-2017.pdf](https://www.cityofcrosslake.org/sites/default/files/fileattachments/planning_and_zoning_department/page/2291/cl_land_use_districts_1-5-2017.pdf)

I hope this helps.

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

Email: [crosslakepz@cityofcrosslake.org](mailto:crosslakepz@cityofcrosslake.org)

Website: [www.cityofcrosslake.org](http://www.cityofcrosslake.org)

Excellent customer service is our top priority. Please let me know if I was helpful!

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**From:** Scott Pearson <[sapme1time@gmail.com](mailto:sapme1time@gmail.com)>

**Sent:** Monday, March 10, 2025 11:34 AM

**To:** Cross Lake PZ <[crosslakepz@cityofcrosslake.org](mailto:crosslakepz@cityofcrosslake.org)>

**Subject:** Re: Property zoning request documents for parcel #14320764, county Rd 103





**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: 244350

Permit Number: 250011 L

Property Owner(s): Matthew J Gallaway

Mailing Address: 13148 Fawn Lake Road

Site Address: NA <sup>Fawn Lake Road</sup> Parcel ID ~~120322100000009~~

Phone Number: 218-838-0795

E-Mail Address: insulation@crosslake.net

Parcel Number(s): 14320764

Legal Description: NorthEast Quarter of the Northwest Quarter

Sec 32 Twp 137 Rge 26  27  28

Land Involved: Width: 1311.07 Length: 1320.76 Acres: 29.87

Lake/River Name: NA

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

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

Authorized Agent: \_\_\_\_\_

Agent Address: \_\_\_\_\_

Agent Phone Number: \_\_\_\_\_

Signature of Property Owner(s) *Matthew J Gallaway*

Date 2/3/2025

Signature of Authorized Agent(s) \_\_\_\_\_

Date \_\_\_\_\_

**Land Use Map Amendment**

\_\_\_\_\_ Current Land Use District

X Proposed Land Use District

**Access**

X Public Road

\_\_\_\_\_ Easement

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

**Septic**

Compliance na

SSTS Design na

Installation na

- All applications must be accompanied by a site plan
- Fee \$750 Payable to "City of Crosslake" +\$6.00 copies = \$756.00
- 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 PS Date 2-14-25 Land Use District RR5 River Lake Class GD



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? New RR 2

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: RRS Proposed Land Use: RR2  
Why?

Already been approved for this by the Planning Commission Board on 12/15/23 Just waiting for city to Adopt

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? Perfect Area

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

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

Why? *Whats all around it already*

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

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

Why?



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:

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?