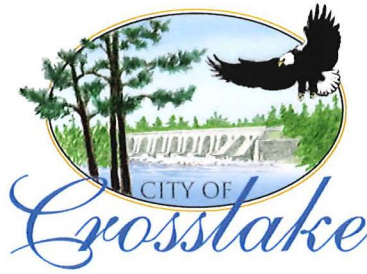


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

March 26, 2021

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Brusseau Logistic, Inc.

Authorized Agent: Stonemark Land Surveying, Pat Trottier

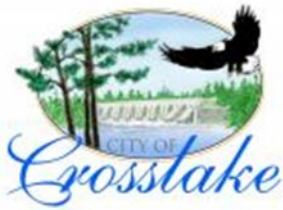
Site Location: 36455 County Rd 3, Crosslake, MN 56442

Request a Conditional Use Permit:

- Amend 2017 Conditional Use Permit (CUP) condition #7
- Commercial storage building/storage unit rental

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@crosslake.net).



STAFF REPORT

Property Owner/Applicant: Brusseau Logistic, Inc.

Parcel Number(s): 14150550

Application Submitted: February 8, 2021

Action Deadline: April 9, 2021

City 60 Day Extension Letter sent/ Deadline: N/A / N/A

Applicant Extension Received / Request: N/A / N/A

City Council Date: N/A

Authorized Agent: Stonemark Land Surveying / Pat Trottier

Request:

Conditional Use Permit for:

- Commercial storage building/storage unit rental
- Amend 2017 Conditional Use Permit (CUP) condition #7

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)

Development Review Team Minutes held on 1-12-2021:

- Property is located at 36455 County Road 3
- The proposed storage building will be used as storage rental units and/or for personal use
- Article 10 Land Use Classification List, Sec 26-281 Land Use Table requires a CUP in the RR5 District for commercial storage building/storage unit rental structures >600 sq ft in a residential district
- 2017 CUP conditions to be met; trees are being research (working with SWCD)/ordered/ installed 6-8' apart, will use large round bales until planting season; staff suggested submitting a picture of the tree sample(s)
- 2017 CUP conditions item number 7 will need to be included as an amendment on this request
- All setbacks shall be measured to the vertical side of the structure. No part of the structure, such as eaves, can overhang or reduce such setback by more than three feet (Sec. 26-303)
- If the eaves exceed 36" the setback and the impervious coverage shall be measured from the dripline

- Impervious maximum of 25% is allowed in the Rural Residential 5 district
- Design and implement a stormwater management plan (gutters, berm & rain gardens), which is required with all conditional use applications and is not required to be on the survey per Article 7, section 23-185, 2)
- No septic site suitabilities needed due to over 5 acres per policy
- Wetland Delineation is on file in the P&Z office dated 5.15.17
- A grade and elevation illustration along with the cut & fill calculations if required
- Discussion on application requirements, procedure, schedule and the requirements/need for a complete application packet by the deadline date - 12/28/2020 emailed packet: Wetland, Septic WW Agreement, Agent form, DRT packet, 2017 CUP recorded document, CUP application, commercial permit for future use if needed
- A Land Use Permit will be required prior to construction

Property owner was informed that before they could be placed on a public hearing agenda the following information is required:

1. A certificate of survey meeting the requirements outlined in Article 7, Sec. 26-185 of the City Land Use Ordinance
2. A complete CUP application with a public hearing fee of \$500.00

Parcel History:

- May 2006 – Zoning Map Amendment denied
- March 2017 – 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

City Ordinance:

Commercial storage building/storage unit rental – Allowed in Limited Commercial zoning with an approved conditional use permit (Article 10, Sec. 26-281)

Agencies Notified and Responses Received:

County Highway Dept: No comments were received as of 3-12-2021

DNR: No comments received as of 3-12-2021

City Engineer: N/A

City Attorney: N/A

Lake Association: No comments were received as of 3-12-2021

Township: N/A

Crosslake Public Works: No comments were received as of 3-12-2021

Crosslake Park, Recreation & Library: N/A

Concerned Parties: 1-20-2021 email from Haglin – no objections

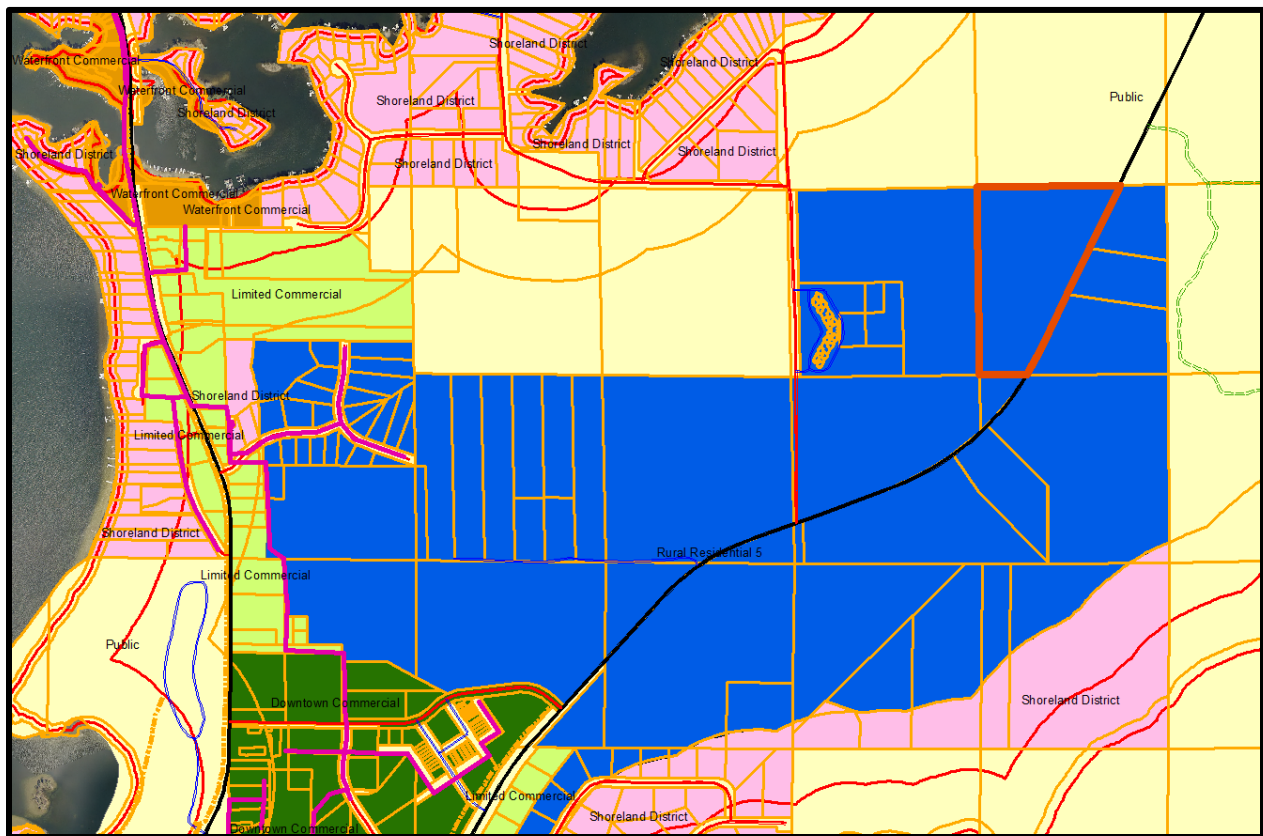
POSSIBLE MOTION:

To approve/table/deny the Conditional Use Permit for commercial storage building/storage unit rental involving approximately 20.6 acres and amend 2017 CUP conditional #7, located at 36455 County Road 3, Sec 15, City of Crosslake

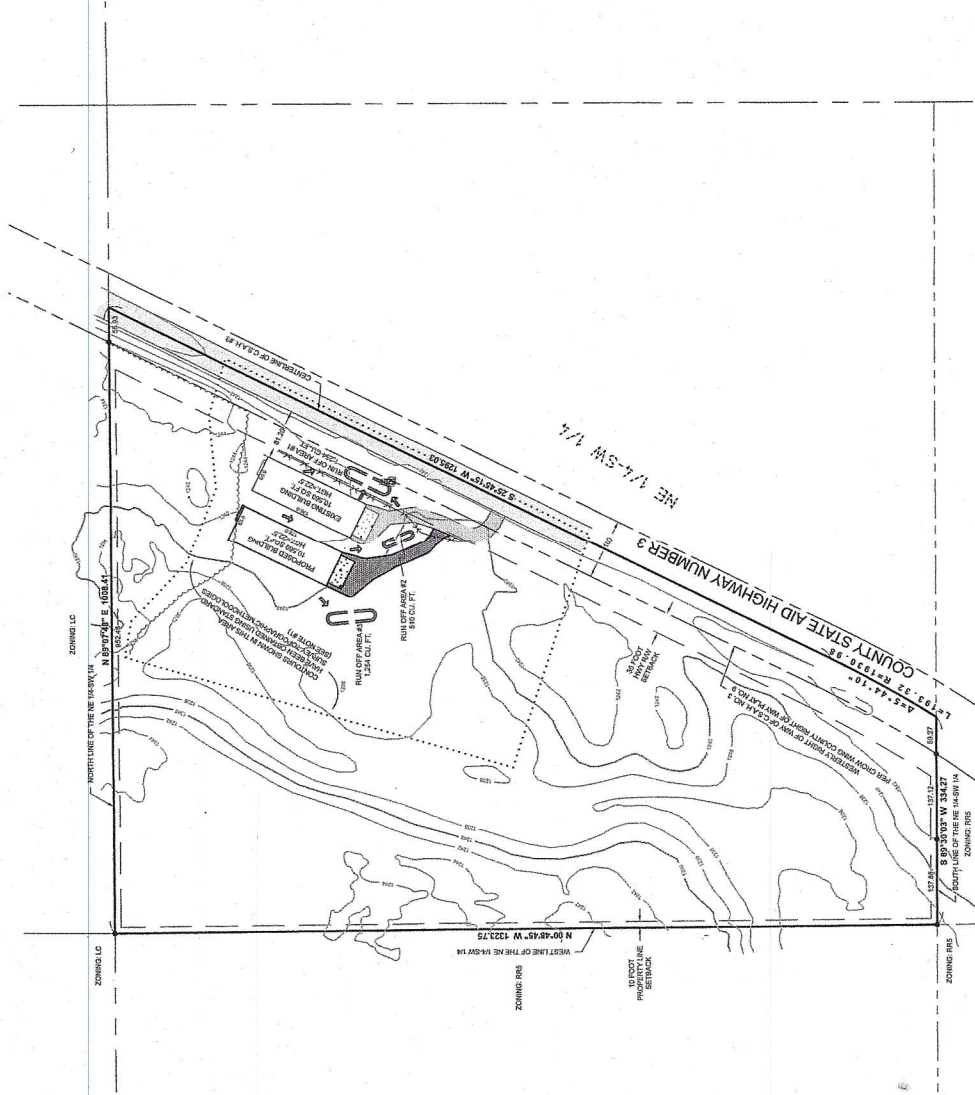
POSSIBLE CONDITIONS:

1. Submit a site plan based on Sec 26-737 of the Land Use Ordinance. Effectively implement that plan following ordinance requirements

2. Submit a landscaping plan based on Sec 26-738 of the Land Use Ordinance. Effectively implement and maintain that plan following ordinance requirements
3. Submit a lighting plan based on Sec 26-739 of the Land Use Ordinance. Effectively implement that plan following ordinance requirements
4. Submit an architectural plan based on Sec 26-750 (3) of the Land Use Ordinance specifically regarding the East and South facades of the proposed structure. Effectively implement that plan following ordinance requirements
5. Submit a stormwater management plan based on Sec 26-548 (3) and Sec 26-549 of the Land Use Ordinance. Effectively implement that plan following ordinance requirements.
6. Storage of personal property and customer's personal property shall be restricted to the inside of the proposed structure based on Sec 27-762 (1
7. Upon the project proposer's agreement – prohibit the building of any additional commercial storage structures on the property as long as the zoning district remains
8. The structure must be located a minimum of 50 feet from the road right-of-way of County Road 3
9. The proposed structure cannot have separate interior storage lockers
10. Outside storage of rental items is not allowed
11. Hours of operation are to be daylight hours only
12. The proposed structure must be of earth tone colors as shown by the applicant or very similar and subject to staff approval
13. Staff is to verify if the building requires a sprinkler system



PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 15, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA



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

DENOTES EDGE OF EXISTING
 CONCRETE
 DENOTES EDGE OF EXISTING
 GRAVEL
 DENOTES EDGE OF EXISTING
 CONCRETE
 DENOTES EDGE OF PROPOSED
 GRAVEL
 DENOTES EXISTING ELECTRIC
 METER
 DENOTES EXISTING GROUND
 TRANSFORMER
 DENOTES EXISTING
 INTERMEDIATE CIRCULAR
 CATCHER
 DENOTES EXISTING THURK
 CATCHER
 DENOTES EDGE OF TIE LINE
 DENOTES PROPOSED JET
 PILE LOCATION
 DENOTES MONUMENT FOUND

100
 125
 125

OBSERVATION OF THIS MEASUREMENT SYSTEM IS
 BASED ON THE CROW WING COUNTY

1. Converter Interval as above + 2 feet. Based on NGVD 1989 datum. Current station in designations are listed below. Field notes were digitized from handwritten notes. Field notes were digitized from 1-20-2017 and 1-21-2021. Balance of contours have been digitized from the Crow Wing County GIS file.

2. Zoning for subject tract = "Rural Residential 5".
3. There are no bluffs or wet lands within 5' property.
4. Parcel ID of subject parcel: 1410630
5. E-911 address of subject parcel: 36455 County Road 3, Crosslake, MN 56442

Net Area (from RPT) = 1.167 acres
Buildable Acres = 245,224 sq ft @ 165.8 acres

IMPERVIOUS CALCULATIONS			
EXISTING & PROPOSED	IMPERVIOUS AREA (sq ft)	Net Area (sq ft)	Percent Impervious
Existing Building	10,960	821,892	1.3%
Driveway	6,398	821,892	0.7%
Concrete slab	1,273	821,892	0.2%
Proposed Concrete Slab	1,273	821,892	0.2%
Proposed Driveway	10,960	821,892	1.3%
Proposed Driveway	6,204	821,892	0.6%
Total	34,266	821,892	4.2%

Total Impervious Surface Area 34,268 sq. ft. X 0.0833 ft. = 2,854 cu. ft.
(from table above)

PROPOSED RUN OFF AREAS
1' DEEP WITH 3:1 SIDE SLOPES

1' DEEP WITH 3:1 SIDE SLOPES
TOTAL RUN OFF STORAGE PROPOSED = 3,018 CU. FT.

[illegible]

2-5-21

To: Crosslake Planning & Zoning

RE: CUP for Brusseau Logistics, Inc.

Jon & Cheryl,

This letter is to provide additional information related to our request.

First, regarding the coverage of the 6' fence as required by the first CUP that was completed in May of 2017. I was hoping that our two rows of pine trees that are approx. 10-12' tall now would suffice the requirement. However, it was agreed that I could utilize my existing round bales to help mitigate the issue until I receive more trees that have been ordered from Crow Wing County Soil Water Conservation District. Those orders were made on 1-28-2021. However, I was told that my Juneberry trees were out of stock. I then placed an additional order with Aitken SWCD and once they received my paperwork (they do not take orders on-line) I was notified again that their Juneberry trees had just run out. I then placed another order with Crow Wing SWCD on 2-3-21 for the remaining trees listed. All these trees are expected to arrive this Mid-May. Once they arrive, I will plant them immediately as stated in my drawing. They are supposed to be planted typically 6' apart, but to thicken up the appearance of the 6" wall I will plant them less than 6' in a staggered pattern to basically form two rows (except the Red Crabapple trees). This will create a barrier sooner than just planting in one row. Then between the existing pine trees planted and these new plantings I hope to meet your expectations sooner. It should be noted that none of my neighbors want to see a 6' fence and I agree with them.

Second, regarding the "cut and fill" needed for this application. I have included Wannebo's bid in the packet. I spoke to Isaac Wannebo yesterday and he figured things out for what he feels needs to be done. He will remove 6" of topsoil from the building site, this will be 220 yards. This will be leveled out to the west of the proposed building over a large enough area that it really will not change any elevation of any significance beyond a couple inches. If needed he will haul in an estimated 500-700 yards of sand and packed to make the proposed building near the same level as the existing building. It should be noted that the proposed building is on an almost flat piece of land adjacent to the existing building, so there really will be minimal change to the existing site in elevation.

Third. I have spoken to all my neighbors about this project. Matt DeGiovanni (east border), Clay Porter (east border), Don Hall (I believe within the footage to get a letter) John & Judy Carlson (southern border), Mike Powers (SW border), Greg Haglin (western border) and the northern border is state land. Matt DeGiovanni is ok with me putting up another building. He likes what we have done with the property and he really won't see the building except the south façade when he is driving north on CR 3 going to his home. Matt's only concern was if we were to sell what would the next owner do with the building. I have spoken to Cheryl with Crosslake PI & Zoning and the conditional uses will transfer to the next owner – this has been communicated to Matt on 2-4-21. Clay Porter has complimented us multiple times with how we have improved the look of the property. His concern is he does not want to see a large storage farm out there. As Clay exits his driveway he looks out to an open field and when he looks to his right (north) all he will see is the southern facades of both buildings and the eastern wall of the existing building. I have reassured Clay our intent has always been and will continue to be is to store

everything inside like we have done in the past. I have personally shown Clay where the corners of the building are going to be located. I believe Clay also owns the property to the south of his home. I also spoke to Don Hall, that I believe will get a letter of our building. Don was very complimentary of what we have done to the property the last four years and does not object. Don does not even see our property until he exits his driveway onto CR #3. John and Judy Carlson, they have a home on the opposite end of our property from where the existing building and proposed building will be built. I have spoken to John on two occasions and as long as we put it adjacent to our existing building and store all rentals inside the buildings he is ok with it. I called Mike Powers around the end of January, I told him what I was going to do with the building project. He did not object to it, but stated he wanted to talk with Clay Porter as the two of them own the property in the very southwest corner of our property. I also called and spoke to Greg Haglin – owner of all the land on our western border and he has no problem with us building it as we have applied for. His letter is attached to that effect. The land on the entire northern border is state land.

Again, it is our intent to play by the rules of Crosslake in requesting this Conditional Use Permit. Like the last time we applied for our existing CUP it was stated in the Planning and Zoning Meeting I could build the exact size building and use it for personal use (in fact with the size of our property I could build several of these same buildings if used for personal uses) and not even have to appear before the Planning and Zoning board. We all know there are many buildings around the area that do not have CUP's and they have rented out space to people for years and continue to do so without regulation. I know one or more of the members of the PL & Zoning board drive by our property on a regular basis or know of our property and they know how well we take care of it year-round. They also know you hardly ever see anything outside because that is what we agreed too and will continue to operate under for the betterment of not only us as owners but out of respect for all our neighbors to create a win-win situation for all involved. We also help the community by paying more in taxes that helps the county, city, fire/police and schools. The building will be the exact size, color and design to match the existing one. This building will also help our two boys (15 & 19) to learn good business skills as they are now old enough to help with its operation. Our 19 year old this past spring developed a system of people picking up their units that actually had the majority of the units out in 3 days, therefore less time for the neighbors to see units coming and going. Bottomline we want to continue to be great neighbors and have minimal impact with our presence of renting out storage. This is not an outdoor storage business, it is not an individual door type of storage business that people come and go as they wish 24/7. It is simply a large professionally built and landscaped building that is primarily used approximately 10 days in the spring and 10 days in the fall and that is all I wish it to be.

Respectfully submitted,


Shannon J. Brusseau

2-5-2021

Lisa M. Brusseau



2/5/2021

\$46 City
work

OFFICE OF COUNTY RECORDER
CROW WING COUNTY, MINNESOTA

DOCUMENT A- 887728

RECORDED ON:

May 01, 2017 9:09 AM

GARY GRIFFIN

CROW WING COUNTY RECORDER

BY: TD

RETURN TO: CROSSLAKE, CITY OF, PLANNING & ZONING COMMISSION
37028 CO ROAD 66
CROSSLAKE, MN 56442

FEE: \$46.00

PAGES: 3

CITY OF CROSSLAKE PLANNING COMMISSION/BOARD OF ADJUSTMENT
CONDITIONAL USE PERMIT

Following a public hearing conducted on 3-24-17 the City of Crosslake Planning Commission/Board of Adjustment hereby approved the following Conditional Use Permit in accordance with provisions of the City of Crosslake Zoning Ordinance pursuant to the requirements of Minnesota State Statute 462.

Garold D Bohall & Irene Robles Bohall are hereby approved for the following conditional use:

- For a commercial storage building

Per the findings of fact as discussed, the on-sites conducted on 3-23-17 and as shown on the certificate of survey received at the Planning & Zoning office dated 2-20-17 for property located at That part of NE 1/4 of SW 1/4 Section 15, City of Crosslake

Conditions:

1. Submit a site plan based on Sec 26-737 of the Land Use Ordinance. Effectively implement that plan following ordinance requirements
2. Submit a landscaping plan based on Sec 26-738 of the Land Use Ordinance. Effectively implement and maintain that plan following ordinance requirements
3. Submit a lighting plan based on Sec 26-739 of the Land Use Ordinance. Effectively implement that plan following ordinance requirements
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6. Storage of personal property and customer's personal property shall be restricted to the inside of the proposed structure based on Sec 27-762 (1)

7. Upon the project proposer's agreement – prohibit the building of any additional commercial storage structures on the property as long as the zoning district remains
8. The structure must be located a minimum of 50 feet from the road right-of-way of County Road 3
9. The proposed structure cannot have separate interior storage lockers
10. Outside storage of rental items is not allowed
11. Hours of operation are to be daylight hours only
12. The proposed structure must be of earth tone colors as shown by the applicant or very similar and subject to staff approval
13. Staff is to verify if the building requires a sprinkler system

Permits as approved shall now be issued by the City of Crosslake Zoning Administrator on behalf of:

Garold D Bohall & Irene Robles Bohall
PO Box 693
Pequot Lakes, MN 56472

For use on property legally described as follows:
R.E. Code: 120153100B00009

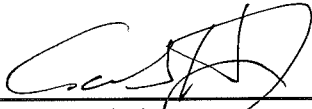
Q

Section 15, Township 137N, Range 27W

That part of the NE ¼ of the SW ¼, Section 15, Township 137 North, Range 27 West, Crow Wing County, lying west of County State Aid Highway #3.

City of Crosslake Planning Commission/Board of Adjustment Chairman: Aaron Herzog

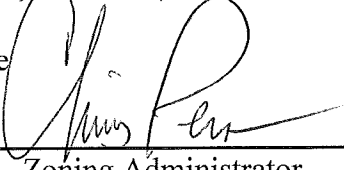
Date: 4, 28, 17

Signature: 
Chairman

I certify the above information and legal description are true and correct based on the approved minutes of the City of Crosslake Planning Commission/Board of Adjustment meeting held on 4-28-17 and on record in the city hall, Crosslake, MN.

City of Crosslake Zoning Administrator: Chris Pence

Date: 4 / 28 / 17

Signature: 
Zoning Administrator

Date: 4-1-17

Prepared By: Susan Maske
Planning Assistant

N ↑

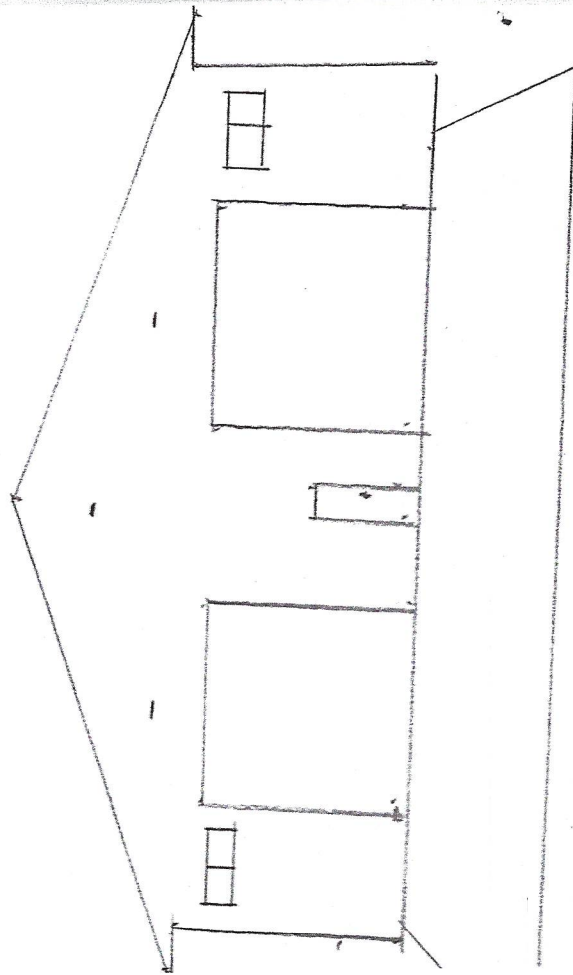
side by side as shown

Existing



Built

Proposed



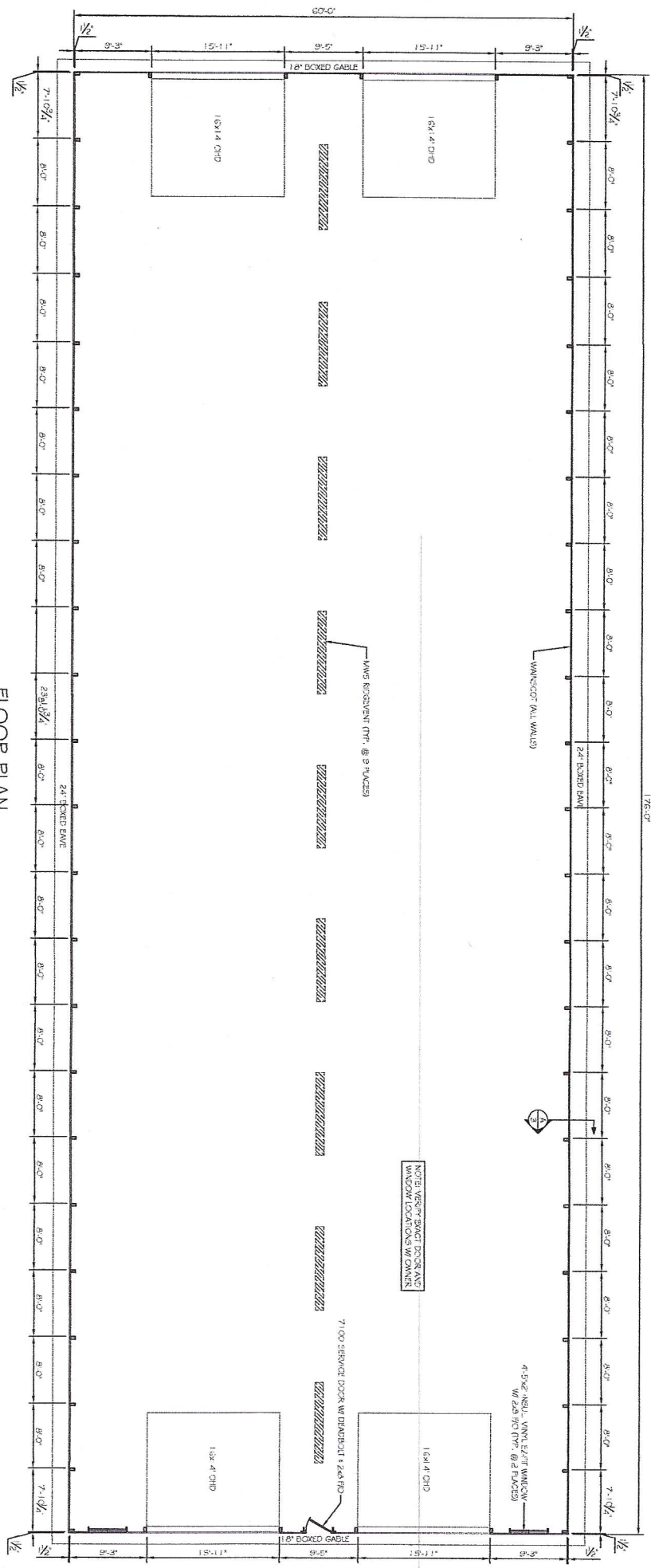


ENGINEERING DEPARTMENT
2894 58th Street
Eau Claire, WI 54603
Office (715) 874-4213
Fax (715) 874-4211

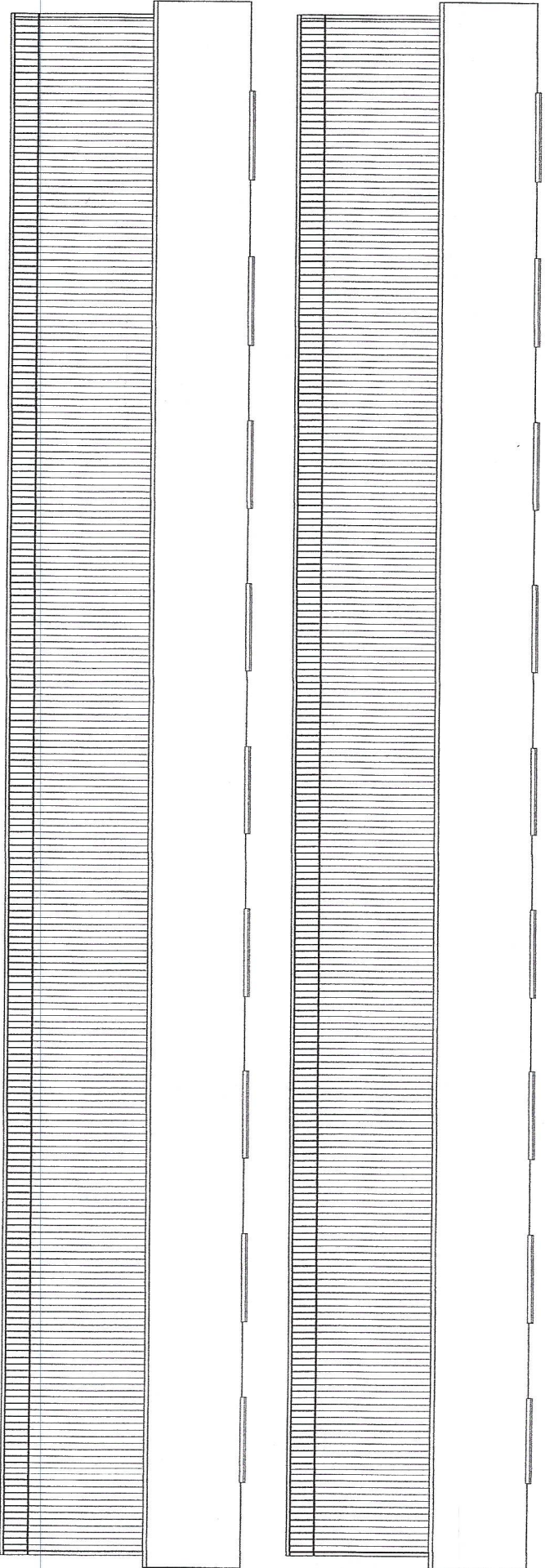
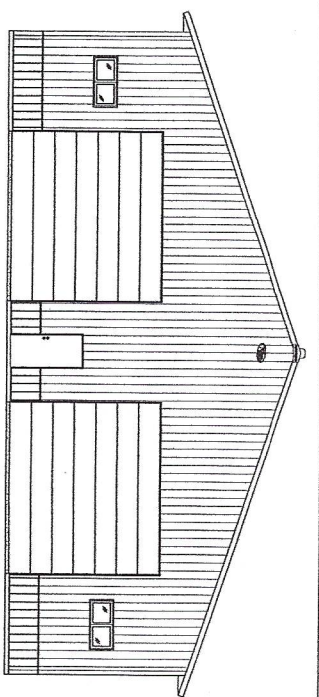
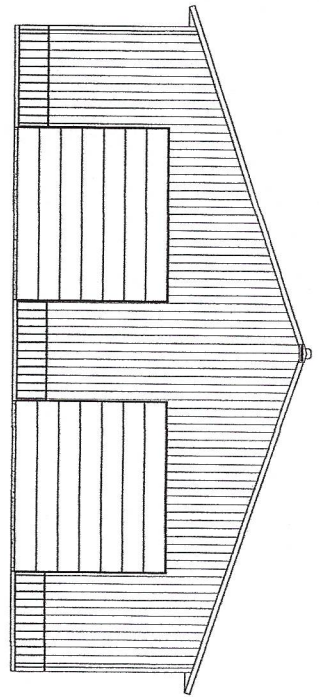
PROJECT TITLE
FILE NAME

SHANNON BRUSSEAU
CROSSLAKE, MN
60' x 176' x 16'-4"


REVISIONS			SCALE		JOB NO.	
NO.	DATE	DESCRIPTION	BY	AS NOTED	4403509	
0						
1						
2						
3						
			DATE	1/11/17		
			WLC			
						1 of 3



FLOOR PLAN
NOT TO SCALE



ELEVATIONS
NOT TO SCALE



ENGINEERING DEPARTMENT
2894 38th Street
Fau Claire, WI 54603
Fax (715) 874-4213
Office (715) 874-4211

The Leader in Custom Built Buildings

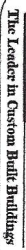
PROJECT TITLE

SHANNON BRUSSEAU
CROSSLAKE, MN
60' x 176' x 16'-4"

FILE NAME

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REVISIONS				SCALE				JOB NO.	
NO.	DATE	DESCRIPTION	BY	AS NOTED	BY	DATE	DATE	4403509	SHEET NO.
0									
1									
2									
3									



ENGINEERING DEPARTMENT

**2894 58th Street
Eau Claire, WI 54703
Fax (715) 874-4213
Office (715) 874-4211**

PROJECT TITLE

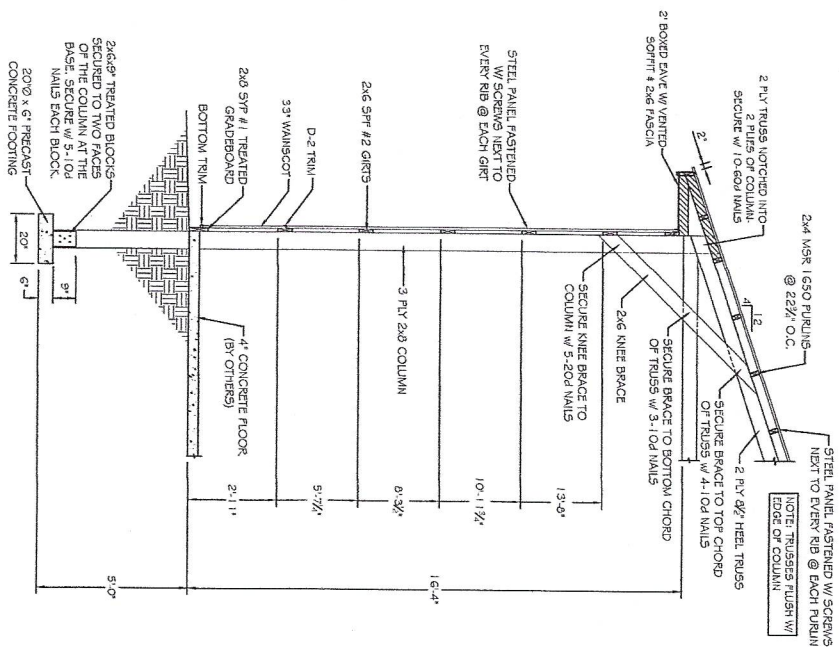
SHANNON BRUSSEAU

CROSSLAKE, MN

60' x 176' x 16'-4"

FILE NAME:

I:\ACAD\DWG\PLAN\REQUEST\17\17BRUSSEAU.SHANNON.DWG



3 A WALL SECTION
SCALE: 1/4" = 1'-0"

REVISED		SCALE		JOB NO.
NO.	DATE	DESCRIPTION	BY	AS NOTED
0				4403509
1				SHEET NO.
2				M.C.
3				DATE 1/11/17

WANNEBO EXCAVATING, INC.

12015 COUNTY ROAD #1
MANHATTAN BEACH, MN 56442
PHONE: 218-543-4544
Wannebo@tds.net

SHANNON BRUSSEAU
1005 WINDCREST DR. SE
NEW PRAGUE, MN 56071

JANUARY 25TH 2021
952-212-2105
SLBRUSSEAU@BEVCOMM.NET

RE: 36455 COUNTY ROAD 3
CROSSLAKE, MN 56442

** ESTIMATE TO PREPARE A 60' X 176' POLE BARN PAD USING MATERIAL ON SITE.
INCLUDES STRIPPING TOP SOIL, GRADING, COMPACTION AND STUMP REMOVAL.
\$4,500.00

** EXTRA SAND, IF NEEDED, DELIVERED: **\$10.00 / YARD**

** CLASS 5 DELIVERED @ **\$190.00 / 12 YARD LOAD**

WE ARE NOT RESPONSIBLE FOR UTILITIES THAT MAY NEED TO BE RE-ROUTED OR
REMOVED PRIOR TO START OF WORK AT THE OWNER'S EXPENSE INCLUDING OVERHEAD
WIRES AND IN GROUND SPRINKLERS.

PRICE DOES NOT INCLUDE ANY INSPECTIONS OR PERMITS.

PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS.

THANK YOU,

ISAAC WANNEBO
OWNER/ESTIMATOR

Zimbra

slbrusseau@bevcomm.net

From : +19522122105@tmomail.net
Sender : +19522122105@tmomail.net
Subject : <No Subject>
To : slbrusseau@bevcomm.net

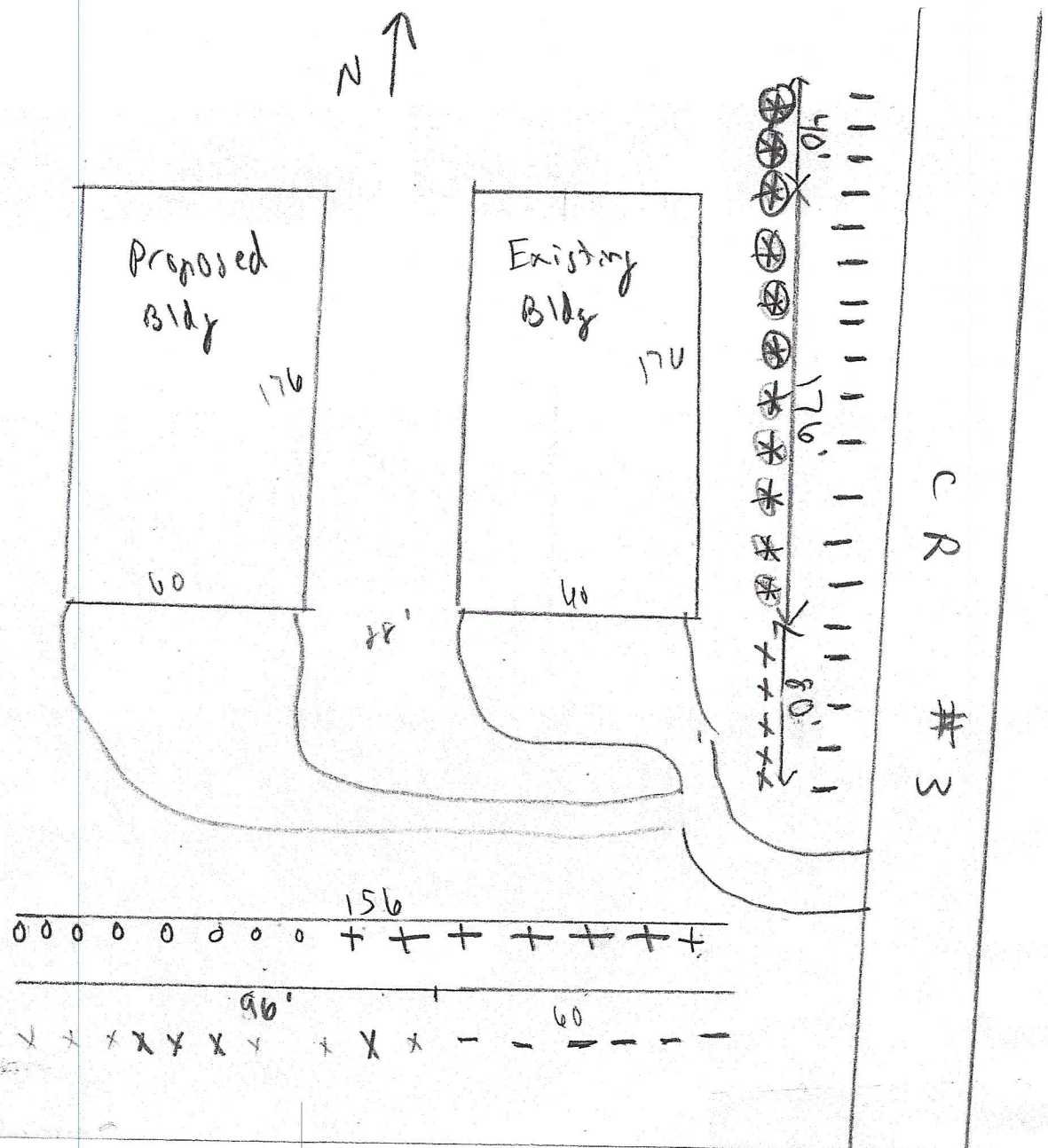
Fri, Feb 05, 2021 11:14 AM

5 attachments



T-Mobile

This message was sent to you by a T-Mobile wireless phone.

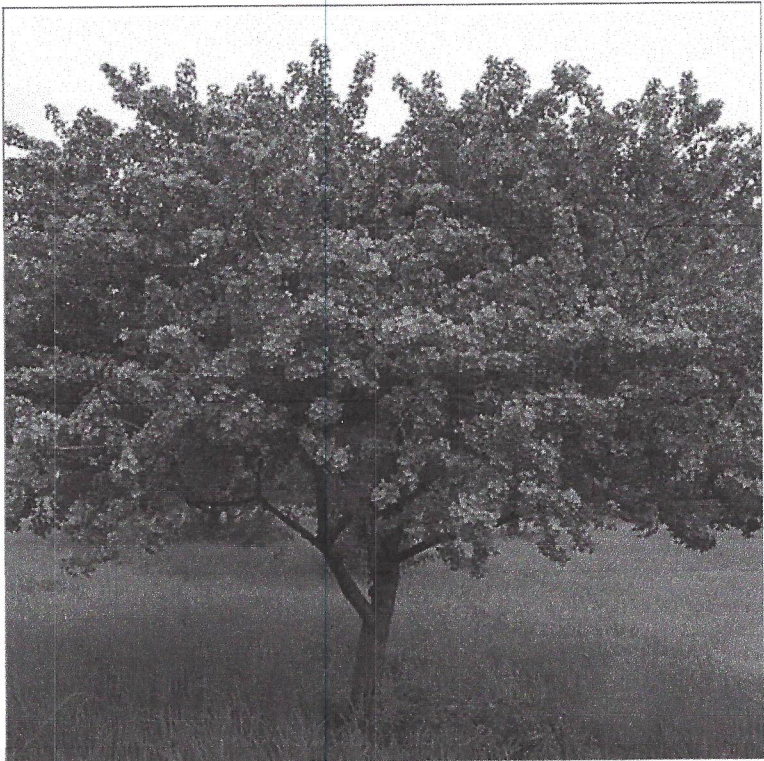


- = EXISTING PINE TREES
- X = RED SPLENDOR CRAB APPLE TREES (Planted every 10 feet)
- ⊗ = SAND CHERRY TREES (Planted every 4.5 feet and staggered in two rows)
- + = BLACK CHOKEBERRY TREES (Planted every three feet and staggered in two rows)
- O = ELDERBERRY TREES (planted every five feet and staggered in two rows)

Trees ordered from Crow Wing Country Soil and Water Conservation District (CWCD). CWCD expects to have trees available by mid-May to be planted immediately.

Home / Shop / Red Splendor Crabapple Tree, bare-root

< Prev | Next >



Price is for bundle of 25 bare root trees. Medium Growth- Dry/Wet Soil - Purchase Size 8-12" - Mature Height 20-30'. Native Cultivar. Photo by Shumacher's Nursery.

Red Splendor Crabapple Tree, bare-root

SKU: 0035

\$36.00

Bundles

Select

Quantity

1

Add to Cart

PRODUCT INFO

An upright, more or less open headed tree. Flowers are a rosy red bloom. Outstanding features are the tree's almost complete disease resistance and its small red fruit, 1cm in diameter, that cling to the trees all winter. The flowering crabapple are a durable and highly useful ornamental trees that are strikingly beautiful in bloom.

RETURN & REFUND POLICY +

SHIPPING INFO +

RELATED PRODUCT

We use cookies on our website to see how you interact with it. By accepting, you agree to our use of such cookies. [See Privacy Policy](#)

Cookie Settings Accept

Home / Shop / Sand Cherry Shrubs, bare-root

< Prev | Next >



Price is for bundle of 25. Slow Growth - Dry/Wet Soil - Purchase Size 18-24"
- Mature Height 4-6'

Sand Cherry Shrubs, bare-root

SKU: 0022

\$36.00

Bundles

Select

Quantity

1

Add to Cart

PRODUCT INFO

Sandcherry is a low, suckering shrub which produces a profusion of white flowers in the spring. These are followed by purple to black, edible fruits. The leaves are silvery green. Western Sand Cherry can be used on hot dry sites.

Photo: Schumachers Nursery

RETURN & REFUND POLICY

SHIPPING INFO

RELATED PRODUCT



Home / Shop / Elderberry Shrubs, bare-root

< Prev | Next >



Price is for bundle of 25. Fast Growth - Moist/Wet Soil - Purchase Size 12-18" - Mature Height 5-12'

Elderberry Shrubs, bare-root

SKU: 0026

\$36.00

Bundles

Select▼

Quantity

1

Add to Cart

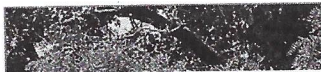
PRODUCT INFO

Common elderberry grows in a variety of moist to wet, sunny places such as wet meadows, marsh edges, field or woodland edges, roadsides, and ditches. It is a big shrub and forms clumps or large patches. It is easy to transplant. It produces large clusters of edible, purple-black fruits.

RETURN & REFUND POLICY +

SHIPPING INFO +

RELATED PRODUCT



Home / Shop / Black Chokeberry Shrubs, bare-root

< Prev | Next >



Price is for bundle of 25. Medium Growth - Moist/Wet Soil - Purchase Size 12-18" - Mature Height 3-6'

Photo by DebbieMonchamp

Black Chokeberry Shrubs, bare-root

SKU: 0027

\$36.00

Bundles

Select▼

Quantity

1

Add to Cart

PRODUCT INFO

Black chokeberry is a shrub that typically grows at the margins of lakes and wetlands—places where the soil is fairly rich and moist, and where it can get partial sun. It is colonial, but not aggressive. It has attractive white flowers in early summer, and black berries in the autumn.

Photo: MN DNR

RETURN & REFUND POLICY+

SHIPPING INFO+

RELATED PRODUCT

Thanks for shopping with us (#10138)

From : Crow Wing Soil and Water Conservation District <no-reply@my.store-emails.com>

Thu, Jan 28, 2021 08:22 AM

Subject : Thanks for shopping with us (#10138)

To : slbrusseau@bevcomm.net

Reply To : tasha lauer <tasha.lauer@crowwingswcd.org>

External images are not displayed. [Display images below](#)

Crow Wing Soil and Water Conservation District

✶ We've received your order. ✶

Tree Sale Items ordered will be available for pick up at the CWC fairgrounds curling bldg on May 6th and 7th, 2021 from 8am to 5pm both days.

Order No. 10138

Placed on Jan 28, 2021

Billing Information

Paid with WixPayments

Shannon Brusseau
1005 Windcrest Dr SE
New Prague, Minnesota, 56071
United States
952-212-2105
[View Invoice](#)

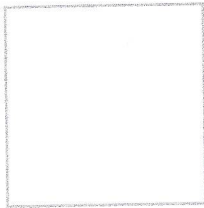
**Pick up Tree Sale Items CWC
fairground**

**Ready for Pickup: May 6-7th, 2021
for Tree Sale Orders**

2000 SE 13th St
Brainerd, Minnesota, 56401
United States
Please pick up
Trees/shrubs/seeds/flowers at the
Crow Wing County Fairgrounds
Curling Club Bldg on May 6th or
7th, 2021. Call 218-828-6197 if
you have questions.

If you ordered the Pocket Prairie
Kit, it will be delivered to your
house at the end of May

Order Summary



Red Splendor Crabapple Tree, bare-root
SKU: 0035
Bundles: Bundle of 25-\$36
Price: \$36.00

Qty: 1 \$36.00

Subtotal	\$33.37
Shipping	\$0.00
Tax	\$2.63
Total	\$36.00

Need Assistance? Contact us.

We'll do everything we can to make sure you have a great experience with us.
Call us: 218-828-6197
Email us: tasha@cswcd.org

This email was sent by Crow Wing Soil and Water Conservation District
<https://www.cswcd.org/>

Thanks for shopping with us (#10167)

From : Crow Wing Soil and Water Conservation District <no-reply@my.store-emails.com>

Wed, Feb 03, 2021 03:16 PM

Subject : Thanks for shopping with us (#10167)

To : slbrusseau@bevcomm.net

Reply To : tasha lauer <tasha.lauer@crowwingswcd.org>



Crow Wing Soil and Water Conservation District

✱ We've received your order. *✱*

Tree Sale Items ordered will be available for pick up at the CWC fairgrounds curling bldg on May 6th and 7th, 2021 from 8am to 5pm both days.

Order No. 10167

Placed on Feb 3, 2021

Billing Information

Paid with WixPayments

Shannon Brusseau
1005 Windcrest Dr SE
New Prague, Minnesota, 56071
United States
952-212-2105
[View Invoice](#)

**Pick up Tree Sale Items CWC
fairground**

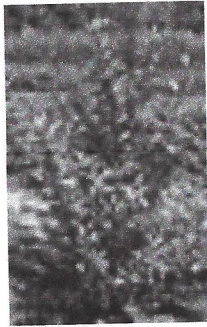
Ready for Pickup: May 6-7th, 2021
for Tree Sale Orders

2000 SE 13th St
Brainerd, Minnesota, 56401
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Please pick up
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Crow Wing County Fairgrounds
Curling Club Bldg on May 6th or
7th, 2021. Call 218-828-6197 if
you have questions.

If you ordered the Pocket Prairie

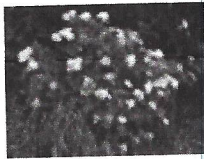
Kit, it will be delivered to your house at the end of May

Order Summary



Sand Cherry Shrubs, bare-root
SKU: 0022
Bundles: Bundle of 25-\$36
Price: \$36.00

Qty: 2 \$72.00



Elderberry Shrubs, bare-root
SKU: 0026
Bundles: Bundle of 25-\$36
Price: \$36.00

Qty: 1 \$36.00



Black Chokeberry Shrubs, bare-root
SKU: 0027
Bundles: Bundle of 25-\$36
Price: \$36.00

Qty: 1 \$36.00

Subtotal	\$133.48
Shipping	\$0.00
Tax	\$10.52
Total	\$144.00

Need Assistance? Contact us.

2/5/2021

Zimbra

Zimbra

slbrusseau@bevcomm.net

Re: conditional use permit

From : Shannon Brusseau <slbrusseau@bevcomm.net>

Thu, Jan 21, 2021 07:33 PM

Subject : Re: conditional use permit

To : greg@haglin.org

External images are not displayed. [Display images below](#)

Greg and Roseanne,
Thank you very much for your time and the letter.
Shannon & Lisa Brusseau

From: greg@haglin.org

To: "Shannon Brusseau" <slbrusseau@bevcomm.net>

Sent: Wednesday, January 20, 2021 12:01:03 PM

Subject: conditional use permit

2/5/2021

Zimbra

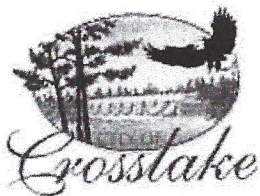
Shannon,
Let this serve as a notice to whomever appropriate:

My wife and I are property owners of adjacent land (to the West) of the property for which Brusseau Logistics is working to achieve a conditional use permit to build another pole building/storage facility off of County Road #3 in Crosslake, MN. We do not have any objections to their request, and wish for this letter to serve as our official statement to the Crosslake Planning and Zoning board.

Please contact me if you have any questions or additional information you wish us to have.

Sincerely,

Greg and Roseanne Haglin
greg@haglin.org
218-894-6815



Conditional/Interim Use Permit 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: 30693028

Permit Number: 210014C

Property Owner(s): Brusseau Logistic, Inc

Mailing Address: 1005 Windcrest Dr SE, New Prague, MN 56071

Site Address: 36455 CR 3, Crosslake, MN 56442

Phone Number: 952-212-2105

E-Mail Address: slbrusseau@bevcomm.net

Parcel Number(s): 14150550

Legal Description: Part of the NE 1/4 of SW1/4 and part of SE 1/4 of SW 1/4

Sec 15 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Land Involved: Width: 1008.41 Length: 1323.75 Acres: 20.60

Lake/River Name: NA

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

If yes, list Parcel Number(s): _____

Authorized Agent: Pat Trottier

Agent Address: PO Box 874, Pequot Lake, MN 56472

Agent Phone Number: 218-568-4940

Signature of Property Owner(s) [Signature]

Date 2-5-2021

Signature of Authorized Agent(s) [Signature]

Date 2-05-21

- All applications must be accompanied by a site plan
- Fee \$500 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 CS Date 2-8-2021 Land Use District RR5 Lake Class N/A

Septic: Compliance N/A SSTS Design N/A Installation N/A

<input type="checkbox"/> (Check applicable requests)	
<input type="checkbox"/> Residential & Related Uses:	
Specify	<input type="checkbox"/> Shoreland District
	<input type="checkbox"/> Rural Residential District (5 A Min.)
	<input type="checkbox"/> Sensitive Shoreland District
	<input type="checkbox"/> Limited Commercial District
	<input type="checkbox"/> Downtown Commercial District
	<input type="checkbox"/> Waterfront Commercial District
	<input type="checkbox"/> Commercial/Light Industrial District
<input type="checkbox"/> Recreational Uses:	
Specify	<input type="checkbox"/> Shoreland District
	<input type="checkbox"/> Rural Residential District (5 A Min.)
	<input type="checkbox"/> Limited Commercial District
	<input type="checkbox"/> Waterfront Commercial District
	<input type="checkbox"/> Commercial/Light Industrial District
<input type="checkbox"/> Civic, Edu & Institutional Uses:	
Specify	<input type="checkbox"/> Shoreland District
	<input type="checkbox"/> Rural Residential District (5 A Min.)
	<input type="checkbox"/> Limited Commercial District
	<input type="checkbox"/> Waterfront Commercial District
	<input type="checkbox"/> Commercial/Light Industrial District
<input checked="" type="checkbox"/> Commercial & Industrial Uses:	
Specify	<input type="checkbox"/> Shoreland District
	<input checked="" type="checkbox"/> Rural Residential District (5 A Min.)
	<input type="checkbox"/> Sensitive Shoreland District
	<input type="checkbox"/> Limited Commercial District
	<input type="checkbox"/> Downtown Commercial District
	<input type="checkbox"/> Waterfront Commercial District
	<input type="checkbox"/> Commercial/Light Industrial District

City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

Supporting/Denying a Conditional Use Permit Request

Findings shall be made in either recommending approval or denial of a Conditional Use Permit application, and should reference Chapter 26, Article 7 of the City of Crosslake Ordinance. The following questions are to be considered, but are not limited to:

- (1) Will the proposed use impact the health, safety, and general welfare of the occupants in the surrounding neighborhood?

YES ☐ NO ☒

Why? We will run the rental portion for the new requested building like we've used the existing identical building for the last 4 seasons. No rental units will

be stored outside. We typically have units come in the fall and go out in the spring for only about a total of 20 days throughout the year. Otherwise I utilize the

property to raise alfalfa hay (2-3 cuttings per year). I use my driveway in one year less than what most of my neighbors use theirs in one month.

- (2) Does the proposed use meet the standards of this Chapter?

YES ☒ NO ☐

Why? The impervious surfaces is well below the maximum percentage. The new building will only be seen from the south driving north on CR 3 by the

60' facade because the entire length of the new building will be blocked from the road and the neighbors by the

existing building. Plus the 35-40' trees on the north will cover it up when driving from the north going south on CR 3.

- (3) Will the proposed use meet goals and policies adopted within the Crosslake Comprehensive Plan?

YES ☒ NO ☐

Why? If I were not renting it out, I could build an even bigger and more buildings based on my acreage and impervious

surfaces limits if I used them for my personal use. I currently utilize about 20-25% of the existing building for my

personal use anyway. However I am playing by the rules, like the last time I asked for a CUP such that the rental income can help pay for the building.

- (4) Will the proposed use adversely affect property values and future development of the land in the surrounding neighborhood?

YES ☐ NO ☒

Why? If anything I have shown over the last four years how I have improved the value of the property

based on the higher real estate assessed values, I have cleaned up the entire 20 acres significantly since I purchased

it in 2017, removing garbage, scrub trees and improved the curb appeal by the highway. Each year I get between

5-10 complete strangers stop by and compliment how things look compared to what it was like before. Every neighbor has

complimented us many times on how well we have improved the property and how we take care of the entire property.

- (5) Will the proposed use negatively impact public utility, public services, roads and schools?

YES ☐ NO ☒

Why? It goes without saying that the RE taxes on this property will go up significantly as they already have since

I bought and improved the property from 2017. RE taxes are up 10 fold compared to when we initially purchased the

property. Plus for the use of this property we utilize the roads a fraction of the time as compared to any of our

neighbors. This building will not effect any utilities or public services based on its location. We will continue to utilize

the same driveway and same entrance to the CR 3. There are no sightline dangers with our approach. You can see 1/2 mile to north & 1/4 mile to the south.

- (6) Will the proposed use impact the environment adversely, considering its impact on groundwater, surface water and air quality?

YES ☐ NO ☒

Why? The impervious surfaces use is minimal. Since there is only about 3-5" of topsoil and then pure sand water run off does not go beyond a few yards with rain coming off the roof. There is no running water that goes through the property.

- (7) Are the water supply, public sewer or subsurface sewage treatment system facilities, erosion control and stormwater management provided for pursuant to applicable standards of the Ordinance?

YES ☒ NO ☐

Why? We have no septic on the property. There is no public sewer system to the property, nor is there any well on the property. There will be no erosion due to the flat surface the building will be placed on, but we have the erosion control will be put in with accordance of the survey.

City of Crosslake Planning Commission/Board of Adjustment

Conditional Use Permit Application

Findings of Fact

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- (1) Will the proposed use impact the health, safety, and general welfare of the occupants in the surrounding neighborhood?

YES ☐ NO ☐

Why?

- (2) Does the proposed use meet the standards of this Chapter?

YES ☐ NO ☐

Why?

- (3) Will the proposed use meet goals and policies adopted within the Crosslake Comprehensive Plan?

YES ☐ NO ☐

Why?

- (4) Will the proposed use adversely affect property values and future development of the land in the surrounding neighborhood?

YES ☐ NO ☐

Why?

- (5) Will the proposed negatively impact public utility, public services, roads and schools?

YES ☐ NO ☐

Why?

(6) Will the proposed use impact the environment adversely, considering its impact on groundwater, surface water and air quality?

YES ☐ NO ☐

Why?

(7) Are the water supply, public sewer or subsurface sewage treatment system facilities, erosion control and stormwater management provided for pursuant to applicable standards of the Ordinance?

YES ☐ NO ☐

Why?