
CITY OF FIFTY LAKES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
AGENDA

April 22, 2025 6:00 pm

The meeting is being recorded, and audio will be posted on the city website. Anyone wishing to speak please raise your hand until recognized by the chairperson then state your name and residence.

- 1. Call to Order**
- 2. Roll Call**
- 3. Additions or Deletions to Agenda**
- 4. Public Hearings**
 - a. **Interim Use Permit Application 05-25** to operate a temporary portable asphalt plant for four weeks from mid-May to mid-June. The subject property is located south of County Rd 1 & east of County Rd 66 and is described as S ½ of NE ¼ of SW ¼ of Sec 29 Twp 138 Rge 27; PIN 22290510. Applicant: Anderson Brothers Construction. Property Owners: Brian & Colleen Dobie.
 - b. **Conditional Use Permit Application 06-25** for the installation of a residential renewable energy system within the Shoreland Residential (SR) land use district. The subject property is located at 43835 Kego Lake Rd; PIN 22150510. Applicant: Freedom Forever, LLC. Property owners: Jason Cronister and Casey Carl.
- 5. Open Forum**
- 6. Approval of Minutes**
 - a. March 25, 2025
- 7. New Business**
 - a. **Metes & Bounds Lot Split 07-25** to split a 3.64 acre parcel within the Shoreland Residential (SR) land use district. Subject property is located at 39098 Ox Lake Cir; 22320517. Applicant/Property Owners: Jill and Bennett Gibbs.
 - b. **Metes & Bounds Lot Split 08-25** to split a 7.84 acre parcel within the Shoreland Residential (SR) land use district. Subject property is located at 39098 Ox Lake Cir; 22320518. Applicant/Property Owners: Jill and Bennett Gibbs.
- 8. Old Business**
 - a. None
- 9. Council Liaison Report: Juan Cabrera**
- 10. P&Z Administrator's Report**
- 11. Adjourn**

CITY OF FIFTY LAKES
NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: Notice is hereby given that the City of Fifty Lakes Planning Commission/Board of Adjustment will convene on Tuesday, April 22, 2025, at 6:00 p.m. at City Hall located at 40447 Town Hall Road, to conduct the following public hearing:

Interim Use Permit Application 05-25 to operate a temporary portable asphalt plant for four weeks from mid-May to mid-June. The subject property is located south of County Rd 1 & east of County Rd 66 and is described as S ½ of NE ¼ of SW ¼ of Sec 29 Twp 138 Rge 27; PIN 22290510. Applicant: Anderson Brothers Construction. Property Owners: Brian and Colleen Dobie.

Conditional Use Permit Application 06-25 for the installation of a residential renewable energy system within the Shoreland Residential (SR) land use district. The subject property is located at 43835 Kego Lake Rd; PIN 22150510. Applicant: Freedom Forever, LLC. Property owners: Jason Cronister and Casey Carl.

All interested persons are invited to attend these hearings and be heard or send written comments to City Hall at PO Box 125, Fifty Lakes, MN 56448 or via email at pz@fiftylakesmn.com.

A staff report is made available at city hall typically one week before the scheduled meeting.

Bethany Soderlund, Zoning Administrator
City of Fifty Lakes

STAFF REPORT

Agenda Item: 4a

Application: Interim Use Permit 05-25

Property Owner: Brian & Colleen Dobie

Applicant: Anderson Brothers Construction
Company of Brainerd, LLC

PROPERTY INFORMATION:

PID: 22290510

Acres: 19.92 Acres

Zoning: Forest Management

Physical Address: 0

Location: 29/138/27

Septic: Portable toilets on site for duration of project.

Existing/Proposed Impervious: <5%

Aerial:



Contours:



FEMA: N/A

NWI: N/A

Other: N/A

Background Information:

The applicant is requesting an interim use permit to operate an asphalt hot mix facility to produce bituminous material for upcoming road construction projects in Crow Wing County. The subject property is approximately 20 acres and is located in the “Forest Management” land use district. The “Dobie Pit” consists of the subject property and an adjacent 39.8 acre parcel located to the south of the subject property. A conditional use permit for “extractive use” on the subject property was granted by the city in 2001.

General Operations:

The preparation for asphalt operations will consist of grading and leveling an area approximately 200’ x 200’ in size in the stockpile area.

Operations for an asphalt plant include the use of temporary portable equipment which enters and leaves the site on wheels. An asphalt plant can have a variety of parts and accessories including aggregate bins, recycle bin, conveyors, drum for heating/drying of aggregate and

mixing aggregate with asphalt cement (AC), bag house used for dust collection purposes, silo for dumping asphalt into trucks and a control trailer. Portable temporary storage tanks are placed at the time of operations that contain fuels for loaders and generator, fuel for the HMA plant burner (used oil) and asphalt cement.

Hours of Operation:

The applicant proposes to operate the facility from 7am-8pm Monday through Saturday for a four week duration.

Haul Routes:

Material will be hauled out the existing haul road to County Road 1 and then East on County Road 1 to end of project.

Noise Control:

Anderson Brothers will meet all MPCA noise level requirements during the time they are operating. Noise tests performed in accordance with MPCA Rule Chapter 7030 at similar Anderson Brothers locations have shown complete compliance with noise standards.

Dust Control:

Anderson Brothers will operate in accordance with the MPCA air quality requirements. The access roads and operation area will be controlled by water trucks to keep dust at a minimum. Equipment used for the operations will be maintained and operated to minimize dust.

Erosion Control:

The applicant operates under current MPCA stormwater permits. A site specific SWPPP (Storm Water Pollution Prevention Plan) will be developed for the mining and asphalt production activities.

Permits and Pollution Control:

Anderson Brothers' equipment has been tested and passes State and Federal air emission standards that pertain to it locations and its operations. Non-metallic mining is conducted in accordance with State General Air Permit 03500058-002. Mining and hot mix asphalt will follow MPCA General Permit MNG490001.

Permit History:

- 2001: CUP for Extractive Use
 - 2014: IUP for Asphalt Hot Mix Facility
 - 2018: IUP for Asphalt Hot Mix Facility
 - 2024: IUP for Asphalt Hot Mix Facility
-

Complete Application Received: 3/20/25
Action Deadline: 5/19/25
15.99 Waiver: N/A
Wetland Delineation: N/A
Fees Collected: \$450.00
Authorized Agent: Anderson Brothers Construction
Reviewed by:
• City Engineer: N/A
• City Attorney: N/A
Notifications:
• DNR: N/A
• MNDOT: N/A
• CWC HWY: Sent 4-7-2025
• Other: N/A

Applicable Regulations: The following ordinance regulations apply to this request:

3.09 Conditional Uses

3.09.03 Determination

In considering an application, the Planning Commission shall determine and make findings for approval or denial on:

- a) The potential impact of the proposed use on health, safety and general welfare of the occupants in the surrounding neighborhood;
- b) The ability of the proposed use to meet the standards of this ordinance;
- c) The ability of the proposed use to meet goals and policies adopted within the Fifty Lakes Comprehensive Plan;
- d) The effect of the proposed use on property values and future development of the land in the surrounding neighborhood;
- e) The effect of the proposed use on public utility, public services, roads and schools;
- f) The effects of the proposed use on the environment including its impact on groundwater, surface water and air quality;
- g) The adequacy of water supply, subsurface sewage treatment system facilities, erosion control and storm water management are provided pursuant to applicable standards.

3.10 Interim Uses

- 3.10.01 Applications for interim uses as designated in the land use tables in Section 4.03 shall be processed in the same manner as conditional uses under Section 3.09.
- 3.10.02 The Planning Commission/Board of Adjustment may approve a interim use of property if:
- a) The use conforms to the land use regulations;
 - b) The date or event that will terminate the use can be identified with certainty;
 - c) Permitting of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and
 - d) The user agrees to all conditions that the Planning Commission/Board of Adjustment deems appropriate for permission of the use.
- 3.10.03 Any interim use may be terminated by a change in land use regulations.

5.10 Extractive Use Standards

- 5.10.01 Policy. Extractive Use is important to the City and contributes directly and indirectly to the economy of the City. Construction sand and gravel are used in concrete, aggregates, concrete products, asphalt, road base, fill, snow and ice control and other miscellaneous uses. Peat, black dirt, rock and other soils are used extensively for landscaping. The excavation of these materials requires an interim use permit.
- 5.10.02 Purpose. The purpose of this Section is to ensure that extractive uses will proceed in an environmentally sound manner and that the area will be properly reclaimed.
- 5.10.03 Applicability. All forms of extractive use shall be subject to the provisions of this Section including, but not limited to, gravel, sand, topsoil, humus, and any other similar uses in which material is removed from the ground, except for the following:
- a) Personal non-commercial extractive use by the owner of the land on which the extractive use takes place is exempt from permitting requirements, but are subject to restoration requirements in Section 5.10.05 within one year of suspension of extraction activities.

- b) Commercial extractive uses in existence on the date of adoption of this ordinance may continue:
 - 1. Subject to the conditions and restrictions of any previously approved permits.
 - 2. If not previously permitted, obtain an interim use permit under this Section within two years of the date of adoption of this ordinance.

5.10.04 In addition to the application and information for an interim use permit in Section 3.10, all new extractive use applications shall included:

- a) An index map, using a U.S. Geological Survey topographic, showing all features within one (1) mile of the pit including all residences, wetlands, lakes, rivers, streams, roads, existing borrow pits, and utility lines.
- b) A written site plan for the extractive use operation including:
 - 1. Volume of materials to be excavated,
 - 2. Length of time the pit is to be in operation,
 - 3. Amount of truck activity at highest and average levels, dust control measure
 - 4. Buffer area,
 - 5. Depth to ground water and methods to prevent groundwater contamination.
 - 6. Hours of operation,
 - 7. Existing vegetation, additional buffer type and area (if needed) to screen pit from adjacent residences,
 - 8. Haul road location, routes trucks will take to and from site, established property line.
 - 9. Property access control plan including types of barriers established to exclude people and livestock by the active area of excavation,
 - 9. Dust control plan,
 - 10. Noise abatement plan,
 - 11. Drainage within the extractive use site and from the site,
 - 12. Reclamation plan and future plans including the timing of reclamation and location and adequacy of top soils set aside for reclamation.
 - 13. Preservation and mitigation plan for any cultural and/or archaeological sites,
- b) A detailed drawing at a scale of 1 inch per 100 ft (unless pit property covers 40 acres or more, then 200 ft per inch) including the following:
 - 1. A contour map indicating two (2) foot intervals.
 - 2. Location of the parcel on which the extractive use is located.
 - 3. Dimensions and area of the extractive use site.

4. All setbacks from roads and adjacent property lines.
5. Location, size and use of all structures on the parcel.
6. Location of all adjacent structures, within one quarter (¼) mile and their use.
7. Extent of vegetation in buffer area.
8. Location of utilities.
9. Location of all interior roads, barricades, right of ways and easements.
10. Location of all lakes, rivers, streams and wetlands on the property.

5.10.05 Standards

- a) Reclamation of property to an acceptable and safe condition:
 1. Where natural vegetation exists, a buffer strip (a minimum of fifty (50) feet in width) shall remain along the border of the property lines and road right-of-ways. Said buffer area may contain a haul road, if for safety purposes, the pit access needs to be within the buffer area. Haul roads may be placed in buffer area to avoid wetlands. Haul roads must be located as far away from adjacent property as feasible unless permission has been received from adjacent property owner.
 - a. If authorized in an approved reclamation plan the buffer area may be used for storage of topsoil for final sloping. All topsoil storage areas must be seeded and mulched to prevent erosion.
 - b. Buffer area shall apply to all public roads and highways. Buffer area shall begin at edge of right of way.
 - c. Property lines shall be established either by a Registered Survey or Written Agreement as to property lines with adjacent property owner and pit operator/owner. A copy of any such survey or agreement shall be on file with the Zoning Administrator.
 2. Where vegetation is lacking, evergreen seedlings and grasses or legumes shall be planted to establish a screen.
 3. Pit slopes shall be left in a safe and non-hazardous condition.
 4. An ongoing reclamation plan shall be submitted and adhered to in order that the pit is kept in a safe non-hazardous condition.
 - a. Non-working face of pit shall be maintained at slope not exceeding 2:1 except at cessation of operation slope shall not exceed 3:1. The working face may be greater slope than 2:1 provided that by November 15th of each year banks that are higher than 15 ft shall be rounded for safety purposes, or shall be fenced. Permanent extractive uses may be exempted from this standard providing the

operator demonstrates to the Zoning Administrator that the property access controls and established barriers are such that these safety measures are not needed.

5. Erosion, sediment control, and vegetative establishment measures shall conform to the standards and specifications of the Natural Resources Conservation Service "Field Office Technical Guide" or that of the Minnesota Department of Transportation.
 6. All trees, brush and stumps and any other debris removed for the sole purpose of operation of the pit shall be disposed of in a manner acceptable to the fire warden and local solid waste authority. In no case shall vegetation from over a ten (10) acre area be kept on the property unless it is burned or buried.
 7. All slopes shall be stabilized, equipment and structures removed, top soil properly placed, permanent seeding and mulching completed, banks rounded and conform to surrounding topography and any other reclamation on approved plan completed. The Zoning Administrator to be notified upon completion and an inspection made before the performance security bond is released.
 8. Pits may be reclaimed for wetland mitigation or creation. If it is the owner/operators intent to reclaim in this manner it must be approved as part of the reclamation plan by the Planning Commission/Board of Adjustment.
 9. No more than five (5) acres of land on the excavation site shall be opened at any time.
 10. Reclamation must occur within one year of the cease of operation.
- b) A performance security bond of \$2,500 per acre with a minimum of \$2,500 or that amount designated by the Planning Commission/Board of Adjustment, conditioned in favor of the City of Fifty Lakes, shall be posted with the Zoning Administrator in lieu of satisfactory pit reclamation. A photocopy of the bond, or any bond required by the State, shall be provided by the operator to the Zoning Administrator.
 - c) Proof of approved State and Federal permits as required shall be provided. The contractor shall present operational permits as required by the Minnesota Pollution Control Agency when applying for a permit.
 - d) Noise, Water and Air Pollution. The contractor or operator shall conform to the standards and requirements of the Minnesota Pollution Control Agency for operation in the gravel pit.
 1. Dust control measures shall be utilized on non-paved routes in accordance with the local road authority.

2. Dust control measures shall take place in the pit if dust leaves the pit and affects adjacent residential properties.
- e) Water Setbacks – No new gravel pit source shall be established within the shorelands zone.
- f) Excavation may not be below the water table without appropriate State Permits being on file and provided there is no adverse impact on surface water or nearby wells.
- g) Residence Setbacks - No processing equipment, such as screening, crushing, or washing plants shall operate within 1,000 feet of any adjacent occupied residence unless the operator obtains written permission from the residence owner(s).
- h) The contractor or operator shall provide traffic safety devices in the proximity of the operation.
 1. All entrances and exits shall be constructed so as not to create a safety hazard.
 2. "Truck Hauling" Signs shall be placed along all roadways a distance of not less than 500 ft. Signs must be covered or removed when pit not in operation.
 3. A pit shall have a barrier access and such barriers shall be clearly visible to prevent safety hazards to the public. Such barrier shall not be of cable, chain or similar materials. The control barrier shall deny access to the pit when pit is not in operation.
 4. Haul road shall be constructed in such a manner that minimizes the view into the pit from the public road or adjacent residences unless improved visibility is required for safety purposes.
- i) Hours of operation shall be 7:00 A.M. to 7:00 P.M., Monday through Friday. No extractive use operation shall take place on Weekends or Holidays. Equipment maintenance may take place during those hours when pit not in operation.
 1. Pit hours may be extended when an emergency exists. An emergency is a short term, unplanned and unexpected event where an immediate need for material exists in order to address a significant threat to public safety.
- j) An extractive use shall be used only for those operation directly related to the extractive use. Any other use shall require an Interim Use Permit.
 1. It shall be the responsibility of the operator/owner to control activity within the pit as well as to clean up any debris or other materials left on site.
- k) No waste classified as hazardous by the Minnesota Pollution Control Agency shall be disposed of at the site.
- l) Crushing operation shall be limited to thirty (30) days in one calendar year. Hauling may continue until completion of the

permit. Operations beyond 18 days will require an Interim Use Permit.

- m) Any encroachment into a utility right of way shall only be allowed with written approval of the utility owner.
- n) Where several operators may work in the same pit at different times, the land owner shall be the permit holder and be responsible to meet the requirements of this ordinance.
- o) All extractive use permits shall be subject to review and inspection every two years for compliance and adequacy of the performance security bond.

Staff Findings: Staff provides the following findings of fact for consideration:

1. The subject property is described as: S 1/2 OF NW 1/4 OF SW 1/4 SEC 29 TWP 138 RGE 27. PIN 22020510.
2. The subject property is 19.92 acres and is located in the "Forest Management" land use district.
3. The interim use permit request is to operate an asphalt hot mix facility for a four week period of time.
4. The proposed use is allowed with an interim use permit. Section 5.10.05 "Standards" of Section 5.10 "Extractive Use Standards" of the Fifty Lakes Land Use Ordinance states, "An extractive use shall be used only for those operations directly related to the extractive use. Any other use shall require an Interim Use Permit."
5. The proposed temporary structures meet all setback requirements of the "Forest Management" land use district.
6. The existing and proposed impervious surface coverage of the subject property is less than 5%.
7. The proposed use, with conditions, will not have an impact on the health, safety and general welfare of the occupants in the surrounding neighborhood. The subject property is adjacent to property used for residential purposes (south/southeast) and vacant land (west, north and east).
8. The proposed use, with conditions, will meet all standards of the ordinance.
9. The comprehensive plan does not specifically reference "hot mix facilities." The plan states, "Truck and seasonal residential traffic on City and County Roads is increasing. This increase in usage places higher demands on the transportation system and may be the cause for increasing maintenance costs of these roads (pg. 25)" and "Require stricter site development and restoration plans and periodic inspections for extractive uses (pg. 31)."
10. The proposed use, with conditions, will not impact the value properties in the neighborhood nor will it impact future development of properties in the surrounding area.

11. The proposed use will not generate an increased demand for additional public utilities, public utilities or schools. The proposed use will generate additional truck traffic on County Road 1.
12. The Crow Wing County Highway Department has not provided comments regarding the interim use permit request.
13. The proposed use will not generate additional traffic on local streets.
14. The proposed use, with conditions, will not adversely impact groundwater, surface water and air quality.
15. The proposed use conforms with the City's land use regulations.
16. Permitting of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future. The applicant has posted a \$15,000 bond with the city for reclamation of the property for the existing extractive use operation.
17. **The applicant agrees to all conditions that the planning commission deems appropriate for permission of the use.**

Planning Commission Direction: The Planning Commission may approve the request, deny the request or table the request if additional information is needed. If the motion is for approval or denial, findings of fact should be cited.

Staff Recommendation: Should the planning commission approve the interim use permit request, staff recommends the following conditions of approval:

1. All use shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission.
2. The asphalt hot mix facility shall be between the months of _____ (applicant requests mid-May) and _____ (applicant requests mid-June).
3. The asphalt hot mix facility may operate from 7 AM to ____ PM (applicant requests 8PM) Monday through _____ (applicant requests Saturday). The facility may not operate on weekends or federal holidays. Equipment maintenance may take place during those hours when the hot mix facility is not allowed to operate.
4. The applicant shall notify the city of the start date of operation of the hot mix facility at least one week prior to commencement of the operation.
5. All apparatus associated with the hot mix asphalt facility shall be removed from the property within two weeks after the conclusion of asphalt production.
6. All truck traffic associated with the hot mix facility shall enter and exit the property using the haul road in the northeast corner of the property (adjacent to County Road 1).
7. Anderson Brothers shall designate primary and alternate contacts who will be available for citizens to contact with any questions and/or concerns when the temporary hot mix asphalt facility is in use.

8. A bond of \$35,000 shall be established to cover reclamation costs associated with the hot mix facility. (Anderson Brothers has a current \$15,000 bond for overall site reclamation of the subject property).
9. All legal fees and other costs associated with the hot mix facility incurred by the city of Fifty Lakes shall be reimbursed by the applicant.
10. A copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the city before the hot mix facility may operate.
11. Loaders, bulldozers and other machinery and equipment on the subject property must utilize Mine Safety and Health Administration (MSHA) approved reverse-activated strobe lights in lieu of audible reverse alarms.

12. _____

13. _____



Anderson Brothers Construction Company of Brainerd, LLC
11325 State Highway 210
Brainerd, MN 56401
218-829-1768 • Fax 218-829-7607

Building Our Communities Since 1940
An Equal Opportunity Employer

March 20, 2025

City of Fifty Lakes
Planning and Zoning
PO Box 125
Fifty Lakes, MN 56448

Anderson Brothers Construction Operator and Brian Dobie landowner are applying for an Interim Use Permit to operate a temporary, portable asphalt plant in the Dobie Pit located on parcel # 220293100c00009 S ½, NE ¼ of SW ¼ Section 29 T.138.N-R.27.W

The purpose for the application is to provide bituminous material for the Crow Wing County CR 1 project. The duration for the asphalt operation would be approximately 4 weeks depending on the weather and hours of operation. The estimated timeline for the operations of the asphalt plant would be mid-May to mid-June. The amount of material to be produced is estimated to be 40,000 tons of material.

The following operations will be conducted to provide materials for the construction projects.

Asphalt Plant Operations:

The preparation for asphalt operations will consist of grading and leveling an area approximately 200ft x 200ft in size in the stockpile area.

Operations for an asphalt plant include the use of a temporary portable equipment which enter and leaves the site on wheels. An asphalt plant can have a variety of parts and accessories, including aggregate bins, recycle bin, conveyors, HMA drum for heating/drying of aggregate and mixing aggregate with asphalt cement (AC), bag house used for dust collection purpose, silo for dumping asphalt into trucks and a control trailer. Portable temporary storage tanks are placed at the time of operations that contain fuels for loaders and generator, fuel for the HMA plant burner (used oil) and AC.

The equipment used in asphalt production will be maintained and operated to minimize any escape of fluids. The processing equipment will operate in accordance with Federal and State air, water, and noise quality standards.

Proposed Hours of Operation

The proposed hours of operation would be 7am – 8pm Monday – Saturday.

Haul Routes:

Material will be hauled out the existing haul road and to County Road 1 and then East on County Road 1 to end of project.

Noise Control:

Anderson Brothers will meet all MPCA noise level requirements during the time we are operating. Noise tests performed in accordance with MPCA Rule Chapter 7030 at similar Anderson Brothers locations have shown complete compliance with noise standards.

Dust Control:

Anderson Brothers will operate equipment in accordance with the MPCA air quality requirements. The access roads and operation area will be controlled by water trucks to keep dust at a minimum. Equipment used for the operations will be maintained and operated to minimize dust.

Erosion Control:

Anderson Brothers operates under current MPCA storm water permits. This NPDES permit (National Pollution Discharge Elimination System) covers the control of runoff to affected water bodies and is held by the proposer. A site specific SWPPP (Storm Water Pollution Prevention Plan) will be developed for the Mining and asphalt production activities.

Permits And Pollution Control:

Anderson Brothers' equipment has been tested and passes air emission standards that pertain to its locations and its operations. Nonmetallic mineral mining is conducted in accordance with State General Air Permit 03500058-002. Mining and hot mix asphalt will follow Minnesota Pollution Control Agencies (MPCA) General Permit MNG490001. Above ground storage tanks (AST) will meet MPCA or federal Spill Prevention Control and Countermeasure (SPCC) requirements

Sincerely,

Brad Busbey
Environmental Resource Manager
Anderson Brothers construction LLC

CITY OF FIFTY LAKES PLANNING & ZONING
AUTHORIZED AGENT FORM

I hereby authorize Anderson Brothers Construction
Agent / Contractor (please Print)

N/A
Contractor's License Number


Contractor's Phone Number

To act as my authorized agent to purchase zoning / sewer permits or other purposes as specified on my property located at:

Real Estate Code N/A Section: 29

Site address Hwy 1 Fifty LAKES, MN 56448

Brian R. Dobie / Colleen S. Dobie 3/19/25
Property Owner(s) Signature Date

Property Owner's last name (please print) DOBIE

Property Owner's Phone Number 

City of Fifty Lakes Planning & Zoning
40447 Town Hall Road
Fifty Lakes, MN 56448
218-763-3113 FAX 218-763-5113
PZ50LAKES@EMILY.NET

APP # _____
Date _____
(for office use only)

**CITY OF FIFTY LAKES
INTERIM USE PERMIT APPLICATION**

Name of Applicant Anderson Brothers Const. Phone 218-829-1768
Mailing Address 11325 Hwy 210 E Email bbusbey@andersonbrothers.com
City, State, Zip Brainerd, MN 56401

Applicant is:
Legal Owner
Contract Buyer
Option Holder
Agent
Other _____

Title Holder of Property:
Brian Dobie
(Name)
1968 Berkeley Ave
(Address)
St. Paul, MN 55105
(City, State, Zip)

Signature of Owner, authorizing application (required): Brian R. Dobie / Colleen R. Dobie 3/19/25
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): Brian Budy - Anderson Brothers
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Address of property involved in this request:
Hwy 1 Fifty Lakes, MN T.138 - R.27 Section 29

Parcel ID No. 22290510 Zoning District Forest Management

State nature of request in detail: (What are you proposing for the property?)
To operate a temporary portable Asphalt Plant
for a 4 week duration. The material produced
will be for the CMB County Hwy 1 project

What changes (if any) are you proposing to make to this site?
Building: N/A
Landscaping: 200' x 200' Pad for Asphalt Plant
Parking/Signs: Truck Hauling signs will be in place when hauling

Recvd \$450.⁰⁰
check # 064988
AMT

REV: FEBRUARY 2023

Pursuant to the Fifty Lakes City Ordinance, Section 3.10, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Interim Use Permit will cause no significant adverse effects.

- (1) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

The use will have a positive impact on the surrounding area to provide new road surfac. The impact in the immediate vicinity is minimal because of the 4 week interim use.

- (2) Describe character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

The use and development of this property for constructed materials for roads and streets has been existing since 2001. Temporary Asphalt plants have been operating as a temporary use at this site 4 previous time for projects.

- (3) Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Describe if additional facilities will be required.

Portable toilet facilities will be on-site for sewer. Drainage and stormwater run-off at this site is regulated under a site specific MPCA / NPDES stormwater permit MNB490001.

- (4) Describe the impact on the character of the neighborhood in which the property is located.

The impact on the neighborhood will be minimal. The site has been in existence since 2001. The material from this use will provide better road infrastructure for the neighborhood commuting / traveling.

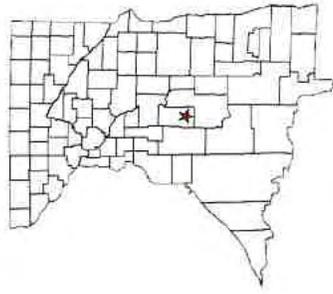
- (5) Describe the impact to traffic on roads and highways in the vicinity, and expected traffic generated by this application. Is there adequate parking available to accommodate the proposal?

Temporary impact of truck traffic for the re-constructed of Cwe Highway 1 will be estimated at 10 trucks per hour or 160 ADT. There is adequate parking at the Pit site for this proposal.

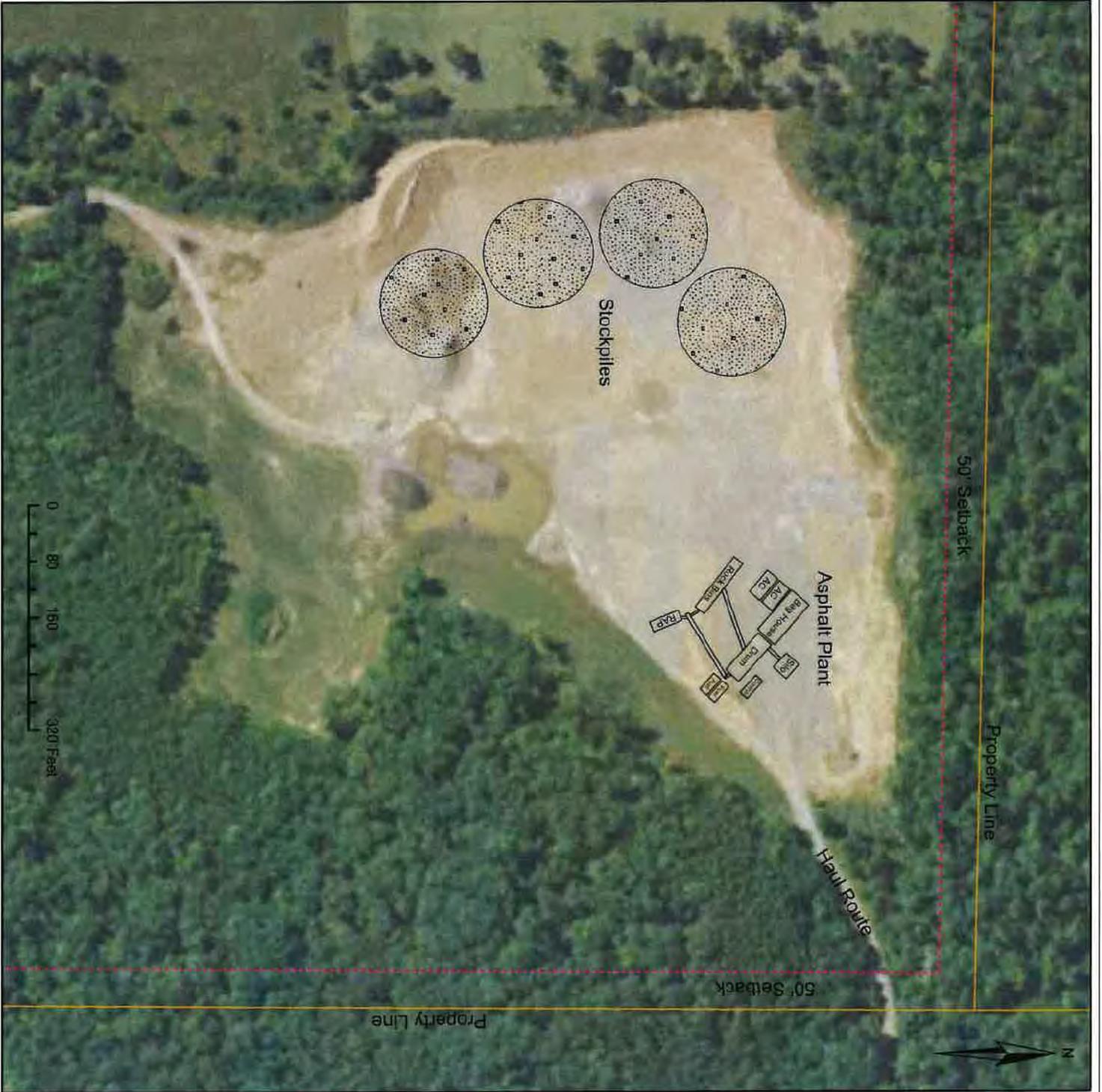
- (6) Describe the effects of the proposed use on the environment including its impact on groundwater, surface water and air quality.

The use will not impact the groundwater or surface water at the site. Anderson Brothers operates under a MPCA / NPDES stormwater permit. Anderson Brothers also operates under a MPCA Air permit for the Asphalt plant operations.

Dobie Site Asphalt Plant Operation



- Legend**
- Property_Line
 - Asphalt_Plant
 - Stockpiles
 - Setback



RE: Fifty Lakes - Bond Estimate for ABC-Dobie Asphalt Plant

From Bryan Drown <Bryan.Drown@bolton-menk.com>

Date Fri 4/11/2025 1:53 PM

To pz@fiftylakesmn.com <pz@fiftylakesmn.com>

Bethany,

It appears the proposed work associated with the IUP is within the extents of the previous permit. If I am correct that the area disturbed by the operation is not larger than the previous application the \$35,000 bond should be sufficient.

Thank you,



Bryan Drown, PE (MN)
Municipal Project Manager
Bolton & Menk, Inc.

 [\(218\) 821-5242](tel:(218)821-5242)

From: pz@fiftylakesmn.com <pz@fiftylakesmn.com>

Sent: Friday, April 11, 2025 12:45 PM

To: Bryan Drown <Bryan.Drown@bolton-menk.com>

Cc: Bethany Soderlund <bethany.soderlund@sourcewell-mn.gov>

Subject: Fifty Lakes - Bond Estimate for ABC-Dobie Asphalt Plant

Good afternoon Bryan,

In July of 2024, the City of Fifty Lakes issued an interim use permit to Anderson Brother's Construction for a temporary asphalt plant at PID 22290510/Dobie Pit. One condition of approval was the establishment of a \$35,000 bond to cover reclamation costs associated with the hot mix facility. Anderson Brother's Construction has submitted another IUP application (attached) for a temporary asphalt plant. I spoke with Justin Burslie and he recommended that I reach out to you to confirm that 35k is a sufficient amount in this instance, or if not, establish a bond amount for the current application.

Please let me know if any additional information is needed.

Thank you,



Bethany Soderlund

Planning & Zoning Administrator

City of Fifty Lakes

Phone: 218.763.3113 **Email: pz@fiftylakesmn.com**

Address: 40447 Town Hall Rd **Web: www.fiftylakesmn.com**

PO Box 125 Fifty Lakes, MN 56448

**CITY OF FIFTY LAKES
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APRIL 22, 2025 @ 6:00 P.M.**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, April 22, 2025, beginning at 6:00 P.M at Fifty Lakes City Hall.

Hearing: Interim Use Permit Application 05-25 for the operation of a temporary portable asphalt plant for four weeks from mid-May to mid-June, 2025.

Property Owners: Brian and Colleen Dobie.

Applicant: Anderson Brothers Construction.

Property Description: The subject property is located south of County Rd 1 & east of County Rd 66 and is described as S ½ of NE ¼ of SW ¼ of Sec 29 Twp 138 Rge 27; PIN 22290510.

A map identifying the subject property is on the reverse side of this notice.

Purpose: The purpose of the application is to provide bituminous material for the Crow Wing County CR 1 project. The duration for the asphalt operation would be approximately four weeks depending on the weather and hours of operation. The amount of material to be produced is estimated to be 40,000 tons of material.

Property Owners Please Note: Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

If you wish to provide written comments, please email to pz@fiftylakesmn.com or mail to PO Box 125, Fifty Lakes, MN 56448.

The staff report regarding the request will be available on the city website approximately one week before the meeting.

Bethany Soderlund (Sourcewell)
Zoning Administrator
City of Fifty Lakes

The subject property is located at: 22290510



BOLEI, JEANETTE G
19435 STATE HIGHWAY 371
BRAINERD MN 56401

TAX FORFEITED
CROW WING COUNTY LAND SERVICES
322 LAUREL ST STE 15
BRAINERD, MN 56401-3590

CROW WING COUNTY
LAND SERVICES
322 LAUREL ST STE 15
BRAINERD MN 56401

DOBIE, BRIAN R & COLLEEN L
1968 BERKELEY AVE
ST PAUL, MN 55105

GOLDENSTEIN, RICHARD D & SHERRY L
KOLINSKI, TONI M & GREGORY (1/2UND)
2592 136TH AVE NW
ANDOVER MN 55304

GREEN, JAMES J & REBECCA LEE BORGERT
5966 LYNWOOD BLVD
MOUND MN 55364

GUSTAFSON, STEVEN D & KATHLEEN S
39930 MAJESTIC RD
CROSSLAKE MN 56442

KOCAJA, JOHN S LIVING TRUST
8650 IRVING CIR N
LAKE ELMO MN 55042

RAPH, KELLY D & ANN MARIE
P O BOX 102
EMILY, MN 56447

SLEPICA PROPERTIES LLC
33436 LAKESHORE DR NE
CAMBRIDGE MN 55008

STEVEN BOIE CONSTRUCTION INC
15288 TULIP ST NW
ANDOVER MN 55304

STAFF REPORT

Agenda Item: 4b
Application: Conditional Use Permit 06-24
Property Owner: Jason Cronister & Casey Carl
Applicant: Freedom Forever, LLC

PROPERTY INFORMATION:

PID: 22150510
Acres: 1.11 Acres
Zoning: Shoreland Residential; RD
Physical Address: 43835 Kego Lake Rd
Location: 15/138/27; Lot 8 Block 1 Allens Kego Lake Acres
Septic: Compliant - CI 4/15/2024
Existing/Proposed Impervious: Approx. 10%

Aerial:



Contours:



NWI:



FEMA: Not Mapped

Other:



Background Information:

The applicant is seeking a conditional use permit (CUP) for the installation and placement of a residential renewable energy system on an existing structure.

The panels will be flush mounted on the dwelling. The panels will sit a few inches above the shingles and will not substantially impact the height of the structure.

Renewable energy systems are an allowed use within the SR district with a CUP.

Permit History:

- 1995: CUP for Grading and Dirt Moving
- 1999: Accessory Structure with Living Quarters/Dwelling
- 1999: SSTS
- 2005: SSTS
- 2007: Deck
- 2023: Water Oriented Accessory Structure

Complete Application Received:	3/24/2025
Action Deadline:	5/23/2025
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	\$450.00
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	N/A
• City Attorney:	N/A
Notifications:	
• DNR:	4/14/2025
• MNDOT:	N/A
• CWC HWY:	N/A
• Other:	N/A

Applicable Regulations: The following ordinance regulations apply to this request:

3.09 Conditional Uses

3.09.01 Land uses shown as conditional uses in the land use tables in Section 4.03, shall be allowed only after a conditional use permit application has been made to and approved by the Planning Commission/Board of Adjustment. After a pre-application meeting with the Zoning Administrator, an application for a conditional use permit shall be filed with the Zoning Administrator including:

- a) A certificate of survey signed by a registered land surveyor licensed in the State of Minnesota, unless the Zoning Administrator determines otherwise. A negative determination, signed by the Zoning Administrator, shall be made in writing and forwarded to the applicant and the Planning Commission/Board of Adjustment setting forth the facts upon which the determination was made. Required certificates of survey shall indicate information pertinent to the application which may include the following:
1. Graphic scale;
 2. North point;
 3. Bearing/coordinate system;
 4. Date of Preparation;
 5. Legal description of subject parcel boundary and resulting parcels;
 6. Property boundary with sufficient survey and mathematical data to locate and retrace the boundary;
 7. Location of right of ways, public roads and easements of record;

8. Structure setbacks including all pertinent dimensions;
9. Area of parcel(s) in square feet and acres;
10. Total area of riparian parcel and area above ordinary high water elevation level;
11. Buildable area of parcel(s);
12. Building envelope;
13. Location, square footage and height of all existing and proposed structures/additions;
14. Location of all wells (existing and proposed) and septic systems;
15. Location and size of all existing and proposed driveways, roads and easements;
16. Nonconforming structure setbacks including all pertinent dimensions;
17. Bluff or steep slopes including all pertinent dimensions and setbacks;
18. Shoreline and ordinary high water elevation line, if riparian;
19. Location of delineated wetlands;
20. Impervious coverage calculation

b) Grading and storm water plans utilizing the current certificate of survey as a base for the subject property depicting the following:

1. Existing contours at two (2) foot intervals.
2. Drainage plan, including the configuration of drainage areas and calculations.
3. Surface water ponding and treatment areas.
4. Erosion control measures.

c) In accordance with Section 3.12, within 15 working days of receiving a conditional use application, the Zoning Administrator shall review the conditional use application to determine if it is complete. The applicant shall be notified of any additional information needed. When the Zoning Administrator determines that application complete, the 60-day review period begins.

d) After determining that the application is complete, the Administrator, shall forward the application and supporting documentation to the Planning Commission/Board of Adjustment for public hearing.

3.09.02 Public Hearing

Public hearings shall be conducted according to the provisions of Section 3.03 of this ordinance.

3.09.03 Determination

In considering an application, the Planning Commission shall determine and make findings for approval or denial on:

- a) The potential impact of the proposed use on health, safety and general welfare of the occupants in the surrounding neighborhood;
- b) The ability of the proposed use to meet the standards of this ordinance;

- c) The ability of the proposed use to meet goals and policies adopted within the Fifty Lakes Comprehensive Plan;
- d) The effect of the proposed use on property values and future development of the land in the surrounding neighborhood;
- e) The effect of the proposed use on public utility, public services, roads and schools;
- f) The effects of the proposed use on the environment including its impact on groundwater, surface water and air quality;
- g) The adequacy of water supply, subsurface sewage treatment system facilities, erosion control and storm water management are provided pursuant to applicable standards.

3.09.04 Additional Evaluation Criteria in the shoreland area. A thorough evaluation of the waterbody and the topographic, vegetation, and soils conditions on the site must be made to ensure:

- a) The prevention of soil erosion or other possible pollution of public waters, both during and after construction;
 - b) The visibility of structures and other facilities as viewed from public waters is limited;
 - c) The site is adequate for water supply and subsurface sewage treatment;
- and,
- d) The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.

3.09.05 Conditions may apply. The Planning Commission/Board of Adjustment, in approving any such application, may impose additional conditions to the granting of the permit that shall fulfill the purposes of this ordinance. Such conditions may include, but are not limited to the following:

- a) Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted.
- b) Special provisions for the location, use of structures, subsurface sewage treatment systems, water craft launching and docking areas and vehicle parking areas.
- c) Performance security as prescribed in Section 3.16 of this ordinance to assure the City of Fifty Lakes is reimbursed for legal fees, engineer services, and any other professional services.
- d) Provisions to insure that the conditional use will not be detrimental to the

- use and enjoyment of the environment or of other properties.
- e) Buffers between potentially conflicting uses or along shorelines.
 - f) Increased setbacks from the ordinary high water level;
 - g) Designate the length of time in which work must be completed;
 - h) The Zoning Administrator may conduct follow up inspections as necessary to insure that the conditions established by the Planning Commission/Board of Adjustment are met.
 - i) Failure to comply with variance conditions as imposed by the Planning Commission/Board of Adjustment is a violation of this ordinance punishable under Section 2.05.

3.09.06 Conditional Use Permit Decision

After reviewing the application, considering all pertinent facts, and hearing testimony at the public hearing, the Planning Commission/Board of Adjustment shall determine if the conditional use requested be approved, denied, or modified. The Planning Commission/Board of Adjustment shall prepare written findings of fact to support its decision. A copy of the decision and findings of fact shall be forwarded to the applicant. If the conditional use is approved by the Planning Commission/Board of Adjustment, the Zoning Administrator shall cause a copy of the conditional use to be recorded with the land records for the subject property in the Office of the County Recorder. A copy of the final decision granting a conditional use within a shoreland or floodplain area shall be sent to the Department of Natural Resources within 10 days of final action.

3.09.07 Amendments to conditional use permits or request for changes in conditions attached to Conditional Use Permits shall be referred to the Planning Commission and processed in the same manner as new Conditional Use Permits.

3.09.08 Conditional use permits shall be transferable with the real estate to subsequent landowners.

3.09.09 Construction approved under a conditional use permit shall be substantially completed within two years of the date of approval. The Zoning Administrator may grant an extension of completion of up to one year upon request for good cause.

3.09.10 Appeals of a Planning Commission/Board of Adjustment decision shall be filed as specified in Section 3.04 of this ordinance

8.02.04 Height of Structures.

All residential structures in the shoreland residential district, except churches, must not exceed 25 feet in height.

10.01.97 Energy System, Renewable

Means equipment designed for the generation of an energy source that is naturally replenished, such as solar, wind, or geothermal which is associated with a principal residential use.

Staff Findings: Staff provides the following findings of fact for consideration:

1. The subject property is described as: Lot 8 Block 1 Allens Kego Lake Acres; 22150510; located at 43835 Kego Lake Rd.
2. The subject property is 1.11 acres and is located in the Shoreland Residential (SR) land use district on a Recreational Development (RD) Lake.
3. The conditional use permit request is to install a roof-top renewable energy system (solar panels) on an existing structure.
4. The panels will be flush mounted on the dwelling and will not substantially impact the height of the conforming structure.
5. The proposed use is allowed with a conditional use permit.
6. The proposed renewable energy system meets all setback and height requirements of the shoreland Residential land use district.
7. The existing and proposed impervious surface coverage of the subject property is approximately 10%.
8. The proposed use, with conditions, will not have an impact on the health, safety and general welfare of the occupants in the surrounding neighborhood. The subject property is adjacent to property used for residential purposes.
9. The proposed use, with conditions, will meet all standards of the ordinance.
10. The proposed use is compatible with the comprehensive plan.
11. The proposed use, with conditions, will not impact the value properties in the neighborhood nor will it impact future development of properties in the surrounding area.
12. The proposed use will not generate an increased demand for additional public utilities, public utilities or schools.
13. The proposed use, with conditions, will not adversely impact groundwater, surface water and air quality.
14. The proposed use conforms with the City's land use regulations.

Planning Commission Direction: The Planning Commission may approve the request, deny the request or table the request if additional information is needed. If the motion is for approval or denial, findings of fact should be cited.

Staff Recommendation: Should the planning commission approve the conditional use permit request, staff recommends the following conditions of approval:

1. All use shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission.

2. _____

3. _____

CITY OF FIFTY LAKES

CONDITIONAL USE PERMIT APPLICATION

APPLICATION:

- A. Applicant shall complete Conditional Use Permit Application provided by Zoning Administrator and submit to Zoning Administrator 30 days prior to scheduling public hearing.
- B. Application shall be accompanied by a certificate of survey (unless waived by the zoning administrator) complete with as a minimum the information from Conditional Use Permit Checklist.
- C. Application shall be accompanied by application fee made payable to the “City of Fifty Lakes.” **This fee does not cover the land use permit, which must be filed separately, if necessary.**

REVIEW:

- A. Planning and Zoning Administrator shall review the application for completeness and assign a reference number to application, plans, and any other attachments. Applicant shall be notified within ten days if additional information is required to complete the application.
- B. After receipt of a completed Conditional Use Permit Application and supporting documents, the Zoning Administrator shall schedule a public hearing date on the Planning Commission’s agenda for the earliest possible opening.
- C. City Staff will prepare a Staff Report on the application. The Staff Report will be available for public review at City Hall no later than one week prior to the scheduled meeting date.
- D. The City Fee Schedule is based on average processing and review costs for land use applications. When costs exceed the original application fees, the applicant shall reimburse the City for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the City may need to obtain in reviewing permits. The City may withhold final action on a land-use application and/or hold the release of a construction permit until all fees are paid.

ACTION:

- A. The Planning Commission shall hold a public hearing on the conditional use permit application.
- B. At the conclusion of the public hearing, and after consideration of the testimony presented, the Planning Commission shall decide to approve or deny the request.

APP # _____
Date _____
(for office use only)

**CITY OF FIFTY LAKES
CONDITIONAL USE PERMIT APPLICATION**

Name of Applicant Freedom Forever, LLC Phone 763-807-1223

Mailing Address 43445 Business Park Dr. #110 Email permitminneapolis@freedomforever.com

City, State, Zip Temecula, CA 92590

Applicant is:		Title Holder of Property:
Legal Owner	()	<u>Jason Cronister</u>
Contract Buyer	()	(Name)
Option Holder	()	<u>43835 Kego Lake Rd.</u>
Agent	()	(Address)
Other <u>Contractor</u>		<u>Fifty Lakes, MN 56448</u>
		(City, State, Zip)

Signature of Owner, authorizing application (required): _____
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): Tiffany Harrison
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Address of property involved in this request:
43835 Kego Lake Rd. Fifty Lakes, MN 56448

Parcel ID No. 22128001008 Z 009 Zoning District LOT 8 BLOCK 1 AND UNDIVIDED 1/14

State nature of request in detail: (What are you proposing for the property?)
Installation of roof mounted solar array. SYSTEM SIZE (DC): 11 X 400 = 4.400 kW SYSTEM SIZE (AC): 3.800 kW @ 240V MODULES
11 X TRINA: TSM-400NE09RC.05 OPTIMIZERS: 11 X SOLAREEDGE S440 INVERTER: SOLAREEDGE SE3800H-USRG
(PART/SKU: SE3800H-USRGM)

What changes (if any) are you proposing to make to this site?

Building: Installation of PV system for alternate energy use. Roof Mount

Landscaping: _____

Parking/Signs: _____

Pursuant to the Fifty Lakes City Ordinance, Section 3.09, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Conditional Use Permit will cause no significant adverse effects.

- (1) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

Minimal Aesthetic Impact: The solar panels will be installed flush with the existing roofline, ensuring they do not obstruct views or cause visual disruptions.

No Noise Pollution: The system operates silently, so there will be no noise impact on neighbors.

No Light Glare or Reflection Issues: The selected Trina TSM-400NE09RC.05 modules have anti-reflective coatings to minimize glare, ensuring they do not affect neighboring properties.

Property Values: Research suggests that solar installations often increase property values and make homes more energy-efficient, benefiting the community.

- (2) Describe character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

Renewable Energy Growth: The City of Fifty Lakes, like many communities, is increasingly supportive of sustainable and energy-efficient improvements.

Residential Compliance: The installation aligns with residential zoning codes and follows the 2020 Minnesota State Building Code and 2017 National Electrical Code, ensuring safety and consistency

Roof-Mounted Design: The system will be fully integrated into the existing structure without any additional land use, keeping the neighborhood's visual character intact

This proposal is entirely consistent with the area's development patterns and promotes sustainability without altering the neighborhood's feel.

- (3) Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Describe if additional facilities will be required.

Sewer and Drainage: The system is roof-mounted and will not interfere with drainage, stormwater runoff, or septic systems

The system is designed to feed energy back into the Minnesota Power utility grid with proper disconnects, inverters, and grounding mechanisms

Utility approval will be obtained before activation, ensuring compliance. No Additional Facilities Needed: The existing main service panel (200A) can

handle the system's load without requiring upgrades to municipal services. There is no negative impact on community facilities, and the system may reduce electricity demand on the local grid.

- (4) Describe the impact on the character of the neighborhood in which the property is located.

Low Profile & Non-Intrusive: The panels are mounted directly onto the roof, ensuring a seamless appearance that does not alter the structure's silhouette.

Sustainable Living Encouragement: As more homeowners adopt solar energy, this project supports a modern, energy-efficient community.

Fire Safety & Code Compliance: The system meets UL 1741 safety standards and follows the 2018 International Fire Code, ensuring it poses no fire risk

Overall, the project will enhance the community by promoting clean energy while maintaining the visual and structural integrity of the neighborhood.

- (5) Describe the impact to traffic on roads and highways in the vicinity, and expected traffic generated by this application. Is there adequate parking available to accommodate the proposal?

The only traffic generated will be during the installation phase, which will last only a few days. A small team of installation professionals will be present, requiring only a few service vehicles.

Equipment and materials will be delivered before installation begins, minimizing transportation-related disruptions. No additional parking spaces or modifications are required.

Once installed, the system is self-sustaining and does not require ongoing vehicle trips for maintenance or operations.

Kego Lake Rd and surrounding roadways will not experience any additional congestion due to this installation.

- (6) Describe the effects of the proposed use on the environment including its impact on groundwater, surface water and air quality.

The proposed solar PV installation has no negative environmental impacts on groundwater, surface water, or air quality.

Instead, it provides substantial environmental benefits, including reducing carbon emissions, improving air quality, and promoting sustainable energy use.

CITY OF FIFTY LAKES
CUP CHECKLIST

- _____ Completed application
- _____ Fee
- _____ Sewer Compliance Inspection
- _____ All current City charges paid
- _____ Site plan with the following information, as a minimum (unless waived by P&Z Administrator)
 - _____ Legal Description of Site
 - _____ Certificate of survey, prepared by a licensed surveyor, showing parcel, dimensions and 2 foot contours (smaller contour intervals may be required in steep slope areas or when deemed necessary by the P&Z Administrator, Planning Commission or City Council)
 - _____ Location of all structures and their square footage
 - _____ Existing and proposed driveway, access roads, parking, off-street loading and sidewalks
 - _____ Proposed landscaping and screening plans
 - _____ Proposed Drainage Plan
 - _____ Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day
 - _____ Soils data
 - _____ Location of the subject property (a copy of the tax map can be used)
 - _____ Name of record owner/title holder of property
 - _____ Approximate location of existing and proposed water courses, wooded areas, and other significant physical features
 - _____ Approximate location of any proposed signs

CITY OF FIFTY LAKES CONTACT INFORMATION

City of Fifty Lakes:

40447 Town Hall Road
P.O. Box 125
Fifty Lakes, MN 56448

Phone: (218) 763-3113

Email: pz@fiftylakesmn.com

Planning and Zoning
Administrator:

Bethany Soderlund
Sourcewell

Phone: (218) 855-9605

bethany.soderlund@sourcewell-mn.gov



Freedom Forever
Planset Revision Letter

3/11/2025
REV #2

Attn. City of Fifty Lakes (MN):

The changes outlined in Revision Details have been applied to the plans corresponding to the following customer:

CASEY CARL
43835 KEGO LAKE RD

Revision Details:

REV1: Wiring for PV meter has been shown on TLD - page PV-4

REV2: PV meter location revised - page PV-4

All corresponding changes are notated on the plans by revision clouds.

Thank you for your time in reviewing these plans. Please reach out if you have any additional questions or concerns.

Construction Engineering
Freedom Forever
engineering@freedomforever.com

ROOF MOUNT PHOTOVOLTAIC SYSTEM

CODES:

THIS PROPOSED INSTALLATION COMPLIES WITH THE FOLLOWING:
 2020 MINNESOTA STATE BUILDING CODE
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL RESIDENTIAL CODE
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2018 INTERNATIONAL EXISTING BUILDING CODE
 2018 INTERNATIONAL FUEL GAS CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL PLUMBING CODE
 2017 NATIONAL ELECTRICAL CODE
 AS ADOPTED BY CITY OF FIFTY LAKES

CONSTRUCTION NOTES:

CONDUIT AND CONDUCTOR SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.

ALL SOLAR ENERGY SYSTEM EQUIPMENT SHALL BE SCREENED TO THE MAXIMUM EXTENT POSSIBLE AND SHALL BE PAINTED A COLOR SIMILAR TO THE SURFACE UPON WHICH THEY ARE MOUNTED.

MODULES SHALL BE TESTED, LISTED AND IDENTIFIED WITH FIRE CLASSIFICATION IN ACCORDANCE WITH UL 2703. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED PER SECTION R314 AND 315 TO BE VERIFIED AND INSPECTED BY INSPECTOR IN THE FIELD.

DIG ALERT (811) TO BE CONTACTED AND COMPLIANCE WITH EXCAVATION SAFETY PRIOR TO ANY EXCAVATION TAKING PLACE

PHOTOVOLTAIC SYSTEM GROUND WILL BE TIED INTO EXISTING GROUND AT MAIN SERVICE FROM DC DISCONNECT/INVERTER AS PER 2017 NEC SEC 250.166(A).

SOLAR PHOTOVOLTAIC SYSTEM EQUIPMENT WILL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ART. 690 OF THE 2017 NEC

THE MAIN SERVICE PANEL WILL BE EQUIPPED WITH A GROUND ROD OR UFER

UTILITY COMPANY WILL BE NOTIFIED PRIOR TO ACTIVATION OF THE SOLAR PV SYSTEM

SOLAREGE OPTIMIZERS ARE LISTED TO IEC 62109-1 (CLASS II SAFETY) AND UL 1741 STANDARDS

INSTALL CREW TO VERIFY ROOF STRUCTURE PRIOR TO COMMENCING WORK. EMT CONDUIT ATTACHED TO THE ROOF USING CONDUIT MOUNT.

Professional Engineer Certification:
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the Laws of the State of Minnesota.

Signature: 
 Name: Taqi Khawaja
 Date: _____ License Number: 62547

Signed by: Taqi Khawaja, PE
 Signed on: 03/20/2025

VICINITY MAP:



TABLE OF CONTENTS:

PV-1	PROJECT DETAILS
PV-2	SITE PLAN
PV-2A	ROOF PLAN WITH MODULES LAYOUT
PV-2B	ARRAY DETAILS
PV-3	MOUNTING DETAILS
PV-4	THREE LINE DIAGRAM
PV-5	CONDUCTOR CALCULATIONS
PV-6	EQUIPMENT & SERVICE LIST
PV-7	LABELS
PV-7A	SITE PLACARD
PV-8	OPTIMIZER CHART
PV-9	SAFETY PLAN
PV-10	SAFETY PLAN
APPENDIX	MANUFACTURER SPECIFICATION SHEETS

THIS SYSTEM DESIGNED WITH:
 WIND SPEED: 110
 WIND EXPOSURE: B
 SNOW LOAD: 70

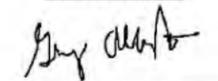
CLIENT:
 JASON R CRONISTER & CASEY J CARL
 43835 KEGO LAKE RD, FIFTY LAKES, MN 56448
 AHJ: CITY OF FIFTY LAKES
 UTILITY: MINNESOTA POWER
 METER: 36560
 APN: 22150510
 EMAIL: CASEY.JOE.CARL@GMAIL.COM
 FINANCE: MOSAIC POWERSWITCH CHOICE - MN

SYSTEM:
 SYSTEM SIZE (DC): 11 X 400 = 4.400 kW
 SYSTEM SIZE (AC): 3.800 kW @ 240V
 MODULES: 11 X TRINA: TSM-400NE09RC.05
 OPTIMIZERS: 11 X SOLAREGE S440
 INVERTER: SOLAREGE SE3800H-USRGM (PART/SKU: SE3800H-USRGM)

REVISIONS		
NO.	REVISED BY	DATE
1	B.R.	2/10/2025
1	B.R.	2/10/2025
-	-	-


freedom
 FOREVER

FREEDOM FOREVER LLC
 43445 BUSINESS PARK DR #110, TEMECULA, CA 92590
 Tel: (888) 557-6431
 GREG ALBRIGHT



CONTRACTOR LICENSE:
 RESIDENTIAL BUILDING LICENSE: BC783456;
 ELECTRICAL CONTRACTOR LICENSE: EA790533

PROJECT DETAILS			
JOB NO:	DATE:	DESIGNED BY:	SHEET:
531719	3/11/2025	A.M.	PV-1

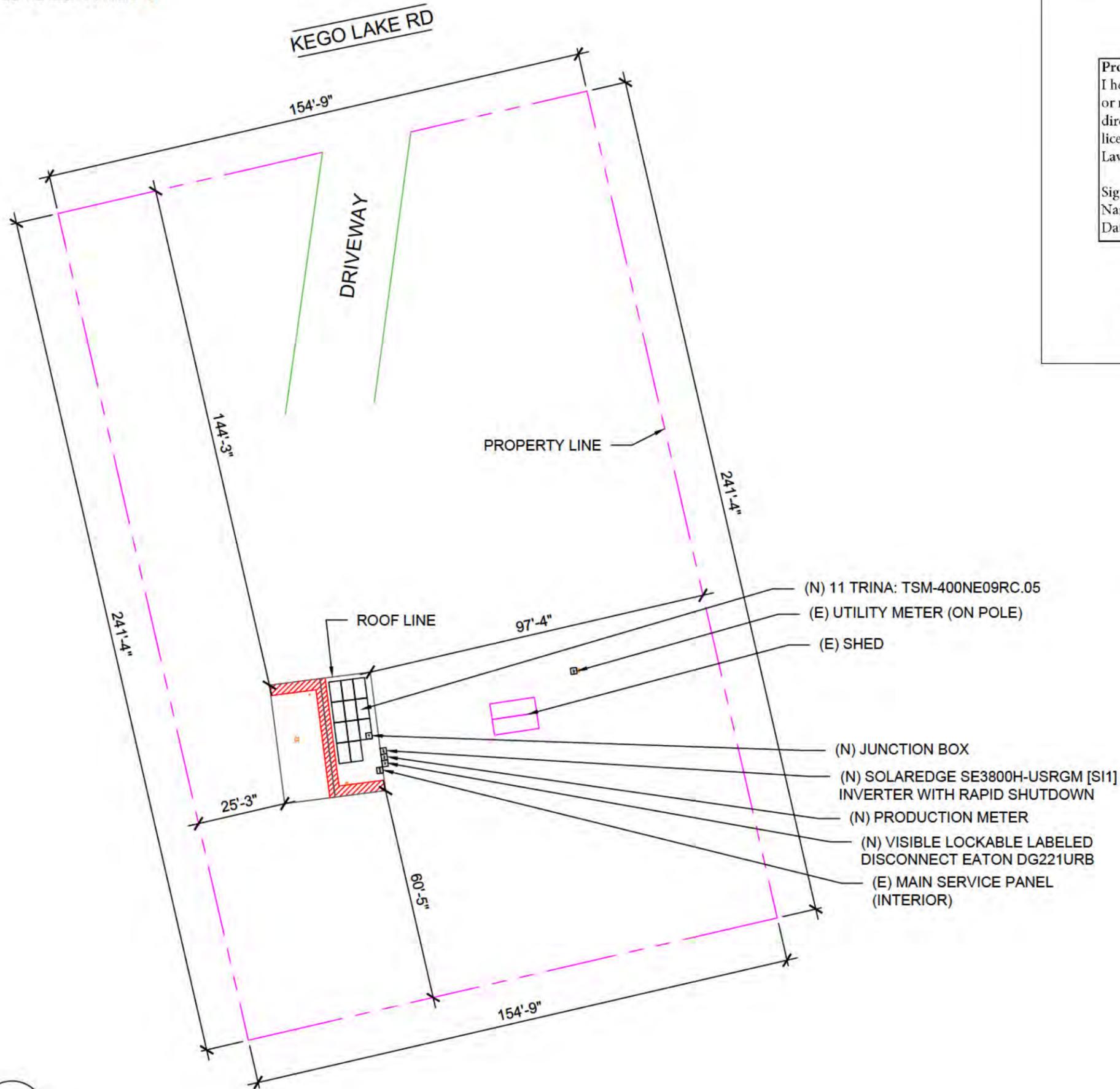
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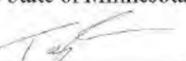
-  OBSTRUCTION
-  PIPE VENT
-  MODULES
-  CONDUIT
-  SETBACK
-  AC DISCONNECT
-  MSP
-  JUNCTION BOX
-  INVERTER
-  PRODUCTION METER

BOS WILL BE AS CLOSE AS POSSIBLE TO MSP WITHIN 10'

THIS SYSTEM DESIGNED WITH:
 WIND SPEED: 110
 WIND EXPOSURE: B
 SNOW LOAD: 70

PV SYSTEM
 4.400 kW-DC
 3.800 kW-AC



Professional Engineer Certification:
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the Laws of the State of Minnesota.
 Signature: 
 Name: **Taqi Khawaja**
 Date: _____ License Number: 62547

Signed by: **Taqi Khawaja, PE**
 Signed on: 03/20/2025

ROOF AREA: 1086.17 SQ FT

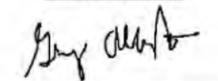
CLIENT:
 JASON R CRONISTER & CASEY J CARL
 43835 KEGO LAKE RD, FIFTY LAKES, MN 56448
 AHJ: CITY OF FIFTY LAKES
 UTILITY: MINNESOTA POWER
 METER: 36560
 APN: 22150510
 EMAIL: CASEY.JOE.CARL@GMAIL.COM
 FINANCE: MOSAIC POWERSWITCH CHOICE - MN

SYSTEM:
 SYSTEM SIZE (DC): 11 X 400 = 4.400 kW
 SYSTEM SIZE (AC): 3.800 kW @ 240V
 MODULES: 11 X TRINA: TSM-400NE09RC.05
 OPTIMIZERS: 11 X SOLAREEDGE S440
 INVERTER: SOLAREEDGE SE3800H-USRGM (PART/SKU: SE3800H-USRGM)

REVISIONS		
NO.	REVISED BY	DATE
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1	B.R.	2/10/2025
-	-	-



FREEDOM FOREVER LLC
 43445 BUSINESS PARK DR #110, TEMECULA, CA 92590
 Tel: (888) 557-6431
GREG ALBRIGHT



CONTRACTOR LICENSE:
 RESIDENTIAL BUILDING LICENSE: BC783456;
 ELECTRICAL CONTRACTOR LICENSE: EA790533



SITE PLAN
 SCALE: 1/32" = 1'-0"

1

SITE PLAN			
JOB NO:	DATE:	DESIGNED BY:	SHEET:
531719	3/11/2025	A.M.	PV-2

LEGEND:

	OBSTRUCTION
	PIPE VENT
	MODULES
	CONDUIT
	SETBACK
	AC DISCONNECT
	MSP
	JUNCTION BOX
	INVERTER
	PRODUCTION METER

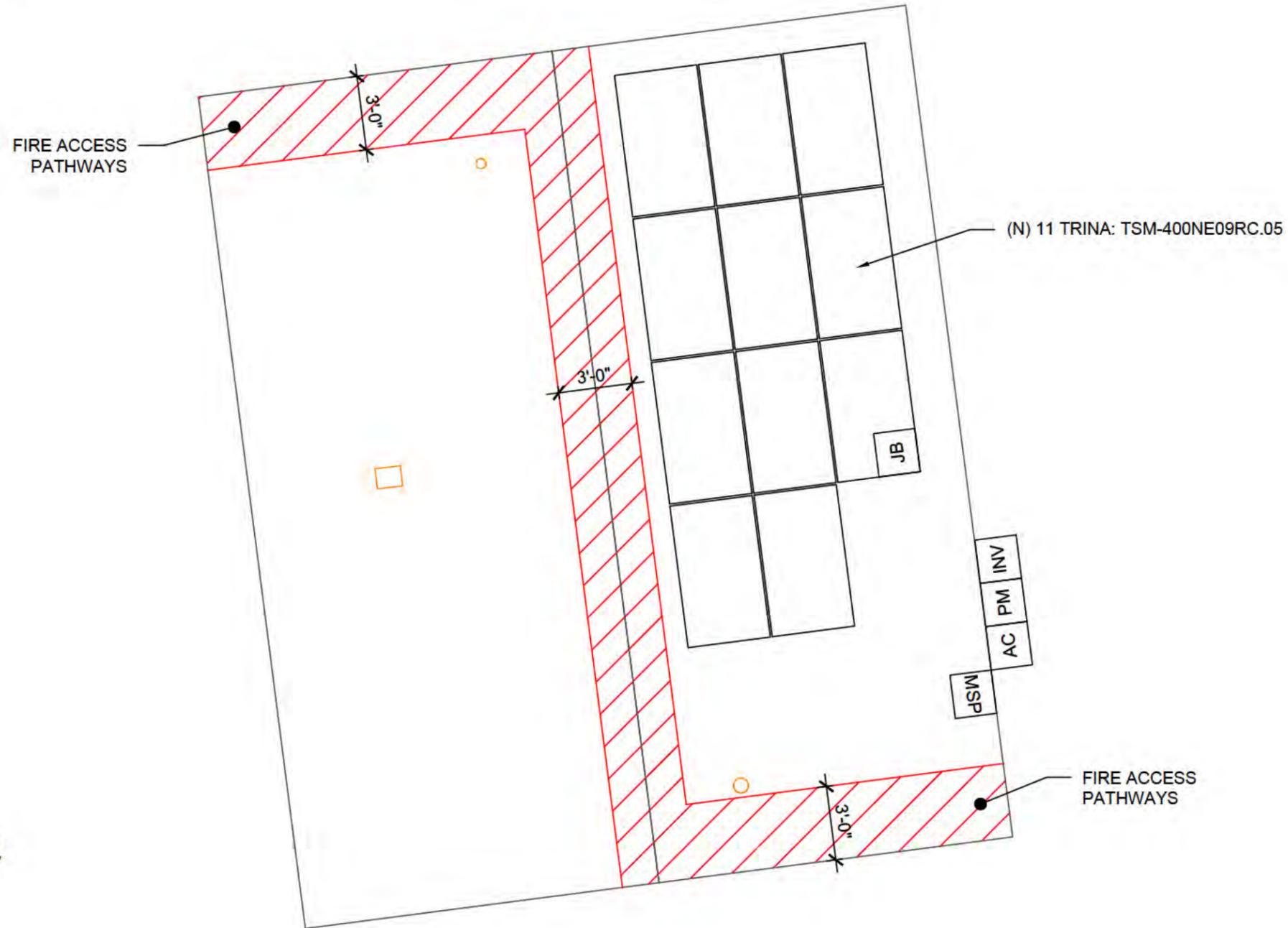
MODIFIED SETBACKS PROPOSED AT RIDGE:
 TOTAL ARRAY AREA = 236.58 SF
 TOTAL ROOF AREA = 1086.17 SF
 TOTAL ARRAY AREA AS A % TO ROOF AREA = 21.78%
 21.78% < 33%

BOS WILL BE AS CLOSE AS POSSIBLE TO MSP WITHIN 10'

THIS SYSTEM DESIGNED WITH:
 WIND SPEED: 110
 WIND EXPOSURE: B
 SNOW LOAD: 70

PV SYSTEM
 4.400 kW-DC
 3.800 kW-AC

TOTAL ROOF AREA: 1086.17 SQ FT
 TOTAL ARRAY AREA: 236.58 SQ FT
 ARRAY COVERAGE: 21.78%
 SYSTEM DISTRIBUTED WEIGHT: 2.69 LBS
 ROCKIT SMART SLIDE POINT-LOAD: 15.67 LBS



Professional Engineer Certification:
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the Laws of the State of Minnesota.
 Signature:
 Name: **Taqi Khawaja**
 Date: _____ License Number: 62547

Signed by: **Taqi Khawaja, PE**
 Signed on: 03/20/2025

ROOF AREA: 1086.17 SQ FT

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ROOF PLAN WITH MODULES LAYOUT			
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- NOTES:**
- EMT CONDUIT ATTACHED TO THE ROOF USING CONDUIT MOUNTS
 - ATTACHED CLAMPS AT 25% FROM THE EDGE AND 50% FROM THE CENTER OF THE MODULES
 - JUNCTION BOX IS MOUNTED TO THE RAIL.



ROOF PLAN
 SCALE: 3/16" = 1'-0"

1

ROOF DETAILS:

TOTAL ROOF AREA: 1086.17 SQ FT
 TOTAL ARRAY AREA: 236.58 SQFT
 ARRAY COVERAGE: 21.78%
 SYSTEM DISTRIBUTED WEIGHT: 2.69 LBS
 ROCKIT SMART SLIDE POINT-LOAD: 15.67 LBS

Professional Engineer Certification:
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the Laws of the State of Minnesota.

Signature: 
 Name: Taqi Khawaja
 Date: _____ License Number: 62547

Signed by: Taqi Khawaja, PE
 Signed on: 03/20/2025

ROOF AREA STATEMENT

ROOF	MODULE QUANTITY	ROOF PITCH	ARRAY PITCH	AZIMUTH	ROOF AREA	ARRAY AREA
ROOF 1	11	25	25	82.6	543.09 SQ FT	236.58 SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT
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----	----	----	----	----	SQ FT	SQ FT
----	----	----	----	----	SQ FT	SQ FT

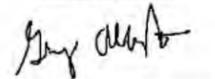
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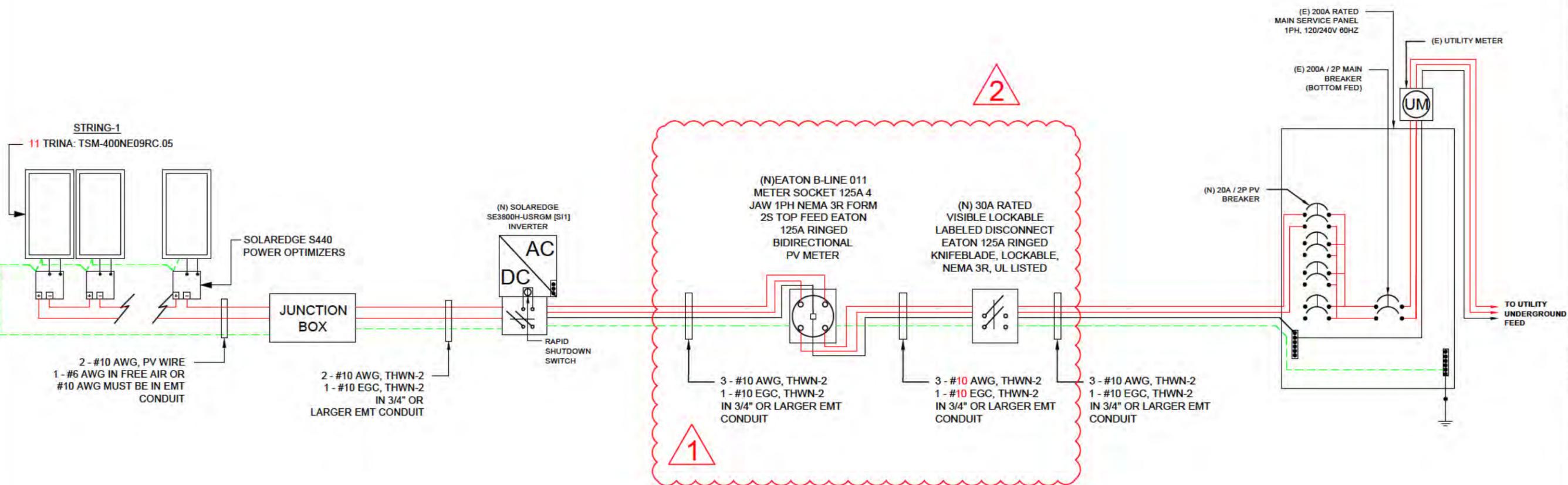
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ARRAY DETAILS			
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531719	3/11/2025	A.M.	PV-2B

BACKFEED BREAKER SIZING						
MAX. CONTINUOUS OUTPUT 16.00A @ 240V						
16.00	X	1.25	=	20.00AMPS	20A BREAKER - OK	
SEE 705.12 OF 2017 NEC						
200	X	1.20	=	240		
240	-	200	=	40A ALLOWABLE BACKFEED		

PV SYSTEM
4.400 kW-DC
 3.800 kW-AC

BOS WILL BE AS CLOSE AS POSSIBLE TO MSP WITHIN 10'



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NOTE:
 CONDUIT AND CONDUCTORS SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS

THREE LINE DIAGRAM			
JOB NO:	DATE:	DESIGNED BY:	SHEET:
531719	3/11/2025	A.M.	PV-4

WARNING:
POWER SOURCE OUTPUT
CONNECTION
DO NOT RELOCATE THIS
OVERCURRENT DEVICE.

705.12(B)(2)(3)(b)

"WARNING"
DUAL POWER SOURCES
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM
RATED AC OUTPUT CURRENT - 16.00 AMPS
AC NORMAL OPERATING VOLTAGE - 240 VOLTS

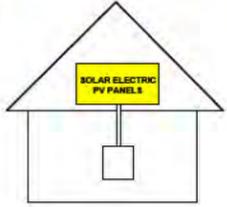
690.54

NOTES:

1. NEC ARTICLES 690 AND 705 AND IRC SECTION R324 MARKINGS SHOWN HEREON.
2. ALL MARKING SHALL CONSIST OF THE FOLLOWING:
 - A. UV RESISTANT SIGN MATERIAL WITH ENGRAVED OR MACHINE PRINTED LETTERS OR ELECTRO-PLATING.
 - B. RED BACKGROUND COLOR WHITE TEXT AND LINE WORK.
 - C. ARIAL FONT.
3. ALL SIGNS SHALL BE SIZED APPROPRIATELY AND PLACED IN THE LOCATIONS SPECIFIED. SIGNAGE CANNOT BE HAND-WRITTEN.
4. SIGNS SHALL BE ATTACHED TO THE SERVICE EQUIPMENT WITH POP-RIVETS OR SCREWS

**SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN**

TURN RAPID
SHUTDOWN SWITCH TO
THE "OFF" POSITION TO
SHUT DOWN PV SYSTEM
AND REDUCE SHOCK
HAZARD IN THE ARRAY



690.56(C)(1)(A)

PV METER

PM

AC

PV SYSTEM AC DISCONNECT
RATED AC OUTPUT CURRENT - 16.00 AMPS
AC NORMAL OPERATING VOLTAGE - 240 VOLTS

690.15, 690.54

**RAPID SHUTDOWN SWITCH FOR
SOLAR PV SYSTEM**

690.56(C)(3)

INVERTER

MAXIMUM VOLTAGE V
MAXIMUM CIRCUIT CURRENT A
MAX DC-DC CONVERTER
OUTPUT CURRENT A

"WARNING"
ELECTRICAL SHOCK HAZARD.
TERMINALS ON BOTH LINE AND LOAD SIDES
MAY BE ENERGIZED IN THE OPEN POSITION.

690.13 (B)

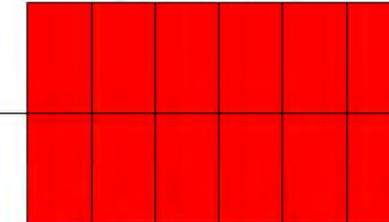
PV SYSTEM DC DISCONNECT
MAXIMUM VOLTAGE: 480V
MAXIMUM CIRCUIT CURRENT: 10.5A
MAX RATED OUTPUT CURRENT OF
THE CONTROLLER OR DC-TO-DC
CONVERTER: 15A

690.53

ARRAY

DC

J/B



NEC 690.31(G)(3) & (4)

"WARNING"
PHOTOVOLTAIC POWER SOURCE

EVERY 10' ON CONDUIT AND ENCLOSURES

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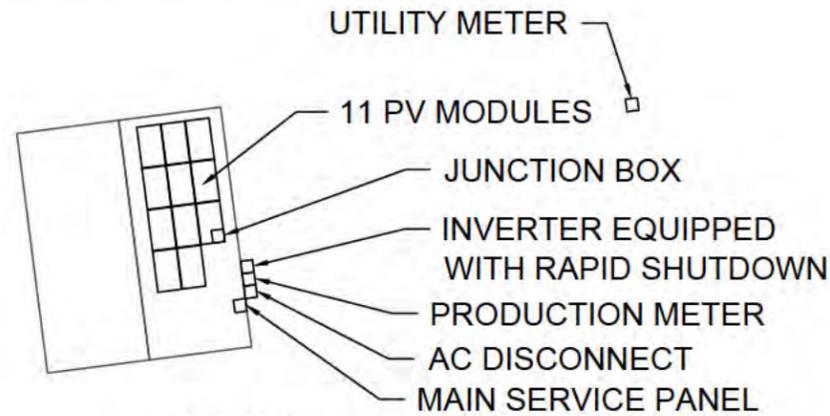
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LABELS			
JOB NO:	DATE:	DESIGNED BY:	SHEET:
531719	3/11/2025	A.M.	PV-7

CAUTION:

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS AS SHOWN

KEGO LAKE RD



WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL



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SITE PLACARD

JOB NO:	DATE:	DESIGNED BY:	SHEET:
531719	3/11/2025	A.M.	PV-7A

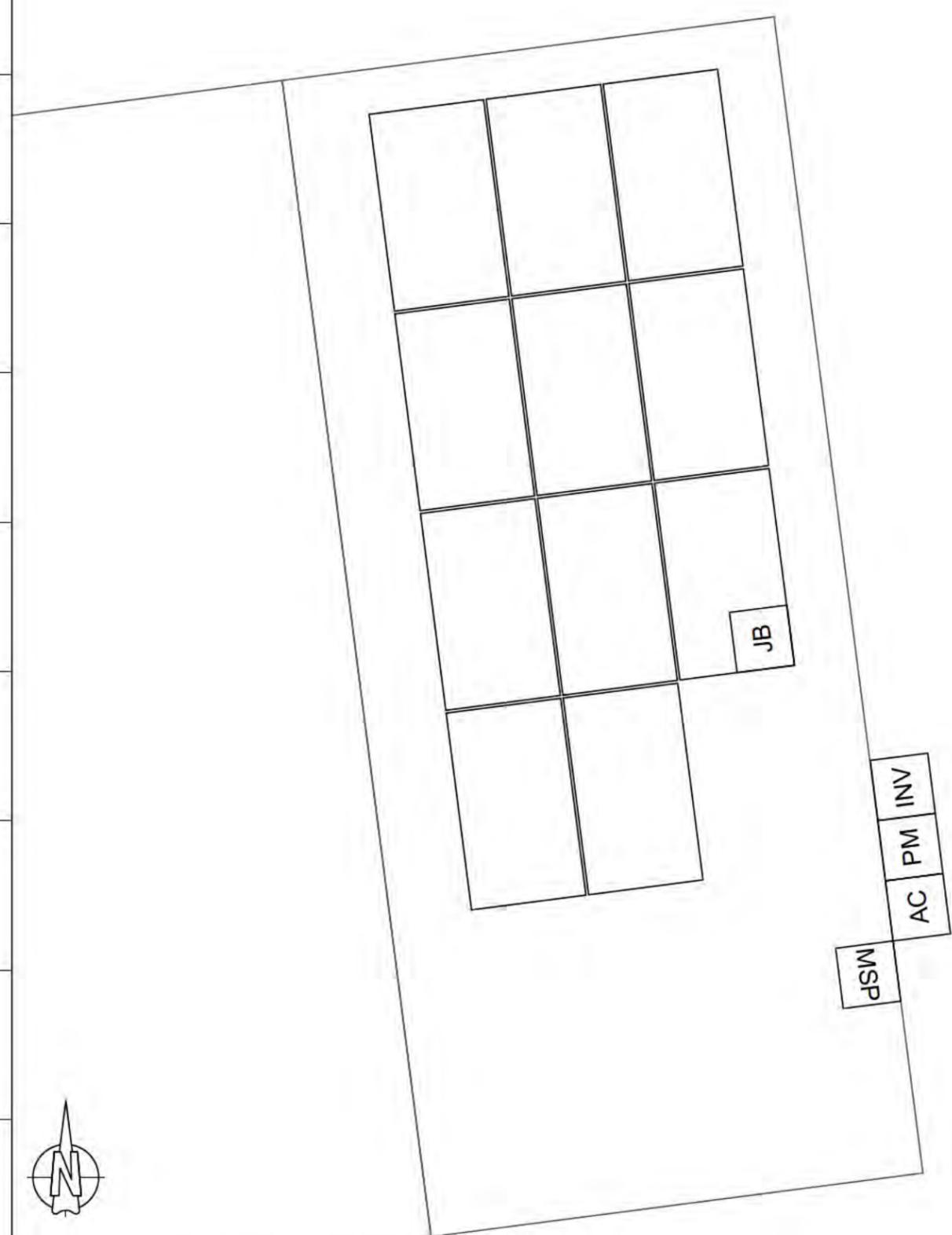
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1-10 11-20 21-30 31-40 41-50 51-60

SOLAREEDGE OPTIMIZER CHART

1
2
3
4
5
6
7
8
9
10



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OPTIMIZER CHART			
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FOR INSTALLATION REFERENCE ONLY

SCAN QR CODE TO ACCESS REFERENCE LINK

FREEDOM REFERENCES



INSTALL HOTLINE

PV INSTALLATION REFERENCES



ENPHASE



SOLAREEDGE



TESLA

BATTERY INSTALLATION REFERENCES



Enphase Storage Systems



SOLAREEDGE Storage Systems



TESLA Storage Systems



NON-BACKUP Battery Systems



Misc. Quick Guide

Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

PRODUCT: TSM-NE09RC.05
PRODUCT RANGE: 400-430W

430W

MAXIMUM POWER OUTPUT

0~+5W

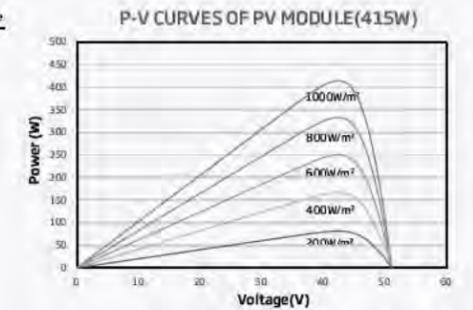
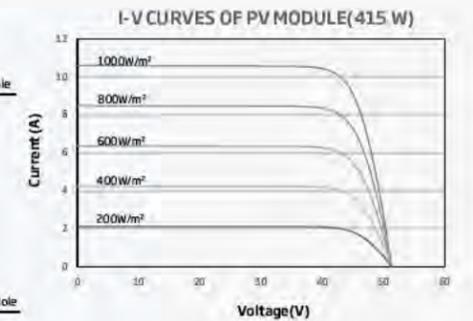
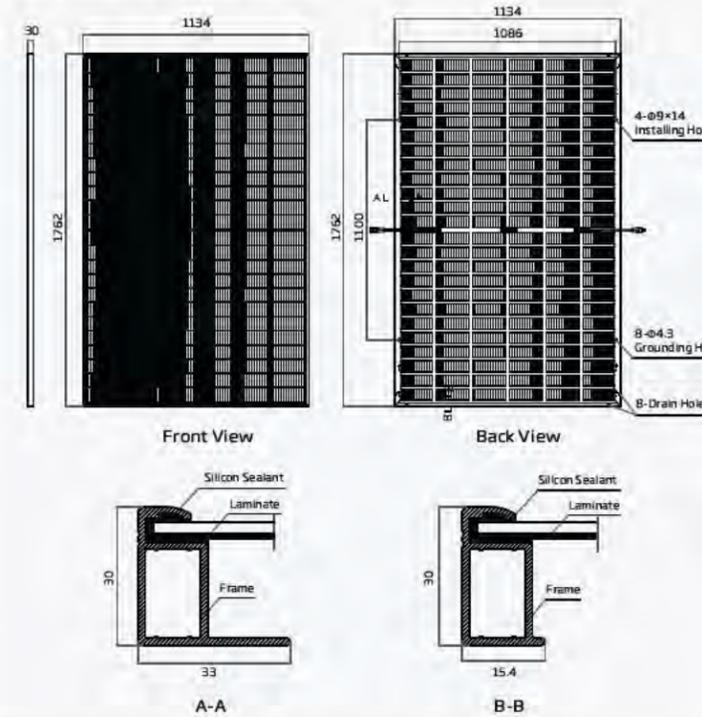
POSITIVE POWER TOLERANCE

21.5%

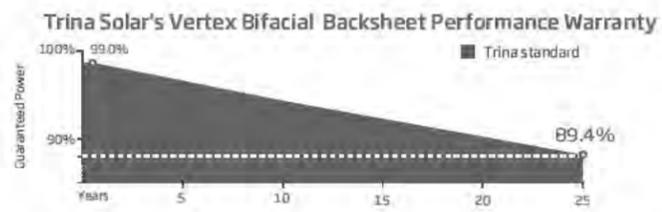
MAXIMUM EFFICIENCY

Vertex S+ BACKSHEET MONOCRYSTALLINE MODULE

DIMENSIONS OF PV MODULE(mm)



- Small in size, bigger on power**
 - Up to 430W, 21.5% module efficiency with high density interconnect technology
 - Reduce installation cost with higher power bin and efficiency
 - Boost performance in warm weather with low temperature coefficient and operating temperature
- High Reliability**
 - Innovative non-destructive cutting for improved mechanical resistance and strength
 - Excellent fire rating, weather resistance, salt spray, sand dust, ammonia performance which is fully applicable in coastal, high temperature, humidity area and harsh environment
- Ultra-low Degradation, longer warranty, higher output**
 - First-year degradation 1% and annual degradation at 0.4%
 - Up to 25 years product warranty and 25 years power warranty
- Universal solution for residential and C&I rooftops**
 - Easy for integration, designed for compatibility with existing mainstream inverters and diverse mounting systems
 - Perfect size and low weight for handling and installation
 - Most valuable solution on low load capacity rooftops (weight similar to backsheet version)
 - Mechanical performance up to 6000 Pa positive load and 4000 Pa negative load



ELECTRICAL DATA (STC)

Peak Power Watts-P _{MAX} (Wp)*	400	405	410	415	420	425	430
Power Tolerance-P _{MAX} (W)	0~+5						
Maximum Power Voltage-V _{MPP} (V)	41.3	41.7	42.1	42.5	42.8	43.2	43.6
Maximum Power Current-I _{MPP} (A)	9.68	9.71	9.73	9.77	9.80	9.84	9.87
Open Circuit Voltage-V _{OC} (V)	49.2	49.6	50.1	50.5	50.9	51.4	51.8
Short Circuit Current-I _{SC} (A)	10.30	10.33	10.37	10.40	10.43	10.47	10.50
Module Efficiency-η _m (%)	20.0	20.3	20.5	20.8	21.0	21.3	21.5

STC: Irradiance 1000W/m², Cell Temperature 25°C, Air Mass AM1.5, *Measuring tolerance: ±3%

Electrical characteristics with different power bin (reference to 10% irradiance ratio)

Total Equivalent power -P _{MAX} (Wp)	426	431	437	442	447	453	458
Maximum Power Voltage-V _{MPP} (V)	41.3	41.7	42.1	42.5	42.8	43.2	43.6
Maximum Power Current-I _{MPP} (A)	10.31	10.34	10.36	10.41	10.44	10.48	10.51
Open Circuit Voltage-V _{OC} (V)	49.2	49.6	50.1	50.5	50.9	51.4	51.8
Short Circuit Current-I _{SC} (A)	10.97	11.00	11.04	11.08	11.11	11.15	11.18

Irradiance ratio (rear/front) 10%

Power Bifaciality β₁ 110%

ELECTRICAL DATA (NOCT)

Maximum Power-P _{MAX} (Wp)	312	308	312	316	319	324	328
Maximum Power Voltage-V _{MPP} (V)	38.6	39.0	39.3	39.7	40.0	40.4	40.7
Maximum Power Current-I _{MPP} (A)	7.88	7.91	7.93	7.96	7.98	8.01	8.04
Open Circuit Voltage-V _{OC} (V)	46.6	47.0	47.5	47.8	48.2	48.7	49.1
Short Circuit Current-I _{SC} (A)	8.30	8.32	8.36	8.38	8.41	8.44	8.46

NOCT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s

MECHANICAL DATA

Solar Cells	Topcon Bifacial
No. of cells	144cells
Module Dimensions	1762*1134*30mm (69.37*44.65*1.18 inches)
Weight	21.3kg (47.0 lb)
Front Glass	3.2mm (0.12inches), High Transmission, Tempered Glass
Encapsulant material	POE/EVA
Backsheet	Black Grid Transparent Backsheet
Frame	30mm (1.18 inches) Anodized Aluminum Alloy, Black
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm ² (0.006 inches ²) Landscape: N 1100 mm/ P1100 mm(43.31/43.31 inches)
Connector	MC4 EV02
Fire Type	Type 1 or Type2

TEMPERATURE RATINGS

NOCT (Nominal Operating Cell Temperature)	43°C (±2°C)
Temperature Coefficient of P _{MAX}	-0.30%/°C
Temperature Coefficient of V _{OC}	-0.24%/°C
Temperature Coefficient of I _{SC}	0.04%/°C

MAXIMUM RATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1500V DC (IEC)
Max Series Fuse Rating	25 A

WARRANTY

25 year Product Workmanship Warranty
25 year Power Warranty
1% first year degradation
0.4% Annual Power Attenuation

PACKAGING CONFIGURATION

Modules per box: 36 pieces
Modules per 40' container: 792 pieces
Pallet dimensions (L x W x H): 1800 x 1135 x 1259 mm
Pallet weight: 829kg (1827 lb)

(Please refer to product warranty for details)

Comprehensive Products and System Certificates



IEC61215/IEC61730/IEC61701/IEC62716/UL61730
ISO 9001: Quality Management System
ISO 14001: Environmental Management System
ISO 14064: Greenhouse Gases Emissions Verification
ISO 45001: Occupational Health and Safety Management System

Trina solar

Trina solar

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

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Version number: TSM_NA_EN_2023_A

www.trinasolar.com

SolarEdge Home Wave Inverter For North America

SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US



INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014-2023 per articles 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

/ SolarEdge Home Wave Inverter For North America

SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US

Applicable to inverters with part number	SEXXXXH-XXXXXX4					SE11400H-XXXXXX5	Units
	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
OUTPUT							
Rated AC Power Output	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5 ⁽¹⁾						Hz
Maximum Continuous Output Current @240V	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	16	-	24	-	-	48.5	A
Power Factor	1, Adjustable - 0.85 to 0.85						
GFDI Threshold	1						A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes						
INPUT							
Maximum DC Power @240V	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes						
Maximum Input Voltage	480						Vdc
Nominal DC Input Voltage	380						Vdc
Maximum Input Current @240V ⁽²⁾	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V ⁽²⁾	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45						Adc
Reverse-Polarity Protection	Yes						
Ground-Fault Isolation Detection	600k Sensitivity						
Maximum Inverter Efficiency	99.2						%
CEC Weighted Efficiency	99					99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5						W

(1) For other regional settings please contact SolarEdge support.
(2) A higher current source may be used; the inverter will limit its input current to the values stated.

/ SolarEdge Home Wave Inverter

For North America

SE3800H-US / SE5000H-US / SE6000H-US /

SE7600H-US / SE10000H-US / SE11400H-US

Applicable to inverters with part number	SEXXXXH-XXXXXBXX4					SE11400H-XXXXXBXX5	
	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
ADDITIONAL FEATURES							
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), wireless SolarEdge Home Network (optional) ⁽³⁾ , Wi-Fi (optional), Cellular (optional)						
Revenue Grade Metering, ANSI C12.20	Optional ⁽⁴⁾						
Consumption Metering							
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection						
Rapid Shutdown - NEC 2014-2023 per articles 690.11 and 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect						
STANDARD COMPLIANCE							
Safety	UL1741, UL1741 SA, UL1741 SB, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07						
Grid Connection Standards	IEEE1547-2018, Rule 21, Rule 14 (H), CSA C22.3 No. 9						
Emissions	FCC Part 15 Class B						
INSTALLATION SPECIFICATIONS							
AC Output Conduit Size / AWG Range	1" Maximum / 14 – 6 AWG			1" Maximum / 14 – 4 AWG			
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1 – 2 strings / 14 – 6 AWG			1" Maximum / 1 – 3 strings / 14 – 6 AWG			
Dimensions with Safety Switch (H x W x D)	17.7 x 14.6 x 6.8 / 450 x 370 x 174			21.06 x 14.6 x 7.3 / 535 x 370 x 185	21.06 x 14.6 x 8.2 / 535 x 370 x 208 ⁽⁵⁾	in / mm	
Weight with Safety Switch	22 / 10	25.1 / 11.4	26.2 / 11.9	38.8 / 17.6	44.9 / 20.4 ⁽⁵⁾	lb / kg	
Noise	< 25			< 50			dB(A)
Cooling	Natural Convection						
Operating Temperature Range	-40 to +140 / -40 to +60 ⁽⁶⁾						°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)						

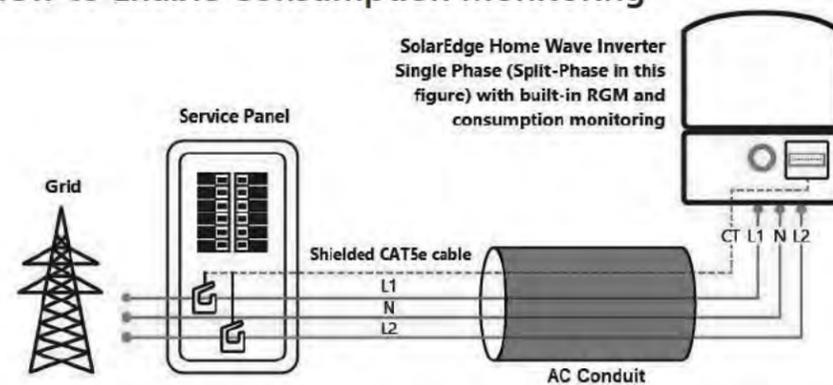
(3) For more information, refer to the [SolarEdge Home Network](#) datasheet

(4) Inverter with Revenue Grade Production and Consumption Meter P/N: SExxxxH-US000BE4. For consumption metering, current transformers should be ordered separately: SEACT0750-400NA-20 or SEACT0750-400NA-20, 20 units per box.

(5) SE11400H-USxxxBox5 is the updated PN, though SE11400H-USxxxBox4 will still be available. All specifications are similar for both models, **EXCLUDING** the weight and dimensions [HxWxD]. The weight and dimensions of SE11400H-USxxxBox4 are 17.6 [kg] and 21.06-14.6-7.3 / 535-370-185 [in/mm], accordingly.

(6) Full power up to at least 50°C / 122°F; for power de-rating information refer to the [Temperature De-rating Technical Note for North America](#).

How to Enable Consumption Monitoring



By simply wiring current transformers through the inverter's existing AC conduits and connecting them to the service panel, homeowners will gain full insight into their household energy usage helping them to avoid high electricity bills.

Power Optimizer For North America

S440, S500



POWER OPTIMIZER

PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Detects abnormal PV connector behavior, preventing potential safety issues*
- Module-level voltage shutdown for installer and firefighter safety
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Faster installations with simplified cable management and easy assembly using a single bolt
- Flexible system design for maximum space utilization
- Compatible with bifacial PV modules
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)

* Expected availability in 2022

solaredge.com



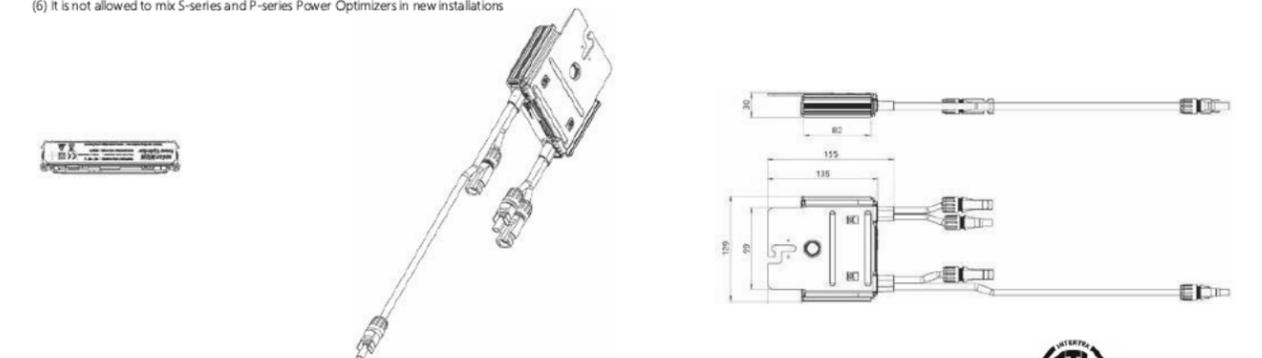
/ Power Optimizer For North America S440, S500

	S440	S500	Unit
INPUT			
Rated Input DC Power ⁽¹⁾	440	500	W
Absolute Maximum Input Voltage (Voc)	60		Vdc
MPPT Operating Range	8 - 60		Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5	15	Adc
Maximum Efficiency	99.5		%
Weighted Efficiency	98.6		%
Ovenvoltage Category	II		
OUTPUT DURING OPERATION			
Maximum Output Current	15		Adc
Maximum Output Voltage	60		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)			
Safety Output Voltage per Power Optimizer	1+/-0.1		Vdc
STANDARD COMPLIANCE			
Photovoltaic Rapid Shutdown System	NEC 2014, 2017 & 2020		
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3		
Safety	IEC62109-1 (class II safety), UL1741		
Material	UL94 V-0, UV Resistant		
RoHS	Yes		
Fire Safety	VDE-AR-E 2100-712:2013-05		
INSTALLATION SPECIFICATIONS			
Maximum Allowed System Voltage	1000		Vdc
Dimensions (W x L x H)	129 x 153 x 30 / 5.07 x 6.02 x 1.18		mm / in
Weight (including cables)	655 / 1.5		gr / lb
Input Connector	MC4 ⁽²⁾		
Input Wire Length	0.1 / 0.32		m / ft
Output Connector	MC4		
Output Wire Length	(+) 2.3, (-) 0.10 / (+) 7.54, (-) 0.32		m / ft
Operating Temperature Range ⁽³⁾	-40 to +85		°C
Protection Rating	IP68 / Type6B		
Relative Humidity	0 - 100		%

(1) Rated power of the module at STC will not exceed the power optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed.
 (2) For other connector types please contact SolarEdge.
 (3) For ambient temperature above +70°C / +158°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Technical Note for more details.

PV System Design Using a SolarEdge Inverter	Single Phase HD-Wave	Three Phase for 208V grid	Three Phase for 277/480V grid	
Minimum String Length (Power Optimizers)	S440, S500	8	14	18
Maximum String Length (Power Optimizers)	25		50 ⁽⁴⁾	
Maximum Nominal Power per String	5700 (6000 with SE7600-US-SE11400-U)	6000	12750	W
Maximum Allowed Connected Power per String ⁽⁵⁾ (Permitted only when the difference in connected power between strings is 1,000W or less)	Refer to Footnote 5	One String 7200W Two strings or more 7800W	15,000W	
Parallel Strings of Different Lengths or Orientations	Y			

(4) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement.
 (5) If the inverters rated AC power ≤ maximum nominal power per string, then the maximum power per string will be able to reach up to the inverters maximum input DC power. Refer to: <https://www.solaredge.com/sites/default/files/se-power-optimizer-single-string-design-application-note.pdf>
 (6) It is not allowed to mix S-series and P-series Power Optimizers in new installations.



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A. System Specifications and Ratings

- Maximum Voltage: 1,000 Volts
- Maximum Current: **JB-1.2:** 80 Amps; **JB-1.XL:** 120 Amps
- Allowable Wire: 14 AWG – 6 AWG
- Spacing: Please maintain a spacing of at least ½” between uninsulated live parts and fittings for conduit, armored cable, and uninsulated live parts of opposite polarity.
- Enclosure Rating: Type 3R
- Roof Slope Range: 2.5 – 12:12
- Max Side Wall Fitting Size: 1”
- Max Floor Pass-Through Fitting Size: 1”
- Ambient Operating Conditions: (-35°C) - (+75°C)
- Compliance:
 - **JB-1.2:** UL1741, CSA C22.2 No. 290; **JB-1.XL:** UL1741, CSA C22.2 No. 290
 - Approved wire connectors: must conform to UL1741, CSA C22.2 No. 290
- System Marking: **Intertek Symbol and File #5019942**
- Periodic Re-inspections: If re-inspections yield loose components, loose fasteners, or any corrosion between components, components that are found to be affected are to be replaced immediately.



Table 1: Typical Wire Size, Torque Loads and Ratings

	1 Conductor	2 Conductor	Torque				
			Type	NM	Inch Lbs	Voltage	Current
ABB ZS6 terminal block	10-24 awg	16-24 awg	Sol/Str	0.5-0.7	6.2-8.85	600V	30 amp
ABB ZS10 terminal block	6-24 awg	12-20 awg	Sol/Str	1.0-1.6	8.85-14.16	600V	40 amp
ABB ZS16 terminal block	4-24 awg	10-20 awg	Sol/Str	1.6-2.4	14.6-21.24	600V	60 amp
ABB M6/8 terminal block	8-22 awg		Sol/Str	.08-1	8.85	600V	50 amp
Ideal 452 Red <small>W NUT Wire Connector</small>	8-18 awg		Sol/Str	Self-Torque	Self-Torque	600V	
Ideal 451 Yellow <small>W NUT Wire Connector</small>	10-18 awg		Sol/Str	Self-Torque	Self-Torque	600V	
Ideal, In-Sure <small>Push In Connector Part #99</small>	10-14 awg		Sol/Str	Self-Torque	Self-Torque	600V	
WAGO, 2204-1201	10-20 awg	16-24 awg	Sol/Str	Self-Torque	Self-Torque	600V	30 amp
WAGO, 221-612	10-20 awg	10-24 awg	Sol/Str	Self-Torque	Self-Torque	600V	30 amp
Dottie DRC75	6-12 awg		Sol/Str	Snap-In	Snap-In		
ESP NG-53	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		
ESP NG-717	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		
Brumall 4-5,3	4-6 awg		Sol/Str		45	2000V	
	10-14 awg		Sol/Str		35		

Table 2: Minimum wire-bending space for conductors through a wall opposite terminals in mm (inches)

Wire size, AWG or kcmil (mm ²)	Wires per terminal (pole)			
	1 mm (inch)	2 mm (inch)	3 mm (inch)	4 or More mm (inch)
14-10 (2.1-5.3)	Not Specified	-	-	-
8 (8.4)	38.1 (1-1/2)	-	-	-
6 (13.3)	50.8 (2)	-	-	-

Single Meter Sockets Without Bypass

100 Amp Self-Contained



Application

- Single meter position
- Designed to receive watt-hour meters that meet ANSI C12.10
- Surface or semi-flush mounting
- Overhead or underground feed

Construction

- Type 3R construction
- Snap type sealing ring included
- 5th jaw provision at nine o'clock - 011 series only
- Ring style

Standards

- UL 414 listed, complies with ANSI C12.7

Finish

- ANSI 61 gray acrylic electrocoat finish

Accessories

- 5th jaw kit — catalog #50365
- Screw type sealing ring — catalog #25016D (included with MS73 catalog numbers)
- Steel and clear lexan covers for socket opening
- AW hubs

Single Meter Sockets/
Without Bypass

1

011

Overhead-Surface Mount

CATALOG NUMBER	AIC RATING	AMPACITY		VOLTAGE	SERVICE TYPE	NUMBER OF JAWS	HUB PROV.	CONDUCTOR LUG RANGE		FIGURE NUMBER	DIMENSIONS (INCHES)		
		MAX.	CONT.					PHASE CONDUCTOR LINE/LOAD	NEUTRAL CONDUCTOR		HEIGHT (H)	WIDTH (W)	DEPTH (D)
011	†	150	125	600	1Ø 3W	4	AW	14 AWG - 2/0 AWG	14 AWG - 2/0 AWG	Fig. 1	12	8	4 5/8
011MS73	†	150	125	600	1Ø 3W	4	AW	14 AWG - 2/0 AWG	14 AWG - 2/0 AWG	Fig. 1	12	8	4 5/8
927	†	150	125	600	3Ø 4W	7	AW	14 AWG - 1/0 AWG	14 AWG - 2/0 AWG	Fig. 3	17	8	4 5/8

Overhead-Flush Mount

CATALOG NUMBER	AIC RATING	AMPACITY		VOLTAGE	SERVICE TYPE	NUMBER OF JAWS	HUB PROV.	CONDUCTOR LUG RANGE		FIGURE NUMBER	DIMENSIONS (INCHES)		
		MAX.	CONT.					PHASE CONDUCTOR LINE/LOAD	NEUTRAL CONDUCTOR		HEIGHT (H)	WIDTH (W)	DEPTH (D)
011F	†	150	125	600	1Ø 3W	4	NONE	14 AWG - 2/0 AWG	14 AWG - 2/0 AWG	Fig. 2,6	12	8	4 5/8
011SF	†	150	125	600	1Ø 3W	4	NONE	14 AWG - 2/0 AWG	14 AWG - 2/0 AWG	Fig. 2,7	12	8	4 5/8
927F	†	125	100	600	3Ø 4W	7	NONE	14 AWG - 1/0 AWG	14 AWG - 2/0 AWG	Fig. 4	17	8	4 5/8

Underground-Surface Mount

CATALOG NUMBER	AIC RATING	AMPACITY		VOLTAGE	SERVICE TYPE	NUMBER OF JAWS	HUB PROV.	CONDUCTOR LUG RANGE		FIGURE NUMBER	DIMENSIONS (INCHES)		
		MAX.	CONT.					PHASE CONDUCTOR LINE/LOAD	NEUTRAL CONDUCTOR		HEIGHT (H)	WIDTH (W)	DEPTH (D)
U011	†	150	125	600	1Ø 3W	4	NONE	14 AWG - 2/0 AWG	14 AWG - 2/0 AWG	Fig. 5	12	12	4 5/8

† = Meter sockets shown on this page have certain short circuit current ratings when used in conformance with the tables on page 8.

Single Meter Sockets Without Bypass

100 Amp Self-Contained

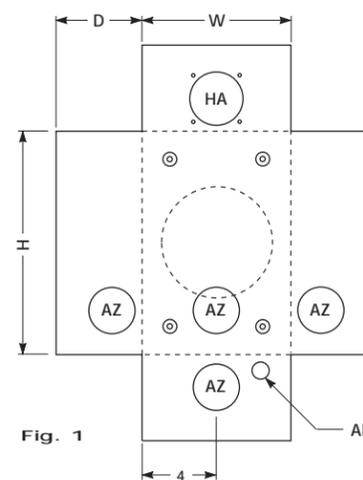


Fig. 1

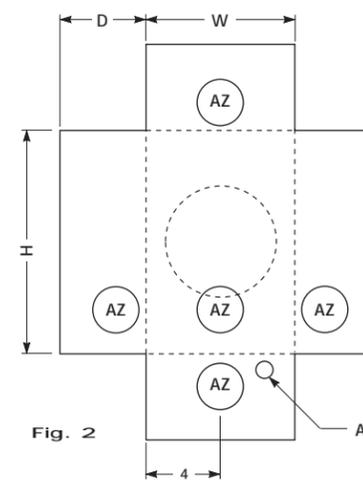


Fig. 2

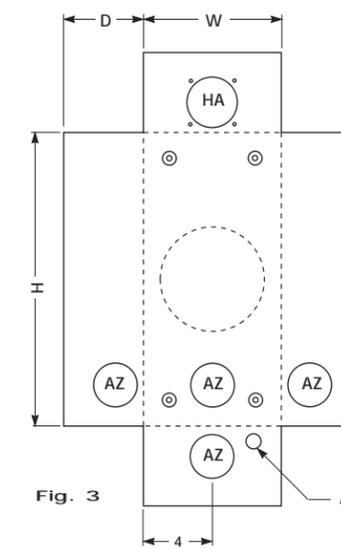


Fig. 3

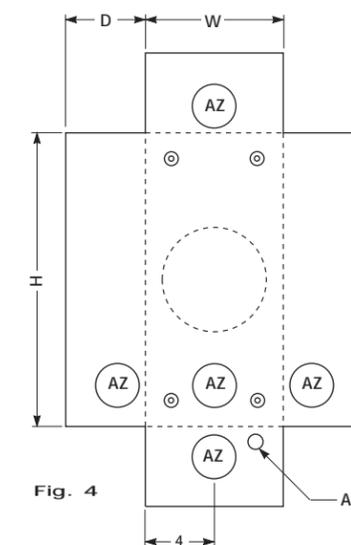


Fig. 4

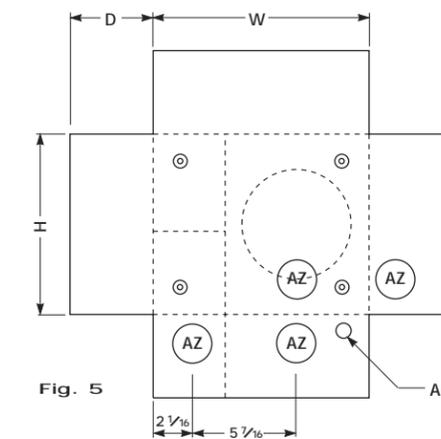


Fig. 5

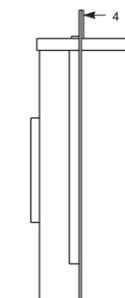


Fig. 6

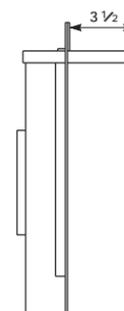


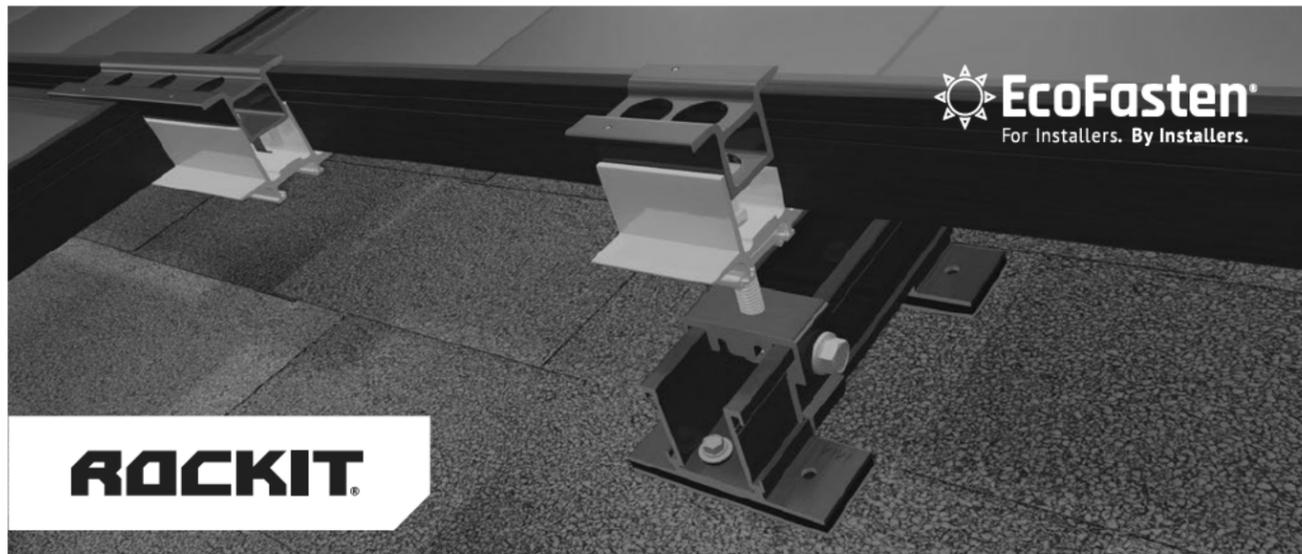
Fig. 7

Knockouts — Conduit Sizes

AB = 1/2"
AZ = 2" - 1 1/2" - 1 1/4" - 1"
HA = AW HUB

Single Meter Sockets/
Without Bypass

1



ROCKIT SMART SLIDE

Integrated UltraGrip Technology™

Pre-installed sealing pads are compatible with all composition shingle roofs. The compression achieved when fastened to the roof creates a super strong watertight seal. In most cases, the slide can be mounted to the deck without the need for sealant. A layer of flexible foam provides cushioning, which allows the waterproofing sealant to embed deep into the granules of the shingle as well as to flexibly conform over the steps found on architectural-style shingles.



INTRODUCING ROCKIT SMART SLIDE!

Introducing EcoFasten's patent pending RockIt Smart Slide, our simple solution for quickly installing the popular RockIt rail-less racking system to composition shingle roofs.

Features & Benefits

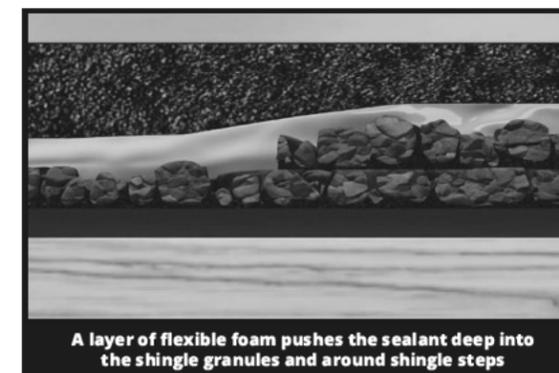
- Eliminates the need to pry up shingle courses and install a metal flashing
- Multiple opportunities to find the rafter
- No need for additional material when architectural shingles are not level
- Longer 6.75" slide avoids overlaps in shingle courses
- Integrated flashing utilizes UltraGrip Technology™ to create a watertight seal



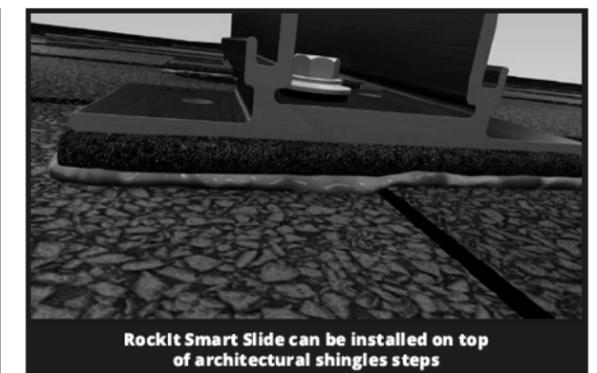
ROCKIT SMART SLIDE

Required Components:

Part Number:	Description:
2011024	RI SMART SLIDE BLK 6.75"
2011025	RI SMART SCRW #12X3" W/BW



A layer of flexible foam pushes the sealant deep into the shingle granules and around shingle steps



RockIt Smart Slide can be installed on top of architectural shingles steps

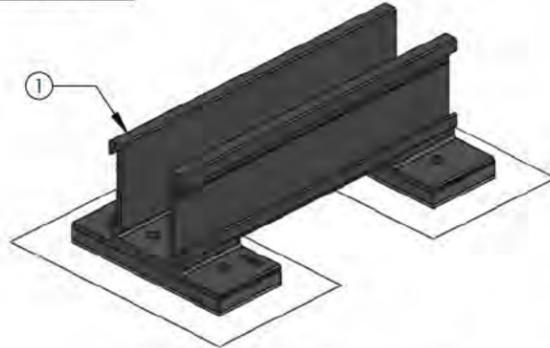
Testing & Documentation

- [UL441 Rain Report](#)
- [TAS 100 \(A\)-95 Wind and Wind Driven Rain Resistance](#)
- [Mechanical Load Test/Structural Capacity Certification](#)
- [Florida Product Approval](#)
- [RockIt Installation Manual](#)
- [RockIt CutSheets](#)



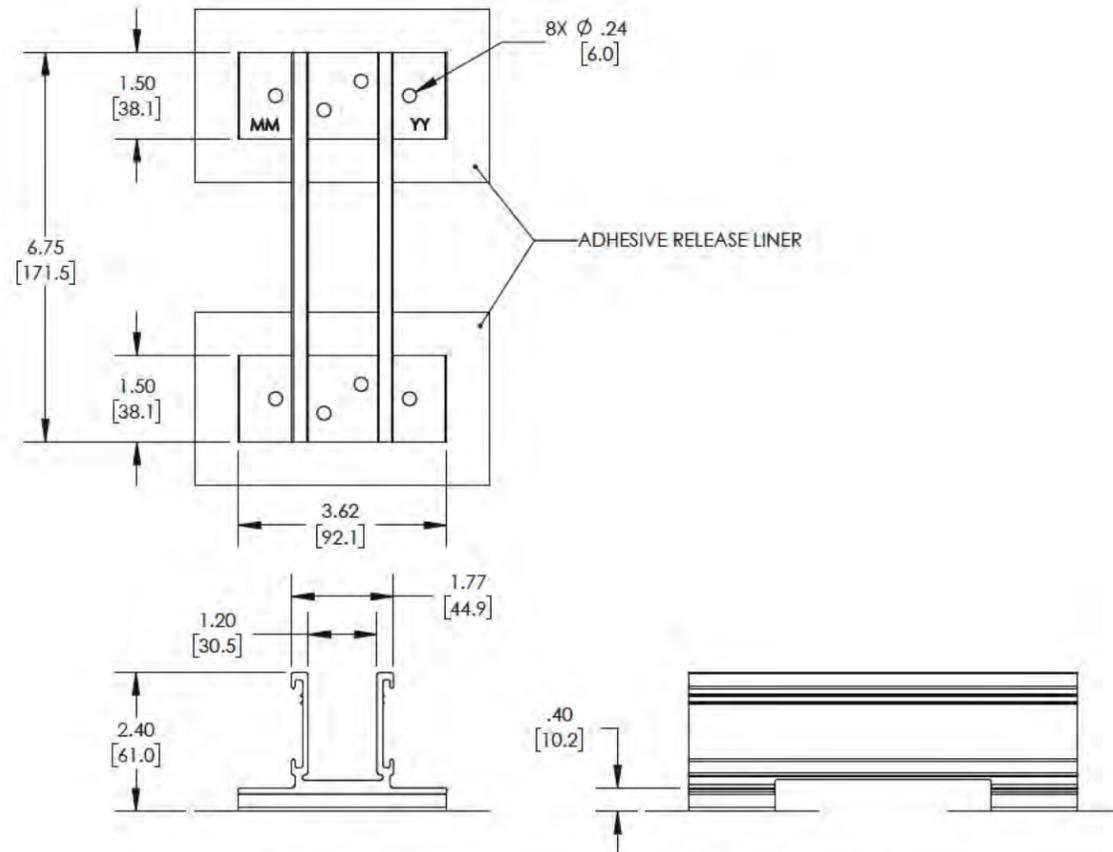
RI SMART SLIDE BLK 6.75"

PART NUMBER	DESCRIPTION
2011024	RI SMART SLIDE BLK 6.75"



ITEM NO.	DESCRIPTION
1	ROCKIT SMART SLIDE ASSEMBLY

1) ROCKIT FLASHLESS SLIDE ASSEMBLY

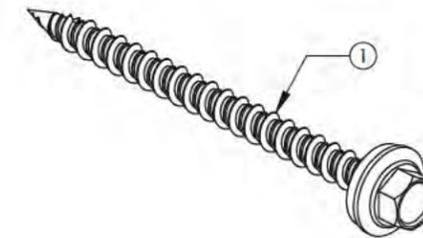


MATERIAL	ALUMINUM, EPDM, ADHESIVE, TREATED PAPER
FINISH	BLACK

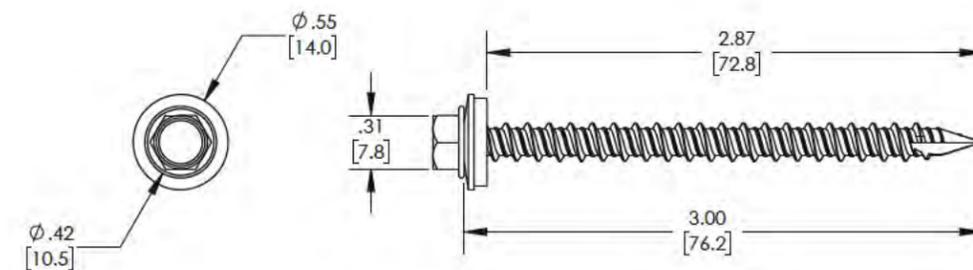
Rev: CS-3

RI SMART SCREW #12X3" W/BW

PART NUMBER	DESCRIPTION
2011025	RI SMART SCREW #12X3" W/BW



ITEM NO.	DESCRIPTION
1	SELF TAPPING SCREW #12 WITH SEALING WASHER ASSEMBLY



MATERIAL	STAINLESS STEEL, EPDM RUBBER
FINISH	MILL, BLACK

Rev: CS-2



ECOFASTEN SOLAR LLC
4141 W. VAN BUREN ST., SUITE 2
PHOENIX, AZ 85009

877-859-3947
INFO@ECOFASTENSOLAR.COM

June 6th, 2024

EcoFasten
4141 West Van Buren St.
Phoenix, AZ 85009

Attn.: EcoFasten Solar Engineering Department

Re: Report # 7.16-RockIt_CS-SS EcoFasten RockIt System, with Comp Slide or Smart Slide, Certification for Gable and Hip roofs.

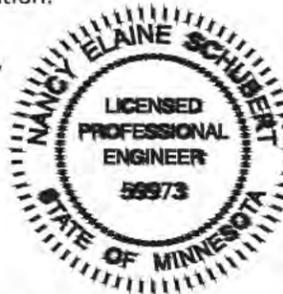
This letter certifies the loading criteria and design basis used for the structural analysis of the EcoFasten - RockIt System as shown in Report # 7.16-RockIt_CS-SS "Engineering Certification for the EcoFasten - RockIt System with Comp or Smart Slide for Gable and Hip Roofs". All information, data, and analysis therein are based on, and comply with, the following building codes and typical specifications. The Span Tables provided in the referenced report may be used when all assumptions listed therein are met.

Building Codes:

1. ASCE/SEI 7-16, Minimum Design Loads for Buildings and Other Structures, by American Society of Civil Engineers
2. 2020 Minnesota Building Code
3. 2020 Minnesota Residential Code
4. SEAOC (Structural Engineer Association of California) report PV2-2017 Wind Design for Solar Arrays
5. AC428, Acceptance Criteria for Modular Framing Systems Used to Support Photovoltaic (PV) Panels, November 1, 2012 by ICC-ES
6. Aluminum Design Manual 2015, by The Aluminum Association, Inc.
7. ANSI/AWC NDS-2018, National Design Specification for Wood Construction, by the American Wood Council

Please note our evaluation only applies to EcoFasten products and excludes the structural adequacy of the chosen roof attachments, PV modules, or underlying roof supporting members. It shall be the responsibility of the installer or system designer to verify the structural capacity and adequacy of the referenced system components with respect to the applied or resultant loads of the chosen array configuration.

Sincerely,



Nancy Schubert, P.E.

Professional Engineer
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.
 Signature: Nancy Schubert
 Typed or Printed Name: Nancy Schubert
 Date: 6/6/2024 License Number: 59973

Nancy
Schubert

Digitally signed by
Nancy Schubert
Date: 2024.06.06
12:23:31 -04'00'



3/20/2025

Freedom Forever LLC
 43445 Buisiness Park Dr., Suite 110
 Temecula, CA 92590

Job Number: 531719
 Project Name: Casey Carl
 Project Address: 43835 Kego Lake Rd , Fifty Lakes, MN

Design Criteria:

Applicable Code = 2018 IBC/IEBC, 2018 IRC, ASCE 7-16
 Design Wind Speed = 110 mph (3 Second Gust)
 Exposure Category = B Seismic Design Cat= A
 Ground Snow Load = 70 psf Roof Snow Load= 53.9 psf
 Module Type = Trina: TSM-400NE09RC.05
 Module Quantity = 11

To whom is may concern,

The above mentioned residential rooftop solar project has been designed to the specifications shown above. The team at Freedom Forever LLC has visited the site to observe the roof and its framing as well as gather other required information for the project. During this observation they did not see any signs of damage or distress to the roof structure which would preclude solar from being installed. Based on that review and the information provided, the calculations on the following pages were completed to determine the adequacy of the roof framing as well as the allowable attachment spacing for the PV panels. The calculations show that the roof can support the proposed PV system without structural modifications.

Mounting Plane	1	2	3	4	5	6	7	8	9	10
Roof Type	Comp Shingle									
Framing Type	Truss									
Framing Size	2x4 @ 24									
Upgrade Size	NA									
Attachment Type	Ecorasten Rockit Smart									
Lag Count	2									
Embedment Depth	2									

Sincerely,

Taqi Khawaja, PE
 Freedom Forever LLC

Professional Engineer Certification:
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the Laws of the State of Minnesota.

Signature:

Name: Taqi Khawaja
 Date: _____ License Number: 62547

Signed by: Taqi Khawaja, PE
 Signed on: 03/20/2025

Wind Calculations

Pressures based on Section 29.4.4

$$p = q_h(GC_p)(\gamma_E)(\gamma_a)$$

$$q_h = .00256 * K_z * K_{zt} * K_d * V^2$$

$$K_z = 0.70$$

$$K_{zt} = 1.0$$

$$K_d = 0.85 \text{ ASCE7 Table 26.6-1}$$

$$q_z = 18.4 \text{ psf}$$

Mounting Plane		1		2		3		4		5	
		GC	Wind	GC	Wind	GC	Wind	GC	Wind	GC	Wind
Zone	1	-1.48	-27.33								
	2e	-1.48	-27.33								
	2r	-2.13	-39.34								
	2n	-2.13	-39.34								
	3r	-2.40	-44.30								
	3e	-2.13	-39.34								
	Down	0.46	8.50								

Mounting Plane		6		7		8		9		10	
		GC	Wind								
Zone	1										
	2e										
	2r										
	2n										
	3r										
	3e										
	Down										

Snow Load Calculations

Flat Roof Snow Load based on Section 7.3

$$p_f = 0.7C_e C_t I_s p_g$$

$p_g = 70$ $p_f = 53.9$
 $C_e = 1.00$
 $C_t = 1.10$
 $I_s = 1.0$

Mounting Plane	1		2		3		4		5	
Roof Snow Load (psf)	C _s	Snow	C _s	Snow	C _s	Snow	C _s	Snow	C _s	Snow
	0.75	40.43								

Mounting Plane	6		7		8		9		10	
Roof Snow Load (psf)	C _s	Snow								

Load Combinations

Dead Load = 3 psf

EM = Edge Module

IM = Interior Module

Uplift

Y_E = 1.5

Y_a = 0.55 per Figure 29.4-8

Mounting Plane	1		2		3		4		5	
0.6D + 0.6W (psf)	EM	IM	EM	IM	EM	IM	EM	IM	EM	IM
Zone	1	-11.70	-7.20							
	2e	-11.70	-7.20							
	2r	-17.63	-11.16							
	2n	-17.63	-11.16							
	3r	-20.09	-12.79							
	3e	-17.63	-11.16							

Mounting Plane	6		7		8		9		10	
0.6D + 0.6W (psf)	EM	IM								
Zone	1									
	2e									
	2r									
	2n									
	3r									
	3e									

Down Force

Mounting Plane	1		2		3		4		5	
Module Location	EM	IM	EM	IM	EM	IM	EM	IM	EM	IM
D+S (psf)	35.92	35.92								
D+06W (psf)	6.92	5.52								

Mounting Plane	6		7		8		9		10	
Module Location	EM	IM								
D+S (psf)										
D+06W (psf)										

Lateral Parallel to Roof

Mounting Plane	1	2	3	4	5
D+S (psf)	16.75				

Mounting Plane	6	7	8	9	10
D+S (psf)					

Framing Check

Lumber Species: DF

PV Load = 3 psf

Mounting Plane	1	2	3	4	5
Framing Type	Truss				
Framing Size	2x4				
Framing Spacing (in)	24				
Span (ft)	6				
Moment (lb-ft)	386				
Shear (lbs)	258				
% Stressed	85%				
Upgrade Size	NA				
New % Stressed	NA				

Mounting Plane	6	7	8	9	10
Framing Type					
Framing Size					
Framing Spacing (in)					
Span (ft)					
Moment (lb-ft)					
Shear (lbs)					
% Stressed					
Upgrade Size					
New % Stressed					

Array Attachment Spacing

Module = Trina: TSM-400NE09RC.05

Mounting Plane	1	2	3	4	5
Roofing Material	Comp Shingle				
Attachment Type	Ecofasten RockIt Smart Slide				
Lag Count Per Attachment	2				
Min Lag Embedment (in)	2				
Landscape	24				
Portrait	24				

Mounting Plane	6	7	8	9	10
Roofing Material					
Attachment Type					
Lag Count Per Attachment					
Min Lag Embedment (in)					
Landscape					
Portrait					

**CITY OF FIFTY LAKES
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
APRIL 22, 2025 @ 6:00 P.M.**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, April 22, 2025, beginning at 6:00 P.M at Fifty Lakes City Hall.

Hearing: Conditional Use Permit Application 06-25 for the installation of a residential renewable energy system within the Shoreland Residential (SR) land use district.

Property Owners: Jason Cronister and Casey Carl.

Applicant: Freedom Forever, LLC.

Property Description: The subject property is located at 43835 Kego Lake Rd; PIN 22150510.

A map identifying the subject property is on the reverse side of this notice.

Purpose: The applicant is requesting a variance to construct a renewable energy system on an existing dwelling.

Property Owners Please Note: Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

If you wish to provide written comments, please email to pz@fiftylakesmn.com or mail to PO Box 125, Fifty Lakes, MN 56448.

The staff report regarding the request will be available on the city website approximately one week before the meeting.

Bethany Soderlund (Sourcewell)
Zoning Administrator
City of Fifty Lakes

The subject property is located at: 43835 Kego Lake Rd:



43901 KEGO LAKE ROAD LLC
830 CUMMINGS LANE
SAINT CLOUD MN 56301

CARL, CASEY J & CRONISTER, JASON R
6064 JAMES AVE S
MINNEAPOLIS MN 55419

HAGAMAN, BERNADINE B TRUST AGR
43817 KEGO LAKE RD
P O BOX 162
FIFTY LAKES, MN 56448

HAGAMAN, JOHN R TRUST AGR
43817 KEGO LAKE RD
P O BOX 162
FIFTY LAKES, MN 56448

MILLER, ERIC J & MARY E
43775 KEGO LAKE RD
FIFTY LAKES MN 56448

PIETIG, JEFFREY J &
43965 KEGO LAKE RD
FIFTY LAKES MN 56448

SRP, ROY D & DELORES A
904 3RD AVE NE
WASECA MN 56093

TAX FORFEITED
CROW WING COUNTY LAND SERVICES
322 LAUREL ST STE 15
BRAINERD, MN 56401-3590

CITY OF FIFTY LAKES
MINUTES OF THE PLANNING COMMISSION
MARCH 25, 2025 6:00 PM

1
2
3
4
5
6 1. **Call to order:** 6:00 pm

7
8 2. **Roll Call:**

9 Planning Commission: Bob Stancer, Fred Strohmeier, Mike Milbrath and Gary Oster (via Interactive
10 Technology, out of the country). Don Reiersen, absent.

11 Staff: Bethany Soderlund, Zoning Specialist; Jessica Istvanovich, Deputy Clerk.

12 City Council: Juan Cabrera, Council Liaison

13
14 3. **Public Hearings:**

- 15 a. **Variance Application (VAR-04-25)** to replace and slightly expand an existing non-conforming dwelling
16 in the same footprint not meeting OHW setbacks, ROW setbacks and impervious thresholds within the
17 Shoreland Residential (SR) zoning district. The subject property is located at 16857 North Eagle Lake
18 Rd. PIN 22240504. The applicant is Erickson Home Designs. The property owners are Gregory & Kellene
19 Schmidt.

20
21 **MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. MILBRATH TO APPROVE**
22 **VARIANCE APPLICATION VAR-04-25 WITH 13 (THRITTEEN) FINDINGS OF FACT AND 3**
23 **(THREE) CONDITIONS AS DISCUSSED:**

24
25 **Findings of Fact:**

- 26
27 1. The subject property is located at 16857 North Eagle Lake Road and is zoned “Shoreland Residential” (eagle
28 Lake – Recreational Development).
- 29 2. The subject property contains a legal existing non-conforming two-story dwelling located 64.1’ from the
30 OHW where 100’ is required.
- 31 3. The request is to construct a 2165 sq. ft. dwelling 64.1’ from OWH where 100’ is required which requires a
32 variance for the expansion of the dwelling to include a lofted area and the conversion of a screened- in porch
33 into livable dwelling space.
- 34 4. The variance request includes a 16’ ROW setback where 20’ is required for the construction of the new
35 dwelling.
- 36 5. The variance request includes an increase in impervious surface coverage from 15.8% to 16.4% where 15% is
37 required.
- 38 6. The proposed project does not include an increase in bedrooms.
- 39 7. The subject property contains a limited building envelope. Any expansion to the pre-existing dwelling requires
40 a variance.
- 41 8. The DNR has been notified of the request and has no comment.
- 42 9. Will granting the variance put property to use in a reasonable manner not permitted by the zoning ordinance?
43 a. Yes, the applicant is proposing to continue the use of the property as a single-family residential
44 dwelling and the property provides limited option for building.
- 45 10. Does the property have unique circumstances that were not created by the landowner?
46 a. Yes, the property is a non-conforming legal lot of record, has a small building envelope, and the
47 proposed dwelling does not expand any further lakeward than the existing dwelling.
- 48 11. If the variance is granted, will the essential character of the locality remain consistent?
49 a. Yes, constructing the addition will not alter the essential character of the neighborhood. The
50 improvement will be visible from the lake and right-of-way; however, the proposed size of the
51 dwelling is consistent with other dwellings in the vicinity of the subject property.
- 52 12. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose
53 and intent of the City of Fifty Lakes ordinances?

- 54 a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and
55 the following goal in the comprehensive plan, “To preserve the natural character and environmental
56 quality of the lakeshore and still allow reasonable use for property owners and the public.”
57 13. Has the variance request been made based on reasons other than economic considerations alone?
58 a. Yes, the request has been made on factors other than economic considerations.
59

60 **Conditions of Approval:**

- 61 1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the
62 presented plan will require modified approval by the Planning Commission.
63 2. A stormwater management plan shall be submitted for approval by staff and the completion of the project,
64 whichever is sooner.
65 3. Property owner to consolidate parcels 22240504 & 22240597 in keeping with MN § Sec. 462.357 Subd. 1e.
66 (g).
67

68 When polled: Mr. Stancer, aye; Mr. Milbrath, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion carried.
69 (Mr. Reiersen, absent)
70

71 **4. Approval of Minutes:**

- 72 a. February 25, 2025, Planning Commission Meeting
73

74 **MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. STANCER TO APPROVE**
75 **MINUTES FROM FEBRUARY 25, 2025, MEETING AS PRESENTED.** When polled: Mr. Stancer, aye;
76 Mr. Milbrath, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion carried. (Mr. Reiersen, absent.)
77

- 78 **5. New Business:** The planning commission reviewed a request to reduce or waive the “after-the-fact” fee for a
79 Land Use Permit on parcel 22360502.

80 **MOTION MADE BY MR. MILBRATH AND SECONDED BY MR. STANCER TO RECOMMEND**
81 **TO CITY COUNCIL THAT THEY WAIVE THE AFTER-THE-FACT FEE OF \$1,000.00 FOR A**
82 **LAND USE PERMIT FOR PROPERTY OWNER SAMANTHA BARBER, 39823 BUCHITE LN, PIN**
83 **22360502.** When polled: Mr. Stancer, aye; Mr. Milbrath, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion
84 carried. (Mr. Reiersen, absent)
85

- 86 **6. P & Z Administrator’s Report:** Ms. Soderlund reported 6 approved land use permits and 2 pending as of the
87 March meeting.
88

89 **MOTION BY MR. STROHMEIER AND SECONDED BY MR. STANCER TO ADJOURN.** Meeting
90 adjourned at 6:27 PM.
91

92
93
94
95
96
97
98

Jessica Istvanovich, Deputy Clerk

STAFF REPORT

Agenda Item: 7a
Application: Metes & Bounds Lot Split 07-25
Property Owner/Applicant: Jill and Bennett Gibbs

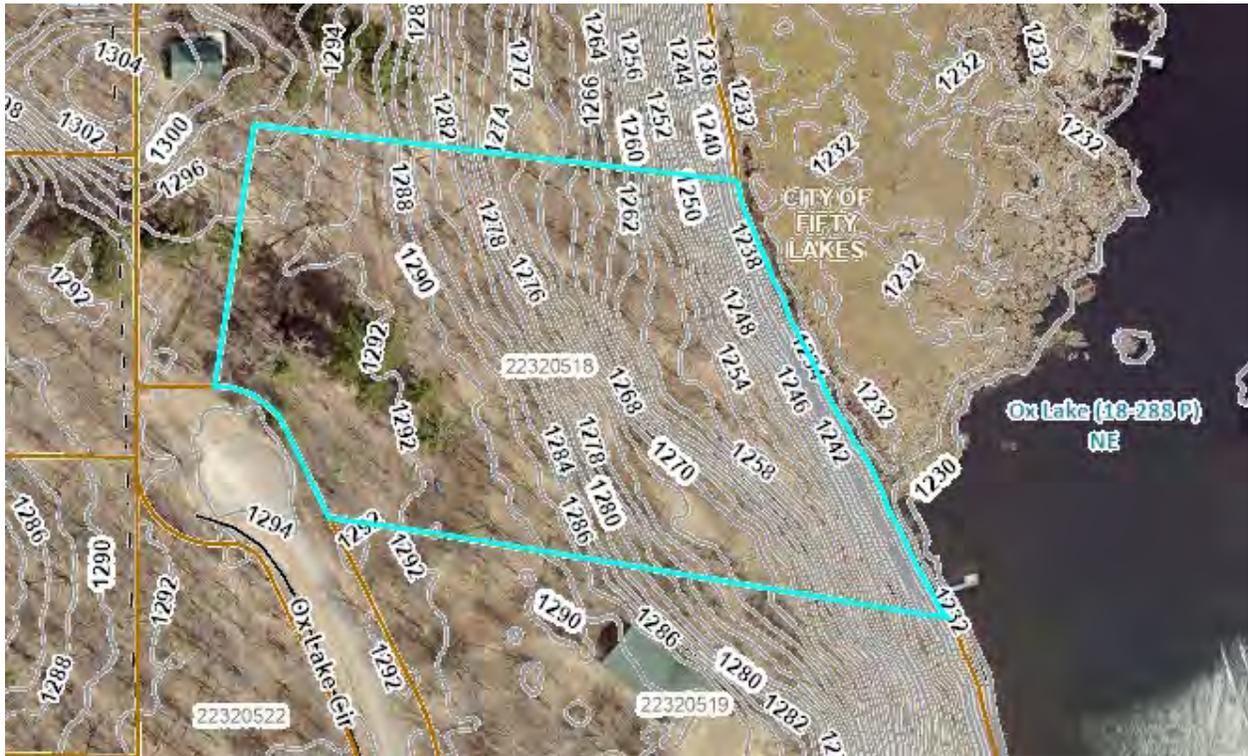
PROPERTY INFORMATION:

PID: 22320517
Acres: 3.64 Acres
Zoning: Shoreland Residential; NE
Physical Address: 39098 Ox Lake Cir
Location: 32/138/27; Lot 3 Block 1 Ox Lake Crossing First Addition
Septic: Pending Site Suitability - WW
Existing/Proposed Impervious: 0%

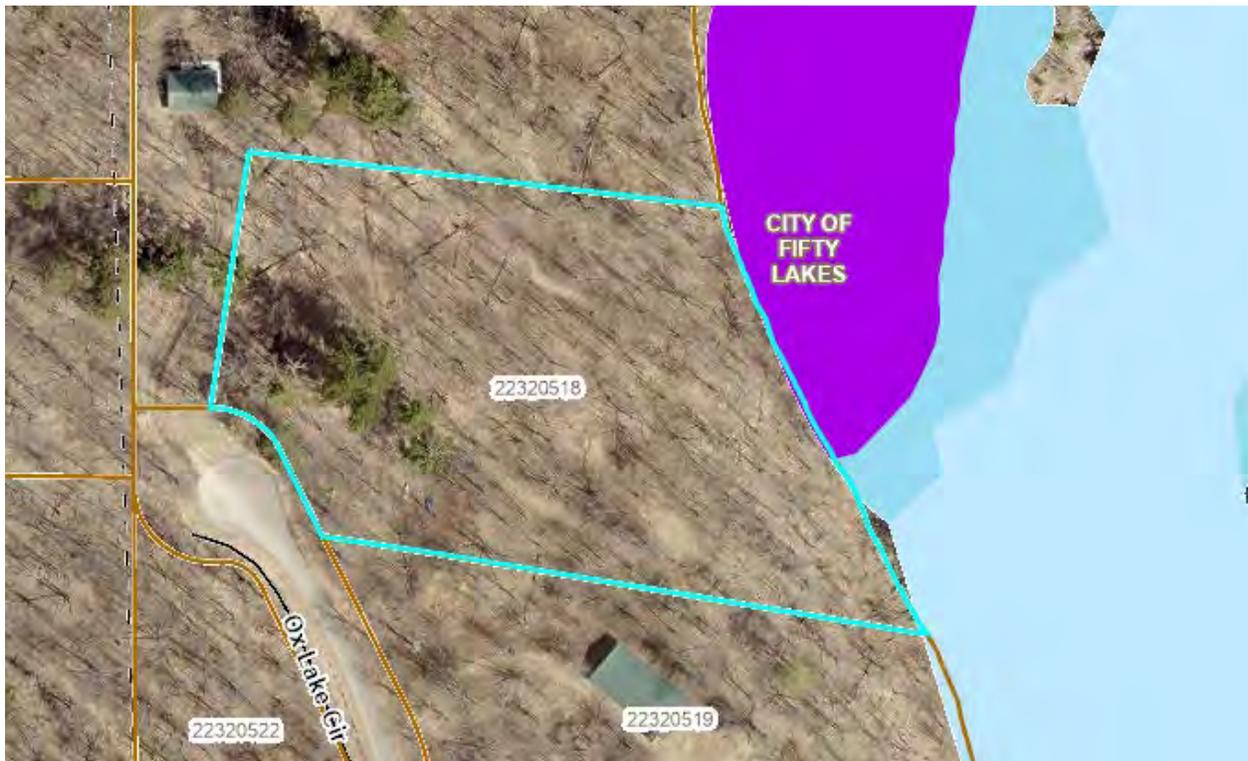
Aerial:



Contours:



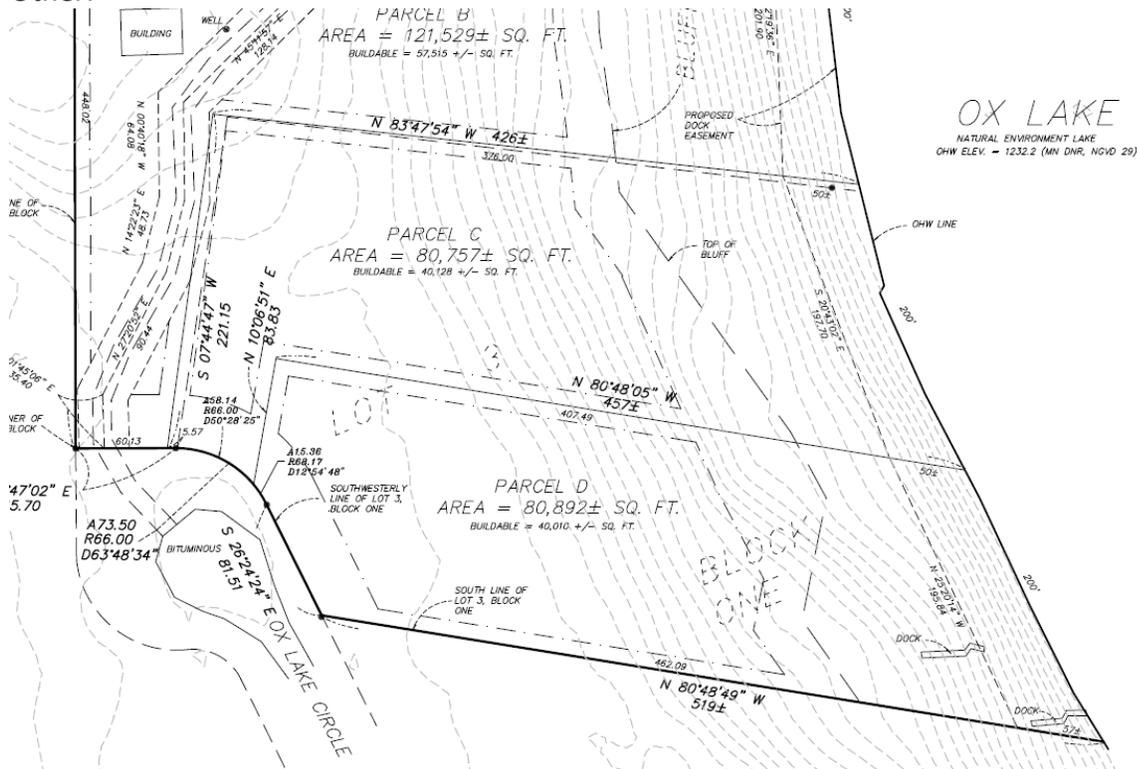
NWI:



FEMA:



Other:



Background Information:

The applicant is requesting to subdivide a 3.6 acre parcel into two tracts (Tract C and Tract D).

Tract C is a vacant parcel with 80'+ on a public road (Ox Lake Cir). The proposed parcel meets minimum lot size requirements for a single family residential lot located on an environmental lake in shoreland. It is adequately sized for a subsurface sewage treatment system and private well.

Tract D is a vacant parcel with 60'+ on a public road (Ox Lake Cir). The proposed parcel meets minimum lot size requirements for a single family residential lot located on an environmental lake in shoreland. It is adequately sized for a subsurface sewage treatment system and private well.

Permit History:

- None

Complete Application Received:	4/14/2025
Action Deadline:	6/13/2025
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	\$350.00
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	N/A
• City Attorney:	N/A
Notifications:	
• DNR:	N/A
• MNDOT:	N/A
• CWC HWY:	N/A
• Other:	N/A

Applicable Regulations: The following ordinance regulations apply to this request:

5.01 Lot Area, Width, Buildable Area and Impervious Surface Standards

Table 5.01.01 Shoreland Residential District (SR) Lot Area, Width, Buildable Area, and Impervious Surface Standards

Single Family Residential

Shoreland Residential District (SR) Lake Classification	Min. Lot Area (ft²)	Min. Lot Width	Min. Buildable Area (ft²)**	Max. Impervious Coverage (%)
Natural Environment				
Natural Environment- Riparian	80,000	200	40,000	10

6.03.03 Metes and Bounds Subdivision.

Any division of real estate resulting in two or more parcels which are not platted, but divided by description prepared and signed by a Registered Land Surveyor. All subdivisions by metes and bounds shall be reviewed and approved or denied by the Planning Commission. The Planning Commission may include any requirement from Subdivision by Plat Sec. 6.05 to sanction orderly development. Subdivision by metes and bounds shall be limited the creation of three (3) parcels in any five (5) year period, including the remnant parcel. Conditions may be attached to an approval requiring appropriate improvements. The resulting land descriptions shall be recorded in the office of the county recorder.

6.04.03 Metes and Bounds Subdivision Design Standards.

The standards for an administrative subdivision shall be as follows:

- a) Record parcel must have deeded access to public road.
- b) Proposed easements must have a minimum width of 33 feet.
- c) A private easement/driveway shall not serve more than three parcels.
- d) A road or access serving more than three parcels shall be require to be constructed to the City of Fifty Lakes' "Road Construction Specifications," platted, and dedicated to the public.
- e) Proposed subdivision must meet the land use district standards in which it is located.
- f) Proposed subdivisions to include location of delineated wetlands, or a letter stating there are no wetlands from certified wetland delineator, if no wetlands exist.
- g) Applications must include all of the following applicable items:
 - 1. Certificate of survey.
 - 2. County coordinates for public land survey corners if they are not of public record.
 - 3. Certificate of location of government corner must be prepared and placed of record for any corner(s) used in determining the boundary of the subject parcel as specified in Minnesota

Statutes, Chapter 381.12, Subd 3 or executed public land survey corner perpetuation and record agreement.

4. Completed wetland delineation submittal and review form or statement that none exist from a certified wetland delineator.
5. Consolidation form completed (for non-conforming property to an adjacent parcel).
6. Once approved, electronic version of subdivision (compatible with County software).
7. Subsurface sewage treatment site suitability provided for two sites on each new parcel planned, with supporting documentation from a MPCA-licensed designer or compliance inspection reports for existing systems.

Staff Findings: Staff provides the following findings of fact for consideration:

1. The request is to subdivide a to subdivide a 3.64 acre parcel (22320517) into two tracts.
2. The subject property is located at 39098 Ox Lake Cir and is zoned Shoreland Residential (Ox Lake - Natural Environment.)
3. Site Suitability (septic) will be submitted per the signed winter window agreement.
4. There are proposed easements for a shared alternative access to reduce docks and wetland impacts. Alternative accesses are an allowed use within Fifty Lakes.
5. All of the proposed tracts meet the minimum lot size and dimensional requirements of the "Shoreland Residential" Zone.
 - a. Tract C: The proposed vacant parcel is 80,757 sq. ft. and has 66 ft of frontage along Ox Lake Cir which is a public road. The proposed parcel is 200 ft wide and contains 40,128 sq. ft. of buildable area. It is adequately sized for a subsurface sewage treatment system and well.
 - b. Tract D: The proposed vacant parcel is 80,892 sq. ft. and has approximately 81 ft of frontage along Ox Lake Cir which is a public road. The proposed parcel is 200 ft wide and contains 40,010 sq. ft. of buildable area. It is adequately sized for a subsurface sewage treatment system and well.

Planning Commission Direction: The Planning Commission may approve the request, deny the request or table the request if additional information is needed. If the motion is for approval or denial, findings of fact should be cited.

Staff Recommendation: The proposed parcels meet the minimum NE standards of the Shoreland Residential Zone. Staff recommends the subdivision request be approved without conditions.

CITY OF FIFTY LAKES

Project Completed

ID No: _____

40447 Town Hall Road / Box 125, Fifty Lakes, MN 56448

218-763-3113

www.fiftylakesmn.com

SUBDIVISION APPLICATION

RECODE: _____ INACTIVE: RECODE2: _____
 LAST NAME: Gibbs FIRST NAME: Ben ~~Gibbs~~
 ADDRESS: 39098 Ox Lake Circle PHONE: [REDACTED]
 CITY: Crosslake STATE: MN ZIP: 56442
 OWNER: _____ RELATIONSHIP TO APPLICANT: _____
 ADDRESS 2: _____
 CITY 2: _____ STATE 2: _____ ZIP 2: _____

LOCATION RECODE/PARCEL NUMBER: 22320517
 LEGAL DESCRIPTION: 22320517

TOWNSHIP: _____ RANGE: _____ SEC: _____ QTRSEC: _____ QTRQTRSEC: _____
 PLAT: _____ BLOCK: _____ LOT: _____
 LAKE NAME: _____ LAKE NUMBER: _____ STREAM NAME: _____
 ACREAGE: _____ FIRE NUMBER: _____ ZONING: _____
 DIRECTIONS: _____
 HOUSE NUMBER: _____ STREET NAME: _____

IS THE PROPOSED SUBDIVISION IN THE SHORELAND AREA? Yes No
 TYPE OF SUBDIVISION: MB NEW ZONING: _____

PLAT NAME: _____
 TOTAL ACREAGE: 12 NUMBER OF LOTS: 2-4
 PROPOSED (continued) USE: Residential Agricultural Commercial Other

ESTIMATED VALUE OF IMPROVEMENTS: _____
 SUPPLEMENTAL SHEETS: Individual Sewage Treatment System Site Evaluation Site Plan w/Lot Size and Setbacks
 (Required, if checked) Floor Plan w/Dimensions Elevation Drawings/Ht of Structure
 Receipt of Paid Real Estate Taxes All Easements shown (inside and outside of plat)
 Roads - showing width and cross-section of construction
 Other: _____

All property owners within 350 feet of subject property shall be notified.
 Any additional costs the City incurs for this subdivision application shall be reimbursed by applicant.

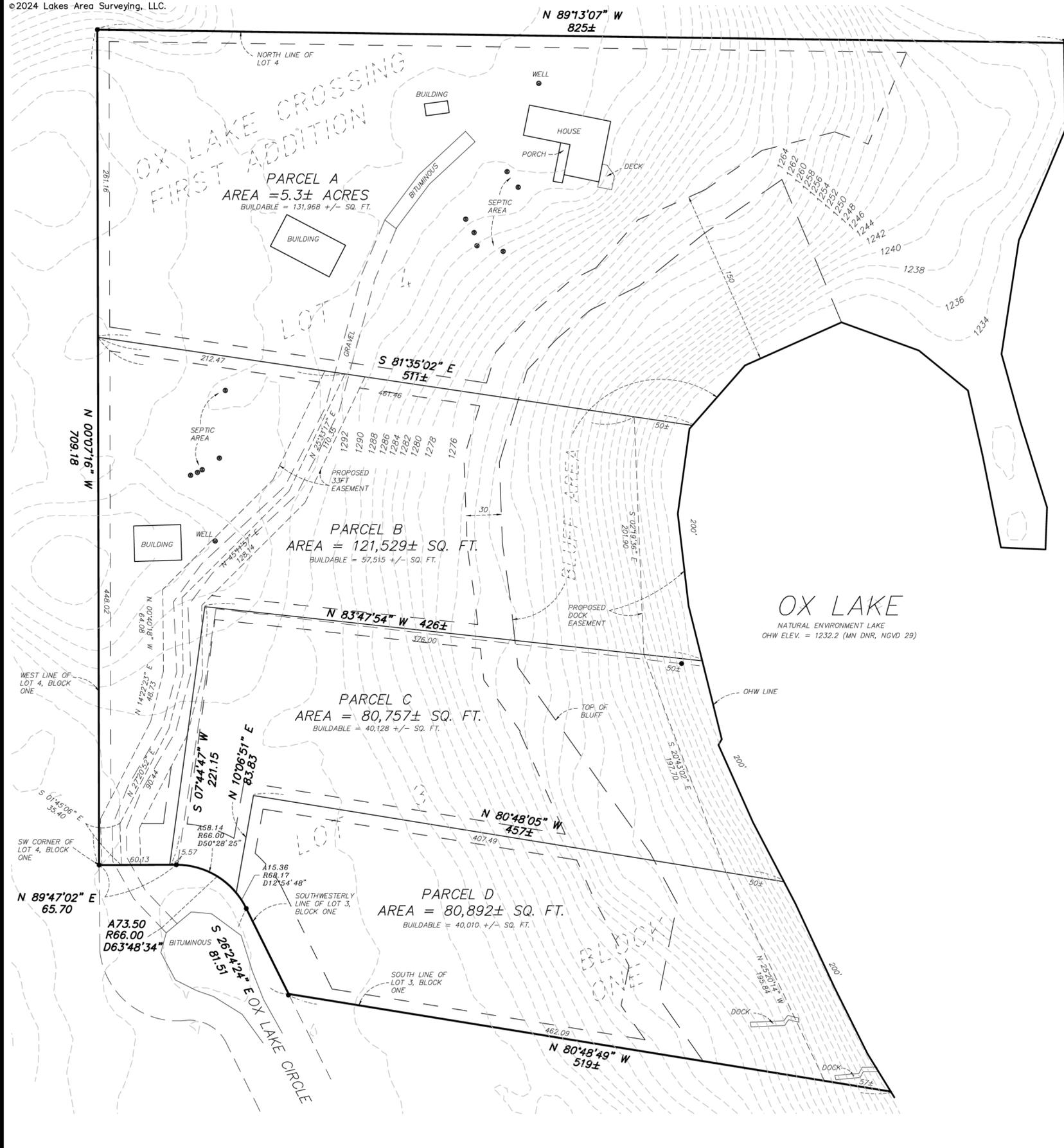
CITY ACTION PRELIMINARY APPROVAL: _____ DATE: _____
 FINAL APPROVAL: _____ DATE: _____

CONDITIONS: _____

NOTES: _____

I, the Applicant, do hereby certify that the above information and that contained in all attachments hereto, are correct to the best of my ability to certify, and that if the subdivision applied for is approved, I will agree to have the work performed thereunder in accordance with the terms of the City Ordinance, its Standards, and any requirements and conditions ordered by the City Council and Zoning Administrator, and all other applicable laws and regulations.

APPLICATION DATE: _____
 PERMIT ID: _____ FEE: _____
 DATE FEE PAID: _____
 FEE PAID BY: Check # _____ Cash
 DATE APPROVED: _____
 Signed [Signature] Applicant
 Signed _____ City Clerk or authorized agent
 Signed _____ Zoning Administrator or authorized agent



EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER 255469

Lot 3 and 4, Block 1, Ox Lake Crossing First Addition.

PROPOSED LEGAL DESCRIPTION FOR PARCEL A

That part of Lot 4, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, which lies Northerly of the following described line: Commencing at the southwest corner of said Lot 4, Block One; thence North 00 degrees 07 minutes 16 seconds West; assumed bearing along the west line of said Lot 4; for a distance of 448.02 feet to the point of beginning; thence return South 00 degrees 07 minutes 16 seconds East 709.18 feet to said southwest corner; thence North 89 degrees 47 minutes 02 seconds East 60.13 feet along the southerly line of said Lot 4; thence North 07 degrees 44 minutes 47 seconds East 221.15 feet; thence South 83 degrees 47 minutes 54 seconds East 426 feet, more or less, to the shoreline of Ox Lake; thence Northerly along said shoreline to its intersection with a line which bears South 81 degrees 35 minutes 02 seconds East 511 feet, more or less, to the shoreline of Ox Lake, and there terminating.

PROPOSED LEGAL DESCRIPTION FOR PARCEL B

That part of Lot 4, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said Lot 4, Block One; thence North 00 degrees 07 minutes 16 seconds West; assumed bearing along the west line of said Lot 4; for a distance of 448.02 feet to the point of beginning; thence return South 00 degrees 07 minutes 16 seconds East 709.18 feet to said southwest corner; thence North 89 degrees 47 minutes 02 seconds East 60.13 feet along the southerly line of said Lot 4; thence North 07 degrees 44 minutes 47 seconds East 221.15 feet; thence South 83 degrees 47 minutes 54 seconds East 426 feet, more or less, to the shoreline of Ox Lake; thence Northerly along said shoreline to its intersection with a line which bears South 81 degrees 35 minutes 02 seconds East from the point of beginning; thence North 81 degrees 35 minutes 02 seconds West 511 feet, more or less, to the point of beginning.

PROPOSED LEGAL DESCRIPTION FOR PARCEL C

That part of Lots 3 and 4, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said Lot 4; thence North 89 degrees 47 minutes 02 seconds East, assumed bearing along the southerly line of said Lot 4; for a distance of 60.13 feet; thence North 07 degrees 44 minutes 47 seconds East 221.15 feet to the point of beginning; thence return South 07 degrees 44 minutes 47 seconds West 221.15 feet; thence North 89 degrees 47 minutes 02 seconds East 5.57 along said southerly line; thence Southeasterly 58.14 feet along the southwesterly line of said Lot 3; being a tangential curve, concave to the South, having a radius of 66.00 feet and a delta angle of 50 degrees 28 minutes 25 seconds; thence North 10 degrees 06 minutes 51 seconds East 83.83 feet; thence South 80 degrees 48 minutes 05 seconds East 457 feet, more or less, to the shoreline of Ox Lake; thence Northwesterly along said shoreline to its intersection with a line which bears South 83 degrees 47 minutes 54 seconds East from the point of beginning; thence North 83 degrees 47 minutes 54 seconds West 426 feet, more or less, to the point of beginning.

PROPOSED LEGAL DESCRIPTION FOR PARCEL D

That part of Lot 3, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, which lies easterly and southerly of the following described line: Commencing at the southwest corner of said Lot 4; thence North 89 degrees 47 minutes 02 seconds East, assumed bearing along the southerly line of said Lot 4; for a distance of 60.13 feet; thence Southeasterly 58.14 feet along the southwesterly line of said Lot 3; being a tangential curve, concave to the South, having a radius of 66.00 feet and a delta angle of 50 degrees 28 minutes 25 seconds to the point of beginning; thence North 10 degrees 06 minutes 51 seconds East 83.83 feet; thence South 80 degrees 48 minutes 05 seconds East 457 feet, more or less, to the shoreline of Ox Lake, and there terminating.

PROPOSED 33 FOOT ACCESS EASEMENT

A 33.00 foot easement for ingress egress, and utility purposes, over under and across that part of Lot 4, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, the centerline of which is described as follows: Commencing at the southwest corner of said Lot 4; thence North 00 degrees 07 minutes 16 seconds West; assumed bearing along the west line of said Lot 4; for a distance of 448.02 feet; thence South 81 degrees 35 minutes 02 seconds East 212.47 feet to the point of beginning; thence South 25 degrees 33 minutes 17 seconds West 110.35 feet; thence South 45 degrees 11 minutes 57 seconds West 128.14 feet; thence South 00 degrees 40 minutes 18 seconds West 64.08 feet; thence South 14 degrees 22 minutes 23 seconds West 48.73 feet; thence South 27 degrees 20 minutes 52 seconds West 90.44 feet; thence South 01 degree 45 minutes 06 seconds East 35.40 feet to the southerly line of said Lot 4, and there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at a line which bears South 81 degrees 25 minutes 02 seconds East and North 81 degrees 25 minutes 02 seconds West from the point of beginning, and also at said southerly line of Lot 4.

PROPOSED DOCK ACCESS EASEMENT

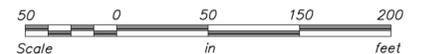
An foot easement for ingress egress across that part of Lots 3 and 4, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said Lot 4; thence North 00 degrees 07 minutes 16 seconds West; assumed bearing along the west line of said Lot 4; for a distance of 448.02 feet; thence South 81 degrees 35 minutes 02 seconds East 441.46 feet to the point of beginning; thence South 02 degrees 19 minutes 36 seconds East 201.80 feet; thence South 20 degrees 43 minutes 02 seconds East 197.70 feet; thence South 25 degrees 20 minutes 14 seconds East 195.84 feet to the south line of said Lot 3; thence South 80 degrees 48 minutes 49 seconds East 57 feet, more or less, to the shoreline of Ox Lake; thence Northerly along said shoreline to its intersection with a line which bears South 81 degrees 35 minutes 02 seconds from the point of beginning; thence North 81 degrees 35 minutes 02 seconds West 50 feet, more or less, to the point of beginning.

GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor. The subject property is subject to a 10 foot drainage and utility easement along the right of way of Ox Lake Circle and is also subject to an Overflow easement per book 24 of deeds, page 228 as shown on the record plat.
- Bearings shown are based upon the Crow Wing County Coordinate system. Elevations based on Lidar Data.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- This survey is subject to review and approval of the setbacks and proposed lot split by the City of fifty Lakes.

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES BUILDING SETBACK LINES
- R/W = 35 FEET
- OHW = 150 FEET
- PROPERTY LINE = 10 FEET
- TOP OF BLUFF = 30 FEET



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

Paul Herkenhoff
Date: 7-12-24 License No. 45875

Revisions:

Crew: EAN
Checked: TTS
Drawn: PDH
Record Drawing by/date:

Prepared for:

GIBBS
39098 OX LAKE CIRCLE
CROSSLAKE, MN 56442

OX LAKE
Crow Wing County, Minnesota

Certificate of Survey

**WINTER WINDOW AGREEMENT
CITY OF FIFTY LAKES
PLANNING AND ZONING OFFICE**

**SEPTIC COMPLIANCE AND/OR INSPECTION
AGREEMENT**

NAME: Ben Gibbs

PROPERTY ADDRESS: 39098 Ox Lake Circle

MAILING ADDRESS (If different than above):

In accordance with Section 9.17.21 "Compliance Inspection Program" of the Fifty Lakes City Zoning Ordinance, the above-named property owner hereby agrees to have a compliant septic system installed or a Subsurface Sewage Treatment System (SSTS) compliance inspection completed before June 1, 2025 for the parcel of property in Crow Wing County, Minnesota, described below. Pursuant to this agreement, should said parcel require the installation of a new system, said property owner further agrees to submit to the Fifty Lakes Planning and Zoning Department an acceptable replacement design and apply for a septic permit no later than July 1, 2025.

LEGAL DESCRIPTION: Section _____, Township 138, Range 27.

PARCEL NUMBER: 22320517 / 22320518

I hereby swear and affirm that all the above information is true and correct to the best of my knowledge.

3-28-25
Date

[Signature]
Property Owner's or Authorized Agent Signature

Subscribed and sworn to before me this 28 day of March, 2025.



[Signature]
Notary Public
State of Minnesota
County of Crow Wing

This form is valid from November 1, 2024 until May 31, 2025.

STAFF REPORT

Agenda Item: 7b
Application: Metes & Bounds Lot Split 08-25
Property Owner/Applicant: Jill and Bennett Gibbs

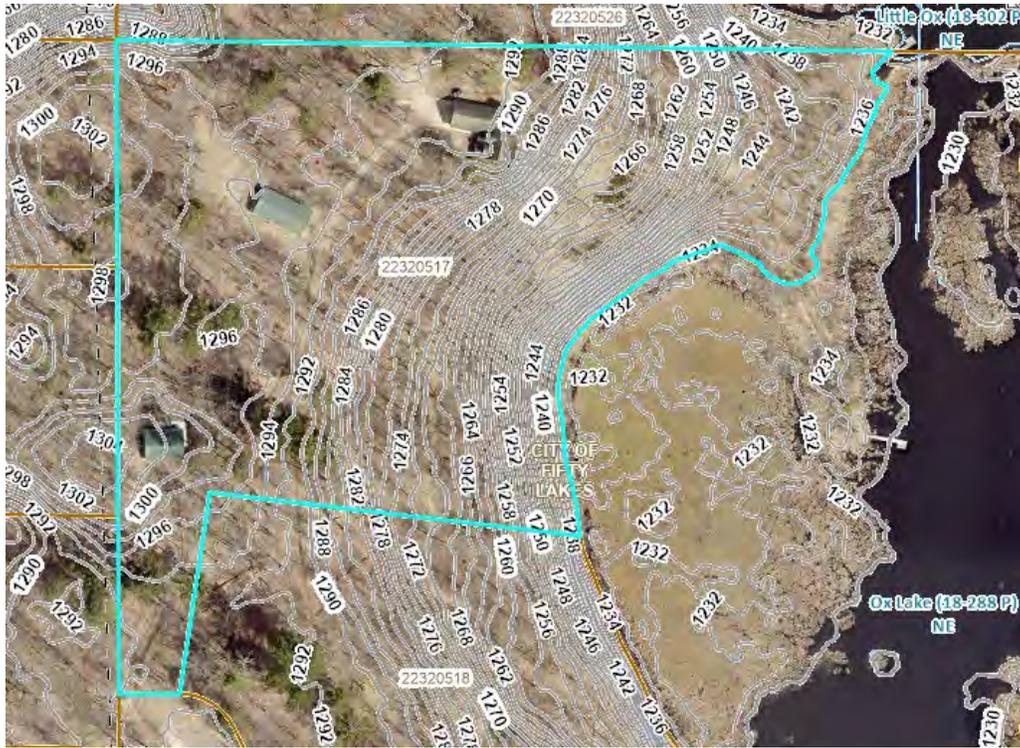
PROPERTY INFORMATION:

PID: 22320518
Acres: 7.84 Acres
Zoning: Shoreland Residential; NE
Physical Address: 39098 Ox Lake Cir
Location: 32/138/27; Lot 4 Block 1 Ox Lake Crossing First Addition
Septic: Pending Site Suitability - WW
Existing/Proposed Impervious: < 10%

Aerial:



Contours:



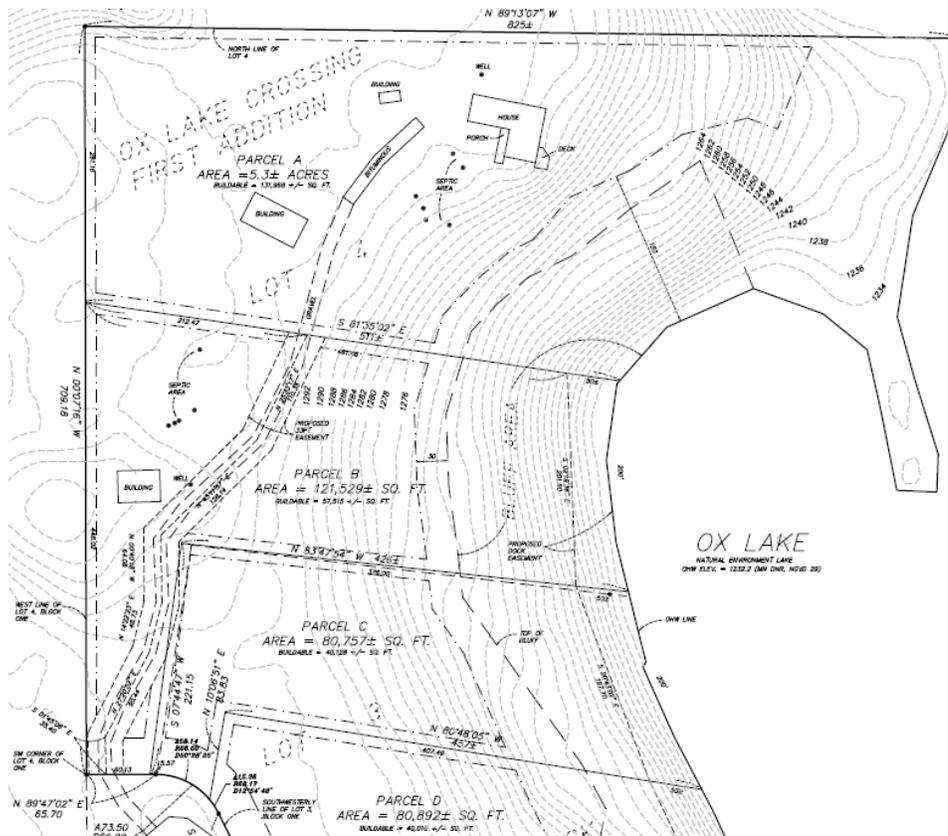
NWI:



FEMA:



Other:



Background Information:

The applicant is requesting to subdivide a 7.84 acre parcel into two tracts (Tract A and Tract B).

Tract A is a single family residential parcel with shared frontage (68.70' with Tract B) on a public road (Ox Lake Cir). The proposed parcel meets minimum lot size requirements for a single family residential lot located on an environmental lake in shoreland. This parcel contains a residential dwelling, accessory structures, subsurface sewage treatment system, and well.

Tract B is a single family residential parcel with shared frontage (68.70' with Tract A) on a public road (Ox Lake Cir). The proposed parcel meets minimum lot size requirements for a single family residential lot located on an environmental lake in shoreland. This parcel contains a residential dwelling, subsurface sewage treatment system, and well.

Permit History:

- 1993: Garage
- 1994: Holding Tank & Privy
- 1995: Garage
- 2000: Dwelling & Garage
- 2000: SSTS
- 2003: Shed
- 2021: SSTS
- 2023: Shoreland Alteration Permit

Complete Application Received:	3/28/2025
Action Deadline:	5/27/2025
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	\$350.00
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	N/A
• City Attorney:	N/A
Notifications:	
• DNR:	N/A
• MNDOT:	N/A
• CWC HWY:	N/A

- Other: N/A

Applicable Regulations: The following ordinance regulations apply to this request:

5.01 Lot Area, Width, Buildable Area and Impervious Surface Standards

Table 5.01.01 Shoreland Residential District (SR) Lot Area, Width, Buildable Area, and Impervious Surface Standards

Single Family Residential

Shoreland Residential District (SR) Lake Classification	Min. Lot Area (ft²)	Min. Lot Width	Min. Buildable Area (ft²)**	Max. Impervious Coverage (%)
Natural Environment				
Natural Environment- Riparian	80,000	200	40,000	10

6.03.03 Metes and Bounds Subdivision.

Any division of real estate resulting in two or more parcels which are not platted, but divided by description prepared and signed by a Registered Land Surveyor. All subdivisions by metes and bounds shall be reviewed and approved or denied by the Planning Commission. The Planning Commission may include any requirement from Subdivision by Plat Sec. 6.05 to sanction orderly development. Subdivision by metes and bounds shall be limited the creation of three (3) parcels in any five (5) year period, including the remnant parcel. Conditions may be attached to an approval requiring appropriate improvements. The resulting land descriptions shall be recorded in the office of the county recorder.

6.04.03 Metes and Bounds Subdivision Design Standards.

The standards for an administrative subdivision shall be as follows:

- Record parcel must have deeded access to public road.
- Proposed easements must have a minimum width of 33 feet.
- A private easement/driveway shall not serve more than three parcels.
- A road or access serving more than three parcels shall be require to be constructed to the City of Fifty Lakes' "Road Construction Specifications," platted, and dedicated to the public.
- Proposed subdivision must meet the land use district standards in which it is located.
- Proposed subdivisions to include location of delineated wetlands, or a letter stating there are no wetlands from certified wetland delineator, if no wetlands exist.

- g) Applications must include all of the following applicable items:
1. Certificate of survey.
 2. County coordinates for public land survey corners if they are not of public record.
 3. Certificate of location of government corner must be prepared and placed of record for any corner(s) used in determining the boundary of the subject parcel as specified in Minnesota Statutes, Chapter 381.12, Subd 3 or executed public land survey corner perpetuation and record agreement.
 4. Completed wetland delineation submittal and review form or statement that none exist from a certified wetland delineator.
 5. Consolidation form completed (for non-conforming property to an adjacent parcel).
 6. Once approved, electronic version of subdivision (compatible with County software).
 7. Subsurface sewage treatment site suitability provided for two sites on each new parcel planned, with supporting documentation from a MPCA-licensed designer or compliance inspection reports for existing systems.

Staff Findings: Staff provides the following findings of fact for consideration:

1. The request is to subdivide a to subdivide a 7.84 acre parcel (22320518) into two tracts.
2. The subject property is located at 39098 Ox Lake Cir and is zoned Shoreland Residential (Ox Lake - Natural Environment.)
3. Site Suitability (septic) will be submitted per the signed winter window agreement.
4. There are proposed easements for a shared alternative access to reduce docks and wetland impacts. Alternative accesses are an allowed use within Fifty Lakes.
5. All of the proposed tracts meet the minimum lot size and dimensional requirements of the "Shoreland Residential" Zone.
 - a. Tract A: The proposed parcel is 5.3 acres and has shared frontage (68.70' with Tract B) along Ox Lake Cir which is a public road. The proposed parcel is over 200 ft wide and contains 131,968 sq. ft. of buildable area. This parcel contains a residential dwelling, accessory structures, subsurface sewage treatment system, and well.
 - b. Tract B: The proposed parcel is 121,592 sq. ft. and has shared frontage (68.70' with Tract A) along Ox Lake Cir which is a public road. The proposed parcel is 200 ft wide and contains 57,515 sq. ft. of buildable area. This parcel contains a residential dwelling, subsurface sewage treatment system, and well.

Planning Commission Direction: The Planning Commission may approve the request, deny the request or table the request if additional information is needed. If the motion is for approval or denial, findings of fact should be cited.

Staff Recommendation: The proposed parcels meet the minimum NE standards of the Shoreland Residential Zone. Staff recommends the subdivision request be approved without conditions.

CITY OF FIFTY LAKES

Project Completed

ID No: _____

40447 Town Hall Road / Box 125, Fifty Lakes, MN 56448

218-763-3113

www.fiftylakesmn.com

SUBDIVISION APPLICATION

RECODE: 22320518 INACTIVE: RECODE2: _____
 LAST NAME: Gibbs FIRST NAME: Bennett
 ADDRESS: 39098 Ox Lake Circle PHONE: _____
 CITY: CrossLake STATE: MN ZIP: 56442
 OWNER: _____ RELATIONSHIP TO APPLICANT: _____
 ADDRESS 2: _____
 CITY 2: _____ STATE 2: _____ ZIP 2: _____

LOCATION RECODE/PARCEL NUMBER: _____
 LEGAL DESCRIPTION: _____

TOWNSHIP: 138 RANGE: 27 SEC: 32 QTRSEC: _____ QTRQTRSEC: _____
 PLAT: Ox Lake Crossing First Addition BLOCK: 1 LOT: 3
 LAKE NAME: OX LAKE NUMBER: 18-288 STREAM NAME: _____
 ACREAGE: 3.7 FIRE NUMBER: _____ ZONING: SHORELAND
 DIRECTIONS: _____
 HOUSE NUMBER: _____ STREET NAME: _____

IS THE PROPOSED SUBDIVISION IN THE SHORELAND AREA? Yes No
 TYPE OF SUBDIVISION: ADMINISTRATIVE NEW ZONING: _____
 PLAT NAME: NA
 TOTAL ACREAGE: 3.7 NUMBER OF LOTS: 2
 PROPOSED (continued) USE: Residential Agricultural Commercial Other
 ESTIMATED VALUE OF IMPROVEMENTS: NA

SUPPLEMENTAL SHEETS: Individual Sewage Treatment System Site Evaluation Site Plan w/Lot Size and Setbacks
 (Required, if checked) Floor Plan w/Dimensions Elevation Drawings/Ht of Structure
 Receipt of Paid Real Estate Taxes All Easements shown (inside and outside of plat)
 Roads - showing width and cross-section of construction
 Other: _____

All property owners within 350 feet of subject property shall be notified.
 Any additional costs the City incurs for this subdivision application shall be reimbursed by applicant.

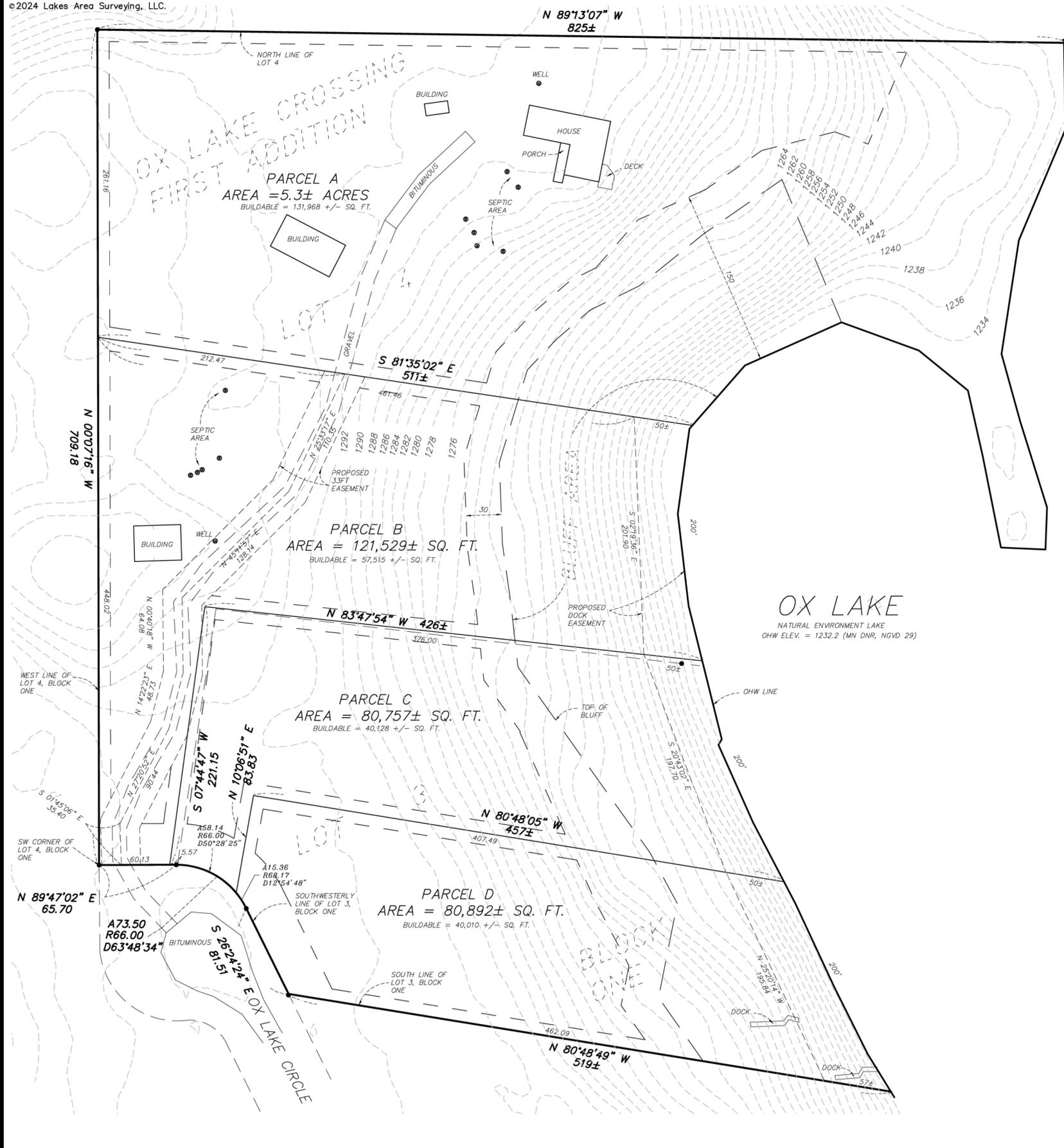
CITY ACTION PRELIMINARY APPROVAL: _____ DATE: _____
 FINAL APPROVAL: _____ DATE: _____

CONDITIONS: _____

NOTES: _____

I, the Applicant, do hereby certify that the above information and that contained in all attachments hereto, are correct to the best of my ability to certify; and that if the subdivision applied for is approved, I will agree to have the work performed thereunder in accordance with the terms of the City Ordinance, its Standards, and any requirements and conditions ordered by the City Council and Zoning Administrator, and all other applicable laws and regulations.

APPLICATION DATE: _____ Signed _____
 PERMIT ID: _____ FEE: _____ Applicant
 DATE FEE PAID: _____ Signed _____
 FEE PAID BY: Check # _____ Cash City Clerk or authorized agent
 DATE APPROVED: _____ Signed _____
 Zoning Administrator or authorized agent



EXISTING LEGAL DESCRIPTION PER DOCUMENT NUMBER 255469

Lot 3 and 4, Block 1, Ox Lake Crossing First Addition.

PROPOSED LEGAL DESCRIPTION FOR PARCEL A

That part of Lot 4, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, which lies Northerly of the following described line: Commencing at the southwest corner of said Lot 4, Block One; thence North 00 degrees 07 minutes 16 seconds West, assumed bearing along the west line of said Lot 4, for a distance of 448.02 feet to the point of beginning; thence North 00 degrees 07 minutes 16 seconds East 709.18 feet to said southwest corner; thence North 89 degrees 47 minutes 02 seconds East 60.13 feet along the southerly line of said Lot 4; thence North 07 degrees 44 minutes 47 seconds East 221.15 feet; thence South 83 degrees 47 minutes 54 seconds East 426 feet, more or less, to the shoreline of Ox Lake; thence Northerly along said shoreline to its intersection with a line which bears South 81 degrees 35 minutes 02 seconds East from the point of beginning; thence North 81 degrees 35 minutes 02 seconds West 511 feet, more or less, to the point of beginning.

PROPOSED LEGAL DESCRIPTION FOR PARCEL B

That part of Lot 4, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said Lot 4, Block One; thence North 00 degrees 07 minutes 16 seconds West, assumed bearing along the west line of said Lot 4, for a distance of 448.02 feet to the point of beginning; thence return South 00 degrees 07 minutes 16 seconds East 709.18 feet to said southwest corner; thence North 89 degrees 47 minutes 02 seconds East 60.13 feet along the southerly line of said Lot 4; thence North 07 degrees 44 minutes 47 seconds East 221.15 feet; thence South 83 degrees 47 minutes 54 seconds East 426 feet, more or less, to the shoreline of Ox Lake; thence Northerly along said shoreline to its intersection with a line which bears South 81 degrees 35 minutes 02 seconds East from the point of beginning; thence North 81 degrees 35 minutes 02 seconds West 511 feet, more or less, to the point of beginning.

PROPOSED LEGAL DESCRIPTION FOR PARCEL C

That part of Lots 3 and 4, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said Lot 4, Block One; thence North 89 degrees 47 minutes 02 seconds East, assumed bearing along the southerly line of said Lot 4, for a distance of 60.13 feet; thence North 07 degrees 44 minutes 47 seconds East 221.15 feet to the point of beginning; thence return South 07 degrees 44 minutes 47 seconds West 221.15 feet; thence North 89 degrees 47 minutes 02 seconds East 5.57 along said southerly line; thence Southeasterly 58.14 feet along the southwesterly line of said Lot 3, being a tangential curve, concave to the South, having a radius of 66.00 feet and a delta angle of 50 degrees 28 minutes 25 seconds; thence North 10 degrees 06 minutes 51 seconds East 83.83 feet; thence South 80 degrees 48 minutes 05 seconds East 457 feet, more or less, to the shoreline of Ox Lake; thence Northwesterly along said shoreline to its intersection with a line which bears South 83 degrees 47 minutes 54 seconds East from the point of beginning; thence North 83 degrees 47 minutes 54 seconds West 426 feet, more or less, to the point of beginning.

PROPOSED LEGAL DESCRIPTION FOR PARCEL D

That part of Lot 3, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, which lies easterly and southerly of the following described line: Commencing at the southwest corner of said Lot 4, Block One; thence North 89 degrees 47 minutes 02 seconds East, assumed bearing along the southerly line of said Lot 4, for a distance of 60.13 feet; thence Southeasterly 58.14 feet along the southwesterly line of said Lot 3, being a tangential curve, concave to the South, having a radius of 66.00 feet and a delta angle of 50 degrees 28 minutes 25 seconds to the point of beginning; thence North 10 degrees 06 minutes 51 seconds East 83.83 feet; thence South 80 degrees 48 minutes 05 seconds East 457 feet, more or less, to the shoreline of Ox Lake, and there terminating.

PROPOSED 33 FOOT ACCESS EASEMENT

A 33.00 foot easement for ingress egress, and utility purposes, over under and across that part of Lot 4, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, the centerline of which is described as follows: Commencing at the southwest corner of said Lot 4, Block One; thence North 00 degrees 07 minutes 16 seconds West, assumed bearing along the west line of said Lot 4, for a distance of 448.02 feet; thence South 81 degrees 35 minutes 02 seconds East 212.47 feet to the point of beginning; thence South 25 degrees 33 minutes 17 seconds West 110.35 feet; thence South 45 degrees 11 minutes 57 seconds West 128.14 feet; thence South 00 degrees 40 minutes 18 seconds West 64.08 feet; thence South 14 degrees 22 minutes 23 seconds West 48.73 feet; thence South 27 degrees 20 minutes 52 seconds West 90.44 feet; thence South 01 degree 45 minutes 06 seconds East 35.40 feet to the southerly line of said Lot 4, and there terminating. The sidelines of said easement are to be prolonged or shortened to terminate at a line which bears South 81 degrees 35 minutes 02 seconds East and North 81 degrees 35 minutes 02 seconds West from the point of beginning, and also said southerly line of Lot 4.

PROPOSED DOCK ACCESS EASEMENT

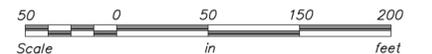
An foot easement for ingress egress across that part of Lots 3 and 4, Block One, Ox Lake Crossing First Addition, according to the record plat thereof, Crow Wing County, Minnesota, described as follows: Commencing at the southwest corner of said Lot 4, Block One; thence North 00 degrees 07 minutes 16 seconds West, assumed bearing along the west line of said Lot 4, for a distance of 448.02 feet; thence South 81 degrees 35 minutes 02 seconds East 441.46 feet to the point of beginning; thence South 02 degrees 19 minutes 36 seconds East 201.80 feet; thence South 20 degrees 43 minutes 02 seconds East 197.70 feet; thence South 25 degrees 20 minutes 14 seconds East 195.84 feet to the south line of said Lot 3; thence South 80 degrees 48 minutes 49 seconds East 57 feet, more or less, to the shoreline of Ox Lake; thence Northerly along said shoreline to its intersection with a line which bears South 81 degrees 35 minutes 02 seconds from the point of beginning; thence North 81 degrees 35 minutes 02 seconds West 50 feet, more or less, to the point of beginning.

GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor. The subject property is subject to a 10 foot drainage and utility easement along the right of way of Ox Lake Circle and is also subject to an Overflow easement per book 24 of deeds, page 228 as shown on the record plat.
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LEGEND

- DENOTES FOUND MONUMENT
- DENOTES BUILDING SETBACK LINES
- R/W = 35 FEET
- OHW = 150 FEET
- PROPERTY LINE = 10 FEET
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Paul Herkenhoff
Date: 7-12-24 License No. 45875

Revisions:

Crew: EAN
Checked: TTS
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Record Drawing by/date:

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Certificate of Survey

**WINTER WINDOW AGREEMENT
CITY OF FIFTY LAKES
PLANNING AND ZONING OFFICE**

**SEPTIC COMPLIANCE AND/OR INSPECTION
AGREEMENT**

NAME: Ben Gibbs

PROPERTY ADDRESS: 39098 Ox Lake Circle

MAILING ADDRESS (If different than above):

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LEGAL DESCRIPTION: Section _____, Township 138, Range 27.

PARCEL NUMBER: 22320517 / 22320518

I hereby swear and affirm that all the above information is true and correct to the best of my knowledge.

3-28-25
Date

[Signature]
Property Owner's or Authorized Agent Signature

Subscribed and sworn to before me this 28 day of March, 2025.



[Signature]
Notary Public
State of Minnesota
County of Crow Wing

This form is valid from November 1, 2024 until May 31, 2025.

2025 Land Use Permits

NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION	FEE	Check #	Condition(s)
01-25	Complete App: 1-10-2025	1-13-25	41968 Kego Lake Rd	Heidenreich /Roher Horvath Com		AG	22150519	Construction of Cell Tower per CUP granted 1-24-23.	475.00	CC	5 conditions per CUP granted by Planning Commission on January 24, 2023.
02-25	1-24-2025	1/27/2025	TBD Old Grade	Theisen	Gregory	SR	22190510	Construction of a 40 x 80 accessory structure	300.00	8589	
03-25	1-09-2025 Incomplete 3-10-25	4/11/2025	39823 Buchite Rd	Barber	Samantha	SR	22360502	Construction of a 40 x 80 accessory structure and ATF permit for WOAS	300.00	1081	Complete application as of 3/20/2025.
04-25	1-28-2025	2-3-2025	15634 Co Rd 1	Settambrino	Tony	WOC	22270510	Replacement of 10x12 shed and 14x14 patio	100.00	CC	
05-25	2-14-2025	3-14-2025	43292 Buck Trl.	Hilton	Jerry	SR	22130571	24x28 accessory structure	200.00	CC	Applicant revised the project to meet wetland setbacks.
06-25	3-10-2025	4/11/2025	39823 Buchite Rd	Barber	Samantha	SR	22360502	Water Oriented Accessory Structure	100.00	1081	CC waived ATF fee
07-25	3-14-2025	3-14-2025	40366 Co Rd 3	City of Fifty Lakes		PP	22250500 22250516	Accessory Structure	N/A	N/A	
08-25	3-14-25	3/21/2025	40705 Sunset View Ln	Justin	Lawrence	SR	22270606	15x26 Addition to Accessory Structure	100.00	1612	
09-25	3-31-2025	4/7/2025	17451 North County Rd	Wright	Dan & Jennifer	SR	22120500	Replace walkpath and dirt moving	50.00	2059	
10-25	3/24/2025		15659 N Fox Beach Rd	Anderson	Mark	SR	22220580	Covered deck/porch			Incomplete - Needs fee, CI, and setback verification
11-25	3-31-2025	4/4/2025	40258 W. Fox Lake Rd	Williams	Mike & Laura	SR	22280575	SAP -Replacement of steps and walkway	50.00	5458	
12-25	4-4-2025		12275 Northgate Ln	Muske	Michael & Jane	SR	22310518	24'x26' garage addition with storage room	200.00		Incomplete - Needs fee