
CITY OF FIFTY LAKES
PLANNING COMMISSION/BOARD OF ADJUSTMENT
AGENDA

June 24, 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. **Conditional Use Permit Application 11-25** For the maintenance of existing rip-rap requiring more than 10 cubic yards of dirt/material moving within the Shoreland Residential (SR) land use district. The subject property is located at 14482 Grouse Ln; PIN 22280517. Applicant: Marilyn & James McKeehen. Owner: Marilyn K McKeehen Rev Trust.
- b. **Ordinance Amendment 12-25** To amend the City of Fifty Lakes Land Use Ordinance to include definitions for cannabis related businesses and uses and establish which districts allow cannabis businesses as either conditional or permitted uses.
Applicant: City of Fifty Lakes

5. Open Forum

6. Approval of Minutes

- a. May 27, 2025

7. New Business

- a. Sposito Driveway Request; PID 22130555: Reno Sposito

8. Old Business

- a. None

9. Council Liaison Report: Mayor Gary Staples

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, June 24, 2025, at 6:00 p.m. at City Hall located at 40447 Town Hall Road, to conduct the following public hearing:

Conditional Use Permit Application 11-25 For the maintenance of existing rip-rap requiring more than 10 cubic yards of dirt/material moving within the Shoreland Residential (SR) land use district. The subject property is located at 14482 Grouse Ln; PIN 22280517. Applicant: Marilyn & James McKeehen. Owner: Marilyn K McKeehen Rev Trust.

Ordinance Amendment 12-25 To amend the City of Fifty Lakes Land Use Ordinance to include definitions for cannabis related businesses and uses and establish which districts allow cannabis businesses as either conditional or permitted uses.
Applicant: City of Fifty Lakes

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: Conditional Use Permit 11-25

Property Owner: Marilyn K McKeehen Rev Trust

Applicant: Marilyn & James McKeehen

PROPERTY INFORMATION:

PID:	22280517
Acres:	1.3 Acres
Zoning:	Shoreland Residential; GD
Physical Address:	14482 Grouse Ln
Location:	28/138/27; Lot 4 Block 1 Red Fox Estates
Septic:	Compliant - CI 5/16/2025
Existing/Proposed Impervious:	< 15%

Aerial:



Contours:



NWI:



FEMA:



Other:









Background Information:

The applicant is seeking a conditional use permit (CUP) for materials and dirt moving of approximately 50 cubic yards for the repair of existing riprap.

The existing riprap was installed prior to the adoption of current ordinance standards and requirements. It is understood that a conditional use permit, shoreland alteration permit, or

land use permit was not required at the time of installation. The riprap has sustained damage from ice and the property owners would like to repair the riprap and restore the slope.

Permit History:

- 1994: SSTS
- 1998: CUP for Boathouse
- 1999: 20' x 20' Boathouse
- 1999: Dwelling, Garage, Deck, SSTS
- 2005: 24' x 36' Garage
- 2012: SSTS
- 2015: 8' x 20' Woodshed
- 2025: SAP – Dirt moving in RLZ

Complete Application Received:	5/19/2025
Action Deadline:	7/18/2025
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:	5/13/2025 & 6/17/2025
• 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

8.03.02 Dirt Moving in Shoreland Areas

The standards for dirt moving in the shoreland area allow greater quantities of dirt moving as the distance from the receiving water increases. The three zones recognized within the shoreland area are: shore impact zone 1 (SIZ-1), shore impact zone 2 (SIZ-2) and rear-lot zone (RLZ). In the shoreland area all dirt moving activities require a permit. Alterations of topography must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties. Dirt moving includes but is not limited to: riprap, ice ridge alterations, and any movement of dirt.

a) Dirt moving in the shore impact zone-1 (SIZ-1):

1. In upland areas, up to 10 cubic yards (cumulative from natural state) of movement of material (including sand) requires a permit provided that analysis of existing shoreland vegetation is conducted by the Zoning Administrator, a revegetation plan developed, and revegetation installed as set forth in Section 8.05.
2. In wetland areas, fill or dirt moving are prohibited.
3. The movement of any annual ice ridge requires a dirt moving permit. All such projects shall comply with Department of Natural Resources guidelines.
4. Historic Ice Ridges. On those ice ridges with well-established vegetative cover, alterations for lake access shall require a shoreland alteration permit and comply with the following standards:
 - i. One alteration site is allowed per conforming residential lot, single nonconforming lot of record, or per group of contiguous nonconforming lots in the same ownership.
 - ii. On residential lots, the bottom width shall not exceed 15 feet, with side slopes no steeper than 2:1 (a ratio of length to height) at each end.
 - iii. On water oriented commercial lots, the maximum bottom width shall be 25 feet with 2:1 (a ratio of length to height) side slopes at each end.
 - iv. Berms of not less than 12 inches above grade level or diversions not less than 12 inches below grade level shall be placed landward of all ice ridge alterations to prevent erosion from upland runoff.

- v. A stormwater management plan meeting the standards of Article 41 of this ordinance must be approved by the zoning administrator prior to any dirt moving.
- vi. All disturbed material shall be graded landward or removed from the site.
- vii. Any alteration below the OHWL may require approval from the Department of Natural Resources and/or U.S. Army Corps of Engineers.

8.03.04 Riprap

- a) **Placement of natural rock riprap waterward of ordinary high water level does not require a permit from the City. However, all work done waterward of the ordinary high water level shall comply with Department of Natural Resources guidelines.**
- b) **The placement of up to ten (10) cubic yards of riprap landward of the ordinary high water level (OHWL) including associated grading of the shoreland and placement of a filter blanket, requires a dirt moving permit and shall comply with Department of Natural Resources guidelines. The placement of more than ten (10) cubic yards of riprap landward of the ordinary high water level (OHWL) including associated grading of the shoreland and placement of a filter blanket, requires a conditional use permit.**
- c) **Rock riprap landward of ordinary high water level will only be allowed with a permit in situations where bio-engineering practices (vegetation) are not feasible.**
- d) **Riprap used for ornamental purposes shall be prohibited.**
- e) **Permits for rock riprap landward of ordinary high water level shall also include requirements to establish vegetative shoreline buffers (landward of the riprap) with a minimum of ten (10) feet parallel to the edge of shoreline of the entire width of the lot, except for lake or river access areas. Earthen berms may be substituted for vegetative buffers.**

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

1. The subject property is described as: Lot 4 Block 1 Red Fox Estates; 22280517; located at 14482 Grouse Ln.
2. The subject property is 1.3 acres and is located in the Shoreland Residential (SR) land use district on a General Development (GD) Lake.
3. The conditional use permit request is for 56 cubic yards of rock to repair existing riprap.
4. The proposed use is allowed with a conditional use permit.
5. The existing impervious surface coverage of the subject property is less than 15%.
6. 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.

7. The proposed use, with conditions, will meet all standards of the ordinance.
8. The proposed use is compatible with the comprehensive plan.
9. 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.
10. The proposed use will not generate an increased demand for additional public utilities, public utilities or schools.
11. The proposed use, with conditions, will not adversely impact groundwater, surface water and air quality.
12. 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. Riprap shall be installed according to the MN Department of Natural Resources specifications.

3. _____

4. _____

APP # CUP-11-25
Date May 17, '25
(for office use only)

✓ #2304 450.00

CITY OF FIFTY LAKES
CONDITIONAL USE PERMIT APPLICATION

Name of Applicant James McKeehen Phone [REDACTED]

Mailing Address 14482 Grouse Lane Email [REDACTED]

City, State, Zip Fifty Lakes, MN 56448

Applicant is:

Legal Owner ☒

Contract Buyer ☐

Option Holder ☐

Agent ☐

Other ☐

Title Holder of Property:

James A. & Marilyn K. McKeehen

(Name)

14482 Grouse Lane

(Address)

Fifty Lakes, MN 56448

(City, State, Zip)

Marilyn K McKeehen Rev Trust

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):

(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Address of property involved in this request:

14482 Grouse Lane, Fifty Lakes, MN 56448

Parcel ID No. Lot 4 Block 1 Zoning District Red Fox Estates
#22280517

Range 027
Sec 28
Twp: 138

State nature of request in detail: (What are you proposing for the property?)

Shoreline Rip-Rap repair of existing rip-rap. Will directly
adhere to City and DNR requirements for rip-rap. Installation
of approx 50 cu yds natural rock beyond/at the OHWL to
inhibit further erosion of shoreline and eliminate safety issues.

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

Building: None

Landscaping: Installation of rip-rap stone to repair existing rip-rap

Parking/Signs: None

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.

No impact. Project will be confined to the area immediately adjacent to this property and within the guidelines of city and DNR.

- (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?

Repair of existing rip-rap will ensure continued protection of shoreline integrity. Installation will be consistent with city & DNR guidelines and with numerous other properties on the lake.

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

No additional facilities will be required. No impact on existing facilities.

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

No impact on the character of the neighborhood. Installation will follow city/DNR guidelines and remain consistent with current installed rip-rap on this property and numerous others on the lake.

- (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?

Material will be delivered by barge, and loaded directly to the barge in containers at the public landing. There will be brief loading delays ~~at~~ at the public landing but no significant impact on access to other users.

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

No impact to groundwater, surface water or air quality. The project will significantly protect shoreline from further impact/erosion and provide improved safety for shoreline activities.

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

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.

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

*City of Fifty Lakes
Sec: 28 Twp: 138 Range: 027
Red Fox Estates Lot 4 Block 1*

☒ 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

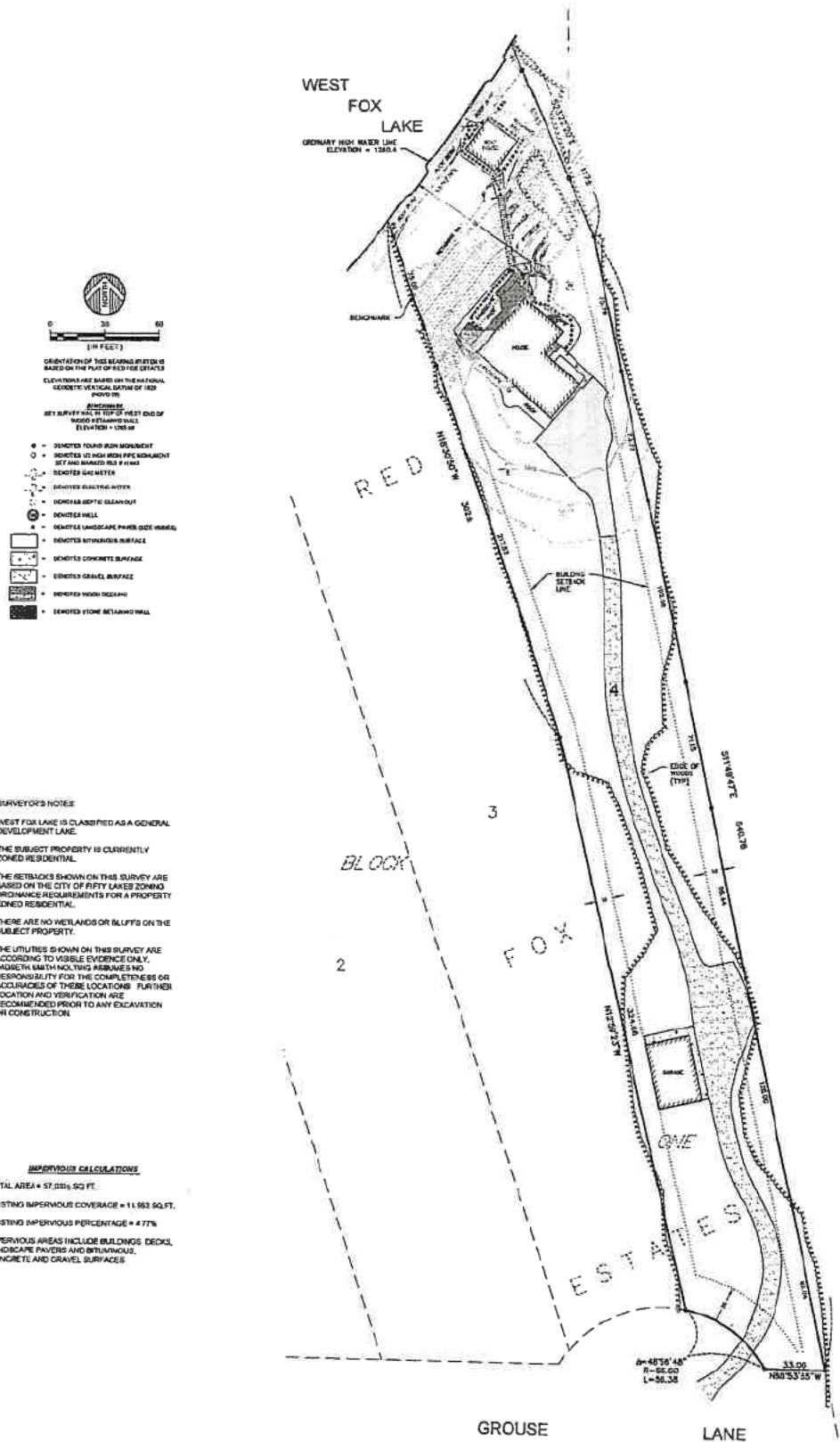
☒ Location of the subject property (a copy of the tax map can be used)


☒ Name of record owner/title holder of property *Marilyn K McKeen Rev Trust*

☐ Approximate location of existing and proposed water courses, wooded areas, and other significant physical features

☐ Approximate location of any proposed signs

LOT 4, BLOCK ONE, RED FOX ESTATES,
SOUTHEAST QUARTER, SECTION 28, TOWNSHIP 138, RANGE 27,
CROW WING COUNTY, MINNESOTA



DATE: SEPTEMBER 18, 2011		DATE:	AMENDMENTS:	BY:	PREPARED FOR: JAMES MCKENHED	WWW.WISCONSIN.SMITH-NOELING.COM	ARCHITECTS ENGINEERS ENVIRONMENTAL SERVICES LAND SURVEYORS WATER RESOURCES
SCALE: AS SHOWN	DRAWN BY: RAG	CHECKED BY: CMC	FILE NUMBER: 25081427	I HEREBY CERTIFY THAT THE SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.			
				CHADW. COVINO	DATE: DEC. 30, 2008		

**CITY OF FIFTY LAKES
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING
JUNE 24, 2025 @ 6:00 P.M.**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, June 24th, 2025, beginning at 6:00 P.M at Fifty Lakes City Hall.

Hearing: Conditional Use Permit Application 11-25 For the maintenance of existing riprap requiring more than 10 cubic yards of dirt/material moving within the Shoreland Residential (SR) land use district.

Applicant: Marilyn & James McKeehen

Property Owner: Marilyn K McKeehen Rev Trust

Property Description: The subject property is located at 14482 Grouse Ln; PIN 22280517.

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

Purpose: The applicant is requesting a Conditional Use Permit to move over 10 cubic yards of material in the shoreland impact zone for the maintenance and repair of existing riprap.

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: 14482 Grouse Ln:



BEAM, MARY & ROBERT TRTEE GLISCZIN
TRT %CHRISTIN GLISCZINSKI
7152 TICONDEROGA TRL
EDEN PRAIRIE MN 55346

STOVERN, THOMAS B & PAMELA L REV TRUST
2365 ISLAND PT
VICTORIA MN 55386

BOOS, MITCHELL J
PO BOX 467
CHANHASSEN MN 55317

CANFIELD, JOHN & ALANA J REVOCABLE TRUST
820 ORIOLE LANE
CHASKA MN 55318

ELSBERRY, CHARLES A
14471 GROUSE LANE
FIFTY LAKES MN 56448

GLISCZINSKI, THOMAS J & CHERYL A
7152 TICONDEROGA TRL
EDEN PRAIRIE MN 55346

GLISZINSKI, CHRISTINE POHLEN & THOMAS
3129 OREGON AVE S
ST LOUIS PARK, MN 55426

LOON, DOUGLAS B & JENIFER W
10131 PHAETON DR
EDEN PRAIRIE, MN 55347

MCKEEHEN, MARILYN K REV TRUST AGREE
14482 GROUSE LN
FIFTY LAKES, MN 56448

NELSON FAMILY REV LIV TRUST
MYRA ANN-SEGNOR NELSON
14452 GROUSE LN
FIFTY LAKES MN 56448

SHEEHAN, TIMOTHY R &
9875 HAINLIN AVE
DELANO MN 55328

ORDINANCE 2025-4
AN ORDINANCE AMENDING THE FIFTY LAKES
LAND USE ORDINANCE REGARDING CHAPTER 4: LAND USE DISTRICTS AND
PROVISIONS AND CHAPTER 10: DEFINITIONS
CITY OF FIFTY LAKES
CROW WING COUNTY
STATE OF MINNESOTA

The City of Fifty Lakes Ordains:

Section 1. **Purpose and Intent.** The purpose and intent of this Ordinance is to amend the City Land Use Ordinance, Chapter 4 – 4.03 Land Use Table, and Chapter 10 – Definitions.

Section 2. **Amendments.** Note: proposed additions are noted in red underline and proposed deletions are indicated using ~~strike throughs~~.

4.03 Land Use Tables

The following table establishes the permitted, conditional, interim, and allowed uses within the land use districts of the City. Any uses not listed or not closely associated with a listed use are prohibited.

For the purposes of this table:

“P” a use requiring a permit	“SR” a shoreland residential district
“CU” a use requiring a conditional use permit	“RR” means a rural residential district
“I” an interim use	“AG” means agricultural district
“A” a use is allowed without a permit but may require performance standards	“C” means a commercial district
“N” not allowed--a prohibited use	“WC” means a water-oriented commercial district
	“SP” means a special protection district
	“FM” means a forest management district
	“PP” means a public and parks district

USE	SR	RR	AG	C ¹	CMU ₂	WC	SP	FM	PP
Accessory Structures	P	P	P	CU	CU	P	P	P	P
Adult Use	N	N	N	CU	N	N	N	N	N
Agricultural Use-- Farm buildings (barns, silo, hay shed, etc.)	N	P	P	N	N	N	N	N	N
Agricultural Use-- Crop growing and harvesting	N	A	A	N	N	N	N	N	N
Agricultural Use-- Livestock, poultry use, including related buildings	N	A	A	N	N	N	N	N	N
Animal breeding and boarding facility	N	N	P	N	N	N	N	N	N
Animal Feedlot	N	N	CU	N	N	N	N	N	N
Auto body shop	N	N	N	CU	N	N	N	N	N
Auto Service Shop (with major repairs)	N	N	N	CU	N	N	N	N	N
Auto Sales	N	N	N	CU	N	N	N	N	N
Auto Salvage Yard	N	N	N	N	N	N	N	N	N
Bank/financial institution	N	N	N	CU	CU	N	N	N	N
Beauty/barber shop	N	N	N	CU	CU	N	N	N	N
Bed and Breakfast/Boarding House	I	I	I	N	N	N	N	N	N
Bowling Lanes	N	N	N	CU	N	N	N	N	N
Business or professional offices	N	N	N	CU	CU	N	N	N	N
Camps, Transient or Church	I	I	I	N	N	I	N	N	N
Campground	N	CU	CU	N	N	CU	N	N	N
<u>Cannabis Cultivation</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Cannabis/Hemp Manufacturer</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Cannabis Retail Business</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Cannabis Transportation/Delivery</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Cannabis Wholesale</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Car Wash, Commercial	N	N	N	CU	N	N	N	N	N
Cement/asphalt/redi-mix sales	N	N	N	N	N	N	N	N	N
Cemetery	N	CU	CU	N	N	N	N	N	CU
Church	N	CU	CU	N	N	N	N	N	N
Community Recreation Center	N	CU	CU	CU	CU	CU	N	N	CU
Contractor Shop (ie. Plumber/Electrician - without retail sales)	N	CU	CU	CU	N	N	N	N	N
Convenience store—with or without fuel sales	N	N	N	CU	CU	CU	N	N	N
Day Care Centers	N	N	N	CU	CU	N	N	N	N
Day Care Home	I	I	I	N	N	N	N	N	N

¹ Amended 11/9/21

² Amended 6/8/21& 11/9/21

Deck or Patio	P	P	P	CU	CU	P	P	P	P
Demolition Landfill	N	N	N	N	N	N	N	N	N
Dirt Moving-less than 10 cu.yds. (Shore Impact Zones 1 & 2)	P	P	P	N	N	P	P	P	P
Dirt Moving > 10 cu. yds.(Shore Impact Zones 1 & 2)	CU	CU	CU	N	N	CU	CU	CU	CU
Dirt Moving <50 cu.yds. (Shoreland District--Rear Lot Zone & Non-Shoreland Districts)	P	P	A	CU	CU	P	CU	CU	CU
Dirt Moving >50 cu. Yds. (Shoreland District--Rear Lot Zone & Non-Shoreland Districts)	CU	CU	CU	CU	CU	CU	CU	CU	CU
Drive In Restaurant	N	N	N	CU	CU	CU	N	N	N
USE	SR	RR	AG	C	CMU	WC	SP	FM	PP
Driveway ³	P	P	P	P	P	P	P	P	P
Dwelling, Duplex	CU	CU	CU	N	CU	N	N	N	N
Dwelling, Multiple Family	N	CU	N	N	CU	N	N	N	N
Dwelling, Single Family	P	P	P	N	CU	N	P	P	N
Dwelling, Single-Family Associated with Commercial Use	N	CU	CU	CU	CU	CU	N	N	N
Energy system,renewable (i.e. solar collectors and wind generators under 50KW)*	CU	CU	CU	CU	CU	CU	CU	CU	CU
Extractive Use	N	N	I	N	N	N	N	N	N
Forest Land Conversion	N	CU	CU	N	N	N	N	CU	N
Forest Management (with BMP) ⁴	P	P	P	CU	CU	P	P	P	P
Gas Station (with or without minor repairs)	N	N	N	CU	CU	CU	N	N	N
Golf Course	N	CU	N	CU	N	N	N	N	N
Golf—Miniature	N	N	N	CU	CU	CU	N	N	N
Government Buildings	N	N	N	CU	CU	N	N	N	CU
Greenhouse/Nursery—Commercial	N	N	CU	CU	CU	N	N	N	N
Group Care Facility	N	CU	CU	N	N	N	N	N	N
Guest Cottage/Guest Quarters	P	P	P	N	N	N	N	N	N
Home business	I	I	I	N	I	N	I	I	N
Home occupation	A	A	A	N	CU	N	A	A	N
Hotel/Motel	N	N	N	CU	CU	CU	N	N	N
Liquor Sales, On-Sale	N	N	N	CU	CU	CU	N	N	CU
Laundromat	N	N	N	CU	CU	N	N	N	N
Long-Term Care Facility	N	CU	CU	N	CU	N	N	N	N
Lumber Yard Warehouse/Sales	N	N	N	CU	N	N	N	N	N
Manufactured Home Park (PUD)	CU	CU	CU	N	CU	N	N	N	N
Manufacturing/Assembly, Limited	N	N	N	CU	N	N	N	N	N

³ Amended 2/14/23

⁴ Amended 9/10/19

Medical Clinic	N	N	N	CU	CU	N	N	N	N
Mining of Metallic Minerals and Peat	N	N	I	N	N	N	N	I	N
Mobile Food Unit, Placement of ⁵	N	N	N	P	P	N	N	N	P
Outdoor seasonal sales	N	I	I	I	I	I	N	N	I
Packaging/Warehouse	N	N	N	CU	N	N	N	N	N
Parks and Historic Sites	P	P	P	CU	CU	P	P	P	CU
Private clubs and lodges	N	N	N	CU	CU	CU	N	N	N
Public Beach	N	N	N	N	N	P	N	N	CU
Public Parking	N	N	N	CU	CU	CU	N	N	P
USE	SR	RR	AG	C	CMU	WC	SP	FM	PP
Planned Unit Development (PUD), Commercial	N	N	N	CU	CU	N	N	N	N
Planned Unit Development (PUID), Mixed Use	N	N	N	N	CU	N	N	N	N
Planned Unit Development (PUD), Residential	CU	CU	CU	N	CU	N	N	N	N
Recreational Vehicle, Placement of (not in storage) ⁶	P/I	P/I	P/I	N	N	P/I	N	P/I	N
Recycling Center/Collection Site	N	N	CU	CU	CU	N	N	N	CU
Rental equipment sales and service	N	N	N	CU	CU	N	N	N	N
Repair shop—equipment	N	N	N	CU	CU	N	N	N	N
Resort/recreation facility	N	N	N	CU	CU	CU	N	N	N
Restaurants	N	N	N	CU	CU	CU	N	N	CU
Retail Business	N	N	N	CU	CU	CU	N	N	N
Sawmill	N	N	N	N	N	N	N	N	N
Schools/Educational Buildings	N	CU	CU	CU	CU	N	N	N	CU
Sign, Off-Site	N	N	N	N	N	N	N	N	N
Sign, On-Site	P	P	P	CU	CU	P	CU	CU	P
Sign, Public Information	I	I	I	I	I	I	I	I	P
Storage buildings, Commercial ⁷	N	N	N	CU	N	N	N	N	N
Telecommunication tower	N	CU	CU	N	N	N	CU	CU	CU
Theaters—Indoor/Outdoor	N	N	N	CU	CU	CU	N	N	N
Truck and freight terminal	N	N	N	N	N	N	N	N	N
Vehicle, boat, recreational equipment sales	N	N	N	CU	CU	CU	N	N	N
Veterinary clinic	N	N	N	CU	CU	N	N	N	N

⁵ Amended 2/13/24

⁶ Amended 2/13/24

⁷ Amended 9/10/19

Water-oriented accessory structures	P	N	N	N	N	P	N	N	P
Water Oriented Commercial Business	N	N	N	CU	N	CU	N	N	N
Welding/Machine Shop	N	N	CU	CU	N	N	N	N	N
Wholesale/Warehouse Facility	N	N	N	CU	N	N	N	N	N

10.0 DEFINITIONS

Cannabis Cultivation: A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant. Harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.

Cannabis/Hemp Manufacturer: A business licensed to conduct the activities to turn raw, dried cannabis and cannabis parts into other types of cannabis products, including but not limited to edibles, topicals, vaporizers, etc.

Cannabis Retail Business: A retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, and lower-potency hemp edible retailers conducting sales of Cannabis directly to consumers.

Cannabis Transportation/Delivery: Cannabis Businesses licensed or endorsed by the State Office of Cannabis Management for delivery or transportation of Cannabis Products.

Cannabis Wholesale: The operation to purchase from a business growing or manufacturing cannabis or cannabis products and sell to a cannabis business engaged in retail.

Section 3. **Repeal.** This ordinance shall supersede and repeal all ordinances or policies inconsistent herewith.

Section 4. **Effective Date.** This ordinance shall become effective upon its passage and publication as provided by law.

Passed by the City of Fifty Lakes this 8th day of July, 2025 by a ___/___ vote.

Gary Staples, Mayor

Attest:

Ann Raph, City Clerk

ORDINANCE 2025-4
AN ORDINANCE AMENDING THE FIFTY LAKES
LAND USE ORDINANCE REGARDING CHAPTER 4: LAND USE DISTRICTS AND
PROVISIONS AND CHAPTER 10: DEFINITIONS
CITY OF FIFTY LAKES
CROW WING COUNTY
STATE OF MINNESOTA

The City of Fifty Lakes Ordains:

Section 1. **Purpose and Intent.** The purpose and intent of this Ordinance is to amend the City Land Use Ordinance, Chapter 4 – 4.03 Land Use Table, and Chapter 10 – Definitions.

Section 2. **Amendments.** Note: all ordinance language below supersedes the current Ordinance and upon publication will replace the current language in its entirety.

4.03 Land Use Tables

The following table establishes the permitted, conditional, interim, and allowed uses within the land use districts of the City. Any uses not listed or not closely associated with a listed use are prohibited.

For the purposes of this table:

“P” a use requiring a permit	“SR” a shoreland residential district
“CU” a use requiring a conditional use permit	“RR” means a rural residential district
“I” an interim use	“AG” means agricultural district
“A” a use is allowed without a permit but may require performance standards	“C” means a commercial district
“N” not allowed--a prohibited use	“WC” means a water-oriented commercial district
	“SP” means a special protection district
	“FM” means a forest management district
	“PP” means a public and parks district

USE	SR	RR	AG	C ¹	CMU ₂	WC	SP	FM	PP
Accessory Structures	P	P	P	CU	CU	P	P	P	P
Adult Use	N	N	N	CU	N	N	N	N	N
Agricultural Use-- Farm buildings (barns, silo, hay shed, etc.)	N	P	P	N	N	N	N	N	N
Agricultural Use-- Crop growing and harvesting	N	A	A	N	N	N	N	N	N
Agricultural Use-- Livestock, poultry use, including related buildings	N	A	A	N	N	N	N	N	N
Animal breeding and boarding facility	N	N	P	N	N	N	N	N	N
Animal Feedlot	N	N	CU	N	N	N	N	N	N
Auto body shop	N	N	N	CU	N	N	N	N	N
Auto Service Shop (with major repairs)	N	N	N	CU	N	N	N	N	N
Auto Sales	N	N	N	CU	N	N	N	N	N
Auto Salvage Yard	N	N	N	N	N	N	N	N	N
Bank/financial institution	N	N	N	CU	CU	N	N	N	N
Beauty/barber shop	N	N	N	CU	CU	N	N	N	N
Bed and Breakfast/Boarding House	I	I	I	N	N	N	N	N	N
Bowling Lanes	N	N	N	CU	N	N	N	N	N
Business or professional offices	N	N	N	CU	CU	N	N	N	N
Camps, Transient or Church	I	I	I	N	N	I	N	N	N
Campground	N	CU	CU	N	N	CU	N	N	N
Cannabis Cultivation	N	N	CU	CU	CU	N	N	N	N
Cannabis/Hemp Manufacturer	N	N	CU	CU	CU	N	N	N	N
Cannabis Retail Business	N	N	N	CU	CU	N	N	N	N
Cannabis Transportation/Delivery	N	N	CU	CU	CU	N	N	N	N
Cannabis Wholesale	N	N	CU	CU	CU	N	N	N	N
Car Wash, Commercial	N	N	N	CU	N	N	N	N	N
Cement/asphalt/redi-mix sales	N	N	N	N	N	N	N	N	N
Cemetery	N	CU	CU	N	N	N	N	N	CU
Church	N	CU	CU	N	N	N	N	N	N
Community Recreation Center	N	CU	CU	CU	CU	CU	N	N	CU
Contractor Shop (ie. Plumber/Electrician - without retail sales)	N	CU	CU	CU	N	N	N	N	N
Convenience store—with or without fuel sales	N	N	N	CU	CU	CU	N	N	N
Day Care Centers	N	N	N	CU	CU	N	N	N	N
Day Care Home	I	I	I	N	N	N	N	N	N

¹ Amended 11/9/21

² Amended 6/8/21& 11/9/21

Deck or Patio	P	P	P	CU	CU	P	P	P	P
Demolition Landfill	N	N	N	N	N	N	N	N	N
Dirt Moving-less than 10 cu.yds. (Shore Impact Zones 1 & 2)	P	P	P	N	N	P	P	P	P
Dirt Moving > 10 cu. yds.(Shore Impact Zones 1 & 2)	CU	CU	CU	N	N	CU	CU	CU	CU
Dirt Moving <50 cu.yds. (Shoreland District--Rear Lot Zone & Non-Shoreland Districts)	P	P	A	CU	CU	P	CU	CU	CU
Dirt Moving >50 cu. Yds. (Shoreland District--Rear Lot Zone & Non-Shoreland Districts)	CU	CU	CU	CU	CU	CU	CU	CU	CU
Drive In Restaurant	N	N	N	CU	CU	CU	N	N	N
USE	SR	RR	AG	C	CMU	WC	SP	FM	PP
Driveway ³	P	P	P	P	P	P	P	P	P
Dwelling, Duplex	CU	CU	CU	N	CU	N	N	N	N
Dwelling, Multiple Family	N	CU	N	N	CU	N	N	N	N
Dwelling, Single Family	P	P	P	N	CU	N	P	P	N
Dwelling, Single-Family Associated with Commercial Use	N	CU	CU	CU	CU	CU	N	N	N
Energy system,renewable (i.e. solar collectors and wind generators under 50KW)*	CU	CU	CU	CU	CU	CU	CU	CU	CU
Extractive Use	N	N	I	N	N	N	N	N	N
Forest Land Conversion	N	CU	CU	N	N	N	N	CU	N
Forest Management (with BMP) ⁴	P	P	P	CU	CU	P	P	P	P
Gas Station (with or without minor repairs)	N	N	N	CU	CU	CU	N	N	N
Golf Course	N	CU	N	CU	N	N	N	N	N
Golf—Miniature	N	N	N	CU	CU	CU	N	N	N
Government Buildings	N	N	N	CU	CU	N	N	N	CU
Greenhouse/Nursery—Commercial	N	N	CU	CU	CU	N	N	N	N
Group Care Facility	N	CU	CU	N	N	N	N	N	N
Guest Cottage/Guest Quarters	P	P	P	N	N	N	N	N	N
Home business	I	I	I	N	I	N	I	I	N
Home occupation	A	A	A	N	CU	N	A	A	N
Hotel/Motel	N	N	N	CU	CU	CU	N	N	N
Liquor Sales, On-Sale	N	N	N	CU	CU	CU	N	N	CU
Laundromat	N	N	N	CU	CU	N	N	N	N
Long-Term Care Facility	N	CU	CU	N	CU	N	N	N	N
Lumber Yard Warehouse/Sales	N	N	N	CU	N	N	N	N	N
Manufactured Home Park (PUD)	CU	CU	CU	N	CU	N	N	N	N
Manufacturing/Assembly, Limited	N	N	N	CU	N	N	N	N	N

³ Amended 2/14/23

⁴ Amended 9/10/19

Medical Clinic	N	N	N	CU	CU	N	N	N	N
Mining of Metallic Minerals and Peat	N	N	I	N	N	N	N	I	N
Mobile Food Unit, Placement of ⁵	N	N	N	P	P	N	N	N	P
Outdoor seasonal sales	N	I	I	I	I	I	N	N	I
Packaging/Warehouse	N	N	N	CU	N	N	N	N	N
Parks and Historic Sites	P	P	P	CU	CU	P	P	P	CU
Private clubs and lodges	N	N	N	CU	CU	CU	N	N	N
Public Beach	N	N	N	N	N	P	N	N	CU
Public Parking	N	N	N	CU	CU	CU	N	N	P
USE	SR	RR	AG	C	CMU	WC	SP	FM	PP
Planned Unit Development (PUD), Commercial	N	N	N	CU	CU	N	N	N	N
Planned Unit Development (PUID), Mixed Use	N	N	N	N	CU	N	N	N	N
Planned Unit Development (PUD), Residential	CU	CU	CU	N	CU	N	N	N	N
Recreational Vehicle, Placement of (not in storage) ⁶	P/I	P/I	P/I	N	N	P/I	N	P/I	N
Recycling Center/Collection Site	N	N	CU	CU	CU	N	N	N	CU
Rental equipment sales and service	N	N	N	CU	CU	N	N	N	N
Repair shop—equipment	N	N	N	CU	CU	N	N	N	N
Resort/recreation facility	N	N	N	CU	CU	CU	N	N	N
Restaurants	N	N	N	CU	CU	CU	N	N	CU
Retail Business	N	N	N	CU	CU	CU	N	N	N
Sawmill	N	N	N	N	N	N	N	N	N
Schools/Educational Buildings	N	CU	CU	CU	CU	N	N	N	CU
Sign, Off-Site	N	N	N	N	N	N	N	N	N
Sign, On-Site	P	P	P	CU	CU	P	CU	CU	P
Sign, Public Information	I	I	I	I	I	I	I	I	P
Storage buildings, Commercial ⁷	N	N	N	CU	N	N	N	N	N
Telecommunication tower	N	CU	CU	N	N	N	CU	CU	CU
Theaters—Indoor/Outdoor	N	N	N	CU	CU	CU	N	N	N
Truck and freight terminal	N	N	N	N	N	N	N	N	N
Vehicle, boat, recreational equipment sales	N	N	N	CU	CU	CU	N	N	N
Veterinary clinic	N	N	N	CU	CU	N	N	N	N

⁵ Amended 2/13/24

⁶ Amended 2/13/24

⁷ Amended 9/10/19

Water-oriented accessory structures	P	N	N	N	N	P	N	N	P
Water Oriented Commercial Business	N	N	N	CU	N	CU	N	N	N
Welding/Machine Shop	N	N	CU	CU	N	N	N	N	N
Wholesale/Warehouse Facility	N	N	N	CU	N	N	N	N	N

10.0 DEFINITIONS

Cannabis Cultivation: A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant. Harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.

Cannabis/Hemp Manufacturer: A business licensed to conduct the activities to turn raw, dried cannabis and cannabis parts into other types of cannabis products, including but not limited to edibles, topicals, vaporizers, etc.

Cannabis Retail Business: A retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, and lower-potency hemp edible retailers conducting sales of Cannabis directly to consumers.

Cannabis Transportation/Delivery: Cannabis Businesses licensed or endorsed by the State Office of Cannabis Management for delivery or transportation of Cannabis Products.

Cannabis Wholesale: The operation to purchase from a business growing or manufacturing cannabis or cannabis products and sell to a cannabis business engaged in retail.

Section 3. **Repeal.** This ordinance shall supersede and repeal all ordinances or policies inconsistent herewith.

Section 4. **Effective Date.** This ordinance shall become effective upon its passage and publication as provided by law.

Passed by the City of Fifty Lakes Council this 8th day of July 2025 by a ___/___ vote.

Gary Staples, Mayor

Attest:

Ann Raph, City Clerk

**ORDINANCE 2025-4
AN ORDINANCE AMENDING THE FIFTY LAKES
LAND USE ORDINANCE REGARDING CHAPTER 4: LAND USE DISTRICTS AND
PROVISIONS AND CHAPTER 10: DEFINITIONS
CITY OF FIFTY LAKES
CROW WING COUNTY
STATE OF MINNESOTA**

The following is the official summary of Ordinance Amendment 2025-4 approved by the City Council of the City of Fifty Lakes, on the 8th day of July, 2025.

The purpose and intent of this Ordinance is to amend the City Land Use Ordinance, Chapter 4 – 4.03 Land Use Table and Chapter 10 – Definitions.

The City Council determines that publication of the title and a summary of this ordinance will clearly inform the public of the intent and effect of the ordinance and the Council has approved the text of this summary and has directed that the title and a summary be published pursuant to Minnesota Statute § 412.191, Subd. 4.

A printed copy of the Ordinance is available for inspection by any person during regular office hours at the office of the City Clerk.

Passed by the Council this 8th day of July, 2025, by a ____/____ vote of the Council.

By: _____
Gary Staples, Mayor
City of Fifty Lakes

By: _____
Ann Raph, City Clerk
City of Fifty Lakes

ORDINANCE NO. 2025-03
AN ORDINANCE AMENDING THE CITY CODE TO REGULATE CANNABIS BUSINESSES
CITY OF FIFTY LAKES
COUNTY OF CROW WING, STATE OF MINNESOTA

Purpose and Intent. The purpose and intent of this Ordinance is adopt the Cannabis Business Ordinance Sections 1 through 7 to implement the provision of Minnesota Statutes Chapter 342, which authorizes the City of Fifty Lakes to protect the health, safety, and welfare of the City of Fifty Lakes' residents by regulating cannabis businesses within the legal boundaries of the City of Fifty Lakes.

Amendments. This ordinance hereby establishes the Fifty Lakes Cannabis Business Ordinance. The following underlined language will be added.

The City Council of the City of Fifty Lakes hereby ordains:

FIFTY LAKES CANNABIS BUSINESS ORDINANCE

<u>Section 1</u>	<u>Administration</u>
<u>Section 2</u>	<u>Registration of Cannabis Business</u>
<u>Section 3</u>	<u>Requirements for a Cannabis Business (Time, Place, Manner)</u>
<u>Section 4</u>	<u>Temporary Cannabis Events</u>
<u>Section 5</u>	<u>Use of Cannabis in Public</u>

Section 1. Administration

1.1 Findings and Purpose

The City of Fifty Lakes makes the following legislative findings:

The purpose of this ordinance is to implement the provisions of Minnesota Statutes, chapter 342, which authorizes the City of Fifty Lakes to protect the public health, safety, welfare of the City of Fifty Lakes residents by regulating cannabis businesses within the legal boundaries of the City of Fifty Lakes.

The City of Fifty Lakes finds and concludes that the proposed provisions are appropriate and lawful land use regulations for the City of Fifty Lakes, that the proposed amendments will promote the community's interest in reasonable stability in zoning for now and in the future, and that the proposed provisions are in the public interest and for the public good.

1.2 Authority & Jurisdiction

The City of Fifty Lakes has the authority to adopt this ordinance pursuant to:

- a) Minn. Stat. 342.13(c), regarding the authority of a local unit of government to adopt reasonable restrictions of the time, place, and manner of the operation of

a cannabis business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses.

- b) Minn. Stat. 342.22, regarding the local registration and enforcement requirements of state-licensed cannabis retail businesses and lower-potency hemp edible retail businesses.
- c) Minn. Stat. 152.0263, Subd. 5, regarding the use of cannabis in public places.
- d) Minn. Stat. 462.357, regarding the authority of a local authority to adopt zoning ordinances.

Ordinance shall be applicable to the legal boundaries of the City of Fifty Lakes.

1.3 Severability

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

1.4 Enforcement

The City of Fifty Lakes is responsible for the administration and enforcement of this ordinance. Any violation of the provisions of this ordinance or failure to comply with any of its requirements constitutes a misdemeanor and is punishable as defined by law. Violations of this ordinance can occur regardless of whether or not a permit is required for a regulated activity listed in this ordinance.

1.5 Definitions

Unless otherwise noted in this section, words and phrases contained in Minn. Stat. 342.01 and the rules promulgated pursuant to any of these acts, shall have the same meanings in this ordinance.

1. Cannabis Cultivation: A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant. harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.
2. Cannabis Retail Businesses: A retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, excluding lower-potency hemp edible retailers.

3. Cannabis Retailer: Any person, partnership, firm, corporation, or association, foreign or domestic, selling cannabis product to a consumer and not for the purpose of resale in any form.
4. Daycare: A location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.
5. Lower-potency Hemp Edible: As defined under Minn. Stat. 342.01 subd. 50.
6. Office of Cannabis Management: Minnesota Office of Cannabis Management, referred to as "OCM" in this ordinance.
7. Place of Public Accommodation: A business, accommodation, refreshment, entertainment, recreation, or transportation facility of any kind, whether licensed or not, whose goods, services, facilities, privileges, advantages or accommodations are extended, offered, sold, or otherwise made available to the public.
8. Preliminary License Approval: OCM pre-approval for a cannabis business license for applicants who qualify under Minn. Stat. 342.17.
9. Public Place: A public park or trail, public street or sidewalk; any enclosed, indoor area used by the general public, including, but not limited to, restaurants; bars; any other food or liquor establishment; hospitals; nursing homes; auditoriums; arenas; gyms; meeting rooms; common areas of rental apartment buildings, and other places of public accommodation.
10. Residential Treatment Facility: As defined under Minn. Stat. 245.462 subd. 23.
11. Retail Registration: An approved registration issued by the City of Fifty Lakes to a state- licensed cannabis retail business.
12. School: A public school as defined under Minn. Stat. 120A.05 or a nonpublic school that must meet the reporting requirements under Minn. Stat. 120A.24.
13. State License: An approved license issued by the State of Minnesota's Office of Cannabis Management to a cannabis retail business.

Section 2. Registration of Cannabis Businesses

2.1 Consent to registering of Cannabis Businesses

No individual or entity may operate a state-licensed cannabis retail business within the City of Fifty Lakes without first registering with the City of Fifty Lakes.

Any state-licensed cannabis retail business that sells to a customer or patient without valid retail registration shall incur a civil penalty of up to \$2,000 for each violation.

Notwithstanding the foregoing provisions, the state shall not issue a license to any cannabis business to operate in Indian country, as defined in United States Code, title 18, section 1151, of a Minnesota Tribal government without the consent of the Tribal government.

2.2 Compliance Checks Prior to Retail Registration

Prior to issuance of a cannabis retail business registration, the City of Fifty Lakes shall conduct a preliminary compliance check to ensure compliance with local ordinances.

Pursuant to Minn. Stat. 342, within 30 days of receiving a copy of a state license application from OCM, the City of Fifty Lakes shall certify on a form provided by OCM whether a proposed cannabis retail business complies with local zoning ordinances and, if applicable, whether the proposed business complies with the state fire code and building code.

2.3 Registration & Application Procedure

2.3.1 Fees.

The City of Fifty Lakes shall not charge an application fee.

A registration fee, as established in the City of Fifty Lakes fee schedule, shall be charged to applicants depending on the type of retail business license applied for.

An initial retail registration fee shall not exceed \$500 or half the amount of an initial state license fee under Minn. Stat. 342.11, whichever is less. The initial registration fee shall include the initial retail registration fee and the first annual renewal fee.

Any renewal retail registration fee imposed by the City of Fifty Lakes shall be charged at the time of the second renewal and each subsequent renewal thereafter.

A renewal retail registration fee shall not exceed \$1,000 or half the amount of a renewal state license fee under Minn. Stat. 342.11, whichever is less.

A medical combination business operating an adult-use retail location may only be charged a single registration fee, not to exceed the lesser of a single retail registration fee, defined under this section, of the adult-use retail business.

2.3.2 Application Submittal.

The City of Fifty Lakes shall issue a retail registration to a [state-licensed](#) cannabis retail business that adheres to the requirements of Minn. Stat. 342.22.

- (A) An applicant for a retail registration shall fill out an application form, as provided by the City of Fifty Lakes. Said form shall include, but is not limited to:
- i. Full name of the property owner and applicant;
 - ii. Address, email address, and telephone number of the applicant;
 - iii. The address and parcel ID for the property which the retail registration is sought;
 - iv. Certification that the applicant complies with the requirements of local ordinances established pursuant to Minn. Stat. 342.13.

- (B) The applicant shall include with the form:
 - i. the registration fee as required in Section 2.3.1;
 - ii. a copy of a valid state license or written notice of OCM license preapproval;
- (C) Once an application is considered complete, the City of Fifty Lakes shall inform the applicant as such, process the application fees, and forward the application to the City Council for approval or denial.
- (D) The application fee shall be non-refundable once processed.

2.3.3 Application Approval

- (A) A state-licensed cannabis retail business application shall not be approved if the cannabis retail business would exceed the maximum number of registered cannabis retail businesses permitted under Section 2.6.
- (B) A state-licensed cannabis retail business application shall not be approved or renewed if the applicant is unable to meet the requirements of this ordinance.
- (C) A state-licensed cannabis retail business application that meets the requirements of this ordinance shall be approved.

2.3.4 Annual Compliance Checks.

The City of Fifty Lakes shall complete at minimum one compliance check per calendar year of every cannabis business to assess if the business meets age verification requirements, as required under Minn. Stat. 342.22 Subd. 4(b) and Minn. Stat. 342.24 and this ordinance.

The City of Fifty Lakes shall conduct at minimum one unannounced age verification compliance check at least once per calendar year.

Age verification compliance checks shall involve persons at least 17 years of age but under the age of 21 who, with the prior written consent of a parent or guardian if the person is under the age of 18, attempt to purchase adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products under the direct supervision of a law enforcement officer or an employee of the local unit of government.

Any failures under this section must be reported to the Office of Cannabis Management.

2.3.5 Location Change

A state-licensed cannabis retail business shall be required to submit a new application for registration under Section 2.3.2 if it seeks to move to a new location still within the legal boundaries of the City of Fifty Lakes.

2.4 Renewal of Registration

The City of Fifty Lakes shall renew an annual registration of a state-licensed cannabis retail business at the same time OCM renews the cannabis retail business' license.

A state-licensed cannabis retail business shall apply to renew registration on a form established by the City of Fifty Lakes.

A cannabis retail registration issued under this ordinance shall not be transferred.

2.4.1 Renewal Fees.

The City of Fifty Lakes may charge a renewal fee for the registration starting at the second renewal, as established in the City of Fifty Lakes' fee schedule.

2.4.2 Renewal Application.

The application for renewal of a retail registration shall include, but is not limited to:

- Items required under Section 2.3.2 of this Ordinance.

2.5 Suspension of Registration

2.5.1 When Suspension is Warranted.

The City of Fifty Lakes may suspend a cannabis retail business's registration if it violates the ordinance of the City of Fifty Lakes or poses an immediate threat to the health or safety of the public. The City of Fifty Lakes shall immediately notify the cannabis retail business in writing the grounds for the suspension.

2.5.2 Notification to OCM.

The City of Fifty Lakes shall immediately notify the OCM in writing the grounds for the suspension. OCM will provide the City of Fifty Lakes and cannabis business retailer a response to the complaint within seven calendar days and perform any necessary inspections within 30 calendar days.

2.5.3 Length of Suspension.

The suspension of a cannabis retail business registration may be for up to 30 calendar days, unless OCM suspends the license for a longer period. The business may not make sales to customers if their registration is suspended.

The City of Fifty Lakes may reinstate a registration if it determines that the violations have been resolved.

The City of Fifty Lakes shall reinstate a registration if OCM determines that the violation(s) have been resolved.

2.5.4 Civil Penalties.

Subject to Minn. Stat. 342.22, subd. 5(e) the City of Fifty Lakes may impose a civil penalty, as specified in the City of Fifty Lakes' Fee Schedule, for registration violations, not to exceed \$2,000.

2.6 Limiting of Registrations

The City of Fifty Lakes shall limit the number of cannabis retail businesses to no fewer than one registration for every 12,500 residents within the City of Fifty Lakes.

If Crow Wing County has one active cannabis retail business registration for every 12,500 residents, the City of Fifty Lakes shall not register additional state-licensed cannabis retail businesses.

Section 3. Requirements for Cannabis Businesses

3.1 Minimum Buffer Requirements

The City of Fifty Lakes shall prohibit the operation of a cannabis business within 1,000 feet of a school.

The City of Fifty Lakes shall prohibit the operation of a cannabis business within 500 feet of a day care.

The City of Fifty Lakes shall prohibit the operation of a cannabis business within 500 feet of a residential treatment facility.

The City of Fifty Lakes shall prohibit the operation of a cannabis business within 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.

Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in Section 3.1 shall prohibit an active cannabis business or a cannabis business seeking registration from continuing operation at the same site if a school/daycare/residential treatment facility/attraction within a public park that is regularly used by minors moves within the minimum buffer zone.

3.2 Zoning and Land Use

3.2.1. Cultivation.

Cannabis businesses licensed or endorsed for cultivation are permitted as a conditional use in the following zoning districts:

- Commercial
- Commercial Mixed Use
- Agricultural

3.2.1. Cannabis Manufacturer.

Cannabis businesses licensed or endorsed for cannabis manufacturer are permitted as a conditional use in the following zoning districts:

- Commercial
- Commercial Mixed Use
- Agricultural

3.2.1. Hemp Manufacturer.

Businesses licensed or endorsed for low-potency hemp edible manufacturers are permitted as a conditional use in the following zoning districts:

- Commercial
- Commercial Mixed Use
- Agricultural

3.2.2. Wholesale.

Cannabis businesses licensed or endorsed for wholesale are permitted as a conditional use in the following zoning districts:

- Commercial
- Commercial Mixed Use
- Agricultural

3.2.2. Cannabis Retail.

Cannabis businesses licensed or endorsed for cannabis retail are permitted as a conditional use in the following zoning districts:

- Commercial
- Commercial Mixed Use

3.2.2. Cannabis Transportation.

Cannabis businesses licensed or endorsed for transportation are permitted as a conditional use in the following zoning districts:

- Commercial
- Commercial Mixed Use
- Agricultural

3.2.1. Cannabis Delivery.

Cannabis businesses licensed or endorsed for delivery are permitted as a conditional use in the following zoning districts:

- Commercial
- Commercial Mixed Use
- Agricultural

3.3 Hours of Operation

Cannabis businesses are limited to retail sale of cannabis, cannabis flower, cannabis products between the hours of 10 a.m and 10 p.m., Monday-Sunday.

DRAFT

Section 4. Temporary Cannabis Events

4.1 License or Permit Required for Temporary Cannabis Events

4.1.1 License Required.

A license or permit is required to be issued and approved by the City of Fifty Lakes prior to holding a Temporary Cannabis Event.

4.1.2 Registration & Application Procedure

A registration fee, as established in the City of Fifty Lakes' fee schedule, shall be charged to applicants for Temporary Cannabis Events.

4.1.3 Application Submittal & Review.

The City of Fifty Lakes shall require an application for Temporary Cannabis Events.

- (A) An applicant for a retail registration shall fill out an application form, as provided by the City of Fifty Lakes. Said form shall include, but is not limited to:
 - i. Full name of the property owner and applicant;
 - ii. Address, email address, and telephone number of the applicant;
- (B) The applicant shall include with the form:
 - i. the application fee as required in Section 4.1.2;
 - ii. a copy of the OCM cannabis event license application, submitted pursuant to 342.39 subd. 2.

The application shall be submitted to the City of Fifty Lakes, or other designee for review. If the designee determines that a submitted application is incomplete, they shall return the application to the applicant with the notice of deficiencies.

- (C) Once an application is considered complete, the designee shall inform the applicant as such, process the application fees, and forward the application to the City Council for approval or denial.

- (D) The application fee shall be non-refundable once processed.

- (E) The application for a license for a Temporary Cannabis Event shall meet the following standards:

- (F) A request for a Temporary Cannabis Event that meets the requirements of this Section shall be approved.

- (G) A request for a Temporary Cannabis Event that does not meet the requirements of this Section shall be denied. The (insert city/town/county) shall notify the applicant of the standards not met and basis for denial.

Temporary cannabis events shall only be held at licensed retail cannabis establishments.

There shall be no onsite consumption of cannabis flower or cannabis products at Temporary Cannabis Events.

Section 5. Use in Public Places

No person shall use cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products in a public place or a place of public accommodation unless the premises is an establishment or an event licensed to permit on-site consumption of adult-use.

Effective Date: This ordinance amendment shall be in full force and effect from and after passage and publication according to state law.

Passed by the City of Fifty Lakes Council this ____ day of _____, 2025, by a ____/5ths vote.

Gary Staples, Mayor

Attest: Ann Raph, City Cler

CITY OF FIFTY LAKES
MINUTES OF THE PLANNING COMMISSION
May 27, 2025 6:00 PM

1. Call to order: 6:00 pm

2. Roll Call:

Planning Commission: Bob Stancer, Gary Oster, Don, Reiersen, Fred Strohmeier and Mike Milbrath
Staff: Bethany Soderlund, Zoning Specialist; Jessica Istvanovich, Deputy Clerk.
City Council: Gary Staples, Mayor

3. Public Hearings:

- a. **Variance Application 09-25** for the construction of an accessory structure/shed under an existing structure not meeting OHW setbacks within the Shoreland Residential (SR) land use district. The subject property is located at 16887 N Eagle Lake Road: PIN 22240600. Applicant/ Owner: Michael & Mary Milbrath.

MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. REIERSON TO APPROVE VARIANCE 09-25 WITH 13 (THIRTEEN) FINDINGS OF FACT AND 1 (ONE) CONDITION AS DISCUSSED:

Findings of Fact:

1. The subject property is located at 16887 North Eagle Lake Road and is zoned "Shoreland Residential" (Eagle Lake - Recreational Development).
2. The subject property contains a legal existing non-conforming two-story dwelling with loft located approximately 70' from the OHW where 100' is required.
3. The request is to construct a 12' x 12' enclosed storage accessory structure under an existing three season porch approximately 75' from the OHW where 100' is required.
4. The proposed structure contains no livable space and will not be accessible from the dwelling.
5. The variance request includes no impervious surface coverage increase.
6. The proposed project does not include an increase in bedrooms.
7. The subject property contains a limited building envelope.
8. The DNR has been notified of the request.
9. Will granting the variance put property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. Yes, the applicant is proposing to continue the use of the property as a single family residential dwelling and the proposed accessory structure is a logical use of existing impervious coverage.
10. Does the property have unique circumstances that were not created by the landowner?
 - a. Yes, the property was legally developed with a 75' OHW setback. Setbacks were changed to 100' making the existing structure a legal existing non-conformity. The proposed structure will not encroach any further on the OHW and will not increase impervious surface coverage.
11. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, constructing the addition will not alter the essential character of the neighborhood. The improvement will be visible from the lake, however the proposed placement of the accessory structure would create minimal visual impacts.
12. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Fifty Lakes ordinances?
 - a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and the following goal in the comprehensive plan, "To preserve the natural character and environmental quality of the lakeshore and still allow reasonable use for property owners and the public."
13. Has the variance request been made based on reasons other than economic considerations alone?
 - a. Yes, the request has been made on factors other than economic considerations.

Conditions of Approval:

- 55 1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the
56 presented plan will require modified approval by the Planning Commission.
57

58 When polled: Mr. Stancer, aye; Mr. Reiersen, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion carried. (Mr.
59 Milbrath, abstained)
60

- 61
62 b. **Ordinance amendments 10-25** for the revision and clarification of off-site sign regulations within all
63 land use districts in the City of Fifty Lakes. Applicant: City of Fifty Lakes.

64 **MOTION MADE BY MR. REIERSON AND SECONDED BY MR. MILBRATH TO RECOMMEND**
65 **ORDINANCE AMENDMENT 2025-02 (QA 10-25) TO ALIGN “SECTION 9.02 SIGNS” WITH THE**
66 **LAND USE MATRIX REGARDING OFF SITE SIGNAGE.** When polled: Mr. Stancer, aye; Mr.
67 Reiersen, aye; Mr. Milbrath, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion carried.
68

69 **4. Approval of Minutes:**

- 70 a. April 22, 2025, Planning Commission Meeting
71

72 **MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. STANCER TO APPROVE**
73 **MINUTES FROM APRIL 22, 2025 MEETING AS PRESENTED.** When polled: Mr. Stancer, aye; Mr.
74 Reiersen, aye; Mr. Milbrath, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion carried.
75

- 76 **5. P & Z Administrator’s Report:** Ms. Soderlund reported 18 (eighteen) approved land use permits and 2 (two)
77 pending as of the May meeting.
78

79 **MOTION BY MR. STROHMEIER AND SECONDED BY MR. MILBRATH TO ADJOURN.** Meeting
80 adjourned at 6:39 PM.
81

82
83
84
85
86
87 _____
88 Jessica Istvanovich, Deputy Clerk

Driveways

Definition: *A private road providing access to no more than two residential lots.*

Performance standards:

- A land Use Permit is required.
- Road Department review is required for all new driveways connecting to city roads.
- Culverts may be required.
- Driveways are considered impervious, both paved and unpaved (gravel and grass driveways at 50%). Driveway impervious to be calculated at a minimum width of nine (9) feet.
- Roads, driveways, and parking areas must meet structure setbacks.
- Additional entrance permits are required from the Crow Wing County Highway Department for new driveways on County Roads.

Additional Shoreland Performance Standards:

- Cannot be placed within Shore Impact Zones 1 or 2 (SIZ1/SIZ2), or bluff impact zones, when other reasonable and feasible placement alternatives exist. If no other alternatives exist, they may be placed within these areas and must be designed to minimize adverse impacts.
- All permits issued for driveways on steep slopes shall include an approved stormwater management and erosion control plan. Conditions may be placed on the approval of driveways in shoreland and/or steep slopes.

Contact pz@fiftylakesmn.com
or 218-763-3113
for more information

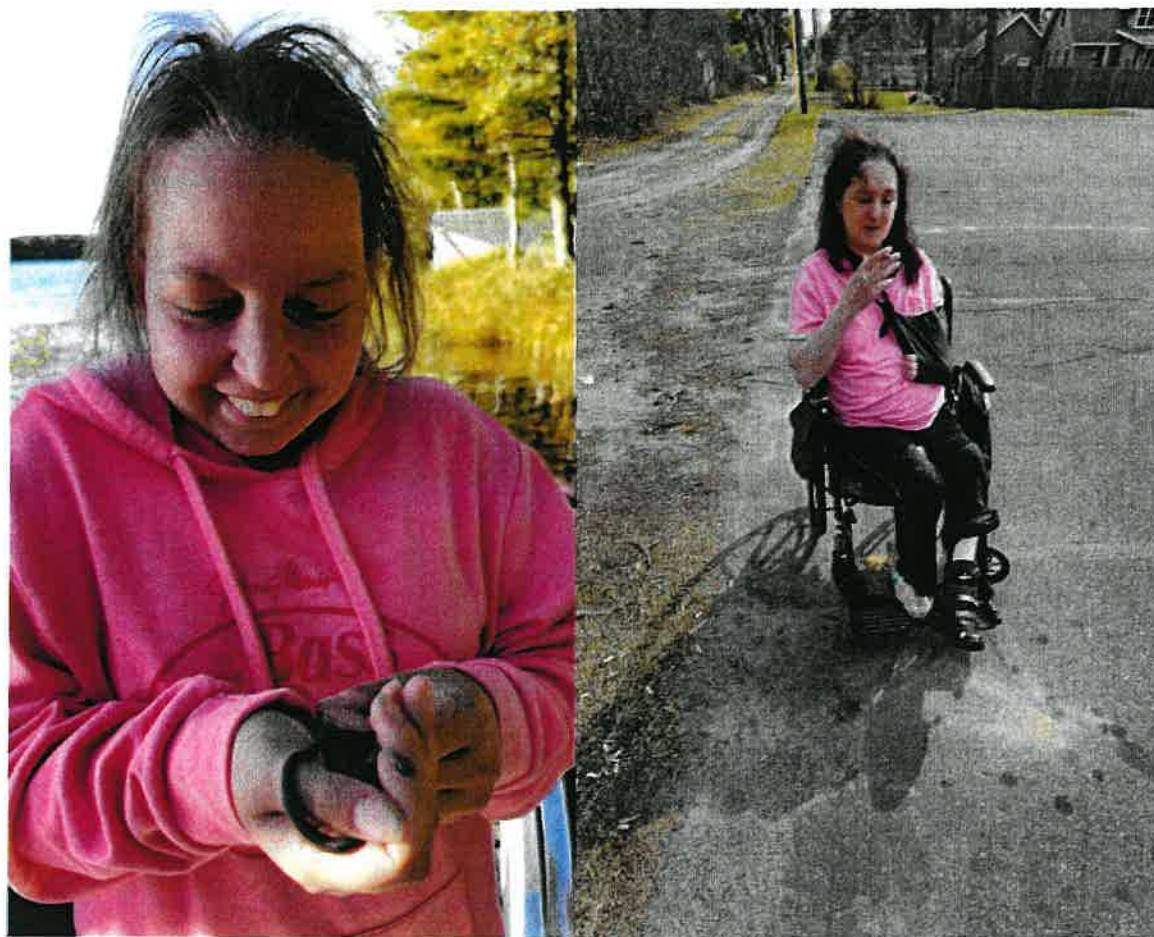


City of
Fifty Lakes

Parking space/mobility path just outside of N Eagle Lake Rd Right-of-Way







PART OF GOVERNMENT LOT 5, SECTION 13, TOWNSHIP 138 NORTH,
RANGE 27 WEST, CROW WING COUNTY, MINNESOTA



● = DENOTES FOUND IRON MONUMENT
○ = DENOTES 1/2 INCH IRON PIPE MONUMENT
SET AND MARKED RLS # 13336

All that part of Government Lot 5, Section 13, Township 138 North, Range 27 West, Crow Wing County, Minnesota, lying easterly of the West 1252.21 feet of said Government Lot 5. Subject to the right of way for North Eagle Lake Road and other easements, reservations or restrictions of record, if any.

DATE:	10/1/01	AMENDMENTS:	BY:	PREPARED FOR: MARION HAYWORTH	WIDSETH SMITH NOLTING ENGINEERS ARCHITECTS LAND SURVEYORS ENVIRONMENTAL SERVICES ALEXANDRIA IOWA 52240 319-399-0000 319-399-0001 319-399-0002 319-399-0003 319-399-0004 319-399-0005 319-399-0006 319-399-0007 319-399-0008 319-399-0009 319-399-0010 319-399-0011 319-399-0012 319-399-0013 319-399-0014 319-399-0015 319-399-0016 319-399-0017 319-399-0018 319-399-0019 319-399-0020 319-399-0021 319-399-0022 319-399-0023 319-399-0024 319-399-0025 319-399-0026 319-399-0027 319-399-0028 319-399-0029 319-399-0030 319-399-0031 319-399-0032 319-399-0033 319-399-0034 319-399-0035 319-399-0036 319-399-0037 319-399-0038 319-399-0039 319-399-0040 319-399-0041 319-399-0042 319-399-0043 319-399-0044 319-399-0045 319-399-0046 319-399-0047 319-399-0048 319-399-0049 319-399-0050 319-399-0051 319-399-0052 319-399-0053 319-399-0054 319-399-0055 319-399-0056 319-399-0057 319-399-0058 319-399-0059 319-399-0060 319-399-0061 319-399-0062 319-399-0063 319-399-0064 319-399-0065 319-399-0066 319-399-0067 319-399-0068 319-399-0069 319-399-0070 319-399-0071 319-399-0072 319-399-0073 319-399-0074 319-399-0075 319-399-0076 319-399-0077 319-399-0078 319-399-0079 319-399-0080 319-399-0081 319-399-0082 319-399-0083 319-399-0084 319-399-0085 319-399-0086 319-399-0087 319-399-0088 319-399-0089 319-399-0090 319-399-0091 319-399-0092 319-399-0093 319-399-0094 319-399-0095 319-399-0096 319-399-0097 319-399-0098 319-399-0099 319-399-0100 319-399-0101 319-399-0102 319-399-0103 319-399-0104 319-399-0105 319-399-0106 319-399-0107 319-399-0108 319-399-0109 319-399-0110 319-399-0111 319-399-0112 319-399-0113 319-399-0114 319-399-0115 319-399-0116 319-399-0117 319-399-0118 319-399-0119 319-399-0120 319-399-0121 319-399-0122 319-399-0123 319-399-0124 319-399-0125 319-399-0126 319-399-0127 319-399-0128 319-399-0129 319-399-0130 319-399-0131 319-399-0132 319-399-0133 319-399-0134 319-399-0135 319-399-0136 319-399-0137 319-399-0138 319-399-0139 319-399-0140 319-399-0141 319-399-0142 319-399-0143 319-399-0144 319-399-0145 319-399-0146 319-399-0147 319-399-0148 319-399-0149 319-399-0150 319-399-0151 319-399-0152 319-399-0153 319-399-0154 319-399-0155 319-399-0156 319-399-0157 319-399-0158 319-399-0159 319-399-0160 319-399-0161 319-399-0162 319-399-0163 319-399-0164 319-399-0165 319-399-0166 319-399-0167 319-399-0168 319-399-0169 319-399-0170 319-399-0171 319-399-0172 319-399-0173 319-399-0174 319-399-0175 319-399-0176 319-399-0177 319-399-0178 319-399-0179 319-399-0180 319-399-0181 319-399-0182 319-399-0183 319-399-0184 319-399-0185 319-399-0186 319-399-0187 319-399-0188 319-399-0189 319-399-0190 319-399-0191 319-399-0192 319-399-0193 319-399-0194 319-399-0195 319-399-0196 319-399-0197 319-399-0198 319-399-0199 319-399-0200 319-399-0201 319-399-0202 319-399-0203 319-399-0204 319-399-0205 319-399-0206 319-399-0207 319-399-0208 319-399-0209 319-399-0210 319-399-0211 319-399-0212 319-399-0213 319-399-0214 319-399-0215 319-399-0216 319-399-0217 319-399-0218 319-399-0219 319-399-0220 319-399-0221 319-399-0222 319-399-0223 319-399-0224 319-399-0225 319-399-0226 319-399-0227 319-399-0228 319-399-0229 319-399-0230 319-399-0231 319-3
-------	---------	-------------	-----	-------------------------------	---

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	5/19/2025	15659 N Fox Beach Rd	Anderson	Mark & Mary	SR	22220580	Covered deck/porch	100.00	18818	Complete application recieved on 5/19/2025
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	5/16/2025	12275 Northgate Ln	Muske	Michael & Jane	SR	22310518	24'x26' garage addition with storage room & guest quarters	450.00	CC	
13-25	4-21-2025	4-21-2025	40366 Co Rd 3	City of Fifty Lakes		PP	22250500	For the contruction of a splash pad	N/A	N/A	
14-25	4-21-2025	4-21-2025	15634 Co Rd 1 - Lot 19	Gallaway	Matthew	SR	22270528	For the placement of an 8x28 driveway	50.00	Cash	
15-25	4-25-2025		16335 W Eagle Lk Rd	Schuelke	Leroy	SR	22230516	36x26 3 car garage with no living quarters and driveway	200.00	22235	Incomplete - Needs driveway information
16-25	4-25-2025	6-2-2025	16857 N Eagle Lk Rd	Schmidt	Greg & Kellene	SR	22240504	The demolition of an existing dwelling and the construction of a new dwelling as approved by variance.	450.00	3164	Variance granted 3.25.25
17-25	4-28-2025	4-28-2025	43835 Kego Lake Rd	Cronister/ Carl	Jason & Casey	SR	22150510	For the installation of a renewable solar energy system as approved by CUP on 4-25-25	50.00	CC	
18-25	5-6-2025	5-12-2025	TBD N Mitchell Lake Rd	Dollimer	Mike	SR	22120563	For the construction of a Dwelling, SSTS, Driveway & E911	800.00	CC	E911 (\$100), SSTS (\$250) and (\$450)
19-25	5-8-2025	5-9-2025	15634 Co Rd 1 - #39	Bitterman	Roy & Barb	SR	22270508	For the removal of a 10'x10' deck and the construction of a 8'x10' deck	75.00	9362	
20-25	5-12-2025	5-19-2025	14482 Grouse Ln	McKeehan	Marilyn	SR	22280517	SAP-Dirt moving 50 cu yards in RLZ	50.00	2301	
21-25	6-6-2025	6-6-2025	16887 N Eagle Lake Rd	Milbrath	Mary & Mike	SR	22240600	Build a 12x12 storage area under existing 3 season porch	100.00	11535	Granted by Variance 5-27-25
22-25	6/2/2025	6-9-2025	16670 Brody Ct	Crawford	Rick & Lori	RR	22260505	Construction of an addition to dwelling	200.00	3064	
23-25	5/23/2025	6/16/2025	41056 W Fox Lake Rd	Maschke	Chad	SR	22210506	Dwelling with attached garage, driveway, SSTS	700.00	27481	Granted by Variance
24-25	6-6-2025	6/16/2025	16687 W Eagle Lake Rd	DelCotto	Tim	SR	22140509	Enclose & Screen porch	50.00	CC	
25-25	6-9-2025		15132 Peninsula Ln	Rabusch	Thomas	SR	22270501	12x15 shed	100.00		
26-25	6/16/2025		43901 Kego Lake Rd	Decker	Chad	SR	22150512	Replace existing accessory structure with a 40x50 accessory structure	200.00	1846	

2025 SSTS Permits

Permit #	Date Rec.	Date Apprvd.	New or Rep.	PIN	Location	Last Name	First Name	Type	Installer/License #	Installation Date	# of tanks	Instal I Cert	Notes (Seasonal or Resident) (Other Establishment?)
SSTS01-25	xx-xx-2025	5-9-2025	R	22250500	40366 CO Rd 3	City of Fifty Lakes		New Drainfield Only - 300 GPD, 102' trench or Chambers					
SSTS02-25	4/25/2025	5/1/2025	N	22330511	13893 County Rd 1	Lano	Jennifer	2Bed, 300 GPD, Chambers					
SSTS03-25	5-6-2025	5/12/2025	N	22120563	TBD N Mitchell Lake Rd	Dollimer	Mike	with 500 pump tank, Mound					
SSTS04-25	5/14/2025	5/16/2025	R	22310518	12275 Northgate Ln	Muske	Mike	Adding 130 sq ft to existing mound and replacing 500 lift with a 1000 lift. Existing 1500 comp tank.			1 new 1 old		
SSTS05-25	5/19/2025	5/19/2025	R	22130557	17009 N Eagle Lake Rd	Feldman	Joel	Replacement of failing system - 3bd, 450 GPD, 2250 Tank, 500 Lift.			2		
SSTS06-25	5/19/2025	5/30/2025	R	22150512	43901 Kego Lake Rd	Decker	Chad	4Bed, 600GPD, 2250 Comp Tank and 500 Lift, trenches			2		
SSTS07-25	5/30/2025		R	22240504 22240597	16857 N Eagle Lake Rd	Schmidt	Greg & Kellene						
SSTS08-25	5/27/2025	6/16/2025	N	22280564	41056 W Fox Lake Rd	Maschke	Chad						