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**CITY OF FIFTY LAKES**  
**PLANNING COMMISSION/BOARD OF ADJUSTMENT**  
**AGENDA**

September 23, 2025 6:00 pm

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*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 Application 15-25** For the installation of a solar energy system on an existing commercial/public structure. The subject property is located at 40447 Town Hall Rd; PIN 22250516. Applicant/Owner: City of Fifty Lakes.
- b. **Variance Application 16-25** For the construction of an addition and an existing dwelling not meeting OHW setbacks. The subject property is located at 43327 Co Rd 136; PIN 22120553. Applicant/Owner: Daniel & Melinda Hogan.
- c. **Variance Application 17-25** For the replacement and expansion of an existing SSTS within the bluff setback. The subject property is located at 16886 N Eagle Lake Rd; PIN 22240595. Applicant/Owner: Peter & Laura Sandall.

**5. Open Forum**

**6. Approval of Minutes**

- a. July 22, 2025

**7. New Business**

- a. **Metes & Bounds Lot Split 18-25** to split an 8.69 acre parcel within the Shoreland Residential (SR) land use district. Subject property is located at 42305 Kego Lake Rd; 22150522. Applicant/Property Owners: Scott & Julie Smith.
- b. **Metes & Bounds Lot Split 19-25** to split a 19.86 acre parcel within the Agricultural (AG) land use district. Subject property is located at 17198 Buchite Rd; 22360527. Applicant/Property Owners: Randy & Audrey Buchite.

**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, September 23, 2025, at 6:00 p.m. at City Hall located at 40447 Town Hall Road, to conduct the following public hearings:

**Conditional Use Application 15-25** For the installation of a solar energy system on an existing commercial/public structure. The subject property is located at 40447 Town Hall Rd; PIN 22250516. Applicant/Owner: City of Fifty Lakes.

**Variance Application 16-25** The subject property is located at 43327 Co Rd 136; PIN 22120553. Applicant/Owner: Daniel & Melinda Hogan.

**Variance Application 17-25** For the replacement and expansion of an existing SSTS within the bluff setback. The subject property is located at 16886 N Eagle Lake Rd; PIN 22240595. Applicant/Owner: Peter & Laura Sandall.

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](mailto: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 15-24  
**Property Owner/Applicant:** City of Fifty Lakes

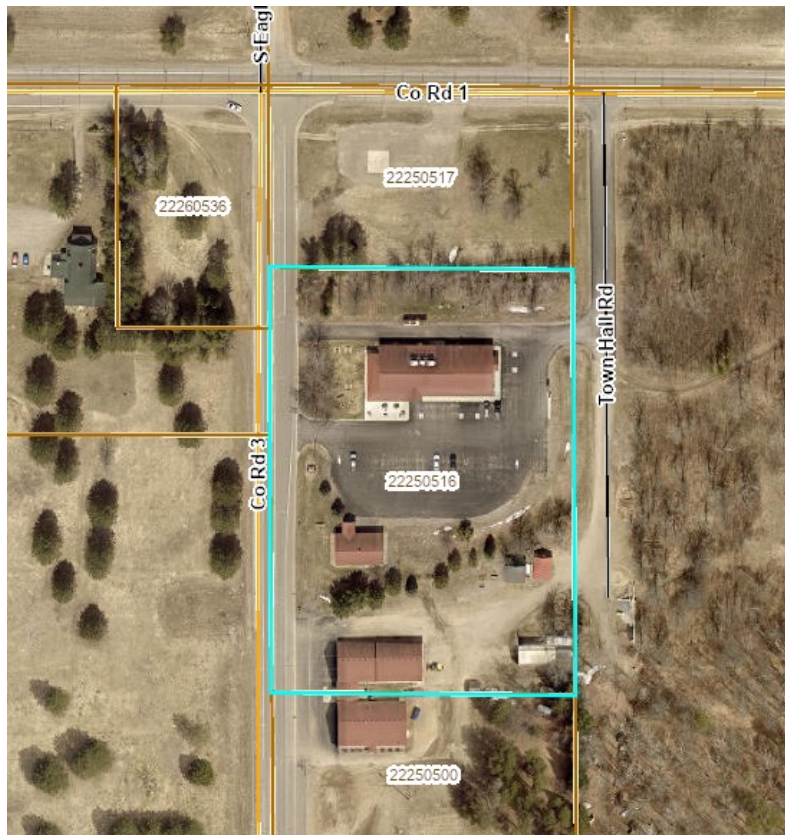
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### PROPERTY INFORMATION:

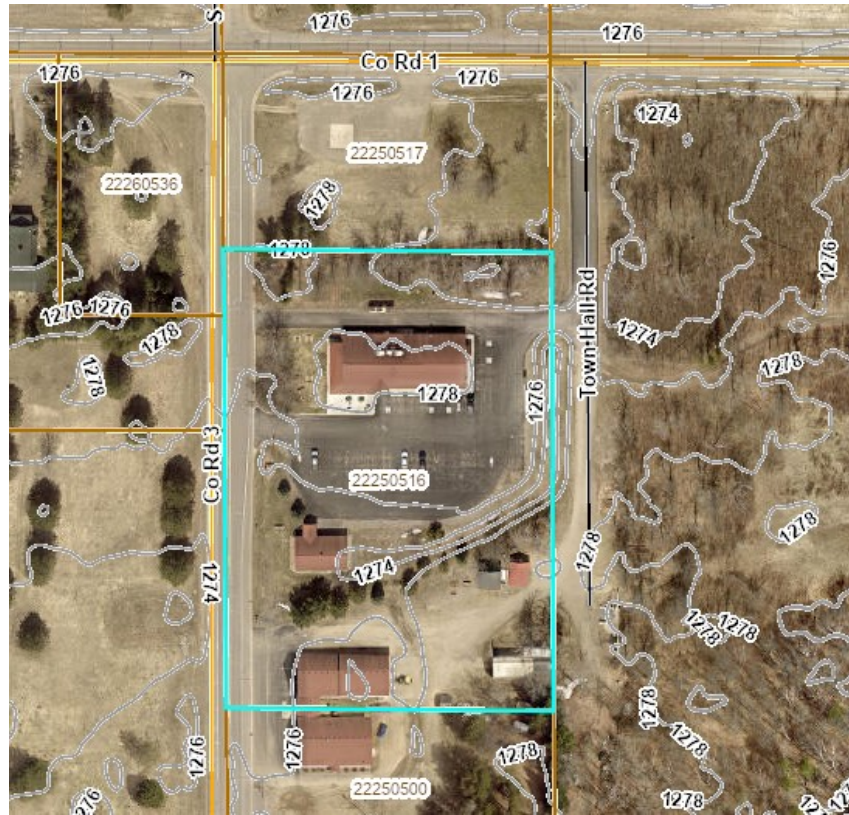
PID:	22250516
Acres:	3.49 Acres
Zoning:	Public & Parks
Physical Address:	40447 Town Hall Rd
Location:	25/138/27
Septic:	CI - Pending
Existing/Proposed Impervious:	Approx. 53%

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Aerial:



Contours:



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**Background Information:**

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

The panels will be flush mounted on the structure. 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 Public & Parks district with a conditional use permit.

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Complete Application Received:	8/25/2025
Action Deadline:	10/25/2025
15.99 Waiver:	N/A



Wetland Delineation:	N/A
Fees Collected:	N/A
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	Pending Contract
• City Attorney:	8/22/2025
Notifications:	
• DNR:	N/R
• MNDOT:	N/A
• CWC HWY:	N/A
• Other:	N/A

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**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

#### **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.

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

1. The subject property is PID 22250516 and is located at 40447 Town Hall Rd.
2. The subject property is 3.49 acres and is located in the Public & Parks (PP) zoning district.
3. The conditional use permit request is to install a roof-top renewable energy system (solar panels) on the Fifty Lakes Bar & Bottle Shop/City Hall building.
4. The panels will be flush mounted on the structure 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 Public & Parks land use district.
7. The existing and proposed impervious surface coverage of the subject property is approximately 53%.
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.
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.

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**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.

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**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.



APP # CUP-15

Date 8-22-2025

(for office use only)

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

Name of Applicant City of Fifty Lakes Phone 218-763-3113

Mailing Address 40447 Town Hall Rd Email clerk@fiftylakesmn.com

City, State, Zip Fifty Lakes, MN 56448

Applicant is:

Legal Owner ☒

Contract Buyer ☐

Option Holder ☐

Agent ☐

Other \_\_\_\_\_

Title Holder of Property:

City of Fifty Lakes


(Name)

40447 Town Hall Rd

(Address)

Fifty Lakes, MN 56448

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

Address of property involved in this request:

40447 Town Hall Rd

Parcel ID No. 22250516 Zoning District Public & Parks

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

The installation of a renewable energy system

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

Building: Roof mounted solar panels

Landscaping: No change

Parking/Signs: No change

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.

A renewable energy system will help reduce energy bills and be of public benefit.

- (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?

There are existing commercial and public uses on PID 22250516.

Solar panels would be consistent with those patterns and uses as they have no significant impact.

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

No impact

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

No significant impact.

- (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?

No impact to traffic and roads.

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

Renewable energy system will reduce the need for conventional methods.

**CITY OF FIFTY LAKES**  
**CUP CHECKLIST**

  X   Completed application

 N/A  Fee

       Sewer Compliance Inspection To be scheduled - Last CI in 2019

 N/A  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



**49.80 kW DC                      39.84 kW AC**  
**Roof-mounted**  
**Commercial grid-tied PV system**  
**With Enphase Microinverters**

City of Fifty Lakes  
40430 Co Rd 3  
Fifty Lakes, MN 56448, USA

December 18, 2024

Dear City of Fifty Lakes

Thank you for your interest in solar and in Wolf Track Energy. We are excited about the possibility of working with you. We eagerly anticipate providing a design that suits your needs and is practical for your location. The proposed systems should produce about 65351 kWh/year which is about 46% of your annual estimated energy consumption of 139100 kWhs. In addition to the base energy production numbers in this estimate, the "bi-facial" solar panels 'may' produce additional energy during time of high brightness (like snow reflectivity).

Our local crew has the experience and knowledge necessary to see this project through to completion, and to ensure you're awarded the full grant from the state of Minnesota. We've worked closely with our vendors to provide competitive pricing for this large-scale project in which the community can take pride. If after reviewing this proposal you would like to consider other options, we would be happy to adjust this bid. We know you'll find this proposal compelling and we're eager to support your clean energy goals!

**Within this proposal, you will find:**

- System Overview
- Energy Production & Finance Forecast
- Cash Flow Estimate
- Itemized Cost Estimate
- Available Rebates, Incentives, and Environmental Benefits
- Why Wolf Track Energy?

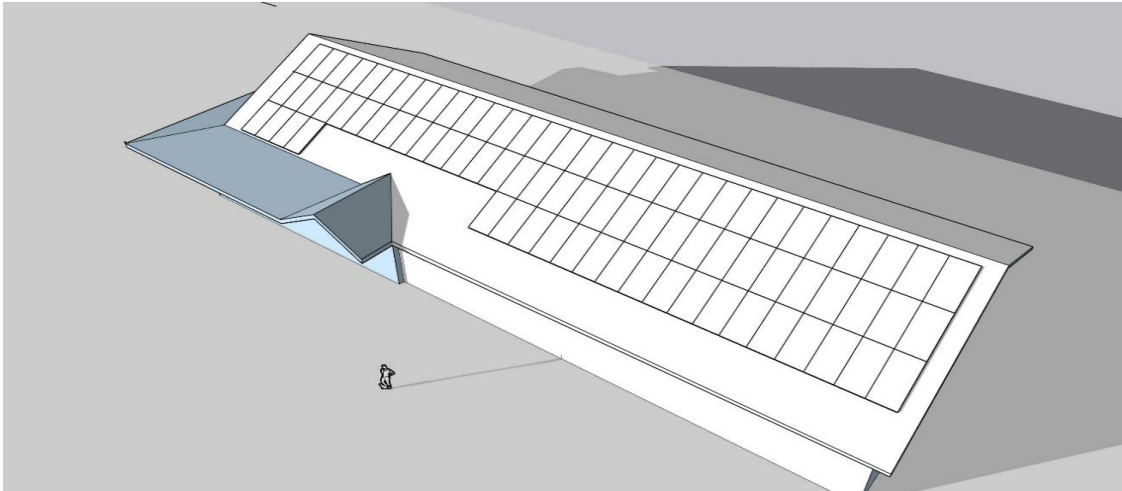
Sincerely,

John Ruvelson

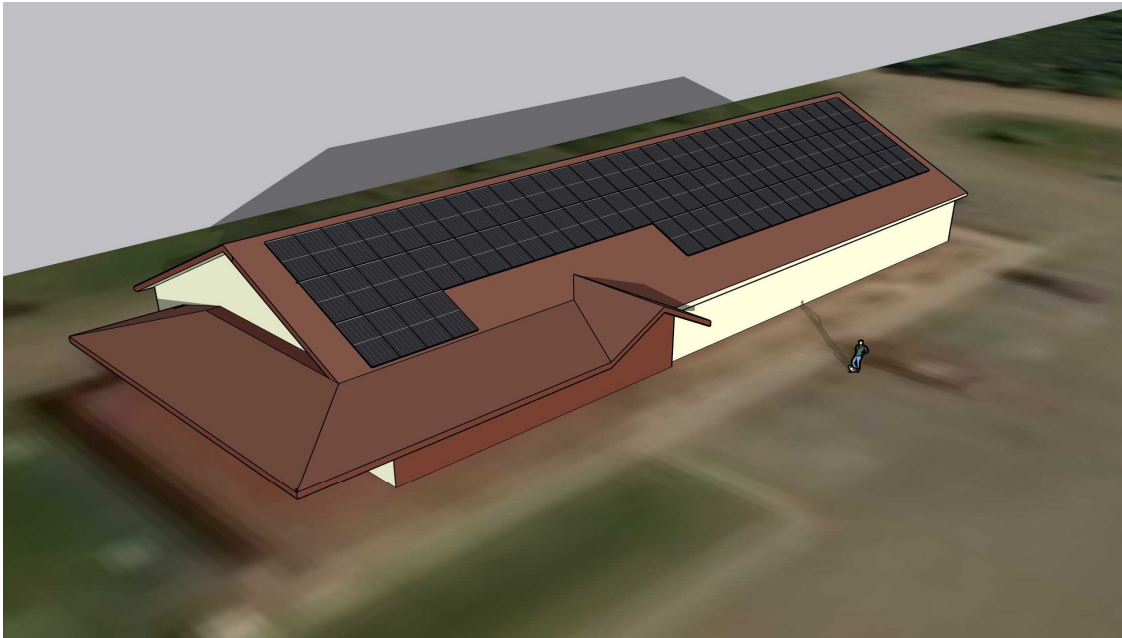
Solar Technical Sales

Direct: (218) 269-2413   jruvelson@wolftrackenergy.com

## System Overview



These concept-drawings show the 49.8 kW DC PV system at your location.





## System Overview

### Location

The location selected for your solar PV array will support an array with a nameplate rating of 49.8 kW DC. The array's orientation to the sun, shading, snow, soiling, and other factors will have an impact on the system's actual production, described in part, below.

### Site Shading

Crystalline solar PV modules need un-shaded, direct beam radiation to function optimally. One of the most important siting factors to maximize energy production is a relatively shade-free location. The calculations in this report assumed the site to be about 97 % shade free. Trees to be maintained by system OWNER.

### Azimuth and Tilt Angles

Orientation of the array to the sun is important to production. This array is pointed near the optimum at an azimuth of 180°. This array is near the optimum tilt angle at an angle of 28°. The azimuth and tilt angles will enable your array to produce at least 97% of the optimum energy.

### Snow and Array Tilt Angle

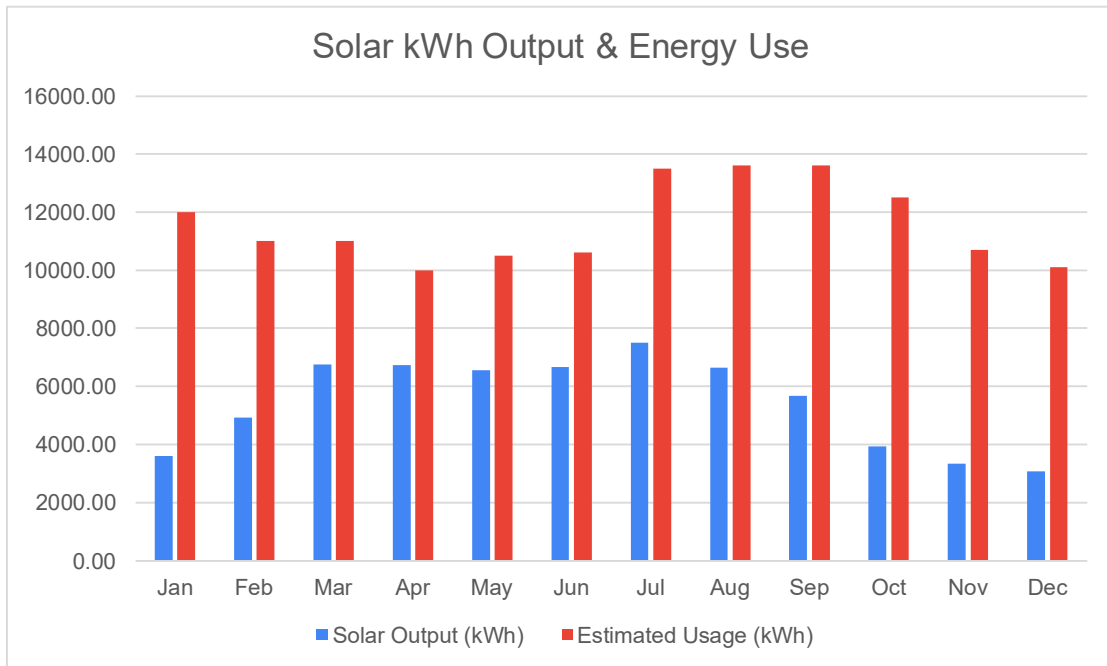
Snow's impact on solar energy production is variable due to its moisture content, texture, amount and frequency. Also, steeper arrays will shed snow easier than arrays at lower tilt angles.

Since the Department of Energy's, National Renewable Energy Laboratory (NREL), estimates snowfall varies by as much as 30% monthly, 10% annually, sometimes reducing annual energy output by up to 20%, they recommend an **average energy production loss of 5% which we have subtracted from our calculations in this report.**

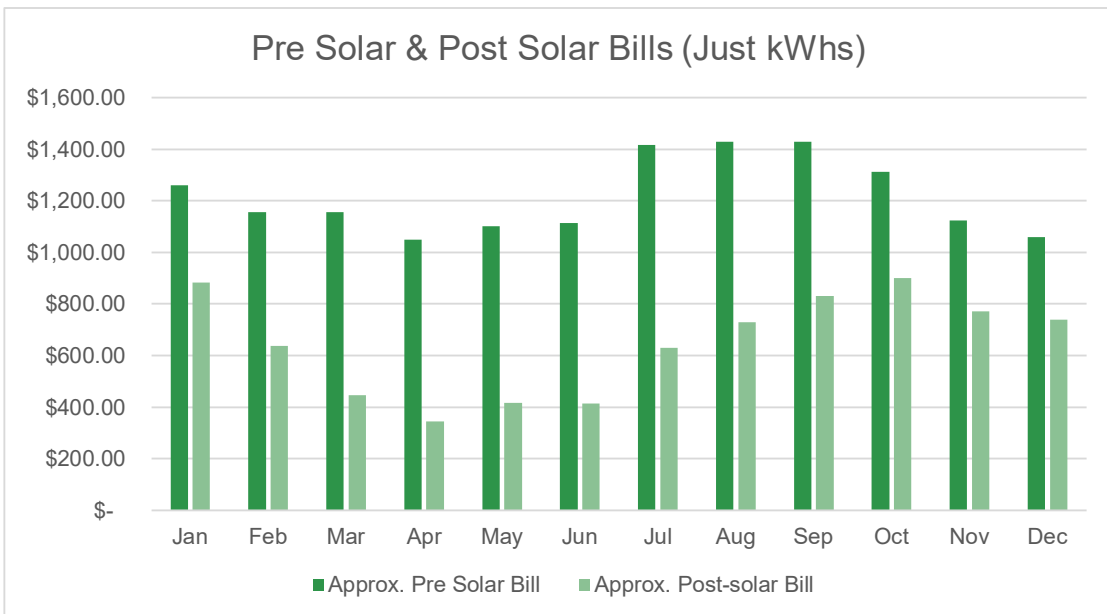
Design Assumptions			
We estimate 1319 average annual kWhs per kW of installed solar panels.			
Solar PV kW DC:	49.8	Module Type:	Tier One
		Utility:	Crow Wing Power - Cmerc Rate 25
Azimuth:	180	Off-set rate:	\$0.1050
Tilt Angle:	28	Depreciation %:	0 Fed & 0 State

Using PVWatts Calculator (nrel.gov) we assumed 18.37 % total losses, (which already include 5% losses from snow coverage). The solar array should not require maintenance. You may choose to clean snow from the panels to slightly improve energy production.

## Energy Production & Finance Forecast



<b>Current Annual Usage (kWh)</b> <b>139100</b>	<b>Estim. Annual Solar Production (kWh)</b> <b>65351</b>
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<b>Estimated Annual Electric Bill</b> <b>\$14,605.50</b>	<b>Estimated Annual Bill Post-Solar</b> <b>\$7,743.63</b>
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## Energy Production & Finance Forecast

**Estimated Annual Solar Energy Production and Value**

Year	1	2	3	4	5
Energy (kWh)	65,351	65,024	64,699	64,376	64,054
Energy Value	\$6,862	\$6,998	\$7,137	\$7,278	\$7,422

Year	6	7	8	9	10
Energy (kWh)	63,734	63,415	63,098	62,782	62,469
Energy Value	\$7,569	\$7,718	\$7,870	\$8,024	\$8,182

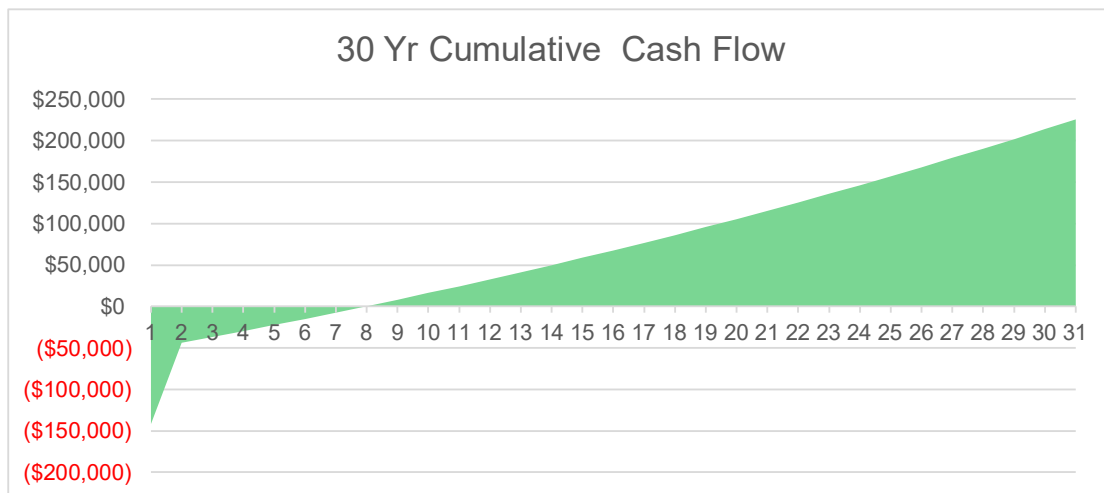
Year	11	12	13	14	15
Energy (kWh)	62,156	61,845	61,536	61,228	60,922
Energy Value	\$8,342	\$8,506	\$8,672	\$8,841	\$9,014

Year	16	17	18	19	20
Energy (kWh)	60,618	60,315	60,013	59,713	59,414
Energy Value	\$9,189	\$9,367	\$9,549	\$9,734	\$9,922

Year	21	22	23	24	25
Energy (kWh)	59,117	58,822	58,528	58,235	57,944
Energy Value	\$10,114	\$10,309	\$10,507	\$10,709	\$10,914

Year	26	27	28	29	30
Energy (kWh)	57,654	57,366	57,079	56,794	56,510
Energy Value	\$11,123	\$11,336	\$11,552	\$11,772	\$11,996

TOTAL YEARS	1 Year	10 years	20 years	25 years	30 years
Produced (kWh)	65,351	638,734	1,244,628	1,535,260	1,817,682
Estim. Total Value	\$6,862	\$75,059	\$553,058	\$218,750	\$276,529



# Itemized Cost Estimate

Wolf Track Energy, LLC

Pro Forma Estimate

818 6th Ave.  
Two Harbors, MN 55616  
Phone: (218) 302-5601

DATE: 12/18/2024

FOR: Solar PV System

City of Fifty Lakes  
40430 Co Rd 3  
Fifty Lakes, MN 56448, USA

60 Day Pricing  
Not a Final Cost Estimate  
Subject to Material Costs/Availability & Site Visit

49.80 kW (DC) Solar PV System	Qty	Unit Price	AMOUNT
Solar modules VSUN600N-144BMH Silver Frame	83	\$ -	
ENPHASE IQ8P 3 Phase Micro Inverters	83	\$ -	
Monitoring Commercial Enphase- Requires Customer Wi-fi	1	\$ -	
IronRidge Aluminum Roof Racking (New Shingles Recommended)	1	\$ -	
Jeff Wohler OK Whole Build Disco 6-16-23	1	\$ -	
AC DC Wire/Conduit/Disconnects/Misc	1	\$ -	
Electrician & Apprentice Prev Wage Labor	1	\$ -	
Rented Equipment	1	\$ -	
Utility Interconnection, Structural, Permitting, design (Building Permit Not Included - Bv 50 Lakes)	1	\$ -	
Misc	1	\$ -	
	1	\$ -	
<b>TOTAL Solar Electric System and Installation</b>			<b>\$ 142,570.06</b>

Payment Terms	AMOUNT DUE
Milestone 1: Deposit Due at Signing	\$ 14,257.01
Milestone 2: Due at Construction Scheduling	\$ 71,285.03
Milestone 3: Final - Due at Project Completion	\$ 57,028.03

If the solar rebate is from a government agency, the 30% Direct pay/federal tax credit remains unaffected.  
If the rebate comes from a utility company or other non-government sources, the 30% tax credit is calculated based on the net system cost after the rebate. [CONSULT A FINANCIAL EXPERT](#)

Estimated Rebates and Incentives	Amount
LESS: \$49,000 MPCA Local Climate Action Grant	\$ 49,000
30% Federal Renewable Energy DIRECT PAY Tax Credit - Calculated After Subtracting Utility Rebate**	\$ 42,771
<b>TOTAL rebates and incentives</b>	<b>\$ 91,771</b>
<b>TOTAL first-year cost after subtracting rebates and incentives</b>	<b>\$ 50,799</b>

Estimated Value of Energy Savings over 30 years **	\$ 276,529
Estimated Warranty/Maintenance Costs**	\$0
Estimated Tax Paid on Rebate Income**	\$0
Estimated 30 Year Total Net Cash Flow Value**	\$ 225,730

\*\*Tax credits are estimated. As the purchaser/owner of a solar photovoltaic system, you may qualify for federal, state, local, rebates, tax credits or other incentives (collectively, "incentives"). If you have any questions as to whether and when you qualify for any incentives and the amount of such incentives, please consult your personal tax or financial advisor. Wolf Track Energy makes no representation, warranty or guaranty as to the availability or amount of such incentives.

## Scope of Work Clarifications:

Fixed prices for Scope of Work are based on assumptions, and are subject to change per requirements that may result from engineering reports  
Final Equipment may vary - subject to site-visit and material availability  
Driven Post-based foundations can hit unknown rocks or obstructions, may require concrete footings and a change in contract price  
Unknown Upgrades/Structural Remedial Required by Engineering (Not Included)  
Ground assumptions base on local well reports  
Geotechnical Specific Engineering Report for Driven-pile Racking (Not Included)  
Utility related upgrade costs : Engineering Studies, Distribution, Infrastructure, Rewire of Offpeak, New transformer (Are Not Included)  
Tree trimming or removal, Site Leveling & Preparation (Not Included)  
Labor Hours are not for winter conditions

10 year standard workmanship warranty is included - as per construction contract  
Minnesota Licensed General Contractor #BC804183  
Minnesota Licensed Electrical Contractor #EA805508  
NABCEP PV-102216-013658

Wolf Track Energy, LLC · Two Harbors, MN · Backus, MN · (218) 302-5601

## ***Rebates and Incentives***

### **Federal Solar Energy Tax Credit**

The credit is available to tax paying organizations and individuals. It's equal to 30% of expenditures for a solar installation, with no maximum credit. Eligible solar energy property includes equipment that uses solar energy to generate electricity, to heat or cool (or provide hot water for use in) a structure, or to provide solar process heat. See IRS form 5695 and Section 25d for more information on the residential Investment Tax Credit or IRS form 3468 and Section 48 for more information about the commercial Investment Tax Credit (ITC). [If the solar rebate is from a government agency, the 30% Direct pay/federal tax credit remains unaffected. If the rebate comes from a utility company or other non-government sources, the 30% tax credit is calculated based on the net system cost after the rebate. CONSULT A FINANCIAL EXPERT](#)

### **The Inflation Reduction Act**

The Inflation Reduction Act introduced a monetization method for commercial solar projects for tax exempt organizations:

**Direct pay:** This process allows entities exempt from income tax—such as nonprofits, state/local/Tribal governments, publicly owned utilities, and rural electric cooperatives—to claim the equivalent amount of tax credit in the form of a direct payment from the IRS.<sup>4</sup> This enables tax-exempt entities to take advantage of clean energy tax credits for the first time.

### **Minnesota State Sales Tax Exemption**

In Minnesota, solar energy systems purchased on or after August 1, 2005, are exempt from the state's sales tax. This exemption applies to solar electric (PV) systems, solar water heating systems and solar space heating systems. All components of these systems are exempt, including panels, wiring, pumps, and racks.

### **Minnesota Real Estate Property Tax Exemption**

Minn. Stat. § 272.02, Subd. 24, exempts solar-photovoltaic (PV) systems installed after January 1, 1992 from Real property taxation.

### **Net Metering**

Systems under 40 kW: Reconciled monthly; customer may opt to receive payment or credit on next bill at the retail utility energy rate. For systems 40kW AC -1 MW AC, NEG is credited at the avoided cost rate, or customers may elect to be compensated in the form of a kWh credit. Excess credit will be reimbursed at the end of the calendar year at the avoided cost rate.

*Disclaimer:*

*Tax Situations Vary, Please Consult a Competent Tax Professional  
Incentives, Rebates, Taxes, Costs and Energy Savings Are Estimated And Are Not Guaranteed  
Wolf Track Energy, LLC, does not make any warranty for accuracy or completeness of energy predictions or this information from U.S. Department of Energy National Renewable Energy Laboratories (NREL). The energy output prediction is a forecast estimate based on assumptions.*

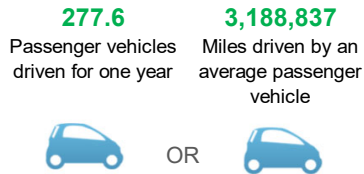


## Environmental Benefits

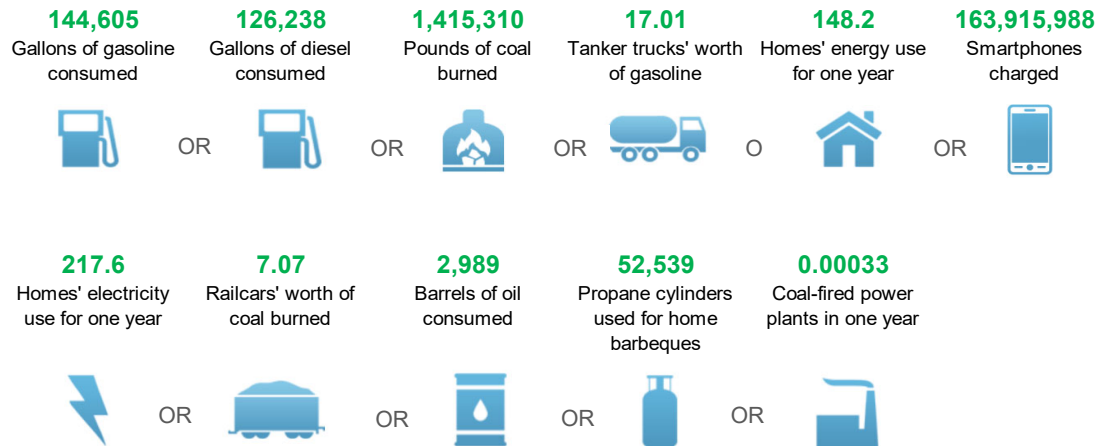
**In 30 years, your 49.8 kW solar array will offset about 1817682 kWh's of energy & 1285 metric tons of CO<sub>2</sub>.**

**This is equivalent to:**

### Greenhouse gas emissions from



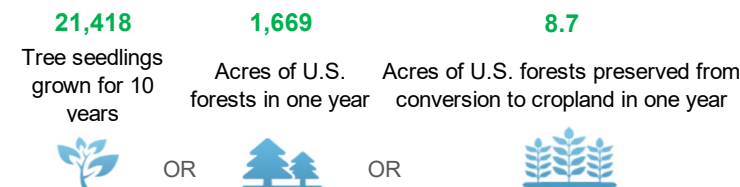
### CO<sub>2</sub> emissions from



### Greenhouse gas emissions avoided by



### Carbon Sequestered by



Energy-related activities were the primary sources of U.S. anthropogenic greenhouse gas emissions, accounting for 82.6 percent of total greenhouse gas emissions on a carbon dioxide (CO<sub>2</sub>) equivalent basis in 2014. The primary greenhouse gas emitted by human activities in the United States was CO<sub>2</sub>, representing approximately 80.9 percent of total greenhouse gas emissions. The process of generating electricity is the single largest source of CO<sub>2</sub> emissions in the United States, representing 37 percent of total CO<sub>2</sub> emissions from all CO<sub>2</sub> emissions sources across the United States (Source: EPA Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2014, April 15, 2016). The report is available at: <https://www3.epa.gov/climatechange/ghgemissions/usinventoryreport.html>

**Thanks for doing your part!**

Wolf Track Energy, LLC · Two Harbors, MN · Backus, MN · (218) 302-5601

## Why Wolf Track Energy?



### We're certified experts

Recognized by the North American Board of Certified Energy Practitioners, we know solar inside & out. We're also licensed electrical and building contractors that will take care of every step of your solar installation.

### We're locally owned and operated

Our staff and installation crews are your neighbors! **We have office locations in Two Harbors and Backus, Minnesota.** We are invested in the communities that we serve and are committed to providing reliable service from design to installation.

### Solar is what we do

Since 2018, Wolf Track Energy has installed hundreds of solar projects across Minnesota and Wisconsin. We have helped homeowners and businesses cut their power bills using clean, renewable energy. Solar is not a secondary service for us, it's what we do.

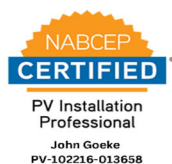
### Peace of mind

We stand by our work. Our installations come with a 10-year workmanship warranty. If anything goes wrong at your home due to the quality of our installation, it will be covered for up to 10 years. This warranty includes roof penetrations, conduit, and wiring.

### Any questions?

We are here to be a resource! Feel free to contact us with any questions.

Check out our website at [wolftrackenergy.com](http://wolftrackenergy.com)



#EA805508



#1574035



#BC804183



#DC-032300396

Wolf Track Energy, LLC · Two Harbors, MN · Backus, MN · (218) 302-5601

**CITY OF FIFTY LAKES  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
SEPTEMBER 23, 2025 @ 6:00 P.M.**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, September 23, 2025, beginning at 6:00 P.M at Fifty Lakes City Hall.

**Hearing:** Conditional Use Permit Application 15-25 for the installation of a renewable energy system within the Public and Parks (PP) land use district.

**Property Owners:** City of Fifty Lakes.

**Applicant:** City of Fifty Lakes.

**Property Description:** The subject property is located at 40447 Town Hall Rd; PIN 22250516.

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

**Purpose:** The applicant is requesting a conditional use permit to construct a renewable energy system on the Fifty Lakes Bar & Bottle Shop/City Hall building.

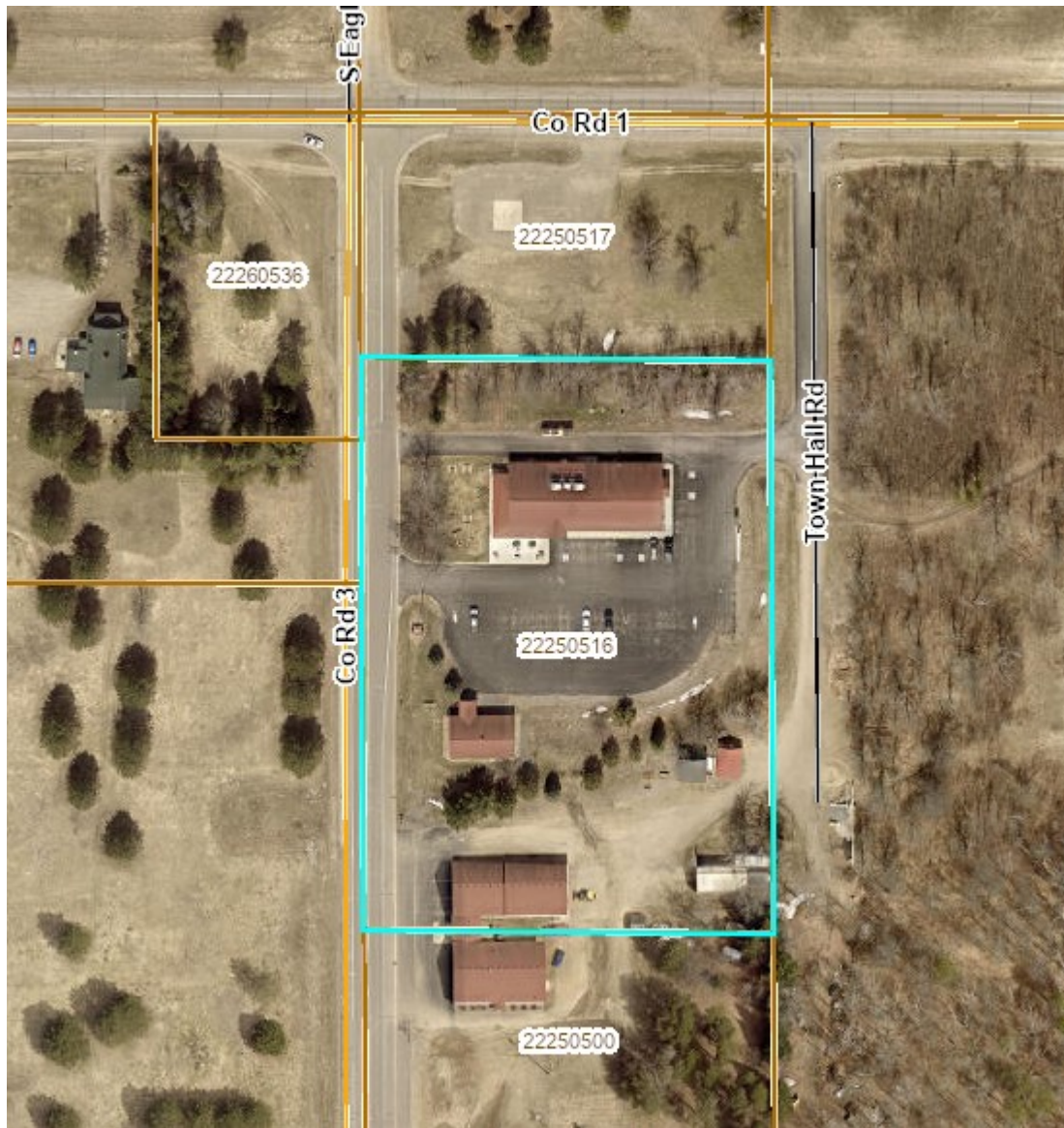
**Property Owners Please Note:** Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

If you wish to provide written comments, please email to [pz@fiftylakesmn.com](mailto: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: 40447 Town Hall Rd:



CITY OF FIFTY LAKES  
CITY HALL PO BOX 125  
FIFTY LAKES MN 56448

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

DOBIE, BRIAN R LIVING TRUST  
1968 BERKELEY AVE  
SAINT PAUL MN 55105

LANDE, KATHRYN ANN  
C/O DOROTHY L LANDE  
PO BOX 133  
FIFTY LAKES, MN 56448

MANGER, RONALD L  
17145 N MITCHELL LAKE RD  
P O BOX 114  
FIFTY LAKES MN 56448

MIEHE, BURK & JULIE  
1193 LAKEVIEW DR  
BUCKINGHAM IA 50612

MILLER, PATRICE ANN & JOSEPH W  
16711 COUNTY ROAD 1 PO BOX 156  
FIFTY LAKES MN 56448

POTZ, DAVID J  
16965 COUNTY ROAD 1  
FIFTY LAKES MN 56448

PREMIER BUILDERS & CONSTRUCTION LLC  
1764 COUNTY ROAD 17 SW  
PEQUOT LAKES MN 56472



## STAFF REPORT

**Agenda Item:** 4b

**Application:** Variance 16-25

**Applicant/Property Owner:** Daniel & Melinda Hogan

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### PROPERTY INFORMATION:

PID:	22120553
Acres:	23,512 Sq ft
Zoning:	Shoreland Residential (SR)
Physical Address:	43327 Co Rd 136
Location:	12/138/27
Septic:	Shared Septic – CI Pending
Existing Impervious:	17.4
Proposed Impervious:	22.3

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Aerial:





Contours:

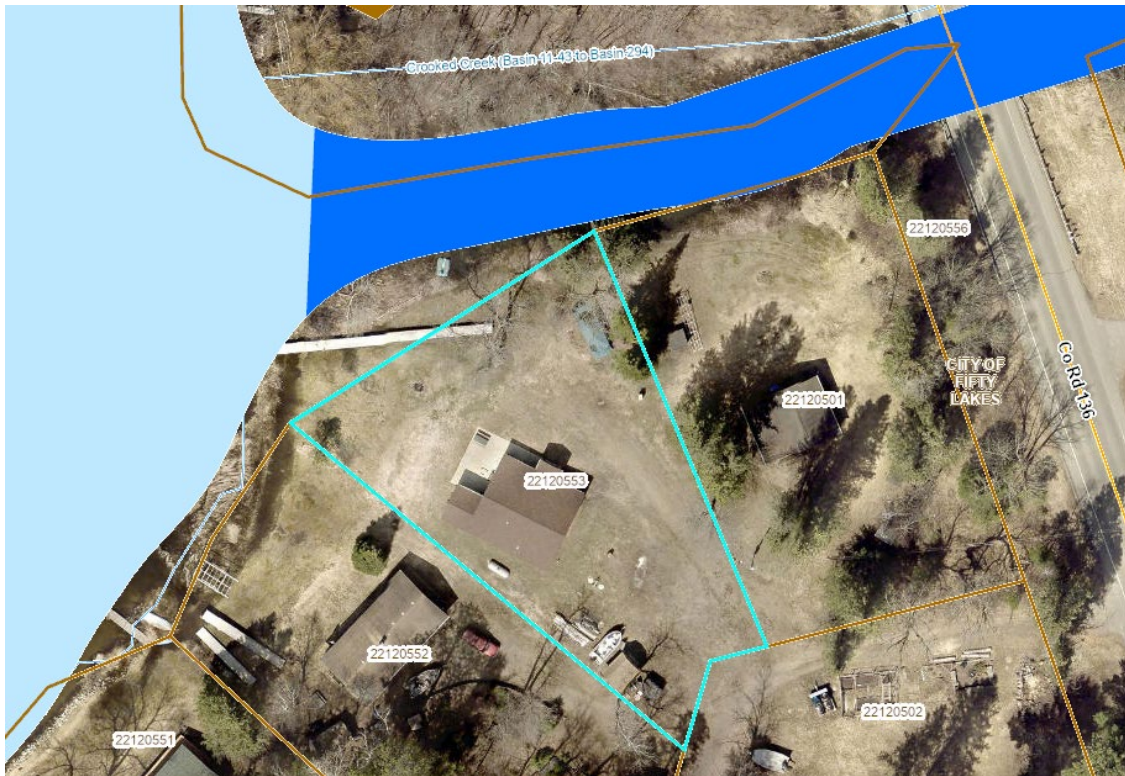


FEMA:

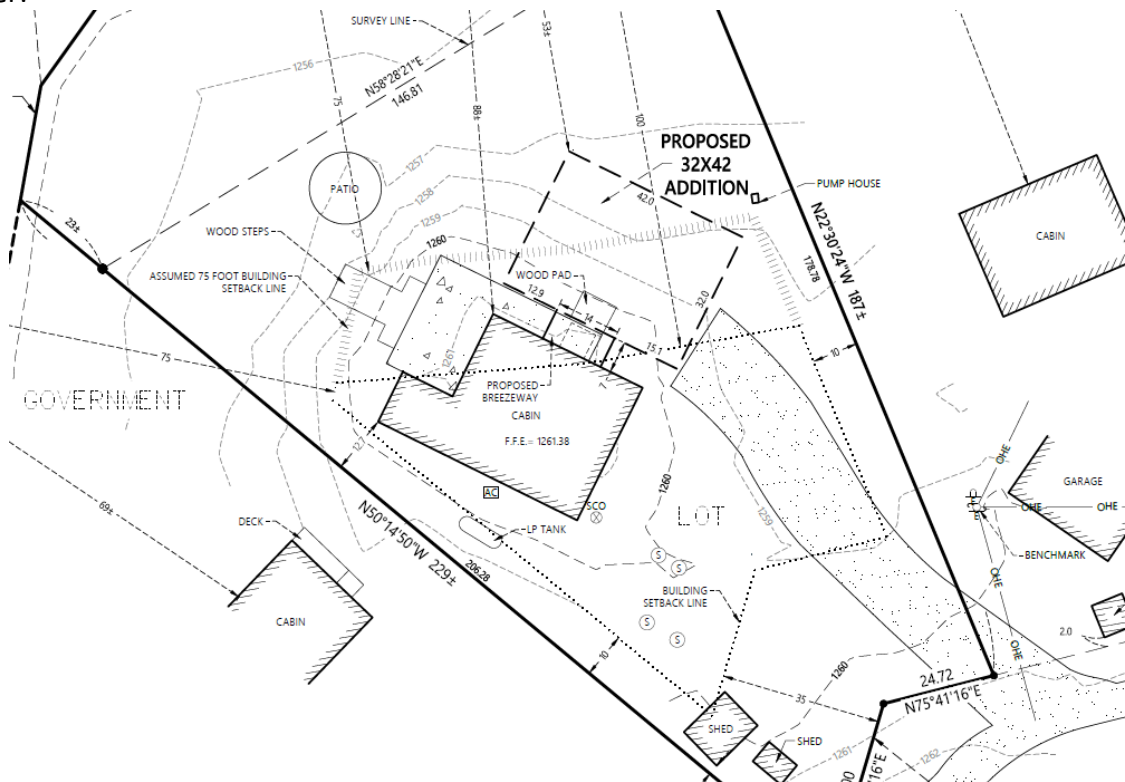




NWI:



Other:



---

**Background Information:**

The applicant is requesting a variance to construct a 32' x 42' addition to their existing structure. When they applied for the variance to construct this proposed addition, it was discovered that the assumed 75' setback was incorrect and that the setback for the tributary stream (Crooked Creek) was 100'. The dwelling, built in 2018, does not meet OHW setbacks. Therefore, the variance request includes a request of 75' where 100' is required to bring the exiting dwelling into compliance. The proposed addition increases the number of bedrooms to four and the impervious from 17.4% to 22.3%. The proposed height meets the 25' to mid-peak threshold.

---

**Permit History:**

- 1991: Storage Shed
  - 2018: Water Oriented Accessory Structure
  - 2018: Dwelling, Deck & SSTS Tanks
- 

Complete Application Received:	8/25/2025
Action Deadline:	10/24/2025
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:	Sent 9-8-25
• MNDOT:	N/A
• CWC HWY:	N/A
• Other:	N/A

---

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

### 3.08 Variances

#### 3.08.01 Variance Application

After a pre-application meeting with the Zoning Administrator, an application for a variance shall be filed with the Zoning Administrator and include:

- a) A completed variance application on forms provided by the City, and,
- b) 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. City of Fifty Lakes Land Use Ordinance 15
- 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

3.08.02 In accordance with Section 3.12, within 15 working days of receiving a variance application, the Zoning Administrator shall review the 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.

3.08.03 The Zoning Administrator shall have the discretion to determine whether an application may be forwarded to the Planning Commission/Board of Adjustment without an accompanying certificate of survey. Such determination shall be made in writing on a form approved by the City Council for this purpose. The form shall specifically set forth

the facts upon which the determination was made, and a copy, signed by the Administrator, shall be forwarded to the City Council and to the Planning Commission/Board of Adjustment.

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

#### 3.08.05 Variance Criteria

- a) Variances shall only be allowed in accordance with Minnesota Statutes, Chapter 462.357 subd. 6.
- b) No variance shall be granted that would allow any use that is prohibited in the land use district in which the subject property is located.
- c) In considering a variance request, the Planning Commission/Board of Adjustment must determine that “practical difficulties” exist according to the following factors:
  - 1. Is the variance request in harmony with the purposes and intent of this ordinance?
  - 2. Is the variance consistent with the Fifty Lakes Comprehensive Plan?
  - 3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?
  - 4. Is the need for a variance due to circumstances unique to the property and not created by the property owner?
  - 5. Will the issuance of a variance maintain the essential character of the locality?
  - 6. Does the need for a variance involve more than economic considerations?
- d) Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, Chapter 216C.06, Subd. 14 , when in harmony with the ordinance.
- e) The Planning Commission/Board of Adjustment may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

#### 3.08.06 Conditions May Apply

- a) If the variance criteria in Section 3.08.03 have been met, the Planning Commission/Board of Adjustment, in approving any such application, may require additional mitigating requirements to protect the public health, safety, or the environment, to be imposed as a condition for granting of the variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance. Such conditions may include, but are not limited to, the following:
  - 1. Mitigation actions to off-set environmental consequences of variance approval according to Section 8.03.08., c.;

2. Increased setbacks from the ordinary high water level;
  3. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted according to Section 8.03.08;
  4. Special provisions for the location, design, size and use of allowed structures, sewage treatment systems, and vehicle parking areas;
  5. Performance security as prescribed in Section 3.16 of this ordinance.
  6. Extension of the time frame within which the variance must be substantially completed.
- b) 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.
  - c) 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.

#### 3.08.07 Variance Decision

After reviewing the application, considering all pertinent facts, and hearing testimony at the public hearing, the Planning Commission/Board of Adjustment may approve, deny, or modify the variance request. 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 mailed to the applicant by the Zoning Administrator. If the variance is approved, the Administrator shall cause a copy of the variance 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 variance within a shoreland or floodplain area shall be sent to the Commissioner of the Department of Natural Resources within 10 days of final action.

#### 3.08.08 Approved Variances.

- a) A variance shall run with the land and is transferable with the real estate to subsequent owners.
- b) A permit for construction approved under a variance shall be applied for within six months of the date of variance approval. Construction approved under a variance shall be substantially completed within two years of the date of approval.



**Table 8.02.01 Structure and Sewage Treatment Setbacks**

<b>Classes of Public Waters</b>	<b>Standard Structure Setbacks</b>	<b>Special Protection District Structure Setback</b>	<b>Standard Subsurface Sewage Treatment System Setbacks</b>	<b>Special Protection District Subsurface Sewage Treatment System Setbacks</b>
<b>Natural Environment Lakes</b>	150 (200 for duplexes)	200	150	150
<b>Recreational Development Lakes</b>	100	150	100	150
<b>General Development Lakes</b>	75	100	75	100
<b>Tributary Rivers</b>	100	200	100	100
<b>Wetlands</b>	20	20	20	20

## 11.2 Tributary Streams

Daggett Brook	to Basin 294
Daggett Brook	from Basin 294 to Basin 296
Daggett Brook	from Basin 296
<b>Crooked Creek</b>	<b>to Basin 294</b>
Kego Creek	from Basin 293 to Basin 297
Fox Creek	from Basin 298 to Basin 300
Fox Creek	from Basin 300 to Daggett Brook
Unnamed	from Basin 671 to Basin 289
Unnamed	from Basin 289 to Basin 294
Unnamed	from Basin 302 to Basin 288
Unnamed	from Basin 295 to Basin 296
Unnamed	from Basin 622 to Basin 621
Unnamed	from Basin 621 to Basin 296
Unnamed	from Basin 623 to Daggett Brook
Unnamed	from Basin 301 to Basin 626
Unnamed	from Basin 626 to Basin 302
Unnamed	from Basin 689 to Kego Creek

---

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

1. The subject property is located at 43327 Co Rd 136 and is zoned "Shoreland Residential" (Mitchell Lake - General Development).
2. The variance request is to bring the existing dwelling into compliance 75' from the OHW where 100' is required and to construct a 32' x 42' addition approximately 53' from the OHW where 100' is required.
3. The height of the structure is not to exceed 25' to mid-peak.
4. The variance request includes an impervious surface coverage increase from 17.4% to 22.3%.

5. The proposed project does include an increase in bedrooms – verification of SSTS will be required.
6. The subject property contains a limited building envelope.
7. The DNR has been notified of the request.
8. 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.
  - b. No, \_\_\_\_\_.
9. Does the property have unique circumstances that were not created by the landowner?
  - a. Yes, the property was thought to be legally developed with a 75' OHW setback. The Certificate of Survey that was submitted with the prior land use permit application showed setbacks of 75' from the tributary stream. In good faith the applicant and the city both thought that setbacks had been met. Setbacks for tributary streams are 100' making the existing structure a non-conformity. Additionally, the placement of the septic tanks and the dwelling have limited the available area for an addition.
  - b. No, \_\_\_\_\_.
10. 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 addition is in keeping with the general character and use.
  - b. No, \_\_\_\_\_.
11. 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."
  - b. No, \_\_\_\_\_.
12. 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.
  - b. No, \_\_\_\_\_.

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**Board of Adjustment Direction :** The Board of Adjustment 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.

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**Staff Recommendation:** Should the planning commission approve the variance request, staff recommends the following conditions of approval:

1. All construction 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. Stormwater management plan to include a shoreline buffer to be submitted for approval and implemented by the completion of the project or the expiration of the permit, whichever is sooner.
3. A compliance Inspection, verifying compliance and sizing, shall be submitted prior to issuing any land use permits.

## CITY OF FIFTY LAKES

☐ Project Completed

ID No: \_\_\_\_\_

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

218-763-3113

www.fiftylakesmn.com

## VARIANCE APPLICATION

RECODE: \_\_\_\_\_

INACTIVE: ☐

RECODE2: \_\_\_\_\_

LAST NAME: HOGANFIRST NAME: DAN & LINDAADDRESS: 43327PHONE: 651-497-0487CITY: FIFTY LAKESSTATE: MNZIP: 56448

ADDRESS 2: \_\_\_\_\_

CITY 2: \_\_\_\_\_

STATE 2: \_\_\_\_\_

ZIP 2: \_\_\_\_\_

OWNER: SAME

LOCATION \_\_\_\_\_

RECODE/PARCEL NUMBER: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

TOWNSHIP: FIFTY LAKES RANGE: \_\_\_\_\_

SEC: \_\_\_\_\_

QTRSEC: \_\_\_\_\_

QTRQTRSEC: \_\_\_\_\_

PLAT: \_\_\_\_\_

BLOCK: \_\_\_\_\_

LOT: \_\_\_\_\_

LAKE NAME: MITCHELL

LAKE NUMBER: \_\_\_\_\_

STREAM NAME: \_\_\_\_\_

ACREAGE: \_\_\_\_\_

FIRE NUMBER: 43327

ZONING: \_\_\_\_\_

DIRECTIONS: \_\_\_\_\_

HOUSE NUMBER: 43327STREET NAME: CTY RD. 136

IS THE PROPOSED VARIANCE IN THE SHORELAND AREA?

☒ Yes☐ No

SPECIFICALLY STATE

THE NATURE OF

VARIANCE REQUESTED: \_\_\_\_\_

EXPLAIN THE PURPOSE OF YOUR  
REQUEST AND DESCRIBE THE  
PRACTICAL DIFFICULTY:

ADDING ADDITION ONTO EXISTING HOUSE,  
NOT POSSIBLE WITH EXISTING SET BACKS.

All property owners within 350 feet of subject property shall be notified.

A Certificate of Survey (C of S) may be required for a variance application. The C of S must show all improvements including placement of sewage treatment system, pertinent distances to all lot lines, ROW's, distances to neighbors' adjoining wells, septic systems and main structures. Include planned improvement(s) and two-foot elevation contours. Further information, including preliminary floor plan with elevations, wetlands, bluffs, etc. may be required. Any additional costs the City incurs for any reason shall be reimbursed by applicant.

## CITY ACTION

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

CONDITIONS: \_\_\_\_\_

RATIONALE: \_\_\_\_\_

NOTES: \_\_\_\_\_

APPLICATION DATE: \_\_\_\_\_

VARIANCE ID: \_\_\_\_\_

FEE: \_\_\_\_\_

DATE FEE PAID: \_\_\_\_\_

FEE PAID BY: ☐ Check # \_\_\_\_\_☐ Cash

DATE APPROVED: \_\_\_\_\_

EXPIRATION DATE: \_\_\_\_\_

Signed Dan Hogan

Applicant

Signed \_\_\_\_\_

City Clerk or authorized agent

Signed \_\_\_\_\_

Zoning Administrator or authorized agent

**Applicant or his/her agent should provide written responses and be prepared to discuss the following:**

1. How will **reasonable** use of the parcel be deprived if the Variance is not granted?

RETIREMENT SOON AND LOOKING TO MOVE UP HERE FULL TIME AT SOME POINT, NEEDING MORE SPACE.

2. What are the unique circumstances of the parcel size, shape, topography or other characteristics that make strict interpretation of the Ordinance impractical?

SET BACKS FROM LAKE, CREEK AND STAYING INSIDE OF PROPERTY LINE SET BACKS MAKE ADDITION IMPOSSIBLE

3. Describe the character of the locality. How is this proposal consistent with the locality?

OTHER LOCAL PROPERTIES HAVE THIS ADDITION TO THEIR HOUSES AS WELL

4. How is granting this Variance consistent with the intent of the City of Fifty Lakes Land Use Ordinance?

IT WOULD A VARIANCE ONLY FOR THE CREEK SET BACK

5. Are economic considerations alone the reason for requesting a variance?

NO-

6. What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

THERE ARE NO OTHER OPTIONS FOR ADDITION.

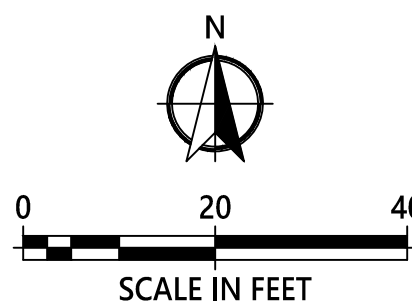
7. Please include any other comments pertinent to this request.

ASKING FOR 54' SET BACK WHERE 100' IS NORMALLY REQUIRED



CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,  
SECTION 12, TOWNSHIP 138, RANGE 27,  
CROW WING COUNTY, MINNESOTA



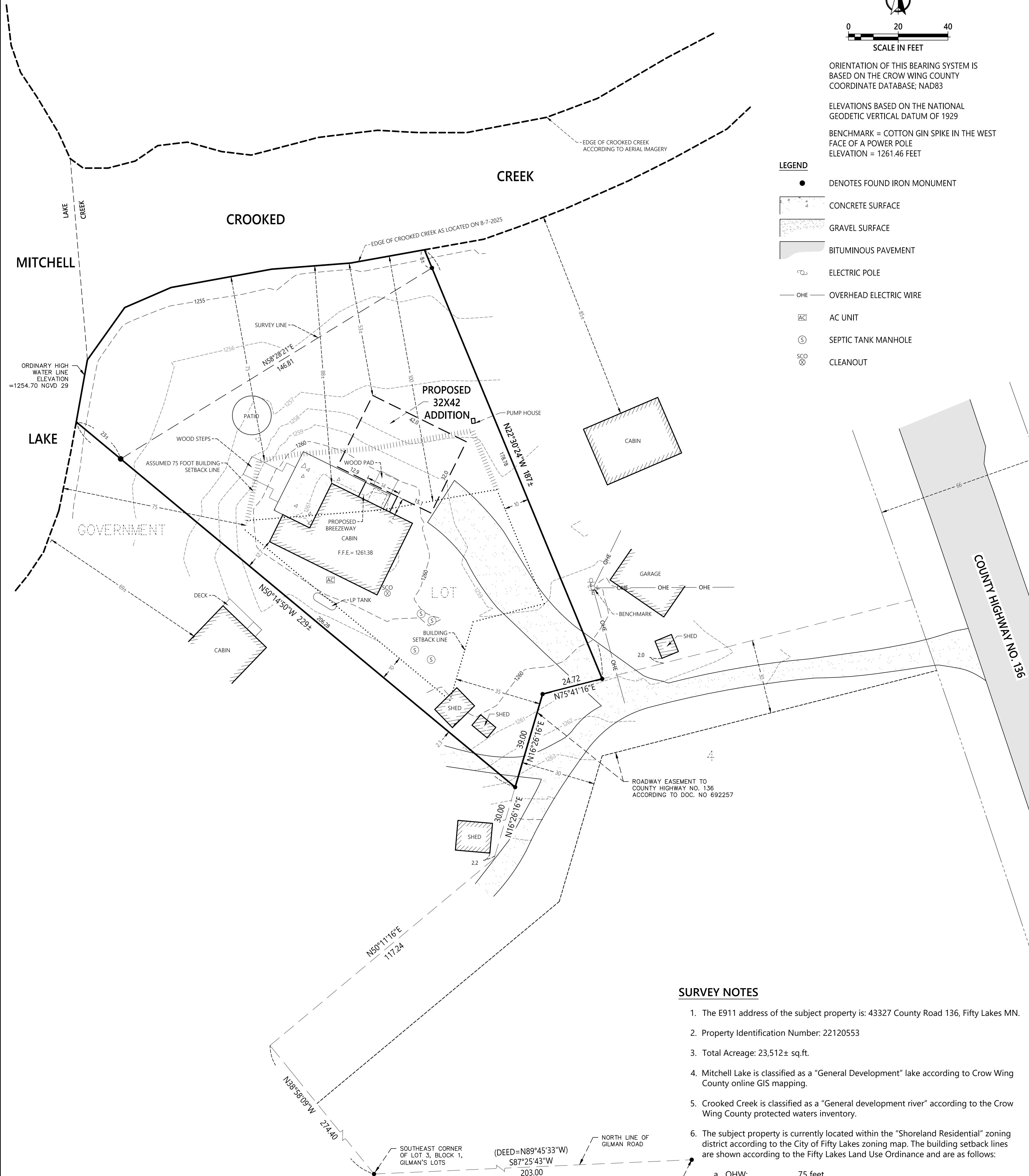
ORIENTATION OF THIS BEARING SYSTEM IS  
BASED ON THE CROW WING COUNTY  
COORDINATE DATABASE; NAD83

ELEVATIONS BASED ON THE NATIONAL  
GEODETIC VERTICAL DATUM OF 1929

BENCHMARK = COTTON GIN SPIKE IN THE WEST  
FACE OF A POWER POLE  
ELEVATION = 1261.46 FEET

LEGEND

- DENOTES FOUND IRON MONUMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- BITUMINOUS PAVEMENT
- ELECTRIC POLE
- OHE OVERHEAD ELECTRIC WIRE
- AC UNIT
- SEPTIC TANK MANHOLE
- CLEANOUT



LEGAL DESCRIPTION (According to Document NO. 692257):

That Part of Government Lot Four (4), Section Twelve (12), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), described as follows: Commencing at the Northeast corner of Gilman Road, as established by the plat of Gilman's Lots on file and of record in the office of the County Recorder in and for said Crow Wing County, Minnesota; thence North 89 degrees 45 minutes 33 seconds West along the North line of said Gilman Road a distance of 203.00 feet to the Southeast corner of Lot 3, Block 1, said Gilman's Lots; thence North 36 degrees 09 minutes 25 seconds West a distance of 259.40 feet to a point hereinafter referred to as Point "A"; thence continuing North 36 degrees 09 minutes 25 seconds West a distance of 15.00 feet; thence North 53 degrees 00 minutes East a distance of 117.24 feet; thence North 19 degrees 15 minutes East a distance of 30.00 feet to the actual point of beginning of the tract of land to be described; thence continuing North 19 degrees 15 minutes East a distance of 39.00 feet; thence North 78 degrees 30 minutes East a distance of 24.72 feet; thence North 19 degrees 41 minutes 40 seconds West a distance of 190.00 feet, more or less, to the shore of Mitchell Lake; thence Westerly and Southwesterly along said shore to its intersection with a line bearing North 47 degrees 26 minutes 06 second West from the actual point of beginning; thence South 47 degrees 26 minutes 06 Seconds East a distance of 216.00 feet, more or less, to the actual point of beginning.

Together with a non-exclusive easement for roadway purposes 30 feet in width, the centerline of said easement being a line described as follows: Beginning at the aforementioned Point "A"; thence North 53 degrees 00 minutes East along said centerline a distance of 122.02 feet; thence North 19 degrees 15 minutes East along said centerline a distance of 65.02 feet; thence North 78 degrees 30 minutes East along said centerline a distance of 129.51 feet, more or less, to the Westerly right of way line of County Highway No. 136 and there terminating.

Together with an appurtenant easement for utility purposes as set out in Utility Easement Agreement Dated July 19, 2005.

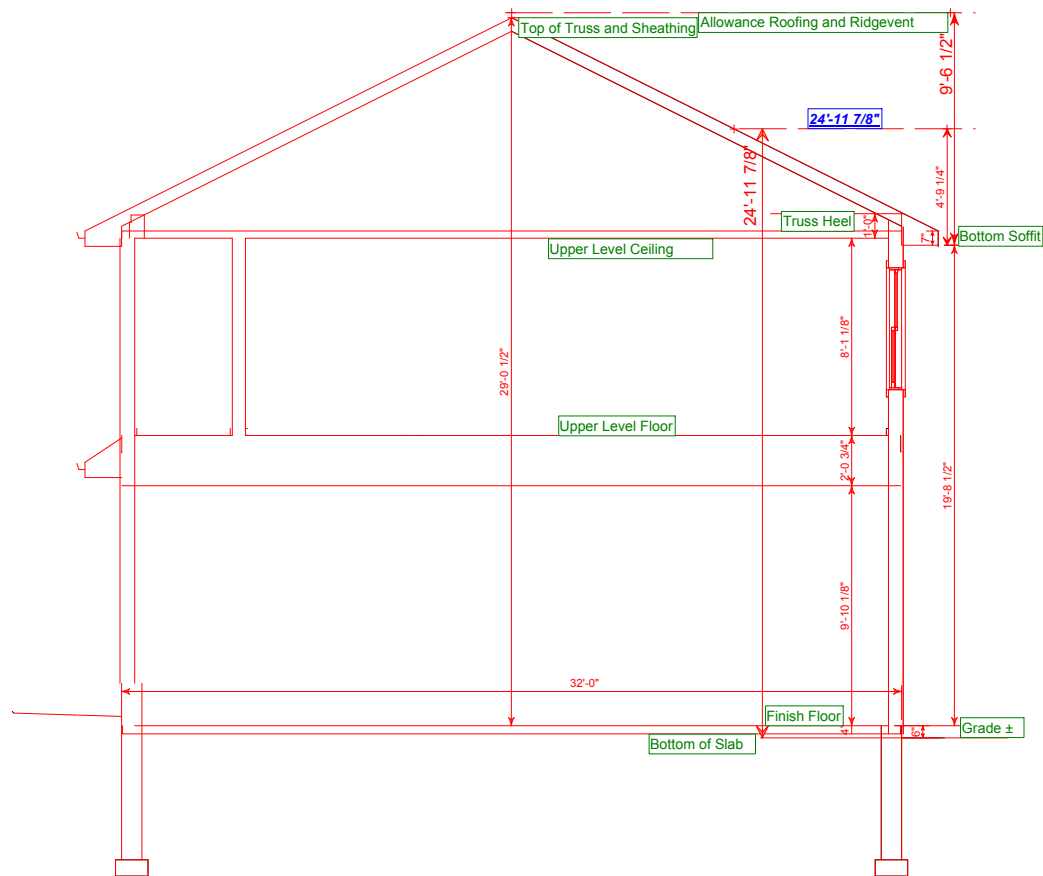
IMPERVIOUS CALCULATIONS:

TOTAL AREA = 23,512± SQ.FT.  
EXISTING CONDITIONS:  
IMPERVIOUS COVERAGE = 4,096 SQ.FT.  
BUILDINGS = 1,478 SQ. FT.  
CONCRETE = 761 SQ. FT.  
DECKS = 225 SQ. FT.  
DRIVEWAY = 1,632 SQ. FT.  
IMPERVIOUS PERCENTAGE = 17.4%  
(4,096 / 23,512 = 0.1742 )

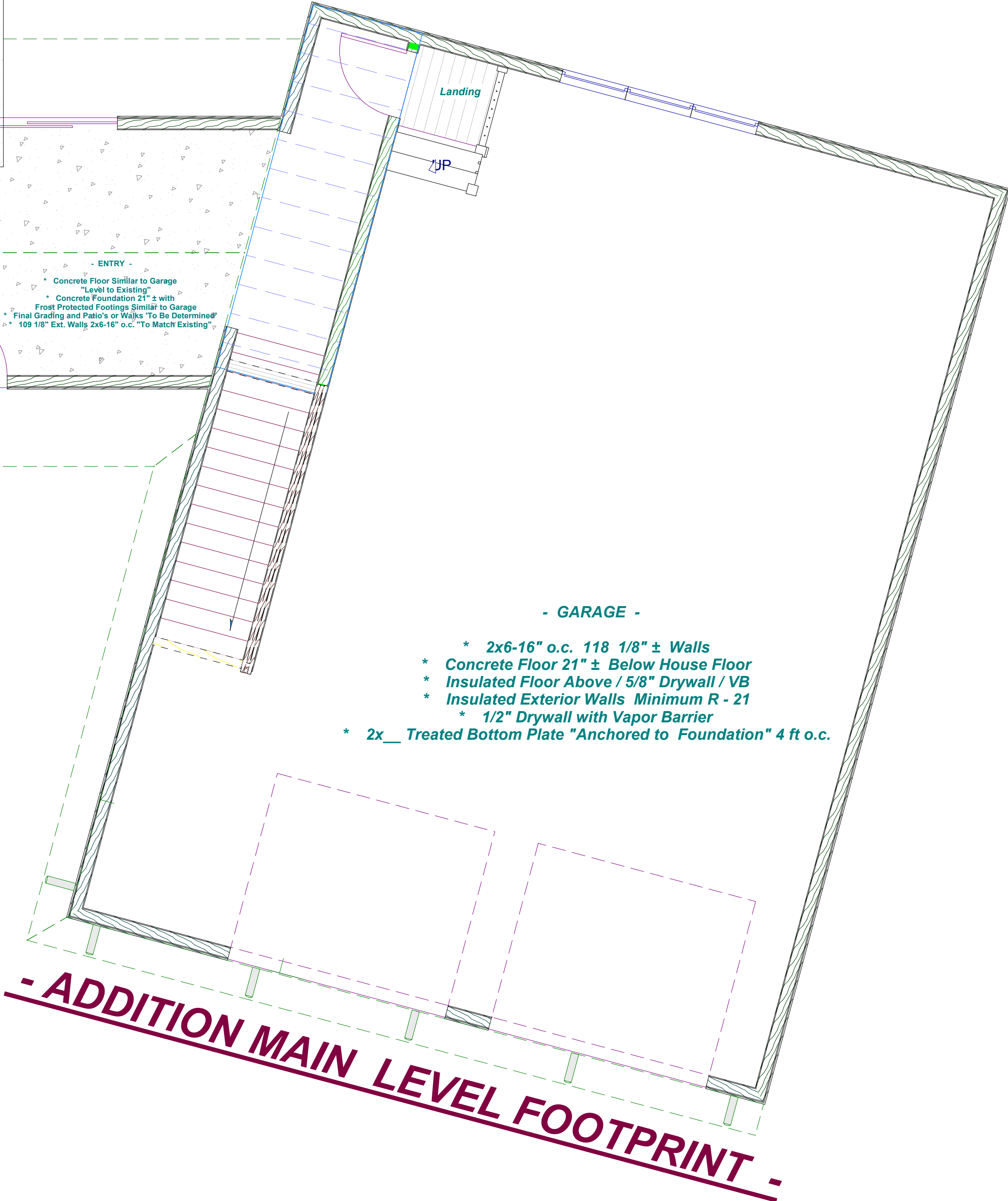
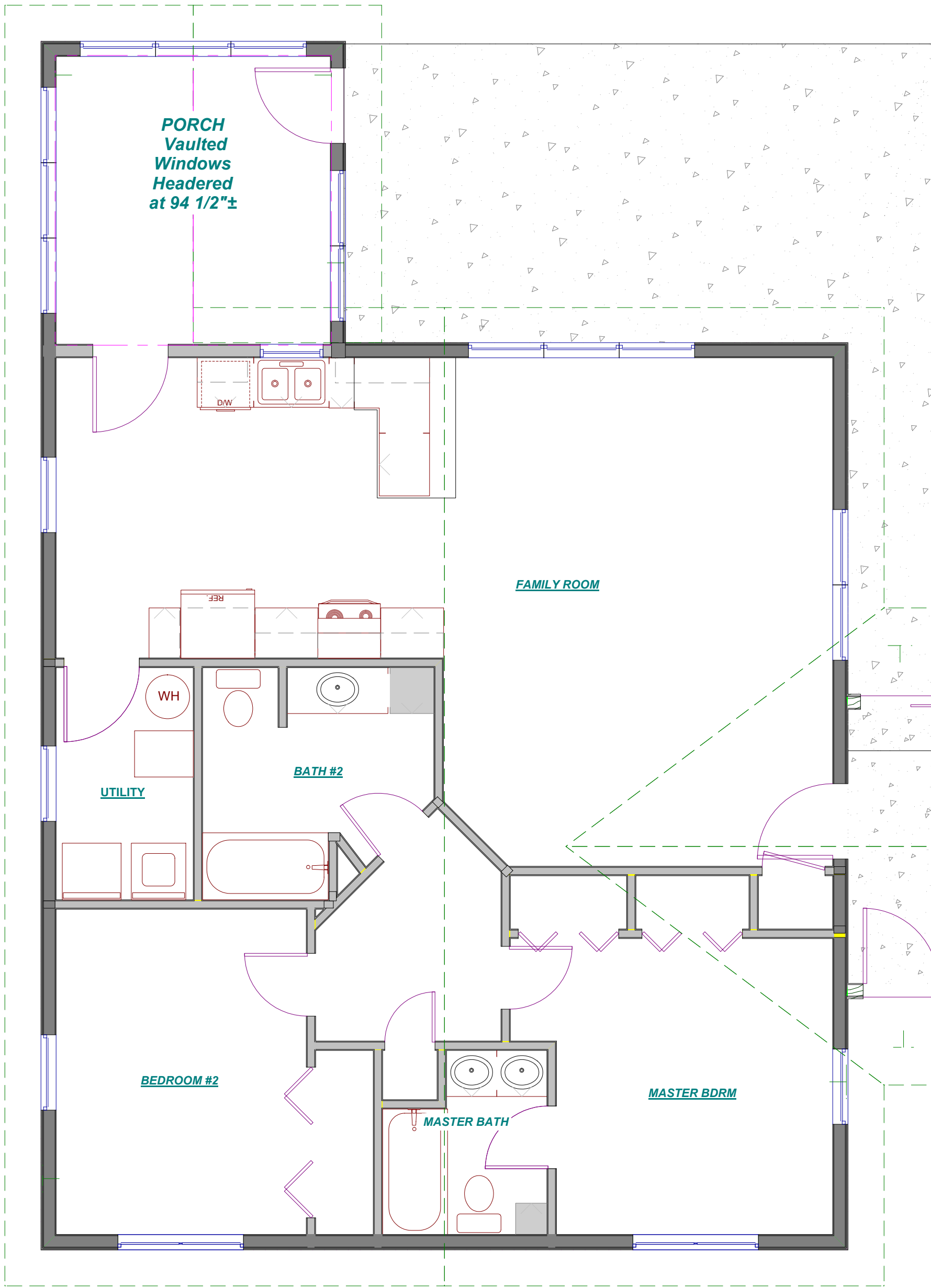
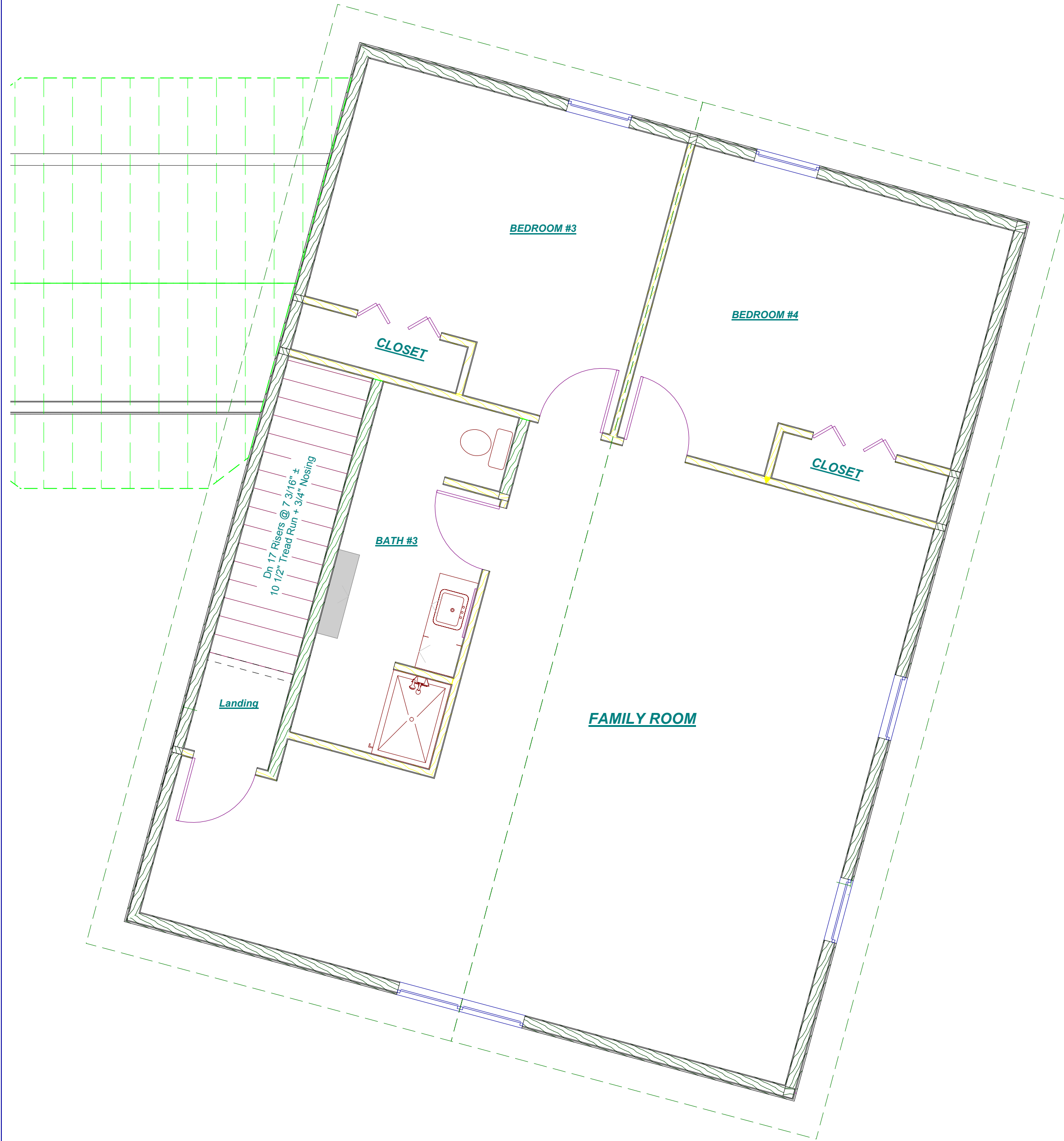
PROPOSED CONDITIONS:  
IMPERVIOUS COVERAGE = 5,241 SQ.FT.  
BUILDINGS = 2,920 SQ. FT.  
CONCRETE = 689 SQ. FT.  
DRIVEWAY = 1,632 SQ. FT.  
IMPERVIOUS PERCENTAGE = 22.3%  
(5,241 / 23,512 = 0.2229 )

SURVEY NOTES

- The E911 address of the subject property is: 43327 County Road 136, Fifty Lakes MN.
- Property Identification Number: 22120553
- Total Acreage: 23,512± sq.ft.
- Mitchell Lake is classified as a "General Development" lake according to Crow Wing County online GIS mapping.
- Crooked Creek is classified as a "General development river" according to the Crow Wing County protected waters inventory.
- The subject property is currently located within the "Shoreland Residential" zoning district according to the City of Fifty Lakes zoning map. The building setback lines are shown according to the Fifty Lakes Land Use Ordinance and are as follows:
  - OHW: 75 feet
  - Tributary Creek 100 feet
  - Right-of-Way: 35 feet
  - Side Yard: 10 feet
- This survey was completed without the benefit of a title commitment or opinion. There may be easements or other limiting factors not shown on this survey which affect the subject property.
- The utilities shown on this survey are according to observed evidence only. Widseth assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.
- As noted, this survey is based on the Crow Wing County coordinate database NAD 83. Although the existing deed bearings differ from the crow wing county bearing system, the angular relationship between the boundary lines shown corresponds to the deed lines
- The fieldwork was performed on 08-07-2025.







# - ELECTRICAL WORKSHEET -

NOTE: ALL BUILDERS,  
SUBCONTRACTORS, ETC TO  
MEET ALL APPLICABLE CODES

Field Verify Existing Structure  
Dimensions Are ±; Adjust on Site  
See Owner for Specifications  
Make Necessary Adjustments

DAN and LINDA HOGAN  
43327 COUTY ROAD 136  
MITCHELL LAKE / CROW WING CTY  
FIFTY LAKES, MINNESOTA

STEVE ' S DRAFTING

Ph 218 - 534 - 3856

DATE

SCALE

1/4" = 1 FOOT

PAGE

ELECTRICAL WORKSHEET

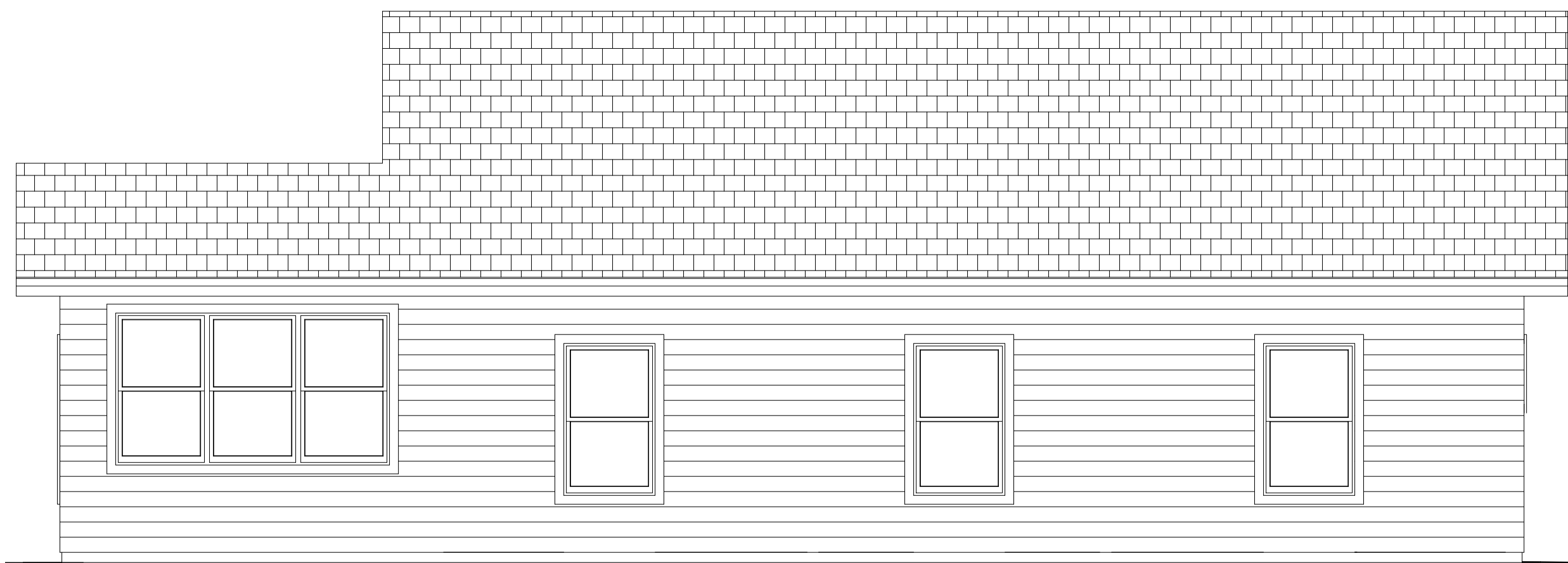
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JUNE 3 rd, 2025

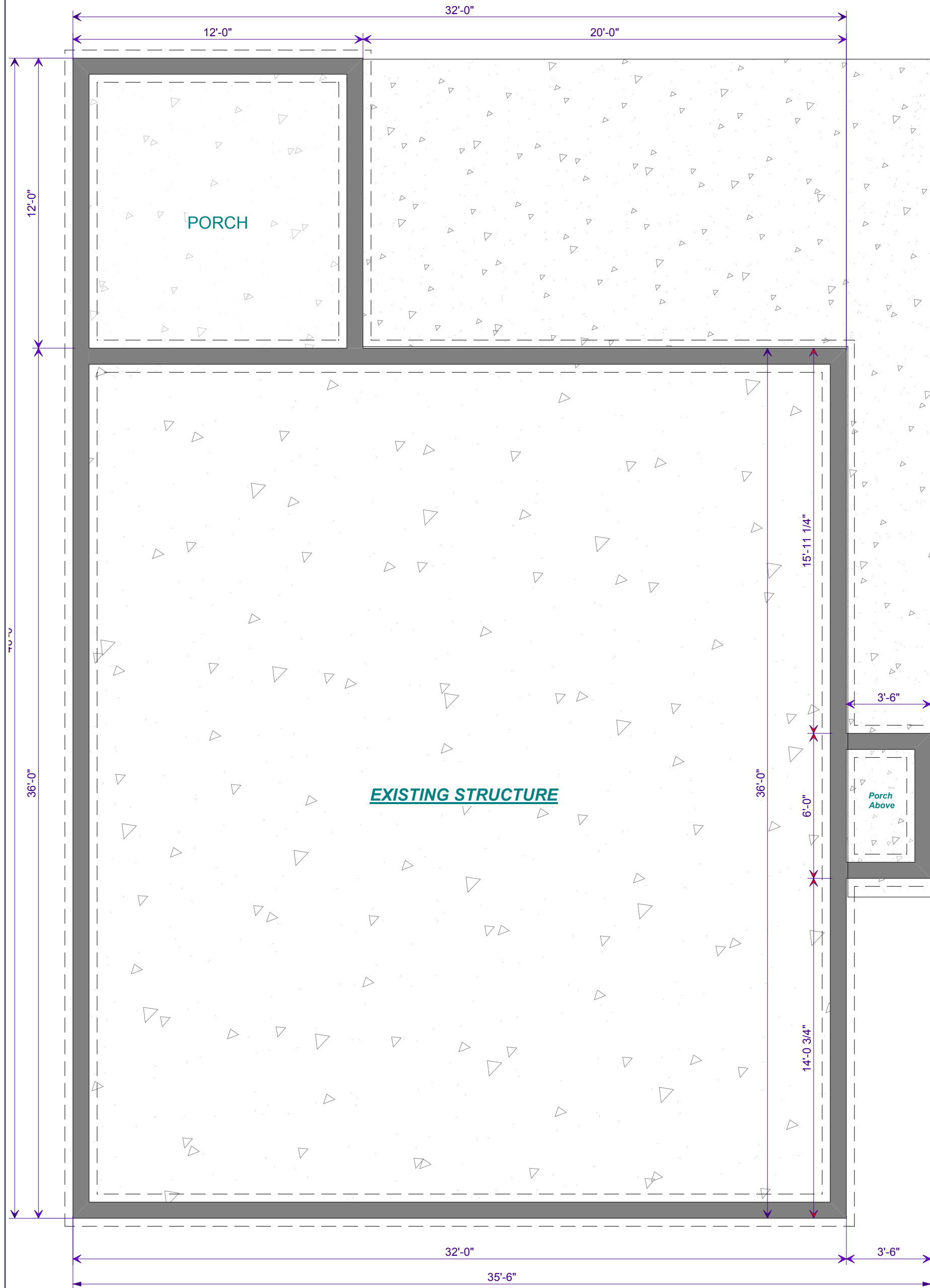




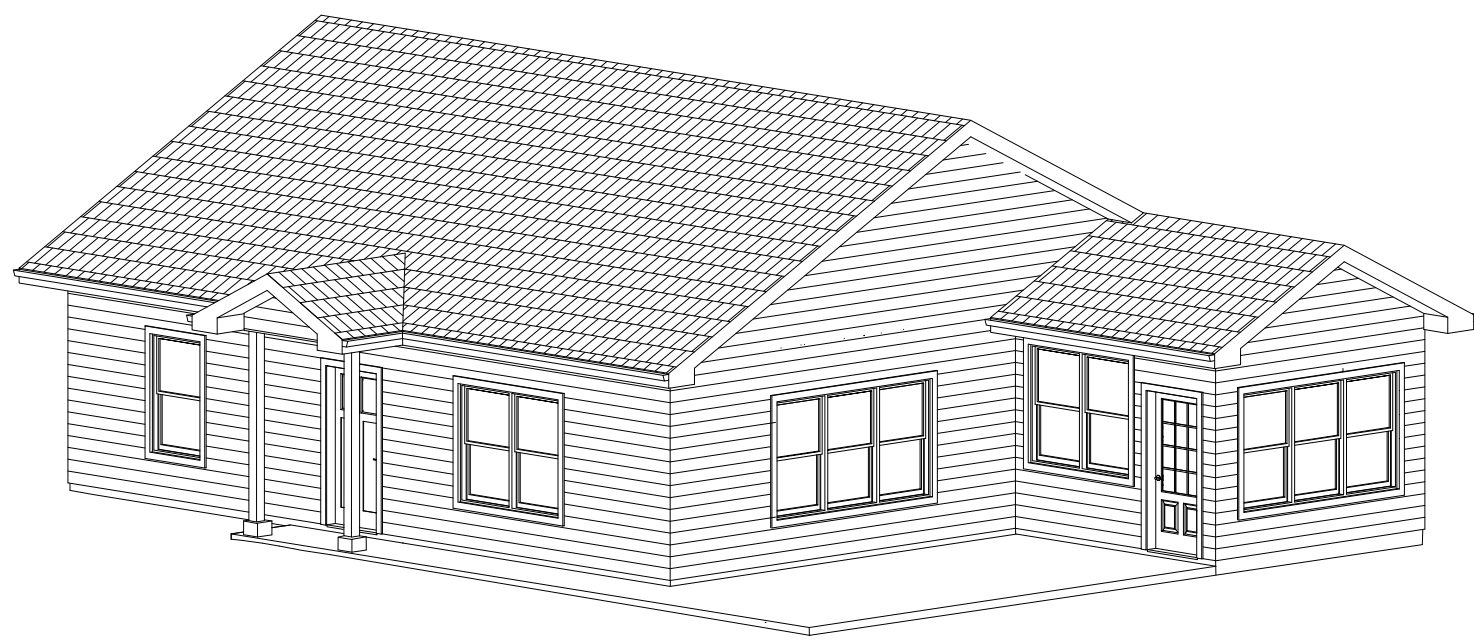
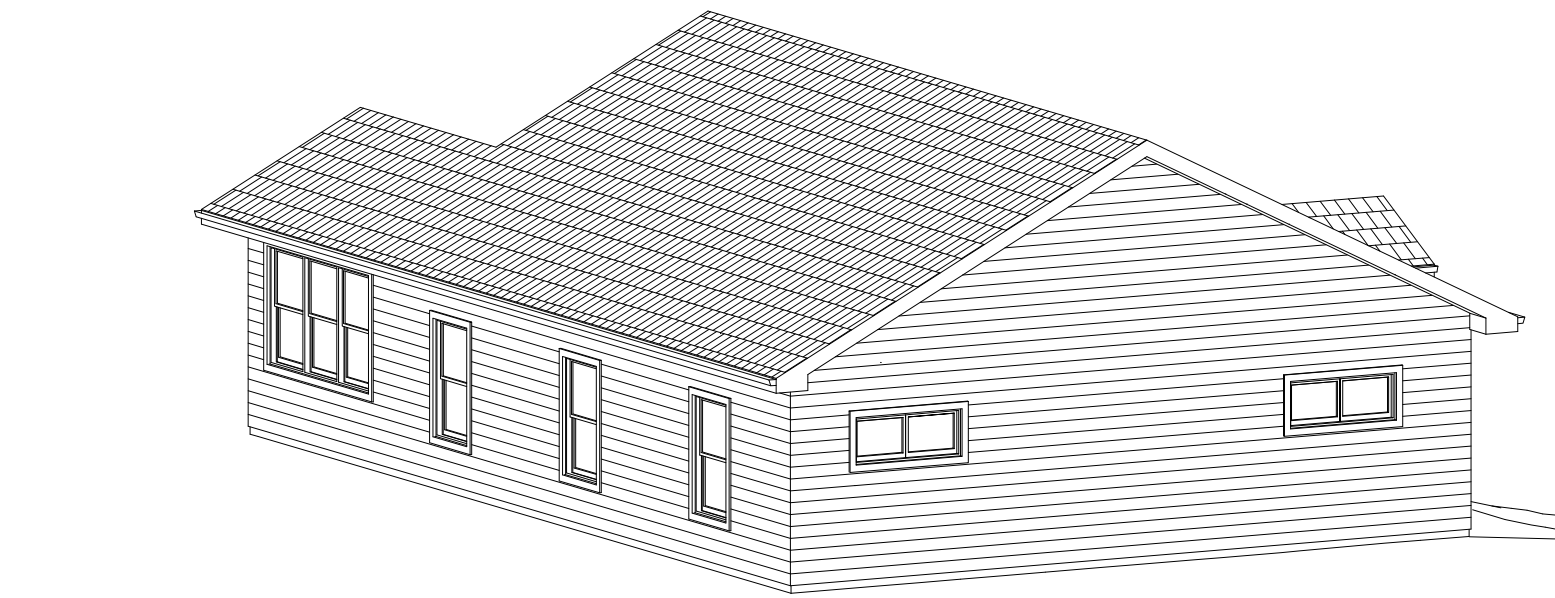
- LAKE ELEVATION -



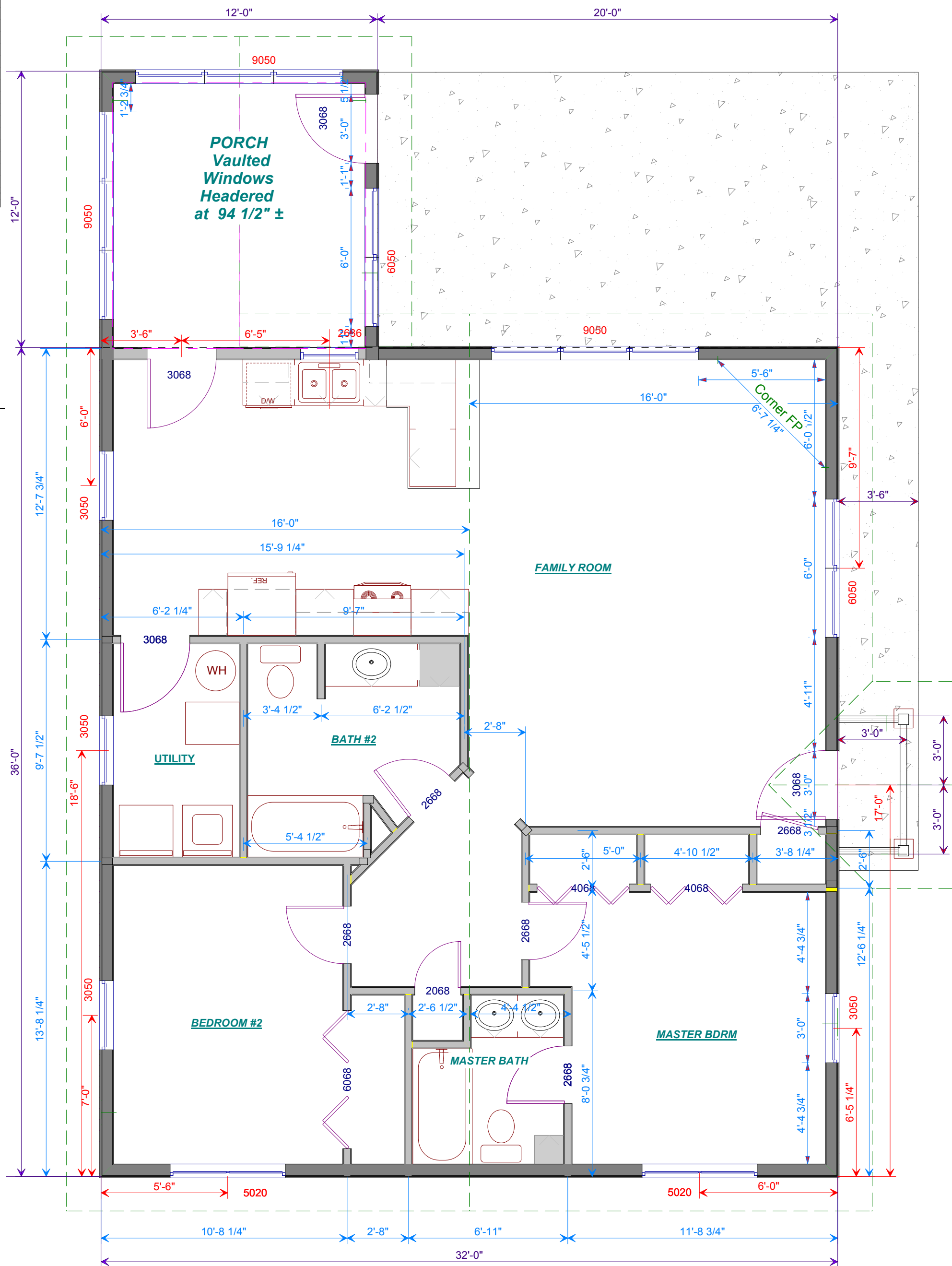
- SIDE ELEVATION -



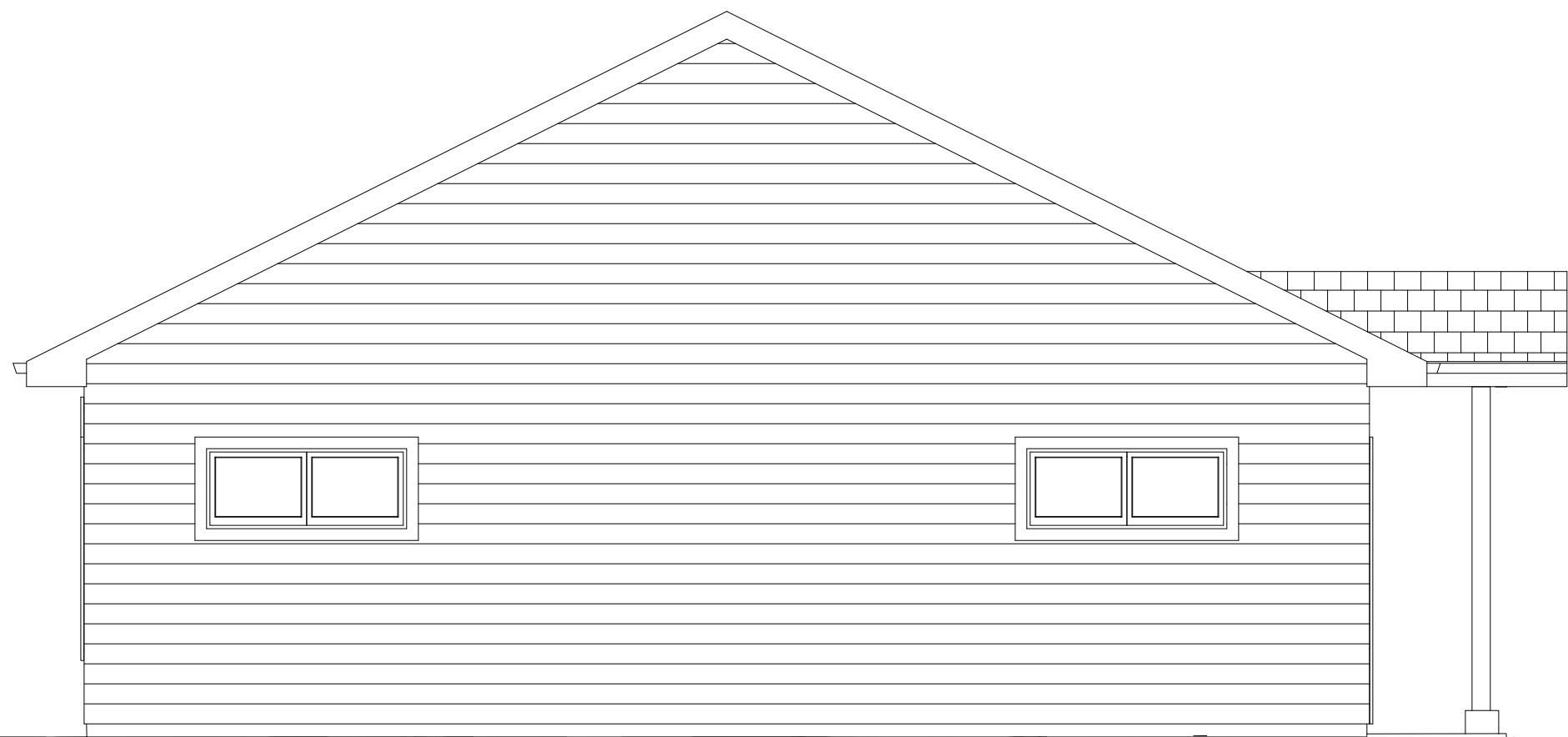
- EXISTING HOUSE SLAB FOUNDATION FOOTPRINT -



- SIDE ELEVATION -

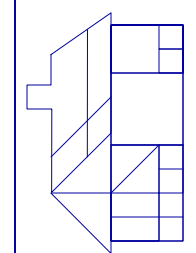


- EXISTING HOUSE MAIN LEVEL FOOTPRINT -

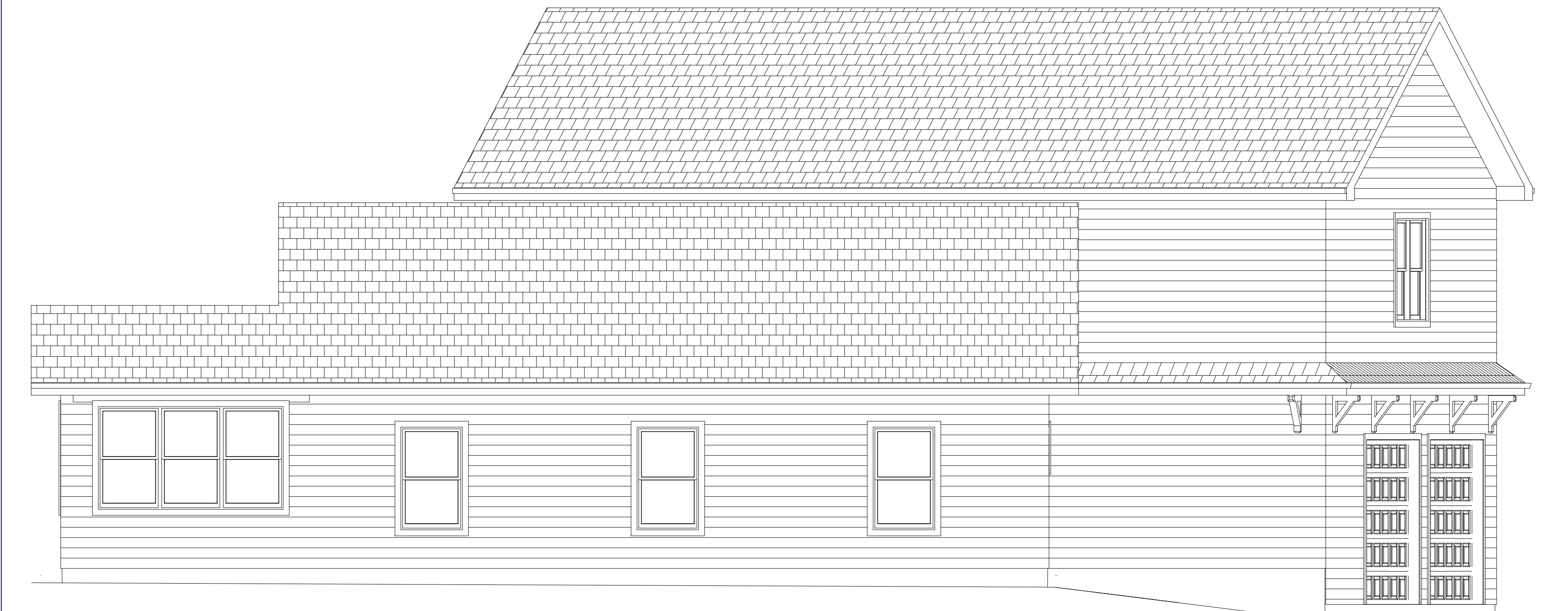


- DRIVEWAY ELEVATION -

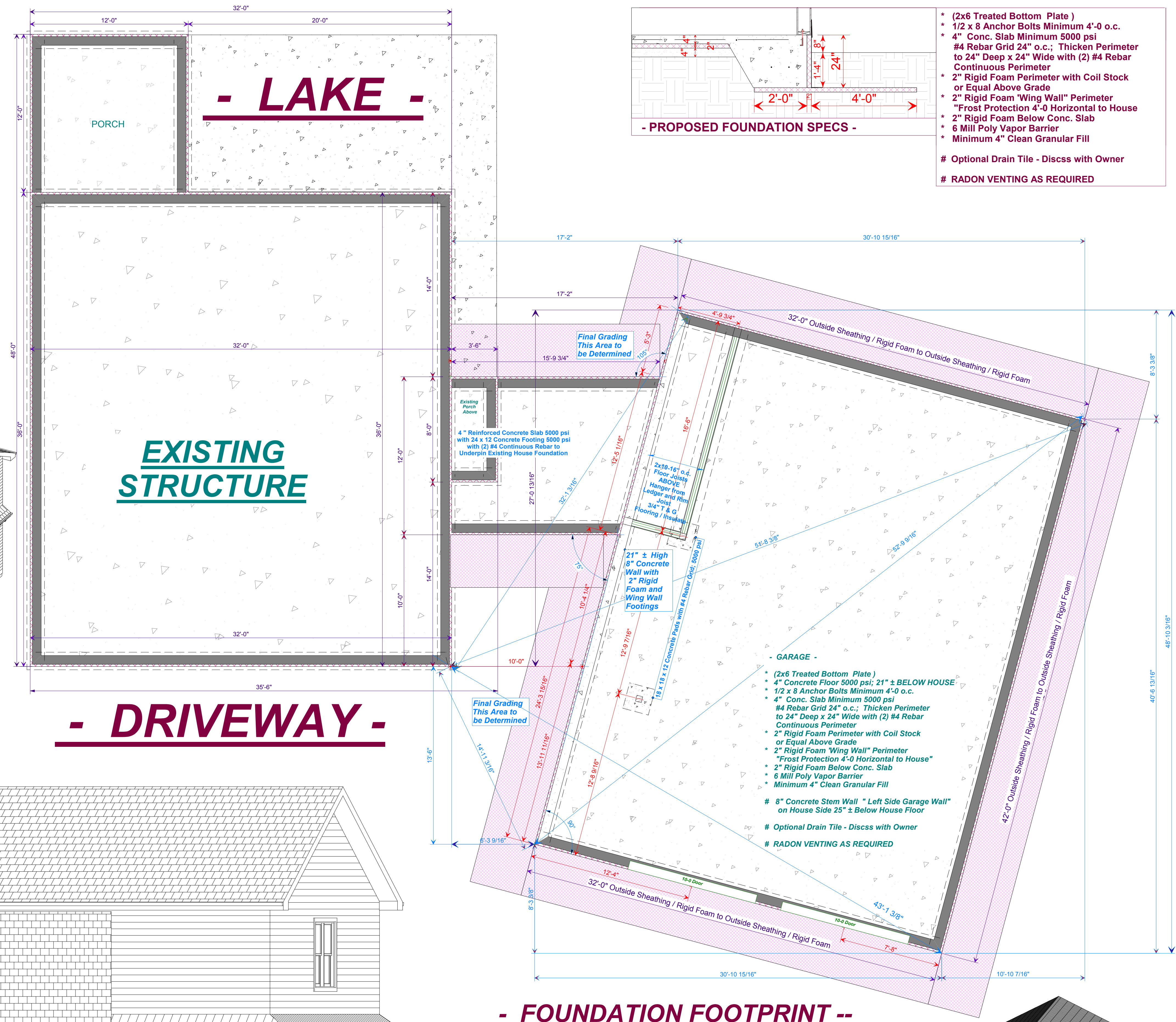
- EXISTING -







**- SIDE ELEVATION -**



**- FOUNDATION FOOTPRINT -**

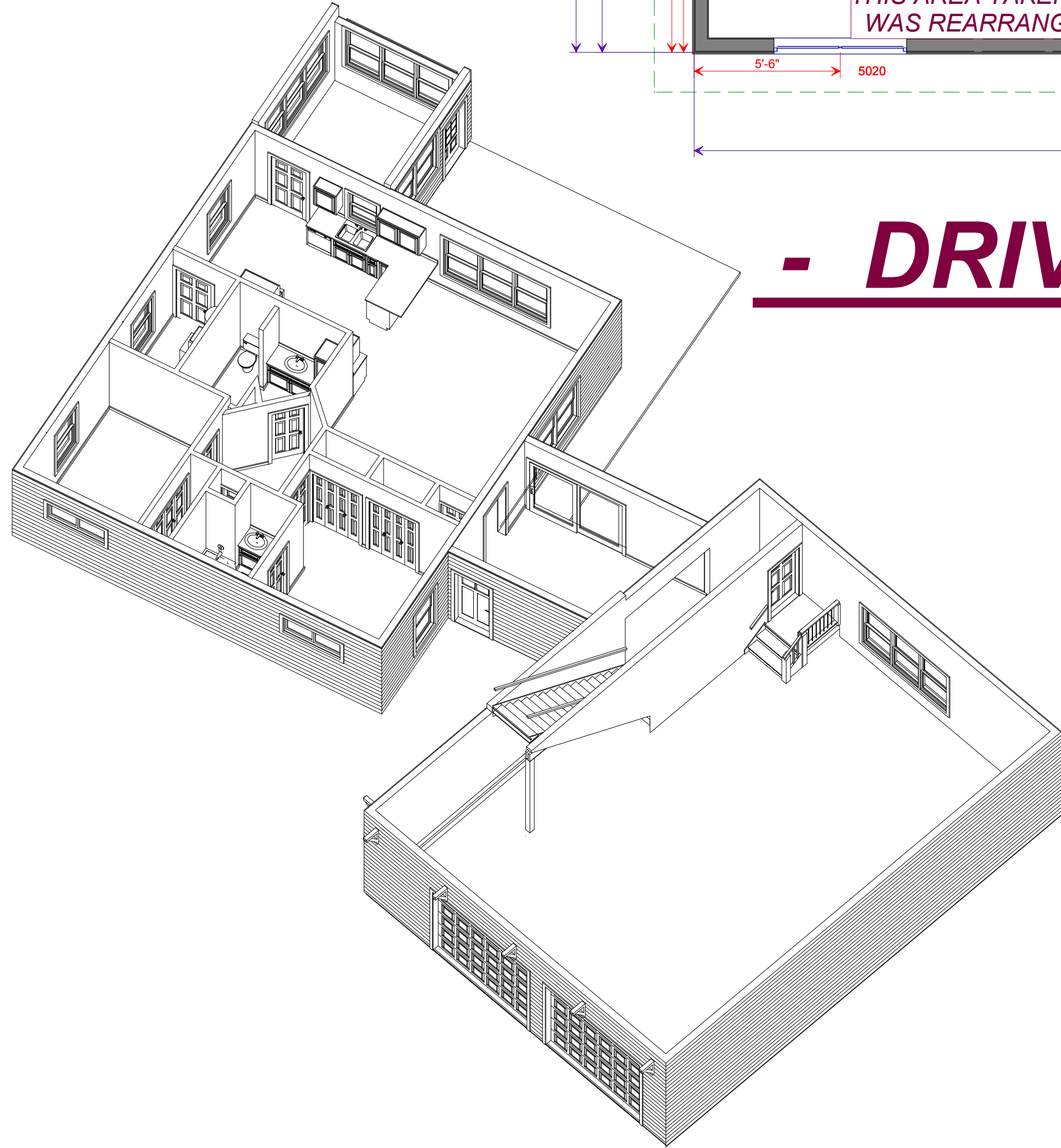
# STEVE'S DRAFTING

**DAN and LINDA HOGAN  
43327 COUTY ROAD 136  
MITCHELL LAKE / CROW WING CTY  
FIFTY LAKES, MINNESOTA**

**Field Verify Existing Structure Dimensions Are  $\pm$ ; Adjust on Site See Owner for Specifications Make Necessary Adjustments**

**NOTE: ALL BUILDERS, SUBCONTRACTORS, ETC to MEET ALL APPLICABLE CODES**






A detailed line drawing of a two-story house. The house features a gabled roof with a textured surface, possibly representing shingles. The exterior walls are covered in horizontal siding. On the left side, there are two tall, narrow windows on the second floor and a larger, multi-paned window on the first floor. To the right, there is a small porch area with a glass door and a window. The drawing is a perspective view, showing the front and side of the house.

**NOTE: ALL BUILDERS, SUBCONTRACTORS, ETC to MEET ALL APPLICABLE CODES**

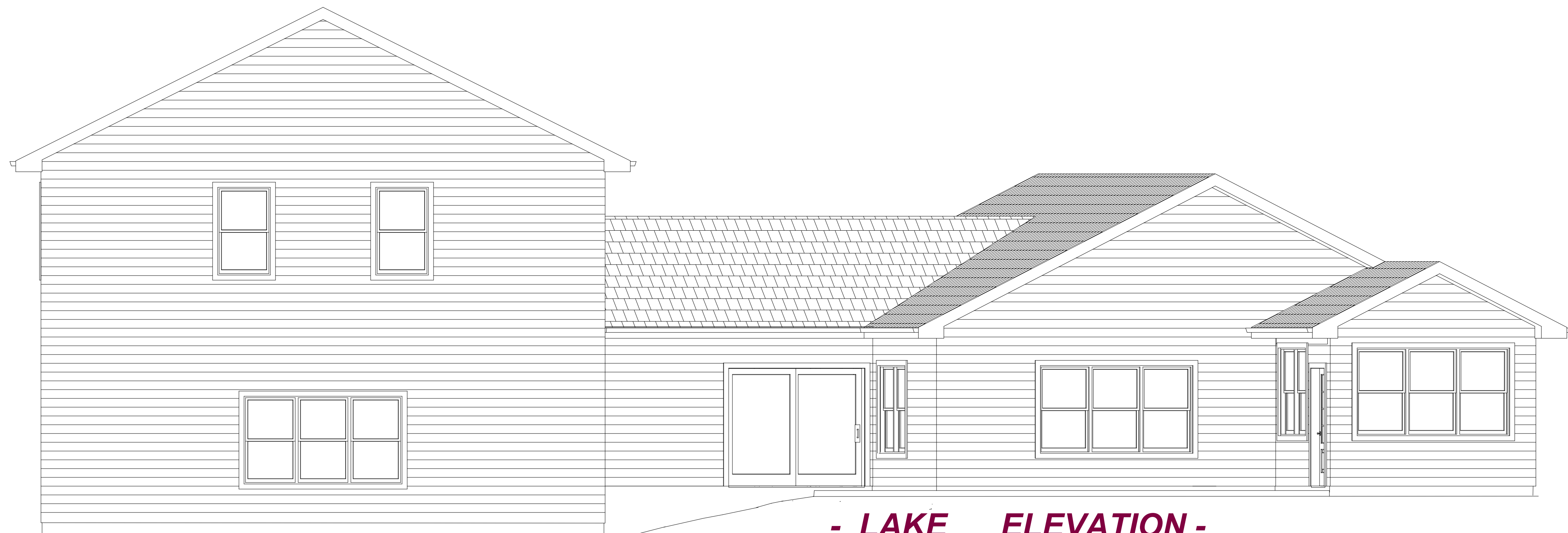
**Field Verify Existing Structure Dimensions Are  $\pm$ ; Adjust on Site See Owner for Specifications Make Necessary Adjustments**

**DAN and LINDA HOGAN  
43327 COUTY ROAD 136  
MITCHELL LAKE / CROW WING CTY  
FIFTY LAKES, MINNESOTA**

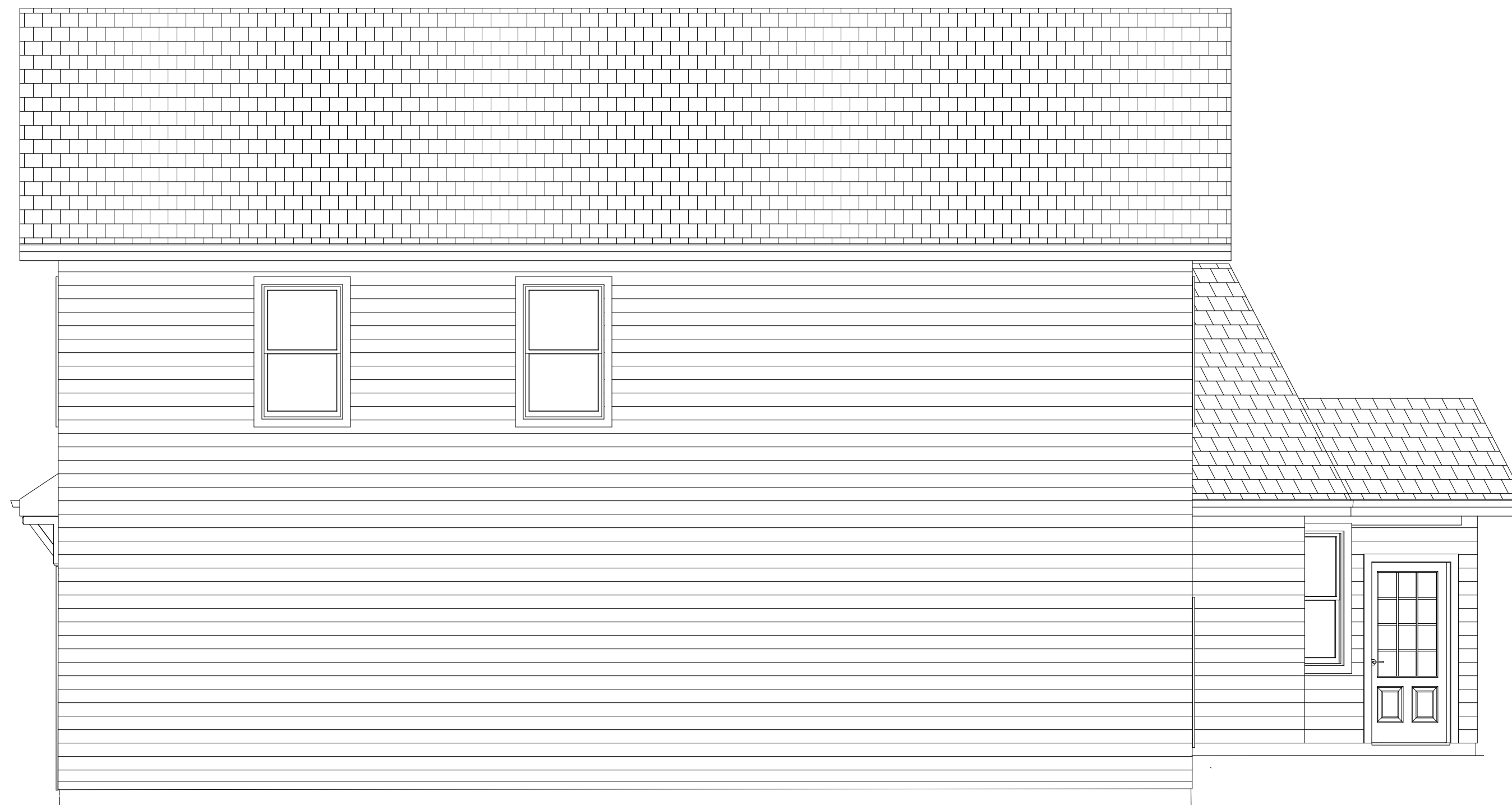
# STEVE'S DRAFTING

	PAGE	Ph 218 - 534 - 3856
	<b>3 OF 4</b>	DATE JUNE 3 rd, 2025 SCALE

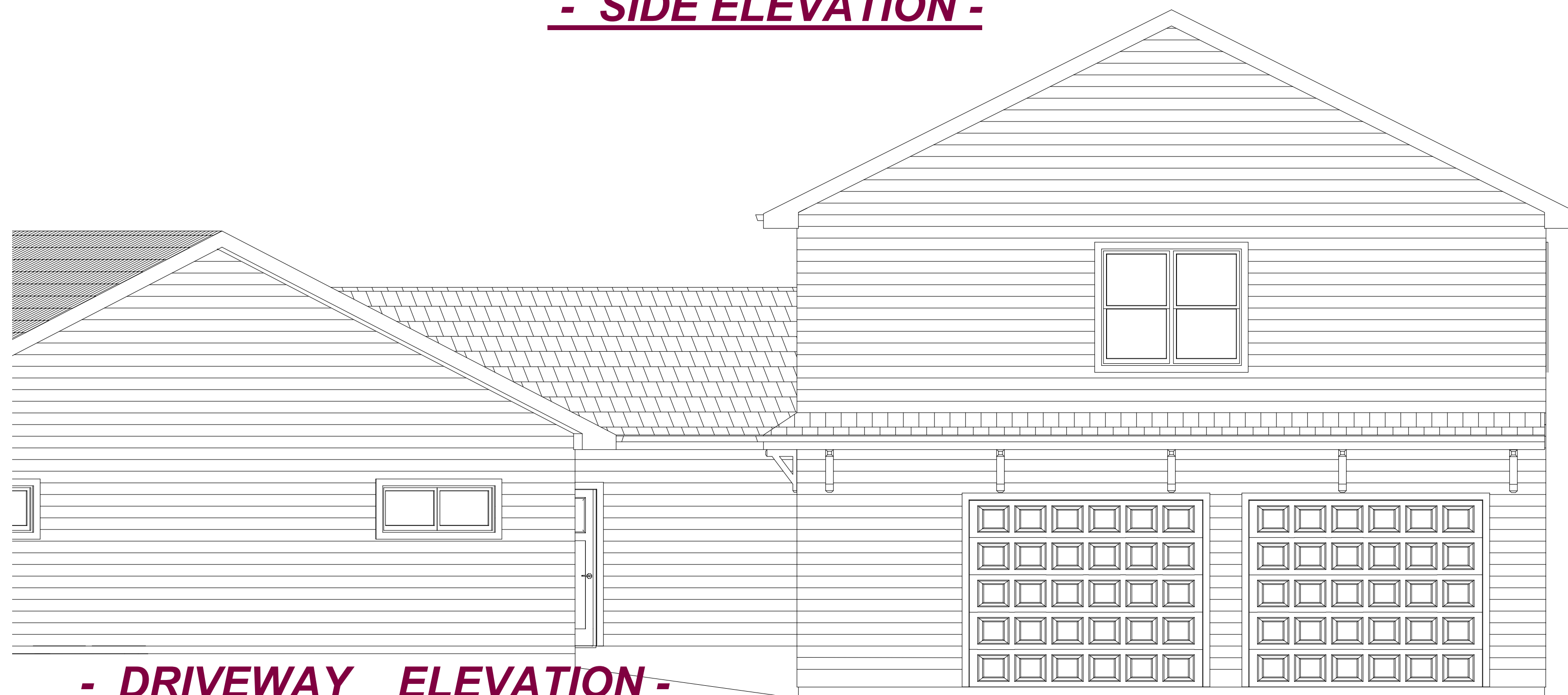




**- LAKE ELEVATION -**



**- SIDE ELEVATION -**



**- DRIVEWAY ELEVATION -**

**- UPPER LEVEL FOOTPRINT -**

- PROPOSED SPECIFICATIONS -**
- Ventilated Ridge
  - Architectural Asphalt Shingles "To Match Existing"
  - Synthetic Underlayment
  - 15/32" OSB Roof Sheathing
  - Air Chutes at Eaves
  - Minimum R-30 attic Insulation / Vapor Barrier
  - 32 ft Span; 6/12 Pitch; 12" Heel; 24" o.c.;
  - Minimum 598 (42-710) Roof Trusses ABOVE;
  - 18" x 18" "To Match Existing" ; on 37' 18" upper Wall
  - on Floor 121 7/8" Above Existing House Floor
  - 29'-9" ± : Bottom of Garage Floor / Finish Grade) to Ridgevent
  - Double Plate
  - 2x6-16" @ 92.58" Precut Studs (8 ft Walls)
  - (2) 2x10 Headers / LVL Span Over 6 ft
  - Overhead Caisson 3050 x 1600 x 1600
  - 7/16" OSB Exterior Wall Sheathing / Housewrap Paper
  - R-21 Exterior Wall Insulation / Vapor Barrier
  - Exterior Siding "To Match Existing" - See Owner
  - 5" Drywall Ceilings
  - 12" Drywall Interior Finish - Typical
  - 2x6 Bottom Plate
  - 3/4" T & G Flooring
  - Finish Finishes and Optional Wall and Clg Finishes - See Owner
  - 32 ft Span 24" Floor Trusses 118 1/8" o.c. ; L480
  - 18" x 18" "To Match Existing" (Garage Ceiling)
  - Garage Walls Typical 118 1/8" High / 21" Below Existing House

**NOTE: ALL BUILDERS, SUBCONTRACTORS, ETC to MEET ALL APPLICABLE CODES**

**Field Verify Existing Structure Dimensions Are  $\pm$ ; Adjust on Site See Owner for Specifications Make Necessary Adjustments**

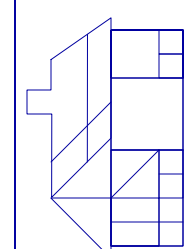
**DAN and LINDA HOGAN  
43327 COUTY ROAD 136  
MITCHELL LAKE / CROW WING CTY  
FIFTY LAKES, MINNESOTA**

# STEVE'S DRAFTING

<b>DATE</b> JUNE 3 rd, 2025	<b>SCALE</b> $1/4" = 1 \text{ FOOT}$
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PAGE

**4 OF 4**



**CITY OF FIFTY LAKES  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING  
SEPTEMBER 23, 2025 @ 6:00 P.M.**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, September 23<sup>rd</sup>, 2025, beginning at 6:00 P.M at Fifty Lakes City Hall.

**Hearing:** Variance Application 16-25 for the construction of an addition to an existing dwelling not meeting OHW setbacks within the Shoreland Residential (SR) land use district on a general development lake and a tributary stream, including an after-the-fact variance for the existing dwelling and patio not meeting the required setback.

**Applicant/Property Owners:** Daniel & Melinda Hogan.

**Property Description:** The subject property is located at 43327 Co Rd 136; PIN 22120553.

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

**Purpose:** The applicant is requesting a variance for an addition to an existing structure 53' from a tributary stream where 100' is required, a dwelling setback of 88' where 100' is required and a patio approximately 75' where 100' is required.

**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](mailto: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: 43327 Co Rd 136:





FAILS, PERRY & LISA JNT REV TRUST  
221 ARNICA DR  
WATERTOWN MN 55388

YURICK, EDWARD & BELINDA  
43380 COUNTY ROAD 136  
FIFTY LAKES MN 56448

GILMAN, GARY  
43252 COUNTY RD 136  
FIFTY LAKES MN 56448

HERMAN, CHRISTOPHER M & SARAH L  
43454 COUNTY ROAD 136  
FIFTY LAKES MN 56448

HOGAN, DANIEL & MELINDA  
4900 262ND ST  
WYOMING, MN 55092

KAPSNER, LEO L & CORINNE M Y  
5051 KAHLER CT NE  
ALBERTVILLE MN 55301

MIKLE, STEVEN J  
685 4TH ST SW APT 116  
FOREST LAKE, MN 55025

RADOUS, PAUL R & LAIMA JOINT TRUST  
92 DOOLIN ST  
LEMONT IL 60439

STJERN, JAMES C  
6854 139TH LN NW UNIT 1  
RAMSEY, MN 55303

WHEATLEY, JIM W & ADA A  
17666 GILMAN RD  
FIFTY LAKES MN 56448

WICKLUND, CHAD R & NORA J  
955 KELLY ST  
LINO LAKES, MN 55014

## STAFF REPORT

**Agenda Item:** 4c

**Application:** Variance 17-25

**Applicant/Property Owner:** Peter & Laura Sandall

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### PROPERTY INFORMATION:

PID:	22240595
Acres:	.35 Acres
Zoning:	Shoreland Residential (SR)
Physical Address:	16886 N Eagle Lake Rd
Location:	24/138/27
Septic:	CI 6/6/23 - Compliant
Existing Impervious:	10.2
Proposed Impervious:	10.2

---

Aerial:



Contours:



FEMA:





NWI:



Other: N/A

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**Background Information:**

The applicant is requesting a variance to replace and expand an existing subsurface sewage treatment system (SSTS) 10' from the top of a bluff where 30' is required. The current gravelless system has tanks within the bluff and a drainfield within the bluff setback. The proposed SSTS places the tanks outside of the bluff and bluff setback, and places the treatment area 10' from the top of the bluff.

A variance for an addition to the existing dwelling was approved in 2024 and the existing system does not meet the required sizing for the increase in bedrooms. The proposed system is being placed in a more conforming location, will be replacing an existing gravelless system (which are known to fail), and will be correctly sized for the increase in bedrooms.

---

**Permit History:**

- 1994: SSTS
- 2024: Variance
- 2025: Addition

---

Complete Application Received:	8/25/2025
Action Deadline:	10/24/2025
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:	Sent 9-8-25
• MNDOT:	N/A
• CWC HWY:	N/A
• Other:	N/A

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

### 3.08 Variances

#### 3.08.01 Variance Application

After a pre-application meeting with the Zoning Administrator, an application for a variance shall be filed with the Zoning Administrator and include:

- a) A completed variance application on forms provided by the City, and,
- b) 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. City of Fifty Lakes Land Use Ordinance 15
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

3.08.02 In accordance with Section 3.12, within 15 working days of receiving a variance application, the Zoning Administrator shall review the 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.

3.08.03 The Zoning Administrator shall have the discretion to determine whether an application may be forwarded to the Planning Commission/Board of Adjustment without an accompanying certificate of survey. Such determination shall be made in writing on a form approved by the City Council for this purpose. The form shall specifically set forth the facts upon which the determination was made, and a copy, signed by the Administrator, shall be forwarded to the City Council and to the Planning Commission/Board of Adjustment.

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

3.08.05 Variance Criteria

- a) Variances shall only be allowed in accordance with Minnesota Statutes, Chapter 462.357 subd. 6.
- b) No variance shall be granted that would allow any use that is prohibited in the land use district in which the subject property is located.
- c) In considering a variance request, the Planning Commission/Board of Adjustment must determine that “practical difficulties” exist according to the following factors:
  - 1. Is the variance request in harmony with the purposes and intent of this ordinance?
  - 2. Is the variance consistent with the Fifty Lakes Comprehensive Plan?
  - 3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?
  - 4. Is the need for a variance due to circumstances unique to the property and not created by the property owner?
  - 5. Will the issuance of a variance maintain the essential character of the locality?
  - 6. Does the need for a variance involve more than economic considerations?
- d) Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, Chapter 216C.06, Subd. 14 , when in harmony with the ordinance.
- e) The Planning Commission/Board of Adjustment may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

#### 3.08.06 Conditions May Apply

- a) If the variance criteria in Section 3.08.03 have been met, the Planning Commission/Board of Adjustment, in approving any such application, may require additional mitigating requirements to protect the public health, safety, or the environment, to be imposed as a condition for granting of the variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance. Such conditions may include, but are not limited to, the following:
  - 1. Mitigation actions to off-set environmental consequences of variance approval according to Section 8.03.08., c.;
  - 2. Increased setbacks from the ordinary high water level;
  - 3. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted according to Section 8.03.08;
  - 4. Special provisions for the location, design, size and use of allowed structures, sewage treatment systems, and vehicle parking areas;
  - 5. Performance security as prescribed in Section 3.16 of this ordinance.



6. Extension of the time frame within which the variance must be substantially completed.
- b) 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.
- c) 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.

#### 3.08.07 Variance Decision

After reviewing the application, considering all pertinent facts, and hearing testimony at the public hearing, the Planning Commission/Board of Adjustment may approve, deny, or modify the variance request. 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 mailed to the applicant by the Zoning Administrator. If the variance is approved, the Administrator shall cause a copy of the variance 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 variance within a shoreland or floodplain area shall be sent to the Commissioner of the Department of Natural Resources within 10 days of final action.

#### 3.08.08 Approved Variances.

- a) A variance shall run with the land and is transferable with the real estate to subsequent owners.
- b) A permit for construction approved under a variance shall be applied for within six months of the date of variance approval. Construction approved under a variance shall be substantially completed within two years of the date of approval.

## 8.0 PROVISIONS FOR MANAGEMENT OF SHORELAND AREAS

### 8.02 Placement, Design, and Height of Structures

- 8.02.01 Placement of Structures on Lots. Structures and facilities must be located to meet all setbacks. Structures shall be located as follows:
  - i. Structure and On-site Sewage System Setbacks (in feet) from Ordinary High Water Level (see required setbacks for Special Protection zone)

Classes of <u>Public Waters</u>	<u>Setbacks</u>	
	<u>Structures</u>	<u>Sewage Treatment System</u>
<b>Lakes</b>		
Recreational Development	100	100

8.02.02 **Additional Structure Setbacks.**

- b) The following additional structure setbacks apply, regardless of the classification of the waterbody:

**Table 8.02.02 Additional Structure Setbacks**

<b>Setback from:</b>	<b>Setback (in feet)</b>
Bluff (top, bottom, or sides)	30
Subsurface Sewage Treatment System--Septic Tank (to dwelling unit)	10
Subsurface Sewage Treatment System--Drainfield (to dwelling unit)	20
Subsurface Sewage Treatment System--Drainfield (to road right of way)	0

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

1. The subject property is located at 16886 North Eagle Lake Rd and is zoned "Shoreland Residential" (Eagle Lake - Recreational Development).
2. The variance request is to place a conforming Class 1 Type III SSTS 10' from the top of the bluff where 30' is required.
3. The proposed septic design was approved by the Fifty Lakes SSTS Inspector, Greg Kossan, on 7-23-25 pending an approved variance.
4. A variance request to construct an 8.9' x 15' (133.5 sf) deck, 652 sf covered entryway and additional story on a 24.4' x 36.5' (890.6 sf) pre-existing single-family dwelling was granted by the Fifty Lakes Planning Commission on June 4, 2024.
5. The existing gravelless SSTS is not adequately sized for the increase in bedrooms.
6. The existing SSTS is located within the bluff and bluff setback.
7. The proposed SSTS places the tanks and drain field outside of the bluff. The existing tanks are located within the bluff. They are to be pumped, crushed, and filled.
8. The subject property contains a limited building envelope.
9. The DNR has been notified of the request.
10. 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 SSTS is being placed in a more conforming location, will be replacing an existing gravelless system (which are known to fail), and will be correctly sized for the increase in bedrooms that was approved by variance in 2024.
  - b. No, \_\_\_\_\_.
- 11. Does the property have unique circumstances that were not created by the landowner?
  - a. Yes, the property was legally developed, and the existing septic system was placed in the bluff prior to current ordinance.
  - b. No, \_\_\_\_\_.
- 12. If the variance is granted, will the essential character of the locality remain consistent?
  - a. Yes, replacing the SSTS will not alter the essential character of the neighborhood. The improvement will ensure that water quality and public health are being protected in compliance with MN Rule 7080.
  - b. No, \_\_\_\_\_.
- 13. 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."
  - b. No, \_\_\_\_\_.
- 14. 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.
  - b. No, \_\_\_\_\_.

---

**Board of Adjustment Direction :** The Board of Adjustment 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.

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**Staff Recommendation:** Should the planning commission approve the variance request, staff recommends the following conditions of approval:

- 1. All construction 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. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## CITY OF FIFTY LAKES

☐ Project Completed

ID No:

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

218-763-3113

www.fiftylakesmn.com

## VARIANCE APPLICATION

RECODE: INACTIVE: ☐ RECODE2:  
LAST NAME: Sandall FIRST NAME: Peter + Laura  
ADDRESS: 16886 N. Eagle Lake Rd PHONE: [REDACTED]  
CITY: Fifty Lakes STATE: MN ZIP: 56448  
ADDRESS 2: 2707 Yacht Club Blvd IL  
CITY 2: Fort Lauderdale STATE 2: FL ZIP 2: 33304  
OWNER: Peter + Laura Sandall

LOCATION

RECODE/PARCEL NUMBER: 22240595-2240596

LEGAL DESCRIPTION:

Part of Government lot 1  
TOWNSHIP: Fifty Lakes RANGE: 27 SEC: 24 QTRSEC: QTRQTRSEC:  
PLAT:

BLOCK: - LOT: 1  
LAKE NAME: Eagle LAKE NUMBER: 18-0296-01 STREAM NAME: Daggert  
ACREAGE: .46 FIRE NUMBER: ZONING:  
DIRECTIONS:  
HOUSE NUMBER: 16886 STREET NAME: North Eagle Lake Rd

IS THE PROPOSED VARIANCE IN THE SHORELAND AREA? ☐ Yes ☒ No

SPECIFICALLY STATE THE NATURE OF VARIANCE REQUESTED: Need an SSTs Variance For a Bluff setback of 10 feet instead of 30 ft

EXPLAIN THE PURPOSE OF YOUR REQUEST AND DESCRIBE THE PRACTICAL DIFFICULTY: Purpose would be to install new septic system to accommodate the new renovation of existing cabin

All property owners within 350 feet of subject property shall be notified.

A Certificate of Survey (C of S) may be required for a variance application. The C of S must show all improvements including placement of sewage treatment system, pertinent distances to all lot lines, ROW's, distances to neighbors' adjoining wells, septic systems and main structures. Include planned improvement(s) and two-foot elevation contours. Further information, including preliminary floor plan with elevations, wetlands, bluffs, etc. may be required. Any additional costs the City incurs for any reason shall be reimbursed by applicant.

## CITY ACTION

APPROVED:

DATE:

CONDITIONS:

RATIONALE:

NOTES:

APPLICATION DATE: 8-25-25  
VARIANCE ID: 17-25 FEE: \$450.00  
DATE FEE PAID: 9-19-25  
FEE PAID BY: ☒ Check # 6328 ☐ Cash  
DATE APPROVED:  
EXPIRATION DATE:

Signed

Signed

Signed

Applicant

City Clerk or authorized agent

Zoning Administrator or authorized agent

# CITY OF FIFTY LAKES

## PLANNING & ZONING

### AUTHORIZED AGENT FORM

I hereby authorize Mike Whitt  
Agent / Contractor (Please Print)

Contractor's License Number

218-839-7811

Contractor's Phone Number

To act as my authorized agent to: ☒ Purchase zoning / sewer permits  
☐ Apply for Variance, CUP, IUP or Subdivision  
☒ Represent me at a public hearing  
☐ Re-zoning

This Authorized Agent Form is valid until 01-01-2026

This Authorized Agent Form is for the following project(s): Variance and

Permit for New Septic System

Real Estate Code Part of Gov lot 1 Section: 24

Site address 16886 North Eagle Lake Rd



Property Owner(s) Signature

8-19-2025

Date

Property Owner's last name (please print) Sandall

Property Owner's Phone Number [REDACTED]

City of Fifty Lakes Planning & Zoning  
40447 Town Hall Road Box 102  
Fifty Lakes, MN 56448  
218-763-3113 FAX 218-763-5113  
PZ50LAKES@EMILY.NET



**Applicant or his/her agent should provide written responses and be prepared to discuss the following:**

1. How will reasonable use of the parcel be deprived if the Variance is not granted?

Existing Septic is not large enough to accommodate  
Re-model of existing Cabin

2. What are the unique circumstances of the parcel size, shape, topography or other characteristics that make strict interpretation of the Ordinance impractical?

lot has unbuildable Bluffs on both sides of existing Cabin  
To install new Septic a variance is needed to allow an SST3  
for a bluff setback of 10' (ft) instead of 30' (ft)

3. Describe the character of the locality. How is this proposal consistent with the locality?

Would Be consistent with lot accessibility

4. How is granting this Variance consistent with the intent of the City of Fifty Lakes Land Use Ordinance?

By Granting Variance, new Septic System would be an  
improvement on existing system and would be in compliance of  
the City of Fifty Lakes land use ordinance

5. Are economic considerations alone the reason for requesting a variance?

no

6. What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

There are no other options as existing tank is too small and the  
lot parameters (Restrictions) prohibit placement.

7. Please include any other comments pertinent to this request.

Without Granting this request - our entire Re-model could not  
continue. By Granting the Request new system would be in total  
compliance of 50 lakes land use ordinance



## Crow Wing County Mound Design

Property Owner: Peter & Laura Sandall

Date: 7/11/2025

Mailing Address: 419 SE 2<sup>nd</sup> St #1914

City: Fort Lauderdale

State: FL

Zip: 33301

Home Phone Number:

Cell: 763-258-6345

Site Address: 16886 N Eagle Lake Rd

City: Fifty Lakes

State: MN

Zip: 56448

Driving directions if no address issued:

Legal Description: Part of Gov Lot 1

Sec: 24

Twp: 138

Range: 27

Twp Name: Fifty Lakes

Parcel Number: 22240595 & 2240596

Lake/ River: Eagle

Lake/River Classification: RD

### Flow Data

Number of Bedrooms: 5

Dwelling Classification: I

System Type: III

GPD: 450

Estimated Flow in Gallons per Day (GPD)			
Bedrooms	Class I	Class II	Class III
2	300	225	180
3	450	300	218
4	600	375	256
5	750	450	294
6	900	525	332
7	1050	600	370
8	1200	675	408

### Wells

Deep Well: Existing Deep

Shallow Well: None

Wells to be sealed (if applicable)?

### Setbacks

Tank(s) to: Well +50

House +10

Property Line +10

Drainfield to: Well +50

House +20

Property Line +10

Sewer Line to well: <50

Air Test: YES

*Top Bluff setback of*

*★ Need a Variance for the Septic System - 10' instead of 30'*

### Additional System Notes and Information: SSTS UPGRADE

Proposed addition to the house will be 5 bedrooms. Type 3 due to Time Dose DF.

Designer Name: Martin Joyce

License Number: 2129

Address:

City:

State:

Zip:

Home Phone Number:

Cell: 218-820-2621

E-Mail Address: joycem@brainerd.net

I hereby certify that I have completed this work in accordance with all applicable requirements.

Designer Signature: *Martin Joyce*

Date: 7/11/2025

# Crow Wing County Mound Design

Property Owner: Peter & Laura Sandall

Date: 7/11/2025

Designer's Initials:

## Tank Sizing

A. Septic Tank Capacity: 2250 Gallons

Tank Type: 2 Compartments

Filter: **YES**

Garbage Disposal/Basement Lift Station: Disposal and Lift

B. Pump Tank Capacity: 1500 Gallons (7080.2100)

a. Alarm Type: Electric

**Time Dose Panel**

Septic Tank Capacity		
Bedrooms	Minimum	GD/BL
5 or less	1,500	2,250
6 or 7	2,000	3,000
8 or 9	2,500	3,750

## Soils

C. Depth to Restricting Layer: 2ft.

D. Depth of Clean Sand at Upslope Edge: 1ft.

E. Native SSF: 1.27 (Perc. Rate [Optional] MPI)

F. Land Slope: 2%

Absorption Width Ratio Table		
Texture	SSF	AWR
Sand	0.83	1.00
Fine Sand	1.67	2.00
Sandy Loam	1.27	1.52
Loam	1.67	2.00
Silt Loam	2.00	2.40
Clay Loam	2.20	2.67

## Rock Bed Dimensions

G. GPD  $450 \times .83 = 373.5$ sq. ft.

H. Rock Bed Width: 10ft. ✓

I. Rock Bed Length: 38ft. ✓

J. Cubic Yards of Rock (H)  $\times$  (I)  $\times$  Rock Depth 1ft.  $\div$  27 = 14 yds<sup>3</sup>

## Mound Size Calculations

K. AWR (from table): 1.52  $\times$  Rock Bed Width (H): 10 = 15.2ft. (Absorption Width)

L. Absorption Width (K): 15.2ft. - Rock Bed Width (H): 10ft. = 5.2ft. (Downslope Minimum)

M. Depth of washed sand (D): 1 + 1 ft. of rock + 1 ft. of cover = 3ft. (Upslope Height)

N. Enter upslope berm value from Berm Multiplier Table: 3.7

O. Upslope berm multiplier (N): 3.7  $\times$  upslope height (M): 3 = 11.1ft. (Upslope Width)

P. Rock bed width (H): 10ft.  $\times$  land slope (F): 2%  $\times$  0.01 = 0.2ft. (Drop in Elevation)

Q. Upslope height (M): 3ft. + drop in elevation (P): 0.2ft. = 3.2ft. (Downslope Height)

R. Enter downslope berm value from Berm Multiplier Table: 3.19

S. Downslope height (Q): 3.2  $\times$  Downslope berm multiplier (R): 3.19 = 10.21 ft. (Downslope Width)

T. Select the larger number of Step (L) and Step (S): 12ft.

U. Upslope width (O): 11.1 + rock bed width (H): 10 + downslope width (T): 12 = 33.1ft. (Mound Width)

V. Upslope width (O): 11.1 + rock bed length (I): 38 + Upslope width (O): 11.1 = 60.2ft. (Mound Length)

W. Final Mound Dimensions Are: Width (U): 33ft. by Length (V): 60ft.

Berm Multiplier Table

Land Slope →		0%	1%	2%	3%	4%	5%	6%	7%	8%	9%	10%	11%	12%
Upslope Berm ↓	3/1	3.00	2.91	2.83	2.75	2.68	2.61	2.54	2.48	2.42	2.36	2.31	2.26	2.21
	4/1	4.00	3.85	3.70	3.57	3.45	3.33	3.23	3.12	3.03	2.94	2.86	2.78	2.70
	5/1	5.00	4.76	4.54	4.35	4.17	4.00	3.85	3.70	3.57	3.45	3.33	3.23	3.12
	6/1	6.00	5.66	5.36	5.08	4.84	4.62	4.41	4.23	4.05	3.90	3.75	3.61	3.49
	7/1	7.00	6.54	6.14	5.79	5.46	5.19	4.93	4.70	4.49	4.30	4.12	3.95	3.80
Downslope Berm ↓	3/1	3.00	3.09	3.19	3.30	3.41	3.53	3.66	3.80	3.95	4.11	4.29	4.48	4.69
	4/1	4.00	4.17	4.35	4.54	4.76	5.00	5.26	5.56	5.88	6.25	6.67	7.14	7.69
	5/1	5.00	5.26	5.56	5.88	6.25	6.67	7.14	7.69	8.33	9.09	10.00	11.11	12.50
	6/1	6.00	6.38	6.82	7.32	7.89	8.57	9.38	10.34	11.54	13.04	15.00	17.65	21.43
	7/1	7.00	7.53	8.14	8.86	9.72	10.77	12.07	13.73	15.91	18.92	23.33	30.43	43.75



# Crow Wing County Mound Design

Property Owner: Peter & Laura Sandall  
Date: 7/11/2025

Designer's Initials:

## Determine Pump Capacity

1) Gravity Distribution Pump Capacity Range: 10 - 45 GPM

\*Skip to Pump Head Requirements if pumping to gravity

2) Pressure Distribution:

a) Number of laterals: 3

b) Lateral Size: 1.5in.

c) Perforation spacing: 3ft.

d) Check Table 4 to see the maximum number of perforations per lateral.

3) Lateral Length (choose):

a) End manifold: rock bed length: 38 - 2 ft. = 36ft.

b) Center manifold: rock bed length /2: 19 - 1 ft. = 18ft.

c) Choose 3a or 3b: 36ft.

4) Total Perforation Determination:

a) (3c): 36ft. ÷ (2c): 3ft. + 1 = 13 Perforations / Lateral

b) (4a): 13 × (2a): 3 = 39 Total Number of Perforations

c) Select perforation discharge from Table 1 = .74 GPM/Perf.

d) (4b): 39 × (4c): 0.74 GPM/Perf. = 28.86 GPM

## PUMP HEAD REQUIREMENTS

5) Elevation difference:

a) Elevation difference between pump and point of discharge 12ft.

b) If pumping to a pressure distribution system, (5a) + 5 = 17ft.

c) Choose 5a if pumping to gravity or 5b for pressure: 17ft.

6) Friction loss:

a) Select a value from Table 2: 1.55ft. / 100 ft. of pipe

b) Pipe length to drainfield: 15ft. × 1.25 = 18.75ft.

c) (6a): 1.55 × (6b): 18.75 ÷ 100 = 0.29 Total Friction Loss

7) Drainback:

a) Actual Pipe length 15ft. × .17 gal/ft. (Table 3) = 2.55 gal

8) (5c): 17ft. + (6c): 0.29ft. = 17.29 Total Head Required

9) Minimum Pump Size 28 GPM (4d) & 17ft. of dynamic head (8)

Table 1		
Perforation Discharge (GPM/perf.)		
Ft. of Head	7/32" Perf	1/4" Perf
1.0	0.56	0.74
2.0	0.80	1.04

Use 1.0 for single homes, 2.0 for everything else

Table 2			
Friction Loss in Plastic Pipe			
Flow (GPM)	1.5"	2"	3"
20	2.47	0.73	0.11
25	3.73	1.11	0.16
30	5.23	1.55	0.23
35	6.96	2.06	0.30
40	8.91	2.64	0.39
45	11.07	3.28	0.48
50	13.46	3.99	0.58
55		4.76	0.70
60		5.60	0.82
65		6.48	0.95
70		7.44	1.09

Table 3	
Volume of Liquid in Pipe	
Pipe Diameter	Gal/Ft.
1.25 in.	0.078
1.5 in.	0.11
2.0 in.	0.17

Table 4			
Max Perforations/Lateral			
Perf. Spacing	1.25" Pipe	1.5" Pipe	2" Pipe
2.5 ft.	14	18	28
3 ft.	13	17	26
3.3 ft.	12	16	25
4 ft.	11	15	23
5 ft.	10	14	22

# Crow Wing County Mound Design

Property Owner: Peter & Laura Sandall

Date: 7/11/2025

Designer's Initials:

Please record the depths of all horizons, redoximorphic features, restricting layers, and saturated soils. Include all chroma and hue values.

## #1 Proposed Site

Depth (in.)	Texture	Color
0-8	SL	10YR 2/2
8-24	SL	10YR 5/3
24-30	Fine LS	w/redox
30-42	Sand	

## #1 Alternate Site

Depth (in.)	Texture	Color

## #2 Proposed Site

Depth (in.)	Texture	Color
0-6	SL	10YR 3/3
6-48	LS Loose	10YR 5/3
48-54	SL somewhat no mottles	cemented

## #2 Alternate Site

Depth (in.)	Texture	Color

## Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	HLR
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.00	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.20	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

## Description of Soil Treatment Areas

	Proposed Site		Alternate Site	
Disturbed Areas?	No			
Compacted Areas?	No			
Flooding Potential?	No			
Run on Potential?	No			
Limiting Layer Depth	Proposed #1 24"	Proposed #2 54"	Alternate #1	Alternate #2
Slope % and Direction	2% South and East			
Landscape Position	Summit			
Vegetation Types	Oak, aspen, pine			
Soil Texture	Sandy Loam			
Soil Sizing Factor	1.27		Select One	

# Martin Joyce Septic Service, Inc.

27604 County Road 3, Merrifield, MN 56465

## Septic System Management Plan

**Property Owner:** Peter & Laura Sandall

**Phone:**

763-258-6345

**Date:** 7/11/2025

**Mailing Address:** 419 SE 2nd St #1914, Fort Lauderdale, FL 33301

**Site Address:** 16886 N Eagle Lake Rd, Fifty Lakes, MN 56448

This management plan will identify the operation and maintenance activities necessary to ensure long-term performance of your septic system. Some of these activities must be performed by you, the homeowner. Other tasks must be performed by a licensed septic service provider.

System Designer: check every \_\_\_\_\_ months

Local Government: check every \_\_\_\_\_ months

State Requirement: check every 36 months

My system needs to be checked  
every 36 months

### **Homeowner Management Tasks** (performed monthly unless otherwise stated)

*Leaks* - Check (look,listen) for leaks in toilets and dripping faucets. Repair leaks promptly

*Surfacing sewage* - Regularly check for wet or spongy soil around your soil treatment area.

*Effluent filter* - Inspect and clean twice a year or more

*Alarms* - Alarm signal when there is a problem: contact Service Provider any time an alarm signals

*Event counter or water meter* - Monitor your average daily water use (if it applies)

### **Professional Management Tasks**

Check and clean the in-tank effluent filter

Check the sludge/scum layer levels in all septic tanks

Recommend if tank should be pumped

Pump all compartments of septic tank at least every 36 months

Check inlet and outlet baffles

Clean drainfield laterals (if it applies)

Check the drain field effluent levels in the rock layer

Check the pump and alarm system functions (if it applies)

Check wiring for corrosion and function (if it applies)

Check dissolved oxygen and effluent temperature in tank

Provide home owner with list of results and any action to be taken

Replacement system for this residence, a secondary site has not been identified.

" I understand it is my responsibility to properly operate and maintain the sewage treatment system on this property, utilizing the Management Plan. If requirements in this Management Plan are not met, I will promptly notify the permitting authority and take necessary corrective actions. If I have a new system, I agree to adequately protect the reserve area for future use as a soil treatment system."

Property Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Designer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Permitting Authority Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## Map Unit Description (MN)

Crow Wing County, Minnesota

[Data apply to the entire extent of the map unit within the survey area. Map unit and soil properties for a specific parcel of land may vary somewhat and should be determined by onsite investigation]

### D84F--Eutrudepts-Graycalm-Rollins complex, 20 to 45 percent slopes

#### Eutrudepts, sandy

*Extent:* 15 to 50 percent of the unit

*Landform(s):* moraines on till plains

*Slope gradient:* 20 to 45 percent

*Parent material:* coarse-loamy glaciofluvial deposits over sandy outwash over coarse-loamy till

*Restrictive feature(s):* greater than 60 inches

*Flooding:* none

*Ponding:* none

*Drainage class:* moderately well drained

*Soil loss tolerance (T factor):* 5

*Wind erodibility group (WEG):* 5

*Wind erodibility index (WEI):* 56

*Kw factor (surface layer)* .32

*Land capability, nonirrigated* 6e

*Hydric soil:* no

*Hydrologic group:* C

*Potential for frost action:* low

<i>Representative soil profile:</i>	<i>Texture</i>	<i>Permeability</i>	<i>Available water capacity</i>	<i>pH</i>
A -- 0 to 3 in	Loam	moderate	0.63 to 0.69 in	4.5 to 5.5
Bw -- 3 to 10 in	Fine sandy loam	moderate	0.80 to 1.14 in	5.0 to 6.0
E -- 10 to 19 in	Fine sandy loam	moderately rapid	1.13 to 1.61 in	5.0 to 6.0
2E and Bt -- 19 to 55 in	Loamy sand	rapid	2.87 to 4.66 in	5.0 to 6.0
3C -- 55 to 79 in	Cobbly loamy sand	moderate	1.89 to 3.78 in	5.5 to 6.5

#### Graycalm

*Extent:* 18 to 30 percent of the unit

*Landform(s):* moraines on till plains

*Slope gradient:* 20 to 45 percent

*Parent material:* outwash

*Restrictive feature(s):* greater than 60 inches

*Flooding:* none

*Ponding:* none

*Drainage class:* somewhat excessively drained

*Soil loss tolerance (T factor):* 5

*Wind erodibility group (WEG):* 2

*Wind erodibility index (WEI):* 134

*Kw factor (surface layer)* .15

*Land capability, nonirrigated* 6s

*Hydric soil:* no

*Hydrologic group:* A

*Potential for frost action:* low

<i>Representative soil profile:</i>	<i>Texture</i>	<i>Permeability</i>	<i>Available water capacity</i>	<i>pH</i>
A -- 0 to 4 in	Loamy sand	rapid	0.35 to 0.43 in	4.5 to 5.5
Bw1 -- 4 to 20 in	Loamy sand	rapid	1.29 to 1.61 in	5.0 to 6.0
Bw2 -- 20 to 31 in	Sand	rapid	0.44 to 0.66 in	5.0 to 6.0
E and Bt -- 31 to 79 in	Sand	rapid	2.38 to 3.81 in	5.5 to 6.5

## Map Unit Description (MN)

Crow Wing County, Minnesota

### D84F--Eutrudepts-Graycalm-Rollins complex, 20 to 45 percent slopes

#### Rollins

*Extent:* 15 to 23 percent of the unit

*Landform(s):* moraines on till plains

*Slope gradient:* 20 to 45 percent

*Parent material:* coarse-loamy drift over sandy and gravelly outwash

*Restrictive feature(s):* greater than 60 inches

*Flooding:* none

*Ponding:* none

*Drainage class:* somewhat excessively drained

*Soil loss tolerance (T factor):* 2

*Wind erodibility group (WEG):* 3

*Wind erodibility index (WEI):* 86

*Kw factor (surface layer)* .24

*Land capability, nonirrigated* 6s

*Hydric soil:* no

*Hydrologic group:* A

*Potential for frost action:* low

<i>Representative soil profile:</i>		<i>Texture</i>	<i>Permeability</i>	<i>Available water capacity</i>	<i>pH</i>
A --	0 to 5 in	Sandy loam	moderately rapid	0.56 to 0.67 in	5.1 to 6.5
Bw --	5 to 14 in	Gravelly sandy loam	moderately rapid	0.91 to 1.09 in	5.1 to 6.5
2C --	14 to 79 in	Extremely gravelly sand	very rapid	1.29 to 3.87 in	5.6 to 6.5

## Map Unit Description (MN)

Crow Wing County, Minnesota

### D84F--Eutrudepts-Graycalm-Rollins complex, 20 to 45 percent slopes

#### Eutrudepts, stratified

*Extent:* 15 to 22 percent of the unit

*Landform(s):* moraines on till plains

*Slope gradient:* 20 to 45 percent

*Parent material:* coarse-loamy glaciofluvial deposits over  
sandy outwash over coarse-loamy  
glaciofluvial deposits over sandy outwash  
over coarse-loamy subglacial till

*Restrictive feature(s):* greater than 60 inches

*Flooding:* none

*Ponding:* none

*Drainage class:* moderately well drained

*Soil loss tolerance (T factor):* 5

*Wind erodibility group (WEG):* 3

*Wind erodibility index (WEI):* 86

*Kw factor (surface layer)* .20

*Land capability, nonirrigated* 6e

*Hydric soil:* no

*Hydrologic group:* B

*Potential for frost action:* low

#### *Representative soil profile:*

		<i>Texture</i>	<i>Permeability</i>	<i>Available water capacity</i>	<i>pH</i>
A --	0 to 7 in	Sandy loam	moderately rapid	0.74 to 1.07 in	4.5 to 5.5
Bw1 --	7 to 13 in	Sandy loam	moderately rapid	0.65 to 0.77 in	5.0 to 6.0
2Bw2 --	13 to 34 in	Gravelly loamy sand	rapid	1.06 to 2.34 in	5.0 to 6.0
3Bw3 --	34 to 41 in	Loam	moderately rapid	0.74 to 1.07 in	5.0 to 6.0
4Bw4 --	41 to 50 in	Sand	rapid	0.49 to 1.08 in	5.0 to 6.0
5C --	50 to 79 in	Sandy loam	moderately rapid	3.12 to 3.69 in	5.5 to 6.5

This report provides a semitabular listing of some soil and site properties and interpretations that are valuable in communicating the concept of a map unit. The report also provides easy access to the commonly used conservation planning information in one place. The major soil components in each map unit are displayed. Minor components may be displayed if they are included in the database and are selected at the time the report is generated.





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Peter & Laura Sandall

Date: 7/13/2025 Time: 3:51 PM

67



**Martin Joyce Septic Service, Inc.**  
**Septic Design Inspection**  
**Merrifield, MN 56465**  
**Cell (218) 820-2621**

**Sandall Construction/Time Dose Septic Notes**

PIN 22240595  
16886 N. Eagle Lake Road  
Fifty Lakes, MN 56448

7/19/25

The owners are proposing an addition to the house that will make it 5 bedrooms. Septic area on the property is very limited due to lot size and other setbacks. There is not enough room on the property for a 5 bedroom drainfield. Propose installing a septic that will NEED a variance for the top of bluff setback for the mound and part of the septic tank. The septic will also have a time dosed drainfield. This will make the system a Type 3 septic system.

Construction - The existing sewer line gravity feeds out the walkout level. The existing tank will be pump, crushed, and filled. The sewer line leaving the house is going to be changed. A new sewage ejector will be installed in the walkout level. This level will be lifted and the main and upper level will gravity feed out. New sewer line to a 2250 compartmented septic tank with an effluent filter. Gravity to a 1500 gallon time dose effluent lift tank. This will pump to a mound drainfield with a 10' X 38' rock bed.

Time Dose - The new house will be 5 bedrooms (750 GPD). Sizing the new drainfield at approximately 450 GPD MAX daily dose. Propose reducing the daily flow to the drainfield to 70% or 300 GPD by installing time dosing. The 1500 gal lift tank will have reserve capacity when flows are over 300 GPD. The maximum daily flow to the drainfield will be 300 GPD. Found restrictive layer at 24" in the rock bed area on the west side (it was deeper on the east side). Installing a bolder retaining wall on the south side of the mound. Protect the drainfield area from vehicle traffic, compaction, and smearing during construction. Time dosing the drainfield will control the flow and can extend the life of the system.

- The proposed drainfield area is sized for 450 GPD, less a 70% safety reduction in the actual flow equals a daily dosing of approximately 300 GPD.
- Dosing the drainfield at 85 gal. per cycle, 4 times per day, less approximately 10 gallons of drainback per cycle would equal approx. 300 GPD to the drainfield.
- The pump should have a rundown performed on it to calibrate how long the pump needs to run to pump out approximately 85 gallons. Please contact Martin Joyce if you have questions on this.
- An alarm will be installed on the lift tank to notify the owners their water use is getting close to meeting peak flow levels. The alarm will be set up so that if it sounds, there will be enough capacity to keep using the system. Just limit the water use until some time passes and water is dosed to the drainfield. Or get the tanks pumped.
- The compartmented septic tank with a filter will keep the water going into the lift and into drainfield clean. This will help extend the life of the drainfield.



**Martin Joyce Septic Service, Inc.**  
**Septic Design Inspection**  
**Merrifield, MN 56465**  
**Cell (218) 820-2621**

- Regular pumping maintenance will be needed. The owner will need to be aware of conserving water especially on high flow weekends. Tanks may need to be pumped prior to a big event at the house. An event counter and elapsed time meter will be installed in the control panel for the lift pump. This information needs to be recorded monthly and sent to the city annually.
- Install control panel (SJE Rhombus Simplex Time Dose with counter panel - TD1W114H3A6A8AC10E) a minimum of 3' to 4' above final grade on a solid post(s). The electrical conduit into the lift tank should be 2". Install a plug in under the control panel or near the lift tank for the pump. Do not cut the plug in off the pump.

Please feel free to contact me with any questions.

\* Need Variance for SSTs for Bluff Setback of 10' instead of 30'

Mound

10' x 38' Rock Bed

12" Sand Base

2" Supply + Manifold

3 laterals,  $\frac{1}{4}$ " holes, 36" OC

Panel 1

FOUND 1/2" IRON  
1.7' FEET NW  
OF CORNER

N 90°00'00" E 192±

## Require Variance

Exist  
Tank

Pump,  
Crush,  
Fill.

Old Gravelles  
1276 1

PROPOSED  
COVERED ENTRY

2'-3' Boulder  
Ret. Wall

20 FOOT  
ROAD R/W  
SETBACK

**BUILDING  
ENVELOPE**  
3,665 Sq.Ft.

30 FOOT  
TOP OF BLUFF  
SETBACK

Mart Joy  
L2729  
7/19/25

70

---

**Re: Fifty Lakes - Sandall SSTS Design**

---

**From** Greg Kossan <gregkossan@gmail.com>

**Date** Wed 7/23/2025 6:37 AM

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

16886 n eagle lk rd septic design is approved when and if city approves variance of setback to bluff.  
Greg Kossan

On Mon, Jul 21, 2025 at 9:44 AM [pz@fiftylakesmn.com](mailto:pz@fiftylakesmn.com) <[pz@fiftylakesmn.com](mailto:pz@fiftylakesmn.com)> wrote:

Good morning Greg,

Please see attached SSTS design for 22240595 & 2240596 for approval. The placement of this system will require a variance.

Thank you,



*Bethany Soderlund*  
Planning & Zoning Administrator  
City of Fifty Lakes

**Phone:** 218.763.3113 **Email:** [pz@fiftylakesmn.com](mailto:pz@fiftylakesmn.com)

---

**Address:** [40447 Town Hall Rd](#) **Web:** [www.fiftylakesmn.com](http://www.fiftylakesmn.com)  
PO Box 125 Fifty Lakes, MN 56448

**CITY OF FIFTY LAKES  
PLANNING COMMISSION/BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING  
SEPTEMBER 23, 2025 @ 6:00 P.M.**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, September 23<sup>rd</sup>, 2025, beginning at 6:00 P.M at Fifty Lakes City Hall.

**Hearing:** Variance Application 17-25 for the replacement and expansion of an existing non-conforming SSTS within the bluff setback.

**Applicant/Property Owners:** Peter & Laura Sandall.

**Property Description:** The subject property is located at 16886 N Eagle Lake Rd; PIN 22240595.

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

**Purpose:** The applicant is requesting a variance to replace a legal non-conforming septic system within the bluff setback approximately 10' from the top of the bluff where 30' is required.

**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](mailto: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: 16886 N Eagle Lake Rd:





FORD, MARY H REVOC TRUST AGREEMENT &  
2301 GREEN DR  
FARIBAULT MN 55021

HEIMER, JARED & SUSAN  
1405 9TH AVE NW  
AUSTIN MN 55912

MILBRATH, MARY D TRUST  
PO BOX 234  
FIFTY LAKES MN 56448

NEUMAN, TERRY L & SHARON A  
1302 PRIOR AVE S  
ST PAUL, MN 55116

OLSEN, RICHARD H  
11286 HACKBERRY LN  
DAYTON, MN 55369

SANDALL, PETER S & LAURA A HIGDON  
419 SE 2ND ST # 1914  
FORT LAUDERDALE FL 33301

SCHMIDT, GREGORY & KELLENE  
PO BOX 241  
FIFTY LAKES MN 56448

SOLBERG, DENNIS REVOCABLE TRUST  
18133 74TH PL N  
MAPLE GROVE MN 55311-2321

ST JOHNS ABBEY  
PO BOX 2400  
2900 ABBEY PLAZA  
COLLEGEVILLE, MN 56321

CITY OF FIFTY LAKES  
MINUTES OF THE PLANNING COMMISSION  
July 22, 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 13-25** For the replacement and expansion of a dwelling not meeting OHW or Bluff setbacks within the Shoreland residential (SR) land use district. The subject property is located at 17601 Gilman Rd; PIN 22120542 & 22120509. Applicant: Miller Construction. Owner: Pery & Lisa Fails.

**MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. MILBRATH TO APPROVE VARIANCE 13-25 AS AMENDED WITH 13 (THIRTEEN) FINDINGS OF FACT AND 4 (FOUR) CONDITION AS DISCUSSED:**

**Findings of Fact:**

1. The subject property is located at 17601 Gilman Rd and is zoned "Shoreland Residential" (Mitchell Lake - General Development).
2. The subject property contains a legal existing non-conforming multi-story dwelling within a bluff located approximately 55' from the OHW where 75' is required.
3. The request is to construct a 1825 sq ft multi-level dwelling with a 909 sq ft attached garage, and 492 sq ft in decks and screened-in porch within a bluff meeting the 75' OHW setback.
4. The subject property contains a building envelope as shown on certificate of survey dated 6/19/2025.
5. The proposed structure placement is in keeping with other dwellings in the area.
6. The proposed impervious is 6.2%
7. The proposed project does include an increase in bedrooms (3 existing; 4 proposed with two bonus rooms).
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 dwelling is in keeping with the placement of neighboring dwellings.
10. Does the property have unique circumstances that were not created by the landowner?
  - a. Yes, the property was legally developed in 1977.
11. If the variance is granted, will the essential character of the locality remain consistent?
  - a. Yes, constructing the new dwelling will not alter the essential character of the neighborhood. The improvement will be visible from the lake, however the proposed placement of the dwelling would increase the setback distance from the OHW.
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:**

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

- 55 2. A stormwater management plan shall be submitted for approval by staff and the approved plan shall be  
56 implemented no later than the expiration of the permit or completion of the project, whichever is sooner.  
57 3. Erosion best management practices shall be used during and after construction until soils stabilize.  
58 Revegetation to be implemented using native species with a plan approved by the Crow Wing Soil & Water  
59 Conservation District (CWC SWCD).  
60 SSTS design to be submitted that meets the required sizing for the proposed dwelling. This design will need to  
61 be submitted prior to issuing any land use permits.

62  
63 When polled: Mr. Stancer, nay; Mr. Reiersen, nay; Mr. Milbrath, aye; Mr. Strohmeier, aye; Mr. Oster, aye.  
64 Motion carried.  
65

66  
67 **4. Approval of Minutes:**

- 68 a. June 24, 2025, Planning Commission Meeting  
69

70 **MOTION MADE BY MR. STROHMEIER AND SECONDED BY MR. OSTER TO APPROVE**  
71 **MINUTES FROM JUNE 24, 2025, MEETING AS PRESENTED.** When polled: Mr. Stancer, aye; Mr.  
72 Reiersen, aye; Mr. Milbrath, aye; Mr. Strohmeier, aye; Mr. Oster, aye. Motion carried.  
73

- 74 **5. P & Z Administrator's Report:** Ms. Soderlund reported 35 (THIRTY-FIVE) land use permits as of the July  
75 meeting. Ms. Soderlund updated the commission on a non-compliant enforcement she has been pursuing.  
76

77 **MOTION BY MR. STROHMEIER AND SECONDED BY MR. OSTER TO ADJOURN.** Meeting  
78 adjourned at 7:09 PM.  
79

80  
81  
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Jessica Istvanovich, Deputy Clerk

## STAFF REPORT

**Agenda Item:** 7a

**Application:** Metes & Bounds Lot Split 18-25

**Property Owner/Applicant:** Scott & Julie Smith

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### PROPERTY INFORMATION:

PID:	22150522
Acres:	8.56 Acres
Zoning:	Shoreland Residential; RD
Physical Address:	42305 Kego Lake Rd
Location:	15/138/27
Septic:	SSTS Install 2018   Site suitability 9-4-25
Existing/Proposed Impervious:	Parcel A: < 10% Parcels B & C: 0%

---

Aerial:





Contours:



NWI:





**Background Information:**

The applicant is requesting to subdivide a 8.56 acre parcel into three tracts (Parcel A, Parcel B, and Parcel C).

**Parcel A** is a developed parcel with 500'+ on a public road (Kego Lake Rd). The proposed parcel meets minimum lot size requirements for a single family residential lot located on a Recreational Development (RD) lake in shoreland. It is adequately sized for a subsurface sewage treatment system and private well.

**Parcel B** is a vacant parcel with 550'+ on a public road (Kego Lake Rd). The proposed parcel meets minimum lot size requirements for a single family residential lot located in shoreland (non-riparian, RD Lake). It is adequately sized for a subsurface sewage treatment system and private well.

**Parcel C** is a vacant parcel with 280'+ on a public road (Kego Lake Rd). The proposed parcel meets minimum lot size requirements for a single family residential lot located in shoreland (non-riparian, RD Lake). It is adequately sized for a subsurface sewage treatment system and private well.

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**Permit History (Parcel A):**

- 2018: Land Use Permit – Dwelling
  - 2018: SSTS
- 

Complete Application Received:	8/25/2025
Action Deadline:	10/24/2025
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:	9-8-2025

- 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

<b>Shoreland Residential District (SR) Lake Classification</b>	<b>Min. Lot Area (ft<sup>2</sup>)</b>	<b>Min. Lot Width</b>	<b>Min. Buildable Area (ft<sup>2</sup>)**</b>	<b>Max. Impervious Coverage ( %)</b>
Recreational Development				
Recreational Development - Riparian	40,000	150	17,400	15
Recreational Development – Non-Riparian	60,000	150	25,000	15

#### 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.

- 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.

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

- 1. The request is to subdivide a 8.56 acre parcel (22150522) into three tracts.
- 2. The subject property is located at 42305 Kego Lake Rd and is zoned Shoreland Residential (Kego Lake – Recreational Development.)
- 3. Site Suitability was submitted by Seth Gravidahl on 9-4-2025.
- 4. Wetland Delineation was completed by Mitch Brinks on 7-7-2025.
- 5. The proposed parcels meet the minimum lot size and dimensional requirements of the Shoreland Residential (RD) zoning district.
  - a. Parcel A: Parcel A is 159,396 sq. ft. and has 500+ ft of frontage along Kego Lake Rd which is a public road. The proposed parcel is 425 ft wide and contains 79,600 sq. ft. of buildable area. There is an existing dwelling, SSTS and well.
  - b. Parcel B: The proposed vacant parcel is 106,886 sq. ft. and has approximately 500+ ft of frontage along Kego Lake Rd which is a public road. The proposed parcel is 300+ ft wide and contains 80,091 sq. ft. of buildable area. It is adequately sized for a subsurface sewage treatment system and well.
  - c. Parcel C: The proposed vacant parcel is 106,910 sq. ft. and has approximately 280' of frontage along Kego Lake Rd which is a public road. The proposed parcel

is 280+ ft wide and contains 87,563 sq. ft. of buildable area. It is adequately sized for a subsurface sewage treatment system and well.

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**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.

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**Staff Recommendation:** The proposed parcels meet the minimum RD standards of the Shoreland Residential Zone. Staff recommends the subdivision request be approved with the following condition:

1. A compliance inspection of the existing SSTS on Parcel A to be conducted as required by 6.04.03 g) 7. of the Fifty Lakes Land Use Ordinance.



# CERTIFICATE OF SURVEY

EXISTING DESCRIPTION - (As Per Doc. No. - A906589 Parcel No.: 22150522)

That part of Government Lot Section 15, Township 13S, Range 27, Crow Wing County, Minnesota, lying North and West of the Kegons Lake Road Right of Way conveyed in Document No. 754031 to the City of Fifty Lakes, lying East of a line described as follows: Commencing at the Southeast corner of said Government Lot 4; thence North 88 degrees 19 minutes 15 seconds West, assumed bearing, along the South line of said Government Lot 4 a distance of 440.64 feet; thence North 02 degrees 00 minutes 41 seconds East 82.91 feet; thence North 02 degrees 36 minutes 27 seconds East 156.16 feet; thence North 02 degrees 00 minutes 41 seconds East 82.91 feet; thence North 20 degrees 36 minutes 27 seconds West 127.02 feet; thence North 11 degrees 13 minutes 02 seconds West 11.81 feet to the Westernly line of tract described in Document No. 754031 recorded in the office of the Crow Wing County Recorder on September 26th, 2008; thence continuing North 11 degrees 13 minutes 02 seconds West 76.10 feet; thence North 02 degrees 44 minutes 15 seconds East 10.00 feet or less, to the West line of the 425.00 feet said Government Lot 4; thence North 00 degrees 15 minutes 50 seconds West along said West line 47.90 feet; thence South 11 degrees 09 minutes 04 seconds East 133.35 feet to an iron pipe monument on the Westernly line of tract described in Document No. 754031, the point of beginning of the line to be described; thence North 11 degrees 09 minutes 04 seconds West 133.35 feet; thence North 02 degrees 15 minutes 50 seconds West, along said West line of the East 425 feet of said Government Lot 4, 425.00 feet; thence North 02 degrees 44 minutes 15 seconds East 10.00 feet to the West line of said Government Lot 4; thence North 00 degrees 15 minutes 50 seconds West along said West line 47.90 feet; thence South 11 degrees 09 minutes 04 seconds East 133.35 feet; thence North 39 degrees 04 minutes 45 seconds East 62 feet, more or less, to the water's edge of Kegon Lake and said line there ending.

**AND**

That part of Government Lot 4, Section 15, Township 138, Range 27, Crow Wing County, Minnesota, lying South and East of the Kego Lake Road right of way conveyed in Document No. 754031, Crow Wing County, Minnesota.

PROPOSED DESCRIPTION - (PARCEL "A")

That part of Government Lot Four (4), Section Fifteen (15), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota, lying North and West of the Kego Lake Road Right of Way conveyed in Document No. 754031 to the City of Fifty Lakes, lying East of a line described as follows: Commencing at the intersection of said Government Lot 4 and the West line of said Government Lot 3, running North 11 degrees 11 minutes 01 seconds East 35.70 feet; thence North 18 degrees 48 minutes 40 seconds East 156.16 feet; thence North 02 degrees 00 minutes 41 seconds East 82.91 feet; thence North 20 degrees 36 minutes 27 seconds West 127.02 feet; thence North 02 degrees 00 minutes 41 seconds East 82.91 feet; thence North 11 degrees 11 minutes 01 seconds East 35.70 feet; thence North 11 degrees 11 minutes 01 seconds West 75.4031 feet to the West line of said Government Lot 4, a distance of 440.64 feet; thence North 11 degrees 15 minutes 01 seconds East 35.70 feet; thence North 18 degrees 48 minutes 40 seconds East 156.16 feet; thence North 02 degrees 00 minutes 41 seconds East 82.91 feet; thence North 20 degrees 36 minutes 27 seconds West 127.02 feet; thence North 02 degrees 00 minutes 41 seconds East 82.91 feet; thence North 11 degrees 11 minutes 01 seconds East 35.70 feet; thence North 11 degrees 11 minutes 01 seconds West 75.4031 recorded in the office of the Crow Wing County Recorder on September 26th, 2008; thence continuing North 11 degrees 13 minutes 02 seconds West 76.10 feet; thence North 10 degrees 44 minutes 15 seconds East 78.55 feet, more or less, to the West line of the East 425.00 feet of said Government Lot 4; thence North 00 degrees 15 minutes 00 seconds East 425.00 feet to the East line of said Government Lot 4, a distance of 425.00 feet; thence North 00 degrees 15 minutes 00 seconds East 425.00 feet to the East line of said Government Lot 4, a distance of 425.00 feet; thence North 00 degrees 15 minutes 00 seconds West, along said West line of the East 425 feet of said Government Lot 4, 376.11 feet to an iron pin on the ground and at the point of the West line of said Government Lot 4, 435.577 feet; thence North 39 degrees 04 minutes 45 seconds East 62 feet, more or less, to the water's edge of Kego Lake and said line there ending.

*Said parcel contains 3.66 acres of land, more or less, and is subject to existing easements of record.*

PROPOSED DESCRIPTION -(PARCEL "B")

That part of Government Lot Four (4), Section Fifteen (15), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota, lying South and East of the Kego Lake Road right of way conveyed in Document No. 754031 and northerly of the South 283.00 feet thereof.

*Said parcel contains 2.45 acres of land, more or less, and is subject to existing easements of record.*

PROPOSED DESCRIPTION -(PARCEL "C")

*That part of the South 283.00 feet of That part of Government Lot Four (4), Section Fifteen (15), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota, lying East of the Kego Lake Road right of way conveyed in Document No. 754031.*

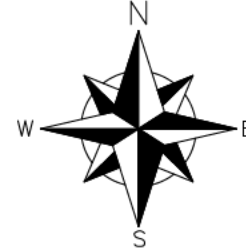
*Said parcel contains 2.45 acres of land, more or less, and is subject to existing easements of record.*

SURVEYOR'S NOTES:

1. **Bearing Orientation:** The south line of Government Lot 4 of Section 15, Township 138, Range 27 is assumed to have a bearing of North 89 degrees 19 minutes 16 seconds West
2. **Vertical elevation and datum** based on DNR lake benchmark, high point of boulder at public access. Elevation = 1291.05 feet (NGVD 29).
3. The field survey was completed on 7/25/2025.
4. Arco Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. The wetlands shown have been delineated by Mitch Brinks, Certified Wetland Delineator, #1007, on 7/7/2025. The wetlands shown on this survey were developed from the visual inspection across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
7. **Property Zoning:** Shoreland
8. **Setback Requirements:** OHW (RD) = 100 feet R-O-W = 35 feet Wetland = 20 feet Property Line = 10 feet
9. It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.

### LEGEND

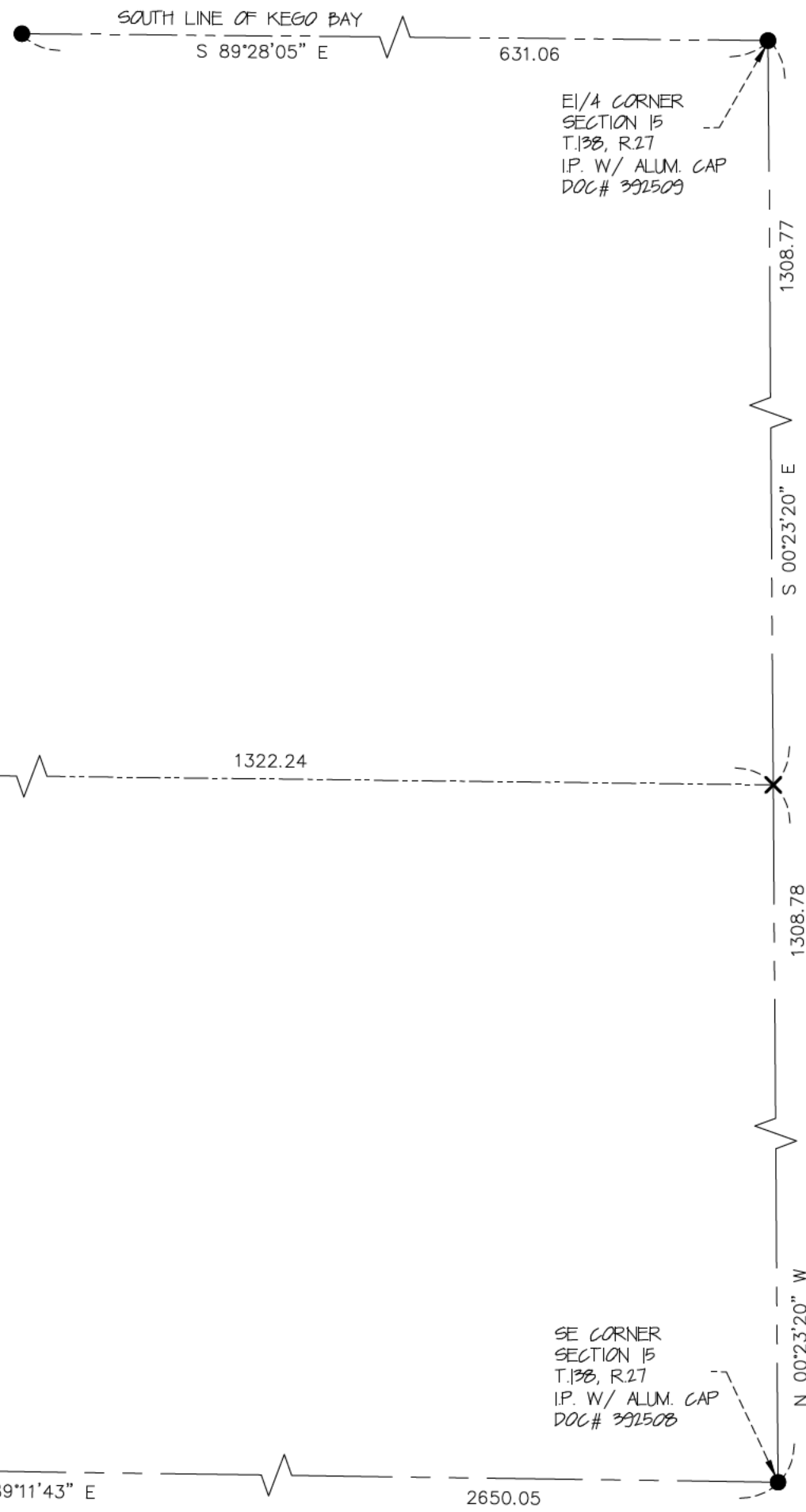
- DENOTES 1/2 INCH IRON PIPE SET  
AND MARKED WITH RLS 59285 CAP.  
● DENOTES FOUND SURVEY MONUMENT  
○ DENOTES FOUND CAST IRON MONUMENT  
⊖ DENOTES ELECTRIC METER  
⊕ DENOTES UTILITY POLE  
⊗ DENOTES WELL  
⊙ DENOTES SEPTIC MANHOLE  
L.P. DENOTES L.P. TANK  
WETLAND DENOTES DELINEATED WETLAND  
MEASUREMENT PER ARRO LAND SURVEYING OF BRAINERD, INC.  
(R) DENOTES MEASUREMENT PER  
DESCRIPTION OF RECORD  
GRAVEL SURFACE DENOTES GRAVEL SURFACE  
BITUMINOUS SURFACE DENOTES BITUMINOUS SURFACE  
CONCRETE SURFACE DENOTES CONCRETE SURFACE



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft



I hereby certify that this survey, plan or report 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.

Dated this 26th day of July 2025

By: Jared A. Spaid, Minnesota License No. 59285

[illegible]

DRAWN BY: JAS CHECKED BY: JAS

CREW: KG, BS JOB NUMBER: 25-119E

NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:

Scott & Julie Smith  
42305 Kego Lake Road  
Fifty Lakes, MN 56448

ADMINISTRATIVE  
SUBDIVISION SURVEY  
Part of Gov't Lot 4  
Sec. 15, T.138, R.27  
Crow Wing County, MN





## 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: ~~RECODE~~ INACTIVE: ☐ RECODE2:  
LAST NAME: SMITH FIRST NAME: JULIE A. SCOTT  
ADDRESS: 42305 KEGO LAKE RD PHONE: [REDACTED]  
CITY: FIFTY LAKES STATE: MN ZIP: 56448  
OWNER: (SAME) RELATIONSHIP TO APPLICANT:  
ADDRESS 2:  
CITY 2: STATE 2: ZIP 2:

## LOCATION

RECODE/PARCEL NUMBER: 22150522

LEGAL DESCRIPTION:

SEE ATTACHED (LENGTHY)

TOWNSHIP: RANGE: SEC: QTRSEC: QTRQTRSEC:  
PLAT: BLOCK: LOT:  
LAKE NAME: KEGO LAKE NUMBER: STREAM NAME:  
ACREAGE: 8.760 FIRE NUMBER: 42305 ZONING: RES-SINGLE FAMILY / SHORELINE  
DIRECTIONS: KEGO LAKE RD TO ADDRESS (INVEST OF PUBLIC ACCESS)  
HOUSE NUMBER: 42305 STREET NAME: KEGO LAKE RD

IS THE PROPOSED SUBDIVISION IN THE SHORELAND AREA?

☒ Yes ☐ No

TYPE OF SUBDIVISION: (2) BACK LOTS

NEW ZONING: NA

PLAT NAME:

TOTAL ACREAGE:

NUMBER OF LOTS:

PROPOSED (continued) USE: ☒ Residential ☐ Agricultural ☐ Commercial ☐ Other

ESTIMATED VALUE OF IMPROVEMENTS:

SUPPLEMENTAL SHEETS:  
(Required, if checked)

- ☒ Individual Sewage Treatment System Site Evaluation ☐ Site Plan w/Lot Size and Setbacks  
☒ 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: PARCEL B, PARCEL C, PARCEL A CERTIFICATE OF SURVEY

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: 8-25-25  
PERMIT ID: 18-25 FEE: 350.00  
DATE FEE PAID: 8-25-25  
FEE PAID BY: ☒ Check #8975 ☐ Cash  
DATE APPROVED:

Signed

Signed

Signed

Applicant

City Clerk or authorized agent

Zoning Administrator or authorized agent

42305 Kego Lake Road, Fifty Lakes, MN 56448

**Tax****42305 KEGO LAKE RD****Owner Information**

\$ Realist Tax Data Currency

Owner Name:	<b>Smith Scott T</b>	Tax Billing City & State:	<b>Holdingford Mn</b>
Owner Name 2:	<b>Smith Julie A</b>	Tax Billing Zip:	<b>56340</b>
Owner Occupied:	<b>A</b>	Tax Billing Zip+4:	<b>2102</b>
Mailing Address:	<b>43453 105th Ave</b>		

**Location Information**

Municipality:	<b>Fifty Lakes</b>	Census Tract:	<b>950100</b>
School District:	<b>Pine River-Backus</b>	Section #:	<b>15</b>
County:	<b>Crow Wing</b>		

**Tax Information**

Parcel ID:	<b>22150522</b>	Tax District:	<b>22</b>
Alt. Tax ID:	<b>220154204A00009</b>	Tax District:	<b>22</b>
Lot #:	<b>4</b>	% Improved:	<b>29</b>
Legal Description:	<b>PT OF GL 4 LYING N &amp; W OF KEGO LAKE RD ROW CONVEYED IN DOC #754031 TO CITY OF FIFTY LAKES LYING E OF A LINE DESC: COMM AT SE COR OF SD GL 4 THEN N 89D 19'16"W ASSM BEAR ALG S LINE OF SD GL 4 A DIST OF 440.64 FT THEN N 11D 15'1"E 35.7 FT THEN N 18D 48 '40"E 156.16 FT THEN N 2D 0'41"E 82.91 FT THEN N 20D 36' 27"W 127.02 FT THEN N 11D 13'2"W 11.81 FT TO W'LY LINE OF TRACT DESC IN DOC #754031 THEN CONT N 11D 13'2"W 76.1 FT THEN N 10D 44'15"E 78.55 FT MOL TO W LINE OF E 425 FT OF SD GL 4 THEN N 0D 15 ' 50"W ALG SD W LINE 47.9 FT THEN S 11D 9'4"E 133.35 FT TO AN IN PLACE IPM ON W'LY LINE OF TRACT DESC IN DOC #754031 POB OF LINE TO BE DESC THEN N 11D 9'4"W 133.35 FT THEN N 0D 15'50"W ALG SD W LINE OF E 425 FT OF SD GL 4 376.11 FT TO AN IN PLACE</b>		

**Assessment & Taxes**

Assessment Year	<b>2024</b>	<b>2022</b>	<b>2021</b>
Assessed Value - Total	<b>\$433,600</b>	<b>\$331,900</b>	<b>\$177,900</b>
Assessed Value - Land	<b>\$307,200</b>	<b>\$240,500</b>	<b>\$177,900</b>
Assessed Value - Improved	<b>\$126,400</b>	<b>\$91,400</b>	
YOY Assessed Change (\$)	<b>\$101,700</b>	<b>\$154,000</b>	
YOY Assessed Change (%)	<b>31%</b>	<b>87%</b>	
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$2,148.00</b>	<b>\$1,950.00</b>	<b>\$1,294.00</b>
Change (\$)	<b>\$198</b>	<b>\$656</b>	
Change (%)	<b>10%</b>	<b>51%</b>	

**Characteristics**

County Use:	<b>4C(12) Seasonal Residential Re</b>	Number of Buildings:	<b>1</b>
Universal Land Use:	<b>Recreational (Nec)</b>	Parking Type Code:	<b>Type Unknown</b>
Lots Acres:	<b>8.690</b>	Parking Type:	<b>Garage</b>
Lot Area:	<b>378,536</b>	Parking Size Sq Ft:	<b>120</b>

**Building Features**

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
<b>Storage</b>	<b>S</b>	<b>120</b>			<b>1998</b>	



### **PROPOSED DESCRIPTION – (PARCEL “A”)**

That part of Government Lot Four (4), Section Fifteen (15), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota, lying North and West of the Kego Lake Road Right of Way conveyed in Document No. 754031 to the City of Fifty Lakes, lying East of a line described as follows: Commencing at the Southeast corner of said Government Lot 4; thence North 89 degrees 19 minutes 16 seconds West, assumed bearing, along the South line of said Government Lot 4 a distance of 440.64 feet; thence North 11 degrees 15 minutes 01 seconds East 35.70 feet; thence North 18 degrees 48 minutes 40 seconds East 156.16 feet; thence North 02 degrees 00 minutes 41 seconds East 82.91 feet; thence North 20 degrees 36 minutes 27 seconds West 127.02 feet; thence North 11 degrees 13 minutes 02 seconds West 11.81 feet to the Westerly line of tract described in Document No. 754031 recorded in the office of the Crow Wing County Recorder on September 26<sup>th</sup>, 2008; thence continuing North 11 degrees 13 minutes 02 seconds West 76.10 feet; thence North 10 degrees 44 minutes 15 seconds East 78.55 feet, more or less, to the West line of the East 425.00 feet of said Government Lot 4; thence North 00 degrees 15 minutes 50 seconds West along said West line 47.90 feet; thence South 11 degrees 09 minutes 04 seconds East 133.35 feet to an iron pipe monument on the Westerly line of tract described in Document No. 754031, the point of beginning of the line to be described; thence North 11 degrees 09 minutes 04 seconds West 133.35 feet; thence North 00 degrees 15 minutes 50 seconds West, along said West line of the East 425 feet of said Government Lot 4, 376.11 feet to an iron monument at the angle point on the West line of the tract of land conveyed in Document No. 433577; thence North 39 degrees 04 minutes 45 seconds East 62 feet, more or less, to the water's edge of Kego Lake and said line there ending.

Said parcel contains 3.66 acres of land, more or less, and is subject to existing easements of record.

### **PROPOSED DESCRIPTION – (PARCEL “B”)**

That part of Government Lot Four (4), Section Fifteen (15), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota, lying South and East of the Kego Lake Road right of way conveyed in Document No. 754031 and northerly of the South 283.00 feet thereof.

Said parcel contains 2.45 acres of land, more or less, and is subject to existing easements of record.

### **PROPOSED DESCRIPTION – (PARCEL “C”)**

That part of the South 283.00 feet of Government Lot Four (4), Section Fifteen (15), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota, lying East of the Kego Lake Road right of way conveyed in Document No. 754031.

Said parcel contains 2.45 acres of land, more or less, and is subject to existing easements of record.

# CERTIFICATE OF SURVEY

EXISTING DESCRIPTION - (As Per Doc. No. - A906589 Parcel No.: 22150522)

[illegible]

AND

That part of Government Lot 4, Section 15, Township 138, Range 27, Crow Wing County, Minnesota, lying South and East of the Kego Lake Road right of way conveyed in Document No. 754031, Crow Wing County, Minnesota.

PROPOSED DESCRIPTION - (PARCEL "A")

That part of Government Lot Four (4), Section Fifteen (15), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota, lying North and West of the Kago Lake Road Right of Way conveyed in Deed No. 754031, the following:

Beginning at the Southeast corner of said Government Lot 4; thence North 89 degrees 19 minutes 18 seconds East, assumed bearing, along the South line of said Government Lot 4 a distance of 446.6 feet; thence North 11 degrees 15 minutes 01 seconds East, along the East line of said Government Lot 4 a distance of 35.2 feet; thence North 11 degrees 11 minutes 41 seconds East 62.91 feet; thence North 20 degrees 36 minutes 27 seconds East 127.02 feet; thence North 11 degrees 13 minutes 02 seconds West 118.1 feet to the Westerly line of tract described in Document No. 754031;

Then beginning at the point where the last line crosses the Westerly line of said Government Lot 4; thence North 11 degrees 13 minutes 02 seconds West 76.10 feet; thence North 10 degrees 44 minutes 15 seconds East 76.35 feet, more or less, to the West line of the East 1/2 section of said Government Lot 4; thence North 00 degrees 15 minutes 00 seconds East, along the East line of said Government Lot 4 a distance of 150 feet; thence South 11 degrees 10 minutes 00 seconds East, along the East line of said Government Lot 4 a distance of 150 feet; thence North 11 degrees 10 minutes 00 seconds East, along the East line of said Government Lot 4 a distance of 150 feet; thence North 11 degrees 10 minutes 50 seconds West, along said West line of the East 1/2 section of said Government Lot 4 a distance of 176.2 feet to the Northeast corner of the angle point on the West line of the tract of land conveyed in Document No. 433577; thence North 39 degrees 04 minutes 15 seconds East 62 feet, more or less, to the water's edge of Kago Lake and said line there ending.

Sold parcel contains 3.66 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL 'B')

That part of Government Lot Four (4), Section Fifteen (15), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota, lying South and East of the Kego Lake Road right of way conveyed in Document No. 754031 and northerly of the South 283.00 feet thereof.

Said parcel contains 2.45 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL 'C')

That part of the South 283.00 feet of That part of Government Lot Four (4), Section Fifteen (15), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota, lying East of the Kego Lake Road right of way conveyed in Document No. 754031.

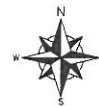
Said parcel contains 2.45 acres of land, more or less, and is subject to existing easements of record.

SURVEYOR'S NOTES:

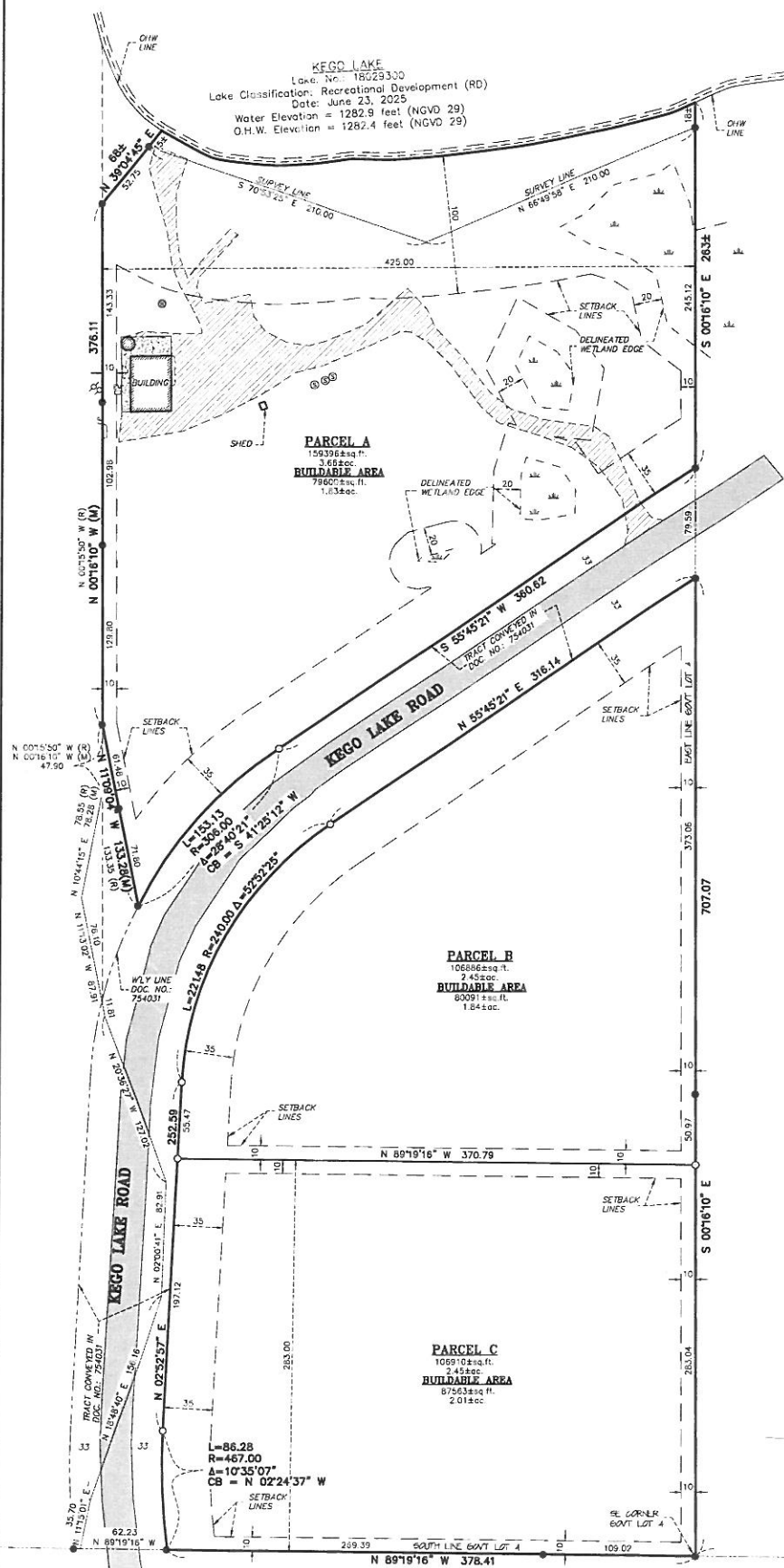
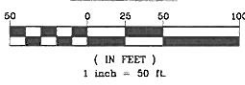
1. **Bearing Orientation:** The south line of Government Lot 4 of Section 15, Township 13S, Range 27 is assumed to have a bearing of North 89 degrees 19 minutes 16 seconds West.
2. **Vertical elevation:** datum based on GNSS line benchmark, high point of boulder at public access. Elevation = 1291.05 feet (NGVD 29).
3. **The field survey was completed on 7/25/2025.**
4. **Recorded:** The survey was conducted with no investigation or independent search for easements or rights of way, encumbrances, restrictive covenants, ownership title evidence, or any other factors that an accurate and current search may disclose.
5. **Witness:** The witness have been delineated by Mitch Brink, Certified Professional Delinor, #107, on 7/7/2025.
6. **Use:** As shown on this survey were developed from the visible utilities across your property and it is implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
7. **Property Zone:** Shoreland
8. **Setback Requirements:** DWR (RD) = 100 feet R-D-R = 35 feet Wetland = 20 feet Property Line = 10 feet
9. **It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.**

### LEGEND

- DENOTES 1/2 INCH IRON PIPE  
 AND MARKED WITH RLS 5285 CAP  
 DENOTES FOUND SURVEY MONUMENT  
 DENOTES FOUND CUST IRON MONUMENT  
 DENOTES ELECTRIC METER  
 DENOTES UTILITY POLE  
 DENOTES WELL  
 DENOTES SEPTIC MANHOLE  
 DENOTES I.P. TANK  
 DENOTES DELINEATED WETLAND  
 DENOTES MEASUREMENT PER  
 AND SURVEYING OF BRANDED, INC.  
 DENOTES MEASUREMENT PER  
 DESCRIPTION OF RECORD  
 DENOTES GRAVEL SURFACE  
 DENOTES BITUMINOUS SURFACE  
 DENOTES CONCRETE SURFACE



GRAPHIC SCALE



87



# **INVOICE**

**Date:** July 29, 2025

**Project No:** 2025-119B

**Proposal No:** 170-25B

**Client:**

Julie Smith  
43453 105<sup>th</sup> Ave North  
Holdingford, MN 56340

**Property Address**

42305 Kego Lake Road  
Fifty Lakes, MN 56448

**Phone:** [REDACTED]

**Email:** [REDACTED]

**Project Description:** Administrative subdivision survey for property located at parcel # 22150522, in Section 15, Township 138, Range 27, in Crow Wing County, Minnesota.

**Invoice Period:** July 16-31, 2025

**Boundary Survey**

Set monuments at all corners, or wetland edges,  
or verify and mark up existing monuments

**Prepare Certificate of Survey for Administrative Subdivision**  
Per City of Fifty Lakes Administrative Subdivision Ordinances  
**Create New Legal Descriptions**

**Wetland Delineation**

Required by City of Fifty Lakes  
Administrative Subdivision Application

**Stake New Parcel Lines**

**Total Amount Due**

**Terms of Payment:**

The billing terms and conditions for Arro Land Surveying of Brainerd, Inc. are:

- Invoices are due and payable 30 days from date of invoice
- On-going or uncompleted projects will be invoiced at the end of each month
- Interest accrues at rate of 1.5%/month, 18% Annually
- Past due accounts may be turned over to an Attorney for collections and/or reporting to a Credit Bureau
- Any accounts turned over to an Attorney the client will be responsible for any and all REASONABLE ATTORNEYS FEES AND COSTS OF COLLECTION.

Mailing Address: Arro Land Surveying of Brainerd Inc.  
20396 Division Rd.  
Brainerd, MN 56401  
Phone# 218-820-2738



## Site Suitability Form

Property Owner: Scott & Julie Smith Date: 9/4/25  
 Mailing Address: 43453 105th Ave N  
 City Holdingford State: MN Zip 56340  
 Home Phone Number: - Cell: -  
 Site Address: 42305 Kego Lake Rd  
 City Fifty Lakes State: MN Zip 56448  
 Legal Description: \_\_\_\_\_  
 Sec. 15 Twp: 138 Range: 27 Township Name: City of Fifty Lakes  
 Parcel Number: 22150523  
 Lake/ River: Kego Lake Lake/River Classification: RD

### Description of Soil Treatment Areas

	(Proposed) Site #1		(Alternate) Site #2	
Disturbed Areas	Yes _____	No <u>X</u>	Yes _____	No <u>X</u>
Compacted Areas	Yes _____	No <u>X</u>	Yes _____	No <u>X</u>
Flooding	Yes _____	No <u>X</u>	Yes _____	No <u>X</u>
Run on Potential	Yes _____	No <u>X</u>	Yes _____	No <u>X</u>
Limiting Layer Depth	SB1 _____	SB2 _____	SB1 _____	SB2 _____
Slope % and Direction	_____		_____	
Soil Texture	_____		_____	
Soil Sizing Factor	_____		_____	
Landscape Position	_____		_____	
Vegetation Types	_____		_____	

See  
attached

### Soil Sizing Factors/Hydraulic Loading Rates

Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	HLR
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.00	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.20	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Seth Gravidahl  
 Address 10199 Ossawinnamakee Rd  
 City Pequot Lakes State: MN Zip 56472  
 Home Phone Number: - Cell: 218 - 831 - 3980  
 E-Mail Address: undergrounddesignsmn@gmail.com  
 Designer Signature: [Signature] # 2951 Date: 9/4/25  
 Comments/ Driving Directions: \_\_\_\_\_

# Soil Observation Logs

Date: 9/4/25

PID: 22150523

Project: Smith Property

Seth Gravidahl

Location: Tract B Primary

Underground Designs

Lic #2951

Depth	Color	Texture	Structure	Rock %
0-8	10 YR 3/2	SL	granular	3
8-40	10 YR 4/4	LS	granular	5
40-52	10 YR 5/4	MS	s. grain	7
52-72	10 YR 5/6	CS	s. grain	5

5% NE  
Slope  
1.27 soil

Location: Tract B Alternate

Depth	Color	Texture	Structure	Rock %
0-8	10 YR 3/2	SL	granular	3
8-20	10 YR 4/4	LS	granular	5
20-54	10 YR 4/6	MS	s. grain	5
54-72	10 YR 5/6	CS	s. grain	5

4% E  
Slope  
0.83 soil

Location: Tract C Primary

Depth	Color	Texture	Structure	Rock %
0-10	10 YR 3/2	SL	granular	3
10-22	10 YR 4/4	SL	granular	5
22-50	10 YR 4/4	LS	granular	9
50-72	10 YR 5/4	MS	s. grain	7

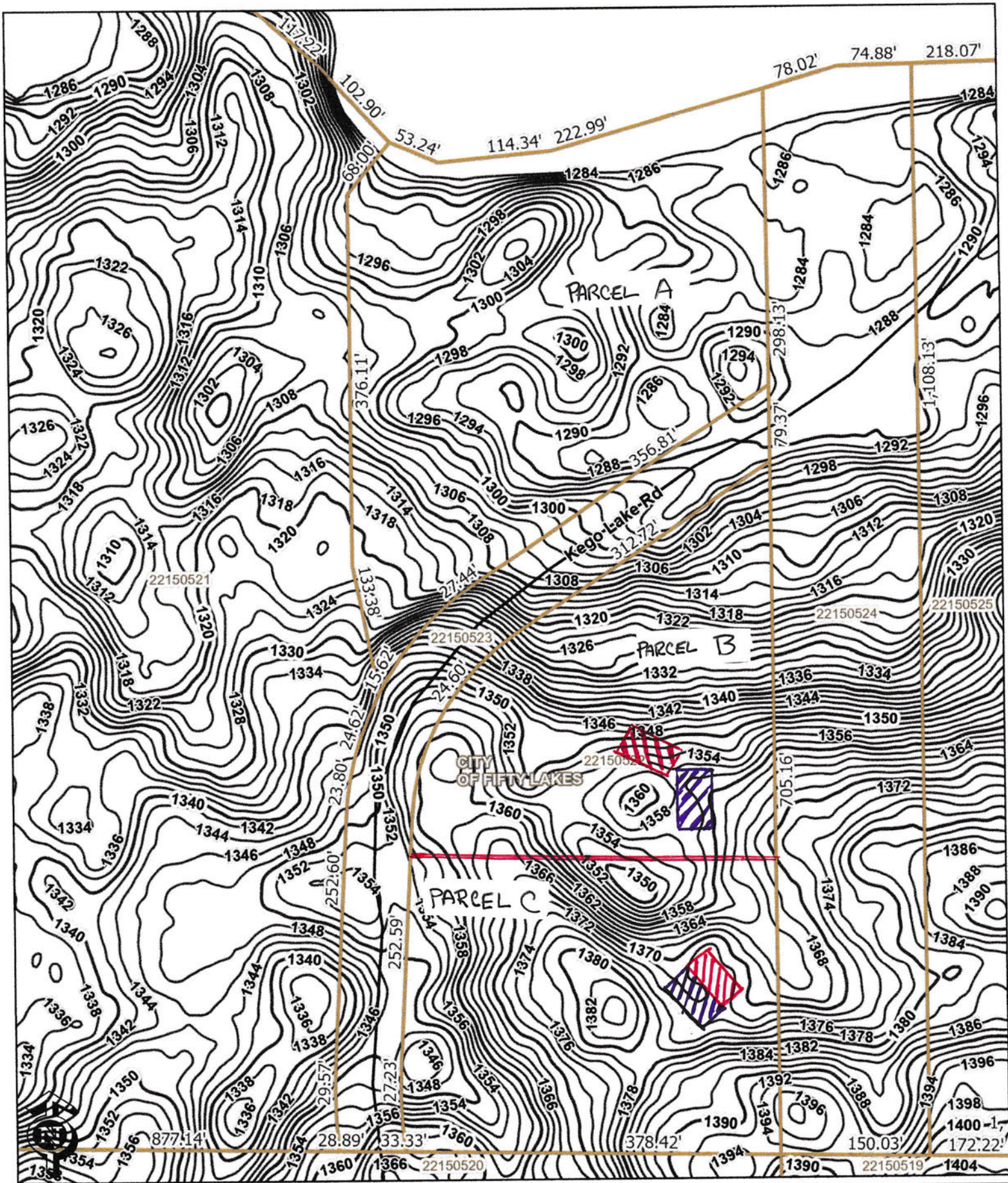
2% NE  
Slope  
1.27 soil

Location: Tract C Alternate

Depth	Color	Texture	Structure	Rock %
0-10	10 YR 3/2	SL	granular	3
10-48	10 YR 4/4	LS	granular	5
48-72	10 YR 5/4	MS	s. grain	5

4% NE  
Slope  
1.27 soil





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Primary Site =

Alternate Site =

Land Use Classification

Agricultural/Forestry District  
 Airport District

Commercial District 1  
 Commercial District 2  
 Commercial/Heavy Industrial District

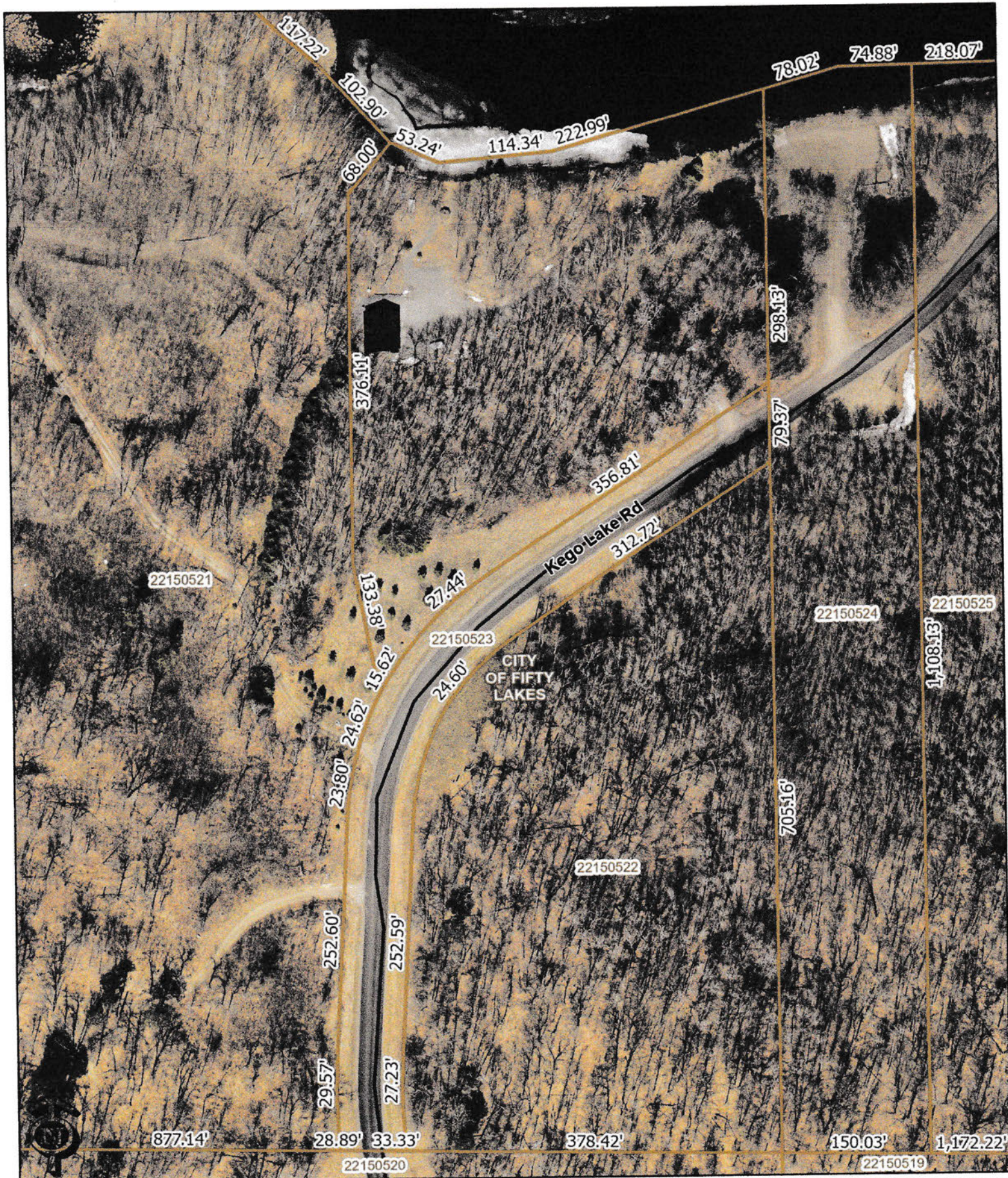
Commercial/Light Industrial District  
 Rural Residential - 20  
 Rural Residential - 10

Rural Residential - 5  
 Rural Residential - 2.5  
 Rural Residential - 1

Sensitive Shoreland District  
 Shoreland District  
 Urban Growth District  
 Waterfront Commercial

Date: 9/4/2025 Time: 3:53 PM





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

**Land Use Classification**

- |                                |                                      |                                      |                         |                              |
|--------------------------------|--------------------------------------|--------------------------------------|-------------------------|------------------------------|
| Agricultural/Forestry District | Commercial District 1                | Commercial/Light Industrial District | Rural Residential - 5   | Sensitive Shoreland District |
| Airport District               | Commercial District 2                | Rural Residential - 20               | Rural Residential - 2.5 | Shoreland District           |
|                                | Commercial/Heavy Industrial District | Rural Residential - 10               | Rural Residential - 1   | Urban Growth District        |
|                                |                                      |                                      |                         | Waterfront Commercial        |

Date: 9/4/2025 Time: 3:51 PM



## Map Unit Description (MN)

Crow Wing County, Minnesota

[Data apply to the entire extent of the map unit within the survey area. Map unit and soil properties for a specific parcel of land may vary somewhat and should be determined by onsite investigation]

### D83D--Eutrudepts-Graycalm-Rollins complex, pitted, 10 to 20 percent slopes

#### Eutrudepts, sandy

*Extent:* 15 to 55 percent of the unit

*Landform(s):* moraines on till plains

*Slope gradient:* 10 to 20 percent

*Parent material:* coarse-loamy glaciofluvial deposits over sandy outwash over coarse-loamy till

*Restrictive feature(s):* greater than 60 inches

*Flooding:* none

*Ponding:* none

*Drainage class:* moderately well drained

*Soil loss tolerance (T factor):* 5

*Wind erodibility group (WEG):* 5

*Wind erodibility index (WEI):* 56

*Kw factor (surface layer):* .32

*Land capability, nonirrigated:* 3s

*Hydric soil:* no

*Hydrologic group:* C

*Potential for frost action:* low

<i>Representative soil profile:</i>		<i>Texture</i>	<i>Permeability</i>	<i>Available water capacity</i>	<i>pH</i>
A --	0 to 3 in	Loam	moderate	0.63 to 0.69 in	4.5 to 5.5
Bw --	3 to 10 in	Fine sandy loam	moderate	0.80 to 1.14 in	5.0 to 6.0
E --	10 to 19 in	Fine sandy loam	moderately rapid	1.13 to 1.61 in	5.0 to 6.0
2E and Bt --	19 to 55 in	Loamy sand	rapid	2.87 to 4.66 in	5.0 to 6.0
3C --	55 to 79 in	Cobbly loamy sand	moderate	1.89 to 3.78 in	5.5 to 6.5

#### Graycalm

*Extent:* 15 to 30 percent of the unit

*Landform(s):* moraines on till plains

*Slope gradient:* 10 to 20 percent

*Parent material:* outwash

*Restrictive feature(s):* greater than 60 inches

*Flooding:* none

*Ponding:* none

*Drainage class:* somewhat excessively drained

*Soil loss tolerance (T factor):* 5

*Wind erodibility group (WEG):* 2

*Wind erodibility index (WEI):* 134

*Kw factor (surface layer):* .15

*Land capability, nonirrigated:* 4s

*Hydric soil:* no

*Hydrologic group:* A

*Potential for frost action:* low

<i>Representative soil profile:</i>		<i>Texture</i>	<i>Permeability</i>	<i>Available water capacity</i>	<i>pH</i>
A --	0 to 4 in	Loamy sand	rapid	0.35 to 0.43 in	4.5 to 5.5
Bw1 --	4 to 20 in	Loamy sand	rapid	1.29 to 1.61 in	5.0 to 6.0
Bw2 --	20 to 31 in	Sand	rapid	0.44 to 0.66 in	5.0 to 6.0
E and Bt --	31 to 79 in	Sand	rapid	2.38 to 3.81 in	5.5 to 6.5

## Map Unit Description (MN)

Crow Wing County, Minnesota

### D83D--Eutrudepts-Graycalm-Rollins complex, pitted, 10 to 20 percent slopes

#### Rollins

*Extent:* 15 to 23 percent of the unit

*Landform(s):* moraines on till plains

*Slope gradient:* 10 to 20 percent

*Parent material:* coarse-loamy drift over sandy and gravelly outwash

*Restrictive feature(s):* greater than 60 inches

*Flooding:* none

*Ponding:* none

*Drainage class:* somewhat excessively drained

*Soil loss tolerance (T factor):* 2

*Wind erodibility group (WEG):* 3

*Wind erodibility index (WEI):* 86

*Kw factor (surface layer)* .24

*Land capability, nonirrigated* 6s

*Hydric soil:* no

*Hydrologic group:* A

*Potential for frost action:* low

#### *Representative soil profile:*

		<i>Texture</i>	<i>Permeability</i>	<i>Available water capacity</i>	<i>pH</i>
A --	0 to 5 in	Sandy loam	moderately rapid	0.56 to 0.67 in	5.1 to 6.5
Bw --	5 to 14 in	Gravelly sandy loam	moderately rapid	0.91 to 1.09 in	5.1 to 6.5
2C --	14 to 79 in	Extremely gravelly sand	very rapid	1.29 to 3.87 in	5.6 to 6.5



## Map Unit Description (MN)

Crow Wing County, Minnesota

### D83D--Eutrudepts-Graycalm-Rollins complex, pitted, 10 to 20 percent slopes

#### Eutrudepts, stratified

*Extent:* 10 to 17 percent of the unit

*Landform(s):* moraines on till plains

*Slope gradient:* 10 to 20 percent

*Parent material:* coarse-loamy glaciofluvial deposits over  
sandy outwash over coarse-loamy  
glaciofluvial deposits over sandy outwash  
over coarse-loamy subglacial till

*Restrictive feature(s):* greater than 60 inches

*Flooding:* none

*Ponding:* none

*Drainage class:* moderately well drained

*Soil loss tolerance (T factor):* 5

*Wind erodibility group (WEG):* 3

*Wind erodibility index (WEI):* 86

*Kw factor (surface layer)* .20

*Land capability, nonirrigated* 3s

*Hydric soil:* no

*Hydrologic group:* B

*Potential for frost action:* low

<i>Representative soil profile:</i>		<i>Texture</i>	<i>Permeability</i>	<i>Available water capacity</i>	<i>pH</i>
A --	0 to 7 in	Sandy loam	moderately rapid	0.74 to 1.07 in	4.5 to 5.5
Bw1 --	7 to 13 in	Sandy loam	moderately rapid	0.65 to 0.77 in	5.0 to 6.0
2Bw2 --	13 to 34 in	Gravelly loamy sand	rapid	1.06 to 2.34 in	5.0 to 6.0
3Bw3 --	34 to 41 in	Loam	moderately rapid	0.74 to 1.07 in	5.0 to 6.0
4Bw4 --	41 to 50 in	Sand	rapid	0.49 to 1.08 in	5.0 to 6.0
5C --	50 to 79 in	Sandy loam	moderately rapid	3.12 to 3.69 in	5.5 to 6.5

This report provides a semitabular listing of some soil and site properties and interpretations that are valuable in communicating the concept of a map unit. The report also provides easy access to the commonly used conservation planning information in one place. The major soil components in each map unit are displayed. Minor components may be displayed if they are included in the database and are selected at the time the report is generated.

## STAFF REPORT

**Agenda Item:** 7b

**Application:** Metes & Bounds Lot Split 19-25

**Property Owner/Applicant:** Randy & Audrey Buchite

---

### PROPERTY INFORMATION:

PID:	22360527
Acres:	19.87 Acres
Zoning:	Agricultural
Physical Address:	17198 Buchite Rd
Location:	36/138/27
Septic:	CI: 8-26-25 (Non-compliant); Site suitability 8-26-25
Existing/Proposed Impervious:	Parcel A - <10%      Tract B - 0%

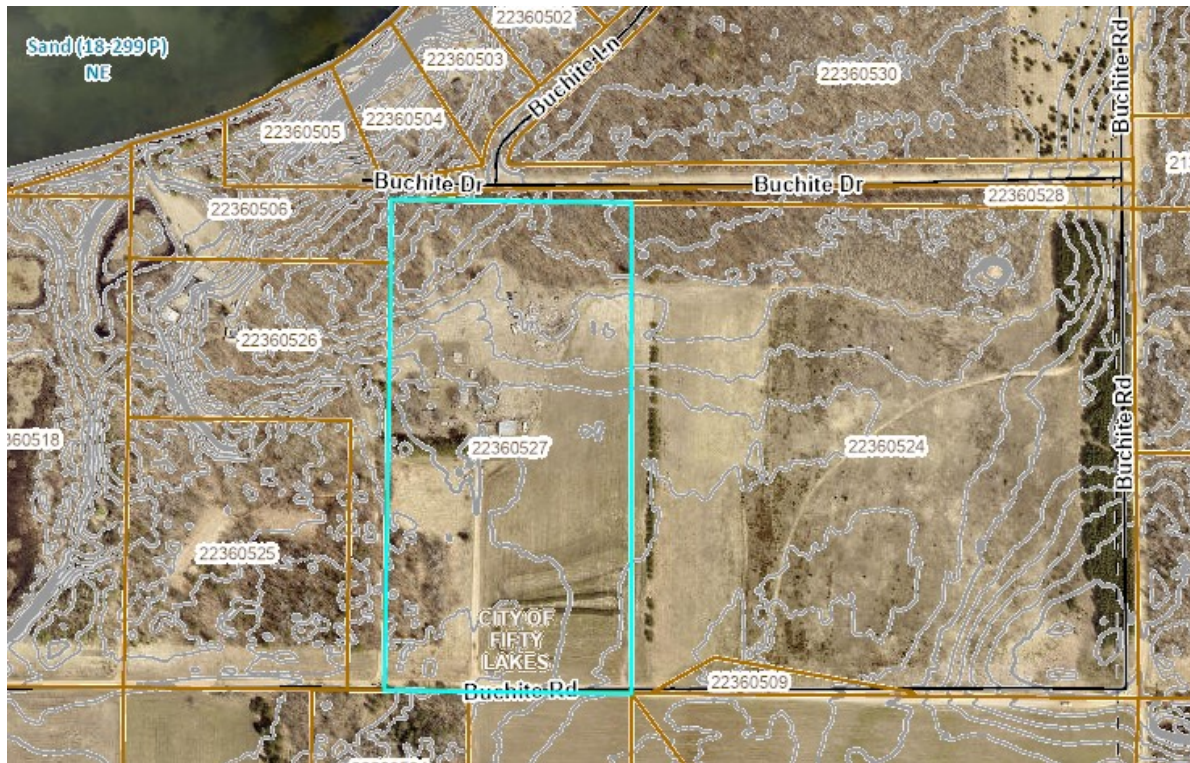
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Aerial:

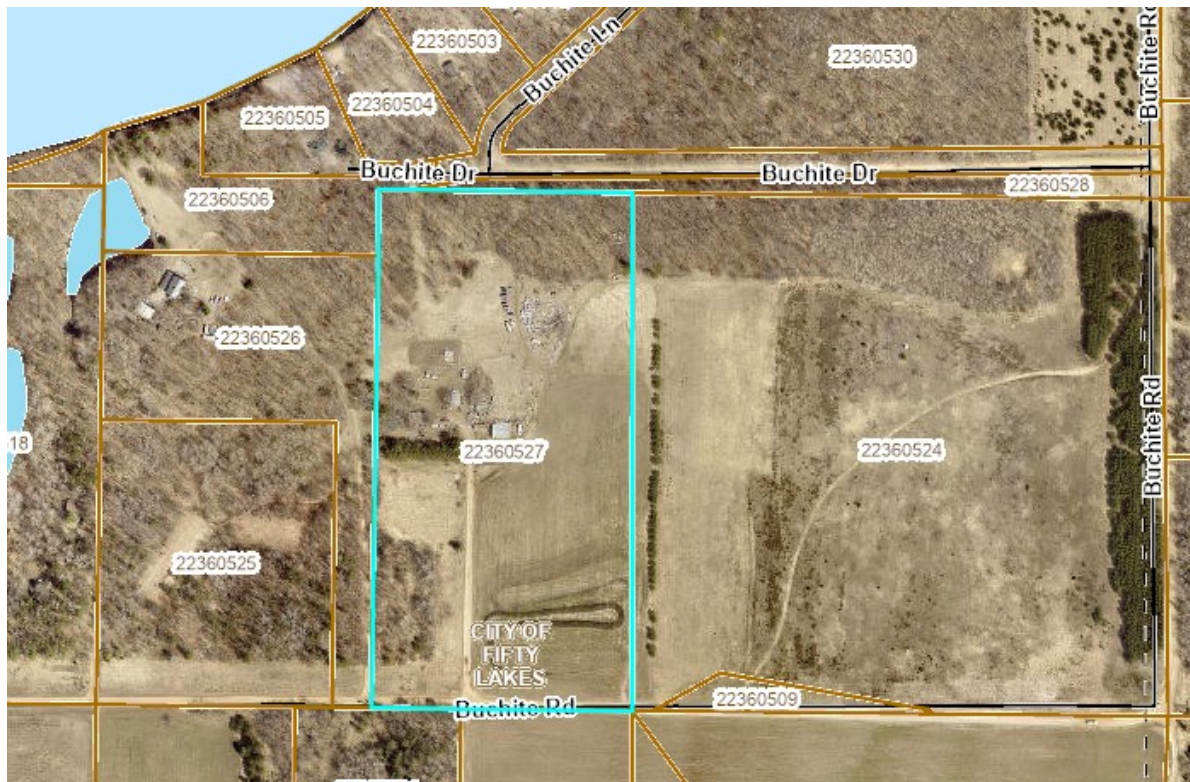




Contours:



NWI:





FEMA: N/A

Other: N/A

---

**Background Information:**

The applicant is requesting to subdivide a 19.86 acre parcel into two tracts (Parcel A and Parcel B).

**Parcel A** is a developed parcel and will have the required 33' driveway easement off of Buchite Rd to accommodate the existing driveway. The proposed 5 acre parcel meets minimum lot size requirements for a parcel in the agricultural zoning district. It contains a non-conforming subsurface sewage treatment system and private well.

**Parcel B** is a vacant parcel with 600'+ on a public road (Buchite Rd). The proposed 14.87 acre parcel meets minimum lot size requirements for a parcel in the agricultural zoning district. It is adequately sized for a subsurface sewage treatment system and private well.

---

**Permit History:**

- 1993: Addition to Shop
- 1994: Addition to Greenhouse
- 1995: Signs

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Complete Application Received:	8/25/2025
Action Deadline:	10/24/2025
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:	9/8/2025
• 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 5.01.04 Non-Shoreland Districts Lot Area, Width, Buildable Area, and Impervious Surface Standards**

Single Family Residential

Land Use District	Min. Lot Area (Acres)	Min. Lot Width	Max. Impervious Coverage (%)
Agricultural (AG)	5	200	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 19.87 acre parcel (22360527) into two tracts.
2. The subject property is located at 17198 Buchite Rd and is zoned Agricultural.
3. Site Suitability was submitted on 8-26-25.
4. DNR was notified on 9-8-25.
5. All of the proposed tracts meet the minimum lot size and dimensional requirements of the agricultural zoning district.
  - a. Parcel A: The proposed developed 5 acre parcel will have the required 33' driveway easement off of Buchite Rd to accommodate the existing driveway and meets minimum lot size requirements for a parcel in the agricultural zoning district. It contains a non-conforming subsurface sewage treatment system (to be upgraded within 10 months as required by MN Rule 7080) and private well.
  - b. Parcel B: The proposed vacant 14.87 acre parcel meets minimum lot size width and area requirements for a parcel in the agricultural zoning district and has 600'+ of frontage on a public road (Buchite Rd). It is adequately sized for a subsurface sewage treatment system and private 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 standards of the agricultural zoning district. Staff recommends the subdivision request be approved with the following conditions.

1. The legal easement and certificate of survey is to be updated prior to the final approval to reflect the required 33' easement as stated in 6.04.03 B.
2. Wetland delineation or no wetland letter to be submitted prior to final approval.

## 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

PID  
RECODE: 22360527 INACTIVE: ☐ RECODE2:  
LAST NAME: Buchite FIRST NAME: Randy  
ADDRESS: 17198 Buchite RD PHONE: [REDACTED]  
CITY: CROSSLAKE STATE: MN ZIP: 56442  
OWNER: [REDACTED] RELATIONSHIP TO APPLICANT:  
ADDRESS 2:  
CITY 2: STATE 2: ZIP 2:

## LOCATION

RECODE/PARCEL NUMBER:

LEGAL DESCRIPTION:

TOWNSHIP: 138 RANGE: 27 SEC: 36 QTRSEC: — QTRQTRSEC: —  
PLAT: — BLOCK: LOT:  
LAKE NAME: LAKE NUMBER: — STREAM NAME: —  
ACREAGE: 19.86 FIRE NUMBER: 17198 ZONING: Res  
DIRECTIONS:  
HOUSE NUMBER: 17198 STREET NAME: Buchite RD

IS THE PROPOSED SUBDIVISION IN THE SHORELAND AREA?

☒ Yes ☐ No

TYPE OF SUBDIVISION: Lot Split

NEW ZONING:

PLAT NAME: NA

TOTAL ACREAGE: 19.86

NUMBER OF LOTS: 2

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: 8-25-25

PERMIT ID:

FEE: 350.00

Signed

Randy Buchite  
Applicant

DATE FEE PAID: 8-25-25

Signed

FEE PAID BY: ☐ Check # 350.00 ☒ Cash

City Clerk or authorized agent

DATE APPROVED:

Signed

Zoning Administrator or authorized agent

# Crow Wing County Environmental Services

## Site Suitability Form

### Article 3.2.F

Property Owner Randy & Audrey Buchite Date 8/26/2025  
**Mailing Address:** 25698 142nd St  
City/State/Zip: Zimmerman, MN 55398  
Home Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_  
**Site Address:** 17198 Buchite Rd  
City/State/Zip: Crosslake, MN 56442  
Legal Description: PARCEL B  
Sec. 36 Twp: 138 Range: 27 Township Name: City of Fity Lakes  
Parcel Number: 22360527  
Lake/ River: \_\_\_\_\_ Lake/River Classification: \_\_\_\_\_

### Description of Soil Treatment Areas

	(Proposed) Site #1			(Alternate) Site #2		
Disturbed Areas	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Compacted Areas	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Flooding	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Run on Potential	Yes	No	<u>X</u>	Yes	No	<u>X</u>
Limiting Layer Depth	SB1	<u>72"</u>	SB2	SB1	<u>72"</u>	SB2
Slope % and Direction	<u>0%</u>			<u>0%</u>		
Soil Texture	<u>Sand</u>			<u>Sand</u>		
Soil Sizing Factor	<u>0.83</u>			<u>0.83</u>		
Landscape Position	<u>Flat</u>			<u>Flat</u>		
Vegetation Types	<u>Field</u>			<u>Field</u>		

Soil Sizing Factors/Hydraulic Loading Rates							
Perc. Rate	Texture	SSF	HLR	Perc. Rate	Texture	SSF	GPD/Sq.Ft.
<0.1	Coarse Sand			16 to 30	Loam	1.67	0.60
0.1 to 5	Sand	0.83	1.20	31 to 45	Silt Loam	2.0	0.50
0.1 to 5	Fine Sand	1.67	0.60	46 to 60	Clay Loam	2.2	0.45
6 to 15	Sandy Loam	1.27	0.79	> 60	Clay Loam	****	0.24

Print Designer Name and License Number: Martin Joyce 2129  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Home Phone Number: \_\_\_\_\_ Cell: 218-820-2621  
E-Mail Address: joycem@brainerd.net

Designer Signature:  Date: 8/26/2025

Comments/ Driving Directions: This site suitability is intended for preliminary platting purposes only. Soil information is not intended for final septic design.



# Crow Wing County Environmental Services

## Site Suitability Soil Boring Logs for Proposed Septic System Sites

Property Owner: Randy & Audrey Buchite Date: 8/26/2025

- \* Record depths of all horizons.
- \* Record all Redoximorphic Features, Restricting Layers and Saturated Soils.
- \* Include all Chroma and Hue values in boring log.

### 1 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Loamy Sand	10YR 3/2
8" - 14"	Loamy Sand	10YR 4/4
14" - 40"	Sand	10YR 5/6
40" - 72"	Sand	10YR 5/4-6/4

### 2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

### 1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 8"	Loamy Sand	10YR 3/2
8" - 14"	Loamy Sand	10YR 4/4
14" - 36"	Sand	10YR 5/6
36" - 72"	Sand	10YR 5/4-6/4

### 2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: PARCEL B

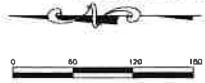
Parcel Number: 22360527

Designer Signature:  Date: 8/26/2025



# LEGEND

- 1. ELEVATION
- 2. WATER VALVE
- 3. MANHOLE
- 4. CATCH BASIN
- 5. FENCE
- 6. LOT LINE
- 7. EASEMENT
- 8. EASEMENT
- 9. EASEMENT
- 10. EASEMENT
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- 99. EASEMENT
- 100. EASEMENT



## CERTIFICATE OF SURVEY FOR: TOM SCHNEIDER 17198 BUCHITE ROAD, CITY OF FIFTY LAKES, CROW WING COUNTY, MINNESOTA

GOVERNMENT LOT 3

### DRIVEWAY EASEMENT LEGAL DESCRIPTION:

A 20.00 FOOT EXCLUSIVE DRIVEWAY EASEMENT OVER, UNDER AND ACROSS THAT PART OF GOVERNMENT LOT 2, SECTION 36, TOWNSHIP 138, RANGE 26, CROW WING COUNTY, MINNESOTA ACCORDING TO THE GOVERNMENT SURVEY THEREOF, THE CENTER LINE IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 89 DEGREES 22 MINUTES 17 SECONDS WEST ASSUMED BEARING ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 420.84 FEET TO THE POINT OF BEGINNING OF THE CENTER LINE; THENCE NORTH 01 DEGREES 00 MINUTES 24 SECONDS EAST A DISTANCE OF 600.03 FEET AND THERE TERMINATING.

### PARCEL "B"

BUILDABLE AREA = 579,968 SQUARE FEET

### PARCEL "B" LEGAL DESCRIPTION:

THAT PART OF GOVERNMENT LOT 2, SECTION 36, TOWNSHIP 138, RANGE 26, CROW WING COUNTY, MINNESOTA ACCORDING TO THE GOVERNMENT SURVEY THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 89 DEGREES 22 MINUTES 17 SECONDS WEST ASSUMED BEARING ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 420.84 FEET TO THE EAST LINE OF THE WEST 700.00 FEET OF SAID GOVERNMENT LOT 2; THENCE NORTH 89 DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 700.00 FEET OF SAID GOVERNMENT LOT 2 A DISTANCE OF 820.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 22 MINUTES 17 SECONDS EAST A DISTANCE OF 372.50 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 18 SECONDS EAST A DISTANCE OF 372.50 FEET; THENCE NORTH 24 DEGREES 12 MINUTES 11 SECONDS WEST A DISTANCE OF 400.84 FEET TO THE WESTERN EXTENSION OF THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 20 MINUTES 35 SECONDS EAST ALONG SAID WESTERN EXTENSION OF THE NORTH LINE OF GOVERNMENT LOT 3 OF SECTION 36 A DISTANCE OF 847.77 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE OF GOVERNMENT LOT 2 A DISTANCE OF 1218.12 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

CONTAINING 847,770 SQUARE FEET OR 14.87 ACRES.

### PARCEL "A"

BUILDABLE AREA = 188,328 SQUARE FEET

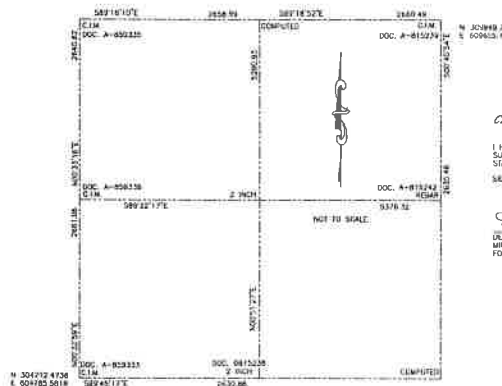
### EXCEPTION THE WEST 700.00 FEET OF GOVERNMENT LOT 2

### PARCEL "A" LEGAL DESCRIPTION:

THAT PART OF GOVERNMENT LOT 2, SECTION 36, TOWNSHIP 138, RANGE 26, CROW WING COUNTY, MINNESOTA ACCORDING TO THE GOVERNMENT SURVEY THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 89 DEGREES 22 MINUTES 17 SECONDS WEST ASSUMED BEARING ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 420.84 FEET TO THE EAST LINE OF THE WEST 700.00 FEET OF SAID GOVERNMENT LOT 2; THENCE NORTH 89 DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID EAST LINE OF THE WEST 700.00 FEET OF SAID GOVERNMENT LOT 2 A DISTANCE OF 820.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 22 MINUTES 17 SECONDS EAST A DISTANCE OF 372.50 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 18 SECONDS EAST A DISTANCE OF 372.50 FEET; THENCE NORTH 24 DEGREES 12 MINUTES 11 SECONDS WEST A DISTANCE OF 400.84 FEET TO THE WESTERN EXTENSION OF THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 20 MINUTES 35 SECONDS EAST ALONG SAID WESTERN EXTENSION OF THE NORTH LINE OF GOVERNMENT LOT 3 OF SECTION 36 A DISTANCE OF 847.77 FEET TO THE EAST LINE OF THE WEST 700.00 FEET OF GOVERNMENT LOT 2; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE OF THE WEST 700.00 FEET OF GOVERNMENT LOT 2 A DISTANCE OF 1218.12 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

CONTAINING 218,300.00 SQUARE FEET OR 5.00 ACRES



### CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY 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.

SIGNED THE 7TH OF AUGUST, 2025.

*Devin M. Honsa*  
DEVIN M. HONSA  
MINNESOTA LICENSE NO. 22440  
FOR HONSA SURVEYING

JOB NO: SCHNEIDER 2025

**HONSA SURVEYING**

1592 PACIFIC AVENUE, EAGLE, MN 55611 492-6725

ALTERNATIONS TO THIS DRAWING ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HONSA SURVEYING COPYRIGHT 2025, HONSA SURVEYING

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM ADJACENT OWNERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

SECTION 36, TOWNSHIP 138, RANGE 27



# Compliance inspection report form

## Existing Subsurface Sewage Treatment Systems (SSTS)

Doc Type: Compliance and Enforcement

**Instructions:** Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

**Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance.**

For local tracking purposes:				
City of Fifty Lakes				
Sec	36	Twp	138	Rg 27

### Property Information

Local tracking number: \_\_\_\_\_

Parcel ID # or Sec/Twp/Range: 22360527 Reason for inspection: lot split

Local regulatory authority info: City of Fifty Lakes

Property address: 17198 Buchite Rd, Crosslake, MN 56442

Owner/representative: Randy & Audrey Buchite Owner's phone: \_\_\_\_\_

Brief system description: \_\_\_\_\_

Gravity from the house to a block constructed tank.

### System Status

System Status on date (mm/dd/yyyy): 8/26/2025

☐ **Compliant - Certificate of compliance\***

*(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)*

**\*Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.**

☒ **Noncompliant - Notice of noncompliance**

*Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.*

*An imminent threat to public health and safety (ITPHS) must be upgraded, replaced or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.*

#### Reason(s) for noncompliance (check all applicable)

- ☐ Impact on Public Health (Compliance Component #1) - *Imminent threat to public health and safety*
- ☒ Tank Integrity (Compliance Component #2) - *Failing to protect groundwater*
- ☐ Other Compliance Conditions (Compliance Component #3) - *Imminent threat to public health and safety*
- ☐ Other Compliance Conditions (Compliance Component #3) - *Failing to protect groundwater*
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) - *Failing to protect groundwater*
- ☐ Soil Separation (Compliance Component #5) - *Failing to protect groundwater*
- ☐ Operating permit/monitoring plan requirements (Compliance Component #4) - *Noncompliant - local ordinance applies*

**Comments or recommendations:**

### Certification

*I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.*

**By typing my name below**, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Martin Joyce Septic Service, Inc.

Certification number: 5453

Inspector signature: Martin Joyce

License number: 2129

*(This document has been electronically signed)*

Phone number: 218-820-2621

### Necessary or locally required supporting documentation (must be attached)

- ☒ Soil boring logs
- ☐ System/As-Built
- ☒ Locally required forms
- ☐ Tank Integrity Assessment
- ☐ Operating Permit
- ☐ Other information (list): \_\_\_\_\_

Property address: 17198 Buchite Rd, Crosslake, MN 56442

Business Name: Martin Joyce Septic Service, Inc.

Date: 8/27/2025

## 1. Impact on Public Health - Compliance component #1 of 5

### Compliance criteria:

System discharges sewage to the ground surface.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System discharges sewage to drain tile or surface waters.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
System causes sewage backup into dwelling or establishment.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No

**Any "yes" answer above indicates the system is an Imminent Threat to Public Health and Safety.**

### Attached supporting documentation:

- ☐ Other: \_\_\_\_\_
- ☐ Not Applicable

Describe verification methods and results:

## 2. Tank Integrity - Compliance component #2 of 5

### Compliance criteria:

System consists of a seepage pit, cesspool, drywell, or leaching pit, or other pit?	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
Sewage tank(s) leak below their designed operating depth.	<input type="checkbox"/> Yes* <input checked="" type="checkbox"/> No
If yes, which sewage tank(s) leaks:	

**Any "yes" answer above indicates the system is failing to protect groundwater.**

Describe verification methods and results:

Tank is block constructed - noncompliant.

### Attached supporting documentation:

- ☐ Empty tank(s) viewed by inspector
- Name of maintenance business: \_\_\_\_\_
- License number of maintenance business: \_\_\_\_\_
- Date of maintenance: \_\_\_\_\_
- ☐ Existing tank integrity assessment (Attach)
- Date of maintenance (mm/dd/yyyy): \_\_\_\_\_ (must be within three years)
- (See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))
- ☒ Tank is Noncompliant (pumping not necessary - explain below)
- ☐ Other: \_\_\_\_\_

Property address: 17198 Buchite Rd, Crosslake, MN 56442

Business Name: Martin Joyce Septic Service, Inc.

Date: 8/27/2025

### 3. Other Compliance Conditions - Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured.

☐ Yes\* ☒ No ☐ unknown

3b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety.

☐ Yes\* ☒ No ☐ unknown

**\*Yes to 3a or 3b - System is an imminent threat to public health and safety.**

3c. System is non-protective of ground water for other conditions as determined by inspector.

☐ Yes\* ☒ No

3d. System not abandoned in accordance with Minn. R. 7080.2500.

**\*Yes to 3c or 3d - System is failing to protect groundwater.**

**Describe verification methods and results:**

Attached supporting documentation: ☐ Not applicable ☐

### 4. Operating Permit and Nitrogen BMP \* - Compliance #4 of 5

☒ Not Applicable

Is the system operated under an Operating Permit?

☐ Yes

☐ No

If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design?

☐ Yes

☐ No

If "yes", B below is required

*BMP=Best Management Practice(s) specified in the system design*

**If the answer to both questions is "no", this section does not need to be completed.**

**Compliance criteria:**

a. Have the Operating Permit requirements been met?

☐ Yes

☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes

☐ No

**Any "no" answer indicates Noncompliance.**

**Describe verification methods and results:**

Attached supporting documentation: ☐ Operating permit (Attach) ☐



## 5. Soil Separation - Compliance component #5 of 5

Date of installation: ☒ Unknown  
 (mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? ☒ Yes ☐ No

### Compliance criteria (select one):

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:  Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.	<input type="checkbox"/> Yes <input type="checkbox"/> No*
5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:  Drainfield has a three-foot vertical separation distance from periodically saturated soil bedrock. *	<input type="checkbox"/> Yes <input type="checkbox"/> No*
5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules (7080.2350 or 7080.2400 (Advanced Inspector License required)  Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.	<input type="checkbox"/> Yes <input type="checkbox"/> No*

**\*Any "no" answer above indicates the system is failing to protect groundwater.**

Describe verification methods and results:

### Attached supporting documentation:

- ☐ Soil observation logs completed for report (*Attach*)  
☐ Two previous verifications of required vertical separation (*Attach*)  
☐ Not applicable (No soil treatment area)  
☒ Tank is noncompliant. System needs to be upgraded.

### Indicate depths of elevations

A. Bottom of distribution media	
B. Periodically saturated soil/bedrock	
C. System separation	
D. Required compliance separation*	

\*May be reduced up to 15 percent if allowed by Local Ordinance.

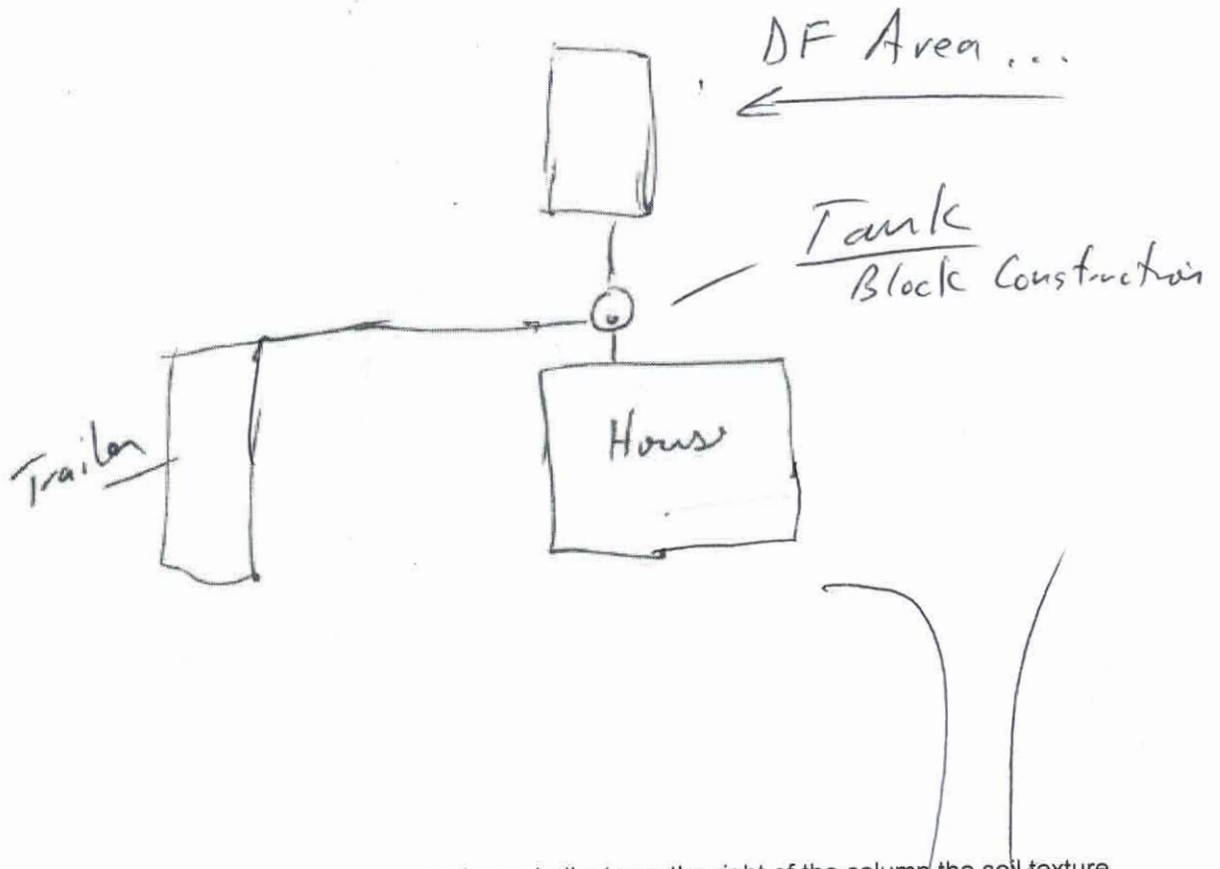
**Upgrade requirements:** (Minn. Stat. 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

Site Sketch:

Name: Randy & Audrey Buchite  
Site Address: 17198 Buchite Rd, Crosslake, MN 56442

Re Code: 22360527

North



Soil Borings (BR #): Locate each boring on the map above, indicate on the right of the column the soil texture, structure, color, depth of each different soil type, evidence of mottling, bedrock and standing water. Also, indicate if the material is fill.

SB #1

SB #2

**N/A-TANK IS BLOCK CONSTRUCTION.**

*Mark Joyner*

8/26/2025

RECORD DEPTH OF MOTTLING, SEASONAL, SEASONAL HIGH WATER (AS INDICATED USING THE MUNSELL COLOR BOOK) OR BEDROCK ON ABOVE LINES

Comments:

What needs to be completed to bring the above system into compliance if found not in compliance?

New Septic Needs to be installed

					<b>2025 Land Use Permits</b>			
NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION
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.
02-25	1-24-2025	1/27/2025	TBD Old Grade	Theisen	Gregory	SR	22190510	Construction of a 40 x 80 accessory structure
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
04-25	1-28-2025	2-3-2025	15634 Co Rd 1	Settambrino	Tony	WOC	22270510	Replacement of 10x12 shed and 14x14 patio
05-25	2-14-2025	3-14-2025	43292 Buck Trl.	Hilton	Jerry	SR	22130571	24x28 accessory structure
06-25	3-10-2025	4/11/2025	39823 Buchite Rd	Barber	Samantha	SR	22360502	Water Oriented Accessory Structure
07-25	3-14-2025	3-14-2025	40366 Co Rd 3	City of Fifty Lakes		PP	22250500 22250516	Accessory Structure
08-25	3-14-25	3/21/2025	40705 Sunset View Ln	Justin	Lawrence	SR	22270606	15x26 Addition to Accessory Structure
09-25	3-31-2025	4/7/2025	17451 North County Rd	Wright	Dan & Jennifer	SR	22120500	Replace walkpath and dirt moving



NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION
10-25	3/24/2025	5/19/2025	15659 N Fox Beach Rd	Anderson	Mark & Mary	SR	22220580	Covered deck/porch
11-25	3-31-2025	4/4/2025	40258 W. Fox Lake Rd	Williams	Mike & Laura	SR	22280575	SAP -Replacement of steps and walkway
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
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
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
15-25	4-25-2025	6/24/2025	16335 W Eagle Lk Rd	Schuelke	Leroy	SR	22230516	36x26 3 car garage with no living quarters and driveway
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.
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
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
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

NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION
20-25	5-12-2025	5-19-2025	14482 Grouse Ln	McKeehan	Marilyn	SR	22280517	SAP-Dirt moving 50 cu yards in RLZ
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
22-25	6/2/2025	6-9-2025	16670 Brody Ct	Crawford	Rick & Lori	RR	22260505	Construction of an addition to dwelling
23-25	5/23/2025	6/16/2025	41056 W Fox Lake Rd	Maschke	Chad	SR	22210506	Dwelling with attached garage, driveway, SSTS
24-25	6-6-2025	6/16/2025	16687 W Eagle Lake Rd	DelCotto	Tim	SR	22140509	Enclose & Screen porch
25-25	6-9-2025	6/23/2025	15132 Peninsula Ln	Rabusch	Thomas	SR	22270501	12x15 shed
26-25	6/16/2025	6/20/2025	43901 Kego Lake Rd	Decker	Chad	SR	22150512	Replace existing accessory structure with a 40x50 accessory structure
27-25	6/18/2025	7/7/2025	41597 E Eagle Lake Rd	Dingman	Fintan	SR	22240588	36x32 accessory structure
28-25	6/13/2025	7/11/2025	17343 Mitchell Lake Rd	Johnson	Andrew	SR	22120521	12x24 deck with seasonal RV Permit
29-25	6/23/2025	7/01/2025	40622 W Fox Lk Rd	Neihart	Kenneth	SR	22280546	23x25 Accessory Structure
30-25	6/30/2025	7/01/2025	43441 Kego Lake Rd	Johnson	David & Karen	SR	22100505	15 x 8 WOAS
31-25	6/24/2025	7/11/2025	16969 N Eagle Lake Rd	Peterson	Michael & Joan	SR	22130559	Cabin remodel and addition
32-25	7/01/2025	7/14/2025	TBD - Palmer Dr	Fiksdal	Jason	SR	22130569	Dwelling with attached garage, driveway
33-25	6/27/2025	7/14/2025	16886 N Eagle Lake Rd	Sandall	Peter & Laura	SR	22240595 22240596	Addition to existing Dwelling

NUMBER	DATE RECD	DATE APPRVD	PROPERTY ADDRESS	LAST	FIRST	ZONE	PIN	DESCRIPTION
34-25	7/7/2025	7/11/2025	TBD Eaglewood Dr	Fuechtmann	Kevin & Debra	SR	22230530	Driveway
35-25	7/11/2025	7/22/2025	42569 Kego Lake Rd	David	Sandy & Jim	SR	22150502	Shoreland Alt Permit - 30yrs in RLZ
36-25	7/18/2025	8/1/2025	40640 Westman Bay Rd	Plude	Myles & Lyn	SR	22280628	Dwelling & Septic



## 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	Wannabo L925	6/6/25	0-Existing tanks used	Y	
SSTS02-25	4/25/2025	5/1/2025	N	22330511	13893 County Rd 1	Lano	Jennifer	2Bed, 300 GPD, Chambers	Gary Norwood 3991	8/20/25	1	Y	
SSTS03-25	5-6-2025	5/12/2025	N	22120563	TBD N Mitchell Lake Rd	Dollimer	Mike	with 500 pump tank, Mound	Mark Bradley 3995	7/22/2025	2	Y	
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.	Schrupp L747	5/28/25	0-Existing Tanks used	Y	
SSTS05-25	5/19/2025	5/19/2025	R	22130557	17009 N Eagle Lake Rd	Feldman	Joel	Replacement of failing system - Mound 3bd, 450 GPD, 2250 Tank, 500 Lift.	Schrupp L747	6/30/25	2	Y	
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						
SSTS09-25	7/01/2025	7/18/2025	N	22130569	TBD - Palmer Trl	Fiksdal	Jason	3bd 450 GPD					
SSTS10-25	7/18/2025	8/8/2025	N	22280628	40640 Westman Bay Rd	Plude	Myles & Lynn	Tank replacement only	Andrew Switzer	8/18/2025	1	Y	
SSTS11-25	7/28/2025	7/28/2025	R	22310538	11913 Northgate Ln	Roach	Robert & Kimberly	600 GPD, Mound					
SSTS12-25			N			Groechel	Laura						
SSTS13-25	8/11/2025	8/15/2025	N	22230530	16675 Eaglewood Dr	Fuechtmann	Kevin & Debra						
SSTS14-25	8/15/2025	8/29/2025	N	22120542	17601 Gilman Rd	Fails	Perry & Lisa						
SSTS15-25	8/22/2025	8/25/2025	N	22280567	14422 Grouse Ln	Sanford	Family Trust	Mound					
SSTS16-25	9/8/2025	9/8/2025	R	22130556	16937 N Eagle Lake Rd	Mary Ford	Revocabl e Trust						Replacement for failing SSTS