



# City of Fifty Lakes

## PLANNING COMMISSION/BOARD OF ADJUSTMENT AGENDA

June 23, 2026 6:00 pm

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*The meeting is being recorded, and audio will be posted on the city website. One or more members may be joining remotely. 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. **Final Plat Application 01-26** For the subdivision of an 18-acre parcel in the Shoreland Residential (SR) zoning district. The subject property is located at TBD Co Rd 136; PIN 22240615. Applicant: Stonemark Land Surveying Inc. Owner: Island Rentals LLC.
  - b. **Zoning Map Amendment 02-26** for to re-zone a 2 acre parcel from Agricultural (AG) zoning district to Rural Residential (RR) zoning district, conditional upon the approval of lot split MB-02-26. The subject property is located at 40064 Old Co Rd 1 (22330519), Applicant: Tract Raph. Owner: Tracy F & Danette L Raph Family Trust.
- 5. Open Forum**
- 6. Approval of Minutes**
  - a. May 26, 2026
- 7. New Business**
  - a. **Metes & Bounds Lot Split 02-26** to split a 19.7 acre parcel within the Rural Residential (RR) and Agricultural (AG) land use district. The subject property is located at 40064 Old Co Rd 1 (22330519), Applicant: Tract Raph. Owner: Tracy F & Danette L Raph Family Trust.
  - b. **Metes & Bounds Lot Split 03-26** to split a 5.2 acre parcel within the Rural Residential (RR) land use district. Subject property is located at 40293 Fox Glen Dr; 22270568. Applicant/Owner: Scott & Nicole Siemers.
  - c. **Metes & Bounds Lot Split 04-26** to split a 35.15 acre parcel within the Agricultural (AG) land use district. Subject property is located at 16899 Buchite Rd; 22360517. Applicant: Toni Buchite. Owner: Gregory & Toni 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, June 23, 2026, at 6:00 p.m. at City Hall located at 40447 Town Hall Road, to conduct the following public hearing:

**Final Plat Application 01-26** For the subdivision of an 18-acre parcel in the Shoreland Residential (SR) zoning district. The subject property is located at TBD Co Rd 136; PIN 22240615. Applicant: Stonemark Land Surveying Inc. Owner: Island Rentals LLC.

**Zoning Map Amendment 02-26** for to re-zone a 2 acre parcel from Agricultural (AG) zoning district to Rural Residential (RR) zoning district, conditional upon the approval of lot split MB-02-26. The subject property is located at 40064 Old Co Rd 1 (22330519), Applicant: Tract Raph. Owner: Tracy F & Danette L Raph Family Trust.

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

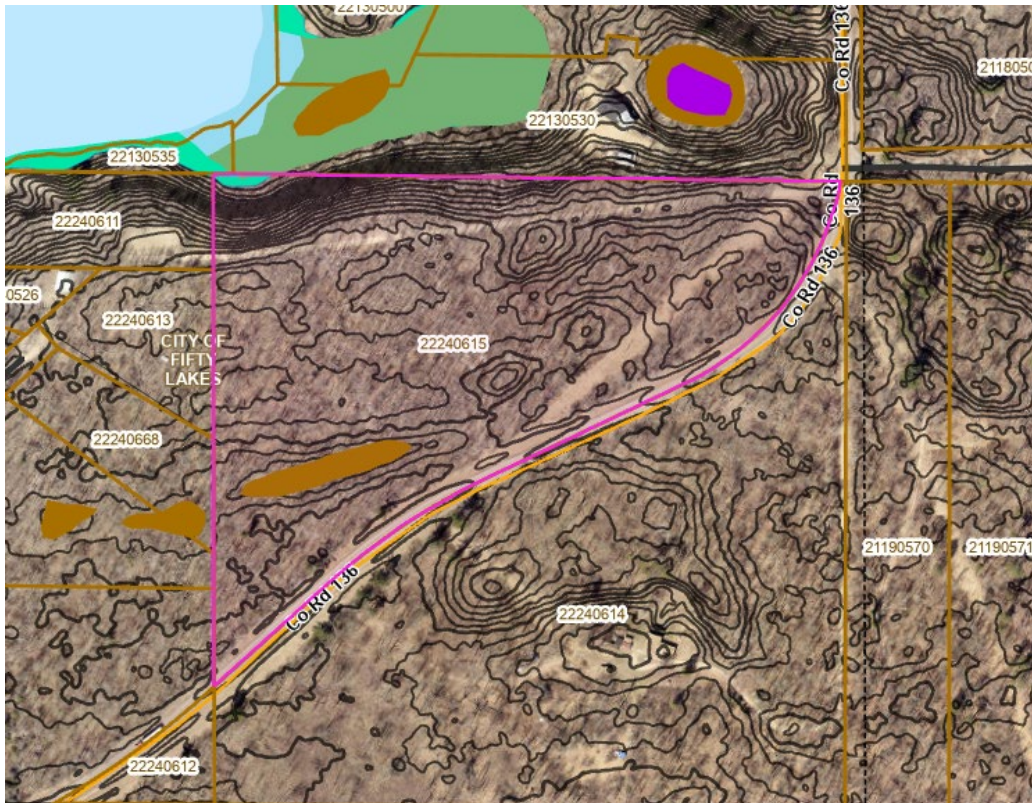
**Agenda Item:** 4a  
**Application:** Final Plat 01-26 Oliver's Addition  
**Applicant:** Stonemark Land Surveying Inc.  
**Property Owner:** Island Rentals LLC

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## PROPERTY INFORMATION:

PID: 22240615  
Acres: 18 acres; 784,152 Sq Ft  
Zoning: Shoreland Residential (SR)  
Physical Address: TBD County Rd 136  
Location: 24/138/27  
Septic: Site Suitability Submitted  
Existing Impervious: 0%

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**Background Information:**

The applicant is requesting to subdivide an 18-acre parcel into seven lots.

**Lot 1** is a 130,509 sq ft undeveloped parcel with a buildable area of 81,414 sq ft and 439.8' frontage on County Rd 136. The proposed 3.0-acre parcel meets minimum lot size requirements for a parcel in the Shoreland Residential (SR) zoning district – Recreational Development (RD).

**Lot 2** is a 120,776 sq ft undeveloped parcel with a buildable area of 73,866 sq ft and 210.39' frontage on County Rd 136. The proposed 2.7-acre parcel meets minimum lot size requirements for a parcel in the Shoreland Residential (SR) zoning district – Recreational Development (RD).

**Lot 3** is a 97,111sq ft undeveloped parcel with a buildable area of 69,169 sq ft and 63.48' frontage on County Rd 136. The proposed 2.23-acre parcel meets minimum lot size requirements for a parcel in the Shoreland Residential (SR) zoning district – Recreational Development (RD).

**Lot 4** is a 98,565 sq ft undeveloped parcel with a buildable area of 62,899 sq ft and 151.47' frontage on County Rd 136. The proposed 2.26-acre parcel meets minimum lot size requirements for a parcel in the Shoreland Residential (SR) zoning district – Recreational Development (RD).

**Lot 5** is an 85,583 sq ft undeveloped parcel with a buildable area of 52,290 sq ft and 151.47' frontage on County Rd 136. The proposed 1.97-acre parcel meets minimum lot size requirements for a parcel in the Shoreland Residential (SR) zoning district – Recreational Development (RD).

**Lot 6** is an 88,745 sq ft undeveloped parcel with a buildable area of 46,812 sq ft and 150.96' frontage on County Rd 136. The proposed 2.0-acre parcel meets minimum lot size requirements for a parcel in the Shoreland Residential (SR) zoning district – Recreational Development (RD).

**Lot 7** is a 106,317 sq ft undeveloped parcel with a buildable area of 43,036 sq ft and 490.12' frontage on County Rd 136. The proposed 2.4-acre parcel meets minimum lot size requirements for a parcel in the Shoreland Residential (SR) zoning district – Recreational Development (RD).

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**Permit History:**

- None

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Complete Application Received: 5/26/2026  
Wetland Delineation: 4/27/2026  
Fees Collected: \$575.00  
Authorized Agent: No

Reviewed by:

- City Engineer: N/A
- City Attorney: N/A

Notifications:

- DNR: Sent 6/8/2026
  - MNDOT: N/A
  - CWC HWY: Sent 6/8/2026
  - Other: N/A
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**Applicable Regulations:** The following ordinance regulations apply to this request:

## 6.0 SUBDIVISION/PLATTING PROVISIONS

6.04.07 Final Plat Procedures. Pursuant to Minnesota Statutes, Chapter 462.358, Subd. 3, the procedure for consideration of a final plat shall include the following:

- Following preliminary approval the subdivider may request final approval by the City Council, and upon such request the City shall certify final approval within 60 days if the subdivider has complied with all conditions and requirements of applicable regulations and all conditions and requirements upon which the preliminary approval is expressly conditioned either through performance or the execution of the Developer's Agreement in Section 6.06. If the City fails to certify final approval as so required, and if the subdivider has complied with all conditions and requirements, the application shall be deemed finally approved, and upon demand the City shall execute a certificate to that effect. After final approval a subdivision may be filed or recorded.
- An approved preliminary plat or condominium plat must be submitted to the City Council for final plat approval within one year following the preliminary approval or be considered void, unless a request for time extension is submitted in writing and approved by the Council prior to expiration of the one year period.

- c. The subdivider shall provide six copies of the final plat to the Zoning Administrator along with a certificate from the County Treasurer that there are no unpaid current or delinquent taxes.
- d. The City Council shall consider the final plat at a regularly scheduled meeting.
- e. Before the City Council approves the final plat, the subdivider shall complete a Developer's Agreement pursuant to Section 6.06 of this ordinance to insure construction of all roads dedicated to the public in accordance with road specifications in Section 6.05.01. The Developer's agreement shall also insure completion of all other improvements and conditions as recommended by the Planning Commission/Board of Adjustment and/or required by the City Council. These improvements include, but are not limited to, stormwater management, erosion control, community water supply, and subsurface sewage treatment systems.
- f. Following signature of the final plat or final condominium plat by the City Council, the subdivider shall file all pertinent documents with the County Recorder. Failure to file a final or final condominium plat within eighteen (18) months following final approval shall void approval of the final plat or final condominium plat unless a request for time extension is made in writing and approved by Council prior to expiration of the eighteen (18) month period.

6.04.08 Final Plat Submittal Requirements. When submitting a final plat, the following components shall be required:

- a. Data requirements as set forth in Minnesota Statutes, Chapter 505 and this ordinance, and all interior and exterior boundary lines shall be correctly designated on the final plat and shall show bearings on all straight lines, or angles at all angle points, and central angle and radii and arc lines for all curves.
- b. Durable iron monuments shall be set at each angle and curve point on the interior and exterior boundary lines and at all block corners and at all intermediate points on the block or lot lines indicating a change of direction in the lines. The plat shall indicate that the monuments have been set.
- c. An identification system for all lots and blocks. All lots shall be numbered consecutively.

- d. The subdivider or owner shall submit two sets of mylar copies and an electronic version of final plat (compatible with County software) to the County Recorder after Council approval.
- e. Notarized certification by the owner and by any mortgage holder of record, of the adoption of the plat and the dedication of roads and other public areas.
- f. Certification but the County Auditor showing that all taxes currently due on the property to be subdivided has been paid in full for the calendar year in which the plat is recorded.
- g. Document indicating the results of a third party plat check by a registered land surveyor.
- h. Final Title Commitment or Title Opinion or other proof of title acceptable to City Attorney.

6.04.09 Effect of Subdivision Approval. Pursuant to Minnesota Statute, Chapter 462.358, Subd 3c, for one year following preliminary approval and for two years following final approval, unless the subdivider and the City agree otherwise, no amendment to the City's Comprehensive Plan or ordinances shall apply to or affect the use, development density, lot size, lot layout, or dedication or platting required or permitted by the approved application. Thereafter, a new application City of Fifty Lakes Land Use Ordinance 53 shall be submitted unless substantial construction and investment has occurred in reasonable reliance on the approved application.

## 6.05 Plat Design Standards

### 6.05.03 Lots

- a) Where possible, side lot lines shall be at right angles to straight or radial to curved road lines. Each lot shall front on a public road.
- b) Every lot must have adequate legal access to a public road or approved private road. If proposing to access a roadway under County authority, review the most current version of the "Driveway Access to Roads Under County Jurisdiction" on file in the office of the County Highway Department.
- c) Lots must comply with the minimum lot standards specified in Section 5.01 of this ordinance for the land use district in which the plat is located.
- d) Regard shall be shown for trees, wetlands, steep slopes, water courses, historic natural features or other similar conditions.

Plans shall be submitted to minimize the impact to these natural features.

- e) Lot remnants which are below the minimum lot size must be added to adjacent or surrounding lots rather than be allowed to remain as an unusable outlot or parcel unless the owner can show plans consistent with the purpose of this ordinance for the future use of such remnants.
- f) All newly created lots shall have primary and alternate subsurface sewage treatment system sites in accordance with Minnesota Rules, Chapter 7080.1700 and Section 9.17.08 of this Ordinance.
- g) Lots intended as controlled accesses or easements across riparian lots to public waters or for recreational use area dedicated for use by owners of nonriparian lots shall not be allowed.

#### 6.05.04 **Blocks**

- a) In residential areas, other than along waterfronts or where topographic conditions necessitate otherwise for prudent land use, blocks shall not be less than 600 feet or more than 1320 feet in length measured along the greatest dimension of the enclosed block area. Design features may require consideration of future plats of other adjoining property in relation to the proposed subdivision.
- b) Blocks for commercial districts may vary from the design requirements in this Section upon evaluation and approval by the Planning Commission/Board of Adjustment.
- c) Blocks shall be wide enough to allow two tiers of lots with the minimum depth as required herein except that one tier may be allowed when the block adjoins:
  - 1. Public waters,
  - 2. A road that access is not provided to,
  - 3. Other topographic conditions of an unusual nature.

6.05.05 **Improvements.** The subdivider shall pay for the cost of all improvements required in the subdivision pursuant to their Developer's Agreement in Section 6.06 of this ordinance including but not limited to:

- a) **Public Dedication.** A reasonable portion of any proposed subdivision may be required as a dedication to the public or reserved for public use as roads, utilities, drainage, ponds, parks,

playgrounds, trails, open space, and similar utilities and improvements. The City shall have the option of requiring a cash contribution in lieu of land dedication. Such cash contributions shall be based upon 5 % of the “fair market land value” of the land within such plat or subdivision as of the date presented to the Council for preliminary approval. “Fair market land value” is defined as the market value of the land for tax purposes. Any money so paid to the City shall be placed in a special fund and used for conservation purposes or for public use as parks, playgrounds, trails, wetlands, or open spaces.

- b) **Drainage.** Surface water drainage shall be provided by drainage courses adequate to drain surface water from the subdivision so as to protect roadway surfaces and the property of others. When a land or easement dedication is a condition of subdivision approval, the approval must provide easements over natural drainage or ponding areas for management of stormwater and significant wetlands.
- c) **Community water and/or subsurface sewage treatment.** Where a community water supply and/or subsurface sewage treatment system is to be provided, plans and covenants shall be included with the preliminary plat. All such systems must conform to the provisions of this ordinance.
- d) **Monuments:** All plat boundary corners, block and lot corners, road intersection corners and points of tangency and curvature shall be marked with the survey monuments pursuant to Minnesota Statutes, Chapter 505.021, Subd 10.
- e) **Stormwater Management:** Stormwater management facilities and drainage shall be completed in accordance with Section 8.03.07 of this Ordinance and be designed by an engineer licensed in Minnesota.
- f) **Erosion/Sediment Control:** All plats must include an erosion and sediment control plan and time schedule that will prevent soil loss to the Zoning Administrator before any development activity is to begin. The subdivider must also obtain a national pollution discharge elimination system (NPDES) permit from the Minnesota Pollution Control Agency if there will be disturbance of more than one acre of land.

## 5.0 LAND USE PROVISIONS

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

<b>SR Lake Classification</b>	<b>Min Lot Area</b>	<b>Min Lot Width</b>	<b>Min Buildable Area</b>	<b>Max Impervious</b>
Recreational Development				
Recreational Development – Non-Riparian	60,000 sq ft	150	25,000 sq ft	15

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

1. The request is to subdivide an 18 acre parcel (22240615) into seven parcels.
2. The subject property is located at TBD County Rd 136.
3. The proposed parcels are located in shoreland (Recreational Development (RD) non-riparian).
4. No infrastructure/roads are being proposed with this plat.
5. All driveways and/or access are to be off of existing County Road 136.
6. Crow Wing County Highway Department was notified on 6-8-26.
7. MN DNR was notified on 6-8-26.
8. Wetland Delineation was conducted by Meister Environmental, LLC on 4-27-2026.
9. Site Suitability was submitted on 5-12-2026.
10. A park dedication fee equal to 5% of the “fair market land value” was received on 6-8-2026 in lieu of land dedication.
11. An independent Plat Check was completed by Brustad Land Surveying on 6-8-2026.
12. This plat meets the residential and rural development goals outlined in the City Comprehensive Plan.
13. This plat meets the applicable performance standards in this ordinance.
14. Other standards, rules or requirements have been considered for the proposed plat.
15. This plat is compatible with the present land use in the area.
16. Environment impacts have been adequately addressed (stormwater, erosion/sediment control, wetlands, floodplain, shoreland, and subsurface sewage treatment systems).
17. This plat does not increase the impact to public health and safety, and minimally increases the traffic impact.
18. Each of the proposed tracts meets the minimum lot size and dimensional requirements (150’ width) of their proposed zoning districts:
  - a. Lot 1 is a 130,509 sq ft undeveloped parcel with a buildable area of 81,414 sq ft and 439.8’ frontage on County Rd 136. The proposed 3.0-acre parcel

meets minimum lot size requirements for a parcel in the Shoreland Residential (SR) zoning district – Recreational Development (RD).

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

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

- 1. The Plat shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission/Board of Adjustments and City Council.
- 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

SUBDIVISION APPLICATION

RECODE: \_\_\_\_\_ INACTIVE:  RECODE2: \_\_\_\_\_  
LAST NAME: Island Rentals LLC FIRST NAME: Roger Hubley  
ADDRESS: 3354 Wise Way PHONE: 763-458-9599  
CITY: The Villages STATE: FL ZIP: 32163  
OWNER: \_\_\_\_\_ RELATIONSHIP TO APPLICANT: Power of Attorney  
ADDRESS 2: \_\_\_\_\_  
CITY 2: \_\_\_\_\_ STATE 2: \_\_\_\_\_ ZIP 2: \_\_\_\_\_

LOCATION RECODE/PARCEL NUMBER: 22240615  
LEGAL DESCRIPTION: PT of NE 1/4 of NE 1/4 which lies NW 1/4 of 1/4 of Mitchell LK Rd

TOWNSHIP: 138N RANGE: 27W SEC: 24 QTRSEC: NE QTRQTRSEC: NE  
PLAT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_  
LAKE NAME: \_\_\_\_\_ LAKE NUMBER: \_\_\_\_\_ STREAM NAME: \_\_\_\_\_  
ACREAGE: 18.0 FIRE NUMBER: \_\_\_\_\_ ZONING: Shoreland Residential  
DIRECTIONS: \_\_\_\_\_  
HOUSE NUMBER: \_\_\_\_\_ STREET NAME: \_\_\_\_\_

IS THE PROPOSED SUBDIVISION IN THE SHORELAND AREA?  Yes  No non-riparian  
TYPE OF SUBDIVISION: Residential NEW ZONING: NA  
PLAT NAME: Oliver Addition  
TOTAL ACREAGE: 18.0 NUMBER OF LOTS: 7  
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: Winter Agreement

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: 3/27/2026 Signed Cynthia Hilde, Stonemark  
PERMIT ID: \_\_\_\_\_ FEE: \_\_\_\_\_ Applicant  
DATE FEE PAID: \_\_\_\_\_ Signed \_\_\_\_\_  
FEE PAID BY:  Check # \_\_\_\_\_  Cash City Clerk or authorized agent  
DATE APPROVED: \_\_\_\_\_ Signed \_\_\_\_\_  
Zoning Administrator or authorized agent

# OLIVER ADDITION

I hereby certify that this instrument was filed for record in the office of the County Recorder in and for Crow Wing County, Minnesota on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ m. as Document No. \_\_\_\_\_

Crow Wing County Recorder Deputy Recorder

KNOW ALL PERSONS BY THESE PRESENTS: That Island Rentals, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northeast Quarter of the Northeast Quarter, Section 24, Township 138, Range 27, which lies Northwesterly of the center line of the Mitchell Lake Road, Crow Wing County, Minnesota

Have caused the same to be surveyed and platted as OLIVER ADDITION and does hereby dedicate to the public for public use the public way and drainage and utility easements as created by this plat.

In witness whereof said Island Rentals, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: Roger Hubley

Roger Hubley, Chief Manager  
STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Roger Hubley, Chief Manager of Island Rentals, LLC, a Minnesota limited liability company.

(Notary Signature) \_\_\_\_\_ (Notary Printed) \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

I, Cynthia M. Hidde do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3 as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Cynthia M. Hidde, Licensed Land Surveyor  
Minnesota License Number 44881

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Cynthia M. Hidde, Minnesota Licensed Land Surveyor.

(Notary Signature) \_\_\_\_\_ (Notary Printed) \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

Department of Auditor-Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 20\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Gary Griffin, Auditor-Treasurer for Crow Wing County, Minnesota

City Council, City of Fifty Lakes, Crow Wing County, Minnesota

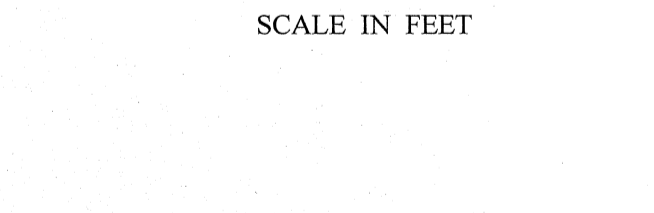
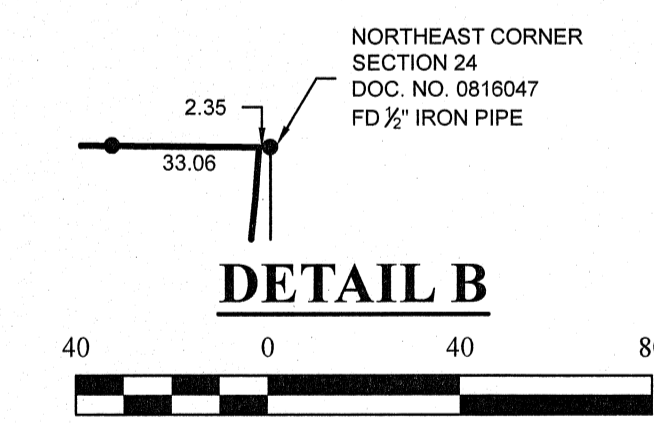
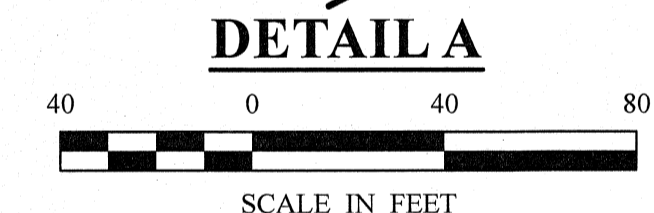
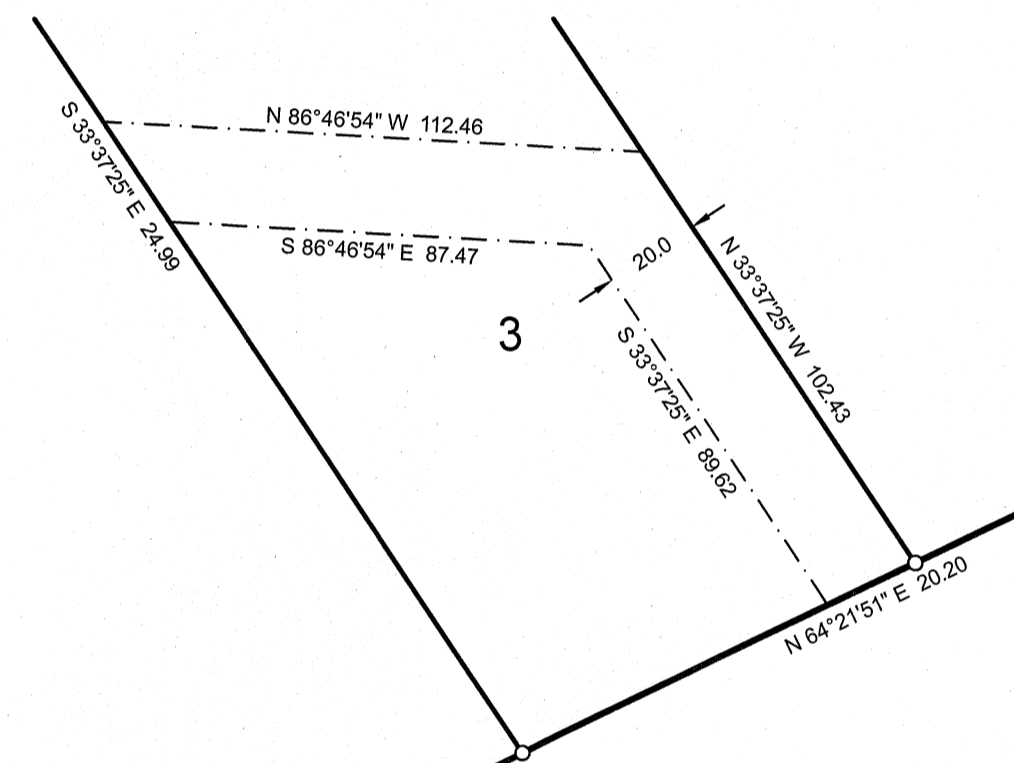
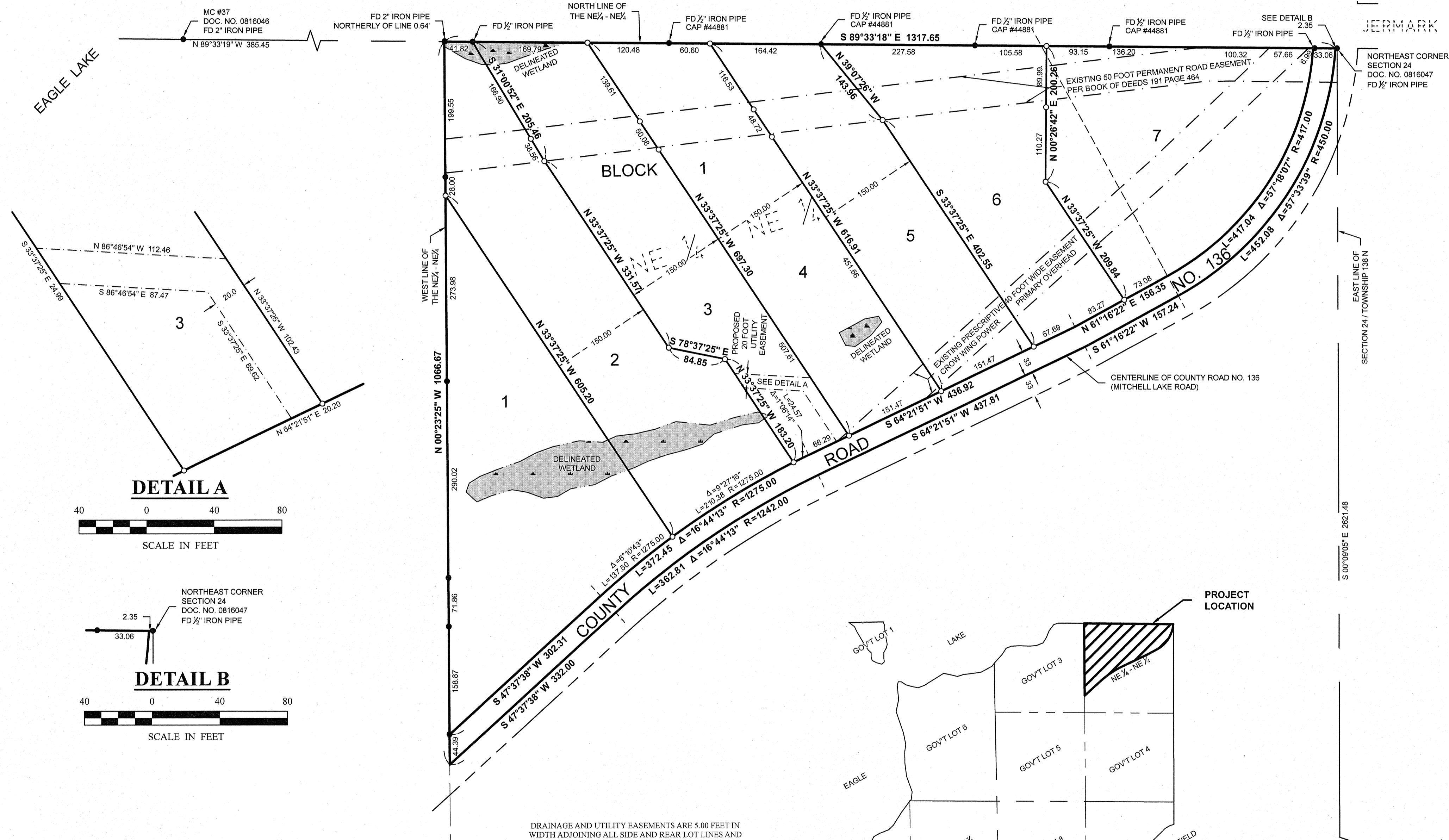
This plat of OLIVER ADDITION was approved and accepted by the City Council of Fifty Lakes, Minnesota at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Gary Staples, Mayor

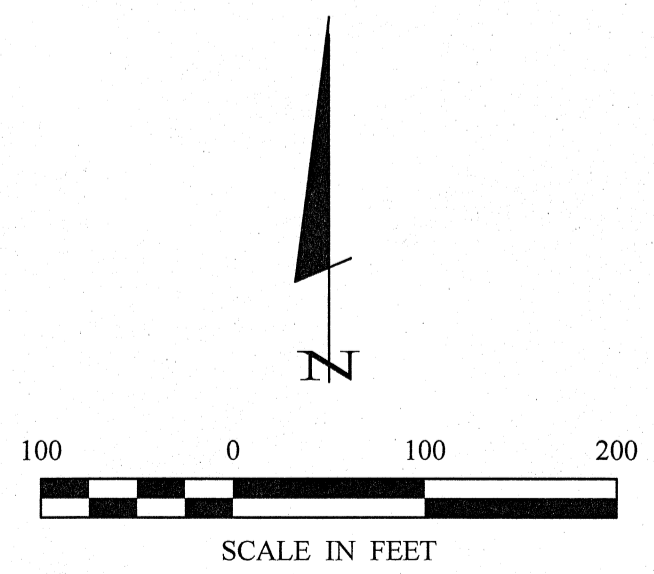
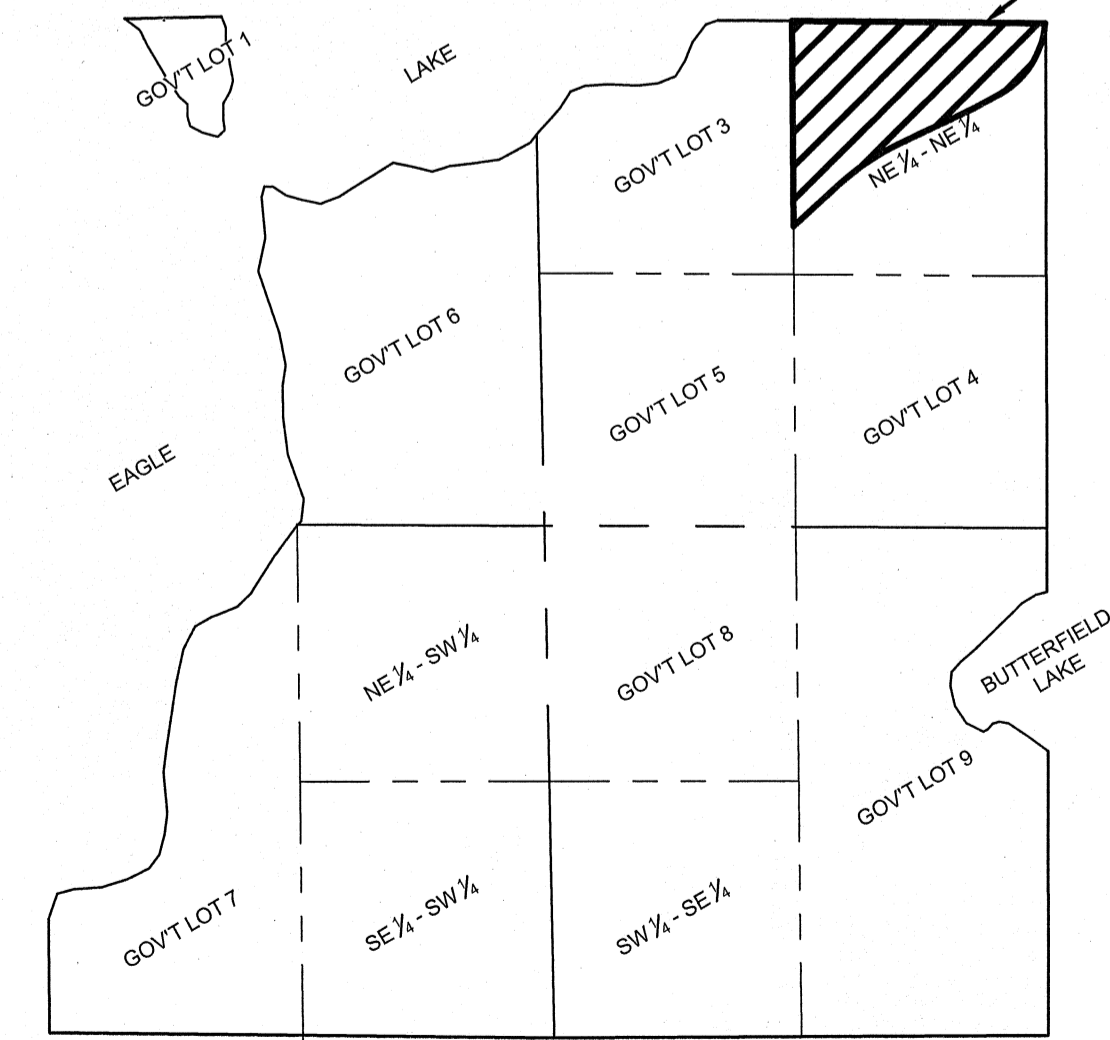
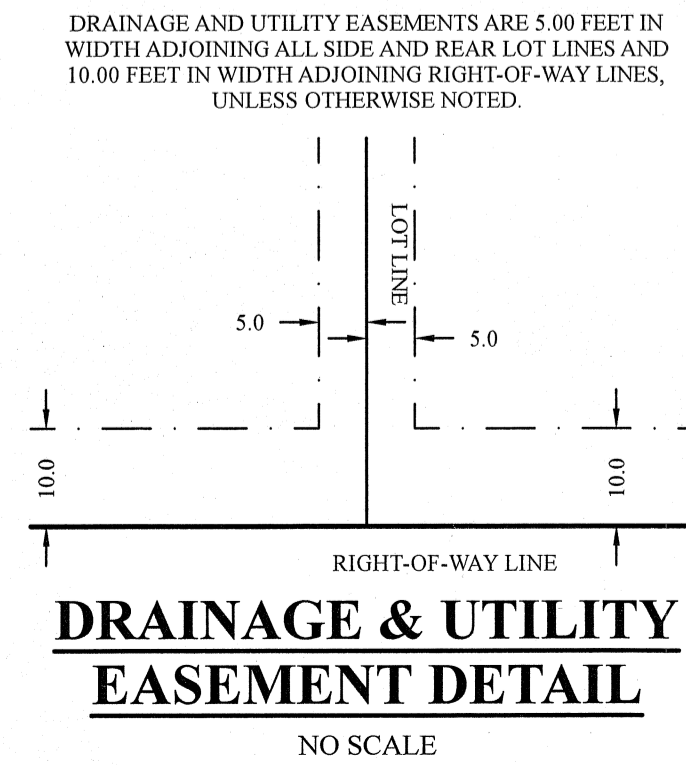
Ann Raph, Clerk-Treasurer

UTOPIA ACRES  
BLOCK 1  
3

JERMARK ROAD



- LEGEND**
- DENOTES DELINEATED WET LAND(S) AS SHOWN, BASED ON A DELINEATION BY MEISTER ENVIRONMENTAL LLC, CERTIFICATE #1031 ON 4/24/2026
  - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
  - DENOTES FOUND IRON PIPE WITH CAP #41002 (UNLESS OTHERWISE NOTED)
  - DENOTES 1/2" x 18" IRON MONUMENT SET MARKED BY LICENSE No. 44881
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM



**STONEMARK LAND SURVEYING, INC.**

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



# THE TITLE TEAM

THE ATTACHED TITLE COMMITMENT WAS PREPARED BY THE TITLE TEAM.  
IT IS IMPORTANT THAT YOU REVIEW THIS DOCUMENT.

A title commitment is a document that outlines what has been found after researching the history of the property's ownership. It typically includes information such as:

**Current ownership:** It confirms who the current owner of the property is and ensures that they have the legal right to sell it.

**Outstanding mortgages or liens:** This section details any outstanding loans or debts secured against the property. It's crucial because these could affect your ability to take full ownership without also inheriting those debts.

**Easements or restrictions:** Easements are rights that others may have to use part of the property, like for utilities or access. Restrictions could include limitations on what you can do with the property, like building restrictions imposed by local regulations or homeowners' associations.

**Legal issues:** The title commitment may reveal any legal disputes or issues related to the property, such as boundary disputes or unresolved claims to ownership.

**Exceptions:** These are things that the title insurance policy won't cover, like certain types of claims or defects that were already known.

This document helps you understand the property's history and any potential hurdles you might face in securing clear ownership. It's an essential step in the home-buying process because it allows you to address any concerns before finalizing the purchase. Plus, it lays the groundwork for obtaining title insurance, which protects you from financial loss due to unforeseen title defects.

PLEASE CONTACT US WITH ANY QUESTIONS

(218)568-5025

[THETITLETEAM.COM](http://THETITLETEAM.COM)

**DISCLAIMER:** The above is provided for general informational purposes only and does not alter, modify, or supersede any terms or conditions contained in the title commitment, jacket, or any final policy. The information provided does not, and is not intended to, constitute legal advice.



First American Title™

**ALTA COMMITMENT FOR TITLE INSURANCE**  
issued by  
**FIRST AMERICAN TITLE INSURANCE COMPANY**  
**NOTICE**

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, First American Title Insurance Company, a California corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

The Title Team

Shona Phipps  
Authorized Agent

FIRST AMERICAN TITLE INSURANCE COMPANY

By:   
Sally F. Tyler, President

By:   
Lisa W. Corneli, Secretary

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ALTA Commitment for Title Insurance (7-1-21)

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NB260386

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements; and
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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## 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I-Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

## 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

## 8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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17

**9. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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NB260386



**First American Title™**

**ALTA 2021 COMMITMENT FOR TITLE INSURANCE**  
Issued By  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

Issuing Agent: The Title Team  
Issuing Office: 31094 Government Dr, PO Box 831, Pequot Lakes, MN 56472  
ALTA® Registry ID: 1136209  
Commitment No.: NB260386  
Issuing Office File No.: NB260386  
Property Address: XXXX County Road 136, Fifty Lakes, MN 56448

**SCHEDULE A**

1. Commitment Date: May 8, 2026 at 07:00 AM
2. Policy to be issued:
  - a. INFORMATIONAL COMMITMENT  
Proposed Insured: N/A  
Proposed Amount of Insurance: \$1.00  
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
  
Island Rentals LLC, a limited liability company under the laws of Minnesota
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

The Title Team

Shona Phipps  
Authorized Agent

FIRST AMERICAN TITLE INSURANCE COMPANY

By:   
Sally F. Tyler, President

By:   
Lisa W. Corneli, Secretary

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**ALTA 2021 COMMITMENT FOR TITLE INSURANCE**

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**SCHEDULE B, PART I**

**REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **THIS COMMITMENT IS FOR INFORMATIONAL PURPOSES ONLY. CONTACT THE TITLE TEAM PRIOR TO ANY REQUEST FOR A FINAL POLICY FOR POSSIBLE ADDITIONAL REQUIREMENTS AND EXCEPTIONS.**

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**ALTA 2021 COMMITMENT FOR TITLE INSURANCE**

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**FIRST AMERICAN TITLE INSURANCE COMPANY**

**SCHEDULE B, PART II**

**EXCEPTIONS**

**SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Rights or claims of parties in possession not shown by the Public Records.
4. Easements, or claims of easement, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. No coverage is provided for unpaid utility, water, or sewer services or fees for tree, weeds, grass and snow or garbage removal.
8. All assessments and taxes due and payable in 2026, and thereafter.

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**SCHEDULE B, PART II**  
(Continued)

9. Real Estate taxes due and payable in 2026.

Parcel Identification No: 22240615.  
Total Tax: \$676.00  
Base Tax: \$676.00  
Tax Status: Paid in full  
Accruing Penalty & Interest: No  
Delinquent: No  
Property Classification: Non-Homestead

10. Easement for 50 foot wide access easement to State of Minnesota for access purposes as contained in Quit Claim Deed dated March 1, 1991, recorded March 8, 1991, as Document No. [420270](#), previously granted in Warranty Deed dated August 9, 1966, filed August 15, 1966, in Book 191 of Deeds, page 464 as Document No. [223241](#).

11. Rights of the public in right of way for County Road 136, as laid out and traveled.

12. A portion of the property contains wetlands, which may be subject to federal, state or local regulations.

13. Covenants, conditions, restrictions and easements if any, appearing in the public records.

14. Easements, if any, which appear in the public records or are shown on any recorded plat.

15. Overhead and/or underground utility lines as may currently exist and rights of the utility companies to use and maintain any existing such lines.

16. Mortgage executed by Island Rentals L.L.C., a Minnesota Limited Liability Company, in favor of Pine River State Bank, dated March 29, 2019, recorded April 2, 2019, as Document No. [A915953](#) in the original principal amount of \$60,000.00. **Encumbers additional Lands**

17. NOTE: The following information is provided upon our search of the public records conducted to produce the commitment. The following documents show a chain of conveyance covering a 24 month period of time.

The current fee owners acquired title by Warranty Deed dated March 11, 2015, filed March 23, 2015, as Document No. [A856994](#).

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EXHIBIT A  
Legal Description

The Land is described as follows:

Parent parcel

That part of the Northeast Quarter of the Northeast Quarter, Section 24, Township 138, Range 27, which lies Northwesterly of the center line of the Mitchell Lake Road, Crow Wing County, Minnesota

Abstract property

Proposed Platting:

Lots 1, 2, 3, 4, 5, 6 and 7, Block 1, Oliver Addition



## PRIVACY POLICY NOTICE

The Title Team Co., DBA The Title Team, also doing business as: Mandan Guaranty and Title Company, Dickinson Guaranty and Title Company, Minot Guaranty and Escrow Company, McKenzie County Guaranty and Title, Grand Forks Abstract and Title Co., Pennington County Abstract and Title LLC, and Strander Abstract and Title LLC, Consolidated Title Services, Guaranty & Title Company, McLean County Abstract, North Shore Title, Richland County Title, Wadena County Abstract Company, Jenkinson Abstract, Jackson County Abstract, Noble Escrow & Title, McLeod County Abstract & Title Services, Alexandria Title Company, DCA Title, LEER Title Services, and Pennington Title.

### PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing non-public information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with GLBA we are providing you with this document, which notifies you of the privacy policies and practices of **The Title Team Co. DBA The Title Team, also doing business as: The Mandan Guaranty and Title Company, The Dickinson Guaranty and Title Company, The Minot Guaranty and Escrow Company, Grand Forks Abstract and Title Co., Pennington County Abstract and Title LLC, Strander Abstract and Title LLC, Consolidated Title Services, Guaranty & Title Company, McLean County Abstract, North Shore Title, Richland County Title, Wadena County Abstract Company, Jenkinson Abstract, Jackson County Abstract, Noble Escrow & Title, McLeod County Abstract & Title Services, Alexandria Title Company, DCA Title, LEER Title Services, and Pennington Title.**

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms;
- Information about your transactions we secure from our files, or from The Title Team Co. DBA The Title Team, also doing business as: The Mandan Guaranty and Title Company, The Dickinson Guaranty and Title Company, The Minot Guaranty and Escrow Company, Grand Forks Abstract and Title Co., Pennington County Abstract and Title LLC, Strander Abstract and Title LLC, Consolidated Title Services, Guaranty & Title Company, McLean County Abstract, North Shore Title, Richland County Title, Wadena County Abstract Company, Jenkinson Abstract, Jackson County Abstract, Noble Escrow & Title, McLeod County Abstract & Title Services, Alexandria Title Company, DCA Title, LEER Title Services, and Pennington Title, or others;
- Information we received from a consumer-reporting agency;
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional non-public personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of non-affiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance;
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NON-PUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your non-public personal information.

**Notice of Privacy Policy**  
**of**  
**First American Title Insurance Company**

First American Title Insurance Company values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures First American Title Insurance Company takes to safeguard that information.

**Who is Covered**

We provide our Privacy Policy to each customer when they purchase a First American Title Insurance Company title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

**Information Collected**

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

**Access to Information**

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

**Information Sharing**

Generally, First American Title Insurance Company does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. First American Title Insurance Company may share nonpublic personal information as permitted by law with entities with whom First American Title Insurance Company has a joint marketing agreement. Entities with whom First American Title Insurance Company has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as First American Title Insurance Company uses to protect this information and to use the information for lawful purposes. First American Title Insurance Company, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

**Information Security**

First American Title Insurance Company, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

# *BRUSTAD LAND SURVEYING, PA*

AMANDA J. BRUSTAD, MNLS 47934

PO BOX 567, BAGLEY, MN 56621 - (218) 694-5280

June 8, 2026

CITY OF FIFTY LAKES  
PO Box 125  
Fifty Lakes, MN 56448

RE: OLIVER ADDITION

Attention City of Fifty Lakes,

I have reviewed and checked the proposed final plat of **OLIVER ADDITION** in regard to the mathematical correctness and the requirements of the most current: Minnesota Platting Statutes, Chapter 505 and the manual of guidelines for platting in Minnesota, a joint publication by Minnesota Society of Professional Surveyors (MSPS) and Minnesota Association of County Surveyors (MACS).

The plat dedication which includes the legal description, dedication statements, owner's signatures and the other approving signatures conforms to the plat drawing and information provided to form. This independent plat review does not include a title review to confirm the use of the proper plat boundary description or ownership of the subject property being platted.

A field inspection to confirm placement of the required boundary, plat and lot corners has not been performed. Based on these conditions I find the plat to conform to the above statutes, regulations and publications.

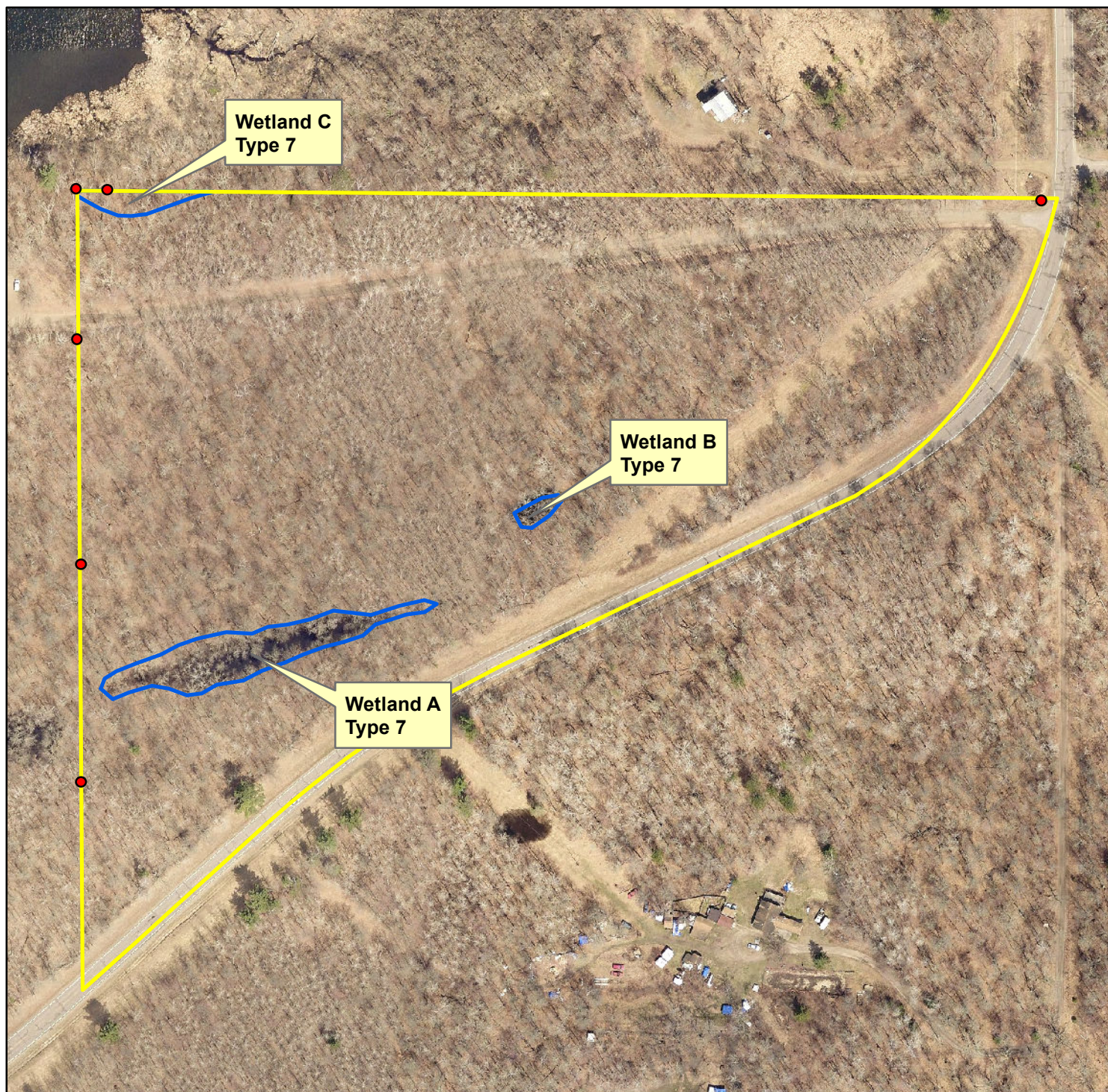
I hereby certify that this report was prepared by me or under my supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Sincerely,



Amanda J. Brustad, BRUSTAD LAND SURVEYING, PA  
Minnesota Licensed Land Surveyor, MNLS 47934

# Wetland Location Map PID#22240615



## Legend

- FIPS CC
- Boundary PID 22240615
- Wetlands PID 22240615



Meister Environmental, LLC  
Ben Meister, MWPCP #1031  
4/27/2026

# Crow Wing County Environmental Services

## Site Suitability Form

### Article 3.2.F

Property Owner Island Rentals LLC (Hubley) Date 5/12/2026  
**Mailing Address:** 13414 East Shore Road  
 City/State/Zip: Crosslake, MN 56442  
 Home Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_  
**Site Address:** XXXXX County Road 136  
 City/State/Zip: Fifty Lakes, MN 56448  
 Legal Description: TRACT 1  
 Sec. 24 Twp: 138 Range: 27 Township Name: City of Fifty Lakes  
 Parcel Number: 22240615  
 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>+18"</u>	SB2	SB1	<u>+20"</u>	SB2
Slope % and Direction	<u>4-6% S</u>			<u>4-6% S</u>		
Soil Texture	<u>SL</u>			<u>SL</u>		
Soil Sizing Factor	<u>1.27</u>			<u>1.27</u>		
Landscape Position	<u>Sideslope</u>			<u>Sideslope</u>		
Vegetation Types	<u>Wooded</u>			<u>Wooded</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: 5/12/2026

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: Island Rentals LLC (Hubley) Date: 5/12/2026

- \* 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" - 4"	Sandy Loam	10YR 3/2
4" - 18"	Sandy Loam	10YR 4/4
18" hit rock		

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 4"	Sandy Loam	10YR 3/2
4" - 20"	Sandy Loam	10YR 4/4
20" hit rock		

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: TRACT 1

Parcel Number: 22240615

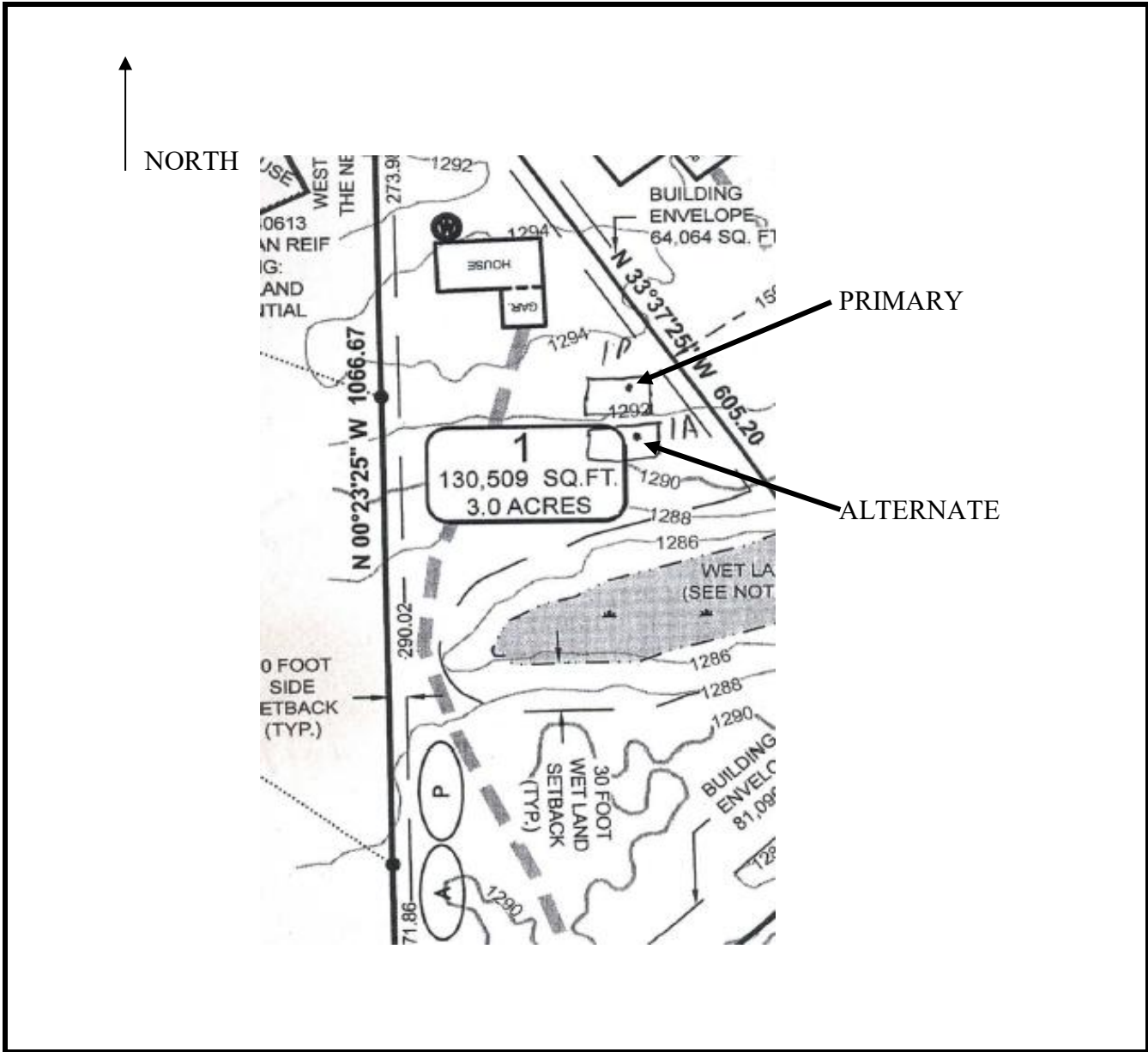
Designer Signature:  Date: 5/12/2026

# Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: Island Rentals LLC (Hubley)

Date: 5/12/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



**Show Existing or Proposed:**

- Water Wells within 100 ft. of drainfield      Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations      Disturbed/Compacted Areas      Component Location
- OHW as Needed      Lot Easements      Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: TRACT 1

Parcel Number: 22240615

Designer Signature: *Mark Goyne*

Date: 5/12/2026

License Number: 2129

# Crow Wing County Environmental Services

## Site Suitability Form

### Article 3.2.F

Property Owner Island Rentals LLC (Hubley) Date 5/12/2026  
**Mailing Address:** 13414 East Shore Road  
 City/State/Zip: Crosslake, MN 56442  
 Home Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_  
**Site Address:** XXXXX County Road 136  
 City/State/Zip: Fifty Lakes, MN 56448  
 Legal Description: TRACT 2  
 Sec. 24 Twp: 138 Range: 27 Township Name: City of Fifty Lakes  
 Parcel Number: 22240615  
 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>+18"</u>	SB2	SB1	<u>+14"</u>	SB2
Slope % and Direction	<u>0%</u>			<u>0%</u>		
Soil Texture	<u>SL</u>			<u>SL</u>		
Soil Sizing Factor	<u>1.27</u>			<u>1.27</u>		
Landscape Position	<u>Flat</u>			<u>Flat</u>		
Vegetation Types	<u>Wooded</u>			<u>Wooded</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: 5/12/2026

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: Island Rentals LLC (Hubley) Date: 5/12/2026

- \* 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" - 4"	Sandy Loam	10YR 3/2
4" - 18"	Sandy Loam	10YR 4/4
18" hit rock		

### 2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

### 1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 4"	Sandy Loam	10YR 3/2
4" - 14"	Sandy Loam	10YR 4/4
14" hit rock		

### 2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: TRACT 2

Parcel Number: 22240615

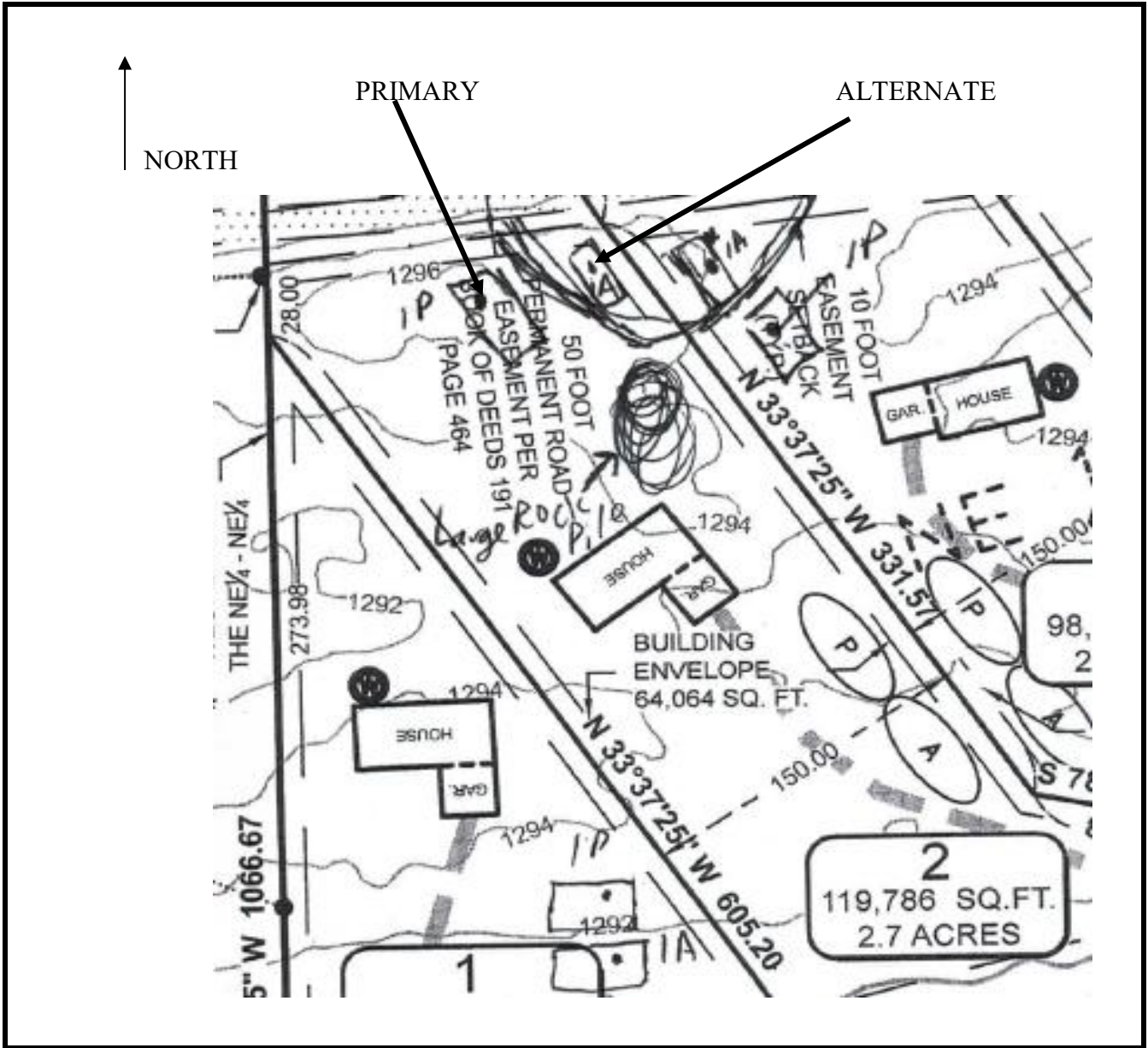
Designer Signature:  Date: 5/12/2026

# Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: Island Rentals LLC (Hubley)

Date: 5/12/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



**Show Existing or Proposed:**

- Water Wells within 100 ft. of drainfield      Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations      Disturbed/Compacted Areas      Component Location
- OHW as Needed      Lot Easements      Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: TRACT 2

Parcel Number: 22240615

Designer Signature: *Mark Goyne*

Date: 5/12/2026

License Number: 2129

# Crow Wing County Environmental Services

## Site Suitability Form

### Article 3.2.F

Property Owner Island Rentals LLC (Hubley) Date 5/12/2026  
**Mailing Address:** 13414 East Shore Road  
 City/State/Zip: Crosslake, MN 56442  
 Home Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_  
**Site Address:** XXXXXX County Road 136  
 City/State/Zip: Fifty Lakes, MN 56448  
 Legal Description: TRACT 3  
 Sec. 24 Twp: 138 Range: 27 Township Name: City of Fifty Lakes  
 Parcel Number: 22240615  
 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>38"</u>	SB2	SB1	<u>+15"</u>	SB2
Slope % and Direction	<u>0%</u>			<u>0%</u>		
Soil Texture	<u>SL</u>			<u>SL</u>		
Soil Sizing Factor	<u>1.27</u>			<u>1.27</u>		
Landscape Position	<u>Flat</u>			<u>Flat</u>		
Vegetation Types	<u>Wooded</u>			<u>Wooded</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: 5/12/2026

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: Island Rentals LLC (Hubley) Date: 5/12/2026

- \* 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" - 4"	Sandy Loam	10YR 3/2
4" - 38"	Sandy Loam	10YR 4/4
+38	Sandy Loam w/redox	
38" restrictive layer		

### 2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

### 1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 4"	Sandy Loam	10YR 3/2
4" - 15"	Sandy Loam	10YR 4/4
15" hit rock		

### 2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: TRACT 3

Parcel Number: 22240615

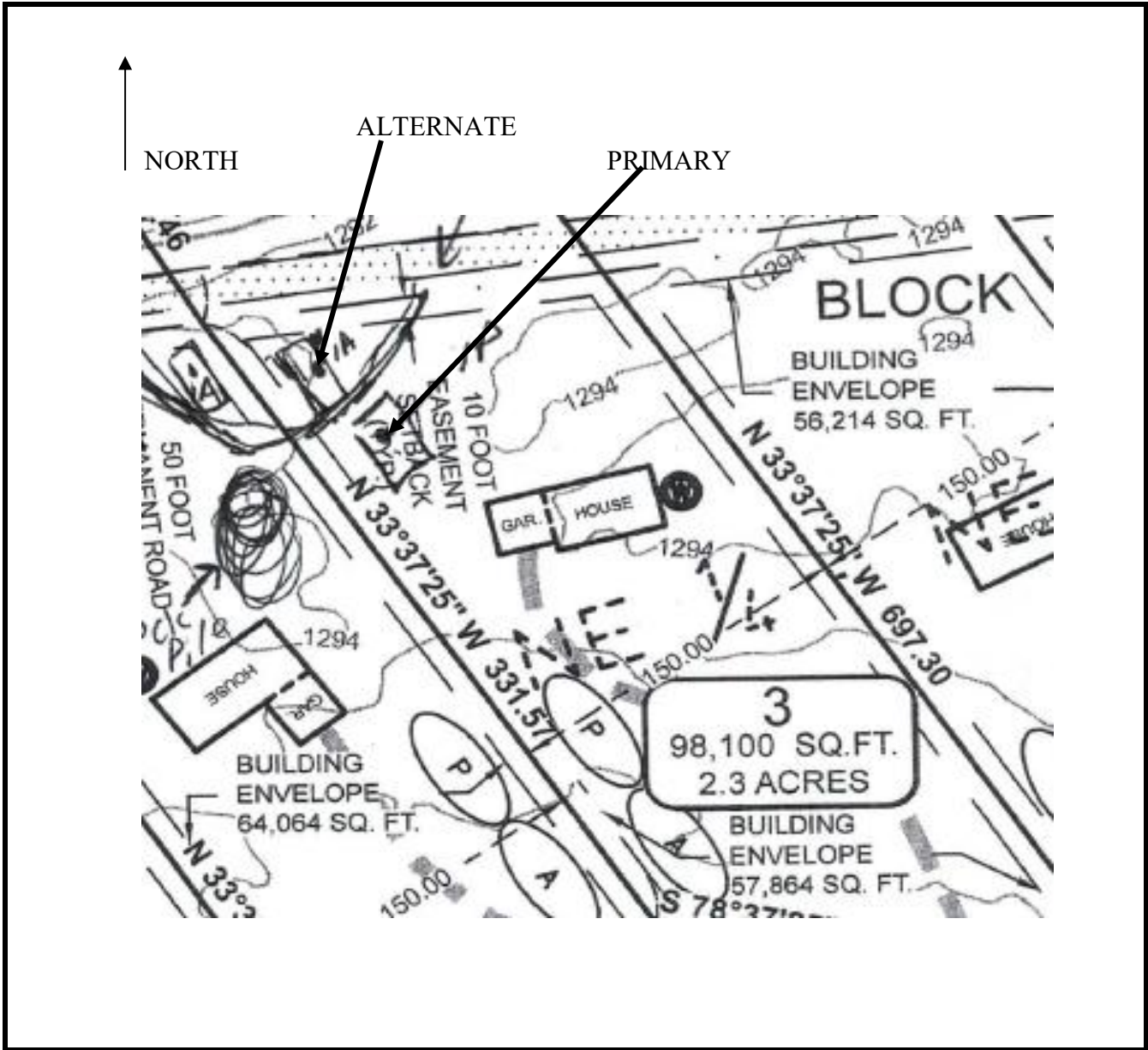
Designer Signature:  Date: 5/12/2026

# Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: Island Rentals LLC (Hubley)

Date: 5/12/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



**Show Existing or Proposed:**

- Water Wells within 100 ft. of drainfield      Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations      Disturbed/Compacted Areas      Component Location
- OHW as Needed      Lot Easements      Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: TRACT 3

Parcel Number: 22240615

Designer Signature: *Mark Goyne*

Date: 5/12/2026

License Number: 2129

# Crow Wing County Environmental Services

## Site Suitability Form

### Article 3.2.F

Property Owner Island Rentals LLC (Hubley) Date 5/12/2026  
**Mailing Address:** 13414 East Shore Road  
 City/State/Zip: Crosslake, MN 56442  
 Home Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_  
**Site Address:** XXXXXX County Road 136  
 City/State/Zip: Fifty Lakes, MN 56448  
 Legal Description: TRACT 4  
 Sec. 24 Twp: 138 Range: 27 Township Name: City of Fifty Lakes  
 Parcel Number: 22240615  
 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	42"	SB2	SB1	+28"	SB2
Slope % and Direction	<u>0%</u>			<u>0%</u>		
Soil Texture	<u>SL</u>			<u>SL</u>		
Soil Sizing Factor	<u>1.27</u>			<u>1.27</u>		
Landscape Position	<u>Flat-summit</u>			<u>Flat-summit</u>		
Vegetation Types	<u>Wooded</u>			<u>Wooded</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: 5/12/2026

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: Island Rentals LLC (Hubley) Date: 5/12/2026

- \* 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" - 6"	Sandy Loam	10YR 3/2
6" - 42"	Sandy Loam	10YR 4/4-5/4
42"	SL/L w/redox	
42"restrictive layer		

### 2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

### 1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 28"	Sandy Loam	10YR 4/4-5/4
28" hit rock		

### 2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: TRACT 4

Parcel Number: 22240615

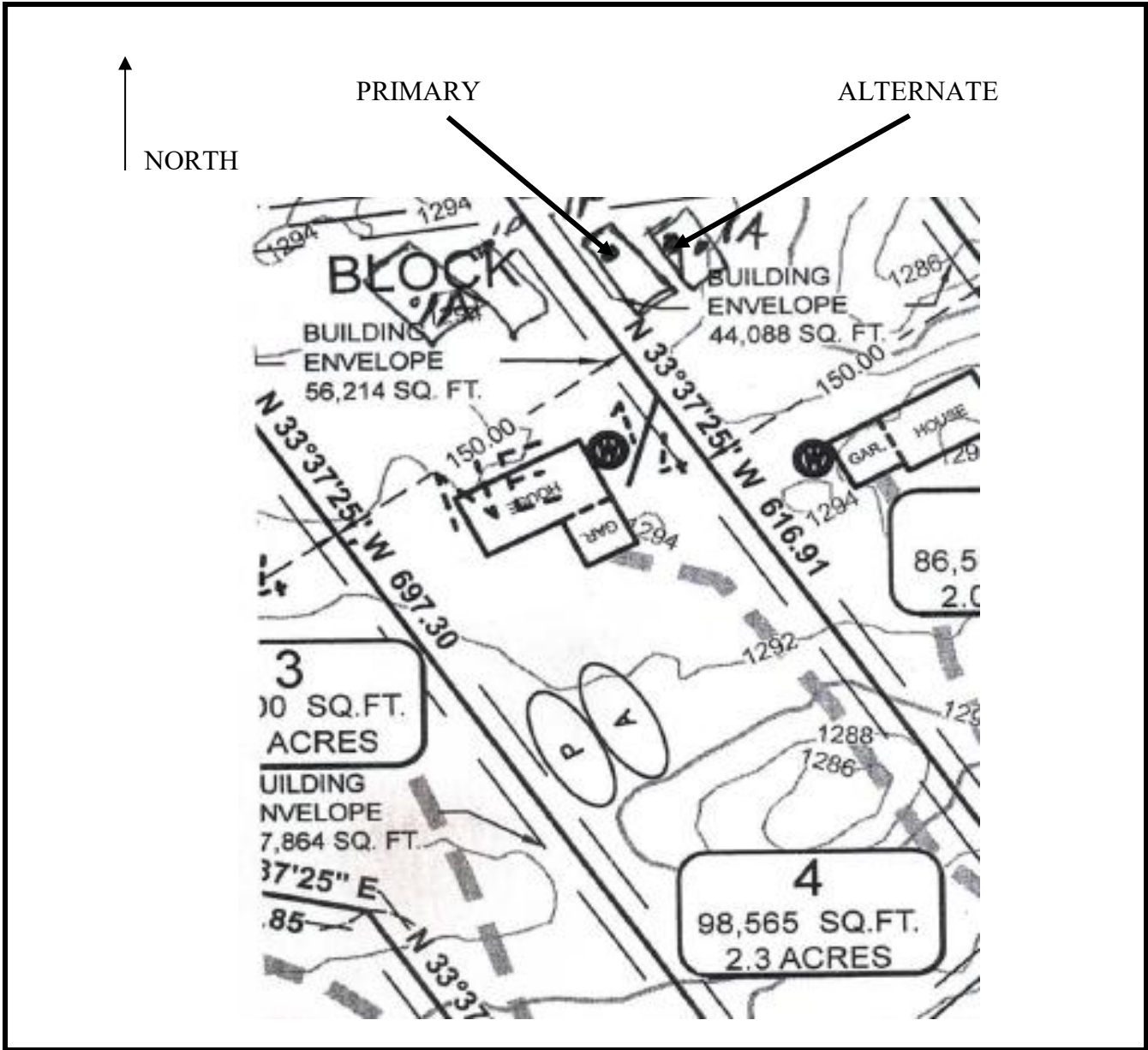
Designer Signature:  Date: 5/12/2026

# Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: Island Rentals LLC (Hubley)

Date: 5/12/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



**Show Existing or Proposed:**

- Water Wells within 100 ft. of drainfield      Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations      Disturbed/Compacted Areas      Component Location
- OHW as Needed      Lot Easements      Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: TRACT 4

Parcel Number: 22240615

Designer Signature: *Mark Goyne*

Date: 5/12/2026

License Number: 2129

# Crow Wing County Environmental Services

## Site Suitability Form

### Article 3.2.F

Property Owner Island Rentals LLC (Hubley) Date 5/12/2026  
**Mailing Address:** 13414 East Shore Road  
 City/State/Zip: Crosslake, MN 56442  
 Home Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_  
**Site Address:** XXXXXX County Road 136  
 City/State/Zip: Fifty Lakes, MN 56448  
 Legal Description: TRACT 5  
 Sec. 24 Twp: 138 Range: 27 Township Name: City of Fifty Lakes  
 Parcel Number: 22240615  
 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>+26"</u>	SB2	SB1	<u>+24"</u>	SB2
Slope % and Direction	<u>0%</u>			<u>0%</u>		
Soil Texture	<u>SL</u>			<u>SL</u>		
Soil Sizing Factor	<u>1.27</u>			<u>1.27</u>		
Landscape Position	<u>Flat-summit</u>			<u>Flat-summit</u>		
Vegetation Types	<u>Wooded</u>			<u>Wooded</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: 5/12/2026

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: Island Rentals LLC (Hubley) Date: 5/12/2026

- \* 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" - 6"	Sandy Loam	10YR 3/2
6" - 20"	Sandy Loam	10YR 4/4
20" - 26"	Sandy Loam Loose	10YR 5/4
26" hit rock		

### 2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

### 1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 6"	Sandy Loam	10YR 3/2
6" - 20"	Sandy Loam	10YR 4/4
20" - 24"	Sandy Loam Loose	10YR 5/4
24" hit rock		

### 2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: TRACT 5

Parcel Number: 22240615

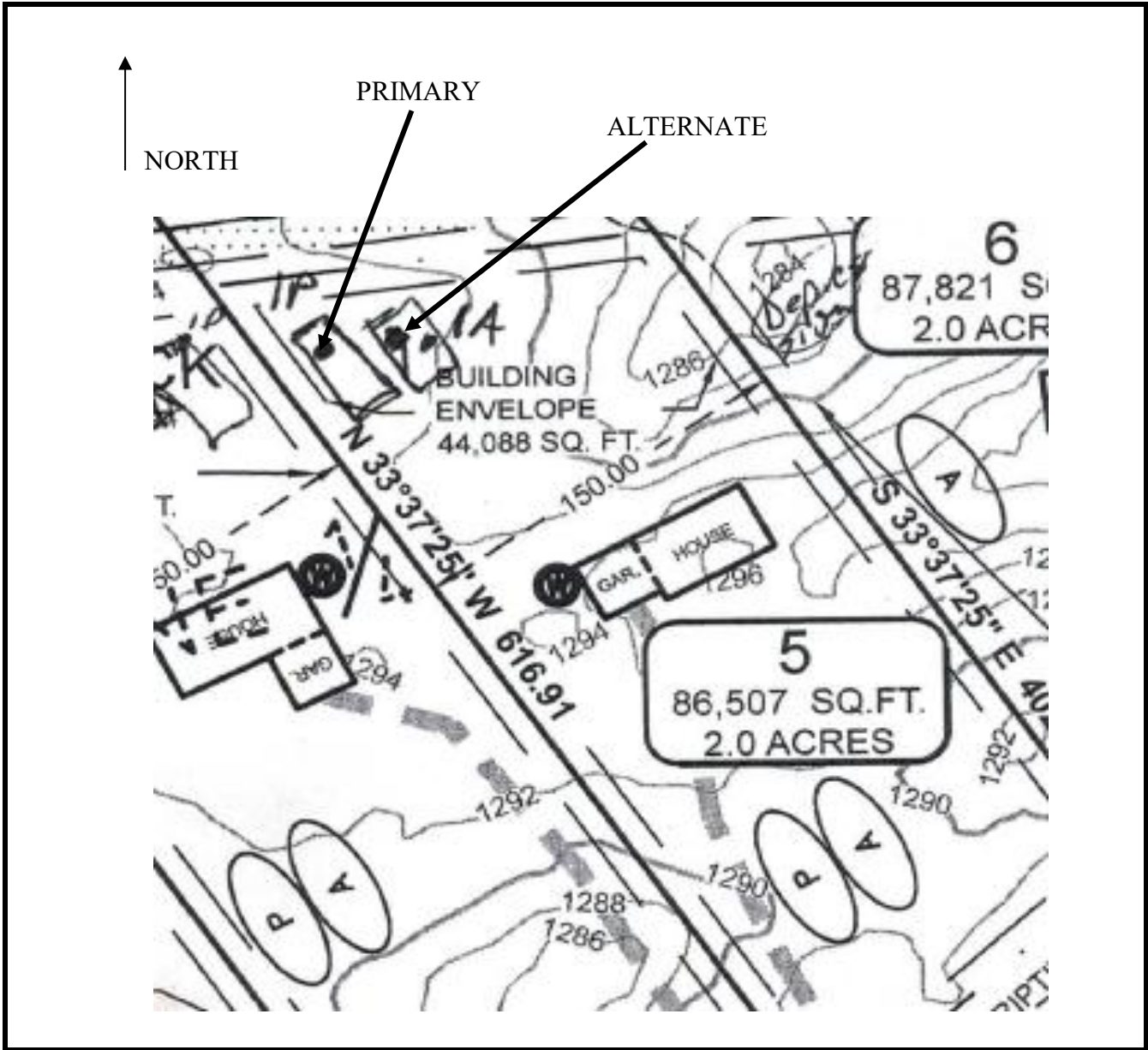
Designer Signature:  Date: 5/12/2026

# Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: Island Rentals LLC (Hubley)

Date: 5/12/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



**Show Existing or Proposed:**

- Water Wells within 100 ft. of drainfield      Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations      Disturbed/Compacted Areas      Component Location
- OHW as Needed      Lot Easements      Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: TRACT 5

Parcel Number: 22240615

Designer Signature: *Mark Goyne*

Date: 5/12/2026

License Number: 2129

# Crow Wing County Environmental Services

## Site Suitability Form

### Article 3.2.F

Property Owner Island Rentals LLC (Hubley) Date 5/12/2026  
**Mailing Address:** 13414 East Shore Road  
 City/State/Zip: Crosslake, MN 56442  
 Home Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_  
**Site Address:** XXXXX County Road 136  
 City/State/Zip: Fifty Lakes, MN 56448  
 Legal Description: TRACT 6  
 Sec. 24 Twp: 138 Range: 27 Township Name: City of Fifty Lakes  
 Parcel Number: 22240615  
 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>20"</u>	SB2	SB1	<u>+19"</u>	SB2
Slope % and Direction	<u>6-8% N</u>			<u>6-8% N</u>		
Soil Texture	<u>SL</u>			<u>SL</u>		
Soil Sizing Factor	<u>1.27</u>			<u>1.27</u>		
Landscape Position	<u>Sideslope</u>			<u>Sideslope</u>		
Vegetation Types	<u>Wooded</u>			<u>Wooded</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: 5/12/2026

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: Island Rentals LLC (Hubley) Date: 5/12/2026

- \* 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" - 4"	Sandy Loam	10YR 3/2
4" - 20"	Sandy Loam	10YR 4/4
20" hit rock		

2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 4"	Sandy Loam	10YR 3/2
4" - 19"	Sandy Loam	10YR 4/4
19" hit rock		

2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: TRACT 6

Parcel Number: 22240615

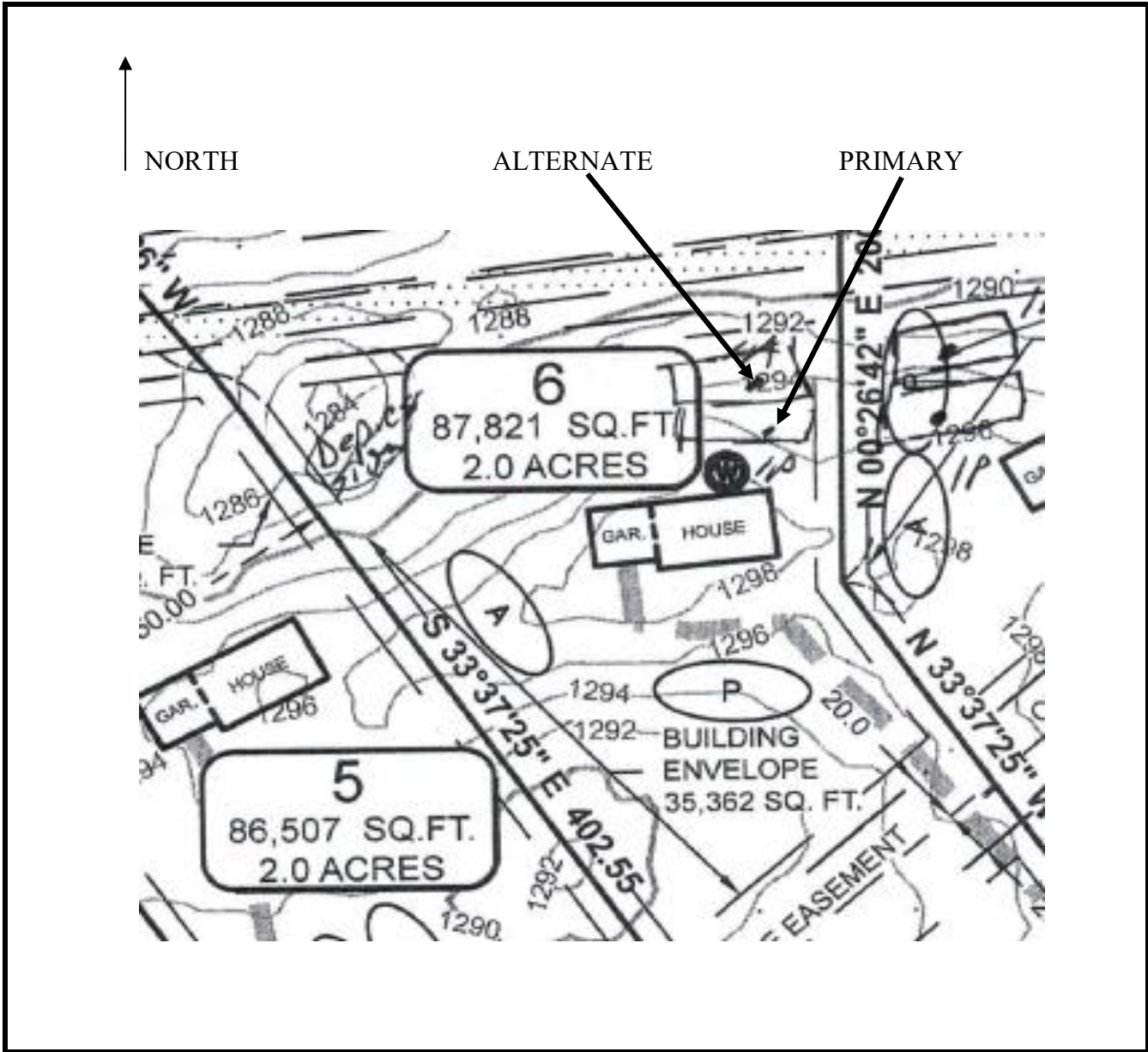
Designer Signature:  Date: 5/12/2026

# Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: Island Rentals LLC (Hubley)

Date: 5/12/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



**Show Existing or Proposed:**

- Water Wells within 100 ft. of drainfield
- Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations
- Disturbed/Compacted Areas
- Component Location
- OHW as Needed
- Lot Easements
- Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: TRACT 6

Parcel Number: 22240615

Designer Signature: *Mark Goyne*

Date: 5/12/2026

License Number: 2129

# Crow Wing County Environmental Services

## Site Suitability Form

### Article 3.2.F

Property Owner Island Rentals LLC (Hubley) Date 5/12/2026  
**Mailing Address:** 13414 East Shore Road  
 City/State/Zip: Crosslake, MN 56442  
 Home Phone Number: \_\_\_\_\_ Cell: \_\_\_\_\_  
**Site Address:** XXXXX County Road 136  
 City/State/Zip: Fifty Lakes, MN 56448  
 Legal Description: TRACT 7  
 Sec. 24 Twp: 138 Range: 27 Township Name: City of Fifty Lakes  
 Parcel Number: 22240615  
 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>+19"</u>	SB2	SB1	<u>+22"</u>	SB2
Slope % and Direction	<u>6-8% N</u>			<u>6-8% N</u>		
Soil Texture	<u>SL</u>			<u>SL</u>		
Soil Sizing Factor	<u>1.27</u>			<u>1.27</u>		
Landscape Position	<u>Sideslope</u>			<u>Sideslope</u>		
Vegetation Types	<u>Wooded</u>			<u>Wooded</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: 5/12/2026

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: Island Rentals LLC (Hubley) Date: 5/12/2026

- \* 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" - 4"	Sandy Loam	10YR 3/2
4" - 19"	Sandy Loam	10YR 4/4
19" hit rock		

### 2 (PROPOSED) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

### 1 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR
0" - 4"	Sandy Loam	10YR 3/2
4" - 22"	Sandy Loam	10YR 4/4
22" hit rock		

### 2 (ALTERNATE) SOILS DATA

DEPTH (INCHES)	TEXTURE	MUNSELL COLOR

Legal Description: TRACT 7

Parcel Number: 22240615

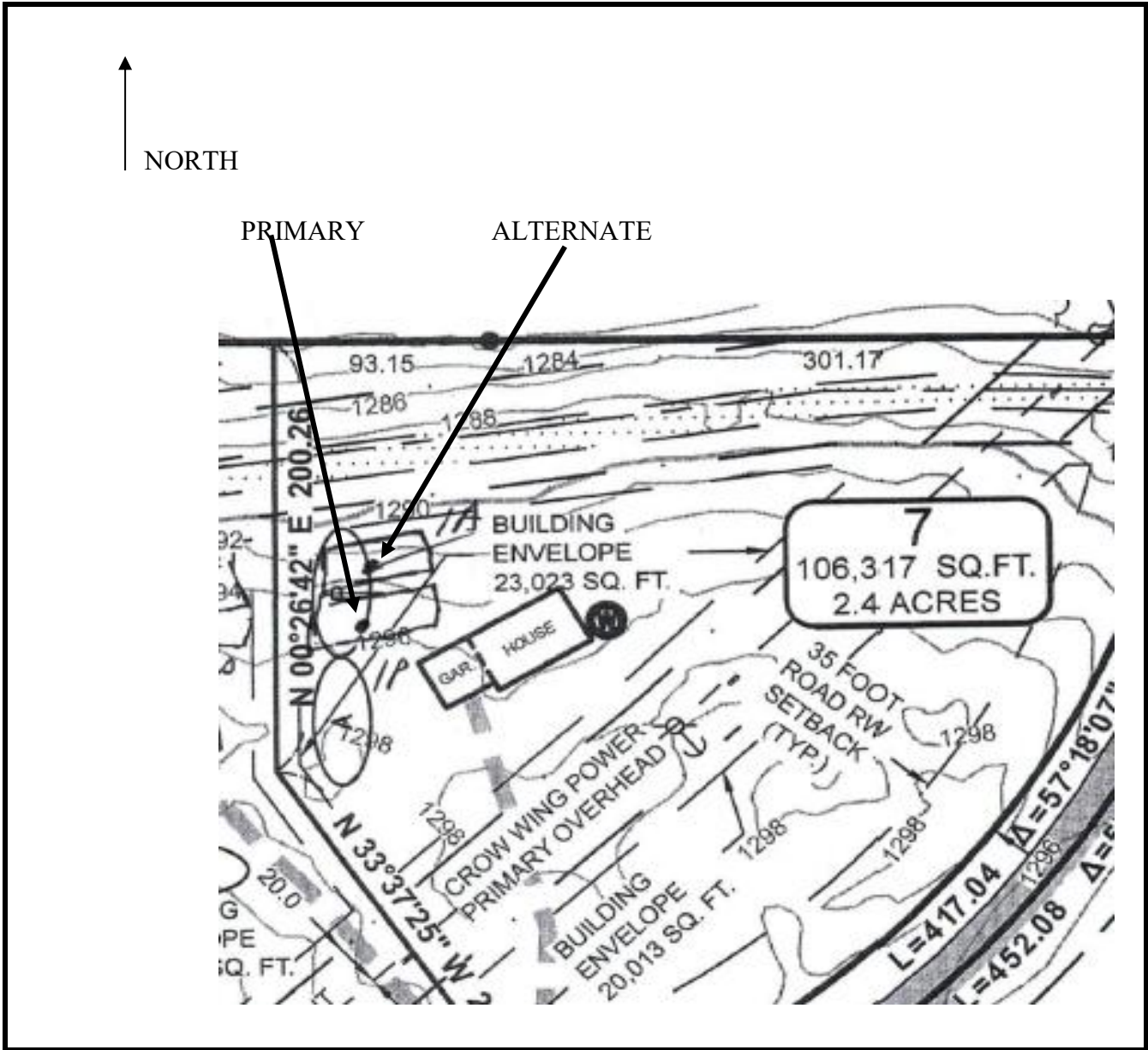
Designer Signature:  Date: 5/12/2026

# Crow Wing County Environmental Services Site Sketch for Site Suitability

Property Owner: Island Rentals LLC (Hubley)

Date: 5/12/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



**Show Existing or Proposed:**

- Water Wells within 100 ft. of drainfield      Water lines within 10 ft. of drainfield
- All Drainfield Areas and Boring Locations      Disturbed/Compacted Areas      Component Location
- OHW as Needed      Lot Easements      Access Route for Tank Maintenance
- Property Lines, all Existing and Proposed Structures, all Relative Setbacks

Legal Description: TRACT 7

Parcel Number: 22240615

Designer Signature: *Mark Joyner*

Date: 5/12/2026

License Number: 2129

# OLIVER ADDITION

A PRELIMINARY PLAT  
 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,  
 SECTION 24, TOWNSHIP 138 NORTH, RANGE 27 WEST,  
 CITY OF FIFTY LAKES, CROW WING COUNTY, MINNESOTA  
 TOTAL AREA = 784,152 SQ. FT. / 18.0 ACRES

**OWNER / DEVELOPER** Island Rentals LLC.  
 13414 East Shore Road  
 Crosslake, MN 56442  
 ATTN: Roger Hubley

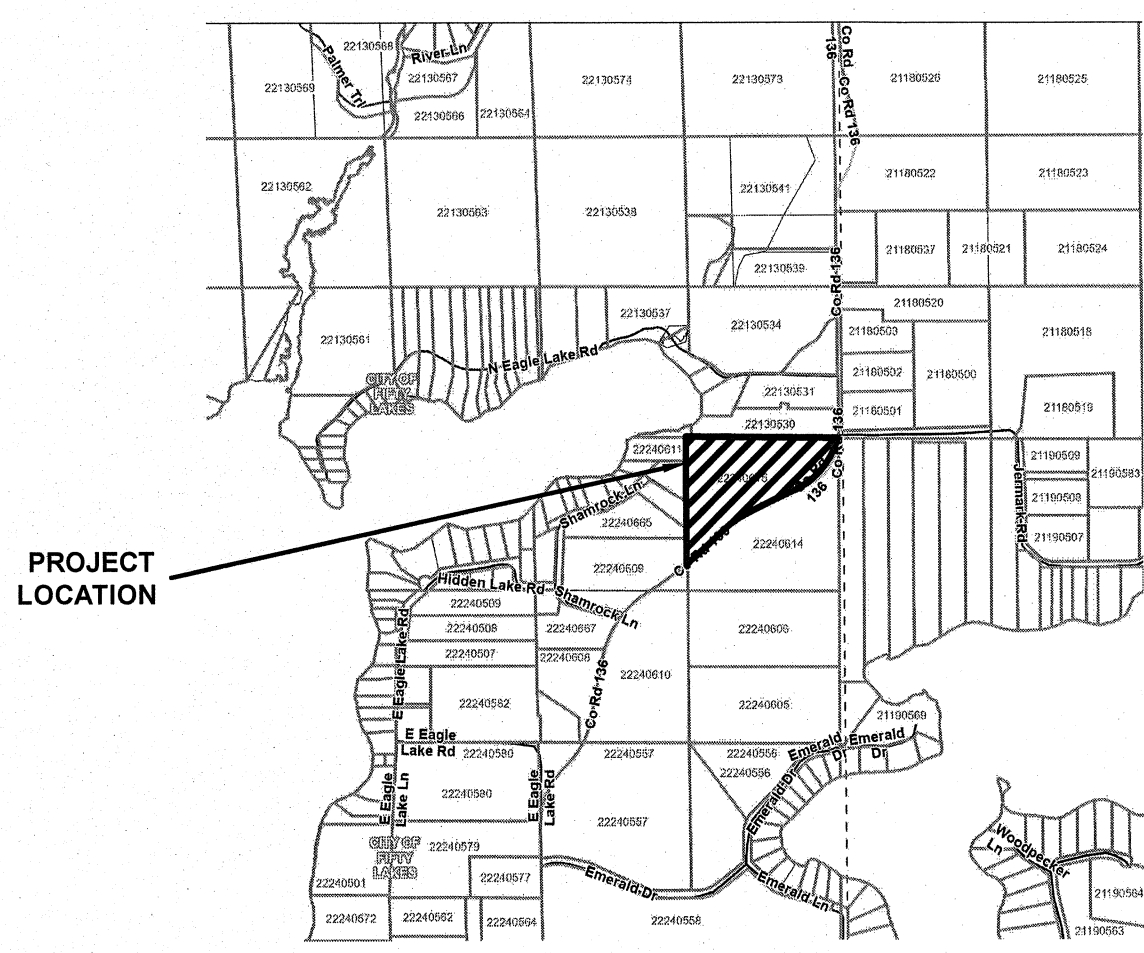
**SURVEYOR** Stonemark Land Surveying, Inc.  
 P.O. Box 874  
 Pequot Lakes, MN 56472  
 ATTN: Cynthia M. Hidde

## LEGAL DESCRIPTION PER DOC. NO. A856994

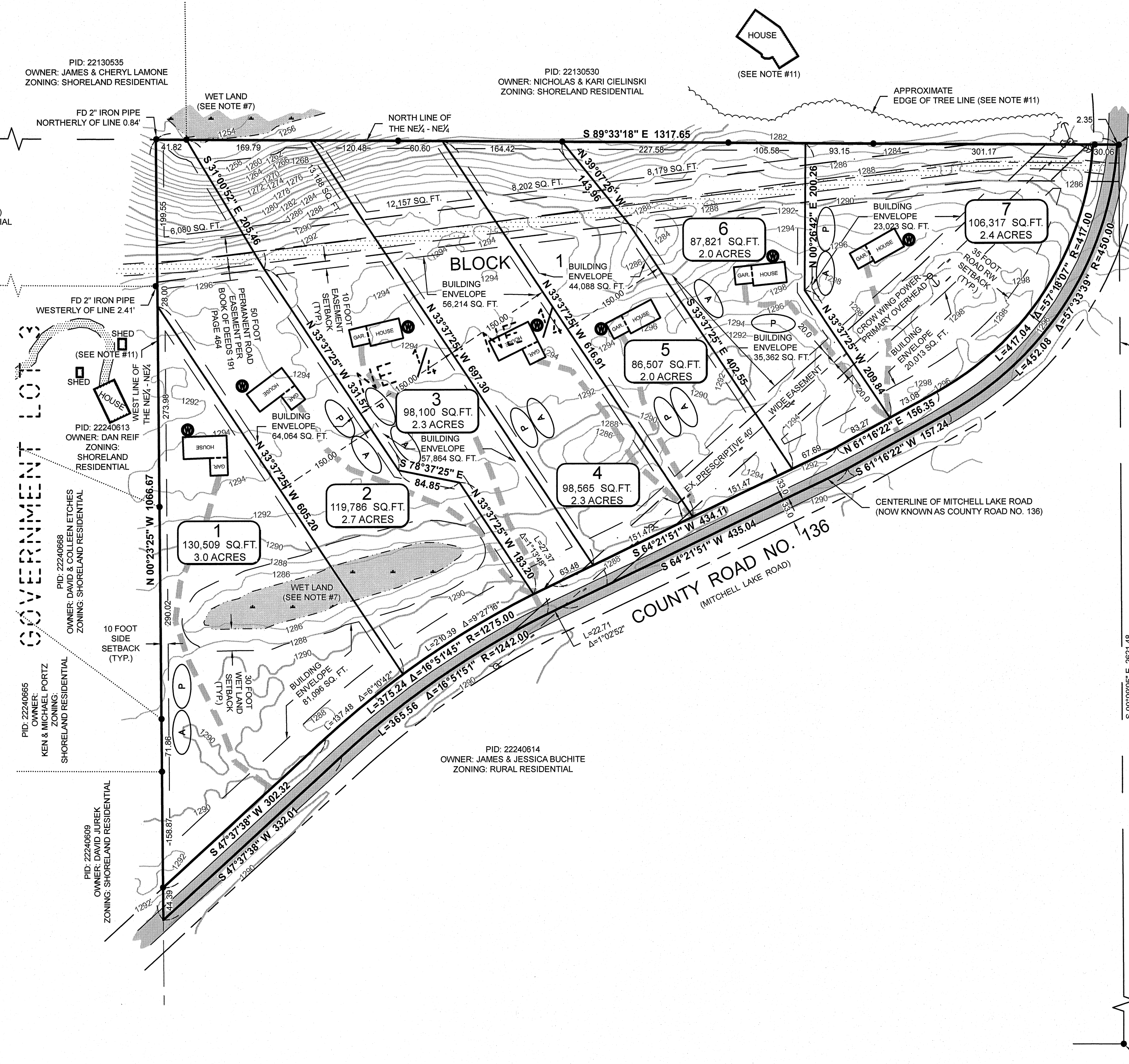
(PARTIAL)  
 Also that part of the Northeast Quarter of the Northeast Quarter, Section 24, Township 138, Range 27, which lies Northwesterly of the center line of Mitchell Lake Road.

### PLAT NOTES:

- Contour interval as shown = 2 foot. Based on NAVD 88 datum. Contours shown have been obtained using Crow Wing County GIS information.
- Zoning for subject tract = Shoreland Residential
- Parcel ID of subject parcel: 22240615
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- The plat will consist of 7 lots for Residential purposes. Each lot, will support residential improvements where vegetation and land alterations will occur for the construction of homes, garages, drives, sewer systems, and other appropriate residential amenities.
- Lots have been designed large enough to allow for two (2) possible drainfield sites as shown on the plat. Drainfield sites must meet all setback requirements as set forth in the Crow Wing County code of ordinances. All lots will be served by private wells for their individual water supply. Septic Site Suitability Report has not been completed for this property, but will be completed prior to June 15, 2026 per the signed/notarized Septic Site Suitability Winter Window Agreement on file with the City of Fifty Lakes.
- Wetlands shown have been obtained using Crow Wing County GIS information. Wetland Definition has not been completed for this property, but will be completed prior to June 15, 2026 per the signed/notarized Wetland Winter Window Agreement on file with the City of Fifty Lakes.
- Access to lots will be a shared access off of County Road 136.
- Stonemark Land Surveying, 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.
- The USDA Web Soils Survey indicates soil in the proposed platted area to be classified as "Eutrudepts-Graycalm-Rollins complex, 10 to 20% slopes (D84D), Eutrudepts-Graycalm-Rollins complex, 2 to 10% slopes (D84C), and Rifle-Rifle, ponded, complex, 0 to 1% slopes (D87A)."
- Existing conditions to the North and West of the subject tract have been digitized from the Crow Wing County GIS site.



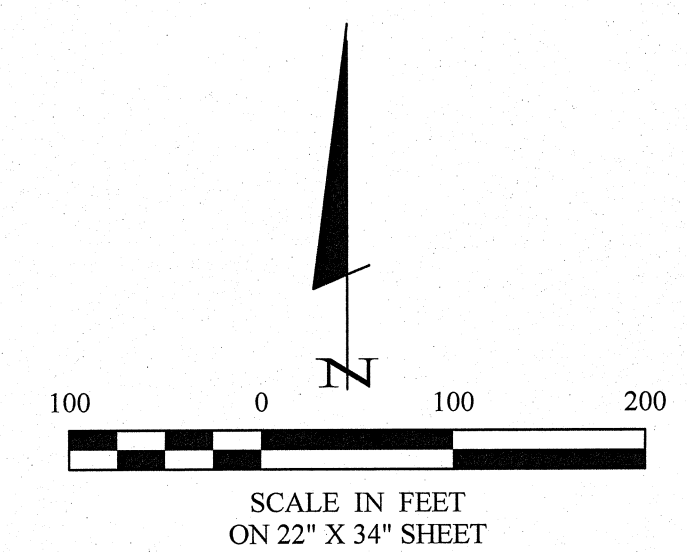
VICINITY MAP  
 NO SCALE



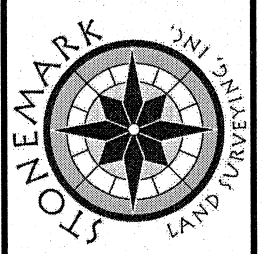
### LEGEND

PROPOSED LOT IMPROVEMENTS FOR ILLUSTRATIVE PURPOSES ONLY

- HOUSE DENOTES POSSIBLE HOUSE & GARAGE BUILDING SITE ONLY
- HOUSE DENOTES POSSIBLE HOUSE & GARAGE BUILDING SITE ONLY
- P DENOTES POSSIBLE DRAINFIELD LOCATION
- A DENOTES POSSIBLE ALTERNATE DRAINFIELD LOCATION
- W DENOTES POSSIBLE WELL LOCATION
- DRIVEWAY DENOTES POSSIBLE LOCATION OF DRIVEWAY
- EXISTING BITUMINOUS DENOTES EDGE OF EXISTING BITUMINOUS
- EXISTING GRAVEL DENOTES EDGE OF EXISTING GRAVEL
- EXISTING INTERMEDIATE CONTOURS DENOTES EXISTING INTERMEDIATE CONTOURS
- EXISTING INDEX CONTOURS DENOTES EXISTING INDEX CONTOURS
- UTILITY POLE DENOTES EXISTING UTILITY POLE
- UTILITY POLE W/ GUY WIRE DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- WETLANDS DENOTES WET LAND(S)
- OFF-SITE BENCHMARK DENOTES OFF-SITE BENCHMARK
- ALUMINUM ALLOY ROD (NO SLEEVE) (DEPTH 20 FT) DENOTES ALUMINUM ALLOY ROD (NO SLEEVE) (DEPTH 20 FT)
- 4.35 MILES WEST OF EMILY, 4.35 MILES WEST ALONG COUNTY ROAD 1 FROM THE JUNCTION OF COUNTY ROAD 1 AND TRUNK HIGHWAY 6 IN EMILY, 49.0 FEET SOUTH OF COUNTY ROAD 1, 22.0 FEET WEST OF COUNTY ROAD 136 EXTENDED, 1.0 FOOT NORTH OF A WITNESS POST. DENOTES WITNESS POST
- ELEV. = 1290.66
- BASED ON NAVD 88 DATUM
- MONUMENT FOUND DENOTES MONUMENT FOUND
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM



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



LIBRARY CERTIFY THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE FIELD AND THAT IT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 Cynthia M. Hidde  
 License No. 44881  
 Date: 3/25/2026

REVISIONS	DATE	DESCRIPTION
BY		

PROJECT NO.	24012
DATE	3/25/2026
FILE NAME	PL24012.DWG
CHECKED BY	CMH
SCALE	HORIZ. 1" = 100'
PROJECT MANAGER	CMH
DRAWN BY	ICL
FIELD BOOK	
PG.	
VERT.	NONE

PRELIMINARY PLAT	1 OF 1
Oliver Addition	
Roger Hubley	
3354 Wise Way	
The Villages, FL 32163	

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**RE: Fifty Lakes - Final Plat**

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**From** Matt Kallroos <Matt.Kallroos@crowwing.gov>  
**Date** Tue 6/9/2026 1:39 PM  
**To** pz@fiftylakesmn.com <pz@fiftylakesmn.com>  
**Cc** Bethany Soderlund <bethany.soderlund@sourcewell-mn.gov>

Hi Bethany,

We do not have any concerns with the proposed driveway entrances.

Each access will require an access permit. When the landowner/developer is applying for the access permits, please include the plat as an attachment.

Thanks!

**Matt Kallroos**  
**Transportation Planner**

Office: (218)824-1110

Direct: (218)822-2694

[www.crowwing.us](http://www.crowwing.us)

-  
Crow Wing County Highway Department  
16589 County Road 142  
Brainerd, MN 56401

*We value your opinion. please let us know how we are doing by taking our [Customer Service Survey](#).*



**Our Vision:** Being Minnesota's favorite place.

**Our Mission:** Serve well. Deliver value. Drive results.

**Our Values:** Be responsible. Treat people right. Build a better future.

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**From:** pz@fiftylakesmn.com <pz@fiftylakesmn.com>  
**Sent:** Monday, June 8, 2026 12:57 PM  
**To:** Matt Kallroos <Matt.Kallroos@crowwing.gov>  
**Cc:** Bethany Soderlund <bethany.soderlund@sourcewell-mn.gov>  
**Subject:** Fifty Lakes - Final Plat

Good afternoon,

**CITY OF FIFTY LAKES  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
JUNE 23, 2026 @ 6:00 P.M.**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, June 23, 2026, beginning at 6:00 P.M at Fifty Lakes City Hall.

**Hearing:** Final Plat Application 01-26 for the subdivision of an 18-acre parcel.

**Property Owners:** Island Rentals LLC.

**Applicant:** Stonemark Land Surveying Inc.

**Property Description:** The subject property is located at TBD Co Rd 136; PIN 22240615.

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

**Purpose:** The applicant is requesting final plat approval for the creation of 7 lots within the Shoreland Residential (SR) zoning district.

**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: TBD Co Rd 136; 22240615



KERKOW, LISA, MARK A BENSON &  
42134 COUNTY ROAD 136  
FIFTY LAKES MN 56448

BONNEVILLE, RICKY D & STEVE A  
24 W 40TH ST  
MINNEAPOLIS, MN 55409

JOHNSON, SETH H & CECILY T  
7121 HEATHERTON TRAIL  
EDINA MN 55435

STATE OF MINNESOTA ADMIN BLDG  
REAL ESTATE & CONSTRUCTION SERVICES  
RM 309 50 SHERBURNE AVE ST PAUL, MN 55155

JOHNSON, SETH H & CECILY T  
7121 HEATHERTON TRL  
EDINA MN 55435

BUCHITE, JAMES ARNOLD & JESSICA ANN  
17381 BUCHITE RD  
FIFTY LAKES MN 56448-2052

WILSON, DAVID C & KIM A  
PO BOX 7  
FIFTY LAKES MN 56448

REIF, DAN  
207 S CHESTNUT AVE  
FORRESTON IL 61030

CIELINSKI, NICHOLAS & KARI  
8406 GENOA AVE  
LUBBOCK TX 79424

BUCHITE, JAMES ARNOLD & JESSICA ANN  
17381 BUCHITE RD  
FIFTY LAKES MN 56448-2052

BALSLEY, PATRICIA K  
17729 N EAGLE LAKE RD  
FIFTY LAKES, MN 56448

ISLAND RENTALS LLC  
13414 EAST SHORE RD  
CROSSLAKE MN 56442

LAMONE, JAMES WARREN & CHERYL A THO  
10349 PLEASANT AVE S  
BLOOMINGTON MN 55420

PREINER, KEN & MICHAEL PORTZ  
5880 ASHER AVE  
INVER GROVE HTS, MN 55077

HERGOTT, DAVID & KIMBERLY A  
493 HENNES AVE  
SHAKOPEE MN 55379

ETCHES, DAVID & COLLEEN  
1209 OHIO ST  
SAINT PAUL MN 55118

BUCHITE, JAMES ARNOLD & JESSICA ANN  
17381 BUCHITE RD  
FIFTY LAKES MN 56448-2052

JUREK, DAVID A  
41724 SHAMROCK LANE  
FIFTY LAKES MN 56448

**STAFF REPORT**

**Agenda Item:** 4b  
**Application:** Zoning Map Amendment 02-26  
**Property Owner:** Tracy F & Danette L Raph Family Trust  
**Applicant:** Tracy Raph

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**PROPERTY INFORMATION:**

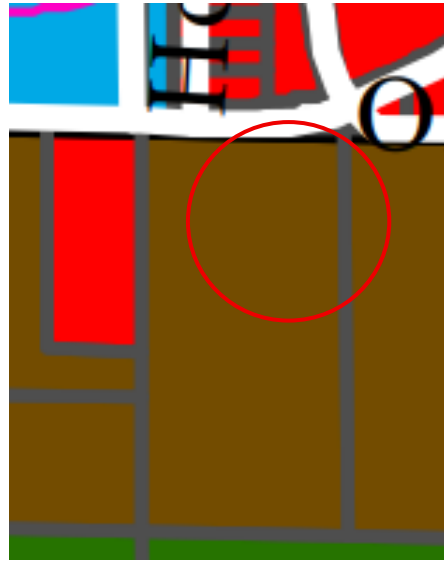
PID: 22330519  
Acres: 2 Acres  
Zoning: Agricultural (AG) – Pending MB/ZMA Approval  
Physical Address: 40064 Old Co Rd 1  
Location: 33/138/27  
Septic: Compliant – 6/3/2026  
Existing/Proposed Impervious: 7.2%

---

Aerial:



Current Land Use Map:



 Rural Residential	 Commercial
 Shoreland Residential	 Commercial Mixed Use
 Special Protection	 Water Oriented Commercial
 Agricultural	 Public and Parks
 Forest Management	 Right of Way

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**Background Information:**

The applicant is seeking to rezone Agricultural (AG) zoned parcel (2 acres of PID 22330519) to Rural Residential (RR) zoning district pending Metes & Bounds 02-26 lot split.

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Complete Application Received:	5/6/2026
Action Deadline:	7/5/2026
15.99 Waiver:	N/A
Wetland Delineation:	4/24/2026; Meister Environmental, LLC
Fees Collected:	\$450.00
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	N/A
• City Attorney:	N/A

Notifications:

- DNR: N/A
- MNDOT: N/A
- CWC HWY: N/A
- Other: N/A

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

**Table 5.01.04 Non-Shoreland Districts Lot Area, Width, and Impervious Coverage Standards**

LAND USE DISTRICT	Single Family		Residential		Max. % Impervious Coverage
	Min Lot Area (acres)	Min Lot Width (feet)	Min Lot Area (acres)	Min Lot Width (feet)	
<b>Rural Residential (RR)</b>	<b>2</b>	<b>150</b>	3	225	20
<b>Agricultural (AG)</b>	<b>5</b>	<b>200</b>	6	300	10
Forest Management (FM)	15	500			5

**5.02 Rural Residential Use Standards**

5.02.01 Rural Residential District Structure Setback and Height Standards:

Structure Lot Line Setbacks (feet)	20
Public Road Right-of-Way Setback (feet)	35*
Wetland Setback (feet)	20
Max. Structure Height (feet)	35

\*20 feet for all lots created before April 18, 2002

5.02.02 It shall be the policy of the City to encourage well- planned areas for residential use. Such use will be encouraged to be on larger lots in Rural Residential Districts. Open Space Subdivision Design techniques are also encouraged to preserve open space. Other uses accessory to the principal use requires a permit, but the principal use must first be established. It shall also be the policy of the City to

discourage residential use where it is not in the best interests of health, safety and general public welfare to allow such use.

- 5.02.03 Guest Cottages and Guest Quarters. A guest cottage or guest quarter requires a permit on a residential lot in non-shoreland districts and shall comply with the following standards:
- a. All required setbacks are met.
  - b. The maximum impervious surface limits for the lot shall not be exceeded.
  - c. The maximum building footprint for a guest cottage shall not exceed 700 square feet in size.
  - d. A guest cottage shall not exceed 15 feet in structure height.
  - e. Guest quarters located in an accessory structure shall not exceed 700 square feet in size. Stairways and unfinished storage areas shall not be counted as part of this area.
  - f. The building footprint for a new accessory structure containing a guest quarter shall not exceed 1200 square feet in size.
  - g. Guest quarters requires a permit in existing accessory structures exceeding 1200 square feet in size.
  - h. An accessory structure containing guest quarters does not exceed 25 feet in building height.
  - i. Only one guest cottage or guest quarter is allowed on a lot but not both.
- 5.02.04 Churches may exceed the height limit in Section 5.02.01.
- 5.02.05 All dwellings, except those in Manufactured Home developments, must be at least 18 feet wide and on a foundation.
- 5.02.06 Home occupations and home businesses shall comply with the standards in in Section 5.08 and 5.09 respectively.
- 5.02.07 Fertilizer must be used in accordance with the provisions of the University of Minnesota Extension’s “Shoreland Best Management Practices” Fertilizers containing phosphorous are not allowed for residential use.

### 5.03 Agricultural Use Standards

- 5.03.01 Agricultural District Structure Setback and Height Standards:
- |   |    |
|---|----|
| Structure Lot Line Setbacks (feet)      | 20 |
| Public Road Right-of-Way Setback (feet) | 35 |
| Wetland Setback (feet)                  | 20 |
| Max. Structure Height (feet)            | 50 |

- 5.03.02 Restrictions on agricultural uses are intended primarily to:
- a. Protect agricultural uses from undue encroachment by other uses, and
  - b. Promote the compatibility of agricultural land use with adjacent property or nearby land uses.
- 5.03.03 Animal wastes or manure shall be acceptable fertilizer for use in the agricultural and rural residential districts provided that:
- a. The application thereof is done to preclude any such material from being carried by surface water run-off into public waters.
  - b. The application thereof does not contaminate the water supply of anyone.
  - c. No phosphorous shall be used for fertilizer unless certified testing indicates a phosphorus deficiency.
- 5.03.04 Feedlots are a permitted use in an agricultural district provided that:
- a. A Minnesota Pollution Control Agency Certificate of Compliance or Interim Permit is obtained.
  - b. The facility does not lie in the shoreland area and lies at least 300 feet from any adjacent property not zoned Agricultural and from any residence on adjacent property.
  - c. No odor problem or air pollution problem adversely affects adjacent property.
  - d. Feedlots must meet required structure setbacks.
- 5.03.05 No corral or barn for the keeping of animals shall be constructed in an agricultural district closer than 200 feet from a residence on adjacent property.
- 5.03.06 Agricultural uses allowed in shoreland areas, i.e., cropland and grazing, must maintain steep slopes and shore and bluff impact zones in permanent vegetation or operated under an approved conservation plan (Resource Management Systems) consistent with the field office technical guide of the USDA Natural Resources Conservation Service, as provided by a qualified individual or agency. The shore impact zone for parcels with agricultural land uses is equal to a line parallel to and 50 feet from the ordinary high water level.
- 5.03.07 Fertilizer, pesticides, or animal wastes must be used in such a way as to minimize impact on shore impact zones or all waters by proper application and use of earth or vegetation. The provisions of the Minnesota Department of Agriculture’s “Agricultural BMP Handbook for Minnesota” must be followed.

5.03.08

Right to Farm Act.

- a. Purpose and Interpretation. It is the policy of the City of Fifty Lakes to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. The city recognizes an increased use of land for residential purposes in the city and finds that when nonagricultural land uses extend in agricultural areas, agricultural operations often become the subject of nuisance litigation. As a result, agricultural operations are sometimes curtailed or cease entirely, and many farmers may be prevented from making investments in farm improvements. It is the purpose of this section to reduce the loss to the City of its agricultural resources by further limiting the circumstance under which agricultural operations may be deemed to be a nuisance, in addition to those limitations set forth in Minnesota Statutes, Chapter 561.19.
- b. Agricultural operation not a nuisance. An agricultural operation, which is a part of a family farm, is not and shall not become a private or public nuisance after six years from its established date of operation. The provisions of this subdivision do not apply:
  1. To a condition or injury which results from the negligent or improper operation of an agricultural operation or from operations contrary to commonly accepted agricultural practices or to applicable state or local laws, ordinances, rules, or permits.
  2. When an agricultural operation causes injury or direct threat of injury to the health or safety of any person.
  3. To the pollution of, or change in the conditions of, the waters of the state or the overflow of waters on the lands of any person.
  4. To any prosecution for the crime of public nuisance as provided in Minnesota Statutes, Chapter 609.74 or to an action by public authority to abate a particular condition which is a public nuisance.
  5. If the agricultural operation is subsequently expanded or significantly altered, the established date of operation for each expansion or alteration is deemed to be the date of commencement of the expanded or altered operation.
- c. Severability. If a provision of this section or application thereof to any person or set of circumstances, is held invalid or unconstitutional by a court of competent jurisdiction, such invalidation shall not affect other provisions or applications of this section.

## **12.0 AMENDMENTS TO ORDINANCE TEXT, LAND USE DISTRICT BOUNDARIES, AND DESIGNATION OF SPECIAL PROTECTION DISTRICTS; REPEAL; EFFECTIVE DATE**

### **12.01 Amendments**

This ordinance or the official map may be amended to reflect changes in the goals or conditions of the City or whenever the public health, safety and general welfare require it.

- 12.01.01      Initiation of amendments. An amendment to this ordinance or to the official land use district map may be initiated by the City Council, the Planning Commission/Board of Adjustment, the Zoning Administrator, or any landowner within the City.
  
- 12.01.02      Fee waived. Action to amend this ordinance or the official land use district map, when initiated by the City Council, the Planning Commission/Board of Adjustment, or the Administrator, shall not require the payment of any fee otherwise required under this ordinance.

### **12.02 Application and Hearing**

- 12.02.01      Application. Applications for ordinance text map amendments or land use district reclassification shall be made to the Zoning Administrator.
  
- 12.02.02      Hearing. The Planning Commission/Board of Adjustment shall hold at least one public hearing on the proposed ordinance text amendment or land use City of Fifty Lakes Land Use Ordinance 144 district reclassification conducted pursuant to Minnesota Statutes, 462.357 and the adopted Planning Commission/Board of Adjustment rules of business.
  
- 12.02.03      Consideration of ordinance text amendments.
  - a) Amendments may be offered when the ordinance is under consideration. If amendments are made, the sections of the ordinance amended shall be read as amended before the question of its passage is taken.
  - b) After review and taking public comment, the Planning Commission/ Board of Adjustment shall vote to approve, deny, or amend the ordinance or ordinance section amendment(s) and forward their recommendations to the City Council.
  - c) Approval of the ordinance shall constitute the singular recommendation of the Planning Commission/Board of Adjustment to the City Council on the ordinance.

- 12.02.04 Criteria for consideration of land use district reclassification. In reviewing a land use district reclassification application, the Planning Commission/ Board of Adjustment shall find that:
- a) The reclassification is in accord with the City comprehensive plan;
  - b) The reclassification is warranted due to changed land use circumstances or a need for additional property in the proposed land use district;
  - c) The subject property is suitable for development in general conformance with land use standards under the proposed land use district classification;
  - d) The reclassification will not be detrimental to uses or property in the immediate vicinity of the subject property, and;
  - e) The reclassification promotes the health, safety, and general welfare of the public

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

1. The subject property is located at 40064 Old Co Rd 1 (22330519). The property owner and the City of Fifty Lakes requests to rezone the 2-acre area from Agricultural (AG) to Rural Residential (RR).
2. The area proposed to be rezoned is fully developed and compatible with the Fifty Lakes Comprehensive Plan.
3. The subject property is suitable and in general conformance with the land use standards of the Rural Residential land use district.
4. The area proposed to be rezoned is not within Shoreland.
5. The land use ordinance states that the “Rural Residential District is intended to be semi-rural in character and to allow low density residential and compatible agricultural uses outside the shoreland area.”
6. The property located to the north zoned Rural Residential, and the property located to the east is zoned Forest Management, and the property located to the south and west is zoned Agricultural.
7. Rezoning the property will not be detrimental to uses or property in the immediate vicinity of the subject property.
8. The rezoning of the property promotes the health, safety, and general welfare of the public.

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**Planning Commission Direction :** The Planning Commission can recommend approval of the request, denial of the request, or table the request if additional information is needed. If the motion is to recommend approval or denial, findings of fact should be cited.

---

**Staff Recommendation:** The proposed area to be rezoned meets the minimum requirements and contains uses consistent with the Rural Residential (RR) zoning district.

Staff recommends the rezoning request be approved CONTINGENT upon the approval of Metes and Bounds application MB-02-26.

CITY OF FIFTY LAKES

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

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

218-763-3113

www.fiftylakesmn.com

REZONING APPLICATION

RECODE: \_\_\_\_\_ INACTIVE:  RECODE2: \_\_\_\_\_  
 LAST NAME: RAPH FIRST NAME: TRACY  
 ADDRESS: 11342 Co. Rd 1 PHONE: 218-820-2869  
 CITY: PINE RIVER STATE: MN ZIP: 56474  
 ADDRESS 2: \_\_\_\_\_  
 CITY 2: \_\_\_\_\_ STATE 2: \_\_\_\_\_ ZIP 2: \_\_\_\_\_  
 OWNER: \_\_\_\_\_  
 NAME OF INITIATOR: \_\_\_\_\_

LOCATION RECODE/PARCEL NUMBER: 22330519

LEGAL DESCRIPTION:

TOWNSHIP: 138 50 LAKES RANGE: 27 SEC: 33 QTRSEC: \_\_\_\_\_ QTRQTRSEC: \_\_\_\_\_  
 PLAT: \_\_\_\_\_

BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_  
 LAKE NAME: \_\_\_\_\_ LAKE NUMBER: \_\_\_\_\_ STREAM NAME: \_\_\_\_\_  
 ACREAGE: 19.69 FIRE NUMBER: 40064 ZONING: AGRICULTURE  
 DIRECTIONS: \_\_\_\_\_  
 HOUSE NUMBER: \_\_\_\_\_ STREET NAME: OLD COUNTY RD 1

IS THE PROPOSED REZONING IN THE SHORELAND AREA?  Yes  No

PRESENT ZONING: AGRICULTURE

PROPOSED ZONING: RURAL RESIDENTIAL - JUST 2.5 ACRES WHERE HOUSE IS LOCATED

PURPOSE: I WANT TO SELL HOUSE AND 2 1/2 ACRES OF LAND AND CONNECT THE REMAINING 17 1/2 ACRES TO THE 160 ACRES TO THE EAST AND HAVE IT ALL ZONED FORESTRY.

Criteria for rezoning include (among other things) the explanation in Section 4.0, "Zoning Districts and Provisions," of the Zoning Ordinance and the Comprehensive Plan goals and policies. Any additional costs the City incurs for this rezoning application shall be reimbursed by applicant.

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

CITY ACTION

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

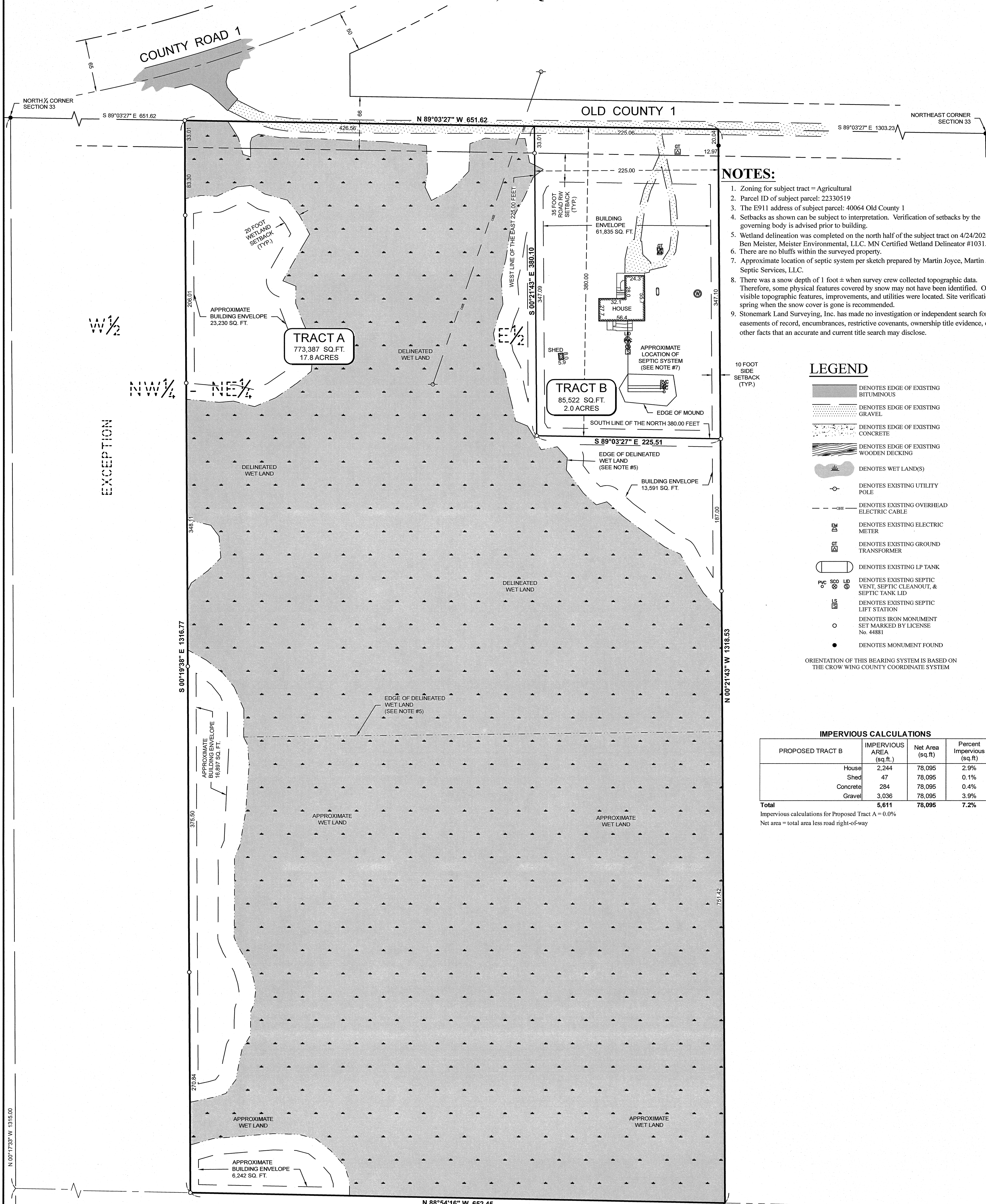
RATIONALE: \_\_\_\_\_

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

APPLICATION DATE: \_\_\_\_\_ Signed Tracy Rapp Applicant  
 REZONING ID: \_\_\_\_\_ FEE: 450.00  
 DATE FEE PAID: 2-25-26 Signed \_\_\_\_\_ City Clerk or authorized agent  
 FEE PAID BY:  Check #: \_\_\_\_\_  Cash  
 DATE APPROVED: \_\_\_\_\_ Signed \_\_\_\_\_ Zoning Administrator or authorized agent  
 EXPIRATION DATE: \_\_\_\_\_

# CERTIFICATE OF SURVEY

**PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 33, TOWNSHIP 138 NORTH, RANGE 27 WEST,  
CITY OF FIFTY LAKES, CROW WING COUNTY, MINNESOTA  
TOTAL AREA = 858,909 SQ. FT. / 19.7 ACRES**



**NOTES:**

1. Zoning for subject tract = Agricultural
2. Parcel ID of subject parcel: 22330519
3. The E911 address of subject parcel: 40064 Old County 1
4. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
5. Wetland delineation was completed on the north half of the subject tract on 4/24/2026, by Ben Meister, Meister Environmental, LLC, MN Certified Wetland Delineator #1031.
6. There are no bluffs within the surveyed property.
7. Approximate location of septic system per sketch prepared by Martin Joyce, Martin Joyce Septic Services, LLC.
8. There was a snow depth of 1 foot ± when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
9. Stonemark Land Surveying, 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.

**LEGEND**

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES WET LAND(S)
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD ELECTRIC CABLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING LP TANK
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- DENOTES MONUMENT FOUND

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

**IMPERVIOUS CALCULATIONS**

PROPOSED TRACT B	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	2,244	78,095	2.9%
Shed	47	78,095	0.1%
Concrete	284	78,095	0.4%
Gravel	3,036	78,095	3.9%
<b>Total</b>	<b>5,611</b>	<b>78,095</b>	<b>7.2%</b>

Impervious calculations for Proposed Tract A = 0.0%  
Net area = total area less road right-of-way

**LEGAL DESCRIPTION PER DOC. NO. 984399**

The Northwest Quarter of the Northeast Quarter, EXCEPT the West Half thereof, Section 33, Township 138, Range 27, Crow Wing County, Minnesota

**PROPOSED BOUNDARY DESCRIPTIONS**

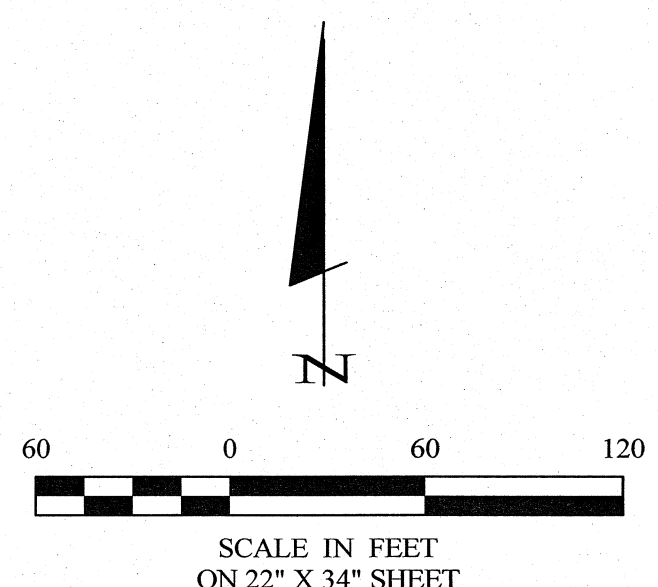
**TRACT A**  
That part of the Northwest Quarter of the Northeast Quarter, Section 33, Township 138 North, Range 27 West, Crow Wing County, Minnesota lying southerly of the North 380.00 feet and lying westerly of the East 225.00 feet thereof.

Subject to easements, restrictions, and reservations of record, if any.

**TRACT B**  
The North 380.00 feet of the East 225.00 feet of the Northwest Quarter of the Northeast Quarter, Section 33, Township 138 North, Range 27 West, Crow Wing County, Minnesota.

Subject to easements, restrictions, and reservations of record, if any.

I 30 I	<b>CERTIFICATE OF SURVEY</b>	PROJECT MANAGER: CMH	PROJECT No.: 26037	DATE: 5/5/2026	REVISIONS DESCRIPTION	BY	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.   CYNTHIA M. HILDE PLS#44881 DATE 5/5/2026 LIC. NO. 44881	30206 Rasmussen Road Suite 1 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	Tracy & Danette Raph 11342 County Road 1 Pine River, MN 56474	CHECKED BY: CMH	FILE NAME: C26037.DWG	SCALE: HORIZ. 1" = 100'	DRAWN BY: ICL	FIELD BOOK: BOOK PG. VERT. NONE		



**CITY OF FIFTY LAKES  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
JUNE 23, 2026 @ 6:00 P.M.**

TO WHOM IT MAY CONCERN:

The following will be the subject of a public hearing on Tuesday, June 23, 2026, beginning at 6:00 P.M. at Fifty Lakes City Hall.

**Hearing:** Zoning Map Amendment 02-26: to re-zone a 2-acre parcel from Agricultural (AG) zoning district to Rural Residential (RR) zoning district.

**Property Owners:** Tracy & Danette Raph Family Trust.

**Applicant:** Tracy Raph.

**Property Description:** The subject property is located at 40064 Old Co Rd 1; 22330519.

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

**Purpose:** The applicant is requesting to re-zone a 2 acre parcel from Agricultural (AG) zoning district to Rural Residential (RR) zoning district, conditional upon the approval of lot split MB-02-26.

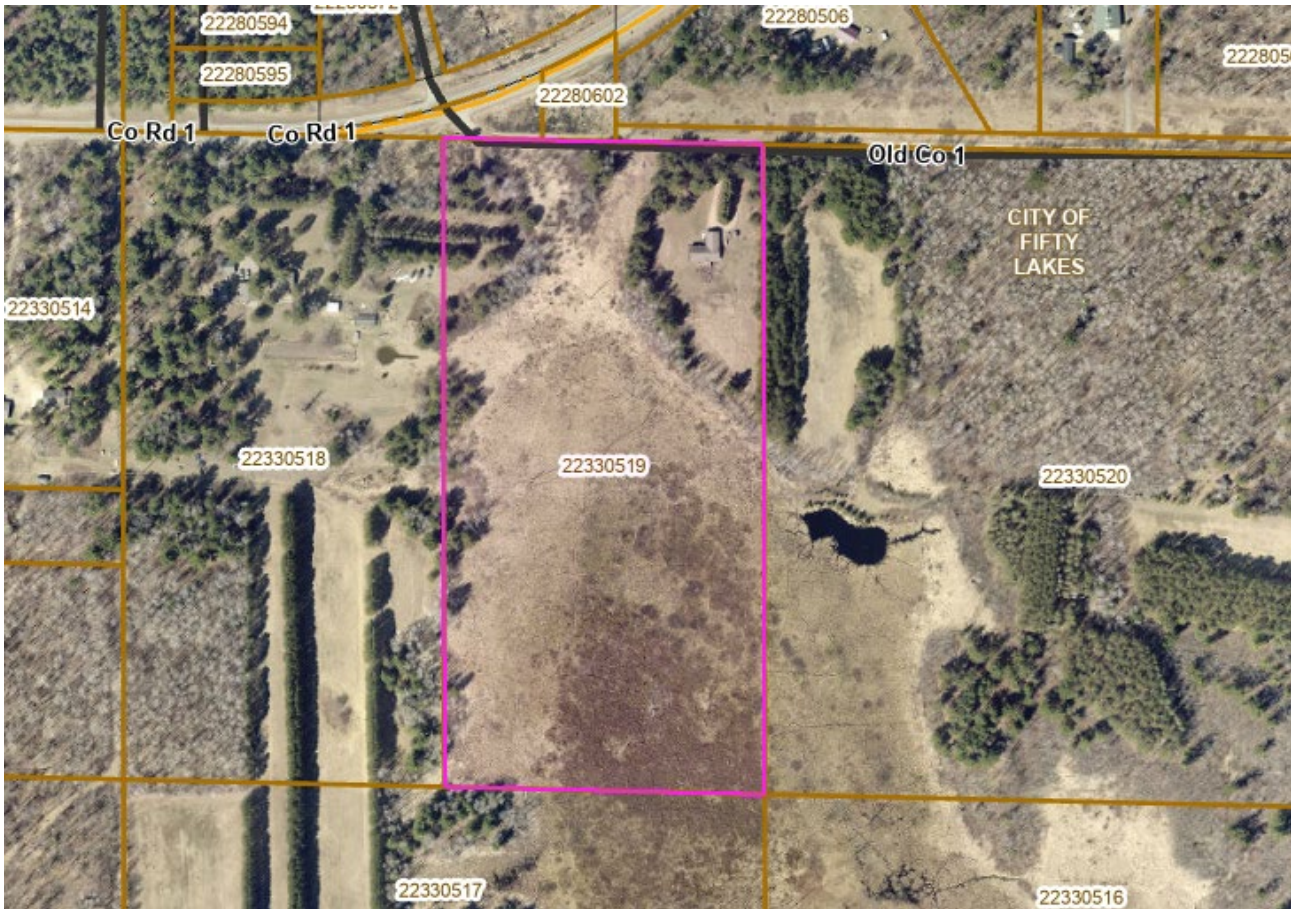
**Property Owners Please Note:** Please share this information with your neighbors in the event that any property owner has been overlooked or is not contained in our records.

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: 40064 Old Co Rd 1; 22330519



RASSATT, THEODORE K  
14387 COUNTY ROAD 1  
FIFTY LAKES, MN 56448

RAPH, TRACY F & DANETTE L FAMILY TRUST  
11342 COUNTY ROAD 1  
PINE RIVER MN 56474

ENGLUND, KATHLEEN R  
14344 COUNTY ROAD 1  
FIFTY LAKES MN 56448

RAPH, TRACY F & DANETTE L FAMILY TRUST  
11342 COUNTY ROAD 1  
PINE RIVER MN 56474

FORDHAM, PATRICK W & TRACY A  
40049 RED FOX LN  
FIFTY LAKES MN 56448

PINEWOOD LLC  
6328 MILDRED AVE  
EDINA MN 55439

ELDER, JOSEPH  
6328 MILDRED AVE S  
EDINA, MN 55439

DUBOIS, JANICE  
483 CAMMARANO PL  
THE VILLAGES FL 32162

OLSON, GREGORY C & SHARI L  
40134 RED FOX LN  
FIFTY LAKES MN 56448

RAPH, TRACY F & DANETTE L FAMILY TRUST  
11342 COUNTY ROAD 1  
PINE RIVER MN 56474

RAPH, KYLE & ARIANNE  
14203 COUNTY ROAD 1  
FIFTY LAKES MN 56448

RAPH, KYLE & ARIANNE  
14203 COUNTY ROAD 1  
FIFTY LAKES MN 56448

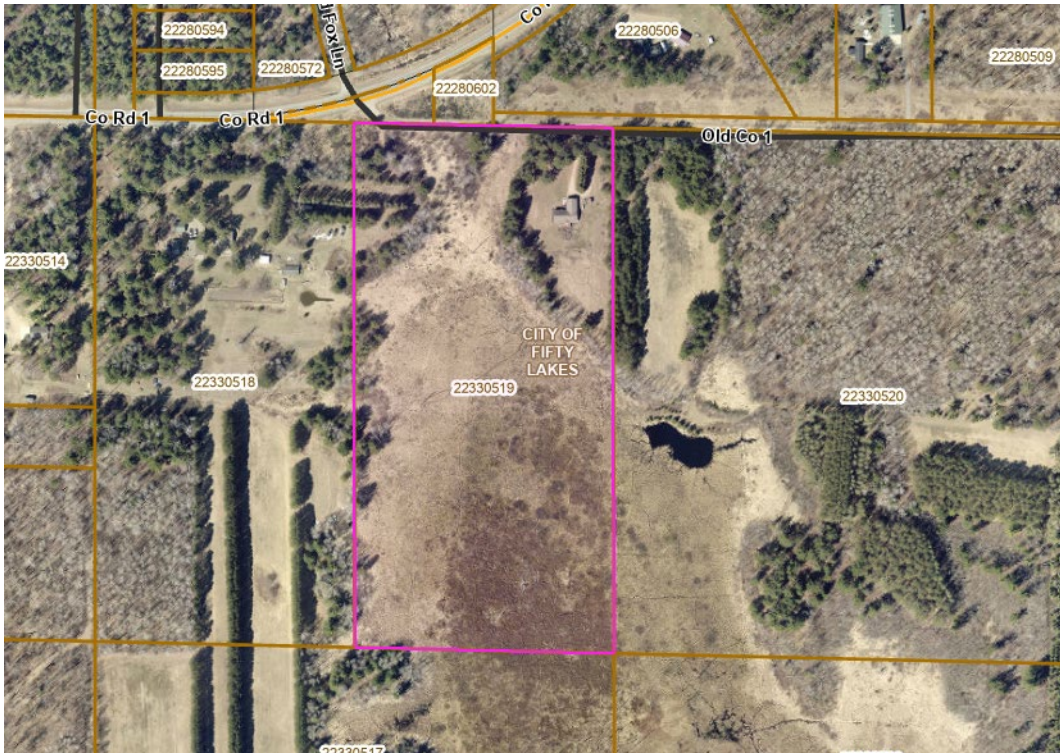
**STAFF REPORT**

**Agenda Item:** 7a  
**Application:** Metes and Bounds 02-26  
**Property Owner:** Tracy F & Danette L Raph Family Trust  
**Applicant:** Tracy Raph

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**PROPERTY INFORMATION:**

PID: 22330519  
Acres: 19.70 Acres  
Zoning: Agricultural (AG) / Rural Residential (RR) –  
Pending MB/ZMA Approval  
Physical Address: 40064 Old Co Rd 1  
Location: 33/138/27  
Septic: Compliant – 6/3/2026  
Existing/Proposed Impervious: Parcel A - 0% Tract B – 7.2%



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**Background Information:**

The applicant is requesting to subdivide a 19.7 acre parcel into two Parcels (Tract A and Tract B).

**Tract A** is a 17.8-acre undeveloped parcel with over 400'+ frontage on Old Co Rd 1. The proposed 17.8-acre parcel meets minimum lot size requirements for a parcel in the Agricultural Zoning (PP) zoning district.

**Tract B** is a 2-acre developed parcel with 225' frontage on Old Co Rd 1. The proposed parcel meets minimum lot size requirements for a parcel in the Rural Residential (RR) zoning district.

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**Permit History:**

- 2009: Dwelling with attached garage and SSTS
- 2022: Accessory Structure

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Complete Application Received:	5/6/2026
Action Deadline:	7/5/2026
15.99 Waiver:	N/A
Wetland Delineation:	4/24/26
Fees Collected:	\$350.00
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	N/A
• City Attorney:	N/A
Notifications:	
• DNR:	N/A
• MNDOT:	N/A
• CWC HWY:	N/A
• Other:	N/A

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

**Table 5.01.04 Non-Shoreland Districts Lot Area, Width, and Impervious Coverage Standards**

LAND USE DISTRICT	Single Family		Residential		Max. % Impervious Coverage
	Min Lot Area (acres)	Min Lot Width (feet)	Min Lot Area (acres)	Min Lot Width (feet)	
<b>Rural Residential (RR)</b>	<b>2</b>	<b>150</b>	3	225	20
<b>Agricultural (AG)</b>	<b>5</b>	<b>200</b>	6	300	10
Forest Management (FM)	15	500			5

**5.02 Rural Residential Use Standards**

5.02.01 Rural Residential District Structure Setback and Height Standards:

Structure Lot Line Setbacks (feet)	20
Public Road Right-of-Way Setback (feet)	35*
Wetland Setback (feet)	20
Max. Structure Height (feet)	35

\*20 feet for all lots created before April 18, 2002

5.02.02 It shall be the policy of the City to encourage well-planned areas for residential use. Such use will be encouraged to be on larger lots in Rural Residential Districts. Open Space Subdivision Design techniques are also encouraged to preserve open space. Other uses accessory to the principal use requires a permit, but the principal use must first be established. It shall also be the policy of the City to discourage residential use where it is not in the best interests of health, safety and general public welfare to allow such use.

5.02.03 Guest Cottages and Guest Quarters. A guest cottage or guest quarter requires a permit on a residential lot in non-shoreland districts and shall comply with the following standards:

- a. All required setbacks are met.
- b. The maximum impervious surface limits for the lot shall not be exceeded.
- c. The maximum building footprint for a guest cottage shall not exceed 700 square feet in size.

- d. A guest cottage shall not exceed 15 feet in structure height.
- e. Guest quarters located in an accessory structure shall not exceed 700 square feet in size. Stairways and unfinished storage areas shall not be counted as part of this area.
- f. The building footprint for a new accessory structure containing a guest quarter shall not exceed 1200 square feet in size.
- g. Guest quarters requires a permit in existing accessory structures exceeding 1200 square feet in size.
- h. An accessory structure containing guest quarters does not exceed 25 feet in building height.
- i. Only one guest cottage or guest quarter is allowed on a lot but not both.

5.02.04 Churches may exceed the height limit in Section 5.02.01.

5.02.05 All dwellings, except those in Manufactured Home developments, must be at least 18 feet wide and on a foundation.

5.02.06 Home occupations and home businesses shall comply with the standards in in Section 5.08 and 5.09 respectively.

5.02.07 Fertilizer must be used in accordance with the provisions of the University of Minnesota Extension’s “Shoreland Best Management Practices” Fertilizers containing phosphorous are not allowed for residential use.

**5.03 Agricultural Use Standards**

5.03.01 Agricultural District Structure Setback and Height Standards:

Structure Lot Line Setbacks (feet)	20
Public Road Right-of-Way Setback (feet)	35
Wetland Setback (feet)	20
Max. Structure Height (feet)	50

5.03.02 Restrictions on agricultural uses are intended primarily to:

- a. Protect agricultural uses from undue encroachment by other uses, and
- b. Promote the compatibility of agricultural land use with adjacent property or nearby land uses.

5.03.03 Animal wastes or manure shall be acceptable fertilizer for use in the agricultural and rural residential districts provided that:

- a. The application thereof is done to preclude any such material from being carried by surface water run-off into public waters.

- b. The application thereof does not contaminate the water supply of anyone.
  - c. No phosphorous shall be used for fertilizer unless certified testing indicates a phosphorus deficiency.
  
- 5.03.04 Feedlots are a permitted use in an agricultural district provided that:
  - a. A Minnesota Pollution Control Agency Certificate of Compliance or Interim Permit is obtained.
  - b. The facility does not lie in the shoreland area and lies at least 300 feet from any adjacent property not zoned Agricultural and from any residence on adjacent property.
  - c. No odor problem or air pollution problem adversely affects adjacent property.
  - d. Feedlots must meet required structure setbacks.
  
- 5.03.05 No corral or barn for the keeping of animals shall be constructed in an agricultural district closer than 200 feet from a residence on adjacent property.
  
- 5.03.06 Agricultural uses allowed in shoreland areas, i.e., cropland and grazing, must maintain steep slopes and shore and bluff impact zones in permanent vegetation or operated under an approved conservation plan (Resource Management Systems) consistent with the field office technical guide of the USDA Natural Resources Conservation Service, as provided by a qualified individual or agency. The shore impact zone for parcels with agricultural land uses is equal to a line parallel to and 50 feet from the ordinary high water level.
  
- 5.03.07 Fertilizer, pesticides, or animal wastes must be used in such a way as to minimize impact on shore impact zones or all waters by proper application and use of earth or vegetation. The provisions of the Minnesota Department of Agriculture’s “Agricultural BMP Handbook for Minnesota” must be followed.
  
- 5.03.08 Right to Farm Act.
  - a. Purpose and Interpretation. It is the policy of the City of Fifty Lakes to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. The city recognizes an increased use of land for residential purposes in the city and finds that when nonagricultural land uses extend in agricultural areas, agricultural operations often become the subject of nuisance litigation. As a result, agricultural operations are sometimes curtailed or cease entirely, and many farmers may be prevented from making investments in

farm improvements. It is the purpose of this section to reduce the loss to the City of its agricultural resources by further limiting the circumstance under which agricultural operations may be deemed to be a nuisance, in addition to those limitations set forth in Minnesota Statutes, Chapter 561.19.

- b. Agricultural operation not a nuisance. An agricultural operation, which is a part of a family farm, is not and shall not become a private or public nuisance after six years from its established date of operation. The provisions of this subdivision do not apply:
  - 1. To a condition or injury which results from the negligent or improper operation of an agricultural operation or from operations contrary to commonly accepted agricultural practices or to applicable state or local laws, ordinances, rules, or permits.
  - 2. When an agricultural operation causes injury or direct threat of injury to the health or safety of any person.
  - 3. To the pollution of, or change in the conditions of, the waters of the state or the overflow of waters on the lands of any person.
  - 4. To any prosecution for the crime of public nuisance as provided in Minnesota Statutes, Chapter 609.74 or to an action by public authority to abate a particular condition which is a public nuisance.
  - 5. If the agricultural operation is subsequently expanded or significantly altered, the established date of operation for each expansion or alteration is deemed to be the date of commencement of the expanded or altered operation.
- c. Severability. If a provision of this section or application thereof to any person or set of circumstances, is held invalid or unconstitutional by a court of competent jurisdiction, such invalidation shall not affect other provisions or applications of this section.

**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.

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

- 1. The request is to subdivide a 19.7 acre parcel (22330519) into two tracts.
- 2. The subject property is located at 40064 Old Co Rd 1.
- 3. The proposed parcels are not located in shoreland.

4. Site suitability waived by PZ administrator.
  5. Each of the proposed tracts meets the minimum lot size and dimensional requirements of their proposed zoning districts:
    - a. Tract A: A 17.8-acre (773,387 sqft) undeveloped parcel with 400'+ frontage on Old County Rd 1. The proposed 17.8-acre parcel meets minimum lot size requirements for a parcel in the Agricultural (AG) zoning district.
    - b. Tract B: A 2-acre (85,522 sq ft) developed parcel with 225'+ frontage on Old County Rd 1. The proposed parcel meets minimum lot size requirements for a parcel in the Rural Residential (RR) zoning district.
- 

**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 standards as required by the Fifty Lakes Land Use Ordinance. Staff recommends the subdivision request be approved with no conditions.

CITY OF FIFTY LAKES

Project Completed ID No: \_\_\_\_\_

40447 Town Hall Road / Box 125, Fifty Lakes, MN 56448 218-763-3113 www.fiftylakesmn.com

SUBDIVISION APPLICATION

RECODE: \_\_\_\_\_ INACTIVE:  RECODE2: \_\_\_\_\_  
LAST NAME: RAPH FIRST NAME: TRACY  
ADDRESS: 11342 CO. RD 1 PHONE: 218-543-4903  
CITY: PINE RIVER STATE: MN ZIP: 56474  
OWNER: \_\_\_\_\_ RELATIONSHIP TO APPLICANT: \_\_\_\_\_  
ADDRESS 2: \_\_\_\_\_  
CITY 2: \_\_\_\_\_ STATE 2: \_\_\_\_\_ ZIP 2: \_\_\_\_\_

LOCATION RECODE/PARCEL NUMBER: 22330519

LEGAL DESCRIPTION:

TOWNSHIP: 138 RANGE: 027 SEC: 33 QTRSEC: NW 1/4 QTRQTRSEC: NE 1/4  
PLAT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_  
LAKE NAME: \_\_\_\_\_ LAKE NUMBER: \_\_\_\_\_ STREAM NAME: \_\_\_\_\_  
ACREAGE: 2.5 FIRE NUMBER: 40064 ZONING: RURAL RESIDENTIAL  
DIRECTIONS: \_\_\_\_\_  
HOUSE NUMBER: 40064 STREET NAME: OLD CO. RD 1

IS THE PROPOSED SUBDIVISION IN THE SHORELAND AREA?  Yes  No

TYPE OF SUBDIVISION: \_\_\_\_\_ NEW ZONING: RURAL RESIDENTIAL

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

TOTAL ACREAGE: 2.5 NUMBER OF LOTS: 1

PROPOSED (continued) USE:  Residential  Agricultural  Commercial  Other

ESTIMATED VALUE OF IMPROVEMENTS: 0

- 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: \_\_\_\_\_

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: 2-25-2026 Signed: Mary Raph Applicant  
PERMIT ID: \_\_\_\_\_ FEE: 350.00  
DATE FEE PAID: 2-25-26 Signed: AME City Clerk or authorized agent  
FEE PAID BY:  Check # \_\_\_\_\_  Cash  
DATE APPROVED: \_\_\_\_\_ Signed: \_\_\_\_\_ Zoning Administrator or authorized agent

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

**SEPTIC COMPLIANCE AND/OR INSPECTION  
AGREEMENT**

**NAME:** TRACY RAPH

**PROPERTY ADDRESS:** ~~XXXX~~ 40064 OLD CO RD 1

**MAILING ADDRESS (If different than above):**  
\_\_\_\_\_  
\_\_\_\_\_

In accordance with Section 9.17.21 "Compliance Inspection Program" of the Fifty Lakes City Zoning Ordinance, the above-named property owner hereby agrees to have a compliant septic system installed or a Subsurface Sewage Treatment System (SSTS) compliance inspection completed before June 1, 2026 for the parcel of property in Crow Wing County, Minnesota, described below. Pursuant to this agreement, should said parcel require the installation of a new system, said property owner further agrees to submit to the Fifty Lakes Planning and Zoning Department an acceptable replacement design and apply for a septic permit no later than July 1, 2026.

**LEGAL DESCRIPTION:** Section 23, Township 138, Range 27.  
\_\_\_\_\_  
\_\_\_\_\_

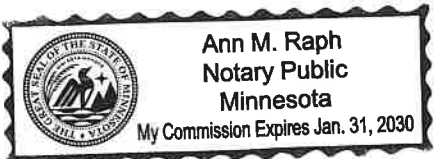
**PARCEL NUMBER:** 22330519

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

3-27-2026  
Date

Tracy Raph  
Property Owner's or Authorized Agent Signature

Subscribed and sworn to before me this 27<sup>th</sup> day of March, 2026.

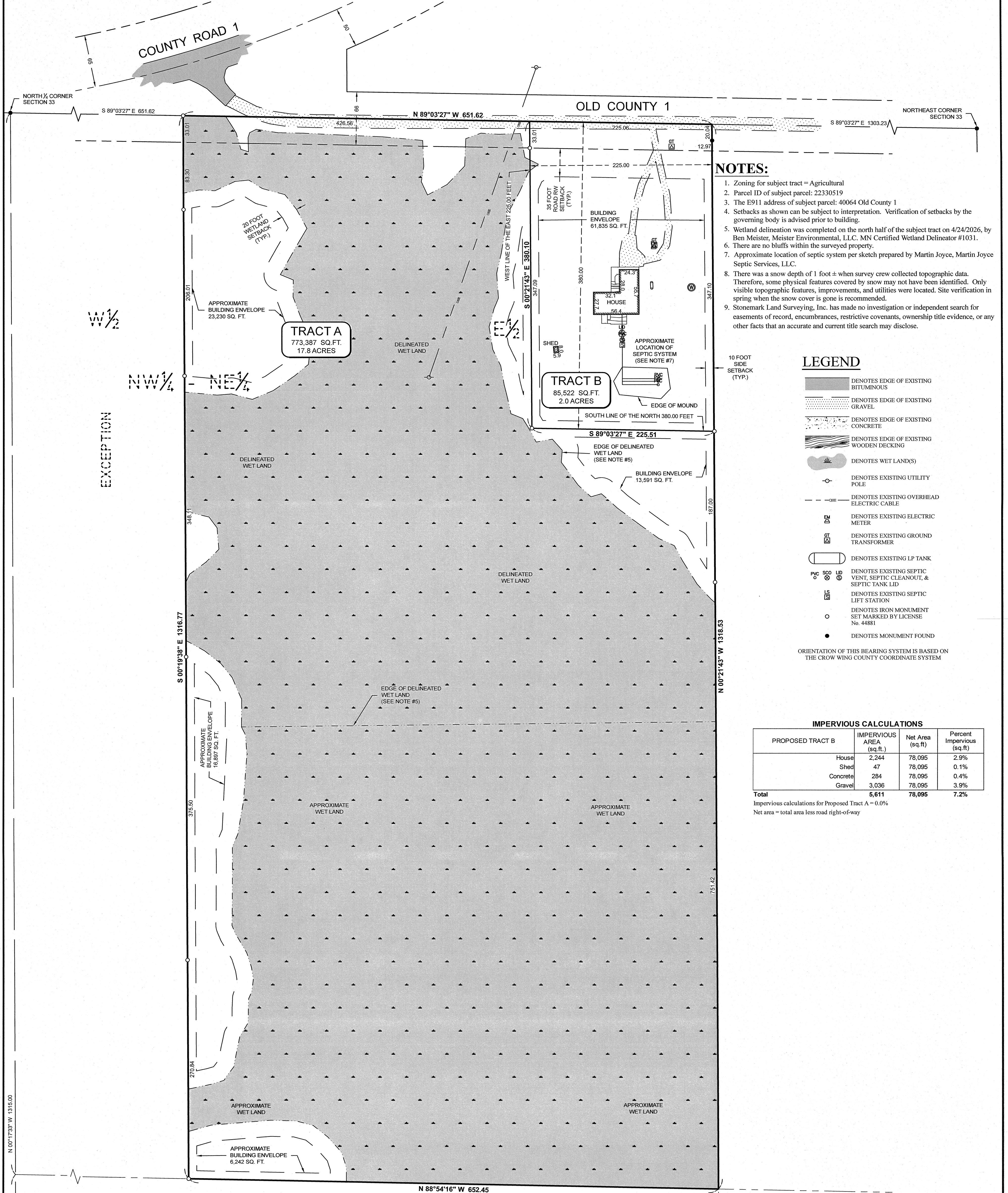


Ann M. Raph  
Notary Public  
State of Minnesota  
County of Crow Wing

*This form is valid from November 1, 2025 until May 31, 2026.*

# CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 33, TOWNSHIP 138 NORTH, RANGE 27 WEST,  
CITY OF FIFTY LAKES, CROW WING COUNTY, MINNESOTA  
TOTAL AREA = 858,909 SQ. FT. / 19.7 ACRES



**NOTES:**

1. Zoning for subject tract = Agricultural
2. Parcel ID of subject parcel: 22330519
3. The E911 address of subject parcel: 40064 Old County 1
4. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
5. Wetland delineation was completed on the north half of the subject tract on 4/24/2026, by Ben Meister, Meister Environmental, LLC, MN Certified Wetland Delineator #1031.
6. There are no bluffs within the surveyed property.
7. Approximate location of septic system per sketch prepared by Martin Joyce, Martin Joyce Septic Services, LLC.
8. There was a snow depth of 1 foot ± when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
9. Stonemark Land Surveying, 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.

**LEGEND**

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES WET LAND(S)
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING OVERHEAD ELECTRIC CABLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING LP TANK
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- DENOTES MONUMENT FOUND

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

**IMPERVIOUS CALCULATIONS**

PROPOSED TRACT B	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	2,244	78,095	2.9%
Shed	47	78,095	0.1%
Concrete	284	78,095	0.4%
Gravel	3,036	78,095	3.9%
<b>Total</b>	<b>5,611</b>	<b>78,095</b>	<b>7.2%</b>

Impervious calculations for Proposed Tract A = 0.0%  
Net area = total area less road right-of-way

**LEGAL DESCRIPTION PER DOC. NO. 984399**

The Northwest Quarter of the Northeast Quarter, EXCEPT the West Half thereof, Section 33, Township 138, Range 27, Crow Wing County, Minnesota

**PROPOSED BOUNDARY DESCRIPTIONS**

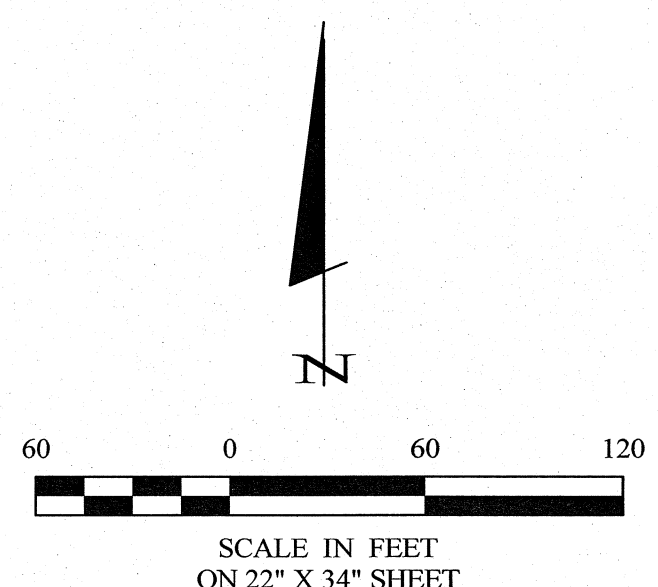
**TRACT A**  
That part of the Northwest Quarter of the Northeast Quarter, Section 33, Township 138 North, Range 27 West, Crow Wing County, Minnesota lying southerly of the North 380.00 feet and lying westerly of the East 225.00 feet thereof.

Subject to easements, restrictions, and reservations of record, if any.

**TRACT B**  
The North 380.00 feet of the East 225.00 feet of the Northwest Quarter of the Northeast Quarter, Section 33, Township 138 North, Range 27 West, Crow Wing County, Minnesota.

Subject to easements, restrictions, and reservations of record, if any.

N 00°17'33" W 1315.00  
N 00°17'33" W 3963.83  
SOUTH 1/4 CORNER SECTION 33



I 30 I CERTIFICATE OF SURVEY Tracy & Danette Raph 11342 County Road 1 Pine River, MN 56474	PROJECT MANAGER: CMH	PROJECT No.: 26037	DATE: 5/5/2026	REVISIONS DESCRIPTION BY	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.   CYNTHIA M. HILDE PLS#44881 DATE 5/5/2026 LIC. NO. 44881	 30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	CHECKED BY: CMH	FILE NAME: C26037.DWG	SCALE: HORZ. 1" = 100' VERT. NONE	DATE DESCRIPTION BY		

CITY OF FIFTY LAKES  
MINUTES OF THE PLANNING COMMISSION  
May 26, 2026 6:00 PM

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

7  
8 **2. Roll Call:**

9 Planning Commission: Bob Stancer, Gary Oster, Joni Fligel, Daniel Wright, Don Reierson  
10 Belinda Yurick (Alternate Non- Voting member)

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

13 City Council: Gary Staples, Mayor

14  
15  
16 **3. Public Hearing:**

- 17 **a. Variance Application 03-26** For the construction of an accessory structure not meeting side yard setbacks,  
18 the addition of a covered stoop to a non-conforming dwelling, and an increase to allowable impervious. The  
19 subject property is located at 41615 East Eagle Lake Rd; PIN 22240589. Applicant/ Owner: Daniel and Leslie  
20 Roline.

21 **MOTION MADE BY MR. OSTER AND SECONDED BY MR. REIERSON TO APPROVE**  
22 **VARIANCE APPLICATION 03-26 WITH 12 (TWELEVE) FINDINGS OF FACT AND 2 (TWO)**  
23 **CONDITION.**

24  
25 Findings of Fact:

- 26 1. The subject property is located at 41615 E Eagle Lake Rd. and is zoned "Shoreland Residential" (Eagle Lake -  
27 Recreational Development).
- 28 2. The variance request is for a covered stoop on the existing non-conforming dwelling within the bluff impact  
29 zone.
- 30 3. The variance request is for a 20 x 28 accessory structure with no living quarters 5' from the side yard setback  
31 where 10' is required.
- 32 4. The variance request is for a 15.26% impervious where 15% is the maximum.
- 33 5. The existing single family dwelling is located approximately 75'+ from the OHW level of E Eagle Lake where  
34 100' is required and has additional bluff impact zone setbacks.
- 35 6. The proposed impervious surface coverage of the property is 15.26% (15% allowed.)
- 36 7. The DNR has been notified of the request and has no comment.
- 37 8. Will granting the variance put property to use in a reasonable manner not permitted by the zoning ordinance?  
38 a. Yes, the covered stoop is a standard and practical residential feature and the 20' x 28' garage is an  
39 allowed use within the shoreland residential zoning district.
- 40 9. Does the property have unique circumstances that were not created by the landowner?  
41 a. Yes, the location of the existing septic and driveway creates a limited area to construct a garage.
- 42 10. If the variance is granted, will the essential character of the locality remain consistent?  
43 a. Yes, the construction of the stoop and accessory structure does not alter the essential character of the  
44 neighborhood. These residential improvements are not highly visible from the lake and are in keeping  
45 with the surrounding neighborhood.
- 46 11. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose  
47 and intent of the City of Fifty Lakes ordinances?  
48 a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and  
49 the following goal in the comprehensive plan, "To preserve the natural character and environmental  
50 quality of the lakeshore and still allow reasonable use for property owners and the public."
- 51 12. Has the variance request been made based on reasons other than economic considerations alone?  
52 a. Yes, the request has been made on factors other than economic considerations.

53  
54 Conditions of Approval:

- 55 1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the  
56 presented plan will require modified approval by the Planning Commission.  
57 2. A stormwater management plan is required for the property to be submitted with the land use application and  
58 implemented by the completion of the addition or expiration of the land use permit, whichever is soonest.  
59

60  
61 When polled: Mr. Stancer, aye; Mr. Oster, aye; Mr. Wright, aye. Ms. Fligiell, aye; Mr. Reiersen, aye. Motion carried.  
62

63 **4. Approval of Minutes:**

- 64 a. April 28, 2026: Planning Commission Meeting  
65

66 **MOTION MADE BY MR. STANCER AND SECONDED BY MR. REIERSON TO APPROVE MINUTES**  
67 **FROM APRIL 28, 2026 MEETING AS PRESENTED.** When polled: Mr. Stancer, aye; Mr. Oster, aye; Mr. Wright,  
68 aye. Ms. Fligiell, aye; Mr. Reiersen. Motin carried.  
69

- 70 **5. New Business:** City Purchase of Property: Discussion and recommendation to the City Council regarding the  
71 proposed city purchase of property. The subject property is located at TBD County Rd 3 (5 acres of 22260506).  
72

73 **MOTION MADE BY MR. OSTER AND SECONDED BY MR. WRIGHT TO RECOMMEND APPROVAL**  
74 **TO COUNCIL TO PURCHASE PROPERTY LOCATED AT TBD COUNTY ROAD 3 (5 ACRES OF**  
75 **22260506) FOR THE CITY WITH 5 FINDINGS OF FACTS.**  
76

77 **Findings of Fact:**  
78

- 79 1. The subject property is located at TBD County Rd 3 (22260506).  
80 2. The subject property is undeveloped.  
81 3. The subject property is suitable for development in general conformance with the land use standards of the  
82 Public & Parks land use district.  
83 4. City uses of the property will not be detrimental to uses or property in the immediate vicinity of the subject  
84 property.  
85 5. The purchase of the subject property is in keeping with the city's goals and comprehensive plan based on the  
86 following:  
87 a. An increase in residential growth could require additional services in the future (pg 21).  
88 b. Provision for the fire department and first responder services, city hall, municipal bar and bottle shop,  
89 community center, and city park (pg 28).  
90

91 When polled: Mr. Stancer, aye; Mr. Oster, aye; Mr. Wright, aye. Ms. Fligiell, aye; Mr. Reiersen, aye. Motion carried.  
92

- 93 **6. P & Z Administrator's Report:** Ms. Soderlund reported 18 (eighteen) land use permits, and 3 (three)  
94 variances have been approved as of the May meeting. Ms. Soderlund led a discussion on the pyramid of  
95 discretion involving legislative decisions, quasi-judicial decisions and administrative decisions.  
96

97 **MOTION BY MS. FLIGIEL TO ADJOURN.** Meeting adjourned at 6:31 PM.  
98  
99  
100  
101  
102

---

Jessica Istvanovich, Deputy Clerk

**STAFF REPORT**

**Agenda Item:** 7b  
**Application:** Metes and Bounds 03-26  
**Property Owner:** Scott & Nicole Siemers  
**Applicant:** Scott Siemers

---

**PROPERTY INFORMATION:**

PID: 22270568  
Acres: 5.2 Acres  
Zoning: Rural Residential (RR)  
Physical Address: 40293 Fox Glen Dr.  
Location: 27/138/27  
Septic: SSTS Installation 8/22/2023  
Existing/Proposed Impervious: Parcel A – 12.9% Tract B – 0.3%



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**Background Information:**

The applicant is requesting to subdivide a 5.2 acre parcel into two Parcels (Tract A and Tract B).

**Tract A** is a 2-acre developed parcel with 280' of frontage on Fox Glen Dr. The proposed 2-acre parcel meets minimum lot size requirements for a parcel in the Rural Residential (RR) zoning district.

**Tract B** is a 2-acre developed parcel with 430' frontage on Fox Glen Dr and over 300' frontage on Old Co Rd 1. The proposed parcel meets minimum lot size requirements for a parcel in the Rural Residential (RR) zoning district.

---

**Permit History:**

- 2023: Dwelling with attached garage/shop and SSTS
- 2024: Lean-to Addition

---

Complete Application Received:	5/29/2026
Action Deadline:	7/28/2026
15.99 Waiver:	N/A
Wetland Delineation:	3-21-2026; Meister Environmental, LLC.
Fees Collected:	\$350.00
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	N/A
• City Attorney:	N/A
Notifications:	
• DNR:	N/A
• MNDOT:	N/A
• CWC HWY:	N/A
• Other:	N/A

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

**Table 5.01.04 Non-Shoreland Districts Lot Area, Width, and Impervious Coverage Standards**

LAND USE DISTRICT	Single Family		Duplex Residential		Max. % Impervious Coverage
	Min Lot Area (acres)	Min Lot Width (feet)	Min Lot Area (acres)	Min Lot Width (feet)	
<b>Rural Residential (RR)</b>	<b>2</b>	<b>150</b>	3	225	20
Agricultural (AG)	5	200	6	300	10
Forest Management (FM)	15	500			5

**5.02 Rural Residential Use Standards**

5.02.01 Rural Residential District Structure Setback and Height Standards:

Structure Lot Line Setbacks (feet)	20
Public Road Right-of-Way Setback (feet)	35*
Wetland Setback (feet)	20
Max. Structure Height (feet)	35

\*20 feet for all lots created before April 18, 2002

5.02.02 It shall be the policy of the City to encourage well- planned areas for residential use. Such use will be encouraged to be on larger lots in Rural Residential Districts. Open Space Subdivision Design techniques are also encouraged to preserve open space. Other uses accessory to the principal use requires a permit, but the principal use must first be established. It shall also be the policy of the City to discourage residential use where it is not in the best interests of health, safety and general public welfare to allow such use.

5.02.03 Guest Cottages and Guest Quarters. A guest cottage or guest quarter requires a permit on a residential lot in non-shoreland districts and shall comply with the following standards:

- a. All required setbacks are met.

- b. The maximum impervious surface limits for the lot shall not be exceeded.
- c. The maximum building footprint for a guest cottage shall not exceed 700 square feet in size.
- d. A guest cottage shall not exceed 15 feet in structure height.
- e. Guest quarters located in an accessory structure shall not exceed 700 square feet in size. Stairways and unfinished storage areas shall not be counted as part of this area.
- f. The building footprint for a new accessory structure containing a guest quarter shall not exceed 1200 square feet in size.
- g. Guest quarters requires a permit in existing accessory structures exceeding 1200 square feet in size.
- h. An accessory structure containing guest quarters does not exceed 25 feet in building height.
- i. Only one guest cottage or guest quarter is allowed on a lot but not both.

5.02.04 Churches may exceed the height limit in Section 5.02.01.

5.02.05 All dwellings, except those in Manufactured Home developments, must be at least 18 feet wide and on a foundation.

5.02.06 Home occupations and home businesses shall comply with the standards in in Section 5.08 and 5.09 respectively.

5.02.07 Fertilizer must be used in accordance with the provisions of the University of Minnesota Extension’s “Shoreland Best Management Practices” Fertilizers containing phosphorous are not allowed for residential use.

**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.

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

- 1. The request is to subdivide a 5.2 acre parcel (22270568) into two tracts.
- 2. The subject property is located at 40293 Fox Glen Dr.
- 3. The proposed parcels are not located in shoreland.
- 4. Site suitability to be submitted for Tract B per 6.04.03 g. 7.
- 5. Each of the proposed tracts meets the minimum lot size and dimensional requirements of their proposed zoning districts:

- a. Tract A: is a 2-acre developed parcel with 280' of frontage on Fox Glen Dr. The proposed 2-acre parcel meets minimum lot size requirements for a parcel in the Rural Residential (RR) zoning district.
- b. Tract B: is a 2-acre developed parcel with 430' frontage on Fox Glen Dr and over 300' frontage on Old Co Rd 1. The proposed parcel meets minimum lot size requirements for a parcel in the Rural Residential (RR) zoning district.

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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.

---

**Staff Recommendation:** The proposed parcels meet the minimum standards as required by the Fifty Lakes Land Use Ordinance. Staff recommends the subdivision request be approved with the following conditions:

1. SSTS Site Suitability to be completed and submitted prior to final stamp/signature.

CITY OF FIFTY LAKES

Project Completed

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

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

218-763-3113

www.fiftylakesmn.com

SUBDIVISION APPLICATION

RECODE: \_\_\_\_\_ INACTIVE:  RECODE2: \_\_\_\_\_  
 LAST NAME: SIEMERS FIRST NAME: SCOTT  
 ADDRESS: 40293 FOX GLEN DR. PHONE: 218-820-9152  
 CITY: FIFTY LAKES STATE: MN ZIP: 56448  
 OWNER: NICOLE SIEMERS RELATIONSHIP TO APPLICANT: WIFE  
 ADDRESS 2: 40293 FOX GLEN DR.  
 CITY 2: FIFTY LAKES STATE 2: MN ZIP 2: 56448

LOCATION RECODE/PARCEL NUMBER: \_\_\_\_\_  
 LEGAL DESCRIPTION: \_\_\_\_\_

TOWNSHIP: 138 RANGE: 027 SEC: 27 QTRSEC: \_\_\_\_\_ QTRQTRSEC: \_\_\_\_\_  
 PLAT: 22270568 BLOCK: 4 LOT: 2  
 LAKE NAME: N/A LAKE NUMBER: N/A STREAM NAME: N/A  
 ACREAGE: 5.1 FIRE NUMBER: 40293 ZONING: RURAL RESIDENTIAL  
 DIRECTIONS: Follow FOX GLEN DR. To the South around Curve then on the right  
 HOUSE NUMBER: 40293 STREET NAME: FOX GLEN DR.

IS THE PROPOSED SUBDIVISION IN THE SHORELAND AREA?  Yes  No  
 TYPE OF SUBDIVISION: Lot Divide NEW ZONING: \_\_\_\_\_

PLAT NAME: TRACT B  
 TOTAL ACREAGE: 3.1 NUMBER OF LOTS: 1

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: \_\_\_\_\_

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.

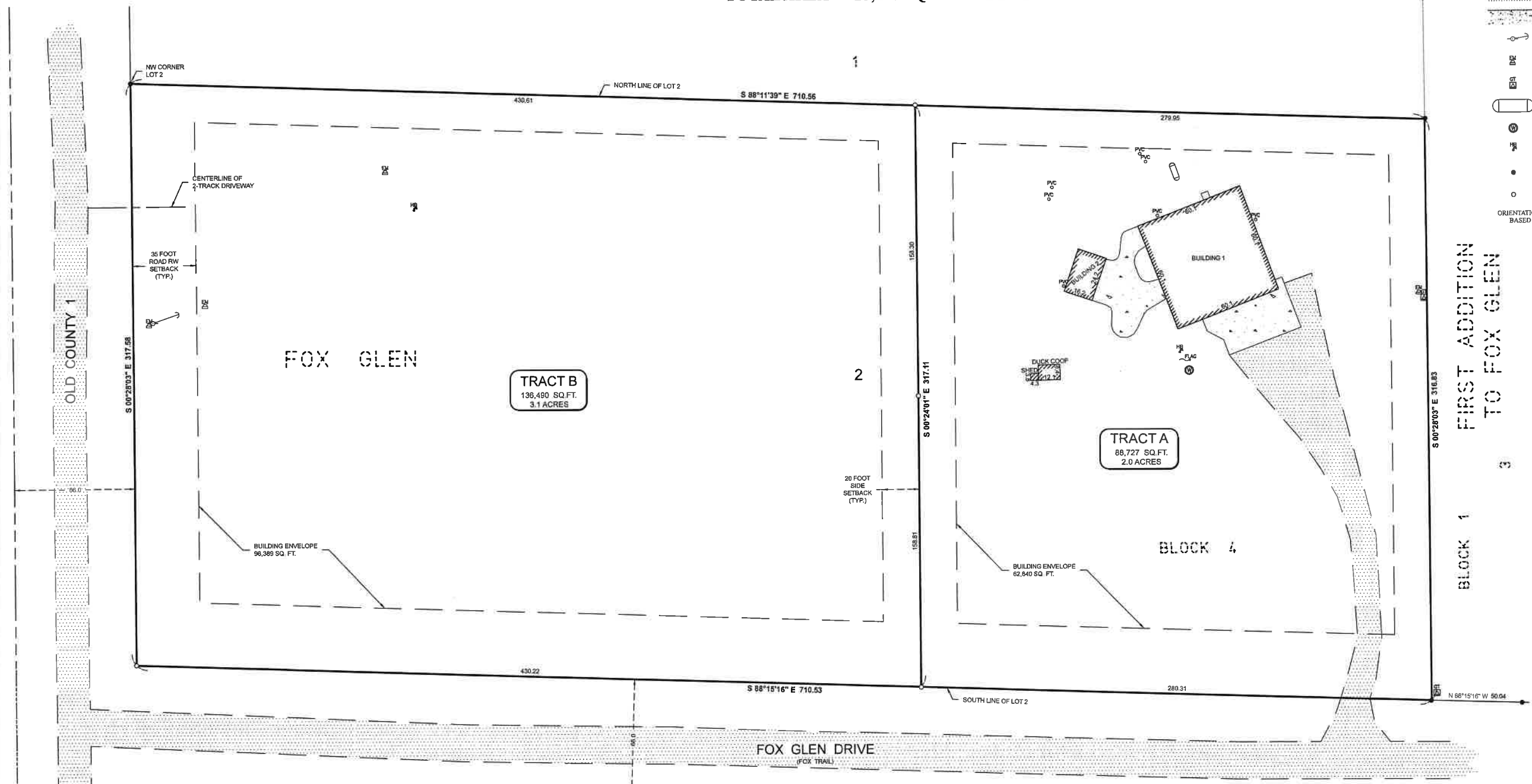
APPLICATION DATE: 5/29/26 Signed: *Nicole Siemers*  
 PERMIT ID: MB-03-26 FEE: 350.00 Applicant  
 DATE FEE PAID: 5/29/26 Signed: \_\_\_\_\_  
 FEE PAID BY:  Check # 6040  Cash City Clerk or authorized agent  
 DATE APPROVED: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Zoning Administrator or authorized agent

# CERTIFICATE OF SURVEY

LOT 2, BLOCK 4, FOX GLEN,  
SECTION 27, TOWNSHIP 138 NORTH, RANGE 27 WEST,  
CITY OF FIFTY LAKES, CROW WING COUNTY, MINNESOTA  
TOTAL AREA = 225,217 SQ. FT. / 5.2 ACRES

### LEGEND

- DENOTES EXISTING FLAGPOLE
  - DENOTES EDGE OF EXISTING GRAVEL
  - DENOTES EDGE OF EXISTING CONCRETE
  - DENOTES EXISTING UTILITY POLE W/ GUY WIRE
  - DENOTES EXISTING ELECTRIC METER
  - DENOTES EXISTING GROUND TRANSFORMER
  - DENOTES EXISTING LP TANK
  - DENOTES EXISTING WELL
  - DENOTES EXISTING HOSE BIB
  - DENOTES MONUMENT FOUND
  - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF FOX GLEN



### PROPOSED BOUNDARY DESCRIPTIONS

**TRACT A**  
That part of Lot 2, Block 4, FOX GLEN, according to the recorded plat thereof, Crow Wing County, Minnesota, lying easterly of the following described line: Commencing at the northwest corner of said Lot 2; thence South 88 degrees 11 minutes 39 seconds East, assumed bearing, along the north line thereof 430.61 feet to the point of beginning of said line to be herein described: thence South 00 degrees 24 minutes 01 second East 317.11 feet, more or less, to the south line thereof, said described line there terminating.

Subject to easements, restrictions, and reservations of record, if any.

**TRACT B**  
That part of Lot 2, Block 4, FOX GLEN, according to the recorded plat thereof, Crow Wing County, Minnesota, lying westerly of the following described line: Commencing at the northwest corner of said Lot 2; thence South 88 degrees 11 minutes 39 seconds East, assumed bearing, along the north line thereof 430.61 feet to the point of beginning of said line to be herein described: thence South 00 degrees 24 minutes 01 second East 317.11 feet, more or less, to the south line thereof, said described line there terminating.

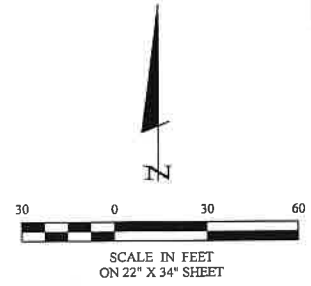
Subject to easements, restrictions, and reservations of record, if any.

IMPERVIOUS CALCULATIONS			
PROPOSED TRACT A	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent ImperVIOUS (sq. ft.)
Building 1	3,614	88,727	4.1%
Building 2	391	88,727	0.4%
Shed	16	88,727	0.0%
Duck Coop	101	88,727	0.1%
Concrete	2,261	88,727	2.5%
Gravel	5,020	88,727	5.7%
<b>Total</b>	<b>11,403</b>	<b>88,727</b>	<b>12.9%</b>

IMPERVIOUS CALCULATIONS			
PROPOSED TRACT B	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent ImperVIOUS (sq. ft.)
2-Track Driveway (12' Wide)	355	136,490	0.3%
<b>Total</b>	<b>355</b>	<b>136,490</b>	<b>0.3%</b>

### NOTES:

- Zoning for subject tract = Rural Residential
- Parcel ID of subject parcel: 22270568
- The E911 address of subject parcel: 40293 Fox Glen Drive
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- National Wetland Inventory Report shows no wetlands within subject property.
- There are no bluffs within the surveyed property.
- There was a snow depth of 1 foot ± when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
- Stonemark Land Surveying, 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.



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

I HEREBY CERTIFY THAT THE SURVEY, OR AN EXTENSION OR REVISION THEREOF, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Scott Siemens  
 License No. 44881  
 Date: 3/18/2026  
 Lic. No. 44881

REVISIONS	DESCRIPTION	DATE

PROJECT NO.: 26030	DATE: 3/18/2026
FILE NAME: C:\6030.DWG	SCALE: 1" = 30'
FIELD BOOK: [ ]	VERT. NONE
BOOK: [ ]	PCL: [ ]

PROJECT MANAGER: CMH	CHECKED: PLS	DRAWN BY: JCL
----------------------	--------------	---------------

CERTIFICATE OF SURVEY

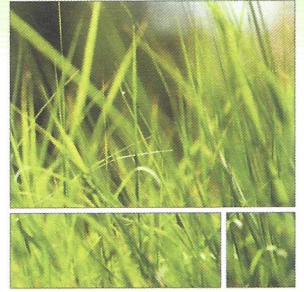
Scott Siemens  
P.O. Box 301  
Crosslake, MN 56442

SHEET 1 OF 1

C:\Users\sls\OneDrive\Documents\2026\6030\_Siemens\C26030.dwg

# Meister Environmental, LLC

MN Certified Wetland Delineator #1031



218.851.5005  
benmeister45@gmail.com

March 22, 2026

Chris Pence  
Environmental Services Manager  
Crow Wing County Land Services Department  
322 Laurel Street, Suite 15  
Brainerd, MN 56401

**RE: Parcel ID# 22270568, Section 27, Township 138 North, Range 27 West, Crow Wing County, MN.**

Dear Mr. Pence:

I visited the above referenced site on March 21, 2026 and verified that there are no wetlands present on the site. This letter is being submitted electronically with hard copies available upon request.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Meister', with a long horizontal flourish extending to the right.

Ben Meister  
MN Certified Wetland Delineator #1031

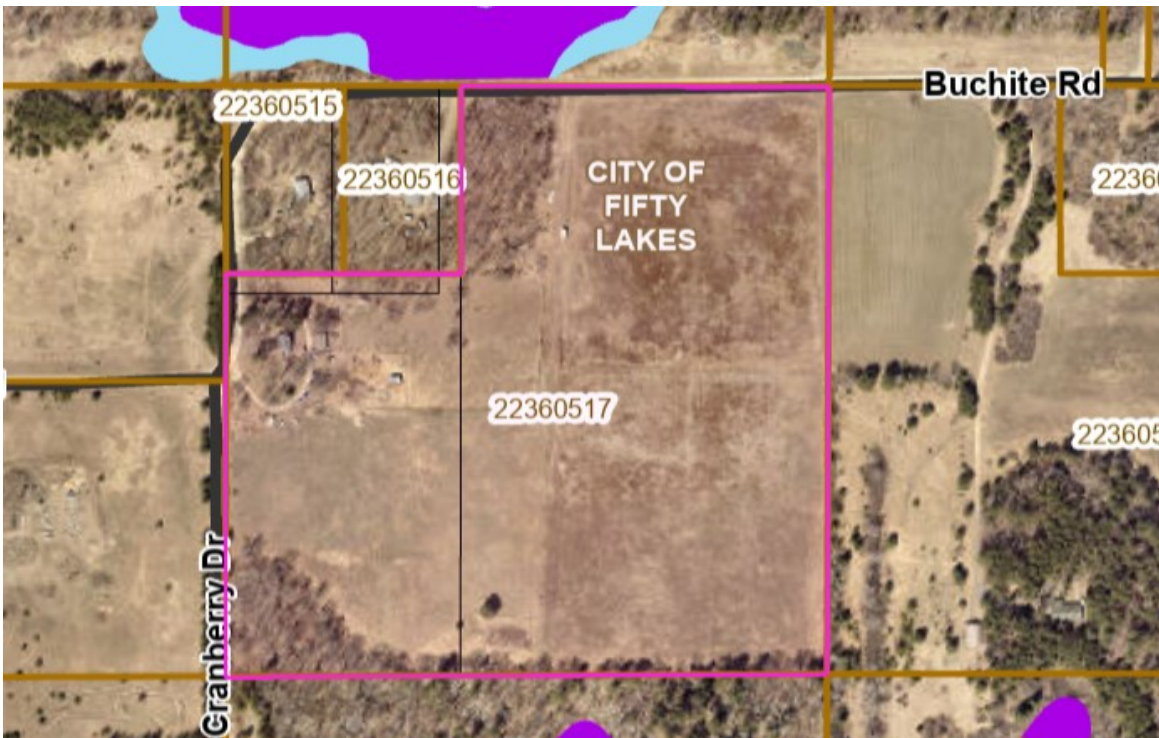
**STAFF REPORT**

**Agenda Item:** 7c  
**Application:** Metes and Bounds 04-26  
**Property Owner:** Gregory & Toni Buchite  
**Applicant:** Toni Buchite

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**PROPERTY INFORMATION:**

PID: 22360517  
Acres: 35.14 Acres  
Zoning: Agricultural (AG)  
Physical Address: 16899 Buchite Rd  
Location: 36/138/27  
Septic: CI 6/8/2026  
Existing/Proposed Impervious: A – 5%      B – 0%      C – 0%



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**Background Information:**

The applicant is requesting to subdivide a 35.14 acre parcel into three Parcels (Parcel A, Parcel B, and Parcel C).

**Parcel A** is a 5-acre developed parcel with 240' of frontage on Buchite Rd and 183' of frontage on Cranberry Dr. The proposed parcel meets minimum lot size requirements for a parcel in the Agricultural (AG) zoning district.

**Parcel B** is a 7.84-acre undeveloped parcel with over 800' frontage on Buchite Rd. The proposed parcel meets minimum lot size requirements for a parcel in the Agricultural (AG) zoning district.

**Parcel C** is a 22.31-acre undeveloped parcel with 480' frontage on Cranberry Dr. The proposed parcel meets minimum lot size requirements for a parcel in the Agricultural (AG) zoning district.

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**Permit History:**

- 2021: Lot Line Adjustment/MB
- 2004: Accessory Structure
- 2000: Accessory Structure
- 1998: Dwelling (Temporary)
- 1998: SSTS Upgrade

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Complete Application Received:	6/12/2026
Action Deadline:	8/11/2026
15.99 Waiver:	N/A
Wetland Delineation:	9-18-2024; CWD #1007, LLC.
Fees Collected:	\$350.00
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	N/A
• City Attorney:	N/A
Notifications:	
• DNR:	N/A
• MNDOT:	N/A
• CWC HWY:	N/A
• Other:	N/A

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

**Table 5.01.04 Non-Shoreland Districts Lot Area, Width, and Impervious Coverage Standards**

LAND USE DISTRICT	Single Family		Duplex Residential		Max. % Impervious Coverage
	Min Lot Area (acres)	Min Lot Width (feet)	Min Lot Area (acres)	Min Lot Width (feet)	
Rural Residential (RR)	2	150	3	225	20
<b>Agricultural (AG)</b>	<b>5</b>	<b>200</b>	6	300	<b>10</b>
Forest Management (FM)	15	500			5

**5.03 Agricultural Use Standards**

5.03.01 Agricultural District Structure Setback and Height Standards:

Structure Lot Line Setbacks (feet)	20
Public Road Right-of-Way Setback (feet)	35
Wetland Setback (feet)	20
Max. Structure Height (feet)	50

5.03.02 Restrictions on agricultural uses are intended primarily to:

- a. Protect agricultural uses from undue encroachment by other uses, and
- b. Promote the compatibility of agricultural land use with adjacent property or nearby land uses.

5.03.03 Animal wastes or manure shall be acceptable fertilizer for use in the agricultural and rural residential districts provided that:

- a. The application thereof is done to preclude any such material from being carried by surface water run-off into public waters.
- b. The application thereof does not contaminate the water supply of anyone.
- c. No phosphorous shall be used for fertilizer unless certified testing indicates a phosphorus deficiency.

- 5.03.04 Feedlots are a permitted use in an agricultural district provided that:
- a. A Minnesota Pollution Control Agency Certificate of Compliance or Interim Permit is obtained.
  - b. The facility does not lie in the shoreland area and lies at least 300 feet from any adjacent property not zoned Agricultural and from any residence on adjacent property.
  - c. No odor problem or air pollution problem adversely affects adjacent property.
  - d. Feedlots must meet required structure setbacks.
- 5.03.05 No corral or barn for the keeping of animals shall be constructed in an agricultural district closer than 200 feet from a residence on adjacent property.
- 5.03.06 Agricultural uses allowed in shoreland areas, i.e., cropland and grazing, must maintain steep slopes and shore and bluff impact zones in permanent vegetation or operated under an approved conservation plan (Resource Management Systems) consistent with the field office technical guide of the USDA Natural Resources Conservation Service, as provided by a qualified individual or agency. The shore impact zone for parcels with agricultural land uses is equal to a line parallel to and 50 feet from the ordinary high water level.
- 5.03.07 Fertilizer, pesticides, or animal wastes must be used in such a way as to minimize impact on shore impact zones or all waters by proper application and use of earth or vegetation. The provisions of the Minnesota Department of Agriculture’s “Agricultural BMP Handbook for Minnesota” must be followed.
- 5.03.08 Right to Farm Act.
- a. Purpose and Interpretation. It is the policy of the City of Fifty Lakes to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. The city recognizes an increased use of land for residential purposes in the city and finds that when nonagricultural land uses extend in agricultural areas, agricultural operations often become the subject of nuisance litigation. As a result, agricultural operations are sometimes curtailed or cease entirely, and many farmers may be prevented from making investments in farm improvements. It is the purpose of this section to reduce the loss to the City of its agricultural resources by further limiting the circumstance under which agricultural operations may be deemed to be a nuisance, in addition to those

- limitations set forth in Minnesota Statutes, Chapter 561.19.
- b. Agricultural operation not a nuisance. An agricultural operation, which is a part of a family farm, is not and shall not become a private or public nuisance after six years from its established date of operation. The provisions of this subdivision do not apply:
    - 1. To a condition or injury which results from the negligent or improper operation of an agricultural operation or from operations contrary to commonly accepted agricultural practices or to applicable state or local laws, ordinances, rules, or permits.
    - 2. When an agricultural operation causes injury or direct threat of injury to the health or safety of any person.
    - 3. To the pollution of, or change in the conditions of, the waters of the state or the overflow of waters on the lands of any person.
    - 4. To any prosecution for the crime of public nuisance as provided in Minnesota Statutes, Chapter 609.74 or to an action by public authority to abate a particular condition which is a public nuisance.
    - 5. If the agricultural operation is subsequently expanded or significantly altered, the established date of operation for each expansion or alteration is deemed to be the date of commencement of the expanded or altered operation.
  - c. Severability. If a provision of this section or application thereof to any person or set of circumstances, is held invalid or unconstitutional by a court of competent jurisdiction, such invalidation shall not affect other provisions or applications of this section.

**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.

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

1. The request is to subdivide a 35.14 acre parcel (22360517) into three tracts.
2. The subject property is located at 16899 Buchite Rd.
3. The proposed parcels are not located in shoreland.
4. Wetlands delineated by Mitch Brinks on 9-18-24.
5. Site suitability submitted for Parcel B on 6-9-2026.

6. Site suitability to be submitted for Parcel C per 6.04.03 g. 7.
7. Each of the proposed tracts meets the minimum lot size and dimensional requirements of their proposed zoning districts:
  - a. Parcel A: is a 5-acre developed parcel with 240' of frontage on Buchite Rd and 183' of frontage on Cranberry Dr. The proposed parcel meets minimum lot size requirements for a parcel in the Agricultural (AG) zoning district.
  - b. Parcel B: is a 7.84-acre undeveloped parcel with over 800' frontage on Buchite Rd. The proposed parcel meets minimum lot size requirements for a parcel in the Agricultural (AG) zoning district.
  - c. Parcel C: is a 22.31-acre undeveloped parcel with 480' frontage on Cranberry Dr. The proposed parcel meets minimum lot size requirements for a parcel in the Agricultural (AG) zoning district.

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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 standards as required by the Fifty Lakes Land Use Ordinance. Staff recommends the subdivision request be approved with the following conditions:

1. SSTS Site Suitability for Parcel C to be completed and submitted prior to final stamp/signature.

CITY OF FIFTY LAKES

Project Completed ID No: \_\_\_\_\_

40447 Town Hall Road / Box 125, Fifty Lakes, MN 56448 218-763-3113 www.fiftylakesmn.com

SUBDIVISION APPLICATION

RECODE: \_\_\_\_\_ INACTIVE:  RECODE2: \_\_\_\_\_  
LAST NAME: Buchite FIRST NAME: Toni  
ADDRESS: 16899 Buchite Rd. PHONE: 218-838-5839  
CITY: Fifty Lakes STATE: MN ZIP: 56448  
OWNER: Toni Buchite RELATIONSHIP TO APPLICANT: same  
ADDRESS 2: \_\_\_\_\_  
CITY 2: \_\_\_\_\_ STATE 2: \_\_\_\_\_ ZIP 2: \_\_\_\_\_

LOCATION RECODE/PARCEL NUMBER: 22360517

LEGAL DESCRIPTION:

TOWNSHIP: 138 RANGE: 27 SEC: 36 QTRSEC: \_\_\_\_\_ QTRQTRSEC: \_\_\_\_\_  
PLAT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_  
LAKE NAME: NA LAKE NUMBER: \_\_\_\_\_ STREAM NAME: NA  
ACREAGE: 35 FIRE NUMBER: \_\_\_\_\_ ZONING: Agr.  
DIRECTIONS: \_\_\_\_\_  
HOUSE NUMBER: \_\_\_\_\_ STREET NAME: \_\_\_\_\_

IS THE PROPOSED SUBDIVISION IN THE SHORELAND AREA?  Yes  No  
TYPE OF SUBDIVISION: \_\_\_\_\_ NEW ZONING: \_\_\_\_\_

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

TOTAL ACREAGE: \_\_\_\_\_ NUMBER OF LOTS: \_\_\_\_\_

PROPOSED (continued) USE:  Residential  Agricultural  Commercial  Other

ESTIMATED VALUE OF IMPROVEMENTS: \_\_\_\_\_

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

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

CITY ACTION PRELIMINARY APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

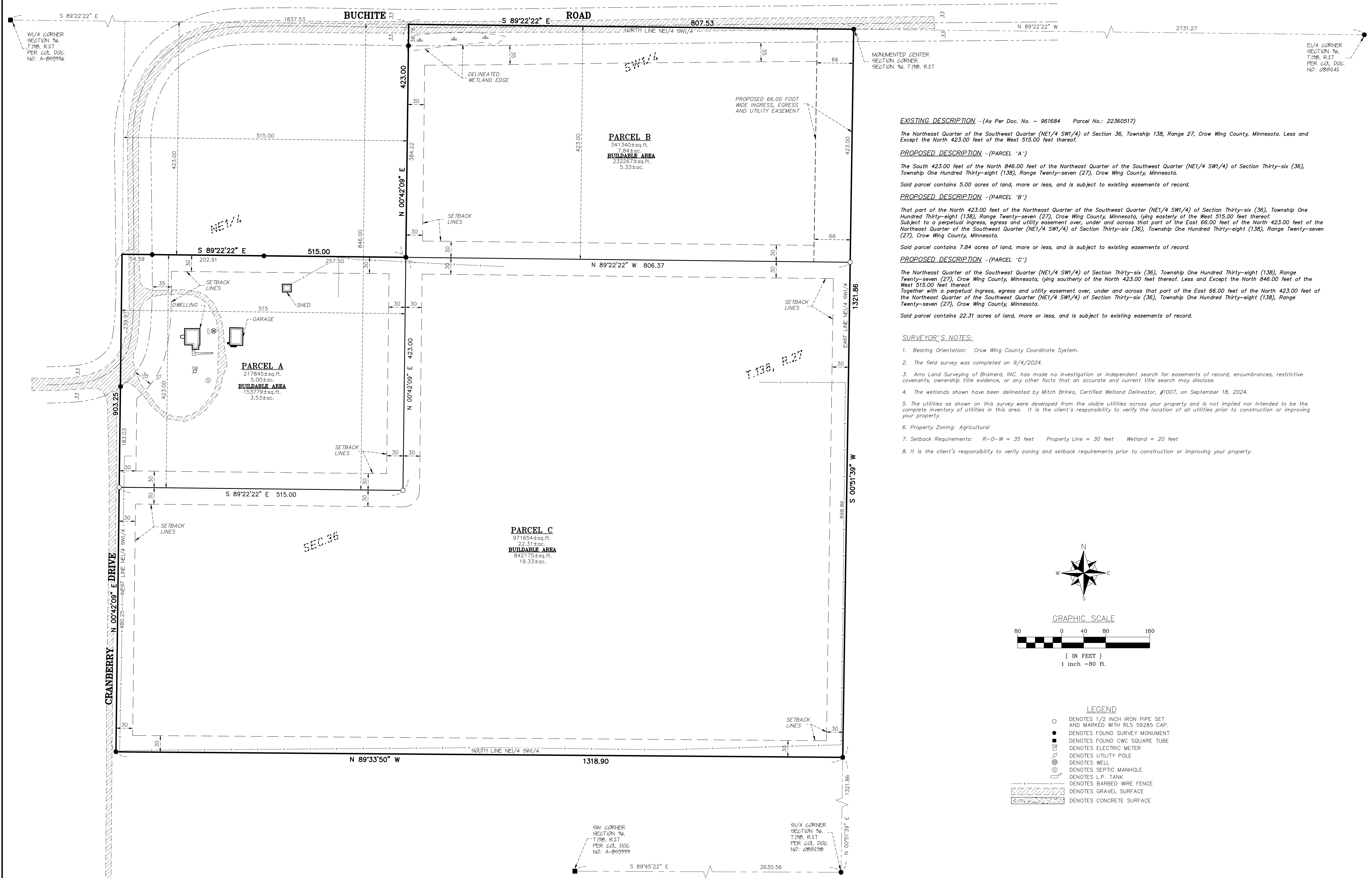
CONDITIONS:

NOTES:

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

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

# CERTIFICATE OF SURVEY



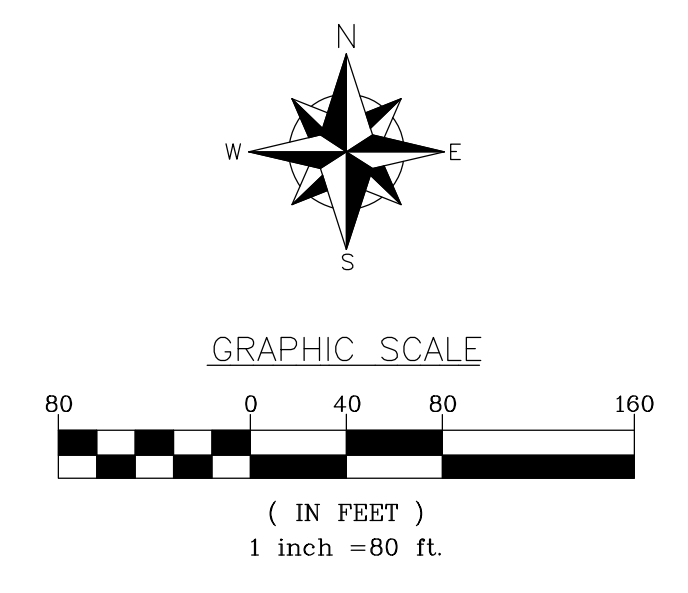
**EXISTING DESCRIPTION** - (As Per Doc. No. - 961684 Parcel No.: 22360517)  
 The Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 36, Township 138, Range 27, Crow Wing County, Minnesota. Less and Except the North 423.00 feet of the West 515.00 feet thereof.

**PROPOSED DESCRIPTION** - (PARCEL "A")  
 The South 423.00 feet of the North 846.00 feet of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Thirty-six (36), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota.  
 Said parcel contains 5.00 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION** - (PARCEL "B")  
 That part of the North 423.00 feet of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Thirty-six (36), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota, lying easterly of the West 515.00 feet thereof.  
 Subject to a perpetual ingress, egress and utility easement over, under and across that part of the East 66.00 feet of the North 423.00 feet of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Thirty-six (36), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota.  
 Said parcel contains 7.84 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION** - (PARCEL "C")  
 The Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Thirty-six (36), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota, lying southerly of the North 423.00 feet thereof. Less and Except the North 846.00 feet of the West 515.00 feet thereof.  
 Together with a perpetual ingress, egress and utility easement over, under and across that part of the East 66.00 feet of the North 423.00 feet of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section Thirty-six (36), Township One Hundred Thirty-eight (138), Range Twenty-seven (27), Crow Wing County, Minnesota.  
 Said parcel contains 22.31 acres of land, more or less, and is subject to existing easements of record.

- SURVEYOR'S NOTES:**
- Bearing Orientation: Crow Wing County Coordinate System.
  - The field survey was completed on 9/4/2024.
  - Arro 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.
  - The wetlands shown have been delineated by Mitch Brinks, Certified Wetland Delineator, #1007, on September 18, 2024.
  - The utilities as shown on this survey were developed from the visible utilities 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.
  - Property Zoning: Agricultural
  - Setback Requirements: R-O-W = 35 feet Property Line = 30 feet Wetland = 20 feet
  - 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 CWC SQUARE TUBE
  - ⊖ DENOTES ELECTRIC METER
  - ⊕ DENOTES UTILITY POLE
  - ⊙ DENOTES WELL
  - ⊗ DENOTES SEPTIC MANHOLE
  - ⊚ DENOTES L.P. TANK
  - ⊛ DENOTES BARBED WIRE FENCE
  - ▨ DENOTES GRAVEL SURFACE
  - ▩ DENOTES CONCRETE SURFACE

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 1st day of October, 2024.  
 By: Jared A. Spauld, Minnesota License No. 59285



**MINOR SUBDIVISION SURVEY**  
 Part of the NE1/4 SW1/4 Sec. 36, T.138, R.27 Crow Wing County, MN

**CLIENT:**  
 Toni Buchite  
 16899 Buchite Road  
 Fifty Lakes, MN 56448

DRAWN BY: JAS	CHECKED BY: EEL
APPROVED BY: JAS	JOB NUMBER: 24-161B
NO.   DATE   BY	REVISION DESCRIPTION


## Crow Wing County Site Suitability Form

Property Owner: Toni Buchite Date: 6/9/2026  
 Mailing Address: PO Box 224  
 City Fifty Lakes State: MN Zip 56448 Phone Number: 218 838 5839  
 Site Address: TBD Buchite Road  
 City Fifty Lakes State: MN Zip 56448  
 Legal Description: Proposed Parcel B  
 Sec. 36 Twp: 138 Range: 27 Township Name: Fifty Lakes  
 Parcel Number: 22360517 Lake/ River: Sand Lake  
 Lake/River Classification: NE

### Description of Soil Treatment Areas

	(Proposed) Site #1	(Alternate) Site #2
Disturbed Areas	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Compacted Areas	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Flooding	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Run on Potential	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Limiting Layer Depth	SB1 <u>60"</u> SB2 <u>—</u>	SB1 <u>45"</u> SB2 <u>—</u>
Slope %	<u>1% N</u>	<u>1% N</u>
Soil Texture Soil	<u>Sand</u>	<u>Sandy Loam</u>
Sizing Factor	<u>.83</u>	<u>1.27</u>
Landscape Position	<u>Shoulder</u>	<u>Summit</u>
Vegetation Types	<u>Grass</u>	<u>Grass</u>

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: Amy A Wannebo L1840  
 Address 37753 Ox Lake Landing  
 City Crosslake State: MN Zip 56442  
 Phone Number: 218 851 1563 E-Mail Address: amy.wannebo@gmail.com  
 Designer Signature:  Date: 6/10/2026  
 Comments/ Driving Directions: \_\_\_\_\_

## Crow Wing County Pressure Bed/Trench with Pump Design

Parcel Number: 22360517

Property Owner: Toni Buchite

Date: 6/9/2026

Proposed Site Boring #1 *Hard Auger marked w/ white flag* Designer's Initials: AAW

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
0 5	MLS	1%	10YR3/2	GR FR SH EW	n/a
5 35	MS	3%	10YR5/6	SGR L L	n/a
35 60	MS	3%	10YR6/4	SGR L L	n/a
@60	MS	3%	10YR6/4	SGR L L	5YR5/8

**Proposed Site Boring #2**

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox

**Alternate Site Boring #1** *Hard Auger - marked w/ white flag*

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox
0 7	MLS	3%	10YR3/2	GR FR SH EW	n/a
7 27	COSL	5%	10YR5/4	SGR L L	n/a
27 45	MS	3%	10YR5/6	SGR L L	n/a
@45	Large Rocks				

**Alternate Site Boring #2**

Depth (in)	Texture	Coarse Frag. %	Color	Structure	Redox

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	0.78	> 60	Clay Loam	****	0.24

### Description of Soil Treatment Areas

	Proposed Site		Alternate Site	
	Disturbed Areas?	No	No	No
Compacted Areas?	No	No	No	
Flooding Potential?	No	No	No	
Run-on Potential?	No	No	No	
Limiting Layer Depth	Proposed #1: 60"	Proposed #2: —	Alternate #1: 45"	Alternate #2: —
Slope % and Direction	1% N		1% N	
Landscape Position	Shoulder		Summit	
Vegetation Types	Grass		Grass	
Soil Texture	Sand		Sandy Loam	
Soil Sizing Factor	.83		1.27	

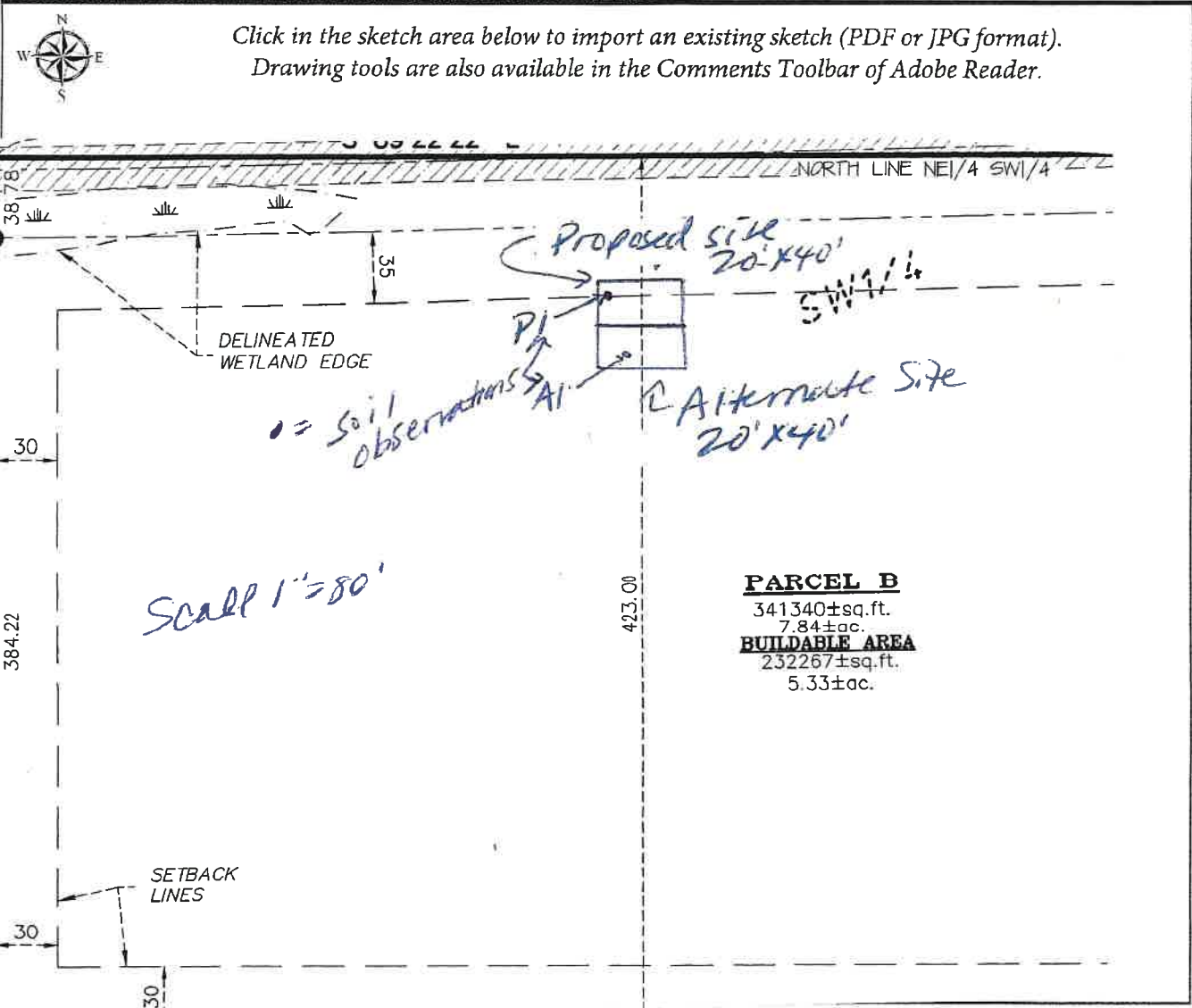
# Crow Wing County Pressure Bed/Trench with Pump Design

Parcel Number: 22360517

Property Owner: Toni Buchite

Date: 6/9/2026

Please Draw to Scale with North Arrow to top or Left Side of Page



**Please show all that apply (Existing or Proposed):**

- |   |                           |                                   |
|---|---------------------------|-----------------------------------|
| Wells within 100 ft. of a Drainfield      | Disturbed/Compacted Areas | Access Route for Tank Maintenance |
| Water lines within 10 ft. of a Drainfield | Component Location        | Property Lines                    |
| Drainfield Areas                          | OHW                       | Structures                        |
| Boring Locations                          | Lot Easements             | Setbacks                          |

**Elevations:**

Benchmark Elevation: \_\_\_\_\_ Pump Elevation: \_\_\_\_\_  
 Elevation of Sewer Line at House: \_\_\_\_\_ Pump Discharge Elevation: \_\_\_\_\_  
 Tank Inlet Elevation: \_\_\_\_\_ Restricting Layer Elevation: \_\_\_\_\_  
 Drainfield Elevation: \_\_\_\_\_

Designer Signature: *[Signature]* Date: 6/9/2026 License Number: 1840

**SUBMIT COMPLETED FORM**



# City of Fifty Lakes

## PLANNING & ZONING REPORT – JUNE 23, 2026

Planning & Zoning Application Data (as of 6/15/2026):

APPLICATION	2026	2025	2024	2023	2022	2021
Land Use Permits	23	47	47	52	51	63
SSTS	2	17	13	15	17	15
Variances	3	6	5	3	6	3
Conditional Use Permits	0	4	2	0	1	1
Interim Use Permits	0	1	2	0	1	0
Subdivision/Plat	1	0	0	0	0	0
Subdivision/Metes & Bounds	4	4	0	5	6	7
Boundary Line Adjustment	1	3	0	0	0	0
Zoning Map Amendment	2	1	0	1	1	0
Ordinance Amendments	0	3	--	--	--	--

Permits Approved in January:

- Shoreland Alteration Permit: Riprap per CWC SWCD plan: Less than 10 cu yards. 222280552; 40778 W Fox Lake Rd. Property owner: James and Kay Steinmetz.

Permits Approved in February:

- Shoreland Alteration Permit: ATF walk path for lake access. 22120505; 17451 N Mitchell Lake Rd. Property owner: Andrew Henagin.

#### Permits Approved in March:

- Shoreland Alteration Permit: Repair existing retaining wall and sand blanket. 22230536; 41113 E Fox Dr. Property owner: Joel and Brenda Alberts.
- Land Use Permit: Accessory Structure. 22240604; 17180 Hidden Lake Rd. Property owner: Bruce and Shawn Miller.
- Land Use and SSTS Permit. Dwelling, driveway, decks, and SSTS. 22320512; 39797 Majestic Rd. Property owner: Brett Reed and Sidney Lodge.

#### Permits Approved in April:

- Land Use Permit: Dwelling and Accessory Structure. 22270534; 15634 Co Rd 1, Unit 13. Property Owner: Derek & Andrea Delsing.
- Shoreland Alteration Permit: Establish view corridor and replace existing retaining wall. 22120541; 17626 Gilman Road. Property Owner: Michael Longtin.
- Land Use Permit: Accessory structure with no living quarters. 22130518; 17052 River Ln. Property Owner: Patrick Lehn.
- Shoreland Alteration Permit: Replace existing steps and retaining wall. 22240589; 41615 E Eagle Lake Rd. Property Owner: Dan Roline.
- Land Use Permit: Addition to existing dwelling and garage addition. 22240552; 17709 Emerald Dr. Property Owner: Dale and Susan Lang.
- Land Use Permit: Dwelling and attached garage/storage. 22270549; 40452 Old Co Rd 1. Property Owner: Patrick and Deborah Adas.
- Land Use Permit: 8x8 wellhead cover structure. 22250500; 40366 Co Rd 3. Property Owner: City of Fifty Lakes

#### Permits Approved in May (as of 5/15/2026):

- Land Use Permit: Dwelling, attached garage, SSTS. 22230519; 16161 W Eagle Lake Rd. Property Owner: Evan & James Hermodson.
- Land Use Permit: 24x30 accessory structure. 22120541; 17626 Gilman Rd. Property Owner: Michael Longtin.
- Land Use Permit: Widen Driveway. 22220598; 41299 Peninsula Rd. Property Owner: Jason Clifford.
- Land Use Permit: Addition to existing dwelling per variance. 22120553; 43327 Co Rd 136. Property Owner: Daniel & Melinda Hogan.
- Land Use Permit: Addition to existing dwelling per variance. 22130556; 16937 N Eagle Lake Rd. Property Owner: Mike and Mary Ford.

Permits Approved in June (as of 6/15/2026):

- Shoreland Alteration Permit: Replacement of existing stairs for lake access. 22120542; 17601 Gilman Rd. Property Owner: Perry & Lisa Fails.
- Land Use Permit: Accessory structure with no living quarters. 22120500; 17451 North Country Rd. Property Owner: Dan Wright
- Land Use Permit: Accessory Structure with no living quarters and front door stoop as approved by variance. 22240589; 41615 E Eagle Lake Rd. Property Owner: Daniel & Leslie Roline.
- Shoreland Alteration Permit: Replace existing stairs and walk path for lake access, retaining wall for rain garden, 8 cu yds. 22280612; 40172 S Fox Dr. Property Owner: Brian Determan.