



# PLANNING COMMISSION/BOARD OF ADJUSTMENT

**Tuesday, June 09, 2026 at 6:30 PM**

City Hall 8319 Co. Rd. 11 Breezy Point, MN 56472

(218) 562-4441 | Office Hours 8:00 a.m. - 4:00 p.m. | [cityadmin@cityofbreezypointmn.us](mailto:cityadmin@cityofbreezypointmn.us)

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## AGENDA

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. OPEN FORUM**

**4. APPROVAL OF MINUTES**

A. May 12, 2026 Planning Commission / Board of Adjustment Meeting Minutes

**5. PUBLIC HEARING** - Conditional Use Application C-26-005 Whitebirch Inc. 30375 Alpine Drive Breezy Point MN 56472. Parcel 10171090 and 1017109 to host Retail Cannabis License (Mary Jane Consulting, LLC) in existing building. Zone (C) Commercial.

1 - Open Public Hearing

2 - Applicant Presentation

3 - Staff Review

4 - Public Input

5 - Close Public Hearing

OFFICIAL ACTION CUP-26-005

A. CUP Application C-26-005

**6. PUBLIC HEARING** - Conditional Use Application C-26-006 Barry & Becky Mosbrucker 1118 Old County Road 39 Breezy Point MN 56472. Parcel 10020727 to construct Accessory Structure up to 1600 sq. ft. and 15 – 20 feet in height. Zone R-2 Medium Density Residential.

1 - Open Public Hearing

2 - Applicant Presentation

3 - Staff Review

4 - Public Input

5 - Close Public Hearing

OFFICIAL ACTION CUP-26-006

[A.](#) CUP Application C-26-006

**7. STAFF REPORTS**

**8. COMMISSIONER REPORTS**

**9. ADJOURN**

**Breezy Point Planning Commission/  
Board of Adjustment  
May 12, 2026, 6:30 p.m.  
Meeting Minutes**

The Planning Commission Board of Adjustment meeting was called to order on Tuesday, May 12, 2026, at 6:30 PM by Commission Marcy Weaver.

The Pledge of Allegiance was recited by all in attendance.

City Planner Jerry Bohnsack conducted the roll call. Planning Commissioners Joe Ayers, Lee Brisbin, Roger Theis, Marcy Weaver, and Teddy Zierden were present. Staff present included Planner Jerry Bohnsack and City Clerk Deb Runksmeier.

**Open Forum**

The chairperson opened the forum for public comment on topics not on the agenda. No members of the public approached the podium to speak, so the open forum was closed.

**Approval Of Minutes**

April 14, 2026 Planning Commission / Board of Adjustment Meeting Minutes

*Motion: Commissioner Brisbin moved to approve the April 14, 2026 Planning Commission / Board of Adjustment Meeting Minutes. Motion was seconded by Commissioner Theis. Motion carried 5-0.*

**Public Hearing - Conditional Use Application C-26-004  
Christopher Cullen 8156 County Road 11 Breezy Point, MN.  
Parcel 10161853.**

Open Public Hearing was opened

The public hearing was opened for Conditional Use Application C-26-004 at 6:32 p.m.

**Applicant Presentation**

Christopher Cullen of 31310 Summer Drive, Breezy Point presented his application to construct two 100-foot by 10-foot mini storage units. Cullen explained that the project would provide substantial parking and turnaround area with approximately 40 feet between the two units, ensuring adequate space for vehicles without impacting the neighborhood. He noted that the project fits well with the surrounding area, particularly the airport hangars that are primarily used for storage.

Cullen stated that construction would follow all Minnesota building standards using thickened edge slabs and 2x4 framing with a single slope roof design. The colors would match his existing office building to maintain aesthetic consistency. He planned to extend his sprinkler system and plant maple trees to enhance the appearance.

Regarding signage, Cullen indicated he would comply with city ordinances and focus any signage primarily on his real estate business rather than the mini storage units. He mentioned possibly using a small sign with a phone number or website, or a QR code for access.

For lighting, Cullen planned outdoor lighting and security cameras for monitoring, though the storage buildings themselves would not be wired for electricity. When asked about controlled access, he explained his phased approach - starting with one building to test demand, then potentially adding fencing and gated entry in the future within the two-year conditional use permit timeframe.

Cullen confirmed his plan for 10 doors (10x10 units) instead of the 5 shown on the initial plan, with doors to be white or gray rather than orange. For drainage, he planned to install French drains on the east and west sides of the property to manage surface water runoff, even though the area is primarily sand.

## Staff Review

City Planner Jerry Bohnsack presented the comprehensive review of Conditional Use Application C-26-004 for Christopher Cullen's property at 8156 County Road 11. The property is zoned commercial, and the current impervious coverage is 22.9 percent, with the proposed coverage increasing to 45.9 percent.

Bohnsack outlined the required findings under section 153.119(e) that must be met for approval, including that the use is appropriate for the commercial zone, conforms to the comprehensive land use plan, is compatible with the existing neighborhood, and would not be detrimental to public health, safety, or welfare.

Staff confirmed that proper application procedures were followed, fees were paid, and public notice was provided to property owners within 350 feet. Storage units for rental are identified as an appropriate conditional use in the commercial zone under section 153.04(c)(24).

Bohnsack recommended the following conditions for approval: obtaining building permits, compliance with setback requirements, matching siding and roofing to the existing real estate office, compliance with state building code, and surface water collection and treatment on-site.

Commissioner Theis requested clarification on water treatment plans, and staff indicated they would require submission of plans to be reviewed by the city engineer. Theis also suggested adding a condition requiring overhead doors to be white or gray rather than orange.

## Public Input

The chairperson opened the floor for public input. No members of the public came forward to speak, so public input was closed.

## Close Public Hearing

The public hearing was formally closed at 6:49 p.m.

## Official Action CUP-26-004

The commission discussed additional conditions beyond staff recommendations. They considered adding requirements for natural tone colors for overhead doors and provisions for a tree line to maintain northwoods character. There was discussion about the specificity needed for tree requirements and enforcement challenges.

Cullen confirmed his intention to plant maple trees for aesthetic purposes and noted that existing trees on the north side toward the hangars were mostly scraggly jack pines that might need removal.

*Motion: Commissioner Weaver moved to approve the conditional use permit 26-004 with condition stated as Applicant shall obtain Building Permit for Storage structures, Applicant shall comply with all setback requirements, Siding and Roofing of rental structures shall match real estate office, Structures shall comply with state Building Code. surface water shall be collected and treated on-site with a plan to be provided and reviewed along with the building permit application, overhead doors to be of a natural tone color, and require creation of a tree line to maintain northwoods character, ideally maple trees. Motion was seconded by Ayers. motion passed 5-0.*

## Staff Reports

Staff reported on the home business issue that has involved attorneys and multiple conversations.

Discussion occurred about the job posting for a planning and zoning position, which had been reposted after initial interviews. The timeline for planning commissioner and council rate adjustments was indicated to be June or July.

## Commissioner Reports

No specific commissioner reports were presented.

## Adjourn

The meeting was adjourned at 6:56 p.m.

City of Breezy Point  
Notice of Public Hearing  
Tuesday, June 9, 2026 6:30 p.m.  
Breezy Point City Hall

To Whom It May Concern:

Notice is hereby given the City of Breezy Point Planning Commission / Board of Adjustment will hold a public hearing on June 9, 2026 at 6:30 p.m. or shortly thereafter at Breezy Point City Hall, 8319 County Road 11, to consider the following;

Conditional Use Application C-26-005 Whitebirch Inc. 30375 Alpine Drive Breezy Point MN 56472. Parcel 10171090 and 1017109 to host Retail Cannabis License (Mary Jane Consulting, LLC) in existing building. Zone (C) Commercial.

Conditional Use Application C-26-006 Barry & Becky Mosbrucker 1118 Old County Road 39 Breezy Point MN 56472. Parcel 10020727 to construct Accessory Structure up to 1600 sq. ft. and 15 – 20 feet in height. Zone R-2 Medium Density Residential.

A notice relative to above listed requests is sent to all property owners located within 350 feet of the applicant's property. Please share this information with your neighbor in the event any property owner has been missed, or our records are not correct.

Public is invited to attend and be heard on these matters.

Jerry Bohnsack  
Planning & Zoning  
City of Breezy Point  
218-569-1003  
[jbohnsack@cityofbreezypointmn.us](mailto:jbohnsack@cityofbreezypointmn.us)

Echo Journal May 27, 2026





8319 County Road 11  
 Breezy Point, MN 56472  
 Phone: (218) 562-4441  
 Fax: (218) 656-1326  
[www.cityofbreezypointmn.us](http://www.cityofbreezypointmn.us)

Received by City:	5/15/202	Section 5, Item A.
Application Number:	C-26-005	
Non-refundable Fee Paid:	35.00	
Receipt #:	96.0056	

# Conditional Use Application

Name of Applicant Whitebirch, Inc.  
 Address 9252 Breezy Point Drive Email: dspizzo@breezyresort.com  
 City, State, Zip Breezy Point, MN 56472  
 Phone (218) 562-7180 Alternate Phone (218) 820-4038

Physical Address / Location of Property 30375 Alpine Drive, Breezy Point, MN 56472

Legal Description of Property See Exhibit A

Parcel ID Number 10171090 and 10171091 Zoning District Commercial

Applicant is:	Title Holder of Property (if different than applicant):
<input checked="" type="checkbox"/> Legal Owner of Property	Name _____
<input type="checkbox"/> Contract Buyer	Address _____
<input type="checkbox"/> Option Holder	City, State, ZIP _____
<input type="checkbox"/> Agent	Phone _____
<input type="checkbox"/> Other _____	

State the nature of your request in detail. What are you proposing for your property?  
I request a Conditional Use Permit as permitted under Breezy Point's Ordinance No. 24-03 for cannabis retail sales. The proposed licensee is Mary Jane Consulting, LLC.

Signature of Owner, authorizing application Robert B. Gino  
 (By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) \_\_\_\_\_  
 (By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

**\*By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.\***

**CONDITIONAL USE:** A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

**The following questions must be answered.**

1. What changes are you proposing to make to this property?

Building: Allowing for the retail sales of cannabis.

Landscaping: Allowing for the retails sales of cannabis.

Parking/Signs: 2 fixed outdoor signs on exterior of property or building. Minn. Stat. 342.64.

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

There will be no negative impact on nearby properties because the surrounding units are owned and managed by the same landlord, allowing for coordinated oversight and property management. The proposed cannabis business operates entirely indoors with regulated security, odor control, and operational procedures, and will not create excessive noise, smoke, or other nuisances that would interfere with neighboring properties.

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

The proposed cannabis retail use is consistent with the area's commercial character and mix of retail, service, and customer-oriented businesses. The proposal fits the established pattern of regulated commercial activity by operating within an existing commercial space with professional management, appropriate business hours, and compliance with regulations. The use will complement surrounding businesses & contribute to the local economy

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

There will be no impact on the capacity of existing or planned communtiy facilities. Further, there will be no need for additional facilities.

5. Describe the impact on the character of the neighborhood in which the property is located.

The proposed cannabis retail use will have a minimal impact on the character of the surrounding neighborhood and is designed to operate in a manner consistent with existing commercial uses in the area. The business will be professionally managed, maintain compliance with all state and local regulations, and operate within an existing commercial space without significantly altering traffic patterns, noise levels, or the overall appearance of the neighborhood. The proposal will support economic activity while maintaining compatibility with surrounding properties and businesses.

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

The proposed cannabis retail use is expected to generate traffic levels comparable to other retail and customer-service businesses and is not anticipated to significantly impact surrounding roads or highways. The site is in an established commercial corridor with access from streets. Adequate off-street parking is available on-site to support customers and employees, and the proposal is not expected to affect traffic flow or parking.

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

The property is in a developed commercial area with no environmental constraints limiting the proposed use or interior improvements. It is served by existing infrastructure, and any work would be limited to interior build-out within the structure. No wetlands, floodways, or protected habitats are present on or near the site.

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

A cannabis business can benefit a city by generating tax revenue that supports public services and community programs. It can also create local jobs and stimulate economic activity by attracting customers and supporting nearby businesses. When properly regulated, it operates like other retail uses, contributing to a stable commercial tax base within a controlled legal framework.

**INSTRUCTIONS TO THE APPLICANT**

Completed applications, with *all* submittal requirements, must be submitted to the Planning & Zoning Department no fewer than **25 days** prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following information **must** be submitted:

- X   1. This application must be completed, including responses to all parts of this application.
- X   2. The required fee must be paid. See fee schedule for details.
- X   3. Legal description of the site.
- X   4. Site plan, drawn to scale, showing parcel and existing structure dimensions, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
- X   5. The site plan or should also show the location of all structures and their square footage.
- X   6. Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
- X   7. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
- X   8. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
- X   9. Proposed drainage plan.
- X   10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- X   11. Soils data showing capability for building and on-site sewage treatment.
- X   12. Existing iron pipe boundary monuments marked with proof of survey.
- X   13. Approximate location of any proposed signs (if applicable).
- x   14. Color scheme for all existing and proposed structures.
- x   15. Outside storage proposal.
- X   16. Elevation plans for all existing and proposed structures.

# Exhibit A

## Existing Descriptions Breezy Point Sales Office

**Parcel 256 - PID# 10171091:**

*Lot Twenty (20), Twenty-Seventh Addition to Breezy Point Estates, except for the following described part of said Lot 20; that part of Lot Twenty (20) of Twenty-Seventh Addition to Breezy Point Estates lying Northerly of the following described line:  
Commencing at the Northeast corner of said Lot 20; thence Southerly along the East line of said Lot 20 a distance of 33.50 feet to the point of beginning of the line to be described; thence Westerly and parallel with the North line of said Lot 20 a distance of 120 feet more or less to the West line of said Lot 20 and said line there terminating, according to the plat thereof on file and of record in the office of the register of deeds in and for said county and state, Crow Wing County, Minnesota*

**Parcel 257 – PID# 10171090:**

*Lots Twenty-one (21), Twenty-two (22) and Twenty-three (23) of the Twenty-seventh (27) Addition to Breezy Point Estates, according to the plat thereof on file and of record in the office of the Registrar of Titles for Crow Wing County, Minnesota.*

**Breakdown of CUP Application Items:**

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**Item 4 & 5:** See updated survey attached as part of the application.

**Item 6:** Whitebirch, Inc. proposes to maintain the existing curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks.

**Item 7:** Whitebirch, Inc. proposes to maintain the existing landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations.

**Item 7A:** Whitebirch, Inc. proposes exterior lighting that has motion activated and fixed fixtures around all entrances, exists, and perimeter areas to support video surveillance and enhance safety during nighttime hours. The lighting will extend at least 20 feet from each access point. The exterior lighting will be directed downward and shielded to minimize light spill beyond the property. This setup ensures adequate security lighting without causing disturbances to the surrounding area.

**Item 8:** See updated survey attached as part of the application.

**Item 9:** Whitebirch, Inc. proposes to maintain the existing drainage plan.

**Item 10:** Whitebirch, Inc. proposes to maintain the existing sanitary sewer and/or water supply plans.

**Item 11 & 12:** See updated survey attached as part of the application.

**Item 13:** As permitted by state law, this business plans to erect up to two fixed outdoor signs. One on the exterior of the building, and the other on the property of the business.

**Item 14:** Color scheme: Neutral colors with pop of green.

**Item 15:** Whitebirch, Inc. proposes to maintain the existing outside storage.

**Item 16:** See pictures of existing building elevations attached as part of the application.

TO: Planning Commission

FROM: Jerry Bohnsack

Meeting of June 9, 2026

**Conditional Use Application C-26-005**

Applicant: Whitebirch Inc

Property Address: 30375 Alpine Drive Breezy Point MN 56472

Property ID: 10171090 & 10171091

Legal Desc: Lots 21 thru 23 & Part of Lot 20 of 27<sup>th</sup> Addition to Breezy Point Estates

Property Zoned: (C) Commercial

City Code: 153.040, 153.044, 153.045, 153.007, 116

Conditional Use Request:

- Construct two (2) 100 ft. x 10 ft. mini storage units for Rental.

Applicant has submitted an application for a Conditional Use Permit for Retail Cannabis sales in existing building located at 30375 Alpine Drive.

The parcel currently hosts a commercial building (4472 sq. ft.) and hard surfaced parking areas. (24 spaces) Access to the property is from Alpine Drive off of County Road 11. The building hosts sales offices for Breezy Point Real Estate and Timeshare sales. Property serviced by site well and septic.

Commercial office will continue in the easterly portion of the building with Cannabis retail occupying the westerly portion of the building.

**Findings**

Upon review of a Conditional Use application the commission needs to consider the findings as required in Section §153.119 (E). In review the commission should state whether or not the finding is acceptable towards granting the CUP, if applicable.

The following findings must be met:

- (a) The use or development is an appropriate conditional use in the land use zone

The property is zoned C and the request is appropriate under Section §153.040.

- (b) The use or development with conditions conforms to the Comprehensive Land Use Plan.

- (c) The use with conditions is compatible with the existing neighborhood.

- (d) The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the city.

The following must be considered:

- (a) The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair property values in the immediate vicinity;

(b) The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;

(c) The conditional use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the community;

The use does not require any additional public infrastructure.

(d) The conditional use will promote and preserve the Northwoods character of the community;

(e) The conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or an interference with traffic on surrounding public thoroughfares;

The proposed use is in keeping with the residential character of the neighborhood creating nominal additional traffic flow.

(f) Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use;

The use is in keeping with the residential character of the neighborhood creating nominal additional parking or loading requirements.

(g) Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner that no disturbance to neighboring properties will result;

The proposed use is in keeping with the residential character of the neighborhood. No commercial use of the property is proposed as a condition of the CUP.

(h) The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance; and

Not Applicable

(i) The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

The proposed use is in keeping with the residential character of the neighborhood.

- Applicant has filed the appropriate application for CUP.
- Applicant has paid the appropriate fee for the application.
- Public notice of Conditional Use Hearing was published in the legal newspaper and all property owners within 350' were given mailed notice of said hearing.
- Public Hearing was held on Tuesday, June 9, 2026.

Staff has reviewed the following:

- Site Plan
- CUP Application

**Section 116.09 Zoning and Land Use**

**(A) Cannabis Retail.** Cannabis businesses licensed or endorsed for cannabis retail are permitted as a (CUP) Conditional Use Permit in the following zoning districts:

- C – Commercial

Cannabis Retail is Appropriate Conditional Use in (C) Commercial Zone.

The following may be appropriate conditions for approval of C.U.P.

- 1) Applicant shall obtain Building Permit for exterior and interior remodel.
- 2) Cannabis Retail Licensee
- 3) All signage to comply with 153.061
- 4) All lighting to face onward.
- 5) Consolidate parcels 10171090 & 10171091.







City of Breezy Point  
Notice of Public Hearing  
Tuesday, June 9, 2026 6:30 p.m.  
Breezy Point City Hall

To Whom It May Concern:

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A notice relative to above listed requests is sent to all property owners located within 350 feet of the applicant's property. Please share this information with your neighbor in the event any property owner has been missed, or our records are not correct.

Public is invited to attend and be heard on these matters.

Jerry Bohnsack  
Planning & Zoning  
City of Breezy Point  
218-569-1003  
[jbohnsack@cityofbreezypointmn.us](mailto:jbohnsack@cityofbreezypointmn.us)

Echo Journal May 27, 2026





8319 County Road 11  
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 Phone: (218) 562-4441  
 Fax: (218) 656-1326  
[www.cityofbreezypointmn.us](http://www.cityofbreezypointmn.us)

Received by City:	05/15/20	Section 6, Item A.
Application Number:	C-26-006	
Non-refundable Fee Paid:	250.00	
Receipt #:	96.0057	

# Conditional Use Application

Name of Applicant Mosbrucker, Rebecca R Revoc Trust (Barry + Becky Mosbrucker)  
 Address 1118 Old Cty Rd 39 Email: \_\_\_\_\_  
 City, State, Zip Breezy Point, MN 56472  
 Phone 612-207-0323 Alternate Phone \_\_\_\_\_

Physical Address / Location of Property 1118 Old Cty Rd  
Breezy Point, MN 56472

Legal Description of Property Pt of Lot 4 Block 1 Lying w'ly of FOL  
Desline: Comm at SE Cor of SD Lot 4 + Assembly E Line Thru  
of Bears N Old 24' 3" E Then N 780

Parcel ID Number 10020727 Zoning District R-2

Applicant is:  Legal Owner of Property  Contract Buyer  Option Holder  Agent  Other \_\_\_\_\_

Title Holder of Property (if different than applicant):  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, ZIP \_\_\_\_\_  
 Phone \_\_\_\_\_

State the nature of your request in detail. What are you proposing for your property?  
Adding a detached Garage Accessory structure.  
15-20 ft height -  
sq ft 1465 -

Signature of Owner, authorizing application \_\_\_\_\_  
 (By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) Emile Colstad Wes Hanson Builders  
 (By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

\*By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.\*

**CONDITIONAL USE:** A land use or land development, as defined by the Ordinance, that is allowed, but would not be appropriate without restrictions or conditions as determined by the Planning Commission. The proposed use must meeting the following standards: (a) the use or development is an appropriate conditional use in the land use zone, (b) the use or development with conditions conforms to the comprehensive land use plan, (c) The use with conditions is compatible with the existing neighborhood, and (d) the use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, or prosperity of residents in the City.

The following questions must be answered.

1. What changes are you proposing to make to this property?

Building: Detached Garage + Apron

Landscaping: \_\_\_\_\_

Parking/Signs: \_\_\_\_\_

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

No Impact. The Garage will be on the road side of Property and will not impede any lake views.

3. Describe the character of the area and the existing patterns and use of development in the area. How is the proposal consistent with those patterns and uses?

Lake use w/ wooded lots

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

There is no plumbing or sewer in the proposed structure

5. Describe the impact on the character of the neighborhood in which the property is located.

There is not a high impact to the Area.

6. Describe the impact to the traffic on roads and highways in the vicinity, and the expected traffic generated by the proposed use. Is there adequate off-street parking available to accommodate the proposal?

There is no impact to parking  
The Garage will store boats + vehicles that may otherwise be parked outside.

7. Discuss any environmental limitations of the area that would limit or constrain construction on this property.

There are a few trees on the lot we will need to work around preserve

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

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**INSTRUCTIONS TO THE APPLICANT**

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- 1. This application must be completed, including responses to all parts of this application.
- 2. The required fee must be paid. See fee schedule for details.
- 3. Legal description of the site.
- 4. Site plan, drawn to scale, showing parcel and existing structure dimensions, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
- 5. The site plan or should also show the location of all structures and their square footage.
- 6. Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
- 7. Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
- 8. Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
- 9. Proposed drainage plan.
- 10. Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
- 11. Soils data showing capability for building and on-site sewage treatment.
- 12. Existing iron pipe boundary monuments marked with proof of survey.
- 13. Approximate location of any proposed signs (if applicable).
- 14. Color scheme for all existing and proposed structures.
- 15. Outside storage proposal.
- 16. Elevation plans for all existing and proposed structures.

TO: Planning Commission

FROM: Jerry Bohnsack

Meeting of June 9, 2026

**Conditional Use Application C-26-006**

Applicant: Barry and Becky Mosbrucker

Property Address: 11180 Old County Road 39 Breezy Point MN 56472

Property ID: 10020727

Legal Desc: PT OF LOT 4 BLOCK 1 LYING W'LY OF FOL DESC LINE: COMM AT SE COR OF SD LOT 4 & ASSM E LINE THEREOF BEARS N 0D 24'31"E THEN N 78D

Zoned: R-2

City Code: 153.032 Medium Density Residential R-2

Conditional Use Request:

- Construct a detached accessory structure up to 1600 sq. ft. 15-20' in height

Applicant has submitted an application for a Conditional Use Permit to construct detached accessory structure up to 1600 sq. ft. and up to 20 ft. in height. Property is zoned R-2

The existing property is 1.95 acres. Parcel south shore Lake Ossawinnamakee. The property currently hosts a dwelling with attached garage. The lots are proposed to be consolidated.

**Findings**

Upon review of a Conditional Use application the commission needs to consider the findings as required in Section §153.119 (E). In review the commission should state whether or not the finding is acceptable towards granting the CUP, if applicable.

The following findings must be met:

- (a) The use or development is an appropriate conditional use in the land use zone

The property is zoned R-2 and the request is appropriate under Section §153.044.

- (b) The use or development with conditions conforms to the Comprehensive Land Use Plan.
- (c) The use with conditions is compatible with the existing neighborhood.
- (d) The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the city.

The following must be considered:

- (a) The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminish or impair property values in the immediate vicinity;
- (b) The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area;
- (c) The conditional use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the

community;

The use does not require any additional public infrastructure.

(d) The conditional use will promote and preserve the Northwoods character of the community;

(e) The conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or an interference with traffic on surrounding public thoroughfares;

The proposed use is in keeping with the residential character of the neighborhood creating nominal additional traffic flow.

(f) Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use;

The use is in keeping with the residential character of the neighborhood creating nominal additional parking or loading requirements.

(g) Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner that no disturbance to neighboring properties will result;

The proposed use is in keeping with the residential character of the neighborhood. No commercial use of the property is proposed as a condition of the CUP.

(h) The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance; and

Not Applicable

(i) The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

The proposed use is in keeping with the residential character of the neighborhood.

- Applicant has filed the appropriate application for CUP.
- Applicant has paid the appropriate fee for the application.
- Public notice of Conditional Use Hearing was published in the legal newspaper and all property owners within 350' were given mailed notice of said hearing.
- Public Hearing was held on Tuesday, June 9, 2026.

Staff has reviewed the following:

- Site Plan
- CUP Application
- Building Code compliance

153.032, C-1

Accessory Structure cumulative up to 1600 sq ft on parcels less than 2 acres.

153.032, C-3

Accessory Structure height in excess of 15 to 20 feet in height.

Accessory Structure is an appropriate Conditional Use in R-2 Zone.

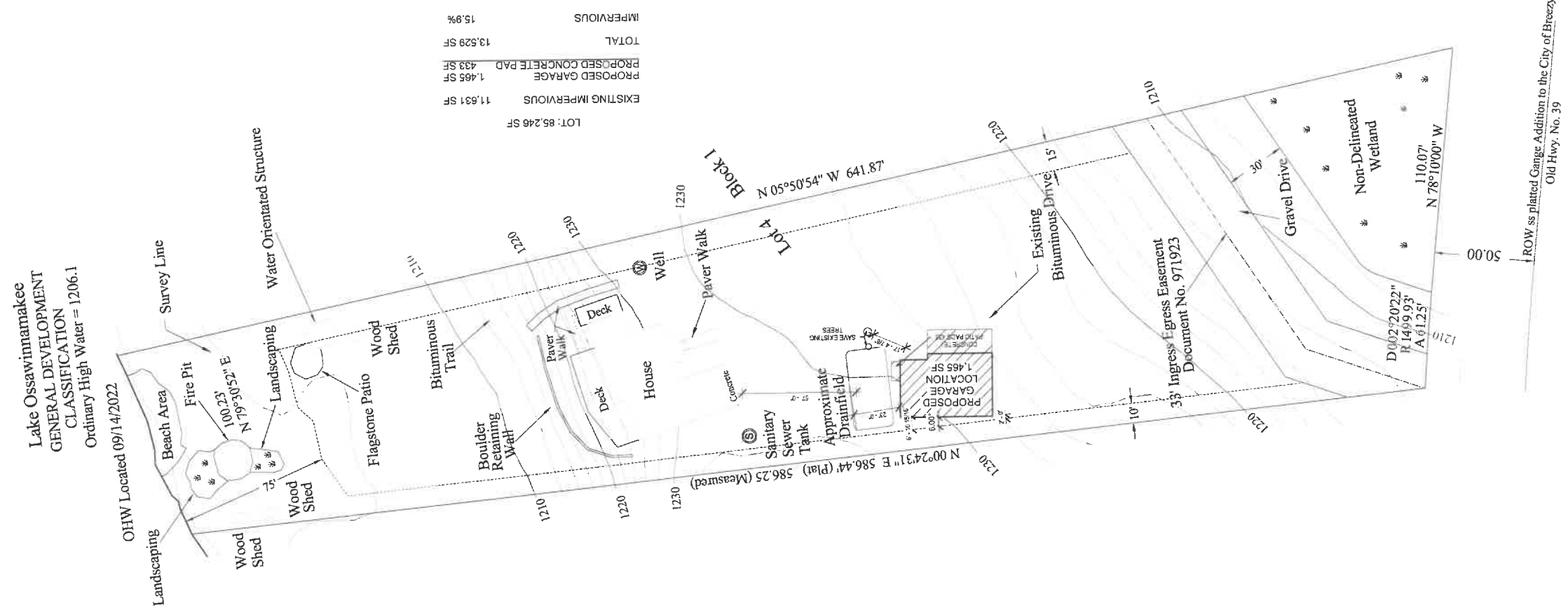
The following may be appropriate conditions for approval of C.U.P.

- 1) Applicant shall obtain Building Permit for Principal and Accessory structure.

- 2) Applicant shall comply with all setback requirements.
- 3) Siding and Roofing of principal structure and accessory structure shall be of similar material.
- 4) All structures shall comply with state building code.
- 5) Height accessory structure shall not exceed 20 feet.
- 6) Accessory structure shall not exceed 1600 sq. ft.
- 7) Other.



1 SITE PLAN  
1" = 30'-0"



ROW ss platted Garage Addition to the City of Breezy Point  
Old Hwy. No. 39

Lake Ossawinnamakee  
GENERAL DEVELOPMENT  
CLASSIFICATION  
Ordinary High Water = 1206.1

OHW Located 09/14/2022

ARCHITECTURAL SITE PLAN  
MOSBRUCKER GARAGE - REIMAGINED  
MOSBRUCKER, BARRY + BECKY  
11180 OLD CTY RD 39, BREEZY POINT - LAKE OSSAWINNAMAKEE

REVISIONS

**WES HANSON** BUILDERS INC.  
GENERAL CONTRACTORS  
AND PROFESSIONAL DESIGN

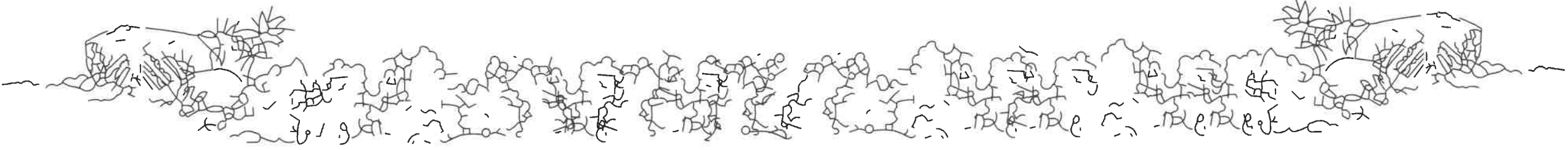
34103 COUNTY ROAD 3  
CROSSLAKE, MN 56442  
PHONE (218) 692-1760  
FAX (218) 692-1770

PROPERTY OF WES HANSON BUILDERS, INC.

A0.1

DATE: 5.5.26  
CHECKED BY: MWS  
DRAWN BY: ECO

# MOSBRUCKER GARAGE - REIMAGINED



## 11180 OLD CTY RD 39, BREEZY POINT - LAKE OSSAWINNAMAKEE



**BID NOTES:**

**GENERAL NOTES:**

- 1.) SECURITY SYSTEM
- 2.) MATCH HOUSE FINISHES
- 3.) VERIFY ALL FINISHES W/ CLIENT

**CLIENT TO COMPLETE:**

- 1.) LOW VOLTAGE / CAMERA LINES
- 2.) BARN DOORS
- 3.) INTERIOR TRIM
- 4.) SHELVING - STORAGE + WORKSHOP

**EXTERIOR:**

- 1.) STONE
  - NA
- 2.) SIDING
  - L.P. SMARTSIDE TEXTURED - 7.84" LAP (REVEAL - MATCH HOUSE)
  - PAINTED (COLOR TBD)

- 3.) TRIM - LP SMARTSIDE TEXTURED (DARKER - BROWN) verify w/ client
  - CORNER TRIM
  - 540x6 TRIM
  - DOOR AND WINDOW
  - HEADS = 540 X 4
  - SIDES = 540 X 4
  - SILLS = 540 X 4 @ 15 DEGREE ANGLE
  - MID FRIEZE = 540 X 8
  - GABLE & SHED FRIEZE = 540 X 4

- 4.) WINDOWS - SEE SCHEDULE
  - MARVIN ULTIMATE (COLOR = GREEN EXT)
  - (ANDERSON 400 SERIES - OPTION)
  - (PELLA LIFESTYLE SERIES - OPTION)

- 5.) DOORS - SEE SCHEDULES FOR DETAILS
  - STEEL - PAINTED
  - HARDWARE = EMTEK (FLAT BLACK)

- 6.) SOFFIT
  - LP VENTED BRUSHED SMOOTH SOFFIT

- 7.) FASCIA
  - LP SMOOTH - 540 X 3 OVER 540x8 (COLOR MATCH HOUSE)

- 8.) ROOFING
  - TIMBERLINE H.D. SHINGLE (COLOR = MATCH HOUSE)

- 9.) DECKING
  - NA

- 10.) BRACKETS & POSTS
  - STAINED R.S. CEDAR (COLOR TBD)

**INTERIOR:**

- 1.) WALLS
  - GYP + FIRETAPE
  - (GYP - SMOOTH PAINTED- OPTION)

- 2.) FLOOR
  - ML CONCRETE, UNFINISHED - (EPOXY - OPTION)
  - UL: UNFINISHED

- 3.) CEILING
  - GYP + FIRETAPE
  - (MED KNOCKDOWN GYP PAINTED - OPTION)

- 3.) DOORS
  - MATERIAL = STEEL
  - STYLE = 6 - PANEL
  - STICKING = TAPERED
  - FINISH = PAINTED (COLOR TBD)

- 4.) DOOR HARDWARE
  - BRAND = EMTEK
  - STYLE = LEVER
  - COLOR = BLACK
  - HINGES = SQUARE - BLACK

- 5.) TRIM (CLIENT TO COMPLETE)
  - NA

- 6.) PAINTING / STAINING (CLIENT TO COMPLETE)
  - NA

- 7.) RAILING
  - 1/2 WALL

**INSULATION:**

- 1.) FOUNDATION WALLS
  - 2" RIGID INSUL. @ EXTERIOR

- 2.) FLOOR RIM
  - SPRAY FOAM

- 3.) FLOOR
  - MAIN LEVEL FLOOR
  - NA
  - UPPER LEVEL FLOOR
  - NA

- 5.) EXTERIOR WD. FRAMED WALLS
  - R-24 BLOWN-IN BLANKET

- 6.) INTERIOR WD. FRAMED WALLS
  - SOUND BATT - SEE PLANS

- 7.) ATTIC
  - R-50 BLOWN-IN

**PLUMBING:**

- 1.) SEE ELECTRICAL SHEETS FOR DETAILS
- 2.) SINKS
  - NA

**HVAC:**

- 1.) SEE ELECTRICAL SHEETS FOR DETAILS

**ELECTRICAL:**

- 1.) SEE ELECTRICAL SHEETS FOR DETAILS

SHEET INDEX	
Sheet Number	SHEET NAME
T0.0	TITLE SHEET
-	CERTIFICATE OF SURVEY
A0.1	ARCHITECTURAL SITE PLAN
A1.0	FOUNDATION PLAN + DETAILS + ROOF PLAN
A1.2	MAIN + UPPER LEVEL FLOOR PLAN + SCHEDULES
A2.1	EXTERIOR ELEVATION
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTIONS
E1.1	MAIN + UPPER LEVEL ELECTRICAL PLAN

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**WES HANSON**  
BUILDERS Inc.  
GENERAL CONTRACTORS  
AND PROFESSIONAL DESIGN

REVISIONS

MOSBRUCKER GARAGE - REIMAGINED  
MOSBRUCKER, BARRY + BECKY  
11180 OLD CTY RD 39, BREEZY POINT - LAKE OSSAWINNAMAKEE  
TITLE SHEET

DRAWN BY: ECO  
CHECKED BY: MWS  
DATE: 5.5.26

T0.0

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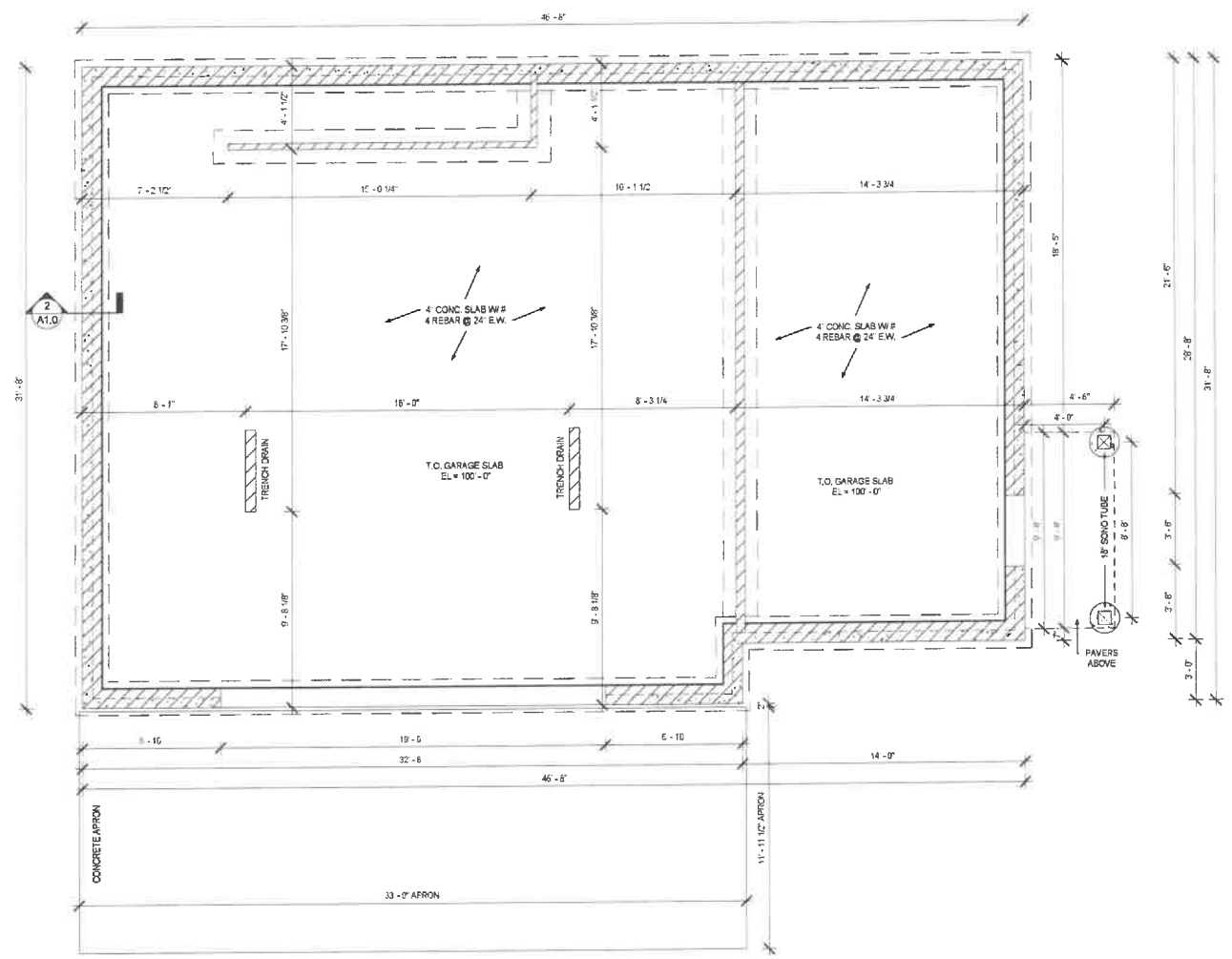
REVISIONS

MOSBRUCKER GARAGE - REIMAGINED  
 MOSBRUCKER, BARRY + BECKY  
 11180 OLD CTY RD 39, BREEZY POINT - LAKE OSSAWINNAMAKEE  
 FOUNDATION PLAN + DETAILS + ROOF PLAN

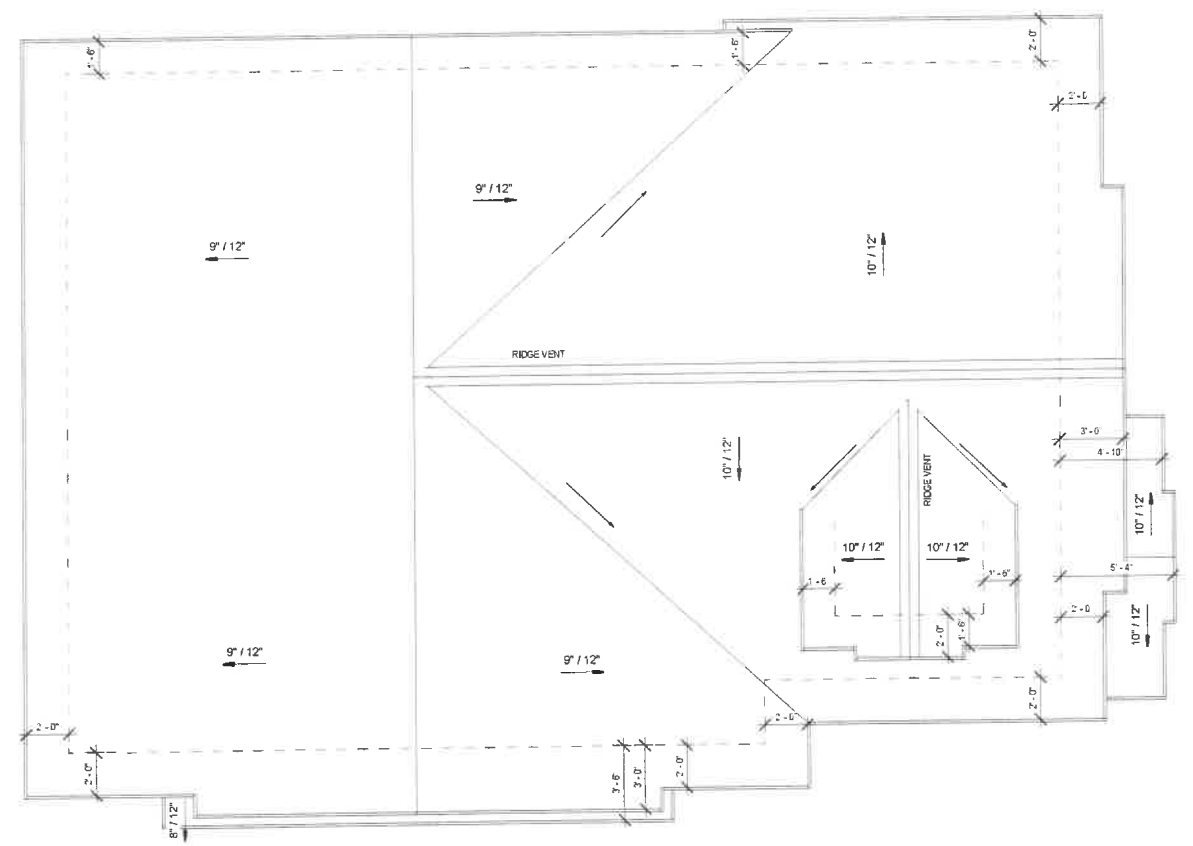
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**A1.0**

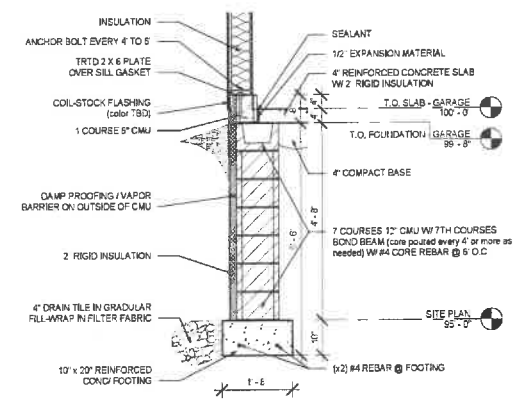
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1 T.O. FOUNDATION - GARAGE  
 A1.0 1/4" = 1'-0"



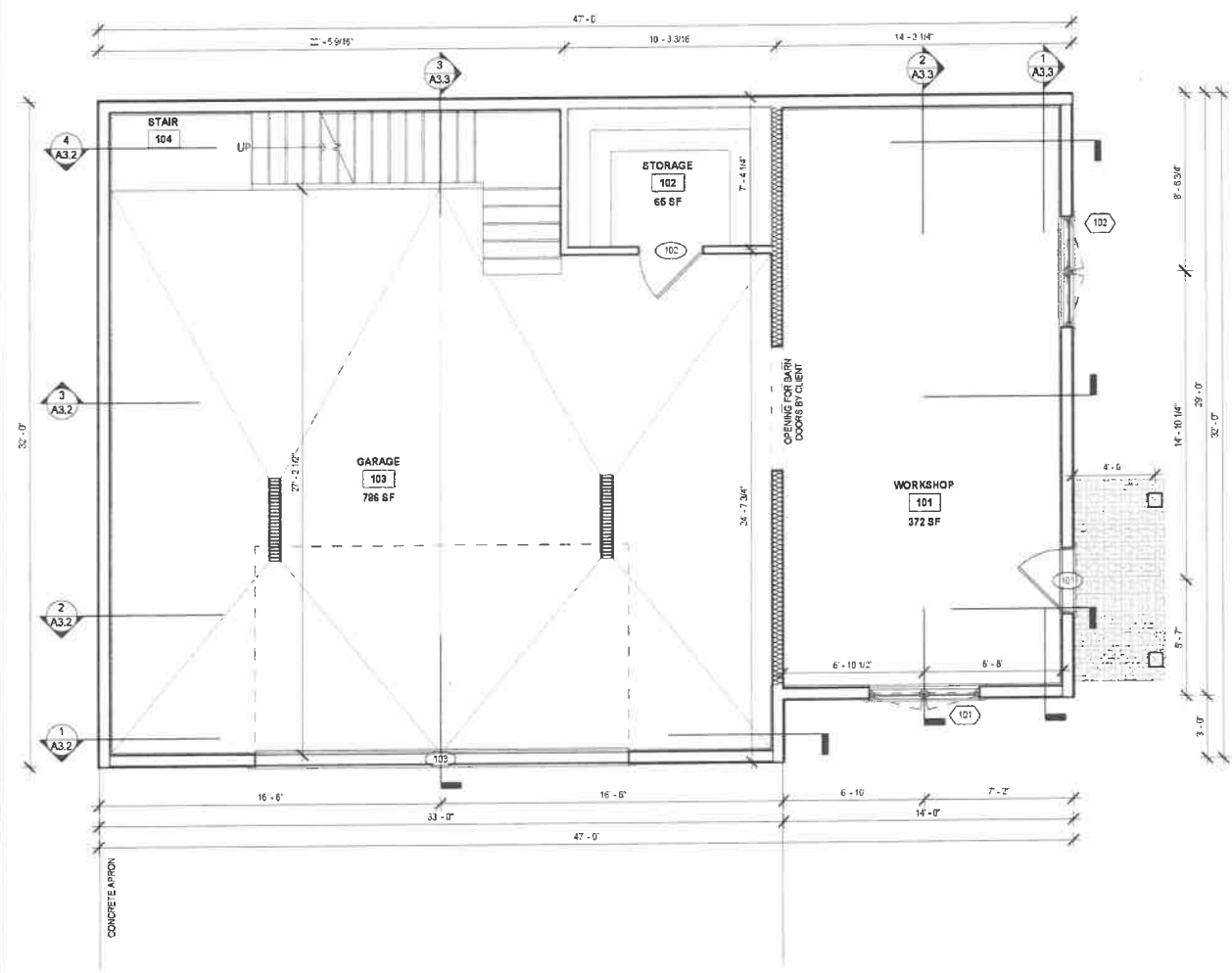
3 ROOF PLAN  
 A1.0 1/4" = 1'-0"



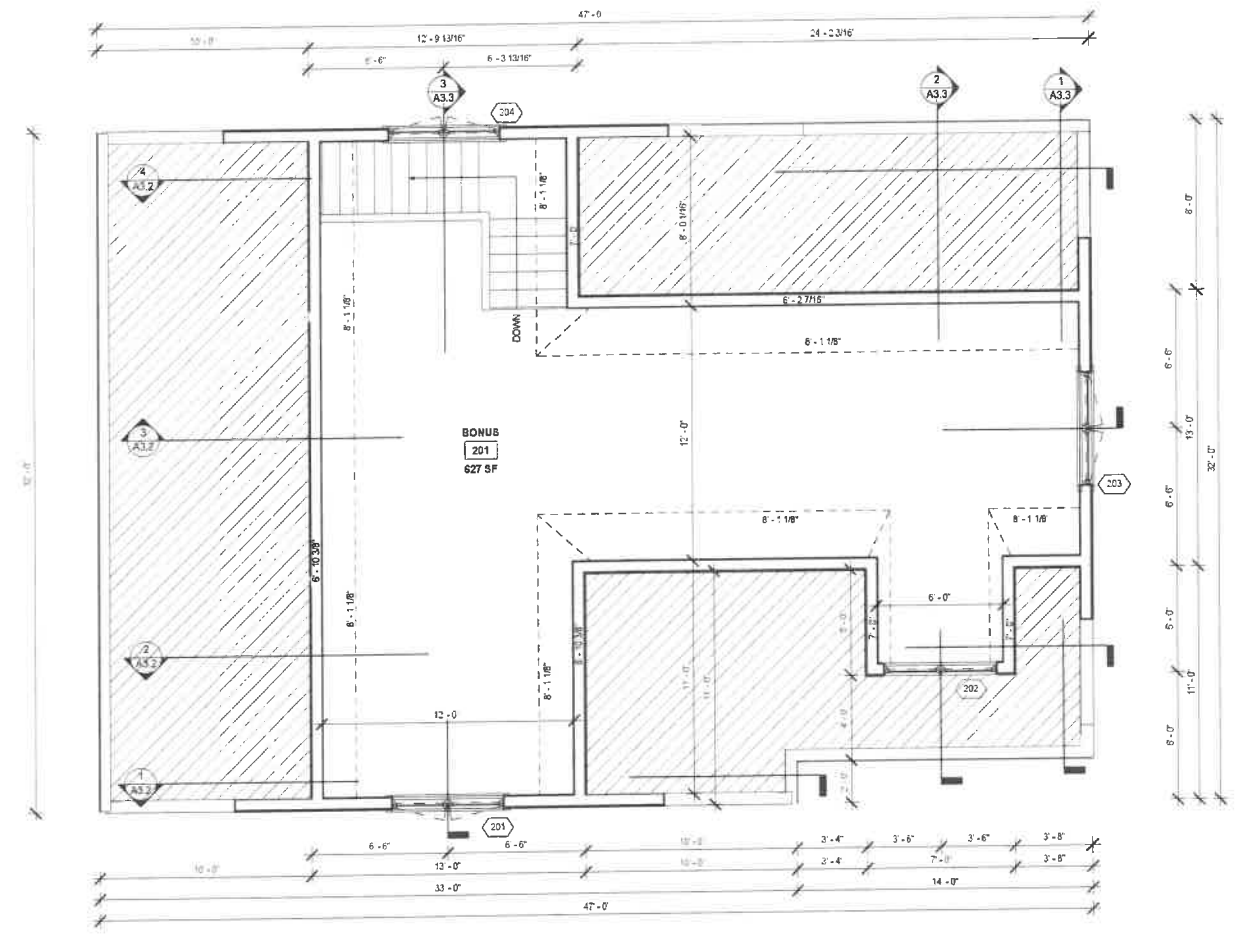
2 TYP WALL  
 A1.0 1/2" = 1'-0"

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1 T.O. SLAB - GARAGE  
 A1.2 1/4" = 1'-0"



2 UPPER LEVEL FLOOR PLAN  
 A1.2 1/4" = 1'-0"

**DOOR SCHEDULE**

MARK	ROOM	UNIT SIZE		DOOR TYPE	Swing	Style	THICKNESS	JAMB	HARDWARE	REMARKS
		WIDTH	HEIGHT							
101	WORKSHOP	3'-0"	8'-0"	SINGLE	LH	HALF LITE - STEEL - PAINTED	1 3/8"	6 9/16"	EMTEK - BLACK	
102	STORAGE	3'-0"	6'-8"	SINGLE	LH	6 PANEL - STEEL - PAINTED	1 3/8"	4 9/16"	EMTEK - BLACK	
103	GARAGE	18'-0"	10'-0"	OVERHEAD	-	INSULATED STEEL		6 9/16"	BLACK	

**WINDOW SCHEDULE**

MARK	Location	CALL NUMBER		WINDOW TYPE	UNIT SIZE		ROUGH OPENING		JAMB	Lites Wide x Lites High	REMARKS
		CALL NUMBER	QUANTITY		WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT			
101	WORKSHOP	UCA3256	2W	CASEMENT	5'-4"	4'-7 1/8"	5'-5"	4'-7 5/8"	6 9/16"	2 x 2	
102	WORKSHOP	UCA3256	2W	CASEMENT	5'-4"	4'-7 1/8"	5'-5"	4'-7 5/8"	6 9/16"	2 x 2	
201	BONUS	UCA3256	2W	CASEMENT	5'-4"	4'-7 1/8"	5'-5"	4'-7 5/8"	6 9/16"	2 x 2	
202	BONUS	UAWN3236	2W	AWNING	5'-4"	2'-11 1/8"	5'-5"	2'-11 5/8"	6 9/16"	2 x 2	
203	BONUS	UCA3256	2W	CASEMENT	5'-4"	4'-7 1/8"	5'-5"	4'-7 5/8"	6 9/16"	2 x 2	
204	BONUS	UCA3256	2W	CASEMENT	5'-4"	4'-7 1/8"	5'-5"	4'-7 5/8"	6 9/16"	2 x 2	

**ROOM FINISH SCHEDULE**

MARK	DESCRIPTION	NET AREA	FLOOR FINISH	WALL FINISH				CEILING		REMARKS
				BACK	FRONT	WORKSHOP	SIDE	FINISH	HEIGHT	
101	WORKSHOP	372 SF	CONCRETE	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	11' - 2"	
102	STORAGE	65 SF	CONCRETE	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	11' - 2"	
103	GARAGE	786 SF	CONCRETE	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	-	SHEETROCK + FIRETAPE ONLY	11' - 2"	
104	STAIR	123 SF	CONCRETE	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	-	
201	BONUS	627 SF	UNFINISHED	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	SHEETROCK + FIRETAPE ONLY	8' - 1 1/8"	

- CLIENT TO COMPLETE:**
- 1.) LOW VOLTAGE / CAMERA LINES
  - 2.) BARN DOORS
  - 3.) INTERIOR TRIM
  - 4.) SHELVING - STORAGE + WORKSHOP

REVISIONS

MOSBRUCKER GARAGE - REIMAGINED  
 MOSBRUCKER, BARRY + BECKY  
 11180 OLD CTY RD 39, BREEZY POINT - LAKE OSSAWINNAMAKEE  
 MAIN + UPPER LEVEL FLOOR PLAN + SCHEDULES

DRAWN BY: ECO  
 CHECKED BY: MWS  
 DATE: 5.5.26

**A1.2**

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REVISIONS

MOSBRUCKER GARAGE - REIMAGINED  
 MOSBRUCKER, BARRY + BECKY  
 11180 OLD CITY RD 39, BREEZY POINT - LAKE OSSAWINNAMAKEE  
 EXTERIOR ELEVATION

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A2.1

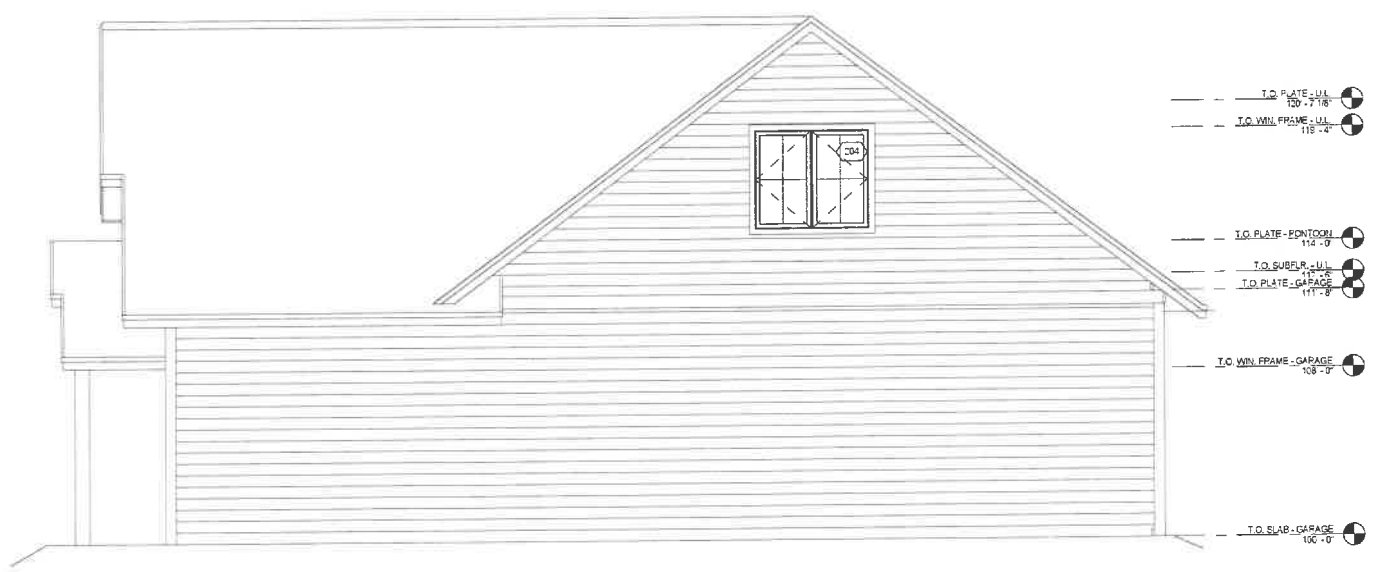
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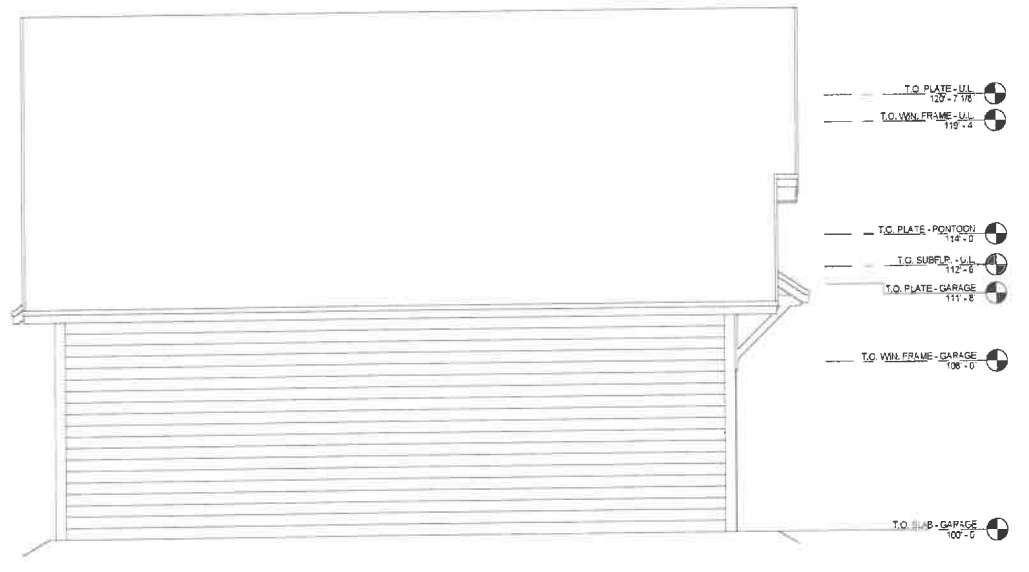
1 FRONT ELEVATION  
 A2.1 1/4" = 1'-0"



2 WRKSP ELEVATION  
 A2.1 1/4" = 1'-0"



3 BACK ELEVATION  
 A2.1 1/4" = 1'-0"



4 SIDE ELEVATION  
 A2.1 1/4" = 1'-0"

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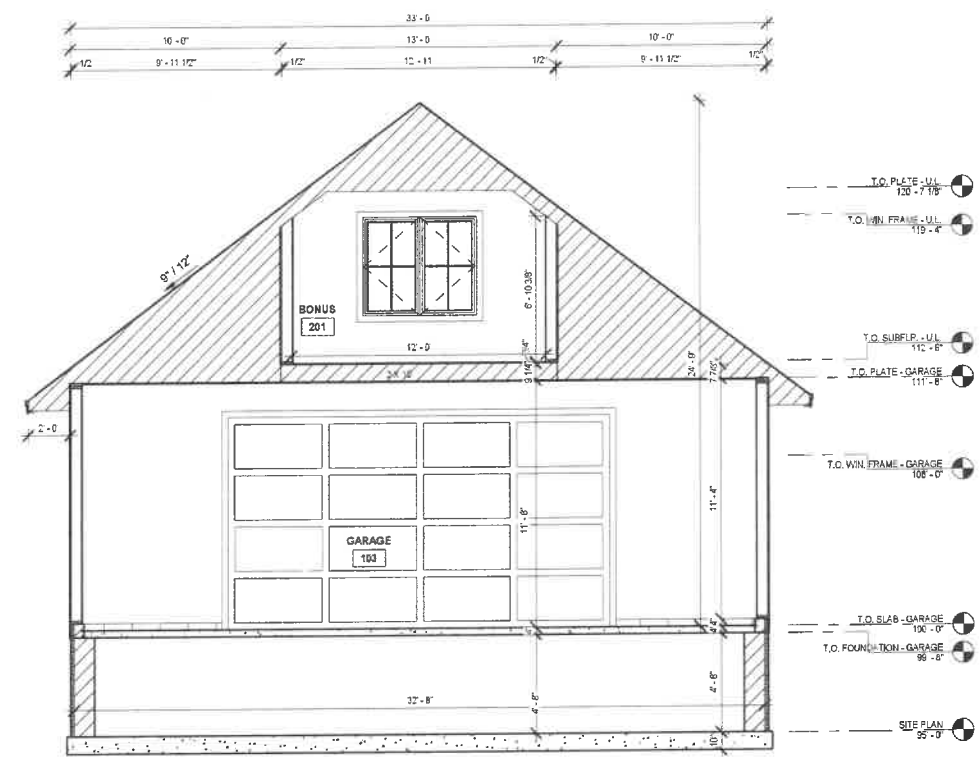
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REVISIONS

MOSBRUCKER GARAGE - REIMAGINED  
 MOSBRUCKER, BARRY + BECKY  
 11180 OLD CTY RD 99, BREEZY POINT - LAKE OSSAWINNAMAKEE  
 BUILDING SECTIONS

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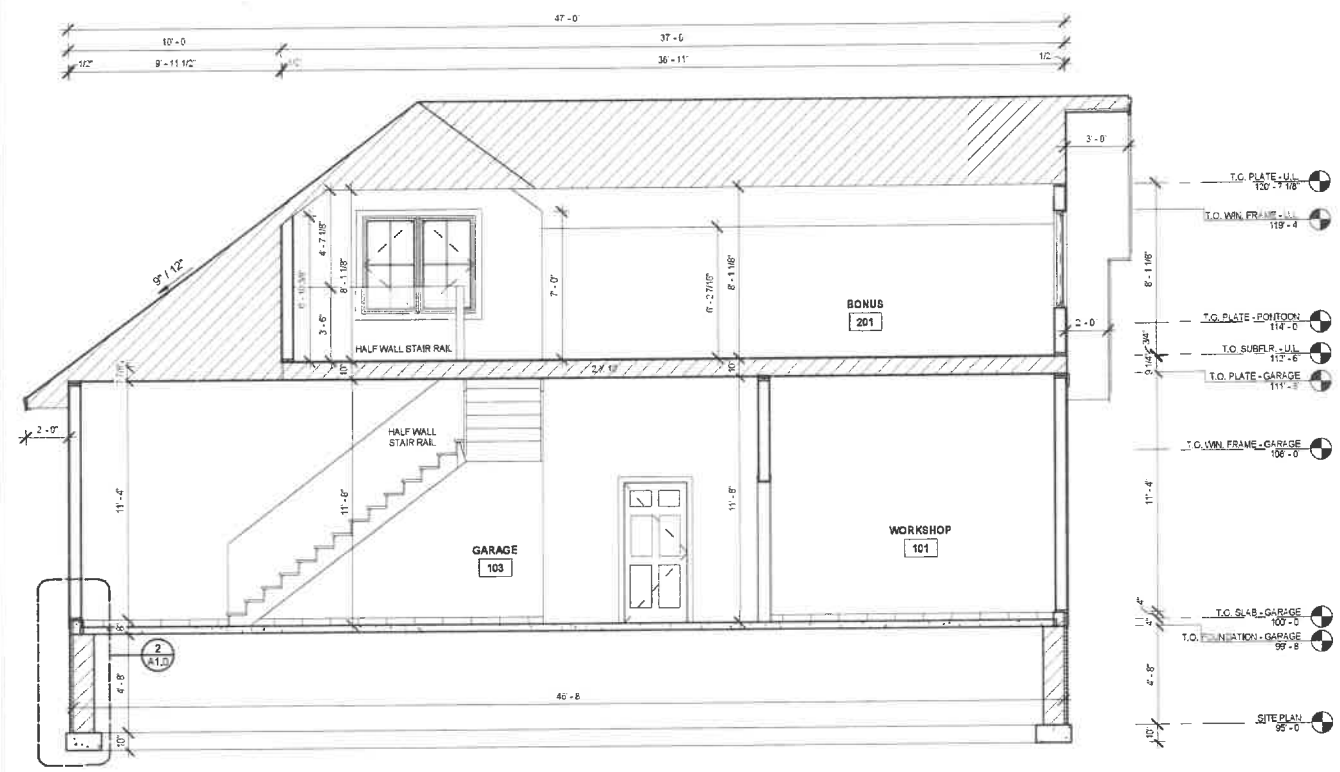
**A3.2**



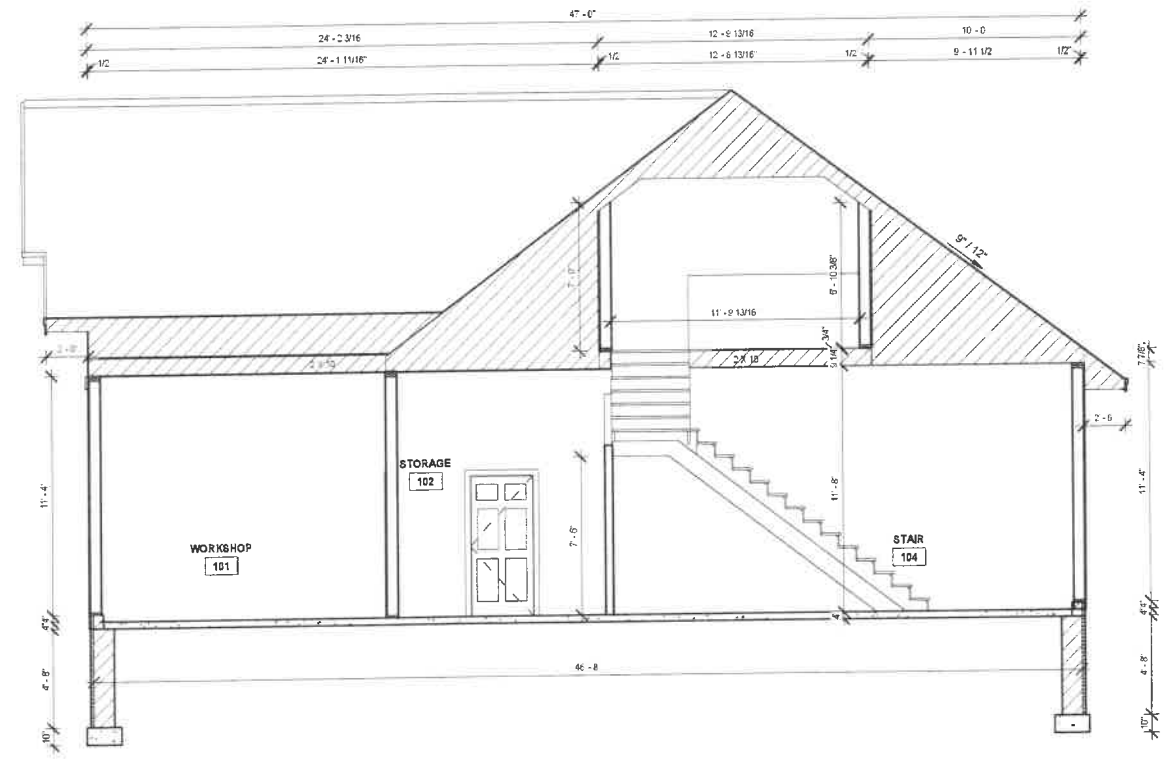
1 Garage Dr Gable  
 A3.2 1/4" = 1'-0"



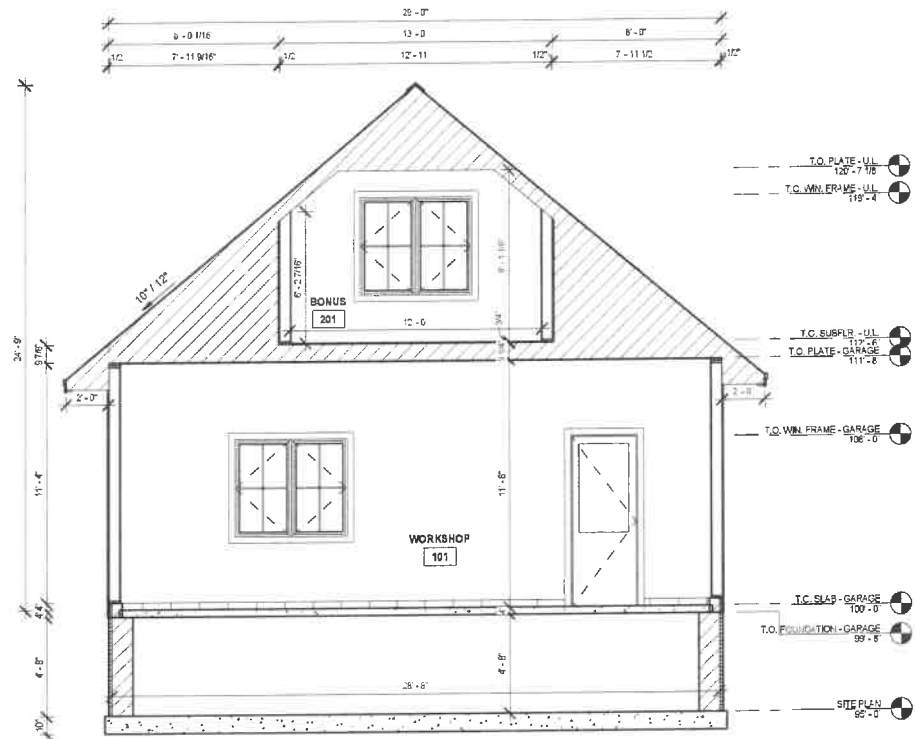
2 Garage Doors  
 A3.2 1/4" = 1'-0"



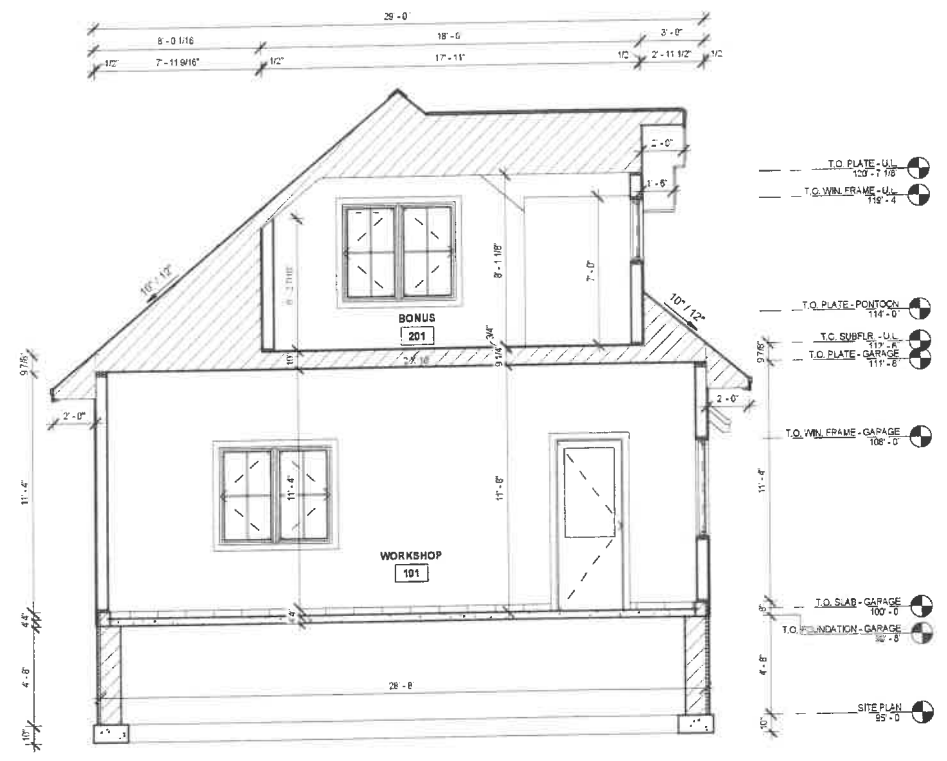
3 Bonus  
 A3.2 1/4" = 1'-0"



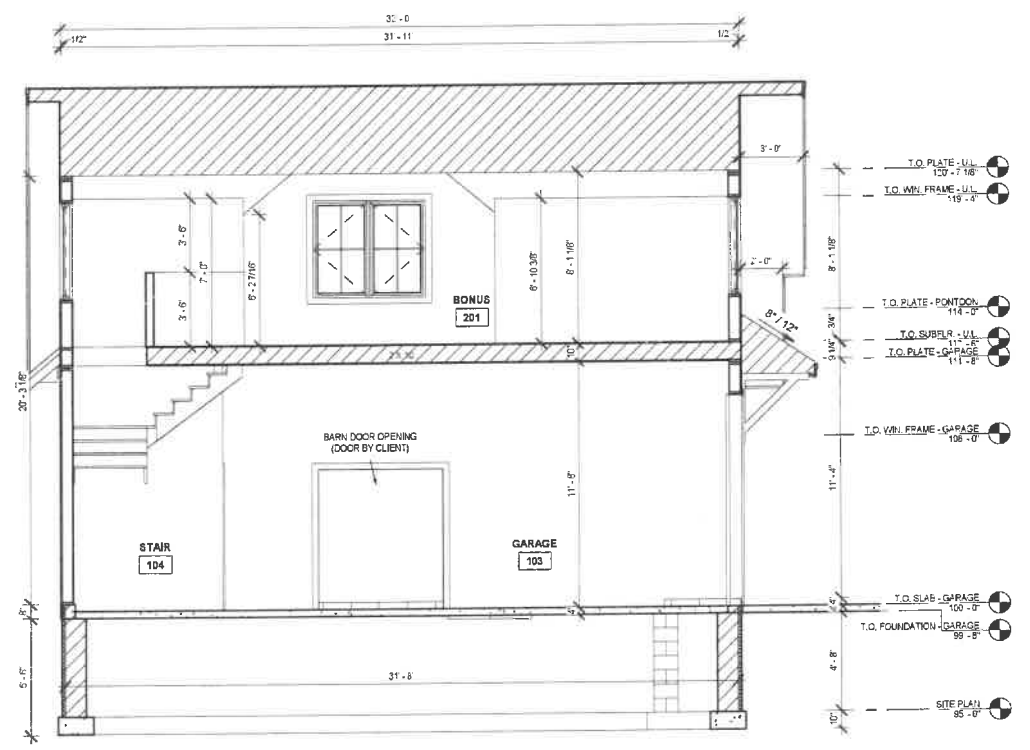
4 Stairs  
 A3.2 1/4" = 1'-0"



1 Workshop Gable  
A3.3 1/4" = 1'-0"



2 Workshop End  
A3.3 1/4" = 1'-0"



3 Width - Bonus  
A3.3 1/4" = 1'-0"

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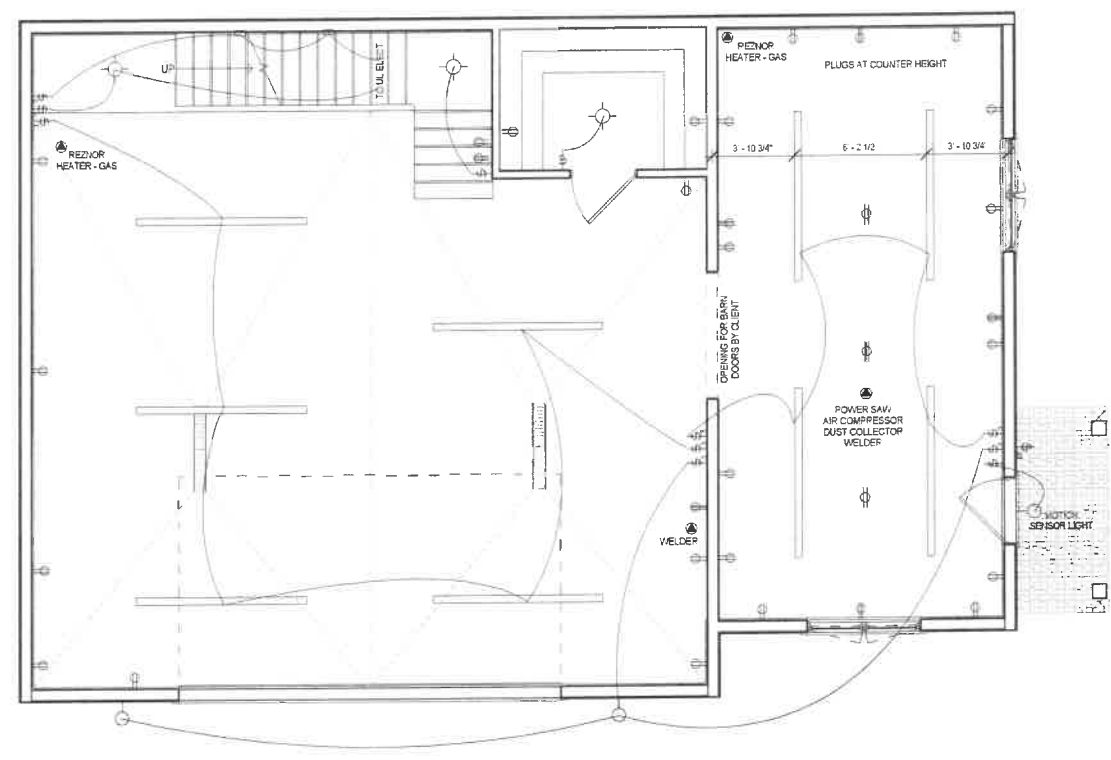
REVISIONS

MOSBRUCKER GARAGE - REIMAGINED  
MOSBRUCKER, BARRY + BECKY  
11180 OLD CTY RD 39, BREEZY POINT - LAKE OSSAWINNAMAKEE  
BUILDING SECTIONS

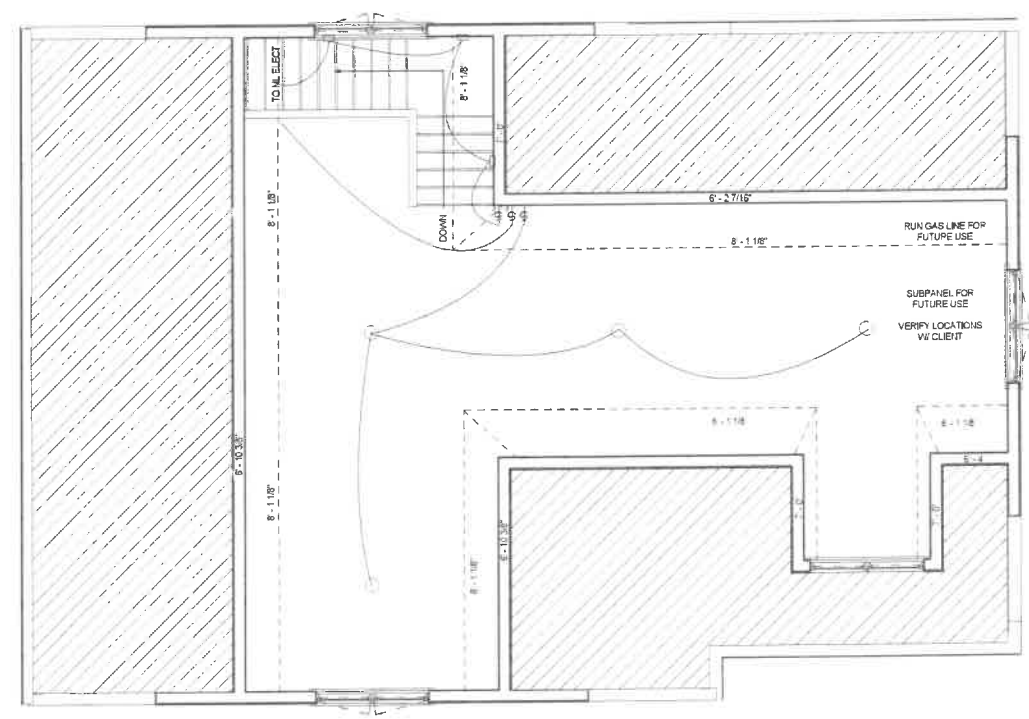
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A3.3

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1 T.O. SLAB - GARAGE ELECTRICAL PLAN  
E1.1 1/4" = 1'-0"



2 UPPER LEVEL ELECTRICAL PLAN  
E1.1 1/4" = 1'-0"

**PLUMBING:**

- 1.) SINKS - NA
- 2.) HOSE BIB - NA
- 3.) WATER HEATER - NA
- 4.) SEPTIC SYSTEM - NA

**HVAC:**

- 1.) HANGING UNIT HEAT (GARAGE + WORKSHOP) - MANUAL STAT. - (OPTION)
- 2.) GAS LINE TO UL (FOR FUTURE USE)
- 3.) GAS - NATURAL

**SPECIAL EQUIPMENT:**

- 1.) POWER SAW
- 2.) WELDER
- 3.) AIR COMPRESSOR
- 4.) DUST COLLECTOR
- 5.) SUB PANEL IN UL FOR FUTURE USE

**ELECTRICAL:**

- 1.) SEE PLAN FOR LIGHTING / SWITCH LOCATION
- 2.) FIXTURES
  - DECORATIVE = VARIES - BY OWNER. SUBCONTRACTOR TO PROVIDE ROOM BY ROOM SELECTION LIST FOR CLIENT TO SHOP FROM
  - DEVICES - TOGGLE
  - DIMMERS - PER ELECT. PLAN OR JOB-SITE WALK-THRU. INSTALL AT FINAL TRIM OUT PHASE
- 3.) TRENCHING
  - ELECT. TO DO A SITE TO DETERMINE TO THE BEST OF THEIR AVAILABLE KNOWLEDGE ANY TRENCHING COSTS

SYMBOLS LEGEND	
	110 OUTLET
	110 PLUG MOLD
	220 OUTLET
	GROUND FAULT INTERRUPT
	WEATHER PROOF OUTLET
	SPECIAL OUTLET
	110 CEILING OUTLET
	220 CEILING OUTLET
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING FAN CONTROL
	SINGLE DIMMER
	3-WAY DIMMER
	TIMER SWITCH
	SYSTEM KEYPAD
	EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	PUCK LIGHT
	LED LIGHTS
	RECESSED LIGHT FIXTURE
	RECESSED EYEBALL LIGHT FIXTURE
	RECESSED AIR TIGHT LT. FIXTURE
	RECESSED MOIST. RESIST. LT. FIXTURE
	SURFACE MOUNT CEILING LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	EXTERIOR FLOOD LIGHT
	PORCELAIN LIGHT
	RECESSED WALL LIGHT
	DOOR BELL / GARAGE DOOR BUTTON
	UNIT HEATER

ALL HEIGHTS ARE TO TOP OF JUNCTION BOX. VERIFY W/ ARCHITECT PRIOR TO INSTALLATION.

Electrical Legend  
1/4" = 1'-0"

REVISIONS

MOSBRUCKER GARAGE - REIMAGINED  
MOSBRUCKER, BARRY + BECKY  
11180 OLD CTY RD 39, BREEZY POINT - LAKE OSSAWINNAMAKEE  
MAIN + UPPER LEVEL ELECTRICAL PLAN

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E1.1