



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

● MINNESOTA ● EST. 1855 ●

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

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The following is the agenda for **Thursday, October 23rd, 2025 at 6:00pm** the Todd County Board of Adjustment will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st Ave South, Suite 301, Long Prairie.

NOTE: This meeting is again being held in-person and the public is encouraged to attend. Those who do attend in person can find parking atop the hill on the west side of the Historic Courthouse and enter through the North Doors, near the American Flag and monument.

If you have any concerns or questions in regard to the upcoming meeting and the applications on the agenda, feel free to contact the Planning & Zoning Office at either **(320) 732-4420** or toddplan.zone@co.todd.mn.us. All correspondence must include name & mailing address and be received 48 hours before the date and time of the hearing.

Agenda

- Call to Order
- Pledge of Allegiance
- Introduction of Board of Adjustment Members and process review
- Approval of agenda
- Approval of October 23rd, 2025 Board of Adjustments meeting minutes
- The applicant is introduced
 - Staff report
 - Applicant confirms if staff report accurately represents the request
 - Site Visit Review
 - Public comment
 - Board review with applicant, staff, and public

1. Doug & Mary Quade: Section 11, Grey Eagle Township, Mound Lake

Site Address: 34004 Buckhorn Drive, Burtrum, MN 56318

PID: 11-0069800

1. Request to reduce the 100-foot structural setback from OHW to 42 feet, for a dwelling addition in Recreational Development Shoreland Zoning District.

2. Sheila Asmus: Section 23, Turtle Creek Township, Big Lake

Site Address: 36000 Northern Drive, Cushing, MN 56443

PID: 24-0024200

2. Request to increase the allowed square footage for a guest cottage from 700 sq. ft. to 880 sq. ft. to make it ADA wheelchair accessible.
3. Request to increase the allowed building height of a guest cottage from 15' to 20' to make ADA lift clearance & medical equipment storage needs.
4. Decrease the OHWL structural setback from 100' to 80' to meet ADA standards for wheel chair accommodations, all in Recreational Development Shoreland Zoning District.

Adjournment.

Next meeting: **November 20th, 2025**

Minutes of the Todd County Board of Adjustment Meeting

September 25th, 2025

Completed by: Sue Bertrand P&Z Staff

Site Visit on the Fritze site completed by Adam Ossefoort and Dan Peyton on 8/20/2025.

Site visit on the Fiedler site completed by Adam Ossefoort and Bill Berscheit on 9/15/2025.

Meeting attended by board members: Chair Russ Vandenheuvel, Vice Chair Bill Berscheit, Rick Johnson, Mike Soukup, Planning Commission Liaison Ken Hovet and alternate Larry Bebus.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Russ called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited. Each board member introduced themselves and Russ explained the process for those attending.

Rick motioned to have the agenda approved as printed. Ken seconded the motion. Voice vote, no dissent heard. Motion carried.

Ken motioned to have the August 28th, 2025 meeting minutes approved. Larry seconded the motion. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Robert Fritze – PID 15-0049100 – Leslie Township, Osakis Lake

Request(s):

1. Request to increase peak height of a non-conforming structure from 18 feet to 24 feet
2. Request to reduce the lake setback from 75 feet to 53 feet to relocate garage to adjoin cabin
3. Request to reduce the ROW setback from 35 feet to 18 inches to relocate same garage to adjoin cabin.

Robert was present as the applicant.

Staff Findings: This is a previously tabled item from last month, they re-calculated the impervious surface and re-noticed the public to include and added variance request #4 for the impervious coverage, so Adam read the variance request for the new information to the staff report, the other requests remained unchanged.

4. Request to increase the roofed impervious surfaces from 15% to 30.5% and increase the total impervious surface from 25% to 33.2% all located in General Development Shoreland Zoning

Russ asked Mike Soukup if he would like to sit this one out, as it was tabled from last month and Mike was not present last month. Mike agreed to be excused for deliberation on this application.

The staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed Condition(s):

1. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
2. Development of a stormwater management plan to address all stormwater from the proposed addition based on a 10 year/24-hour rainfall.

3. Applicant shall obtain additional permitting from other government agencies as necessary including but not limited to the Sauk River Watershed District.

Robert stated he had a couple of highlights from last time, one is he is moving the garage more to the North, as now it is sitting right on the Southern property line, and that will improve the setback for that side, also just to call out, the overall square footage coverage for the lot is improving, even though it requires a variance, it is a reduction from the current footprint. With moving the garage, he will be getting rid of the side walk, a bunch of pavers and it is a considerable amount of impervious being reduced. He would offer to remove a shed to further improve the impervious surface.

Russ, asked where that shed is now and what size is the shed to be removed?

Robert, it is behind the garage and is 6' x 12'.

Adam confirmed (72 sq. ft.).

Rick asked at what percent would it drop to after the removal of the shed?

Adam calculated from 30.5 % to 29.1% for the roofed portion, and dropped the total impervious from 33.2 % to 31.9%.

Russ asked Robert to recap his practical difficulty.

Robert stated it is a non-conforming lot, so everything basically needs a variance. So, the plan is to leave the cabin exactly where it is and just relocate the garage closer to adjoin, so it will be further from the southern property line and further from the lake. There are challenges with the road as well, where it is shown is not where it actually is, and it is a pretty absurd number that we are looking for as a setback, but the road is not where it is supposed to be.

Adam stated the lot was established in 1947 and Shoreland Standards were until 1972. The lot created is 74% less than today's standard.

Robert also added the floor in the cabin also has some structural challenges so he wants to remodel, and that is what spurred all of this, to move the garage in closer, adjoin the two and make a bigger space overall without increasing the square footage. He is planning to put in the frost footings instead of existing cinder blocks.

Russ questioned if we already did the findings of fact?

Adam was not able to confirm that, as not everyone's sheets were turned in from last time.

Bill stated he knows he did not turn his in and he didn't bring it this evening. He stated he has one question to staff and the applicant both, with the added variance request for impervious surface, was there any discussion

at any point for putting in a no-mow zone along the lake? He noticed the request for the storm water management plan in the conditions, but asked about the no-mow zone?

Adam, we had not discussed that.

Robert agreed it had not been discussed and added right now, there are hostas all along rip-rap at the shoreline and not sure if that has any influence on where you were going with that.

Bill stated it certainly does, but primarily where he is going with that isn't what is currently there, it's by putting it into the conditions. It then goes with perpetuity with the variance, with the structure. "So, in the event the lot changes hands, we are human and we all come in and do things the way we want. It gives us some tentacles into maintaining that."

Adam stated he is looking for the square footage of what the board is looking for to add a condition.

Bill stated he didn't have anything in mind, just wondering where the board was at with that.

Robert, there is rip rap along the shoreline with hostas behind that, and stated he was open to having a buffer zone if that is what they are suggesting, an area where they don't mow and get rid of the hostas if that is requested. In low water years, the weeds do grow up between OHW and rocks. He would be open to what the board suggests.

Ken how much of the hostas area is there?

Robert, maybe twenty inches between rip-rap and yard.

Adam showed on the overhead a photo of the shoreline.

Russ asked what a reasonable no-mow zone be?

Bill, typically, anything under three feet, loses its' effectiveness. In the past we have gone with a no-mow zone of close to 50% of the width of the lot, and how much depth do we need?

Ken suggested four feet in depth, total, as it is a fairly flat lot.

Adam, what we have done in the past is all of shoreline with coverage to a certain depth and subtract out our ten-foot wide area for the lake access pad.

Robert asked what the coverage would consist of, just grass or what would grow there?

Adam stated grass would be an option or we do have resources through the Soil and Water to plant wild flowers, plug kits with different grasses and flowers intended for shorelines that would do well in that environment, and we have resources to do something *more* than just not mowing it. But, you can just not mow it also.

Robert was wondering how tall that would get to be, or would it impact the view to the lake?

Adam, maybe a little taller than your hostas, but not much.

Robert would be fine with that.

Adam again asked for a number.

Ken suggested four but that was negotiable.

Bill four feet and allow ten feet of access.

Adam, clarified, measured from the top of the rip-rap.

Bill, yes.

Ken asked Robert if that was do-able?

Robert, yes.

Bill, we are not trying to micro manage, but talk to P & Z and Sauk River Water Shed as they have the resources.

Correspondence received: None

Public comment: None

Russ called for Criteria Questions individually by request.

Criteria Question #1: Is the variance in harmony with the general purposes and intent of the official control?	
Board Member	Vote and Comments
Mike Soukup	
Rick Johnson	No, the purpose and intent of the controls are to protect the water surface, maintain and preserve the shoreline natural appearances. He feels with these four significant variances, we are not even coming close to achieving the purpose and intent of those controls. Big problem here, he is on a lot that is literally 25% of the size it should be. The reason lot sizes are set that way, is to have adequate space to handle storm water run-off. If you are at 25%, you will not have the room to effectively do that. The other reason is this application starts off wanting to move the garage and attach it to the cabin and add a second level. He doesn't see this as simply moving a garage. So, moving a garage, but not changing the surface area, true, will be off the lot line further, true, but to him, you are taking an existing non-conforming structure, that's on a

	non-conforming lot, and not only moving the garage but you are adding a second level. What you are doing now, is you are expanding an existing non-conforming structure. That is what kills it for him. You are not just moving a garage. The fact the impervious surface doesn't change, it still doesn't get past the fact you are expanding a structure. The Ordinances are clear, if you don't meet the setbacks, you can improve it, you can do all kinds of things with it, you can replace it exact for exact. This variance does more than that. This variance is more than having a dwelling exact for exact, it's an expansion. Several factors why his answer is no. Apologized for the long explanation, but he doesn't do short stories.
Larry Bebus	No, agrees with Rick. The impact on the lake, if it was just moving the garage is one thing but moving a garage and adding to a structure, that is something else.
Bill Berscheit	Yes, he agrees with Ken in a lot of ways, there are a lot of benefits to granting this variance in regards to water control, water treatment and those types of things, as far as, what we see in a lot of these applications, and what has historically been, see an awful lot of seasonal cabins eventually becoming year round homes and although through granting the variances we are allowed to put conditions on the lot, it does not negate the significant increase of impact on the lake by having a full four-season cabin on the lake and everything that goes along with it; the snow removal and road treatments that come with a lot of vehicles. There is an awful lot of change that comes with the change of moving to a year-round structure. He has a lot of frustrations with the regulating entities above us, that they haven't provided this type of a variance request. It puts us, as a board, in a difficult situation where if we don't grant the variance, what's there stays there. It is our opportunity, as Ken said, to make improvements to the lot. But at the same time, he agrees with Rick that he is not sure that the trade off really should be a win. If we used these same standards that we use for lake lots and applied those to other things within the county that lake setback rules apply to, we use a much more aggressive and stringent yardstick and he doesn't feel that the regulatory bodies have given them real good guidance on this whole thing. He went with a yes, as it gives them an opportunity to do something to the lot.
Ken Hovet	Yes, really not changing anything that would be a detriment to the lake and we are decreasing a setback and adding a storm water management plan. In his view any time we can get a gain, he is good with it.
Russell Vandenheuvel	No, Lake Osakis is already under stress and thinks we are adding more stress on the lake.

Majority response- No.

Criteria Question #2: Is the variance request consistent with the goals and policies of the comprehensive plan?	
Board Member	Vote and Comments
Mike Soukup	

Rick Johnson	No, this particular development in this application is not fair and common-sense development. Granting four variances, all of a different nature for this project and each one carries significant deviations and is not reasonable.
Larry Bebus	No, agrees with Bill, the Comprehensive Plan, the non-conforming lot, doesn't think it is going to work.
Bill Berscheit	No, if you go back and read the comprehensive plan, the goal is these non-conforming, minute lots with structures on them, over time, be either combined or the structures be eliminated, that they be gone. That is the intent of the Comprehensive plan. In reality, we have done nothing to move in that direction, and has to say no to the question.
Ken Hovet	Yes.
Russell Vandenheuvel	Yes.

Majority response- No (tie)

Criteria Question #3: Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?	
Board Member	Vote and Comments
Mike Soukup	
Rick Johnson	No, proposes to use the shoreline residential and this does not change, however, unreasonable to ask for several significant variances that undermines the safety protections, water quality protections and the overcrowding on the lake, so no.
Larry Bebus	Yes, reasonable, but may have a big impact on the lake.
Bill Berscheit	Yes, to want to live there is a reasonable request, again not terribly good guidance from other entities on this. Hopes somebody down the line here disagrees with him and gives a good reason.
Ken Hovet	Yes.
Russell Vandenheuvel	Yes, trying to be reasonable, although it is too taxing on the lake. It is border line, but says yes.

Majority response- Yes

Criteria Question #4: Is the need for a variance due to the circumstances unique to the property not created by the landowner?	
Board Member	Vote and Comments
Mike Soukup	
Rick Johnson	Yes. Typically says yes on this question because it was platted years ago as a very small lot, so that is what he has to work with.
Larry Bebus	Yes, non-conforming lot and lot size, and what he wants to do is borderline but yes, because of the size of the lot.
Bill Berscheit	Yes, this question used to say "the land owner or previous land owner" and in that case it was an unequivocal yes, in this case, the man sitting there did not create this substandard lot.
Ken Hovet	Yes.
Russell Vandenheuvel	Yes.

Majority response- Yes

Criteria Question #5: Will the variance maintain the essential character of the locality?	
Board Member	Vote and Comments
Mike Soukup	

Criteria Question #5: Will the variance maintain the essential character of the locality?	
Board Member	Vote and Comments
Rick Johnson	Yes, in an area with a lot of small lots, highly populated dense area, that in and of itself goes against the official controls, but, he is not changing anything.
Larry Bebus	Yes, doesn't believe it is going to change. There are other neighbors that have a higher than normal roof lines.
Bill Berscheit	Yes.
Ken Hovet	Yes, has not been there and has only seen pictures, but moving the garage from one side of the lot to the other is not going to change anything.
Russell Vandenheuevel	Yes, won't change as there are others on small lots, as well.

Majority response- Yes

Criteria Question #6: Does the need for the variance involve more than just economic considerations?	
Board Member	Vote and Comments
Mike Soukup	
Rick Johnson	Yes, the need is due to the small lot.
Larry Bebus	Yes.
Bill Berscheit	Yes.
Ken Hovet	Yes, we also have environmental effects to take into account.
Russell Vandenheuevel	Yes.

Majority response- Yes

Criteria Question #7: Have safety and environmental concerns been adequately addressed?	
Board Member	Vote and Comments
Mike Soukup	
Rick Johnson	No, understands the conditions proposed by staff, but because we are on a lot that is ¼ the size it should be to adequately handle storm water run-off, our standards need to be higher for impaired lakes, not only to protect them but to improve them. Doesn't feel there has been enough evidence provided by the applicant at this hearing, in order for him to feel comfortable that Lake Osakis is going to be protected with this application or even the proposed staff conditions.
Larry Bebus	No, already environmentally impacted lake and we don't need more.
Bill Berscheit	No, with the conditions and with what he is going to do, he has cleared the bar with any expectation and what has been put in front of him, and but is it enough for lake Osakis. Even though we have taken significant, huge steps forward on this lot, the fact remains by putting a year-round home on this lot, not sure it is enough for Lake Osakis.
Ken Hovet	Yes, have not talked about safety, and where the road actually is, it will improve the safety aspect by moving the garage further away from the road and will also gain a storm water management plan that we didn't have before, and gain a no-mow zone, so he thinks we have.

Russell Vandenheuevel	Yes, with this situation, there are a lot of environmental concerns with Lake Osakis, but with some of the things he said he will do and the conditions set, he says yes.
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Majority response- No.

Summary of criteria question majority responses as follows:

#1	No
#2	No
#3	Yes
#4	Yes
#5	Yes
#6	Yes
#7	No

Rick motioned to deny, and stated, primarily, in order to grant this variance, all seven criteria questions must be met, Larry seconded.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Bill Berscheit	Yes
Larry Bebus	Yes
Mike Soukup	
Rick Johnson	Yes
Ken Hovet	Yes
Russ VanDenheuevel	Yes

Motion carried, request has been denied.

Robert offered to remove the height request.

Adam stated the decision has already been made on this one, however, you would have the opportunity to reapply with a new request as you have that option, but we would have to talk about that in the Planning and Zoning office maybe next week, if he gives him a call.

AGENDA ITEM 2: Adam & Rebecca Fiedler – PID 14-0033500 – Kandota Township, Sauk (North Bay) Lake
Request(s):

1. Request to reduce the side yard property line setback from 10' to 8' for construction of an attached garage in Recreational Development Shoreland Zoning.

Adam & Rebecca were present as the applicants.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Additional Notes:

A property line adjustment application has been submitted to Todd County. The 8' setback request is based upon the adjusted property line.

Proposed Condition(s):

1. Completion of a property line adjustment prior to issuance of a land use permit.
2. Development of a stormwater management plan submitted to Planning and Zoning prior to land use permitting.
3. Applicant shall obtain additional permitting from other government agencies as applicable, including but not limited to the Sauk River Watershed District.

Fiedler confirmed the staff report was accurate. Property was pretty delapidated when they purchased it back in May, that is why the grass has not grown.

Bill went through his site visit report for the board. This report may be viewed in full, upon request, at the Planning & Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Russ asked if there was a garage on there, currently?

Adam answered no, showed from photos where the old garage had encroached on the neighbor's lot, and explained they have a lot line adjustment application paid for to adjust that property line and also reflected in the original survey.

Russ, how did the property lines change?

Adam, they haven't yet. They are applying to have the property line moved further south, working with their neighbor.

Russ, why did you remove the old garage already?

Fiedler stated he had asked Kevin, when on site, if they could remove the garage now as they were rotten and holes in the roof, didn't have a foundation, they just took some concrete they meshed together, so they asked if they could start removing some of that, to get a better idea on how everything would fit, and to get measurements, and Kevin said that would be fine.

Mike asked Fiedler to show on the overhead, where the new garage will be, on the survey, which he did. Will maintain a 10' setback for the neighbors after lot line adjustment and it will make their request the 8' from the new side property line. He added the deck has been removed, as well, and they do not plan on putting that back on.

Russ how close will the deck be to the lake? If they put the deck back on, would they need a variance?

Adam stated no, and pointed out the building setback line on the survey.

Russ asked how far will the garage be over the line?

Adam, two feet, keeping in mind with the property line adjustment, that buildable area will expand a little, as far as the survey goes they are looking at.

Fiedler stated he had a professional survey which Adam retrieved from their lot line adjustment application that his wife resent to Adam.

Fiedler stated they plan on redesigning gutters, some drainage tile and take the water away from the north neighbor and possible rain garden and taking the water from the road side and back towards the lake, so it doesn't continue pouring over the neighbors.

Adam explained the new lot line adjustment with the new survey provided.

Russ asked and they will still need a variance.

Adam, yes, two feet.

Fiedler added just the back corner would encroach.

Russ asked what we would do about the conditions?

Adam showed current proposed conditions

Mike asked for 50% screening from the lake. Because it is so flat, it would be easier to control the water going into the lake.

Adam added that condition.

Bill, one of the conditions is a storm water management plan, would it be to our advantage to itemize that French drain?

Adam, could possibly use that drain as part of the storm water plan without listing it as a condition, and we would need that storm water plan before we could issue the new permit for the garage.

Ken, they would probably have to use that drain as part of the plan.

Mike, maybe going unsaid but would like to ensure the property line adjustment be done prior to permitting.

Adam confirmed condition number one will cover that, and make sure it is an approved lot line adjustment is what the intention of that condition.

Bill, asked about having a discussion for a no-mow zone.

Russ asked if all the water goes to the neighbors?

Bill, everything from the road side goes to the neighbors through the French drain and exits there. On the North side, it goes toward the lake and at some time it has gone down with pretty good speed as there is erosion next to a couple of the large trees. This entire lot is subject to erosion due to soil types and topography. Imperative, the entire lot must be looked at for an erosion plan. This is not a huge request, it's only two feet. It is an opportunity for the applicant to make huge improvements to the lot and improvements to the lake.

Larry agreed with Bill, with the development of a storm water management plan, it is a 100% must. The drain, the whole works. Would hate to see us say "yes" just a two-foot variance and nothing gets done and everything washes into the lake.

Russ agreed with a no-mow zone.

Ken asked if the no-mow zone could be part of the storm water management plan?

Bill stated they are always up against "what is the nexus between the proposed activity and the reason for the requirement?" In this case, we do have a very good nexus as this is "lot wide" water movement that needs to be addressed, so he would feel more comfortable if it "absolutely" was a part of the plan.

Larry can you add that to #2?

Rick stated he agreed that typically when we have a condition for the development of a storm water management plan, subject to Planning and Zoning approving that, they will ensure adequate infrastructure is installed to handle the run-off. It doesn't matter or make any difference where it goes to, ultimately, we don't want anything going to the lake. So, we need to rely on our expertise. He stated he was with Bill on this, or have another condition that we want this as a minimum. He loves and favors a no-mow zone and to re-establishing and restoring the natural vegetation along the lake. The DNR has come out with a report a little over a year ago, and said the no-mow zone is the number one thing lakeshore property owners can do, and it is a way a variance board can help achieve that.

Russ asked Fiedler if they were familiar with a no-mow zone?

Fiedler stated he has picked up from the last applicant what it is a little and thinks that is fair.

Bill, in that case they put a square footage number on the width of the no-mow zone, but in this case, they are putting it as part of the criteria for the storm water management plan.

Adam stated he added to condition number two a vegetated buffer be included with the storm water management plan.

Russ asked the board if they were comfortable with everything?

Larry stated as long as they will be addressing the erosion they have happening now.

Bill made the motion to grant the variance request with the four conditions amended, Rick seconded.

Conditions:

1. Completion of a property line adjustment prior to issuance of a land use permit.
2. Development of a stormwater management plan submitted to Planning and Zoning prior to land use permitting. The stormwater management plan shall include the establishment of a vegetated buffer area.
3. Maintain a minimum of 50% screening of the proposed structure as viewed from the lake during leaf on conditions.
4. Applicant shall obtain additional permitting from other government agencies as applicable, including but not limited to the Sauk River Watershed District.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Bill Berscheit	Yes
Larry Bebus	Yes
Mike Soukup	Yes
Rick Johnson	Yes
Ken Hovet	Yes
Russ VanDenheuvel	Yes

Motion carried to grant with conditions.

Ken motioned to adjourn and Bill seconded. Voice vote to adjourn. No dissention heard. Motion carried and the meeting adjourned at 7:10 PM.



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

Appeal for a Variance

Applicant Doug & Mary QUADE
Mailing Address 332 7th Ave SE Osseo, MN 55369
Site Address 34004 Buckhorn Dr, Burtrum
Phone Number [REDACTED]
E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 11-0069800
Section: 03 Township Grey Eagle
Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or
Shoreland (Lake or River Name): Mound Lake ()
Full and Current Legal Description(s): SEE EXHIBIT "A"
(attach if necessary)

Do you own land adjacent to this parcel(s) ☒ Yes ☐ No

Septic System: Date installed 9/9/23 Date of Compliance Inspection 9/23
Is a new system needed: ☐ yes ☒ no ☐ STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

? Variances Requested:

What standards or requirements are you unable to maintain? (Check all that apply)

Lot width _____ Lot area _____ Lake or River setback ☒ Bluff setback _____
Road right-of-way setback _____ Side Yard setback _____ Buildable area _____
Impervious surface coverage _____ Building/Structure Height _____ Other _____

Did you meet with the Township Board to present the Application for Variance?

Yes ☒ No ☐ Date of the meeting 9/8/25

Michael Rake
Optional Township Board Signature

Chairman
Board Position

LIST YOUR VARIANCE REQUEST(s) and what, if the variance were granted, you intend to build or use the land for. **For example:** "Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."

1.) Add 10 x 24 ft. ^{42' from RD Lake} to back of house to increase bathroom size in order to move water heater, water softener indoors and remove remote shed.

2.) _____

4.) _____

****State Statutes Section 394.7 Subd7: Variances: Practical Difficulties.** The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

1) Currently not enough space. Remote building is in poor shape.

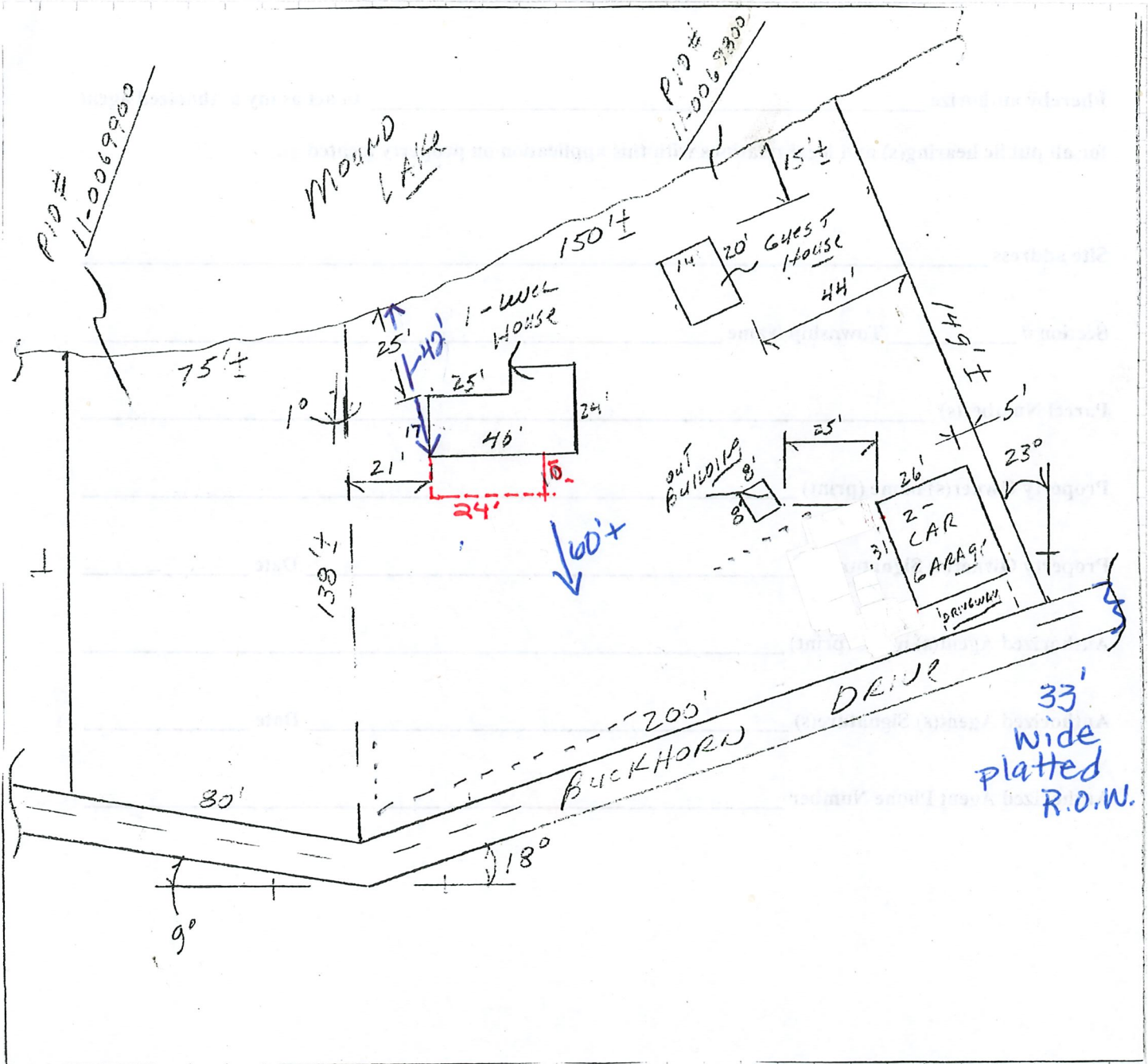
2) _____

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? (Y) (N)

↑ N

SKETCH DRAWING



The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is alter found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

If the applicant is not the property owner, both signatures are required below.

Doug Quade
Applicant Name Printed

Doug Quade
Signature

9-13-25
Date

DOUGLAS & MARY
Property Owner Name Printed

Signature (If different than applicant)

Date

Appeal for Variance

QUADE

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Doug + Mary QUADE Site Address 34004 Buckhorn Drive
 Phone [REDACTED] City Burntrium State MN Zip [REDACTED]
 Mailing Address 332 7th Ave SE, Osseo MN 55369 Parcel Number 11-0069800
 Lake/River Name Mound Lake

IMPERVIOUS SURFACE: is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

LOT/STRUCTURE DIMENSIONS

Total lot area: 24,309.55 sq ft

List all structures (structure's foundation footprint: length, width, and total area)

Existing	Proposed
1. Cabin 40 x 24 x 17 1,104	Add 24' x 10' to back of building
2. Guest house 14 x 20 = 280	
3. Out building 8 x 8	Eliminate 8 x 8
4. Garage 26 x 31 = 806	Lean to 12 x 21
5.	
6.	
7. Total	Total 2,126
8. 2,190	

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

Existing	Proposed
1. Retaining wall 16 x 24'	
2. Retaining wall 3' x 36'	
3.	
4.	
5.	
6.	
7.	
8.	

Total of 25% of lot may be covered by impervious surfaces (15% of which are from roofed structures)

* After combining lots: { (Total) 6,077 25% of lot
 (roof) 3,646 15% of lot

1. List in the table below any efforts by landowner to reduce project impact by removing or reducing impervious surfaces.

List Structure or Impervious Surface to Be removed	Square footage to be removed	Location of structure or impervious surface to be removed (see table below)		
Example: concrete drive to lake	8' x 35' = 280 sq ft	(C) Within Impact Zone		

Location of variance request in reference to Ordinary High Water level	General Development Lake	Recreational Development Lake	Natural Environment Lake and Rivers / Streams
A. Outside shoreland building setback	75'+	100'+	150' +
B. Between Shore Impact Zone and Building Setback	37.5' to 75'	50' to 100'	75' to 150'
C. Within Shore Impact Zone	0 to 37.5'	0 to 50'	0 to 75'

2. List below any Storm Water Management Best Management Practices (BMP's) that will be installed to help mitigate impacts of development.

INFILTRATION BMP's

List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

Gutters will be installed on new addition.

VEGETATION BMP's

Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site evaluation. List any areas to be planted or restored and mark the location on your site map.

EXHIBIT "A"

TODD COUNTY, MINNESOTA
No Delinquent Taxes
Transfer Entered
Certificate of Real estate value received 221262/ecrv1579722

Date 09-14-2023
Deed tax: \$1,518.00
Todd County Property Records &
Taxpayer Services
PID 11-0069800/69900

Document #: A538096

ELECTRONICALLY RECORDED ON
09-14-2023 at 10:04 AM
KIMBERLY BOSL
TODD COUNTY RECORDER
Long Prairie, MN
Fee Amount: \$46.00

Return to:
Custom Home Builders Title, LLC
10850 Old County Road 15
Plymouth, MN 55441

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2016)

e-CRV No.: 1579722

DEED TAX DUE: \$1518.00

DATE: September 10, 2023

FOR VALUABLE CONSIDERATION, Jason M. Priebe and Emily S. Priebe, Husband and Wife ("Grantor"), hereby conveys and warrants to Douglas Quade and Mary Quade ("Grantee"), as

(Check only one box)

- ☐ Tenants in Common
☒ Joint Tenants

(If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)

real property in Todd County, Minnesota, legally described as follows:

Lot Three (3) and Four (4) of Fanning's 2nd Subdivision of part of Government Lot Three (3), Section Eleven (11), Township One Hundred Twenty-seven (127) North, West of the Fifth P.M., Todd County, Minnesota.

Abstract Property

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Covenants, Conditions, Restrictions and Easements of record, if any

Check applicable box:

☐ The Seller certifies that the Seller does not know of any wells on the described real property.

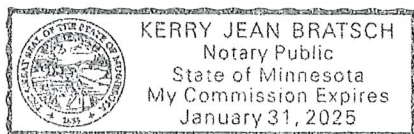
☒ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____)

☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Jason M. Priebe
Jason M. Priebe
Emily S. Priebe
Emily S. Priebe

State of Minnesota, County of Hennepin,

This instrument was acknowledged before me on September 12th, 2023, by Jason M. Priebe and Emily S. Priebe, Husband and Wife.



Kerry Bratsch
Title (and Rank): Notary
My commission expires: 1-31-2025
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
CHB Title, LLC
10850 Old County Road 15, Suite 100
Plymouth, MN 55441
File No. 59527

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE
SENT TO:
Douglas Quade and Mary Quade
34004 Buckhorn Drive
Burtrum, MN 56318

GREY EAGLE TOWNSHIP BOARD

212 East State Street

Grey Eagle, MN 56336

Date: September 8, 2025

To Whom It May Concern:

On this 8th day of September, 2025, the following property owners:

Douglas and Mary Quade

appeared before the Grey Eagle Township Board at its regular monthly meeting to **present and discuss** a variance request that will be submitted to the **Todd County Planning and Zoning Department**.

The subject of the variance request involves the property located at:

34004 Buckhorn Drive, Burtrum, MN 56318

The request as described is for:

A variance to add a few feet to the cabin on referenced property.

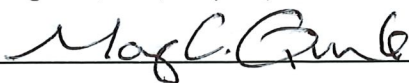
This letter serves solely as an acknowledgment that the property owners appeared before the Township Board for the purpose of discussion only. **The Grey Eagle Township Board holds no authority, assumes no responsibility, and accepts no liability** in regard to the approval, denial, or enforcement of this or any other variance request. The requirement for appearance was made by **Todd County Planning and Zoning**, and not by the Township Board.

This record of appearance is provided at the request of the County as part of its variance application process.

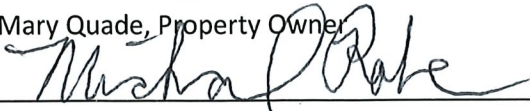
Signatures:



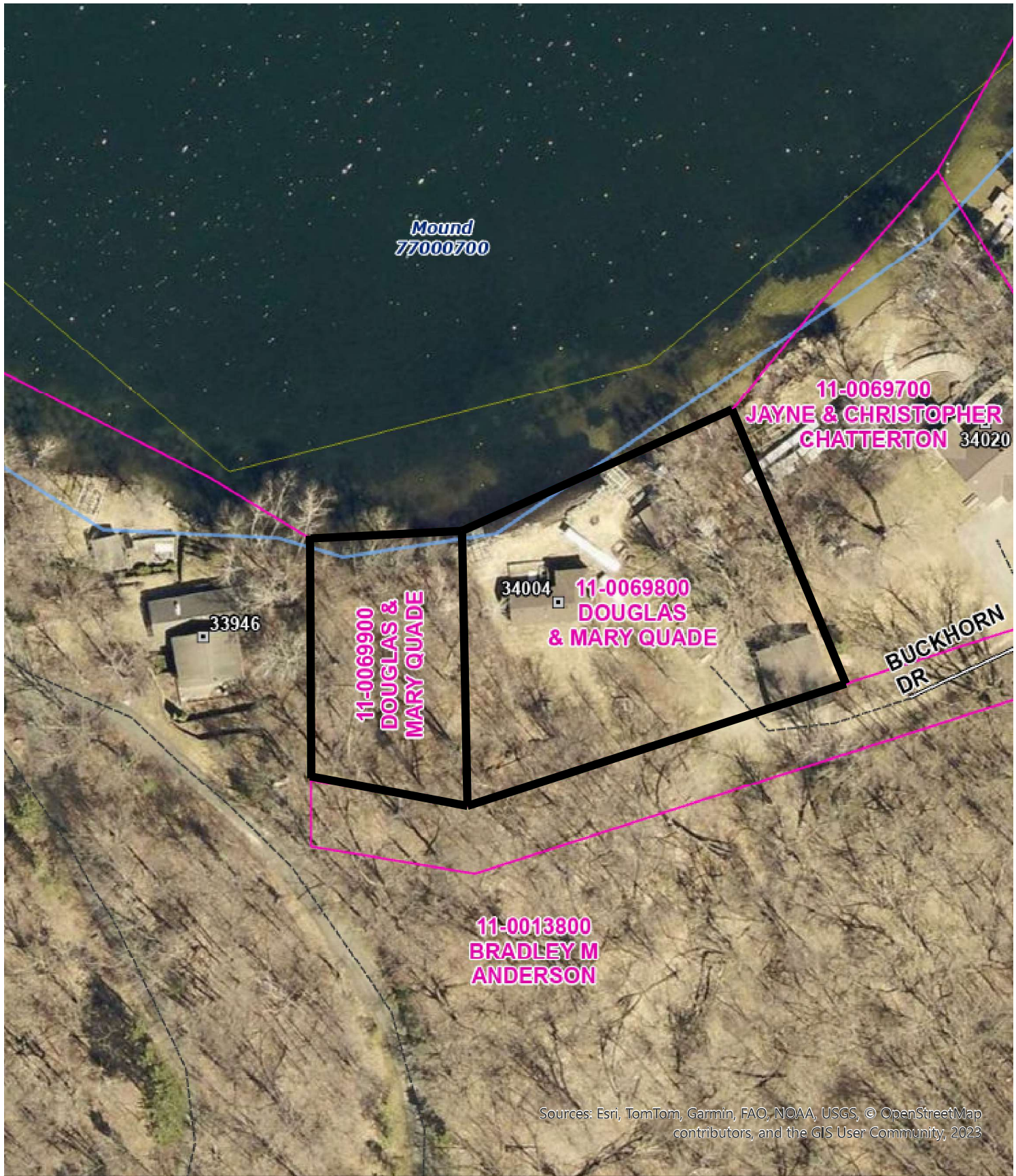
Douglas Quade, Property Owner – Phone number 



Mary Quade, Property Owner



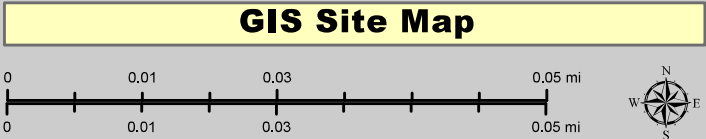
Chairperson, Grey Eagle Township Board, Michael A. Rohe



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:
Monday, September 29, 2023



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

Appeal for a Variance

*Reviewed
9/29/25
AO*

Applicant Sheila Asmus

Mailing Address 36000 Northern Dr Cushing, MN 56443

Site Address same as above

Phone Number — Cell Number [REDACTED]

E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) same

Parcel Number(s) 24-0024200

Section: — Township Turtle Creek

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or

Shoreland (Lake or River Name): Big Lake (RDL)

Full and Current Legal Description(s): ON Survey
(attach if necessary)

Do you own land adjacent to this parcel(s) — Yes X No

Septic System: Date installed 2011 Date of Compliance Inspection 2025

Is a new system needed: — yes X no — STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

Variances Requested:

What standards or requirements are you unable to maintain? (Check all that apply)

Lot width — Lot area — Lake or River setback X Bluff setback —

Road right-of-way setback — Side Yard setback — Buildable area X

Impervious surface coverage — Building/Structure Height X Other —

Did you meet with the Township Board to present the Application for Variance?

Yes X No — Date of the meeting 7/7/25

*728600
9/29/25
AO*

Optional Township Board Signature

Board Position

LIST YOUR VARIANCE REQUEST(s) and what, if the variance were granted, you intend to build or use the land for. **For example:** "Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."

- 1.) Increase the 700 square foot footprint to 880 to be able to be ADA wheelchair accessible & follow ADA guidelines
- 2.) Increase building height to 20' from previously approved 15' for lift clearance & medical equipment storage needs.
- 3.) Decrease structural setback to 80' from the previously approved 82' to meet ADA standards for w/c accommodations
- 4.)

****State Statutes Section 394.7 Subd7: Variances: Practical Difficulties.** The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with official rules; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

In working with John Jenks from Builders first Source of Little Falls, the 700 sq ft footprint is just a bit too small to make the cottage handicap accessible following ADA (Americans with disabilities Act) guidelines. Interior walls take up 4-5" to 5" of floor space and Exterior walls even more. In delving into more construction level specifications with a one bedroom floor plan I realized I would need slightly more square footage on the Footprint.

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? ☒ (Y) ☐ (N)

SKETCH DRAWING

See Attached

The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is alter found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

If the applicant is not the property owner, both signatures are required below.

Sheila Asmus
Applicant Name Printed


Signature

9-28-25
Date

Property Owner Name Printed
Appeal for Variance

Signature (If different than applicant)

Date

FESTLER LAND SURVEYING
1611 FIRST AVENUE NE, LITTLE FALLS, MN 56345 (320) 632-4395

SURVEY FOR: SHEILA ASMUS

**SECTION 23, TOWNSHIP 131, RANGE 32,
TODD COUNTY, MINNESOTA**

DOCUMENT NO. 478106:

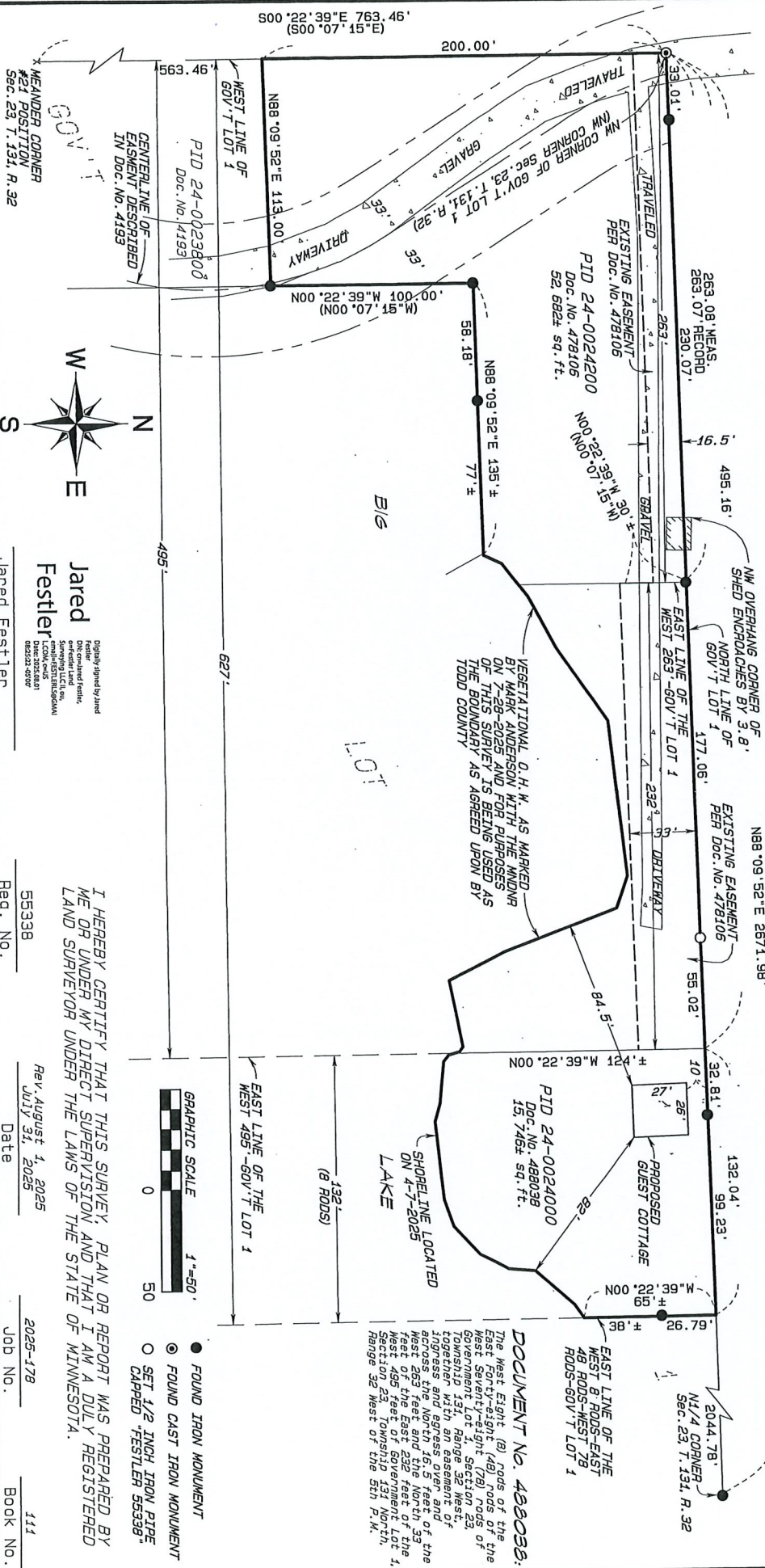
The East 232.00 feet of the West 495.00 feet of Government Lot 1, Section 23, Township 131 North, Range 32 West, Todd County, Minnesota. Subject to an easement for ingress and egress purposes over and across the North 33 feet thereof. Subject to other easements, reservations or restrictions of record, if any.

AND:

That part of Government Lot 1, Section 23, Township 131 North, Range 32 West, Todd County, Minnesota, described as follows:

Commencing at the northwest corner of said Government Lot 1; thence North 88 degrees 32 minutes 31 seconds East, assumed basis of bearing, along the north line of said Government Lot 1, a distance of 263.07 feet to the east 1/4 corner of said Government Lot 1; thence South 88 degrees 07 minutes 31 seconds West, along the east line of said Government Lot 1, a distance of 230.07 feet to said northwest corner of Government Lot 1; thence South 88 degrees 07 minutes 31 seconds East, along the west line of said Government Lot 1, a distance of 200.00 feet; thence North 88 degrees 32 minutes 31 seconds East, parallel with said north line of Government Lot 1, a distance of 113.00 feet; thence North 88 degrees 07 minutes 15 seconds West, parallel with said north line of Government Lot 1, a distance of 100.00 feet; thence North 88 degrees 32 minutes 31 seconds East, parallel with said north line of Government Lot 1, a distance of 263.07 feet to the east 1/4 corner of said Government Lot 1; thence South 88 degrees 07 minutes 15 seconds West, parallel with said north line of Government Lot 1, a distance of 100.00 feet; thence North 88 degrees 32 minutes 31 seconds East, parallel with said north line of Government Lot 1, a distance of 263.07 feet to the east 1/4 corner of said Government Lot 1; thence South 88 degrees 07 minutes 15 seconds West, parallel with said north line of Government Lot 1, a distance of 100.00 feet to the point of beginning.

Subject to an easement for ingress and egress purposes over and across the North 16.5 feet thereof. Subject to other easements, reservations or restrictions of record, if any.

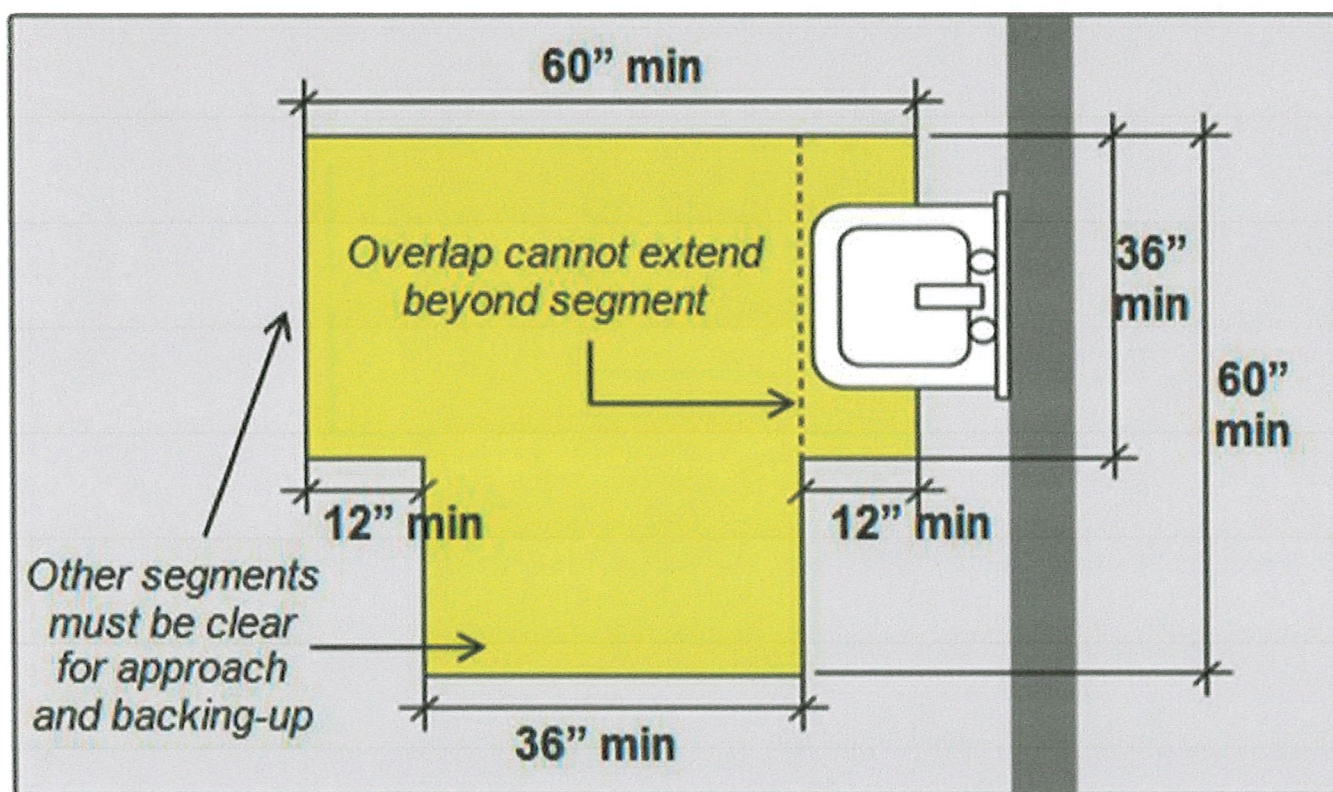




Design Details

ADA Compliant Bathroom Design: Turning Space, Clear Floor Space, and Clearances

September 18, 2025



This article is part of a series of articles summarizing concepts and requirements of the ADA standards as they apply to commercial restroom design with a focus on toilet partition standards.

This article covers:

- Turning space
- Clear floor or ground space
- Toe clearance
- Knee clearance
- Door Swing

This information and the figures in this article are taken from chapters 3 and 6 of the 2010 ADA standards, and from the U.S. Access Board's Guide to the ADA Accessibility Standards.

This summary is not guaranteed to be accurate or complete and is not a substitute for carefully reading the law.

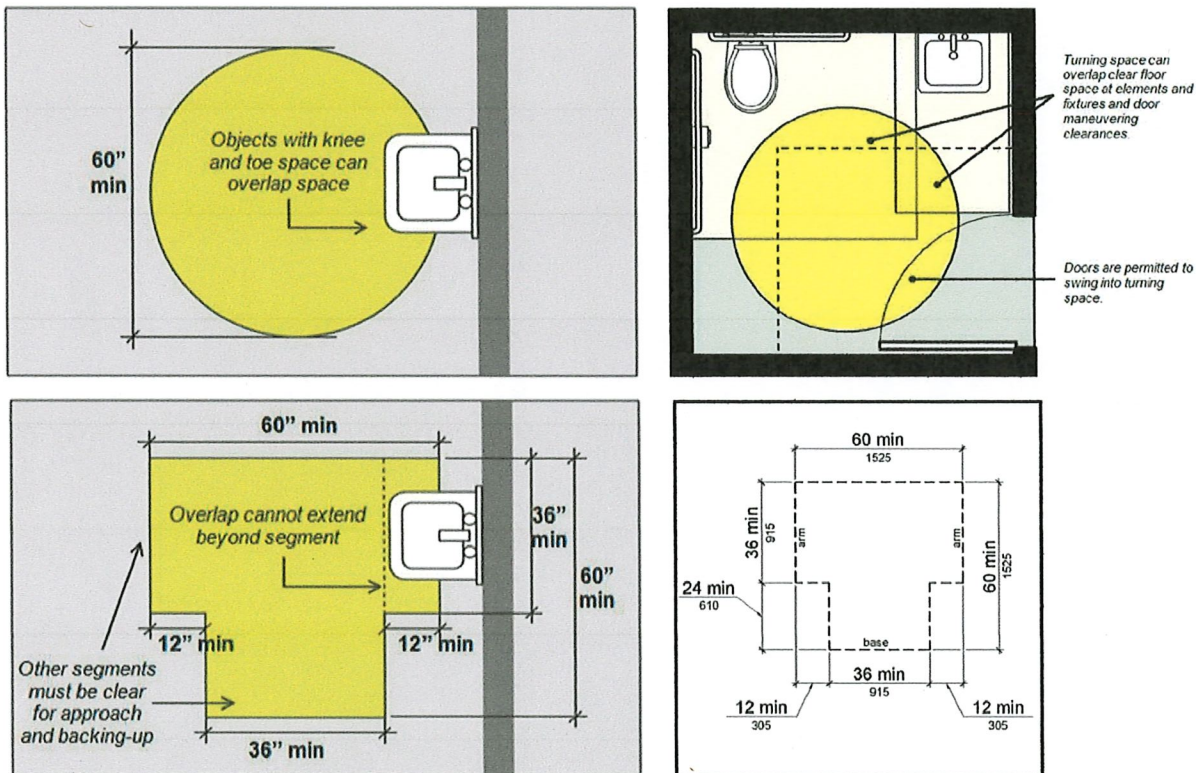
Turning Space Requirements (ADA Standards Section 304)

The requirements for turning space include:

- Level Changes: A turning space must be free of level changes. (304.2)
- Size: The turning space must be either circular or T-shaped. (304.3)
 - Circular: A circular turning space must have a diameter of at least 60 inches (1525 mm). (304.3.1)
 - T-Shaped: A T-shaped space must: (304.3.2)
 - Be within a square of at least 60 inches (1525 mm) per edge.
 - The arms and base must be at least 36 inches (915 mm) wide.
 - The arms must be clear of obstructions for at least 12 inches (305 mm) in each direction.
 - The base must be clear of obstructions for at least 24 inches (610 mm).
- Space Allowances:

- Circular: The circular space can include knee and toe clearance (knee and toe clearance are explained below). (304.3.1)
- T-Shaped: The T-shaped space can include knee and toe clearance at the end of either the base or one arm. (304.3.2)
- Door Swing: Doors can swing into turning spaces for both circular and T-shaped. (304.4)

Turning Space Requirements Illustrations



Clear Floor or Ground Space Requirements (ADA Standards Section 305)

Clear floor or ground space requirements specify the space required around a bathroom element. The ADA standards use the term "clear floor or ground space". In this article, we will simply use "clear floor space" to mean the same thing.

The requirements for clear floor space include:

- **Level Changes:** A clear floor space must be free of level changes. (305.2)
- **Dimensions:** The clear floor space must be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. (305.3)
- **Clearances:** The clear floor space can include knee and toe clearance. (305.4)
- **Approaches:**
 - The clear floor space must be positioned for either a forward or a parallel approach to a bathroom element. (305.5)
 - Note that some restroom elements require specific approaches. For example, restroom lavatories require a forward approach. (606.2)
 - An accessible compliant route or another clear floor space must connect to the clear floor space without obstruction.
- **Maneuvering:** Alcoves and confined spaces require additional forward or parallel maneuvering clearance: (305.7)
 - **Alcove, Forward Approach:** At least 36 inches (915 mm) of width are required for an alcove / confined space deeper than 24 inches (610 mm). (305.7.1)
 - **Alcove, Parallel Approach:** At least 60 inches (1525 mm) of width are required for an alcove / confined space deeper than 15 inches (380 mm). (305.7.2)
- Clear floor space must be centered for certain elements, none of which are common in a commercial restroom (see Chapter 3: Clear Floor or Ground Space and Turning Space (access-board.gov)).

Clear Floor Space Requirements Illustrations

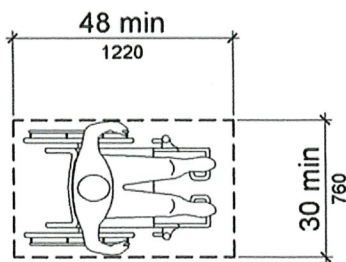
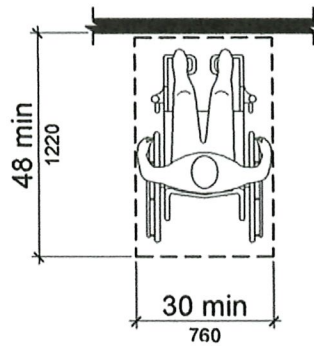
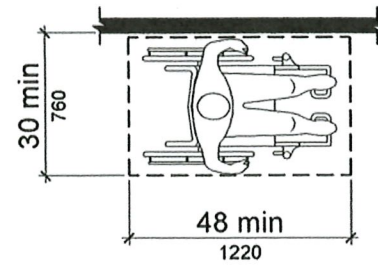


Figure 305.3
Clear Floor or Ground Space



forward



parallel

Figure 305.5
Position of Clear Floor or Ground Space

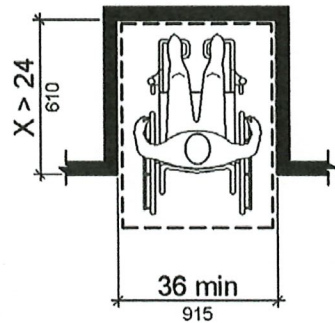


Figure 305.7.1
Alcove, Forward Approach

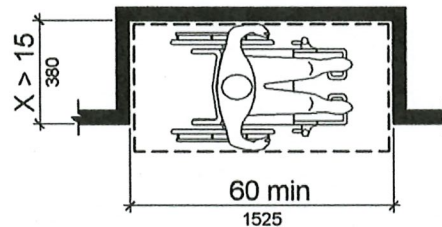


Figure 305.7.2
Parallel Approach

Toe Clearance Requirements (ADA Standards Section 306.2)

The space beneath an element must comply with the following toe clearance requirements if that space is included as part of clear floor space or as part of turning space:

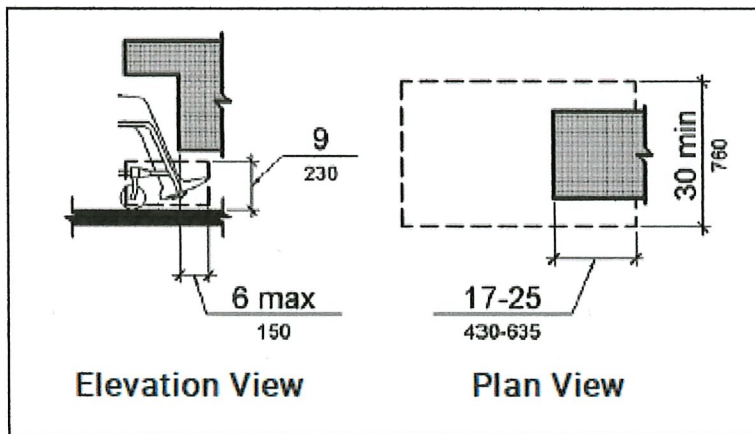
- Height: Toe clearance must be 9 inches (230 mm) above the floor. (306.2.1)
- Width: The toe clearance width must be at least 30 inches (760 mm). (306.2.5)
- Maximum Depth: No matter the element depth, at most 25 inches (635 mm) can be counted as toe clearance depth. (306.2.2)
- Minimum Depth: When required for clear floor space, toe clearance must extend at least 17 inches (430 mm) under an element. (306.2.3)

- **Additional Clearance.** Toe clearance does not include space extending more than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the floor. (306.2.4)

Note that there are additional toe clearance requirements that are specific to toilet partitions (604.8.1.4). These requirements are covered in the previously published articles on [adult partitions](#) and [children's partitions](#).

Toe Clearance Requirements Illustration

Figure 306.2



Knee Clearance Requirements (ADA Standards Section 306.3)

The space beneath an element must comply with the following knee clearance requirements if that space is included as part of clear floor space or as part of turning space.

Note that a drawing communicates the knee clearance requirements more clearly than text, so please refer to the figure below the text.

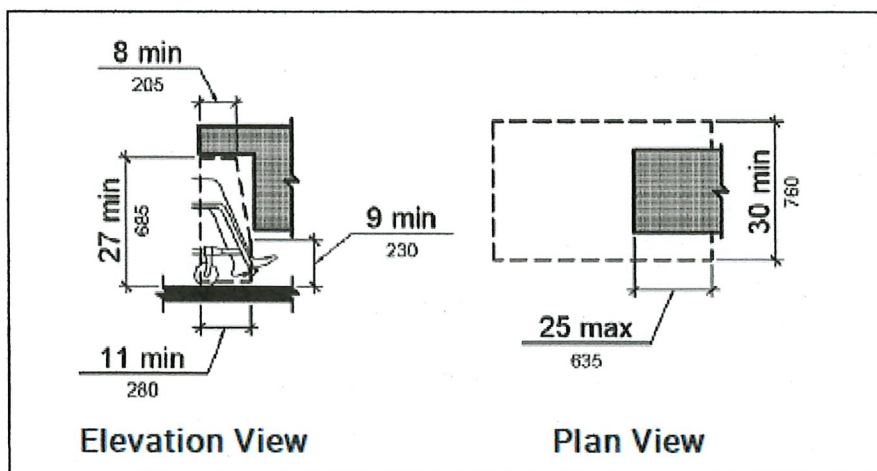
- **Height:** The space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the floor is the knee clearance

area. (306.3.1)

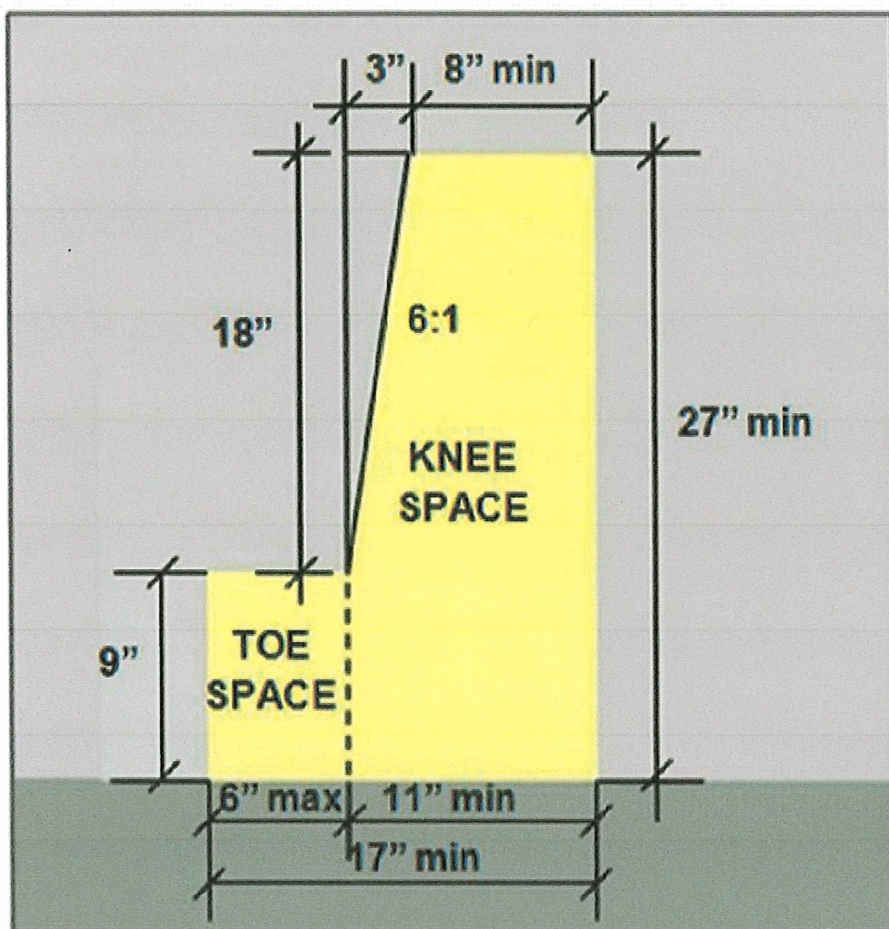
- Width: The knee clearance width must be at least 30 inches (760 mm). (306.3.5)
- Depth:
 - Maximum Depth: At 9 inches (230 mm) above the floor, no matter the element depth, at most 25 inches (635 mm) under the element can be counted as knee clearance depth. (306.3.2)
 - Minimum Depths: When required for floor clear space, the knee space must be at least 11 inches (280 mm) deep at 9 inches (230 mm) above the floor, and at least 8 inches (205 mm) deep at 27 inches (685 mm) above the floor. (306.3.3)
 - Knee Clearance Reduction: Between 9 inches (230 mm) and 27 inches (685 mm) above the floor, the knee clearance depth can reduce at a rate of 1 inch (25 mm) per 6 inches (150 mm) from the front edge, but the reduction cannot exceed 3 inches (75 mm). (306.3.4)

Knee Clearance Requirements Illustration

Figure 306.3



Combined Knee and Toe Clearance Requirements Illustration



Overlap Allowances

Clear floor spaces and turning spaces can overlap with other required clearances, including other clear floor spaces, door maneuvering clearances, and fixture clearances. (Chapter 3: Clear Floor or Ground Space and Turning Space (access-board.gov))

Door Swing Allowances

Doors and openings will be covered in another article, but the following standards for door swings apply to clear floor and turning spaces:

- In toilet and bathing rooms, clear floor spaces, clearance at fixtures, and turning spaces are allowed to overlap. (603.2.2)
- Doors cannot swing into the clear floor space or clearance required for any fixture. (603.2.3)
- Doors can swing into the required turning space. (603.2.3)

Ready to Move Forward?

Connect with partition specialists who understand the balance of aesthetics, functionality, and code compliance in commercial restroom design.

Information Request

Quote Request

Contact Us

<https://allthingsinspector.com> <https://allth>*ADA Bathroom Requirements (<https://allthingsinspector.com/category/ada-compliance/ada-bathroom-requirements/>)*

ADA Turning Radius in Bathrooms: A Key Component of ADA Bathroom Requirements

✎ Admin(<https://allthingsinspector.com/author/rankzenith/>)📅 July 29, 2025(<https://allthingsinspector.com/2025/07/29/>)

Accessible restrooms are one key element of inclusive design. One obviously vital—and often neglected—requirement in your thinking about accessible bathrooms is the turning radius.

The ADA requires that there is specific **clear floor space** (<https://allthingsinspector.com/the-importance-of-clear-floor-space-in-an-ada-bathroom/>) to allow for people who use wheelchairs or mobility aids to turn safely and independently in the restroom.

This guide outlines the ADA turning radius requirements, their significance, how to measure and apply them, and tips on how to practically design around these requirements that meet 2025 compliance in new builds and renovations.

What Is a Turning Radius?

A turning radius is the minimum floor space that is required to allow a wheelchair user to make a 180-degree turn. In an ADA bathroom, the turning radius must not be obstructed by any fixtures or objects in the bathroom space that would interfere with the turning radius.

The ADA turning radius is designed to ensure that a person can:

- Enter the bathroom,
- Use the fixtures including toilets, sinks, and bathtubs, and
- Exit without difficulty.

ADA Turning Radius Requirement (2025 Standards)

According to the 2010 ADA Standards for Accessible Design, which will still be valid in 2025, the following criteria apply:

1) Circular Turning Space

Minimum Diameter — 60 inches (5 feet) Longitudinal distance course and turning circle

Must allow for a complete 360 degree turn

The circle must be clear of obstruction from the floor upward to 27 inches (i.e., overhang cabinet above 27 inches may be permitted)

2. T-Shaped Turning Space (Alternative Option)

In constrained spaces, a T-shaped space is permitted under ADA Bathroom Requirements:

- A T-shaped space consists of a square that is 60-inches wide and 60-inches long.
- Each arm of the “T” must be at least 36 inches wide.

- A T-shaped space allows for a 3-point turn versus a circle.
- Can overlap with clear floor spaces for fixtures (toilets, sinks).

Where Is the Turning Radius Required?

The **ADA Bathroom Requirements** (<https://allthingsinspector.com/ada-bathroom-requirements/>) state that turning space is necessary in:

- Single-user restrooms
- Unisex restrooms
- Accessible stalls in multi-user restrooms (in some cases)
- Changing areas
- Showers with benches or accessible bathtubs

Note: Turning radius may not be required in every stall of a multi-user restroom, but at least one accessible stall or room must meet turning requirements.

ADA Bathroom Layout Example with Turning Radius

Example: Single-User ADA Bathroom Layout

Fixture	Minimum ADA Clearance
Toilet	60" x 56" clear floor space
Sink	30" x 48" clear floor space
Turning Radius	60" diameter clear space in center or overlapping accessible zones

Important: The turning space may overlap with required fixture clearances (e.g., sink or toilet), provided no floor-mounted obstructions are present—this is a key flexibility outlined in ADA Bathroom Requirements.

Common Violations to Avoid

Many bathrooms fail ADA compliance due to:

- Insufficient turning radius due to overhangs, trash bins, or cabinetry
- Poor placement of toilets or sinks that intrude into turning space
- Miscalculating the required unobstructed floor space

Tip: Wall-mounted fixtures and recessed cabinetry can help maximize floor clearance.

How to Measure ADA Turning Radius

Follow these steps to meet ADA Bathroom Requirements:

- Mark a 60-inch diameter circle on the bathroom floor.
- Ensure the entire circle is unobstructed up to 27 inches high.
- If using the T-shaped space:
 - Mark a 60"x60" square
 - Ensure each "arm" of the T is 36" wide
- Use a digital floor plan tool or physical tape measure for accuracy.

ADA Turning Radius in Commercial vs. Residential Bathrooms

Aspect	Commercial/Public	Residential (Private)
ADA Compliance	Mandatory	Not legally required but encouraged
Common Use	Hotels, offices, public restrooms	Aging-in-place design, home modifications
Design Considerations	Must meet exact specs	May allow flexibility if user-specific

Even in private homes, adopting ADA turning space standards supports universal design and is beneficial for aging individuals or those with temporary injuries.

Tips for Designing ADA-Compliant Turning Space

Use Wall-Hung Fixtures

Sinks, toilets, and vanities mounted on the wall create more open floor space.

Avoid Floor-Mounted Obstacles

Trash cans, storage cabinets, or decorative items should be kept out of turning areas.

Combine Clear Spaces

The turning space can overlap with fixture clearances as long as space is fully usable.

Consider Door Swings

Avoid inward-swinging doors that encroach into turning space. Pocket or sliding doors are ideal.

Coordinate with Plumbing Layout

Ensure plumbing rough-ins do not block the designated turning radius.

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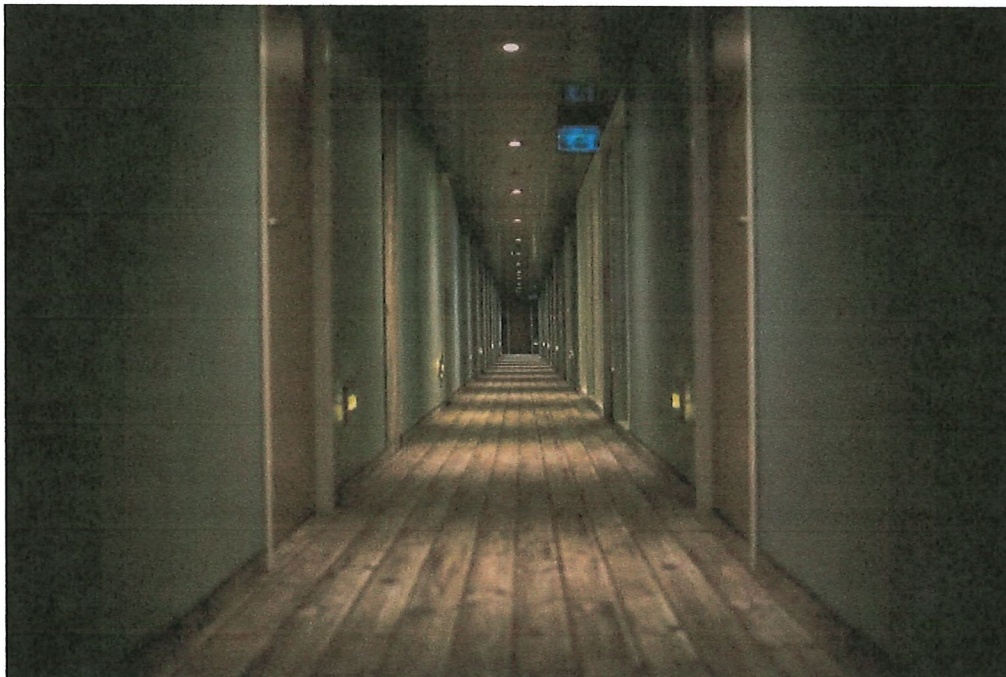
What Is Ada Clearance For A Hallway

✎ Admin(<https://allthingsinspector.com/author/rankzenith/>)

📅 August 25, 2023(<https://allthingsinspector.com/2023/08/25/>)

The Americans With Disabilities Act was established to ensure that people with disabilities are not discriminated against. It requires that measures be put in place to ensure that people with disabilities enjoy the same privileges as people without disabilities. These days, even toilets are built with **ADA toilet clearance**. (<https://allthingsinspector.com/ada-compliance/how-to-check-ada-toilet-clearances/>) Any toilet that doesn't meet up with toilet clearance may not be approved for use, especially in public buildings.

Under the Americans with Disabilities Act (ADA, disabled people must be able to access public facilities. Many hallways are built so narrow that people with disabilities find it difficult to navigate their way around. Also, the fact that a hallway supports two-way traffic which involves people walking at the same time in different directions.



Hence, this makes it difficult for people with disabilities to move and maneuver their way in a crowded hallway. To ensure that disabled people find it easy to move around in a hallway, there are ADA guidelines for hallways that must be adhered to strictly.

Sufficient passing space

Hallways must be designed and built so that there's enough space for wheelchair users and other pedestrians to maneuver their way easily. According to the ADA, there must be a 60-inch minimum width for passing with passing intervals spaced out reasonably. The passing intervals should measure at least 200 ft minimum. The T-intersection passes requirements according to the ADA guidelines.

What Is Ada Clearance For A Hallway

Checkout lanes according to ADA guidelines must be at least 36 inches wide and provision must be made for the international wheelchair-accessible sign. Also, all types of checkout passes must have an accessible lane.

Headroom

For disabled people who are blind and visually impaired, it's difficult for them to maneuver their way easily around a hallway. The ADA guideline states that all hallways, passageways, and corridors provide at least 80 inches of clear headroom. If for any reason, the vertical clearance of an accessible route is reduced to less than 80 inches, there must be a warning sign like a physical barrier to help visually impaired people be aware of their surroundings.

Safe floor surfaces

The floors of hallways must be protected at all costs. For disabled people who have almost no control over their balance, the floor must be covered with non-slip materials to prevent them from falling. The ADA requires that these non-slip materials such as carpets be installed with a maximum pile of half an inch and strips along the exposed edges.

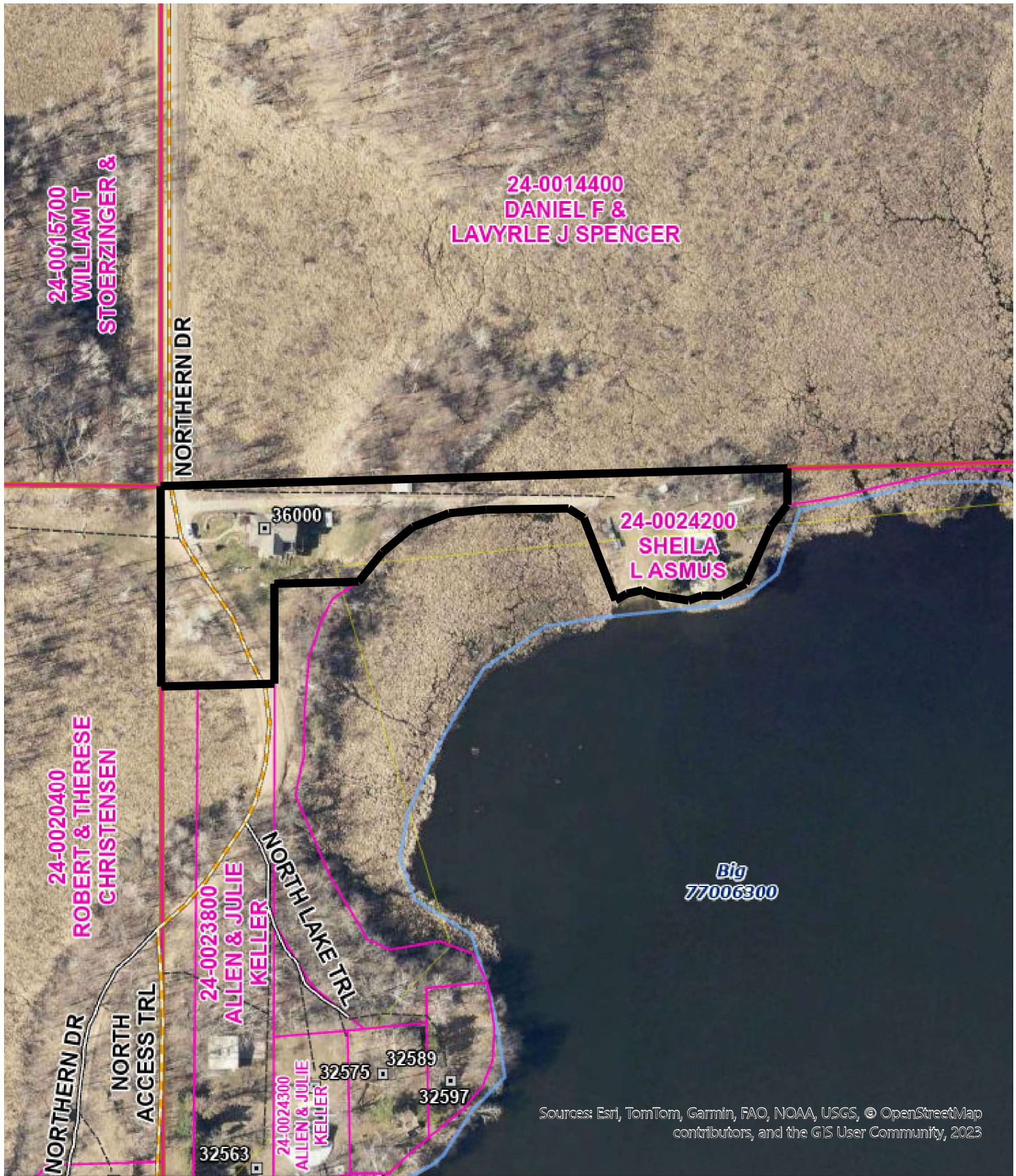


Hallway Doors

Doorways connected to hallways must be made accessible to wheelchair users. These doorways must have a minimum opening of 32 inches when measured with the doors that open 90 degrees. Every public facility with a hallway must comply with these ADA clearances for the safety of people with disabilities.

Conclusion

To build an ADA-compliant hallway, you need to hire a professional contractor like us at All Things Inspector. Not only are we skilled in building hallways that meet ADA guidelines, but we also specialize in building toilets that meet ADA restroom clearances.



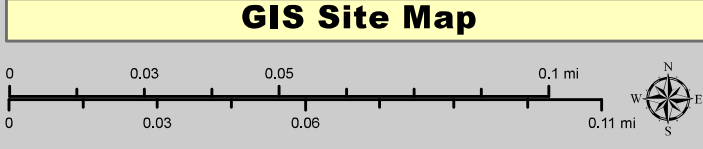
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GIS Site Map



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