



WHERE THE FOREST MEETS THE PRAIRIE

# Todd County

● MINNESOTA ● EST. 1855 ●

## PLANNING & ZONING

215 1<sup>st</sup> Avenue South, Suite 103

Long Prairie, MN 56347

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

Email address: [toddplan.zone@co.todd.mn.us](mailto:toddplan.zone@co.todd.mn.us)

The following is the agenda for **Thursday, July 24th, 2025 at 6:00pm** the Todd County Board of Adjustment will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1<sup>st</sup> 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](mailto: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 June 26th, 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. **Theresa & Tom Petermeier:** Section 11, Birchdale Township, Sauk Lake  
**Site Address:** 12918 Bayview Drive, Sauk Centre, MN 56378  
**PID:** 03-0030300
1. Request to reduce the lake setback from 100' to 65' for construction of dwelling replacement in Recreational Development Shoreland Zoning District.
  2. Request to increase the height of a structure within the setback from 18' to 25' for dwelling replacement in Recreational Development Shoreland Zoning District.

**Adjournment.**

Next meeting: **August 28th, 2025**

## **Minutes of the Todd County Board of Adjustment Meeting**

**June 26, 2025**

Completed by: Sue Bertrand P&Z Staff

Site Visits conducted by Adam Ossefoort and Russ VanDenheuvel on June 20, 2025.

Meeting attended by board members: Chair Russ VanDenheuvel, Rick Johnson, Mike Soukup, Danny Payton, 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. Each board member introduced themselves and Russ explained the process for those attending.

Ken motioned to have the agenda approved as written. Larry seconded, voice vote, no dissent heard. Motion carried.

Rick motioned to have the May 22<sup>nd</sup>, 2025 meeting minutes approved. Danny seconded the motion, voice vote, no dissent heard. Motion carried.

### **AGENDA ITEM 1: Theresa & Tom Petermeier – PID 03-0030300 – Birchdale Township**

Request(s):

1. Request to reduce the lake setback from 100' to 80' for construction of dwelling replacement in Recreational Development Shoreland Zoning District.
2. Request to increase the height of a structure within the setback from 18' to 25' for dwelling replacement in Recreational Development Shoreland Zoning District.

Dan Peyton recused himself from the first application.

Theresa & Tom 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.

Proposed Condition(s):

1. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
2. Establishment of a stormwater controls as proposed in the application.
3. Establishment of a 15' vegetated buffer along the entirety of the lake frontage. A 10' wide maintained access path shall be allowed for lake access.

Theresa and Tom confirmed the staff report was accurate.

Russ went over his Site Visit Report for the board. This report may be viewed in full, upon request at the Planning and Zoning Office.

Correspondence received: None

Public comment: Dan Peyton, 21849 State 287, Long Prairie, stated this particular road runs right down the center of the peninsula going out to Diamond Point, it is traveled fairly heavy, compared to most of our roads, moving this structure closer to the road would probably be a safety concern. People who live on the other side of the road are sloping the other way, so the height of this structure would not affect anybody across the road. There is a sewer and water concern, should the structure be moved to the left.

Theresa stated they have a new sewer design for proposed new septic.

Dan continued, the well is still there on that corner of the house, and stated he doesn't know where else they could put it.

Board discussion:

Russ asked if the Sauk River Watershed commented on this.

Adam, we had no commentary from them.

Larry asked going from 18 to 25 feet, how does that fit in with the neighbors other than across the street?

Tom stated they cannot see it at all, and Theresa added, due to the existing trees.

Ken asked Russ as he was on site what he thought.

Russ stated he thought it was perfect, moved away from the lake, so that is a plus and if we put some conditions on their water run-off he thinks it is a plus.

Ken asked to go back to the plot plan, the part of the structure not meeting the setback is the SE? Asked if they could move it 90 degrees and stay in the setbacks?

Theresa showed and explained how any way they turn it would encroach on the setback.

Larry stated you are currently 53 feet from the lake now?

Theresa correct, on the NW corner, it is considered the high-water mark even though it is considered it is unusable, no boats can get in there.

Russ asked about the slope coming off the road.

Theresa explained their idea was to bring that up a little bit so there is less of a slope.

Rick noted the height included a walk out portion of the basement and asked if they are going to stick with the same elevation for the new structure? Will there be a lot of excavating?

Theresa stated they will possibly be doing a little more leveling, so there is less run-off to the lake.

Rick asked for clarification on the plot plan drawing and pointed out, on the overhead how the lake setback line to the North is unclear.

Sees a practical difficulty, but are you meeting the criteria, and are you putting the house where it minimizes the variance? He added he thinks they have. Wanted to ask them what is so great about that site that you want the house to be there?

Theresa stated she had Kevin out about three years ago and they have been trying to remodel their existing house. They have a handicapped daughter with mobility issues and now it is going downhill to get to the house and would like to be farther away from the lake, for more usable yard space and easier access for her daughter.

Rick stated they have picked the best spot. You need the land, the trees and the buffer zone, just an odd shaped lot, just not deep enough and have a lot of land for storm water management.

Ken asked her to trace out where the shoreline is as the measurement could be a pin and not the shoreline.

Theresa explained on the overhead, and explained it is swamp area or wetland.

Adam stated 80 is the number

Danny stated you have shoreland and wetland, and the 65 feet is not shoreline, it is wetland.

Rick stated when we do not have all of the facts for the circumstances, you run the risk of it being denied.

Adam stated the only way to get that answer is to talk to the surveyor.

Mike suggested to table until we get the information.

All agreed.

Theresa and Tom requested to table for more information.

Adam told them he would give them his contact information and tomorrow he will let them know what information we are looking for.

Rick agreed they are confused with what they are looking at, as it may be a distance of 65-feet to the North property line or to the OHW, so talk to the surveyor.

Ken delineate the shoreline and the setbacks, it would help the board a lot, and they are on an impaired lake.

Mike asked if the 100-foot setback can cross through another persons' property?



Adam, yes, the shortest distance and may cross over property lines.

Rick motioned to accept the applicants request to table for more information. Mike seconded.  
Voice vote, no dissent heard, motion carried.

**AGENDA ITEM 2: Joe & Ann Williams – PID 11-0048200 & 11-0053000 – Grey Eagle Township**

Request(s):

1. Request to reduce the Road Right of Way setback from 35' to 26' for proposed shed placement in Recreational Development Shoreland District.

Joe and Ann 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.

Proposed Condition(s):

1. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.

Joe and Ann confirmed the staff report was accurate.

Russ went over his Site Review Report for the board. This report may be viewed in full, upon request at the Planning and Zoning office.

Correspondence: None.

Public comment: None.

Board discussion:

Ken asked if it is a township road?

Ann stated it is a publicly dedicated private road, privately maintained.

Russ, does anybody live there year-round?

Ann stated there are nine cottages and eight of them are seasonal. Theirs' is the only one with a furnace, for them to be there in the winter. If they need it plowed, they have to call someone to plow the entire road.

Russ stated you can hardly even call it a minimum maintenance road, 33' from the center of the roadway is a stretch of your imagination.

Adam stated he believed the right of way is a total of twelve feet wide.

Rick stated he is very familiar with this area, on Cottonwood you drive in, it's a private road, there is a gate and you feel like you are way up north at cabins, out in the woods. It's a narrow, gravel road, dead end, not a lot of traffic there, and as far as safety concerns, for a variance on the setbacks, he has no concerns with what they are asking for.

Ken agreed, he has no concerns.

Ann stated when they built their cabin, they brought in lumber, and they had to bring it in on smaller trucks, as there is no place to even turn around. They had to use her driveway. Even gas trucks have to use her driveway because there is no place to turn around.

Danny, alternate site, asked why they cannot be moved over to the right parcel?

Ann explained the septic drain field and tanks prevent it from fitting and there are more slopes with faster run-off. Thought they had more room over there, but after measuring, found out they couldn't do it.

Danny, already ten feet from the property line on the left, so it is as far over as it can be.

Rick felt this is very similar to the first. Feels they found the best spot, however, with only ten feet between the shed and the house that would make him feel uncomfortable and cramped. Why not simply move it ten feet away from the road and attach it right to the existing house?

Ann, there is an egress window on the north side of the house which would then open into the garage, and the utilities come in on the north side of the house. Had considered that, and actually had a builder come out and look at it, too. She continued, it is not like they will be looking out the windows across an alley into the shed wall, because there are no windows on that side of the house.

Ken only looking at 9' of right of way setback and has no problem with that.

Russ agreed.

Danny, the house would be hiding the shed and the shed meets the height requirement.

Rick stated he thinks it is reasonable, and stated it is not like there are going to be cars zooming down this road as it ends two or three lots down. Sometimes we can and must balance the land owner needs with the County needs and what they want to do is reasonable.

Danny, not an oversized shed. Asked if it was surveyed? Is the road centered in the right of way?

Ann stated her drawing started with the survey.

Adam, pretty well centered.

Mike stated he would like to see some stormwater management.

Rick agreed, however, the application has to do with safety for this request, and the conditions have to do with the variance request. This has to do with a road setback and safety, not stormwater management and protecting the lake.

Joe offered, they are planning on putting rain gutters that will direct the water up and around. They never cut any trees down, unless they fall down. Everything is the way it has always been. His mother used to have a small cabin there, by her grandfather, who used to live on the lake and probably owned all of that property and sold it off to people from Kansas City, for fishing. They have never mitigated anything along the shoreline, at all.

Rick complimented, that is fantastic and they have been good stewards of the lake. Stated nearly the only house that is 100 feet from the lake in that area, and they have 100 feet of vegetation in front of them.

Ann, 105 feet.

Rick, you have been a good steward of the land, you have squeezed the shed where you have, and stated he felt that was reasonable.

Danny motioned to approve with the one condition, seconded by Ken.

1. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.

Roll call vote commenced as follows:

| Board member      | Vote (yes or no) |
|-------------------|------------------|
| Larry Bebus       | Yes              |
| Mike Soukup       | Yes              |
| Ken Hovet         | Yes              |
| Rick Johnson      | Yes              |
| Danny Peyton      | Yes              |
| Russ VanDenheuvel | Yes              |

Motion carried.

Dan motioned to adjourn and Rick seconded. Voice vote to adjourn. No dissention heard. Motion carried and the meeting adjourned at 6:59 PM.



WHERE THE FOREST MEETS THE PRAIRIE

# Todd County

• MINNESOTA • EST. 1855 •

Received

MAY 30 2025

Todd County  
Planning & Zoning

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

Accepted  
5/30/2025  
KLM

Receipt 2025-0242

## Appeal for a Variance

Applicant Theresa & Tom Petermeier

Mailing Address 12918 Bayview Drive, Sauk Centre

Site Address Same

Phone Number [Redacted]

E-Mail Address [Redacted]

Property Owners Name & Address (if not applicant) \_\_\_\_\_

Parcel Number(s) 03-0030.300

Section: 11 Township Birchdale

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

Shoreland (Lake or River Name): Sauk Lake (RD)

Full and Current Legal Description(s): Attached

(attach if necessary)

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

Septic System: Date installed \_\_\_\_\_ Date of Compliance Inspection 4/23/2025

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 \_\_\_\_\_

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 5/27/2025

[Signature]

Optional Township Board Signature

Chair

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.) Request to ~~Increase~~ <sup>decrease</sup> Set back from ~~55'~~ <sup>100</sup> to 80'
- 2.) New house Height up to 25', increase from 18'
- 3.)
- 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.**

~~Current~~ Move house Back for more yard space  
Make New house one floor living

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.**

Tom Petermeier

Applicant Name Printed

Theresa Petermeier

Property Owner Name Printed

Tom Petermeier

Signature

Theresa Petermeier

Signature (if different than applicant)

5/30/25

Date

5/30/25

Date

TODD COUNTY, MINNESOTA  
No Delinquent Taxes  
Transfer Entered  
Certificate of Real estate value received 210705/eCRV 1327057

Date 10-05-2021  
Deed tax: \$1,353.00  
Todd County Property Records &  
Taxpayer Services  
PID 03-0030300/14-0011800

Document #: A528254

ELECTRONICALLY RECORDED ON  
10-05-2021 at 10:55 AM  
LINDA DAOUST  
TODD COUNTY RECORDER  
Long Prairie, MN  
Fee Amount: \$96.00

Minnesota Uniform Conveyancing Blanks  
Form No.5-M-WARRANTY DEED  
Individual(s) to Joint Tenants

|                                                                            |              |
|----------------------------------------------------------------------------|--------------|
| No delinquent taxes and transfer entered; Certificate of Real Estate Value |              |
| Filed                                                                      | not required |
| Certificate of Real Estate Value No. <u>1327057</u>                        |              |
| Date: _____                                                                |              |
| _____ County Auditor                                                       |              |
| by _____ Deputy                                                            |              |

STATE DEED TAX DUE HEREON: \$1,353.00

Date: October 5, 2021

FOR VALUABLE CONSIDERATION, **Betty Lou Berg**, a single person, Grantor, hereby convey(s) and warrant(s) to **Thomas Petermeier and Theresa Petermeier**, Grantees as joint tenants, real property in Todd County, Minnesota, described as follows:

That part of Government Lot 1 of Section 11, Township 127, Range 34, Todd County, Minnesota, and that part of Government Lot No. 2 (being also the NE ¼ NE ¼) of Section 14, Township 127, Range 34, Todd County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 1; thence on a record bearing of South 89 degrees 53 minutes 37 seconds East along the south line of said Government Lot No. 1, 277.60 feet; thence deflecting to the left; 62 degrees 27 minutes 00 seconds ( as measured from east to north) and on a bearing of North 27 degrees 39 minutes 23 seconds East, 42.00 feet to the point of beginning of the land to be described; thence South 27 degrees 39 minutes 23 seconds West along the last described line 42.00 feet to the south line of said Government Lot No. 1; thence North 89 degrees 53 minutes 37 seconds West along said south line 33.45 feet to the southeasterly line of an existing road; thence South 28 degrees 58 minutes 37 seconds West 35.50 feet along the southeasterly line of the platted Public Driveway of Diamond Point Subdivision according to the recorded plat thereof on file and of record in the office of the County Recorder, Todd County, Minnesota; thence South 82 degrees 16 minutes 43 seconds West along said southeasterly line 78.00 feet to the east line of Lot 1 of said Diamond Point Subdivision; thence South 01 degrees 08 minutes 53 seconds West along the east line of said Lot 1, 117 feet more or less to the lakeshore of Sauk Lake; thence easterly, northeasterly, northerly, northwesterly, along said lakeshore to its intersection with a line which bears South 89 degrees 53 minutes 37 seconds East from the point of beginning; thence North 89 degrees 53 minutes 37 seconds West along said line 40 feet more or less to the point of beginning.

AND

That part of Government Lot No. 1 of Section 11, Township 127, Range 34, Todd County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 1; thence on a record bearing of South 89 degrees 53 minutes 37 seconds East along the south line of said Government Lot No. 1 244.15 feet to the point of beginning of the land to be described; thence continue South 89 degrees 53 minutes 37 seconds East along said south line 33.45 feet; thence North 27 degrees 39 minutes 23 seconds East 42.00 feet; thence South 89 degrees 53 minutes 37 seconds East 30.00 feet; thence North 73 degrees 01 minutes 33 seconds West 62.88 feet to the southeasterly line of an existing road; thence South 22 degrees 21 minutes 44 seconds West along said existing road 59.95 feet to the point of beginning.



*A well disclosure certificate has been electronically filed #1055296.*  
~~The Grantor certifies that the Grantor does not know of any wells on the described real property.~~

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:  
Reservations, Declarations, Covenants, Restrictions, and Easements of record, if any.

Affix Deed Tax Stamp here

*Betty Lou Berg*  
Betty Lou Berg

STATE OF MINNESOTA  
COUNTY OF STEARNS

The foregoing instrument was acknowledged before me this 4th day of October, 2021, by Betty Lou Berg, a single person, Grantor (s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Home Town Title, LLC  
864 South Main Street, Suite #3  
Sauk Centre, MN 56378

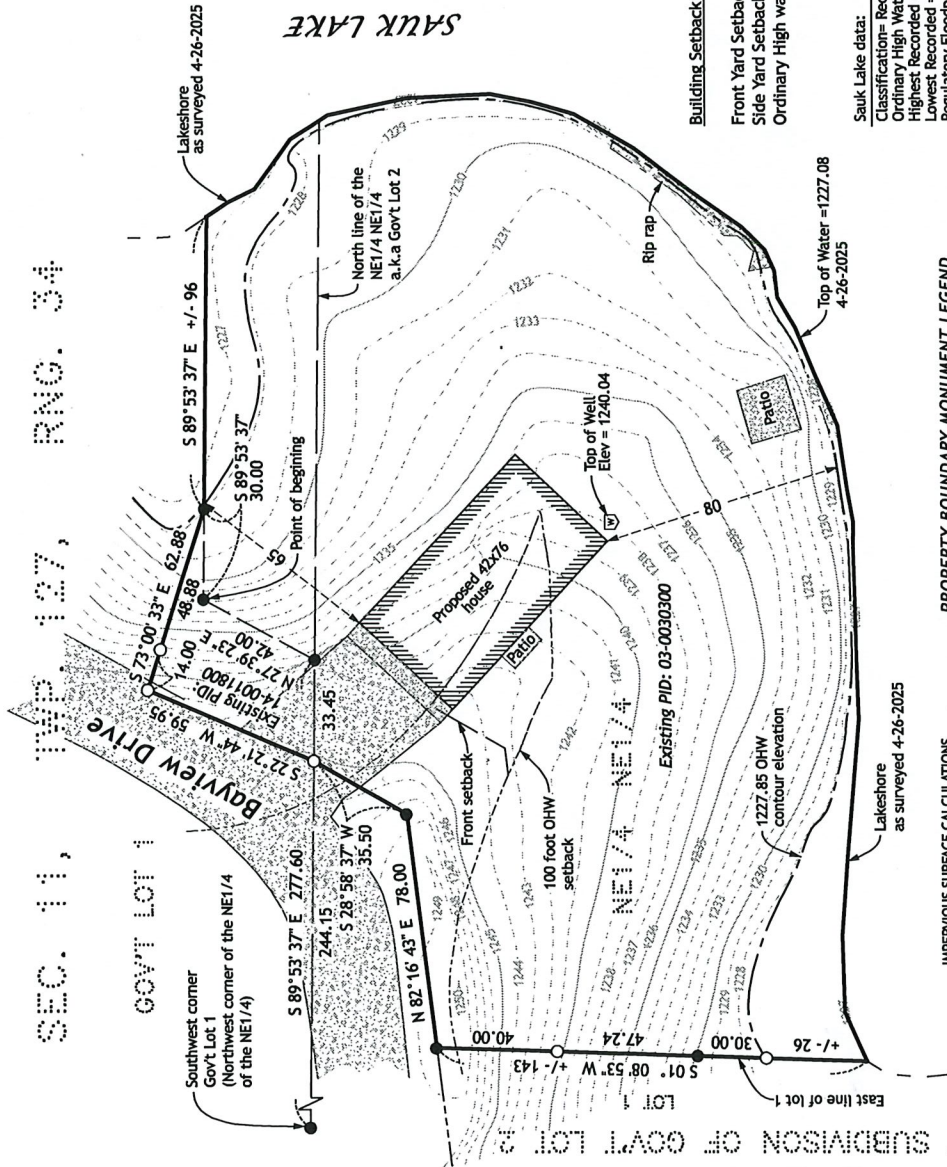
*[Signature]*  
SIGNATURE OF PERSON TAKING  
ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument  
should be sent to (Include name and address of Grantee)

Thomas Petermeier and Theresa Petermeier  
12918 Bayview Drive 203 Walnut St.  
Sauk Centre, MN 56378



Proposed



Legal Description  
(Existing PID 03-0030000)

That part of Government Lot 1 of Section 11, Township 127, Range 34, Todd County, Minnesota, and that part of Government Lot No. 2 (being also the NE 1/4 NE 1/4) of Section 14, Township 127, Range 34, Todd County, Minnesota described as follows:

Commencing at the southwest corner of said Government Lot 1; thence on a record bearing of South 89 degrees 53 minutes 37 seconds East along the south line of said Government Lot No. 1, 277.60 feet; thence deflecting to the left; 62 degrees 27 minutes 00 seconds (as measured from east to north) and on a bearing of North 27 degrees 39 minutes 23 seconds East, 42.00 feet to the point of beginning of the land to be described; thence South 27 degrees 39 minutes 23 seconds West along the last described line 42.00 feet to the south line of said Government Lot No. 1; thence North 89 degrees 53 minutes 37 seconds West along said south line 33.45 feet to the southeasterly line of an existing road; thence South 28 degrees 58 minutes 37 seconds West 35.50 feet along the southeasterly line of the platted Public Driveway of Diamond Point Subdivision according to the recorded plat thereon on file and of record in the office of the County Recorder, Todd County, Minnesota; thence South 82 degrees 16 minutes 43 seconds West along said southeasterly line 78.00 feet to the east line of Lot 1 of said Diamond Point Subdivision; thence South 01 degrees 08 minutes 53 seconds West along the east line of said Lot 1, 117 feet more or less to the lakeshore of Sauk Lake; thence easterly, northeasterly, northerly, northwesterly, along said lakeshore to its intersection with a line which bears South 89 degrees 53 minutes 37 seconds East from the point of beginning; thence North 89 degrees 53 minutes 37 seconds West along said line 40 feet more or less to the point of beginning.

AND

(Existing PID: 14-0011800)

That part of Government Lot No. 1 of Section 11, Township 127, Range 34, Todd County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 1; thence on a record bearing of South 89 degrees 53 minutes 37 seconds East along the south line of said Government Lot No. 1 244.15 feet to the point of beginning of the land to be described; thence continue South 89 degrees 53 minutes 37 seconds East along said south line 33.45 feet; thence North 27 degrees 39 minutes 23 seconds East 42.00 feet; thence South 89 degrees 01 minutes 3 seconds West 62.88 feet to the southeasterly line of an existing road; thence South 22 degrees 21 minutes 44 seconds West along said existing road 59.95 feet to the point of beginning.

#### Building Setback Requirements

Front Yard Setback = 35 feet  
Side Yard Setback = 10 feet  
Ordinary High water mark of lake = 100 feet

#### Sauk Lake data:

Classification- Recreational Development  
Ordinary High Water (OHW) level = 1227.85  
Highest Recorded = 1230.55  
Lowest Recorded = 1225.08  
Regulatory Floodplain Elevation (RPPE) = 1230.85  
100 year base flood elevation= 1231.95

Note: All elevations are in the North American Vertical Datum of 1988 (NAVD 88)

#### PROPERTY BOUNDARY MONUMENT LEGEND

- SET IRON PIPE WITH CAP STAMPED "JAEGER 62381"
- FOUND IRON MONUMENT

#### IMPERVIOUS SURFACE CALCULATIONS

Lot Area (above OHW) = 51988.13 sf  
Total Impervious surfaces as currently constructed = 5870 sf  
Ratio of existing impervious surfacing = 11.3%

Total Impervious surfaces with proposed improvements = 5194 sf  
Ratio of proposed impervious surfacing = 9.9%

| Existing Tabulation | Proposed Tabulation |
|---------------------|---------------------|
| Structures= 2177 sf | Structures= 3192 sf |
| Decks= 250 sf       | Sidewalk= 252 sf    |
| Sidewalk= 392 sf    | Driveway= 1672 sf   |
| Driveway= 2740 sf   | Pavers= 78 sf       |
| Patio= 311 sf       |                     |

| NO. | REVISIONS SINCE INITIAL DATE OF | DATE |
|-----|---------------------------------|------|
|     |                                 |      |
|     |                                 |      |
|     |                                 |      |
|     |                                 |      |
|     |                                 |      |



1231 Bayview Drive  
Sauk Lake, WI 54681  
KLD  
KARL L. DUBO  
REGISTERED LAND SURVEYOR  
EXPIRATION DATE: 06/30/2025

INVESTIGATOR'S CERTIFICATE OF SURVEY  
I, KARL L. DUBO, A REGISTERED LAND SURVEYOR  
AND THAT I AM A DULY REGISTERED LAND SURVEYOR  
UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature:  Date: 5/14/2025

Project No. PETET2501

### CERTIFICATE OF SURVEY

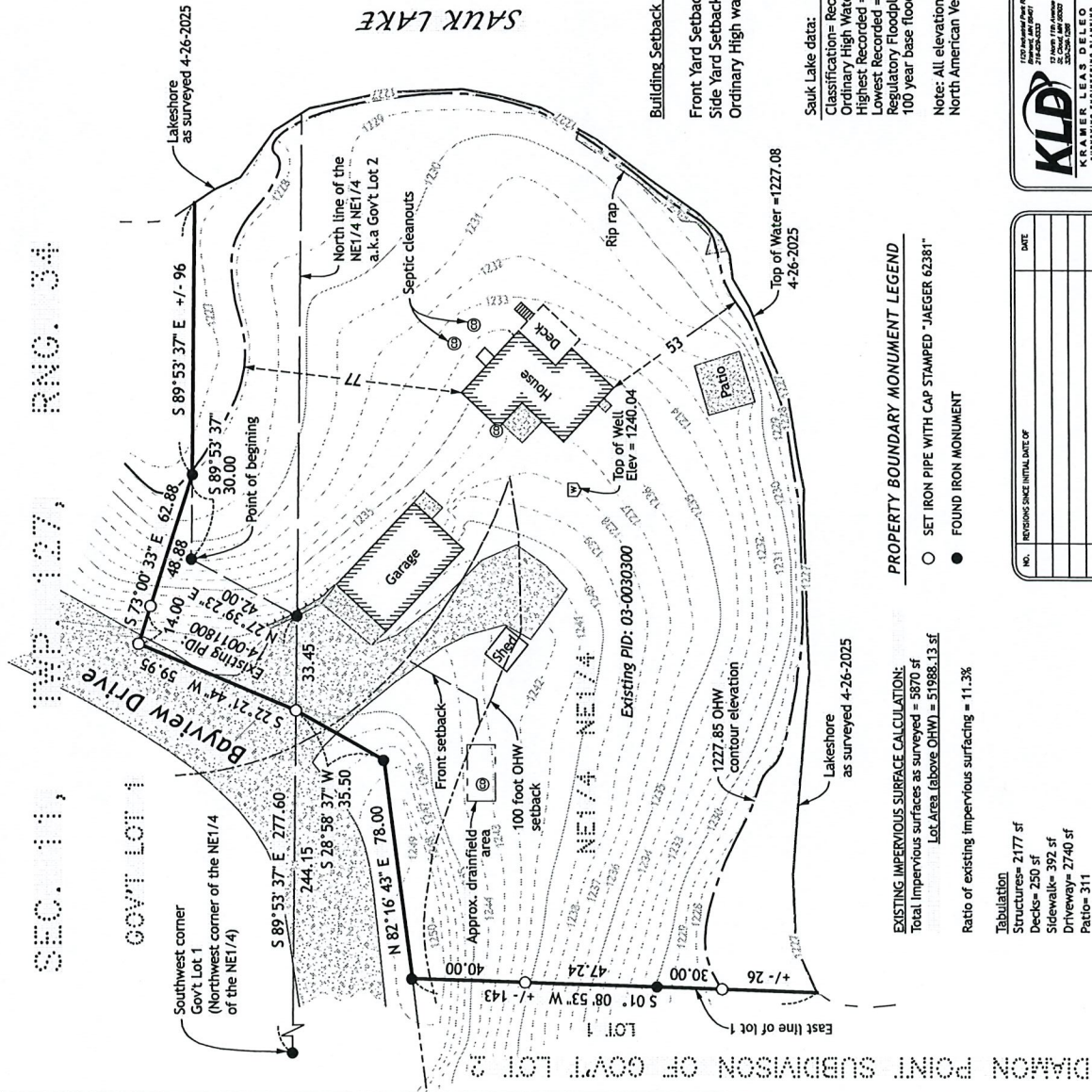
#### Site Plan for Variance

Thomas and Theresa Pettemer  
12918 Bayview Drive  
Township of Birchdale, County of Todd, State of Minnesota  
Located in Section 11, Township 127 North, Range 34 West

Sheet No. 1 of 1



existing



Legal Description

(Existing PID 03-0030000)  
That part of Government Lot 1 of Section 11, Township 127, Range 34, Todd County, Minnesota, and that part of Government Lot No. 2 (being also the NE 1/4 NE 1/4) of Section 14, Township 127, Range 34, Todd County, Minnesota described as follows:

Commencing at the southwest corner of said Government Lot 1; thence on a record bearing of South 89 degrees 53 minutes 37 seconds East along the south line of said Government Lot No. 1, 277.60 feet; thence deflecting to the left; 62 degrees 27 minutes 00 seconds (as measured from east to north) and on a bearing of North 27 degrees 39 minutes 23 seconds East, 42.00 feet to the point of beginning of the land to be described; thence South 27 degrees 39 minutes 23 seconds West along the last described line 42.00 feet to the south line of said Government Lot No. 1; thence North 89 degrees 53 minutes 37 seconds West along said south line 33.45 feet to the southeasterly line of an existing road; thence South 28 degrees 58 minutes 37 seconds West 35.50 feet along the southeasterly line of the platted Public Driveway of Diamond Point Subdivision according to the recorded plat thereof on file and of record in the office of the County Recorder, Todd County, Minnesota; thence South 82 degrees 16 minutes 43 seconds West along said southeasterly line 78.00 feet to the east line of Lot 1 of said Diamond Point Subdivision; thence South 01 degrees 08 minutes 53 seconds West along the east line of said Lot 1, 117 feet more or less to the lakeshore of Sauk Lake; thence easterly, northeasterly, northerly, northwesterly, along said lakeshore to its intersection with a line which bears South 89 degrees 53 minutes 37 seconds East from the point of beginning; thence North 89 degrees 53 minutes 37 seconds West along said line 40 feet more or less to the point of beginning.

AND

(Existing PID: 14-0011800)

That part of Government Lot No. 1 of Section 11, Township 127, Range 34, Todd County, Minnesota described as follows:  
Commencing at the southwest corner of said Government Lot 1; thence on a record bearing of South 89 degrees 53 minutes 37 seconds East along the south line of said Government Lot No. 1 244.15 feet to the point of beginning of the land to be described; thence continue South 89 degrees 53 minutes 37 seconds East along said south line 33.45 feet; thence North 27 degrees 39 minutes 23 seconds East 42.00 feet; thence South 89 degrees 53 minutes 37 seconds East 30.00 feet; thence North 73 degrees 01 minutes 3 seconds West 62.88 feet to the southeasterly line of an existing road; thence South 22 degrees 21 minutes 44 seconds West along said existing road 59.95 feet to the point of beginning.

Building Setback Requirements

Front Yard Setback = 35 feet  
Side Yard Setback = 10 feet  
Ordinary High water mark of lake = 100 feet

Sauk Lake data:

Classification= Recreational Development  
Ordinary High Water (OHW) level = 1227.85  
Highest Recorded = 1230.55  
Lowest Recorded = 1225.08  
Regulatory Floodplain Elevation (RFPE) = 1230.85  
100 year base flood elevation= 1231.95

Note: All elevations are in the North American Vertical Datum of 1988 (NAVD 88)

PROPERTY BOUNDARY MONUMENT LEGEND

- SET IRON PIPE WITH CAP STAMPED "JAEGER 62381"
- FOUND IRON MONUMENT

EXISTING IMPERVIOUS SURFACE CALCULATION:

Total Impervious surfaces as surveyed = 3670 sf  
Lot Area (above OHW) = 51988.13 sf

Ratio of existing impervious surfacing = 11.3%

Tabulation  
Structures= 2177 sf  
Decks= 250 sf  
Sidewalk= 392 sf  
Driveway= 2740 sf  
Patio= 311

| NO. | REVISIONS SINCE INITIAL DATE OF | DATE |
|-----|---------------------------------|------|
|     |                                 |      |
|     |                                 |      |
|     |                                 |      |
|     |                                 |      |



KRAMER LEAS, DELLO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF MINNESOTA  
EXPIRATION DATE: 06/30/2025

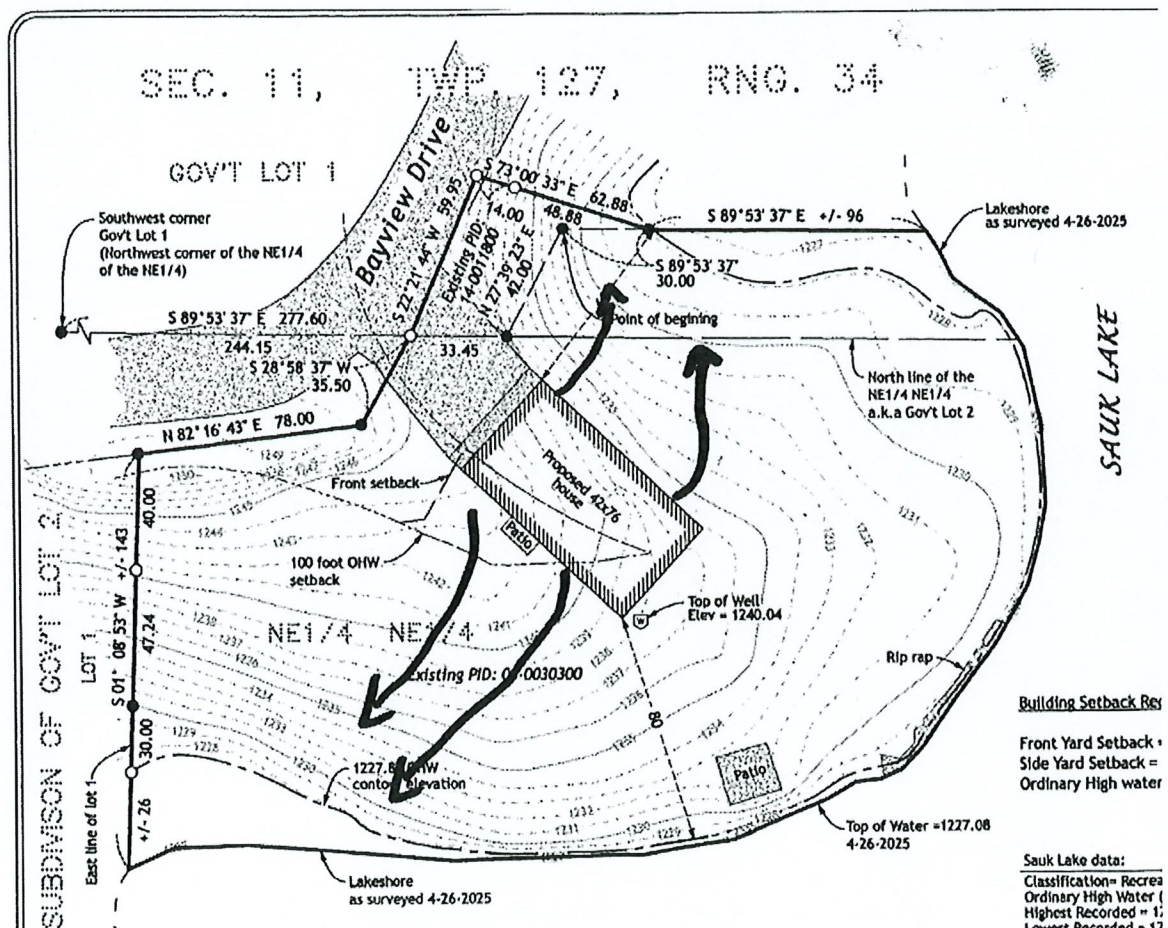
Signature: *[Signature]* 5/14/2025  
Austin Jaeger, M.L. License No. 62381

PROJECT NO. PETET2501

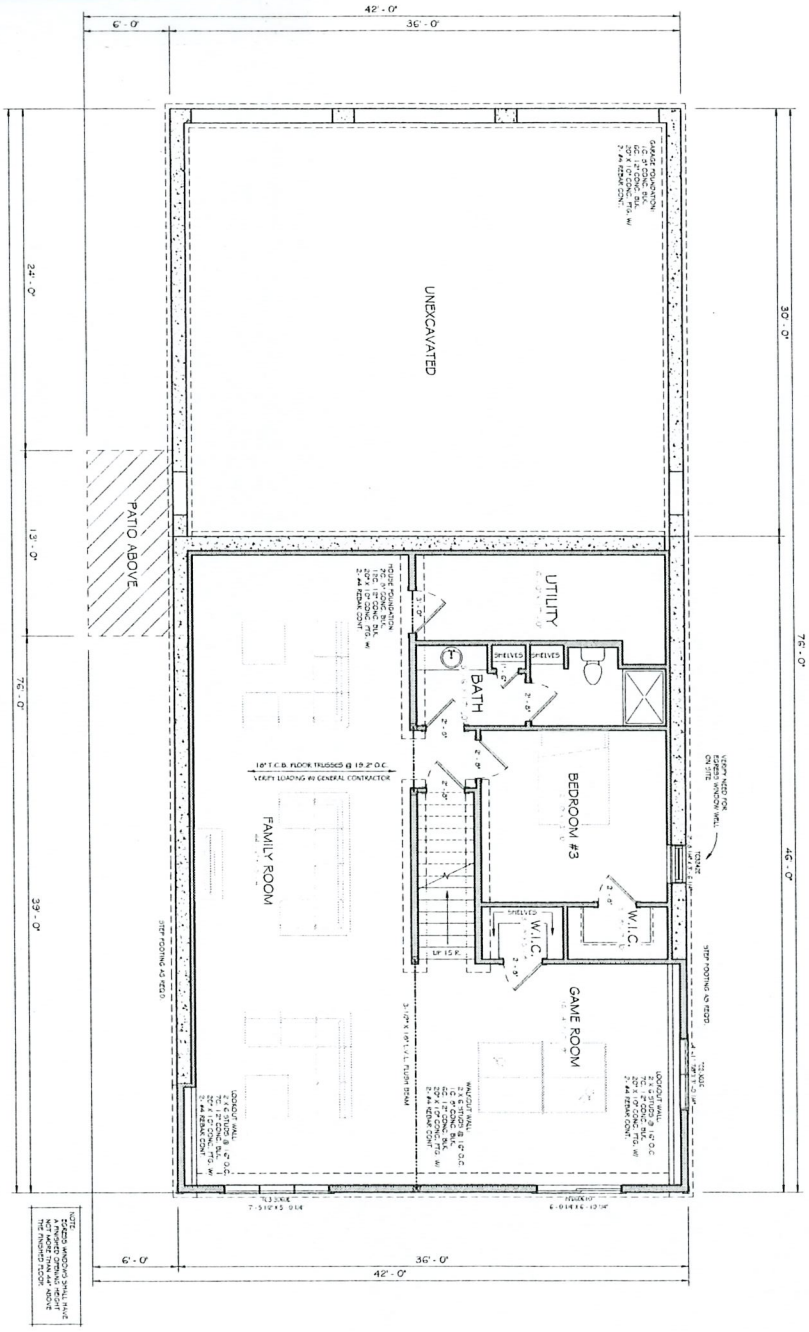
CERTIFICATE OF SURVEY  
Existing Conditions and Boundary Survey

Thomas and Theresa Petermeier  
Township of Birchdale, County of Todd, State of Minnesota  
Located in Section 11, Township 127 North, Range 34 West





# u Floor Plan



1. BASEMENT PLAN  
A2 1/8" = 1'-0"

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This plan is a preliminary design and is not intended to be used for construction. It is the responsibility of the client to verify all dimensions and materials with the local building department. The client is responsible for obtaining all necessary permits and for ensuring that the plan complies with all applicable building codes and regulations. The client is also responsible for ensuring that the plan is used for the intended purpose and is not modified or altered in any way without the written consent of Hilltop Lumber.

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**DESIGNER: REBECCA**

**DATE: 4-10-2025**

**STATUS: PRELIM. 3**

**NUMBER: 25-042**

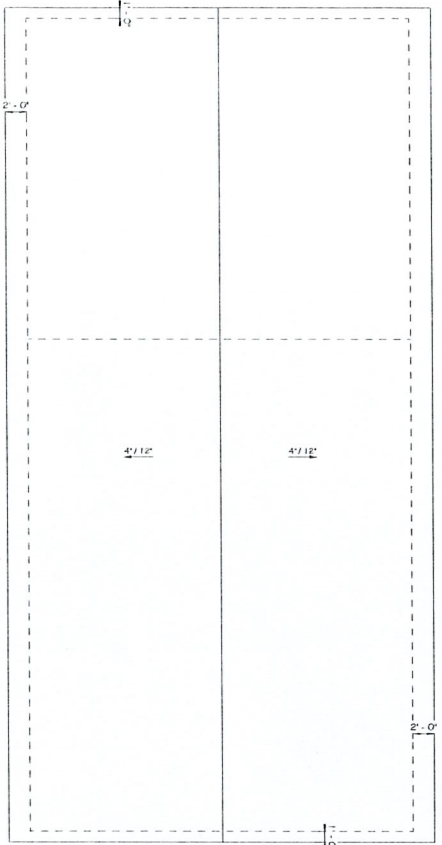
**FOUNDATION**

**A2**

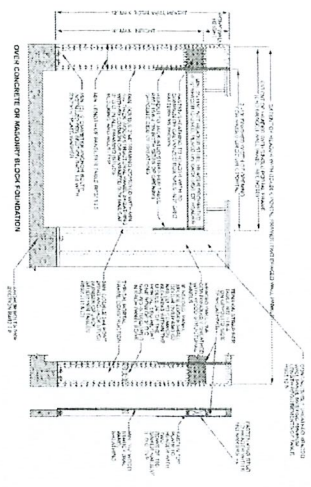
**RORY MROZEK**

**RYAN NGUYEN**

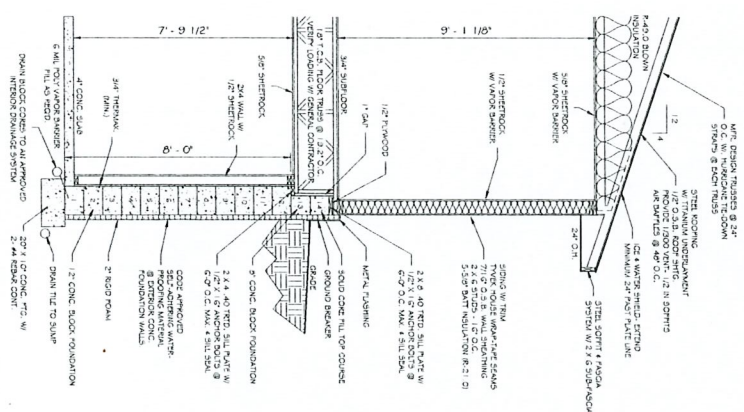




1 ROOF PLAN  
AS 3/16" = 1'-0"



PORTAL WALL FRAMING  
R 602.10.6.4  
NOT TO SCALE



2 WALL SECTION  
AS 1/4\"/>

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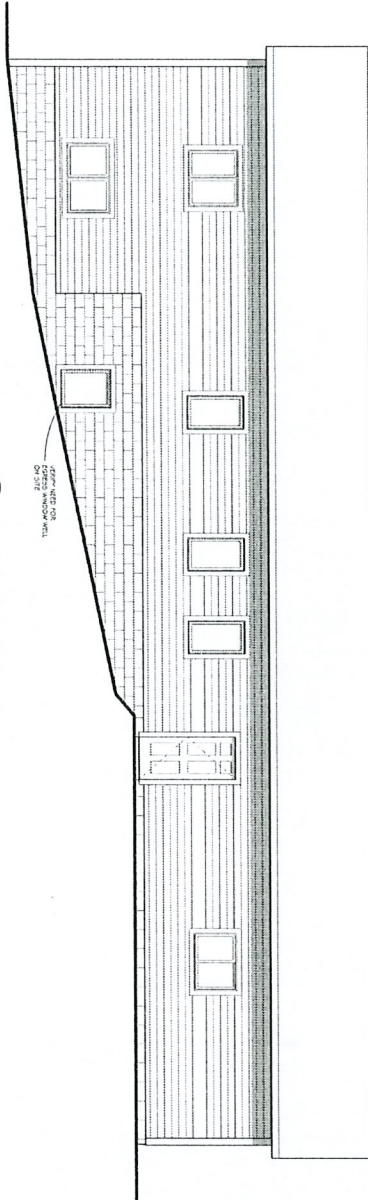
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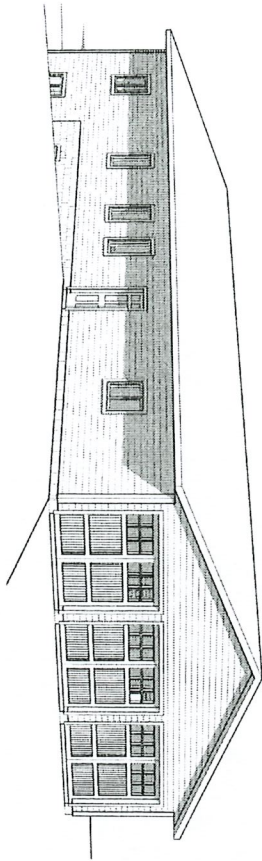
RORY MROZEK  
RYAN NGUYEN

|                      |           |
|----------------------|-----------|
| Designer             | REBECCA   |
| Date                 | 4-10-2025 |
| Sheet                | PRELIM. 3 |
| Number               | 25-042    |
| ROOF PLAN / SECTIONS |           |
| A5                   |           |

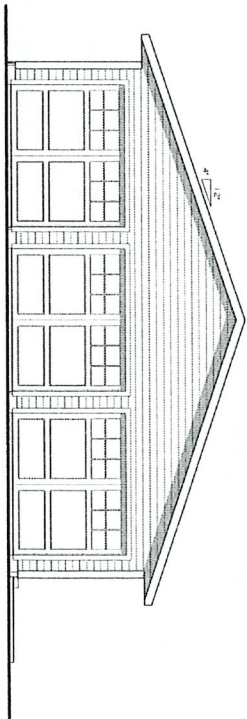




1 REAR ELEVATION  
1/8" = 1'-0"



2 LEFT ELEVATION  
1/8" = 1'-0"



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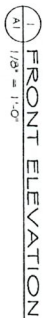
RORY MROZEK  
RYAN NGUYEN

Designer: REBECCA  
Date: 4-10-2025  
Status: PRELIM. 3  
Number: 25-042

ELEVATIONS

A1.2

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Agent: REBECCA  
Date: 4-10-2023  
Status: PRELIM. 3  
Ref: 25-042  
ELEVATIONS

A

## Sue Bertrand

---

**From:** Adam Ossefoort  
**Sent:** Monday, June 30, 2025 10:31 AM  
**To:** Sue Bertrand  
**Subject:** FW: Petermeier amended variance request

---

**From:** [REDACTED]  
**Sent:** Sunday, June 29, 2025 3:15 PM  
**To:** Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>  
**Subject:** Petermeier amended variance request

### **TODD COUNTY SECURITY NOTICE:**

**This email originated from an external sender. Please exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact MIS.**

---

Adam,

Thank you for meeting with us on Friday, we appreciate your time spent helping us understand the variance process.

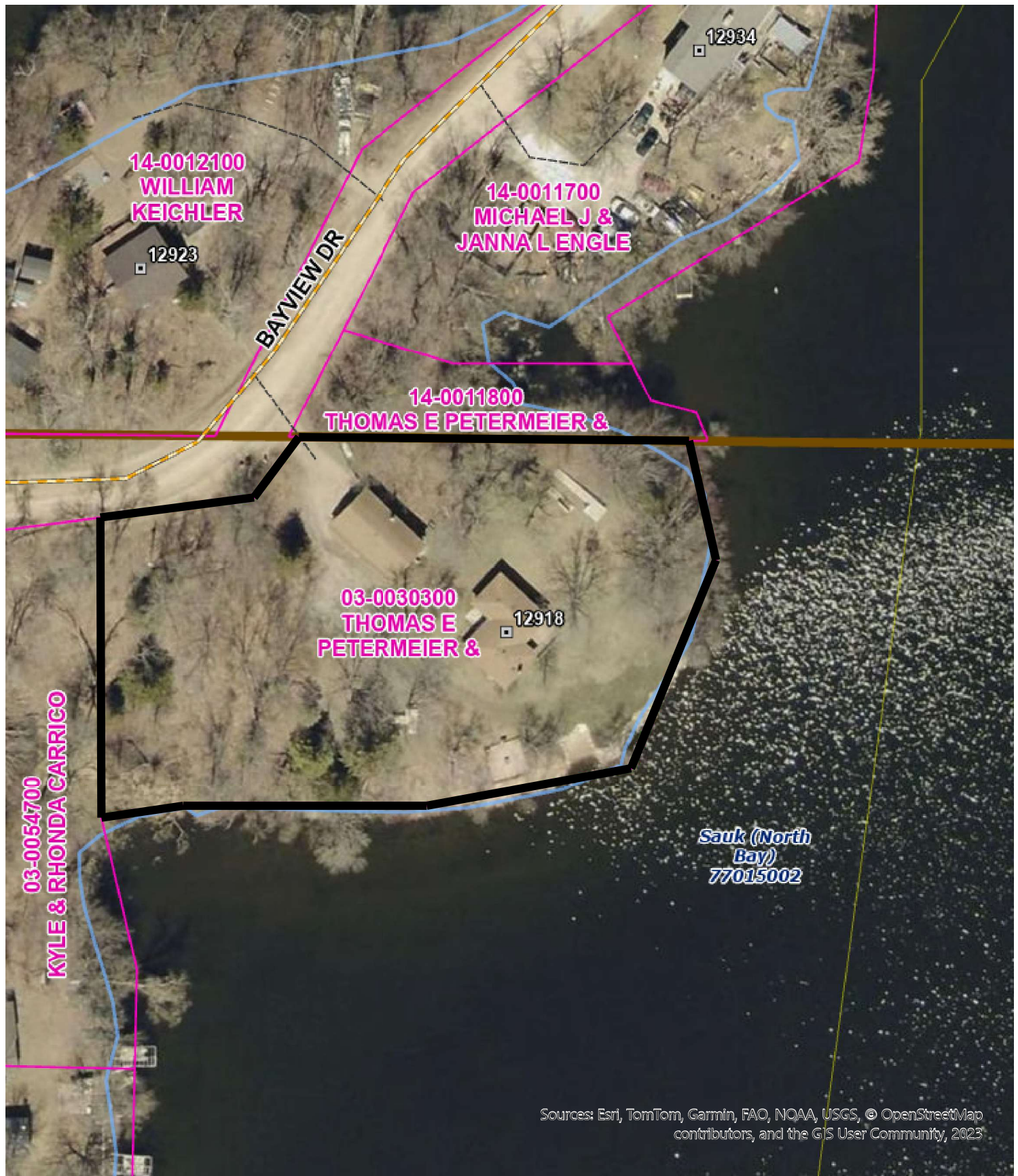
Please amend our variance request to read:

Request to reduce the lake set back from 100' to 65' for construction of dwelling replacement in Recreational Development Shoreland Zoning District instead of the 80' previously requested.

Let me know any questions or issues. Thanks!

Theresa & Tom Petermeier  
[REDACTED]





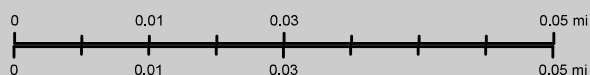
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Todd County  
MINNESOTA



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

LetterLayout



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Printed on:  
Wednesday, June 4, 2025