



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 address: toddplan.zone@co.todd.mn.us

The following is the agenda for **Thursday, August 28th, 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 July 24th, 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. **Michael G. and Julie A. Wehlage:** Section 29, Grey Eagle Township, Big Birch Lake
Site Address: 30422 Aspen Dr., Grey Eagle, MN 56336
PID: 11-0062300
 1. Request to reduce the road right of way setback from 35' to 20' for construction of a small cabin addition
 2. Request to reduce the lake setback from 100' to 55' for construction of small cabin addition
 3. Request to increase the total impervious surface coverage allowed from 25% to 33.8% and the impervious roof surface allowed from 15% to 19.2% for small addition to cabin, all in Recreational Development Shoreland Zoning District.

 2. **James Benson:** Section 20, Kandota Township, Fairy Lake
Site Address: 18895 Adams Drive, Sauk Centre, MN 56378
PID: 14-0036300
 1. Request to reduce the lake setback from 150' to 56.3' for construction of a storm shelter addition to existing cabin in Natural Environment Shoreland Zoning District.

 3. **Mike Gallus:** Section 34, Turtle Creek Township, Loon Lake
Site Address: 33798 321st Ave., Cushing, MN 55438
PID: 24-0037201
 1. Request to reduce the lake setback from 150' to 90' for the construction of a home in Natural Environment Shoreland Zoning District.

4. Northern Natural Gas Company: Section 29, Long Prairie Township, Venewitz Creek

Site Address: 23811 230 Street, Long Prairie, MN 56347

PID: 18-0033500

1. Request to reduce the 150-foot structural setback from Venewitz Creek OHW to 118 feet. This is a natural gas town border station, where the Northern Natural Gas transmission lines connect to the customer distribution lines. Replacing the two existing buildings, piping, and pipeline heater with new single building, new heater and new piping in Natural Environment Shoreland District Zoning.

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

Site Address: 36000 Northern Drive, Cushing, MN 56443

PID: 24-0024200

1. Request to reduce the 100-foot structural setback from OHW to 82 feet, for the construction of a guest cottage
2. Request to reduce the lot size requirement of 80,000 sq. ft. to 68,428 sq. ft. for the construction of a guest cottage
3. Request to increase the height of the guest cottage from 15' max allowed to 18' to accommodate handicapped lift system in the future, all in Recreational Development Shoreland Zoning District.

6. Robert Fritze: Section 34, Leslie Township, Osakis Lake

Site Address: 21499 Fiddle Trail, Osakis, MN 56360

PID: 15-0049100

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, all in General Development Shoreland Zoning District.

Adjournment.

Next meeting: **September 25, 2025**

Minutes of the Todd County Board of Adjustment Meeting

July 24, 2025

Completed by: Sue Bertrand P&Z Staff

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

Meeting attended by board members: Chair Russ VanDenheuvel, Rick Johnson, alternate Larry Bebus and Planning Commission Liaison Ken Hovet.

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. Rick seconded. Voice vote, no dissent heard. Motion carried.

Larry motioned to have the June 26th, 2025 meeting minutes approved. Ken seconded. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Theresa and Tom Petermeier – PID 03-0030300 – Birchdale Township

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.

Updated Information for July 24th:

Updated Requests:

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.

Theresa and Tom were present as the applicants.

Staff Findings: Adam read the new information from 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 explained, last month it came up that they could maybe turn the house the other way and even if they would turn the house, it would still be 65' due to the septic.

Adam stated the surveyor, Austin, was going to send different information for him but it was not received so, Adam asked Theresa to forward the e-mail from Austin, which she did, and Adam showed on the overhead, the survey of how, if they turned the house, it would create the 65' setback from the South OHW, as opposed to the North OHW, and read the e-mail out loud. This e-mail may be read in full, upon request, at the Planning and Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Russ stated the existing placement of the original house is 53' and we are moving back to 80'?

Theresa explained 80' on the front and 65' on the side.

Russ asked if it would be two different variances?

Adam just one for 65' the shortest distance.

Russ stated he still thinks it is a good idea, as they are moving it back 13' from the lake, and thought it would look nice from when he was out on the site visit. So, he is in favor of it, himself.

Rick asked if the preferred option was the original layout?

Theresa answered yes.

Ken asked if they are addressing both variances, lake and height?

All answered yes.

Rick suggested to go through the criteria questions, and keep that in mind if it applies differently to the height request.

Rick also wanted to talk about the conditions, when he reread Josh's e-mail, there were two options there. The proposed condition states: establishment of storm water controls as proposed in the application, but there are two suggestions in the application, so which one are we doing? First bullet: Josh recommends directing the roof run-off from the new house by gutters and downspouts, then the second bullet: he has the other option would be connecting the gutters and downspouts underground.

Theresa stated on the N side of the property is a drop off into the wooded area on the 65' side. So, if they look at the other side, they could run it underground and route it to the wooded area on the S side. He was referring to both, and explained it would work either way. That is the way they understood it.

Theresa stated, if they can, once they get the house up, they will try to feed all of the water to the one side, so it hits the rocks then goes through a lot more vegetative filtering.

Adam stated it leaves it more open to the way the applicant would want it but we could make the condition more specific if you need to.

Russ stated he thinks that's fair, and asked Rick's input.

Rick stated he was a little uncomfortable with the way the condition was worded and would like it to read the way it typically has in the past, that the applicant work with SWCD, and you design and install a storm water management system to effectively handle the run-off from the building.

Theresa and Tom also stated they have talked with Josh and were planning on the way he suggested to do it.

Adam agreed and amended the condition #2.

Rick added they are the experts, so whatever they say you need, to keep that water from going to the lake, and we can mitigate the adverse impact of you being closer than 100' to the lake.

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
Larry Bebus	yes
Rick Johnson	yes
Ken Hovet	yes
Russell VanDenheuvel	yes

Majority response- yes

Criteria Question #2: Is the variance request consistent with the goals and policies of the comprehensive plan?	
Board Member	Vote and Comments
Larry Bebus	yes
Rick Johnson	Yes, what they are proposing to do and build on an existing legal non-conformity, he thinks is reasonable and with the proposed conditions, any adverse impact would be mitigated.
Ken Hovet	yes
Russell VanDenheuvel	yes

Majority response- Yes

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

Criteria Question #3: Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?

Larry Bebus	No, still on the 65' thing, reasonable? still not sure.
Rick Johnson	Yes, is not concerned with how they are proposing to use this lot. It's actually a good-sized lot per sq. feet and they are going to utilize that to re-direct the storm water. The proposed dwelling is not overly sized and a reasonable manner.
Ken Hovet	Yes
Russell VanDenheuvel	Yes, reasonable, still moving it back away from the lake.

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
Larry Bebus	No, due to the 65'. Realizes there is not a lot of room but still thinks there may be other options that have not been explored yet.
Rick Johnson	Yes, the need is due to the size of the lot, the shape and the depth.
Ken Hovet	Yes
Russell VanDenheuvel	Yes, same reasons as Rick.

Majority response- yes

Criteria Question #5: Will the variance maintain the essential character of the locality?

Board Member	Vote and Comments
Larry Bebus	Yes
Rick Johnson	Yes, nothing is changing.
Ken Hovet	Yes
Russell VanDenheuvel	Yes

Majority response- Yes

Criteria Question #6: Does the need for the variance involve more than just economic considerations?

Board Member	Vote and Comments
Larry Bebus	Yes
Rick Johnson	Yes
Ken Hovet	Yes, it also involves environmental.
Russell VanDenheuvel	Yes

Majority response- Yes

Criteria Question #7: Have safety and environmental concerns been adequately addressed?

Board Member	Vote and Comments
Larry Bebus	Yes, with proposed conditions.
Rick Johnson	Yes, with the proposed conditions.
Ken Hovet	Yes, same reasons.
Russell VanDenheuvel	Yes, with proposed conditions.

Majority response- Yes

Summary of criteria question majority responses as follows:

#1	yes
#2	yes
#3	yes
#4	yes
#5	yes
#6	yes

#7	yes
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Ken motioned to approve both variances with the three conditions, Rick seconded.

Conditions:

1. Maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
2. Establishment of a stormwater controls approved by the Soil and Water Conservation District prior to installation.
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.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Larry Bebus	yes
Rick Johnson	yes
Ken Hovet	yes
Russell VanDenheuvel	yes

Motion carried.

Ken motioned to adjourn and Rick seconded. Voice vote to adjourn. No dissention heard. Motion carried and the meeting adjourned at 6:23 PM.



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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

Received

JUL 15 2025

Todd County Planning
& Zoning

Accepted Kim

Appeal for a Variance

Applicant Michael G. and Julie A. Wehlage

Mailing Address 415 State Hwy 4 S, Melrose, MN 56352

Site Address 30422 Aspen Dr., Grey Eagle, MN 56336

Phone Number [REDACTED]

E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 11.00162300

Section: 29 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): Big Birch Lake

Full and Current Legal Description(s): see Warranty Deed and/or Survey
(attach if necessary)

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

Septic System: Date installed 9/23/1992 Date of Compliance Inspection 5/23/2025

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 7-9-25

Michael G. Wehlage

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.) Right of Road Setback - reduce to the 35ft setback from southeast side of cabin to 20ft for the construction of small addition (per drawing)
- 2.) Lake Setback - allow addition to be built in 50-100 ft setback, closest point of addition would be 55 feet from OHW
- 3.) Impervious Surface Coverage - Total impervious 3,123 sq ft, 33.8% - Requesting a permit to add addition to cabin * Reduced impervious by 145 sq ft by removing ~~44~~ concrete where storage shed existed and added a new well. New addition is within current impervious square ft numbers, roofed impervious to be 19.2%

****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.**

Total lot size
Private road is middle of property
Dwelling location from lake and road

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

Have you flagged your lot? (Y) (N)
Survey markers & spray paint

GREY EAGLE TOWNSHIP BOARD

212 East State Street

Grey Eagle, MN 56336

Date: June 2, 2025

To Whom It May Concern:

On this 2nd day of June, 2025, the following property owners:

Michael and Julie Wehlage

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

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

30422 Aspen Drive, Grey Eagle, MN 56336

The request as described is for:

A variance to build a small addition 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:

x Michael Wehlage
Michael Wehlage, Property Owner – Phone number _____

x Julie Wehlage
Julie Wehlage, Property Owner

x Michael Rohe 7-9-25

Chairperson, Grey Eagle Township Board, Michael A. Rohe

SKETCH DRAWING

See attached Survey and Drawings

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.

Michael Wehlage
Applicant Name Printed

Michael Wehlage
Signature

7-15-25
Date

Julie Wehlage
Property Owner Name Printed

Julie Wehlage
Signature (If different than applicant)

7-15-25
Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Michael G. and Julie A. Wehlage Site Address 30422 Aspen Dr.
 Phone [REDACTED] City Grey Eagle State MN Zip 56336
 Mailing Address 415 State Hwy 4 S Parcel Number 11 - 0062300
Melrose, MN 56352 Lake/River Name Big Birch 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: 9,232 sq ft

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

Existing		Proposed
1.	House - 905 sq ft	Add 208 sq ft - 4x13, 12x3
2.	Boathouse - 287 sq ft	no change
3.	Garage/shed - 374 sq ft	no change
4.		
5.		
6.		
7.		
8.	17%	19.2%

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.	Concrete 1,376 sq ft	no change
2.	Concrete 145 sq ft	remove
3.		
4.		
5.		
6.		
7.		
8.		

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

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
concrete slab	145 sq ft	(B)

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.

- * Add rain gutters to cabin
- * Rain garden

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.

NOTE: THIS SURVEY IS PREPARED ONLY FOR THE PURPOSE OF THE SURVEY TO BE CONDUCTED BY THE SURVEYOR. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS DURING THE SURVEY.

1005 2nd ST SE
WILLABEE, ALA 36081
PH. 330-235-4082

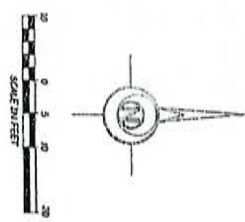
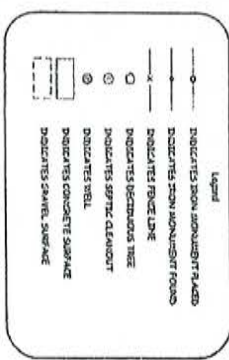
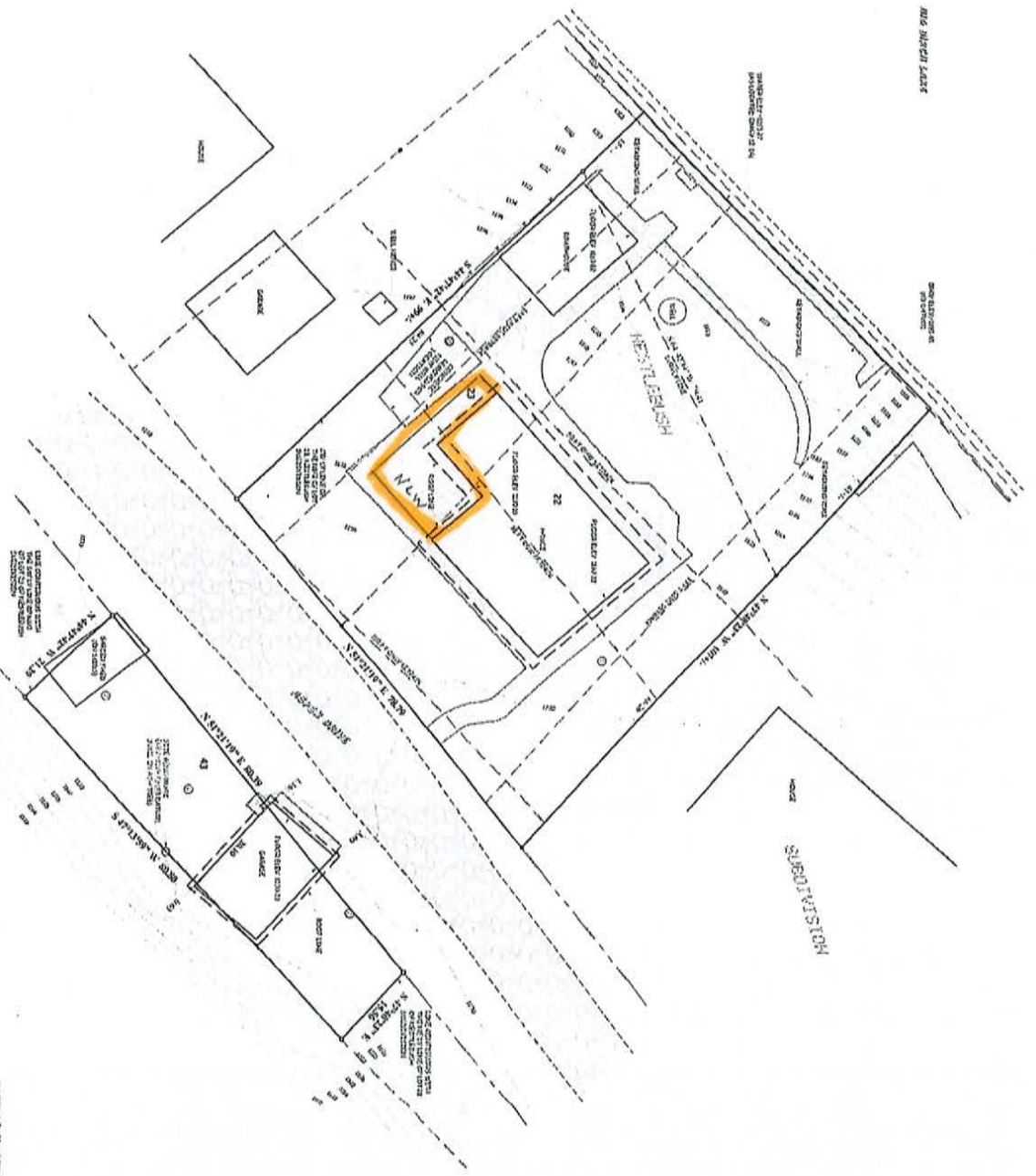
340 CHASE, HILL RD
COLD SPRING, ALA 36030
PH. 330-665-9903

1250 HAYES RD SOUTH
HATCHESON, ALA 35550
PH. 330-224-1223

CERTIFICATE OF SURVEY PREPARED BY:
O'MALLEY & KRON
LAND SURVEYORS, INC.

BOUNDARY SURVEY
THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE THE SAME AS THE LAND AS SHOWN ON THE PLAT. THE SURVEYOR HAS FOUND NO EVIDENCE OF ANY OTHER CLAIMS OR INTERESTS IN THE LAND.

SHEET 1 OF 1



JOB NO: 2024-568
FILE NAME: 2024-568.DWG
LOCATION: 29-127-32

CERTIFICATE OF SURVEY PREPARED FOR:
MIKE WEHLAGE

LEGAL DESCRIPTION

THE SURVEYED LAND IS LOCATED IN THE NORTHWEST CORNER OF SECTION 29, T29N, R127E, S32E, ALA. THE SURVEYED LAND IS 1.25 ACRES IN AREA. THE SURVEYED LAND IS BOUND BY THE FOLLOWING: TO THE NORTH BY THE 1/4 SECTION 29, T29N, R127E, S32E, ALA. TO THE SOUTH BY THE 1/4 SECTION 29, T29N, R127E, S32E, ALA. TO THE EAST BY THE 1/4 SECTION 29, T29N, R127E, S32E, ALA. TO THE WEST BY THE 1/4 SECTION 29, T29N, R127E, S32E, ALA.

LEGAL DESCRIPTION

(Per client)

Lot 22 and the North Half (N1/2) of Lot 23 of Nestlebush Subdivision of Government Lots 3 and 4 in Section 29, Township 127 North, Range Thirty-two (32) West of the Fifth P.M., according to the recorded plat thereof, now on file and of record in the office of the County Recorder, in and for the County of Todd and State of Minnesota. The line between the N1/2 and the S1/2 of said Lot 23 is equal distance from the north and south line of said lot at each point along the length of said lot from the driveway to Birch Lake AND that part of Lot 43 which is contiguous to Lots 22 and the N1/2 of Lot 23, all in Nestlebush Subdivision of Government Lots 3 and 4, Township 127 North, Range 32 West of the 5th P.M.

BUILDING SETBACKS:

Front - 35 feet from Right of Way (with Right of Way less than 66 ft.)

Side - 10 feet

Rear - 100 feet (from ordinary high water)

Existing Impervious Surface Calculations

-House = 905 sq.ft. +/-

-Boathouse = 287 sq.ft. +/-

-Concrete = 1,376 sq.ft. +/-

-Concrete area removed for well = 145 sq.ft. +/-

-Garage/shed = 374 sq.ft. +/- (only portion on property)

-House Overhang = 236 sq.ft. +/- (not added in impervious calculations since its above concrete)

-Garage Overhang = 36 sq.ft +/- (only portion on property)

-Total Impervious = 3,123 sq.ft. +/-

-Total Lot Area (entire lot)= 9,232 sq.ft. +/-

-Impervious Surface Percentage (entire lot)= 33.8%

-Total Lot Area (above OHW)= 9,216 sq.ft. +/-

-Impervious Surface Percentage (above OHW)= 33.9%

Surveyor's Notes:

1. The existing or proposed improvements included within the impervious surface calculation are graphically listed. Items such as landscaping, retaining walls, and rip rap are not included within the calculations.

COPY

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

eCRV number: _____

DEED TAX DUE: \$ 895.95

DATE: July 2014
(month/day/year)

FOR VALUABLE CONSIDERATION, Ronald W. Engelmeyer, an unmarried person
(insert name and marital status of each Grantor)

_____, ("Grantor"),

hereby conveys and warrants to Michael G. Wehlage and Julie A. Wehlage

(insert name of each Grantee)

_____, ("Grantee"), as joint

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

Lot 22 and the North Half (N1/2) of Lot 23 of Nestlebush Subdivision of Government Lots 3 and 4 in Section 29, Township 127 North, Range Thirty-two (32) West of the Fifth P.M., according to the recorded plat thereof, now on file and of record in the office of the County Recorder, in and for the County of Todd and State of Minnesota. The line between the N1/2 and the S1/2 of said Lot 23 is equal distance from the north and south line of said lot at each point along the length of said lot from the driveway to Birch Lake AND That part of Lot 43 which is contiguous to Lots 22 and the N1/2 of Lot 23, all in Nestlebush Subdivision of Government Lots 3 and 4, Township 127 North, Range 32 West of the 5th P.M.

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:

(a) building and zoning laws, ordinances, and state and federal regulations, (b) restrictions relating to use or improvement of the property without effective forfeiture provisions, (c) reservation of any mineral rights to the state of Minnesota, and (d) utility and drainage easements which do not interfere with existing improvements.

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.

Grantor

Ronald W. Engelmeyer 7-1-14
(signature) Ronald W. Engelmeyer

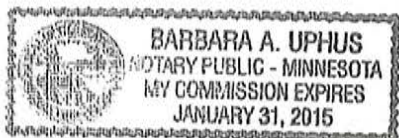
(signature)

State of Minnesota, County of Stearns

This instrument was acknowledged before me on July 01 2014, by Ronald W. Engelmeyer, an unmarried person
(month/day/year)

insert name and marital status of each Grantor

(Stamp)



[Signature]
(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

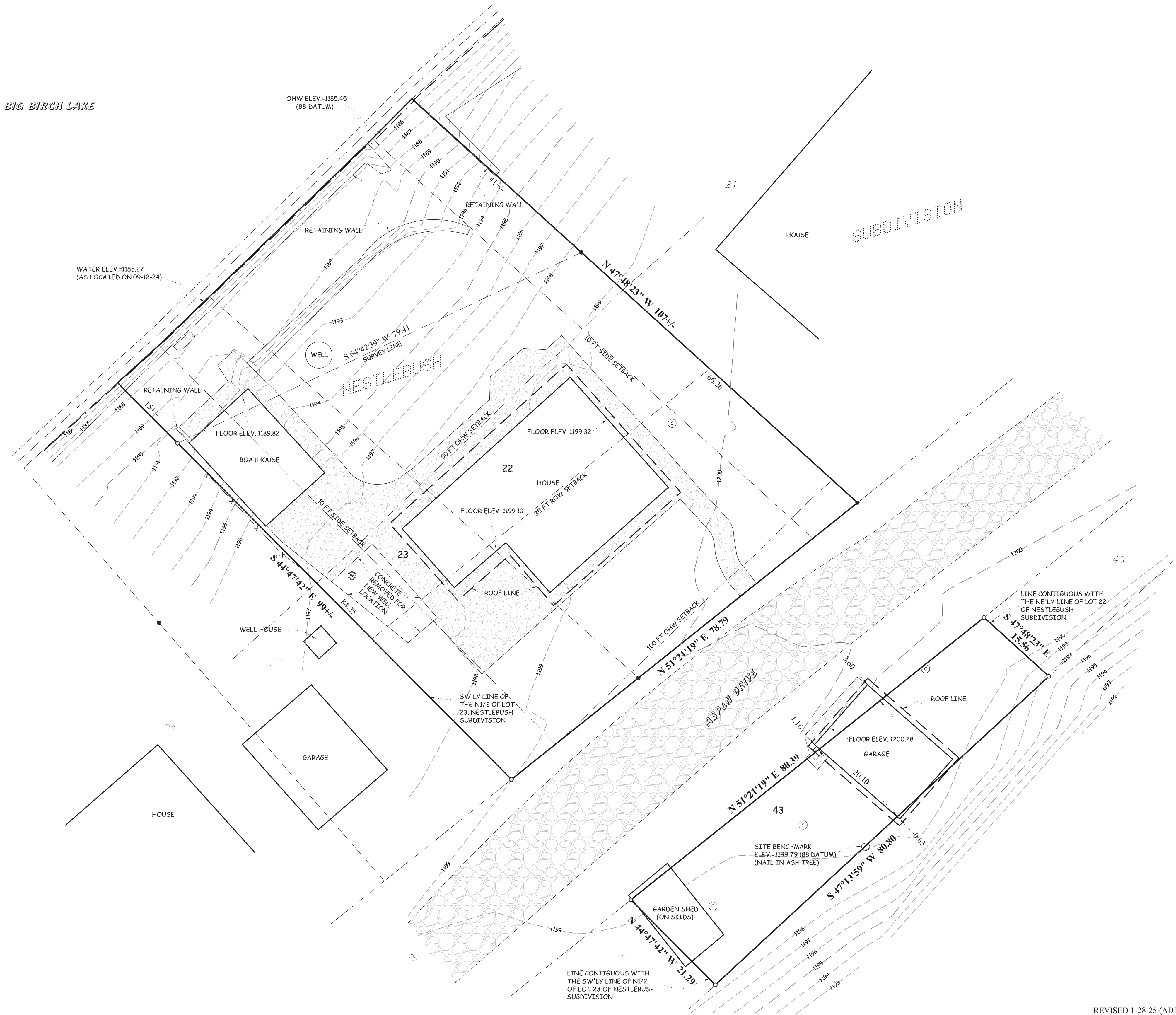
THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

General Abstract & Title, Inc.
 312B Main Street East
 P.O. Box 153
 Melrose, MN 56352

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
 INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

Michael G. and Julie A. Wehlage
 415 State Highway 4 South
 Melrose, MN 56352

BIG BIRCH LAKE



NOTE: THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

1004 2nd ST. SE
WILLMAR, MN 56201
PH. 320-235-4012

340 CHAPEL HILL RD.
COLD SPRING, MN 56320
PH. 320-685-5905

1250 HWY 15 SOUTH
HUTCHINSON, MN 55350
PH. 320-234-1223

CERTIFICATE OF SURVEY PREPARED BY:
O'MALLEY & KRON
LAND SURVEYORS, INC.

REVISED 1-28-25 (ADDED 50FT. OHW SETBACK LINE)

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DANIEL M. SILVERS
MINNESOTA REGISTRATION NO. 57949
DATE: 09-12-24

SHEET 1 OF 1

LEGAL DESCRIPTION

(Per client)

Lot 22 and the North Half (N1/2) of Lot 23 of Nestlebush Subdivision of Government Lots 3 and 4 in Section 29, Township 127 North, Range Thirty-two (32) West of the Fifth P.M., according to the recorded plat thereof, now on file and of record in the office of the County Recorder, in and for the County of Todd and State of Minnesota. The line between the N1/2 and the S1/2 of said Lot 23 is equal distance from the north and south line of said lot at each point along the length of said lot from the driveway to Birch Lake AND that part of Lot 43 which is contiguous to Lots 22 and the N1/2 of Lot 23, all in Nestlebush Subdivision of Government Lots 3 and 4, Township 127 North, Range 32 West of the 5th P.M.

BUILDING SETBACKS:

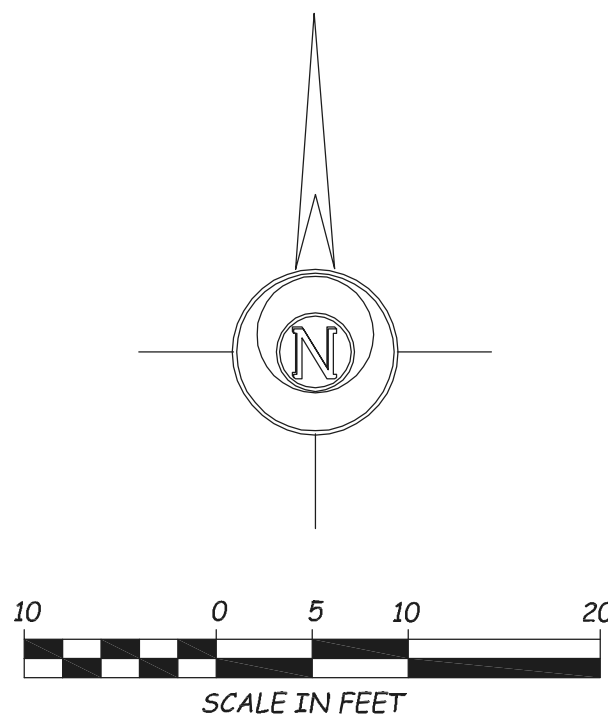
Front - 35 feet from Right of Way (with Right of Way less than 66 ft.)
Side - 10 feet
Rear - 100 feet (from ordinary high water)

Existing Impervious Surface Calculations

-House = 905 sq.ft. +/-
-Boathouse = 287 sq.ft. +/-
-Concrete = 1,376 sq.ft. +/-
-Concrete area removed for well = 145 sq.ft. +/-
-Garage/shed = 374 sq.ft. +/- (only portion on property)
-House Overhang = 236 sq.ft. +/- (not added in impervious calculations since its above concrete)
-Garage Overhang = 36 sq.ft +/- (only portion on property)
-Total Impervious = 3,123 sq.ft. +/-
-Total Lot Area (entire lot)= 9,232 sq.ft. +/-
-Impervious Surface Percentage (entire lot)= 33.8%
-Total Lot Area (above OHW)= 9,216 sq.ft. +/-
-Impervious Surface Percentage (above OHW)= 33.9%

Surveyor's Notes:

1. The existing or proposed improvements included within the impervious surface calculation are graphically listed. Items such as landscaping, retaining walls, and rip rap are not included within the calculations.



Legend

- INDICATES IRON MONUMENT PLACED
- INDICATES IRON MONUMENT FOUND
- x— INDICATES FENCE LINE
- INDICATES DECIDUOUS TREE
- ⊙ INDICATES SEPTIC CLEANOUT
- ⊗ INDICATES WELL
- [Pattern] INDICATES CONCRETE SURFACE
- [Pattern] INDICATES GRAVEL SURFACE

CERTIFICATE OF SURVEY PREPARED FOR:

MIKE WEHLAGE

JOB NO: 2024-568

FILE NAME: 2024-568.DWG

LOCATION: 29-127-32



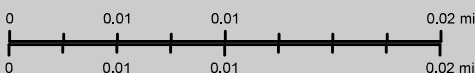
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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

GIS Site Map



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:
Wednesday, July 23, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Received

JUL 18 2025

Todd County Planning
& Zoning

Accepted 7/18 KLM

Receipt # 2025 - 0380
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 James Benson
Mailing Address 2567 Maple View Court, Shorewood, MN 55331
Site Address 1889.5 Adams Drive, Sauk Centre, MN 56378
Phone Number [REDACTED]
E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 14-0036300

Section: 20 Township Kandota

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

Shoreland (Lake or River Name): X Fairy Lake Natural Environment N.E.

Full and Current Legal Description(s): Lot 6, Perkinson's Subdivision of government Lot 3, Section 20, Township 127 North, Range 34 West
(attach if necessary)

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

Septic System: Date installed 5/03/2004 Date of Compliance Inspection 7/12/2024

Is a new system needed: _____ yes X no N/A 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 _____ Other _____

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

Yes _____ No _____ Date of the meeting 7/10/2025

Allen Walter

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.) request reducing the set back restrictions on the property to allow for expansion of existing
- 2.) Non conforming cabin from 150 to 56.3 feet
The purpose of the expansion is to accommodate
- 3.) the creation of a basement shelter
- 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.**

There is a critical need to create a basement shelter on our property and there is no other practical option available other than expanding the cabin. Storms are getting more frequent and violent all the time and I need a shelter to protect my family in the event of a severe storm

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
survey

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.

James Benson
Applicant Name Printed

J. Benson
Signature

7/17/25
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name James Benson Site Address 1884 Adams Drive
 Phone [REDACTED] City Sault Centre State MN Zip 56378
 Mailing Address 25670 Maple View Ct Parcel Number -
Shorewood, MN 55331 Lake/River Name

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: 17,884 sq ft

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

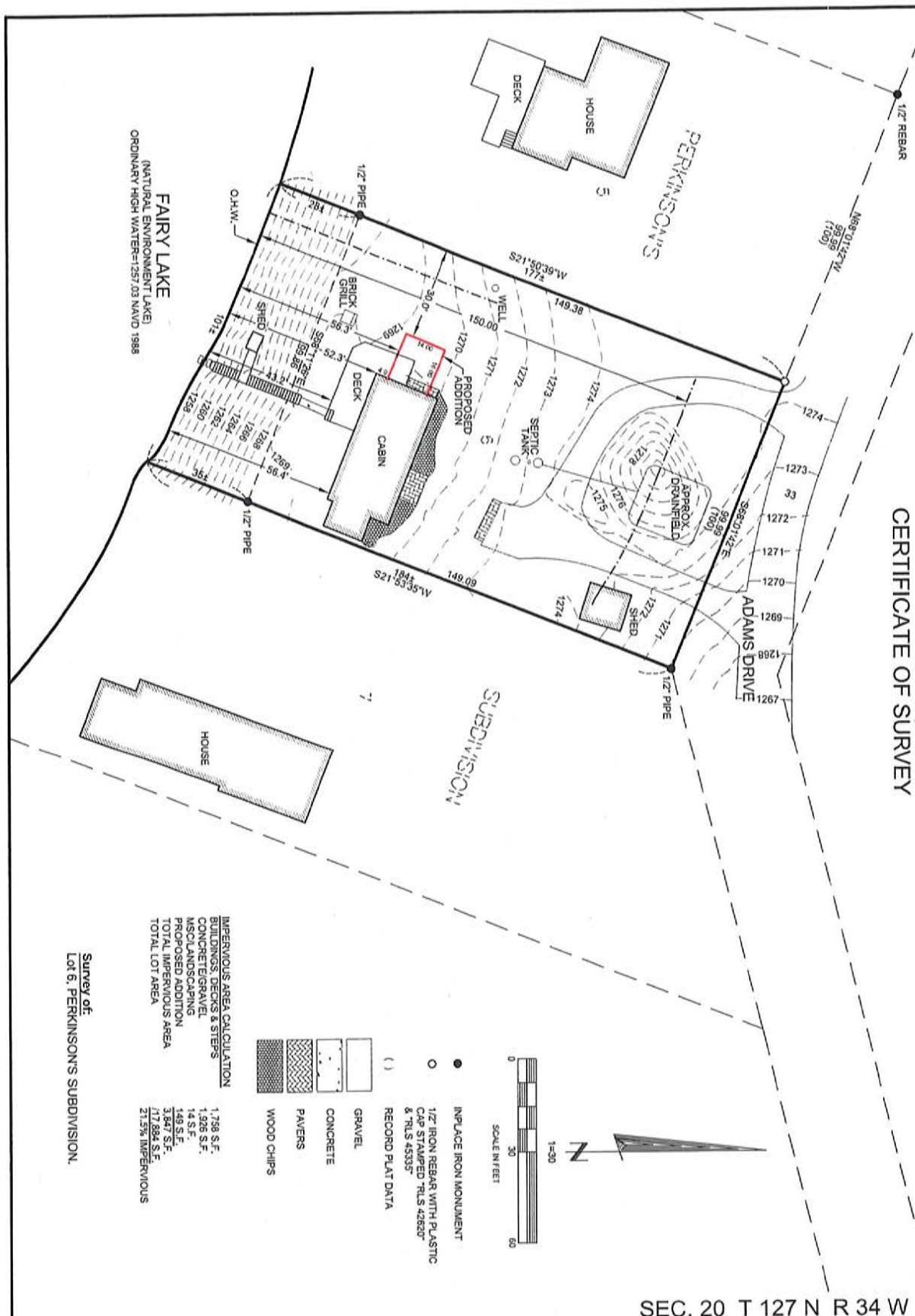
Existing	Proposed
1. Cabin sq foot 1,062 sq	addition 224 sq feet
2.	
3.	
4.	
5.	
6.	
7.	
8.	

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. Buildings, Decks & steps 1,758 s.f	proposed addition 149 s.f
2. concrete/gravel 1926 s.f	
3. misc/landscaping 14 s.f.	
4.	
5. total impervious area	3,847 s.f
6.	
7.	
8.	

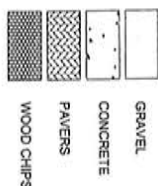
Total of 25% of lot may be covered by impervious surfaces (15% of which are from roofed structures)

CERTIFICATE OF SURVEY



Survey of
Lot 6, PERKINSONS SUBDIVISION.

IMPERVIOUS AREA CALCULATION
BUILDINGS, DECKS & STEPS
CONCRETE/GRAVEL
MISC. LANDSCAPING
PROPOSED ADDITION
TOTAL IMPERVIOUS AREA
TOTAL LOT AREA



● INPLACE IRON MONUMENT
○ 1/2" IRON REBAR WITH PLASTIC
CAP STAMPED "RLS 42620"
& "RLS 45335"
() RECORD PLAT DATA



1"=30'

SCALE IN FEET

SEC. 20 T 127 N R 34 W

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Brad M. Nyberg
Brad M. Nyberg

Date June 19th, 2025 License No. 42620

DATE: 6/19/2025 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 12514

REQUESTED BY: JIM BENSON



509 22ND AVE. EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
PH. (320) 762-4111
www.nybergsurveying.com

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.

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.

KANDOTA TOWNSHIP
AGENDA
JULY 10, 2025

1. Pledge/Call to Order/Approve Agenda
2. Minutes June meeting
3. Treasurer's Report
4. Variance request by Jim Benson
5. Roads
 - Report on bridge meeting
 - Roadside ditch spraying?
 - Craig Tschida estimate for Bay Loop repair
 - Saukinac meeting report
5. Bills
6. 2nd Qtr payroll.
7. MATIT Insurance policy
8. Other
9. Adjourn

Dear members of the Todd County Board of Adjustments

I am here today to seek a variance to expand the existing legally non-conforming cabin located at 18895 Adams Drive on the north end of Fairy Lake in Todd County. The purpose of this expansion would be to accommodate the creation of a basement shelter. The dimensions of the expansion would be 16 feet to the west of the existing cabin and 14 feet north and south.

Our cabin is nearly 80 years and is truly a cabin, not a lake home. My concern is there is nowhere to go to seek shelter in the event of a storm. As we have all witnessed, storms are getting more frequent and violent all the time. We are now on our fourth generation, and I'm concerned about my kid's and grandkid's safety. I'm in my seventies and everything I do with this property now is with the next generations in mind.

- I have had the property surveyed. This includes a drawing indicating where the addition would be on the property. The expansion would be four feet further from the lake than the existing legally non-conforming cabin and 30 feet from my neighbor's property line.
- The additional impervious area, upon completion of the expansion, would be 21.5% of the total property area.
- To mitigate any runoff and erosion issues a 3,100 square foot buffer was created on the preexisting bank that is situated between the cabin and the lakeshore. This was completed in the spring of 2024 through a partnership with Todd County Soil and Water.

I am happy address any questions or concerns you have.

Thank you for your time and consideration.

Sincerely,



Jim Benson

612-269-0909

gogophs1@yahoo.com

495808

Fee: \$46.00

TODD COUNTY, MINNESOTA

OFFICE OF THE COUNTY RECORDER

TODD COUNTY, MINNESOTA

Certified filed and/or recorded on: September 04, 2015 1:05 PM

Cheryl Perish, County Recorder

Well Certificate () Received

Received from: MASLON LLP

MASLON LLP
 Returned To: 3300 WELLS FARGO CENTER
 90 S 7TH ST
 MINNEAPOLIS, MN 55402

COUNTY COMPLIANCE FUND: \$11.00
 RECORDER TECHNOLOGY FUND: \$16.00
 STATE TREASURY GEN FUND: \$19.50
 GENERAL ABSTRACT: \$14.50
 STATE DEED TAX: \$1.00

☒ No Delinquent Taxes

☒ Transfer Entered
Certificate of Real Estate value () received ☒ not required

CRV #

Date 9-4-15 Deed Tax Amount \$ 1.05

Todd County Property Records & Taxpayer Services Division

(Top 3 inches reserved for recording data)

WARRANTY DEED

Business Entity to Individual(s)

eCRV number:

DEED TAX DUE: \$1.65

DATE: September 2, 2015

FOR VALUABLE CONSIDERATION, LazyDays, LLC, a limited liability company under the laws of Minnesota ("Grantor"), hereby conveys and warrants to James G. Benson ("Grantee"), real property in TODD County, Minnesota, legally described as follows:

Lot 6, Perkinson's Subdivision of a portion of Government Lot 3, Section 20, Township 127 North, Range 34 West.

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:

Consideration for this Deed is less than \$500.

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.
- ☒ 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.

Grantor

LazyDays, LLC

By:

James G. Benson
 James G. Benson
 Its: Chief Manager

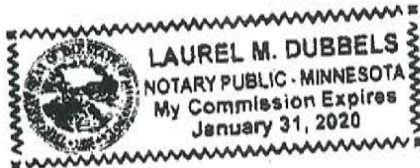
By:

Its:

State of Minnesota, County of Hennepin

This instrument was acknowledged before me on September 2nd, 2015, by James G. Benson as Chief Manger of LazyDays, LLC.

(Stamp)



Laurel M Dubbels
(signature of notarial officer)

Title (and Rank): Notary Public

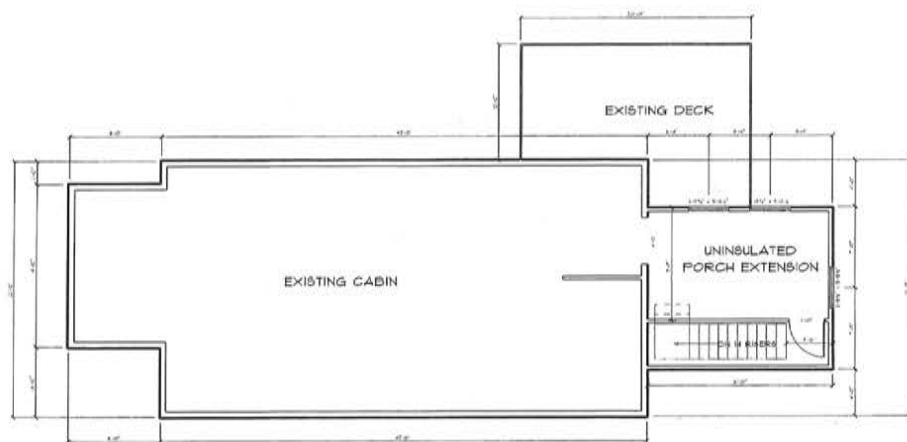
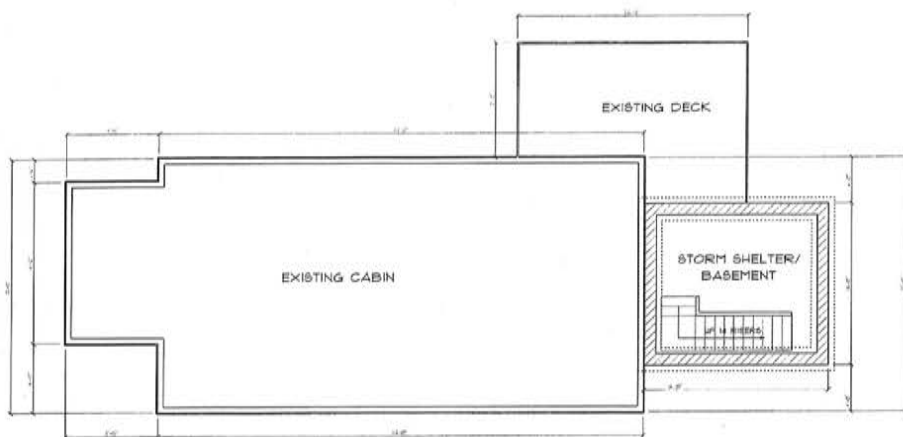
My commission expires: January 31, 2020
(month/day/year)

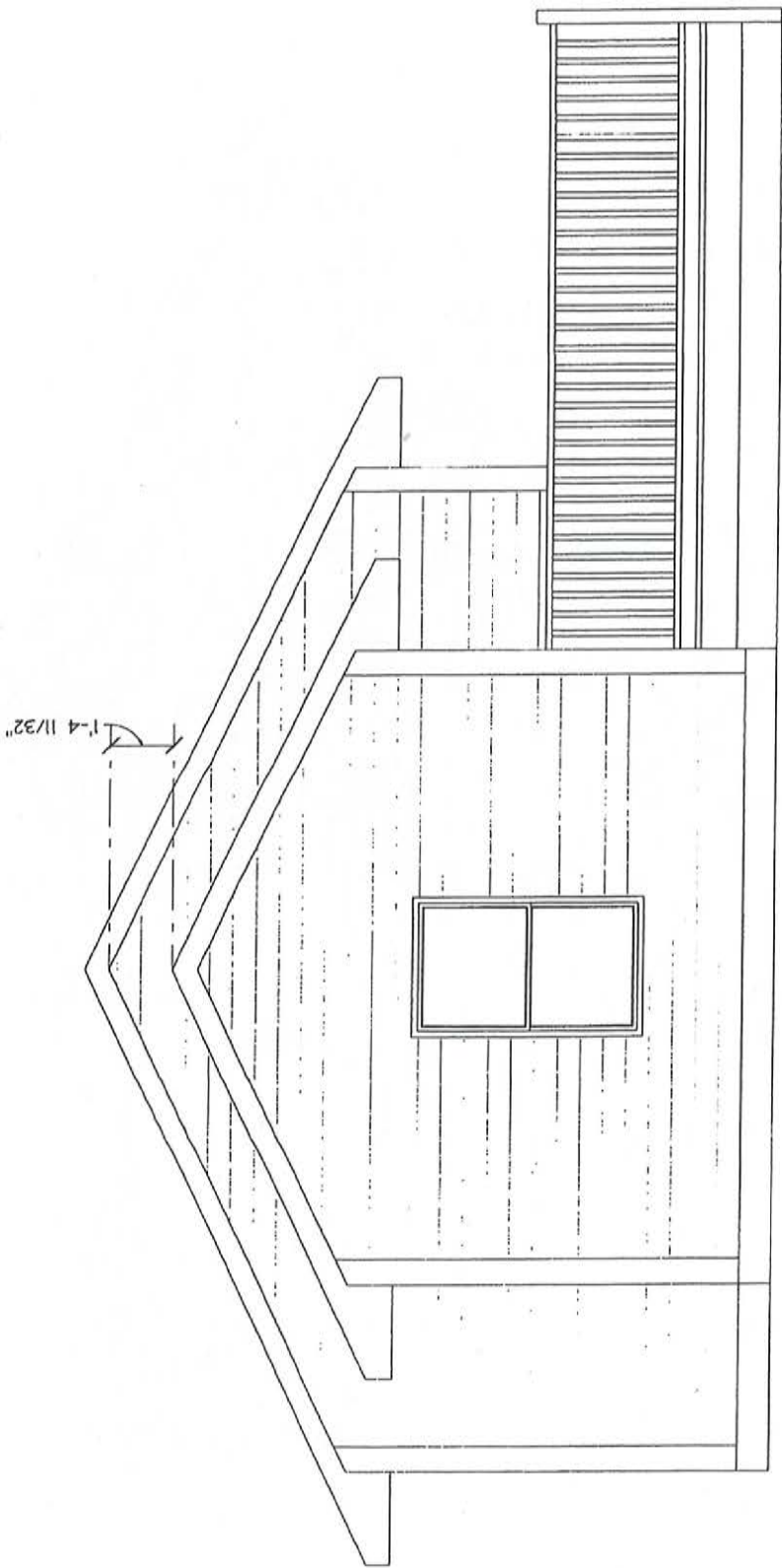
THIS INSTRUMENT WAS DRAFTED BY:

Maslon LLP
3300 Wells Fargo Center
90 South 7th Street
Minneapolis, MN 55402-4140
612-672-8200
4848-6409-8344 (SJL)

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

James G. Benson
25670 Maple View Court
Shorewood, MN 55331







Benson, Jim (RBC Wealth Mgmt)

From: Benson, Jim (RBC Wealth Mgmt)
Sent: July 11, 2025 2:18 PM
To: 'Deja Anton'
Subject: FW:

Jim Benson

Senior Vice President – Financial Consultant | Individual CA License # 0K24038
RBC Wealth Management, a division of RBC Capital Markets, LLC | Firm CA License # 0C38863
(612) 371-7919 | jim.benson@rbc.com | 250 Nicollet Mall, Suite 2000, Minneapolis, MN 55401

From: Jim Benson <gogophs1@yahoo.com>
Sent: July 07, 2025 7:48 AM
To: Benson, Jim (RBC Wealth Mgmt) <jim.benson@rbc.com>
Subject:

[External]<<https://connect.fg.rbc.com/community/techhub/external-email-indicator>>



Sent from my iPhone

Benson, Jim (RBC Wealth Mgmt)

From: Jim Benson <gogophs1@yahoo.com>
Sent: July 07, 2025 7:48 AM
To: Benson, Jim (RBC Wealth Mgmt)

[External]<<https://connect.fg.rbc.com/community/techhub/external-email-indicator>>



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[External]<<https://connect.fg.rbc.com/community/techhub/external-email-indicator>>



Sent from my iPhone

CERTIFICATE OF SURVEY

SEC. 20 T 127 N R 34 W

DATE: 6/19/2025 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 12514

REQUESTED BY: JIM BENSON

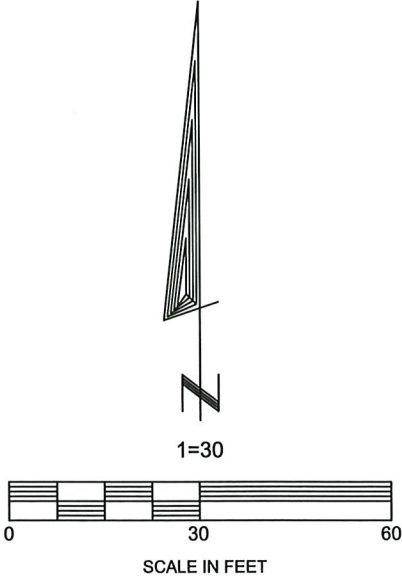
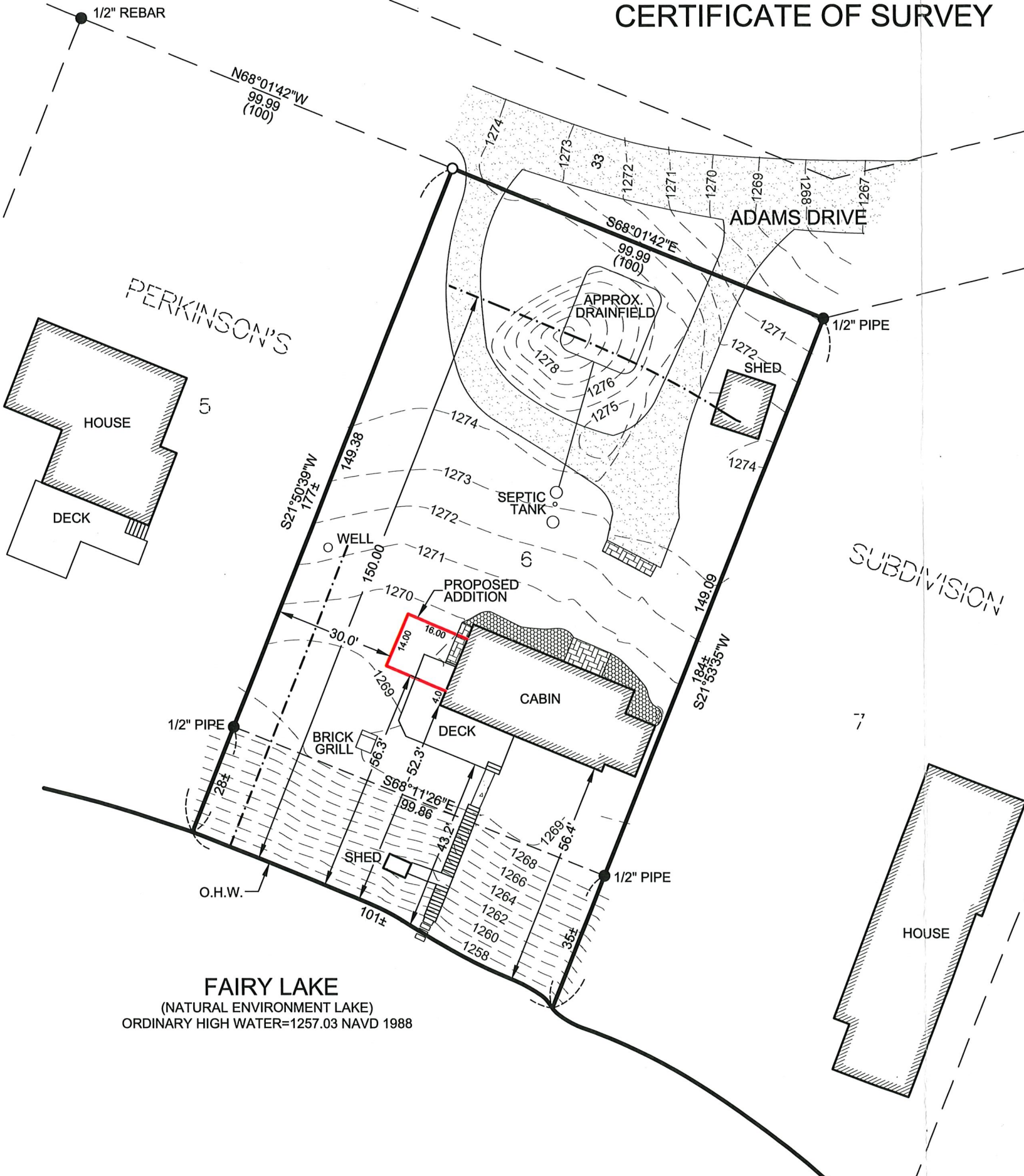
509 22ND AVE. EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
PH. (320) 762-4111
www.nybergsurveying.com



License No. 42620

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Brad M. Nyberg
Date June 19th, 2025



- INPLACE IRON MONUMENT
- 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "RLS 42620" & "RLS 45335"
- () RECORD PLAT DATA
- GRAVEL
- CONCRETE
- PAVERS
- WOOD CHIPS

IMPERVIOUS AREA CALCULATION	
BUILDINGS, DECKS & STEPS	1,758 S.F.
CONCRETE/GRAVEL	1,926 S.F.
MSC/LANDSCAPING	14 S.F.
PROPOSED ADDITION	149 S.F.
TOTAL IMPERVIOUS AREA	3,847 S.F.
TOTAL LOT AREA	17,884 S.F.
	21.5% IMPERVIOUS

Survey of:
Lot 6, PERKINSON'S SUBDIVISION.

FAIRY LAKE
(NATURAL ENVIRONMENT LAKE)
ORDINARY HIGH WATER=1257.03 NAVD 1988

July 10, 2025

RE: Jim Benson- site mitigation efforts

To whom it may concern:

Jim Benson has proven his dedication to conservation of natural resources, particularly to Fairy Lake, over the years. Todd Soil and Water Conservation District technical staff started working with Jim Benson three decades ago in the 2000s on a tree planting project on the point at Fairy Lake. As we all know, trees are the number one habitat and water quality conservation measure a landowner can take along the riparian corridors of lakes and rivers. The planting is depicted below in a 2020 aerial image.



Jim also was instrumental in the buckthorn control projects sponsored by the Fairy Lake Association and the Fairy Lake Lions Club on the east side of Fairy Lake.

Jim was integral to returning the original outlet at Fairy Lake to operation with a water and erosion control structure. This project aimed to reduce erosion along the lakeside and return flood water holding capacity that was previous blocked off by the Fairy Lake Park road along the lake.

Jim and his wife have installed a bench at the Fairy Lake Park for public viewing benefit on Fairy Lake, a pristine Lake of biological significance.

In 2023, Jim worked with technical staff to develop a native shoreline design that was installed under the guidance of Josh Votruba. The point of this project, pictured below, is multi-faceted: (1) To rid the hillside of non-beneficial invasive plants and to increase native plant diversity (2) to reduce erosion potential, and increase infiltration opportunities through the planting of deep rooted native grasses and forbs (3) provide pollinator and wildlife habitat areas, and 4) to act as a stormwater control to slow runoff from impervious surfaces such as driveways, roofs, and manicured lawn areas.



Above: Immediately after installation

Below: Year 2. Typically buffers take 3 years to fully establish.



These efforts collectively reduce the chances of sediment and phosphorous from leaf debris, organic material, and soil particulates entering the lake while improving the water holding capacity of soils along the lakeshore minimizing flooding and surface runoff. In short, this vegetation acts as a buffering agent to Fairy Lake to mitigate human actions in land use.



SOIL AND WATER CONSERVATION DISTRICT

215 1st Avenue South, Suite 104

Long Prairie, MN 56347

Phone: 320-732-2644 Fax: 320-732-4803

I have limited knowledge of the variance requested, except that Jim desires to increase impervious surface in the form of a small roofed addition at his current lakeshore home. I understand that this addition will have a basement/shelter area to protect inhabitants during extreme weather events, such as the tornadoes that frequent this area of Todd County. I believe that Jim fully understands the detriments to any development along the lake and has taken measures to reduce the impacts to water quality improving the overall health of his lake shore.

We wish that more shoreline residents were willing to install buffers and other conservation measures to protect our lakes. We are more than happy to provide additional technical support in the form of a shoreline assessment visit, upon request.

Please feel free to call or email me with any additional questions you may have.

Sincerely,

Deja C. Anton

Todd Soil and Water District Manager
Long Prairie, MN

320-732-2644

Deja.anton@co.todd.mn.us



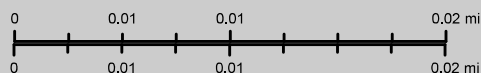
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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

GIS Site Map



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Printed on:
Wednesday, July 23, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Received

JUL 25 2025

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
KLM

7/15/2025

Receipt #2025-0396

Appeal for a Variance

Applicant Mike Gallus
Mailing Address 6306 Ehler Ave SE
Site Address 33798 321st Ave Cushing, MN 55438
Phone Number [REDACTED]
E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) _____

Parcel Number(s) PID 24-0037201

Section: 34 Township 131

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or
Shoreland (Lake or River Name): Loon lake (NE)

Full and Current Legal Description(s): NE 1/4 EX 5 660' of W 1320' 140 ac
(attach if necessary)

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

Septic System: Date installed _____ Date of Compliance Inspection _____

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 7/17/25

[Signature]
Optional Township Board Signature

[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.) Reduce 150' setback from OHW to ~~100'~~ 90' from Loon Lake for personal home.

2.)

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.**

If variance is granted it will maintain a balanced distance from Loon Lake on north side of house, and the wetland on south side of yard, along with the least amount of fill added and grading to reduce existing vegetation removal. This will greatly reduce any issues with water runoff to south side of yard, and have no runoff into Loon Lake.

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

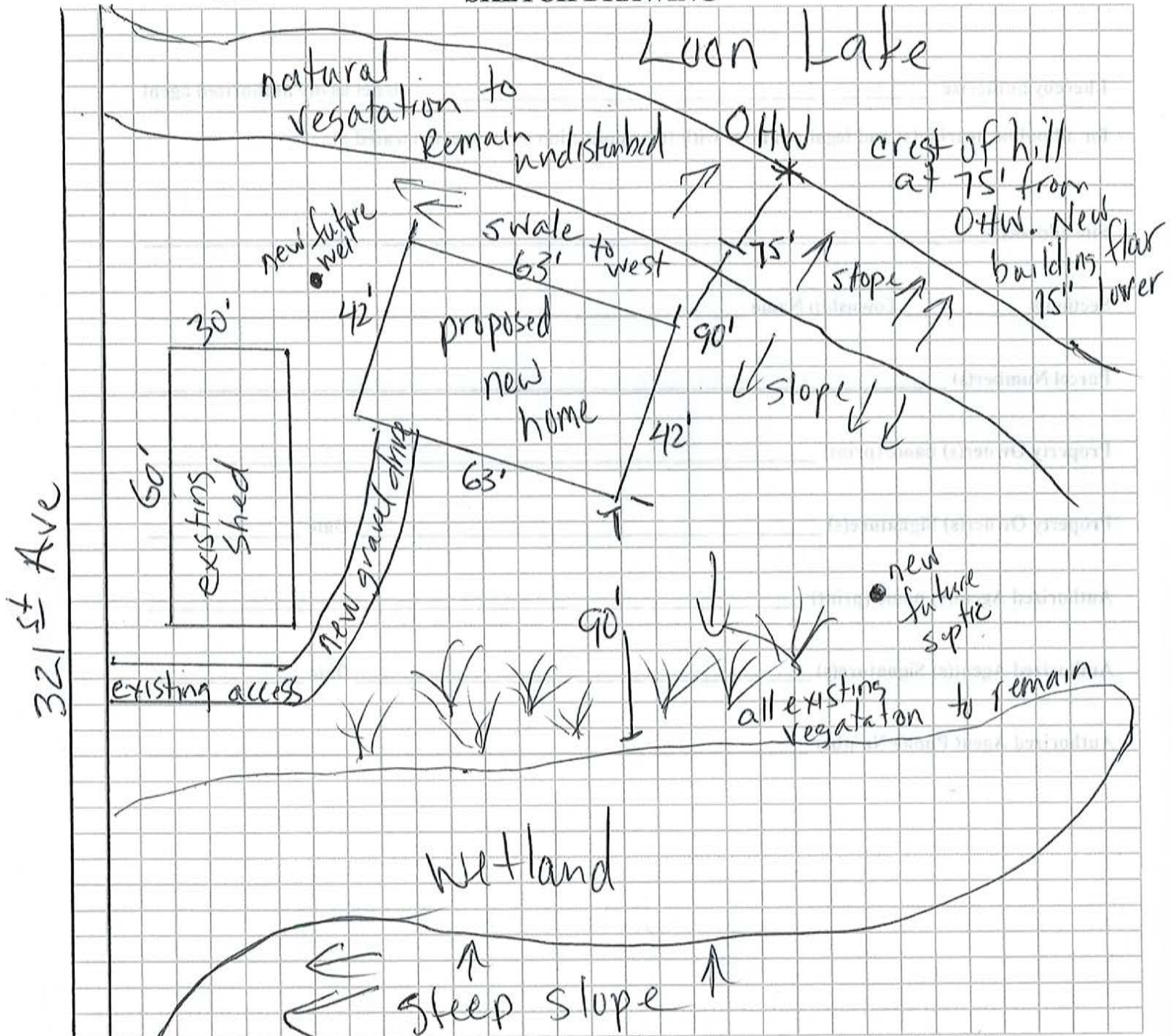
Have you flagged your lot? ☒ (Y) ☐ (N)

build site
on 140 acre

140 acres +/-
total

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.

Mike Gallus
Applicant Name Printed

Mike Gallus
Signature

7-12-25
Date

Property Owner Name Printed

Signature (If different than applicant)

Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name _____ Site Address _____
 Phone (____) ____ - _____ City _____ State ____ Zip _____
 Mailing Address _____ Parcel Number _____ - _____
 Lake/River Name _____

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: 140 ^{ac.} ~~sq ft~~

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

Existing	Proposed
1. 1800 sqft Shed	2646 sqft House/garage
2.	
3.	
4.	
5.	
6.	
7.	
8.	

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.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

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

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.

swale on N. side of home will direct rainwater to west, away from Loon Lake. Home elevation is also 15" lower than crest of hill at 75', ensuring no new runoff is introduced into Loon Lake. Gutters used to collect garden water.

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.

All areas 80' from lake to be undisturbed, keeping all existing vegetation intact. All grass area south of home to remain, maintaining the natural filters already established in place.

Loon
Lake



well
x 42'

63'

Septic
turbine

wetland

321st Ave

Hello,

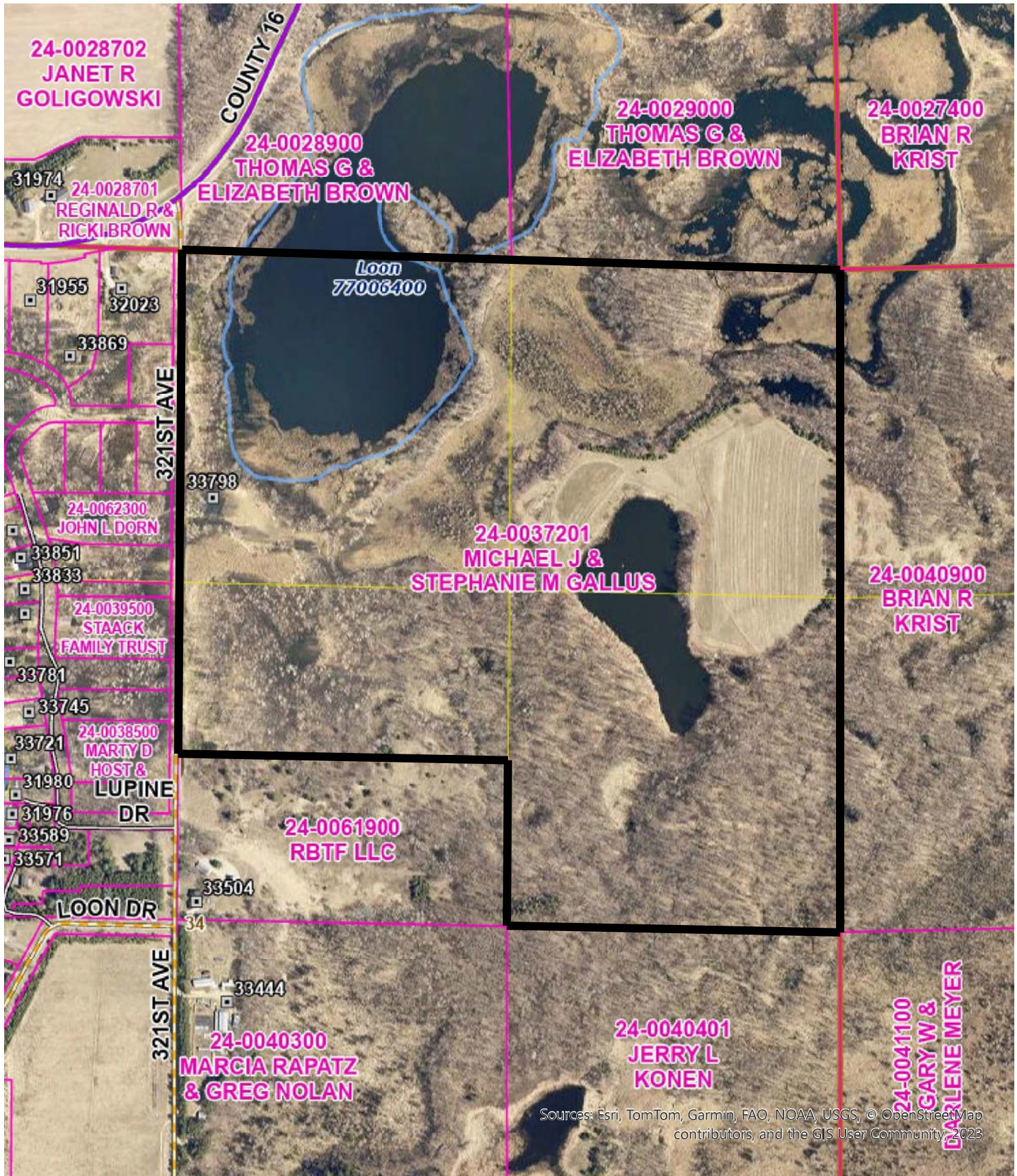
I would like to get on the agenda for the Aug. 28th meeting, requesting a variance. Have included the document packet, as well as a color page showing area.

Please let me know of anything else you may need from me.

Thank you
Thike Gallus

cell
email





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



Todd County
MINNESOTA

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

GIS Site Map

0 0.1 0.2 0.4 mi
0 0.1 0.2 0.4 mi



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:
Tuesday, July 29, 2025



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 Northern Natural Gas Company (contact - Ms Kelly Henry)

Mailing Address 1120 Centre Pointe Drive, Suite 400

Site Address 23811 230th Street, 56347

Phone Number [REDACTED]

E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) Northern Natural Gas Company

1111 S 103rd Street, Omaha, NE 68124

Parcel Number(s) 18-0033500

Section: 29 Township 129

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

Shoreland (Lake or River Name): Shoreland (Venewitz Creek)

Full and Current Legal Description(s): See attached

(attach if necessary)

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

Septic System: Date installed N/A Date of Compliance Inspection

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

Variations 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 OHW Setback

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

Yes X No Date of the meeting 04 / 14 / 2025

7/14/2025 - Township reviewed revised plan

see attached copy

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.) Request to reduce the 150 foot structural setback from Venewitz Creek OHW to 118 feet.

This is a natural gas town border station, where the Northern Natural Gas transmission lines connect

~~XX~~ to the customer distribution lines.

Replacing the two existing buildings, piping, and pipeline heater with new single building, new heater and new piping.

~~XX~~-- Nearest new structure to the OHW is 118 feet.

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.**

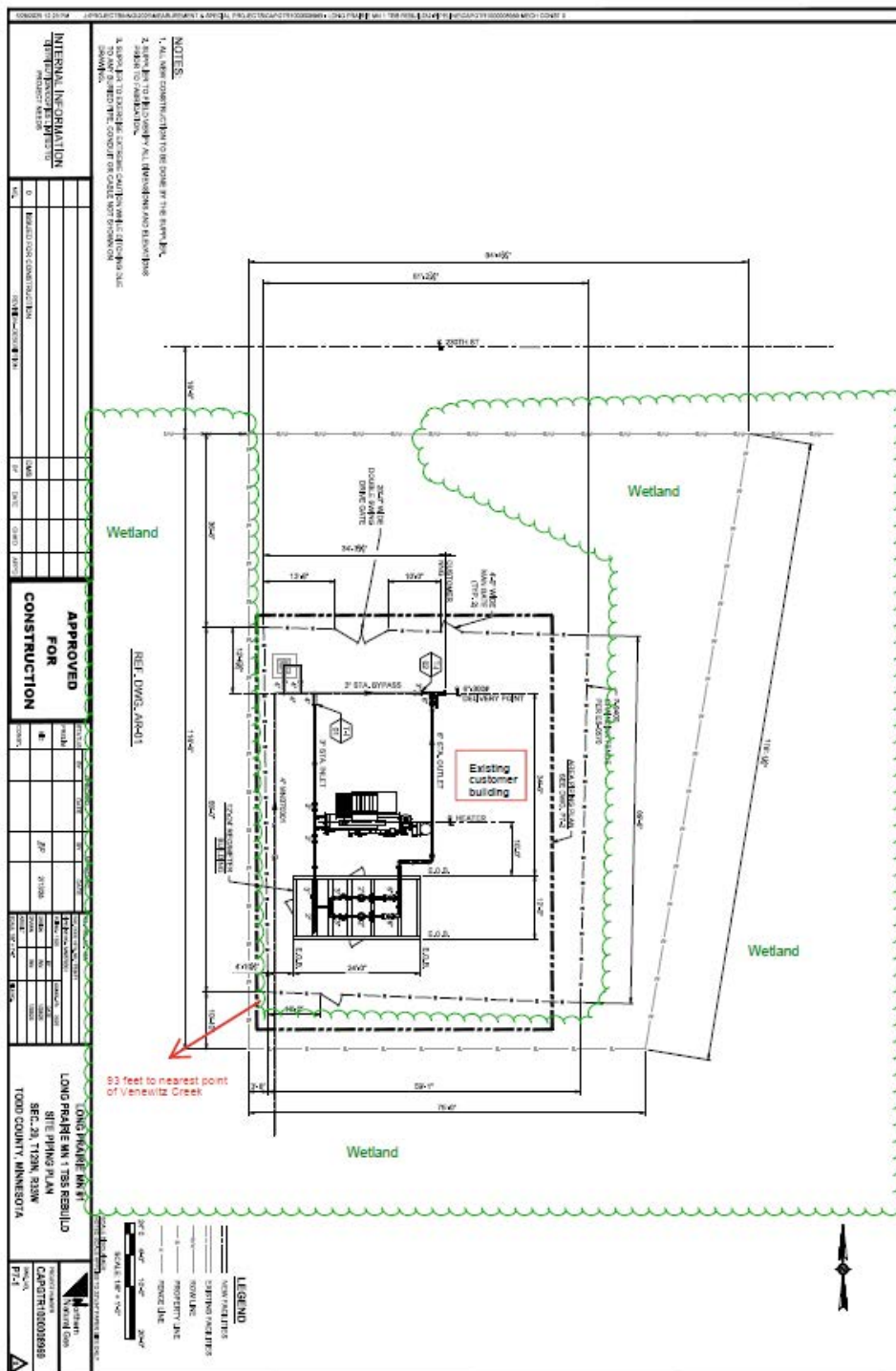
The existing Northern Natural Gas town border station facility and pipeline servicing the facility were constructed between 1954 and 1963. At the town border station facility Northern's natural gas transmission lines connect with the distribution customer lines which then facilitates natural gas distribution to the local service line system.

At the current location, all the pipeline necessary to complete the transfer from Northern's pipeline to the customer pipeline is already present. Northern needs to update the facility to install new, up to date equipment to facilitate safe operation.

The facility also houses the customer natural gas transfer equipment.

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

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



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.

Northern Natural Gas Company
 Applicant Name Printed

Kelly Henry
 Signature

7/24/2025
 Date

Northern Natural Gas Company
 Property Owner Name Printed

 Signature (If different than applicant)

 Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Northern Natural Gas Company (Kelly Henry) Site Address 23811 230th Street
 Phone [REDACTED] City Long Prairie Twp State MN Zip 56347
 Mailing Address 1120 Centre Pointe Drive, Suite 400 Parcel Number 18 _0033500
Mendota Heights, MN 55120 Lake/River Name Venewitz Creek

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: 9,865 sq ft

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

(Structures present after construction)

Existing	Proposed
1. 8x13 = 104 sq ft building - to be removed	
2. 8x7 = 56 sq ft building on 20x8 foundation - to be removed	
3. 9x6 = 54 sq ft building	9x6 = 54 sq ft building
4. 12x10 = 120 sq ft foundation under the 54 sq ft building	12x10 = 120 sq ft foundation under the 54 sq ft building
5.	12x24 = 288 sq ft building
6. 12x7 = 84 sq ft heater and foundation - to be removed	12x7 = 84 sq ft heater and foundation - to be installed
7.	
8.	

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:

no change (Non-roofed hard surfaces after construction)

Existing	Proposed
1. 6097 sq ft gravel covered lot,	6097 sq ft gravel covered lot,
2. 751 sq ft gravel driveway	751 sq ft gravel driveway
3.	
4.	
5.	
6.	
7.	
8.	

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

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.

Design in progress - Rain gutters on buildings with down spouts directing runoff.

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.

Documentation of Township Project Review



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 Northern Natural Gas Company (contact - Ms Kelly Henry)

Mailing Address 1120 Centre Pointe Drive, Suite 400

Site Address 23811 230th Street, 56347

Phone Number [REDACTED]

E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) Northern Natural Gas Company

1111 S 103rd Street, Omaha, NE 68124

Parcel Number(s) 18-0033500

Section: 29 Township 129

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

Shoreland (Lake or River Name) Shoreland (Venewitz Creek)

Full and Current Legal Description(s): See attached
(attach if necessary)

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

Septic System: Date installed N/A Date of Compliance Inspection _____

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 04/14/2024

Charles F. Wolf
Optional Township Board Signature

Chairman
Board Position

From: [Richard Anderson](#)
To: cfw55435@yahoo.com
Cc: [Kevin McKelvey](#)
Subject: RE: Todd County Variance Application- Township Review - Northern Natural Gas - Parcel 18-0033500 (Long Prairie TBS - CAPGTR1000008969)
Date: Tuesday, July 15, 2025 4:47:00 PM
Attachments: [image001.png](#)

Charles Wolf,

This afternoon (7/15/2025), I talked with Walter Zastrow via phone and he verified that the proposed Northern Natural Gas project was discussed at the Monday July 14, 2025 Long Prairie Township board meeting. He reported that you got my email and the Township does not have any problem with the project as proposed. If you are able to reply to this email verifying that the Township board reviewed/discussed the project it would be greatly appreciated. If you have any questions, don't hesitate to contact me.

Thank you,

Richard Anderson

ProSource Land Services

randerson@prosourcecotech.com

(M) 612-710-0094

ProSource

RIGHT OF WAY | ENVIRONMENTAL | SURVEY

www.prosourceland.com

From: Richard Anderson
Sent: Friday, July 11, 2025 2:57 PM
To: cfw55435@yahoo.com
Cc: Kevin McKelvey <kevin.mckelvey@co.todd.mn.us>
Subject: Todd County Variance Application- Township Review - Northern Natural Gas - Parcel 18-0033500 (Long Prairie TBS - CAPGTR1000008969)

Charles Wolf

Long Prairie Township Chairperson,

On Friday July 11, 2025 at 12:39 pm I talked with Walter Zastrow via phone regarding township review of a Todd County variance application that Northern Natural Gas will be submitting for a project in Long Prairie Township. Back on April 14, 2025, I attended the Long Prairie Township board meeting and presented this project to the board. The township board signed the

Variance Application (attached as Township Signature.pdf). Prior to submitting the Variance Application to Todd County, Northern Natural Gas has now re-designed some of the project details. Walter Zastrow and I agreed that since I presented the project before and the project changes are very slight and the changes reduce any potential “impacts”, that I should just send the information to you and it can be discussed at the Monday 7/14/2025 at 8:30am township board meeting. (Rather than me traveling two hours to present this information).

The Variance Application and Project Plans are Attached.

Need for a Variance

-
Northern’s facility is located within the Shoreland District due to the proximity with Venewitz Creek. The facility was constructed prior to the Shoreland zoning code. Therefore it is non-conforming.

The proposed changes to the existing gravel covered and fenced natural gas town border station facility needs a Todd County variance as Northern Natural Gas is replacing their existing two small buildings, a pipeline heater unit, and some piping, with one slightly larger new building (covering roughly the area of the two existing buildings), a new pipeline heater unit, and new piping, all of which will not be located in exactly the same footprint as the existing equipment. A portion of the new building, the new heater unit and some of the new piping will be located within 150 feet of the Ordinary High Watermark of Venewitz Creek and the new structures will not be in the exact same original footprint, therefore a Variance is required. **(There is a map on page 3 in the project plans that show the OHW distance along with a redline overlay of the proposed new structures)**

Discussion of Plan Updates (Differences between 4/14/2025 and 7/14/2025)

Original plan discussed with Township on 4/14/2025

- The fence line and gravel covered facility will expand to nearly the full size of the parcel.
- Replace the existing two small buildings with one slightly larger new building placed slightly south of the existing buildings.

Revised construction plan (for the 7/14/2025 meeting)

- The fence line and gravel covered facility will not expand and remain in the same location(s).
- Replace the existing two small buildings with one slightly larger new building placed nearly overtop the locations of the two existing buildings.

-
Slight Change on the Variance Application

The Variance Application signed by the Township on 4/14/2025 states that the Variance requested is for Impervious surface expansion. However that is no longer the case since the impervious surface will not expand. The new Variance Application will be for Other – ordinary high watermark (OHW) setback as some of the new structures (building, heater, piping) will be within the 150 foot setback of the OHW. The nearest new structure is 118 feet from the OHW.

Just to recap, if needed I could attend in person. Or you could call me with questions anytime at 612-710-0094.

Richard Anderson

ProSource Land Services

randerson@prosourcectech.com

(Mobile) 612-710-0094

ProSource

RIGHT OF WAY | ENVIRONMENTAL | SURVEY

www.prosourceland.com

Northern Natural Gas Company

23811 230th St

Parcel 18-0033500

0.23 acres

LEGAL DESCRIPTION

BEG AT A PT WHERE W BOUNDARY LINE OF G N RAILWAY AND N SECTION LINE INTERSECTS
THENCE SW ALONG RIGHT OF WAY 16.72 FT TO BEG THENCE SW ALONG RIGHT OF WAY
118.05 FT W 75 FT N 116.5 FT E TO BEG BEING PART OF NW4 .23 ACRES DOR # 0381010 STATE
ORDERS UTILITIES

PARCEL ID: 18-0025800

LATITUDE: 45.961925
LONGITUDE: -94.869092

ENVIRONMENTAL CLEARANCE
BOUNDARY

230TH ST

PARCEL ID: 18-0033601

4" MNB70301

LONG PRAIRIE MN #1

75' x 120' x 100' x 125'
TEMP. WORKSPACE
0.24 AFFECTED ACRES

20' WIDE x 125' LONG
TEMP ACCESS ROAD
0.06 AFFECTED ACRES

100' x 100'
STAGGING AREA
0.23 AFFECTED ACRES

PARCEL ID: 18-0033800

REGULATORY: 2.55a

PARCEL DATA DISPLAYED ON MAP IS UNVERIFIED AND
HAS NOT BEEN SURVEYED, FOR REFERENCE ONLY

LEGEND

BRANCH LINE - B
WETLAND LOCATION
PROPERTY LINE
PROPOSED FENCE LINE
TEMP. WORKSPACE
ENVIR. CLEAR. BOUNDARY
STAGGING AREA
TEMPORARY ACCESS ROAD



INTERNAL INFORMATION
DISTRIBUTION/COPIES
LIMITED TO
PROJECT NEEDS

LAND USE TYPE: AG/ROW/EXIST FAC.



Long Prairie MN 1 TBS Rebuild
CAPGTR1000008969
Environmental/ROW Aerial Map
Sec. 29, T129N, R33W
Todd County, Minnesota

Revised Issue - Rev 1
Sheet 1 of 1
Date: 5/30/25
Scale: 1"=75'

PARCEL ID: 18-0025800

LATITUDE: 45.961925
LONGITUDE: -94.869092

Stabilized rock
construction
entrance/exit

Clean any tracked
sediments from
road daily

ENVIRONMENTAL CLEARANCE
BOUNDARY

230TH ST

Perimeter sediment
and erosion
controls

LONG PRAIRIE MN #1

PARCEL ID: 18-0033601

4" MNB70301

75' x 120' x 100' x 125'
TEMP. WORKSPACE
0.24 AFFECTED ACRES

20' WIDE x 125' LONG
TEMP ACCESS ROAD
0.06 AFFECTED ACRES

100' x 100'
STAGGING AREA
0.23 AFFECTED ACRES

PARCEL ID: 18-0033800

LEGEND

BRANCH LINE - B
WETLAND LOCATION
PROPERTY LINE
PROPOSED FENCE LINE
TEMP. WORKSPACE
ENVIR. CLEAR. BOUNDARY
STAGGING AREA
TEMPORARY ACCESS ROAD

REGULATORY: 2.55a

PARCEL DATA DISPLAYED ON MAP IS UNVERIFIED AND
HAS NOT BEEN SURVEYED, FOR REFERENCE ONLY

INTERNAL INFORMATION
DISTRIBUTION/COPIES
LIMITED TO
PROJECT NEEDS

LAND USE TYPE: AG/ROW/EXIST FAC.



Long Prairie MN 1 TBS Rebuild
CAPGTR1000008969
Environmental/ROW Aerial Map
Sec. 29, T129N, R33W
Todd County, Minnesota

Sediment and
Erosion Controls

Revised Issue - Rev 1
Sheet 1 of 1
Date: 5/30/25
Scale: 1"=75'

Aerial map showing existing facility with new construction overlay in red line.
Shows distances from OHW.



3. REMOVED MATERIAL TO BE TRANSPORTED BY SUPPLIER TO SITE DESIGNATED BY NNG COMPANY REPRESENTATIVE & LIST ITEMS ON REMOVAL MATERIAL LIST. SEE DWG PM-01-R.

[illegible]

DRAWING
DO NOT USE FOR
CONSTRUCTION

ASBLUT

TODD COUNTY, MINNESOTA



DWG. NO.



REF. DWG. AR-01

- [illegible]

Age Group	Percentage (%)
18-24	10
25-34	30
35-44	25
45-54	20
55-64	10
65+	5

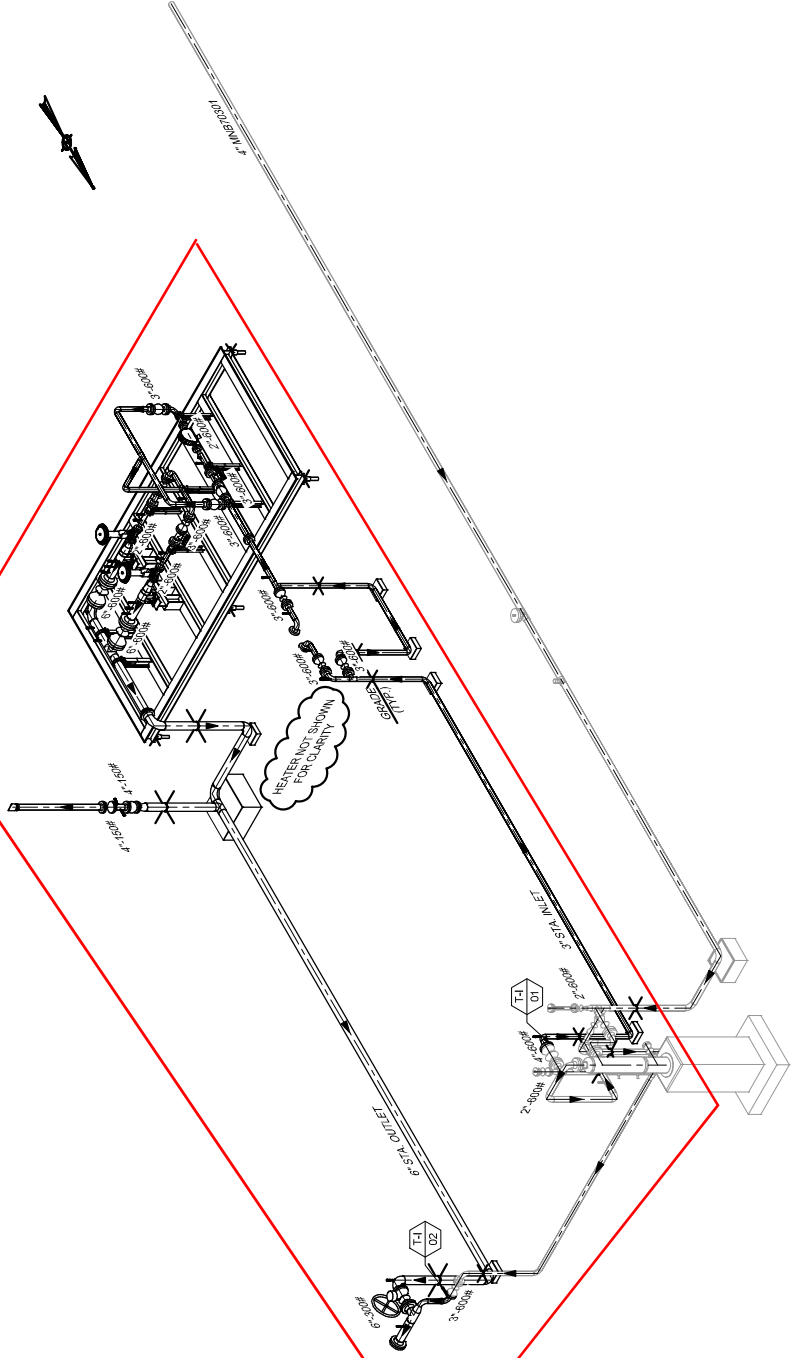
SCALE DISCLAIMER:

Parcel Aerial Photo



To be installed

The diagram illustrates a complex hydronic heating system. At the top center is a boiler unit with two circulator pumps labeled "PUMP-1" and "PUMP-2". The system includes several control valves, including a three-way valve labeled "TRIP VALVE" and a "THERMOSTAT VALVE". A callout bubble indicates "HEATER NOT SHOWN FOR CLARITY". The piping network consists of supply and return lines, with specific sections labeled "8\" S7A INLET" and "8\" S7A OUTLET". Various pipe sizes are noted, such as "1\" 1/2\" SCH 40", "1\" 1/2\" NPS", and "6\" 1/2\" NPS". The system also features temperature sensors labeled "T-1" and "T-2", and pressure gauges labeled "PI-1" and "PI-2". Arrows indicate the flow direction throughout the circuit.



LEGEND

-- EXISTING FACILITIES

-- NEW CONSTRUCTION

LONG PRAIRIE MN #1
LONG PRAIRIE MN 1 TBS REBUILD
PROJECT ISOMETRIC DRAWING
SEC. 29, T129N, R33W
TODD COUNTY, MINNESOTA

REL. PROJ. NO.: N/A	FAC. CODE / STA. NO.: 753471		FILE NO.: 114970301	
	CONSTR. YR.: 2025	DATE:		
	BY:	DESIGN	12/9/25	
		DRAWN	12/9/25	
		ASBUILT		
	SCALE: N/A			

BID
DRAWING
DO NOT USE FOR
CONSTRUCTION

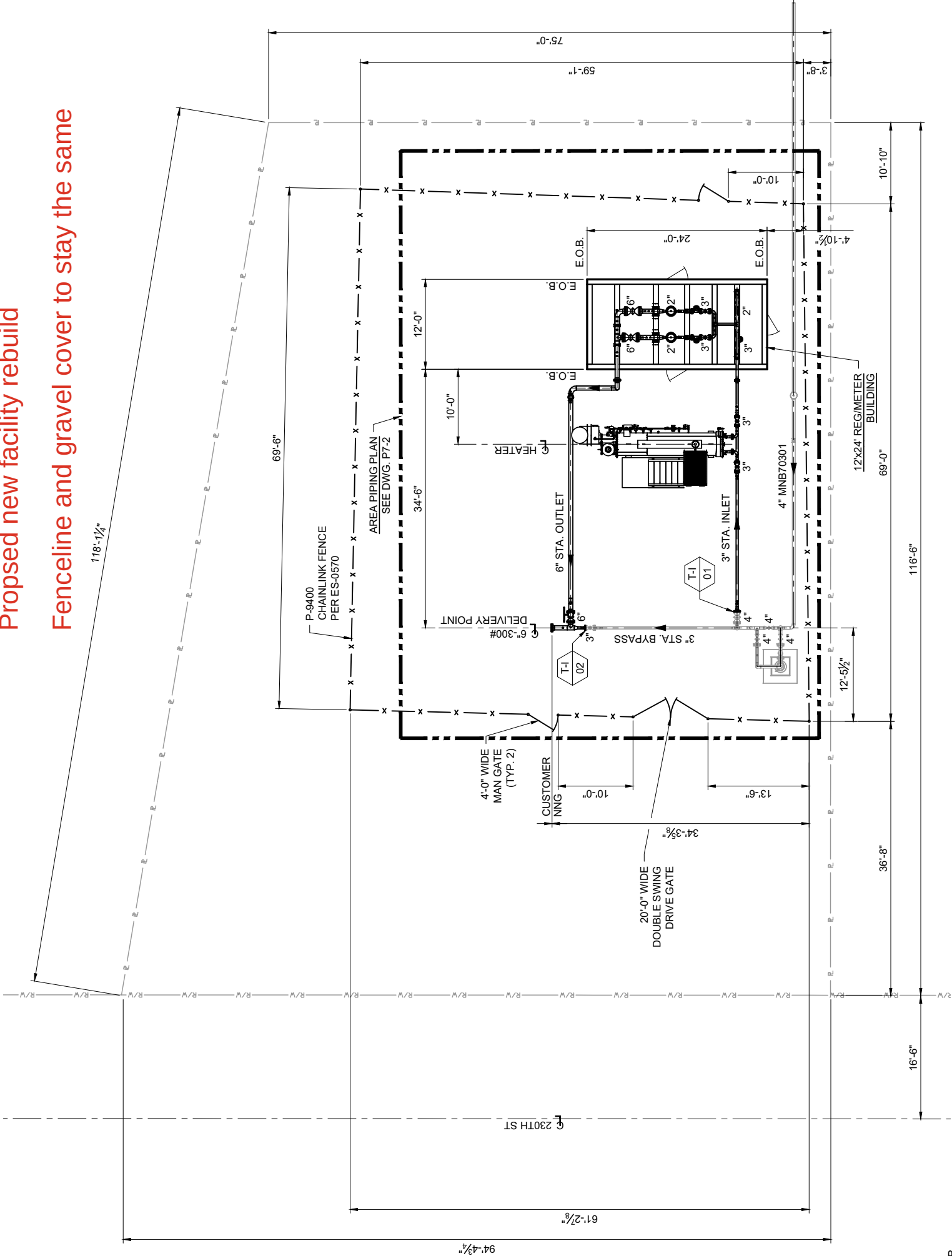
[illegible]

INTERNAL INFORMATION
DISTRIBUTION/COPIES LIMITED TO
PROJECT NEEDS

2/13/2025 10:41 AM JN

Proposed new facility rebuild

Fence line and gravel cover to stay the same



- NOTES:**
1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.
 2. SUPPLIER TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION.
 3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING DUE TO ANY BURIED PIPE, CONDUIT OR CABLE NOT SHOWN ON DRAWING.

REF. DWG. AR-01

- LEGEND**
- NEW FACILITIES
 - EXISTING FACILITIES
 - ROW LINE
 - PROPERTY LINE
 - FENCE LINE



SCALE: 1/8" = 1'-0"

SCALE DISCLAIMER:
NOTED SCALE APPLIES TO 22"x34" PAPER SIZE ONLY

INTERNAL INFORMATION				APPROVED FOR CONSTRUCTION				LONG PRAIRIE MN #1			
DISTRIBUTION/COPIES LIMITED TO PROJECT NEEDS				PRELIM				LONG PRAIRIE MN 1 TBS REBUILD			
0				DMS				SITE PIPING PLAN			
NO.				BY				SEC. 29, T129N, R33W			
				DATE				TODD COUNTY, MINNESOTA			
				CHKD				DWG. NO.			
				APPD				P7-1			
								PROJECT NUMBER			
								CAPGTR1000008969			
								NORTH			
								Natural Gas			
								REL. PROJ. NO.: N/A			
								FAC. CODE/STA. NO.: 753471			
								PRELIM NO.: MNB70301			
								PO. NO.: 1355			
								BY			
								DATE			
								CONST. YR.			
								2025			
								12/28/25			
								12/28/25			
								SCALE: 1/8" = 1'-0"			
								FILE NO.			



NOTES:

1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.
2. SUPPLIER TO HOLD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION.
3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING TO AVOID ANY BURIED PIPE, CONDUIT OR CABLE NOT SHOWN ON DRAWING.

NOTES:

1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.

2. SUPPLIER TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION.

3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING DUE TO ANY BURIED PIPE, CONDUIT OR CABLE NOT SHOWN ON DRAWING.

INTERNAL INFORMATION
DISTRIBUTION/COPIES LIMITED TO
PROJECT NEEDS

ESTIMATION/COPIES LIMITED TO PROJECT NEEDS

NO.	ISSUED FOR CONSTRUCTION	DMS	DATE	CHKD	APRD
	REVISION - DESCRIPTION	BY			
0					

**APPROVED
FOR
CONSTRUCTION**

STATUS	BY	DATE	BY	DATE	PROJECT NO.	PROJECT NAME	PROJECT LOCATION
PRELIM					SPRINGER, JAMES TRAPPI	LAG-006 STAFFS, TRAPPI	LAG-006 STAFFS, TRAPPI
BID		2/13/25	BP		FORM NO. 1355	CONC. NR. 2025	DATE
					DESIGN	BY	
					DRAWN	WN	12/25
CONST.					FORM NO. 1355	WN	12/25
					FORM NO. 1355	WN	12/25

LONG PRAIRIE MN #1
LONG PRAIRIE MN 1 TBS REBUILD
SITE PIPING PLAN
SEC. 29, T129N, R33W
TODD COUNTY, MINNESOTA

**Northern
Natural Gas**

PROJECT NUMBER
CAPGTR1000008969

DWG. NO.
7

LEGEND

=====	NEW FACILITIES
-----	EXISTING FACILITIES
----- R/W	ROW LINE
----- E	PROPERTY LINE
----- X	FENCE LINE

4'-0" 4'-0" 10'-0" 20'-0"

SCALE: 1/8" = 1'-0"

SCALE DISCLAIMER:
 THIS SCALE APPLIES TO 22 1/2" PAPER SIZE ONLY

1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.

- ### 3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING DUE

**DISTRIBUTION/COPIES LIMITED TO
PROJECT NEEDS**

REVISION - DESCRIPTION

BID

DO NOT USE FOR

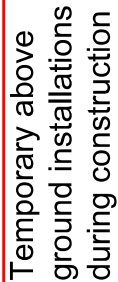
AC, CODE / STA. NO.:

CONSTR. YR	2023
DATE	

LONG PRAIRIE MN 1 TBS REBUILD

ACCA, 11711 67-036
ACCA COUNTY, MINNESOTA

DWG. NO. 37-1-T



24" 0 4'-0" 10'-0" 20'-0"

SCALE: 1/8" = 1'-0"

SCALE DISCLAIMER:

**Northern
Natural Gas**

CT NUMBER

PATR100008969

15-
NO.

LEGEND

NEW FACILITIES

EXISTING FACILITIES

00000000

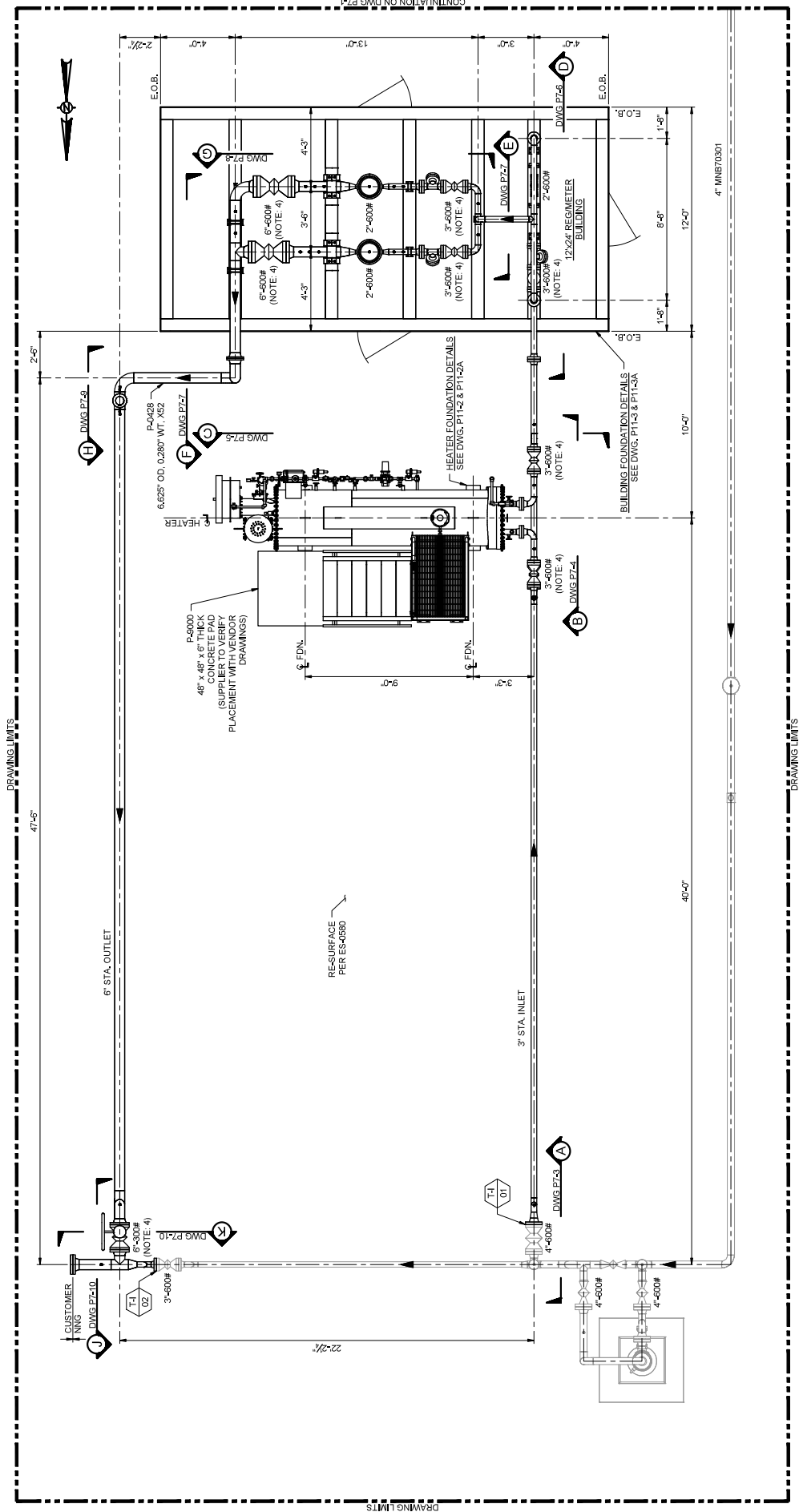
FENCE LINE

0'–0" 20'–0"

1/8" = 1'-0"

1000

Proposed installations



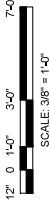
NOTES:

- 1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.
- 2. SUPPLIER TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION.
- 3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING DUE TO ANY BURIED PIPE, CONDUIT OR CABLE NOT SHOWN ON DRAWING.
- 4. VALVE TO BE POSITIONED W/ OPERATOR ON THE SIDE.

SEE GENERAL NOTES - MECHANICAL, PAGE P1-08, NOTE: 13

LEGEND

- EXISTING FACILITIES
- NEW CONSTRUCTION



SCALE: 3/8\"/>

INTERNAL INFORMATION
DISTRIBUTION COPIES LIMITED TO
PROJECT NEEDS

NO.	REVISION • DESCRIPTION	BY	DATE	CHKD	APPRO
A	ISSUED FOR BID	DMS	2/13/25		

BID
DRAWING
DO NOT USE FOR
CONSTRUCTION

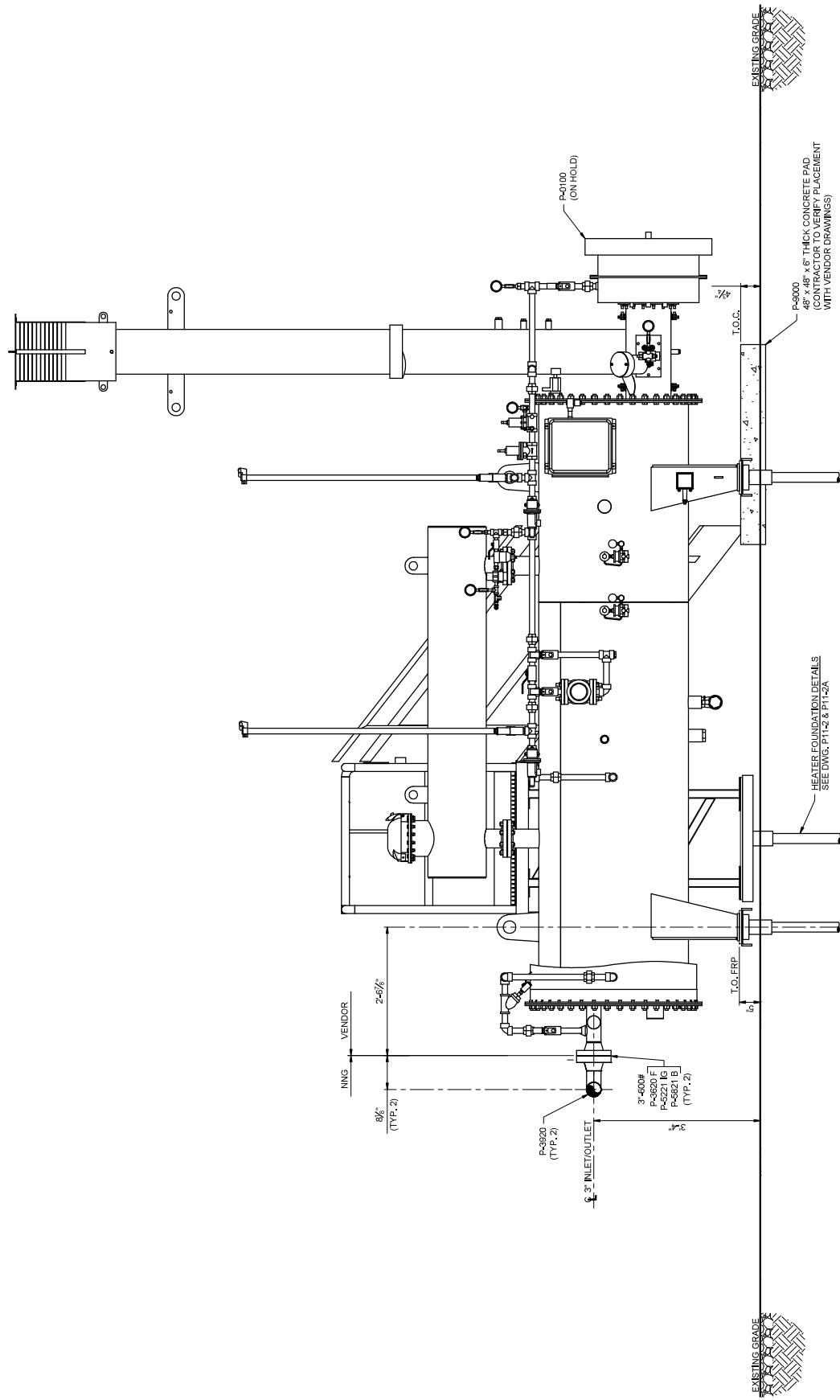
STATUS	BY	DATE	APPROVED	DATE
PRELIM				
REV				
CONST.				

DATE	2/13/25
BY	BP
DATE	2/13/25
BY	BP
DATE	2/13/25
BY	BP

LONG PRAIRIE MN #1
LONG PRAIRIE MN 1 TBS REBUILD
AREA PIPING PLAN
SEC. 29, T129N, R33W
TODD COUNTY, MINNESOTA

PROJECT NUMBER
CAPGTR100008989
DWG. NO.
P7-2





NOTES:

1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.
2. SUPPLIER TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION.
3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING DUE TO ANY BURIED PIPE, CONDUIT OR CABLE NOT SHOWN ON DRAWING.

INTERNAL INFORMATION

INTERNAL INFORMATION
DISTRIBUTION/COPIES LIMITED TO
PROJECT NEEDS

A	ISSUED FOR BID	DMS	2/13/25		
NO.	REVISION - DESCRIPTION	BY	DATE	CHK'D	APP'D

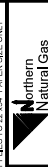
BID

DRAWING
DO NOT USE FOR
CONSTRUCTION

STATUS	CHECKED		APPROVED		REMARKS AND N/A
	BY	DATE	BY	DATE	
PRELIM					IAC CODE: IAC-NO. 193471 PROJECT NO. AM020301 PCN NO. 1005
BID			<i>B/P</i>	21/3/25	DESIGN WIN DRAWN WIN CHECKED WIN DATE 12/2/25
CONST.					DESIGN WIN DRAWN WIN CHECKED WIN DATE 12/2/25

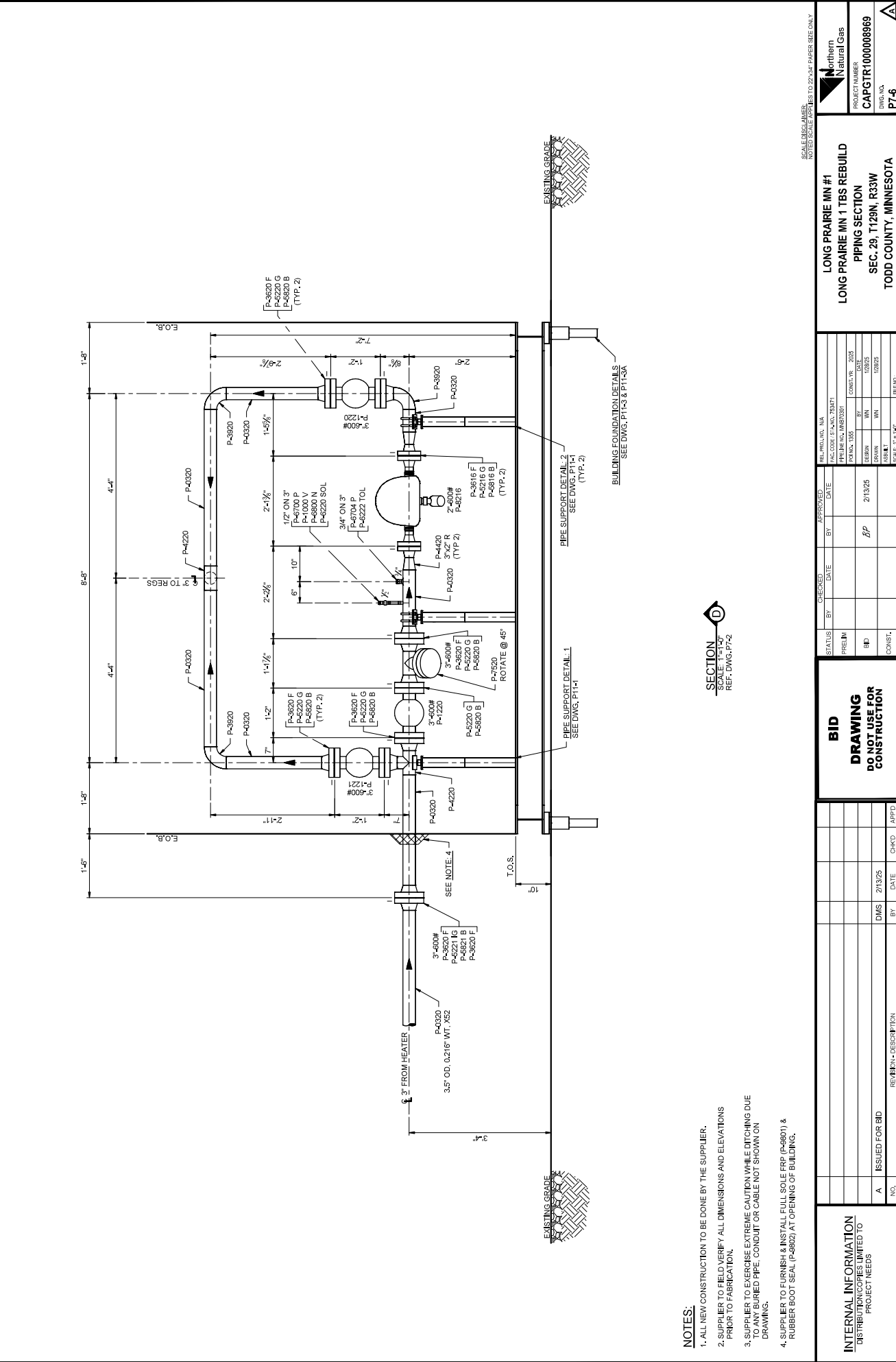
LONG PRAIRIE MN #1
LONG PRAIRIE MN 1 TBS REEVE
PIPING SECTION
SEC. 29, T129N, R33W
TODD COUNTY, MINNESOTA

SCALE DISCLAIMER:
NOTED SCALE APPLIES TO 22"x34" PAPER SIZE ONLY



PROJECT NUMBER
CAPGTR1000008969
DWG. NO.

P7-5
DWG: R06



NOTES:

- 1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.
- 2. SUPPLIER TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION.
- 3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING DUE TO UNDISCOVERED PIPE, CONDUIT OR CABLE NOT SHOWN ON DRAWING.
- 4. SUPPLIER TO FURNISH & INSTALL FULL SOLE FRP (P-6801) & RUBBER BOOT SEAL (P-6802) AT OPENING OF BUILDING.

SECTION D
SCALE 1"=1'-0"
REF. DWG. P7-2

INTERNAL INFORMATION
DISTRIBUTION COPIES LIMITED TO
PROJECT NEEDS

NO.	REV	DESCRIPTION	BY	DATE	CHKD	APPRO
A		ISSUED FOR BID	DMS	2/13/25		

BID
DRAWING
DO NOT USE FOR
CONSTRUCTION

STATUS	BY	DATE	APPROVED	DATE
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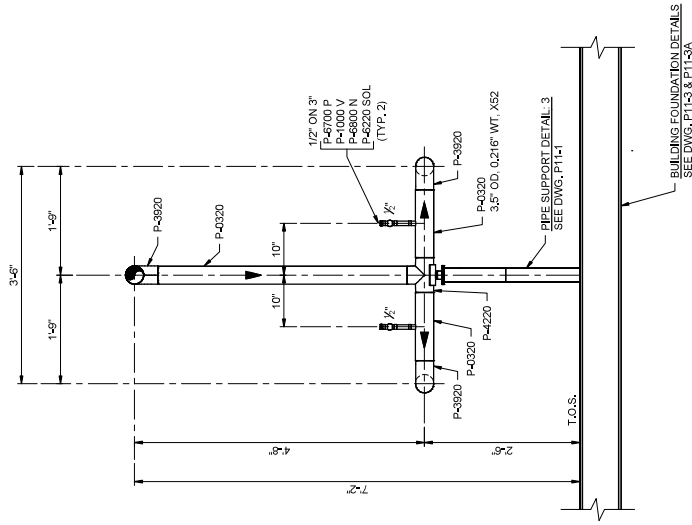
REVISION	DATE	BY	REASON
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LONG PRAIRIE MN #1
LONG PRAIRIE MN 1 TBS REBUILD
PIPING SECTION
SEC. 29, T129N, R33W
TODD COUNTY, MINNESOTA

SCALE ENLARGEMENT
NOTED ABOVE THE LINE TO 22" X 34" PAPER SIZE ONLY

PROJECT NUMBER
CAPGTR1000008969

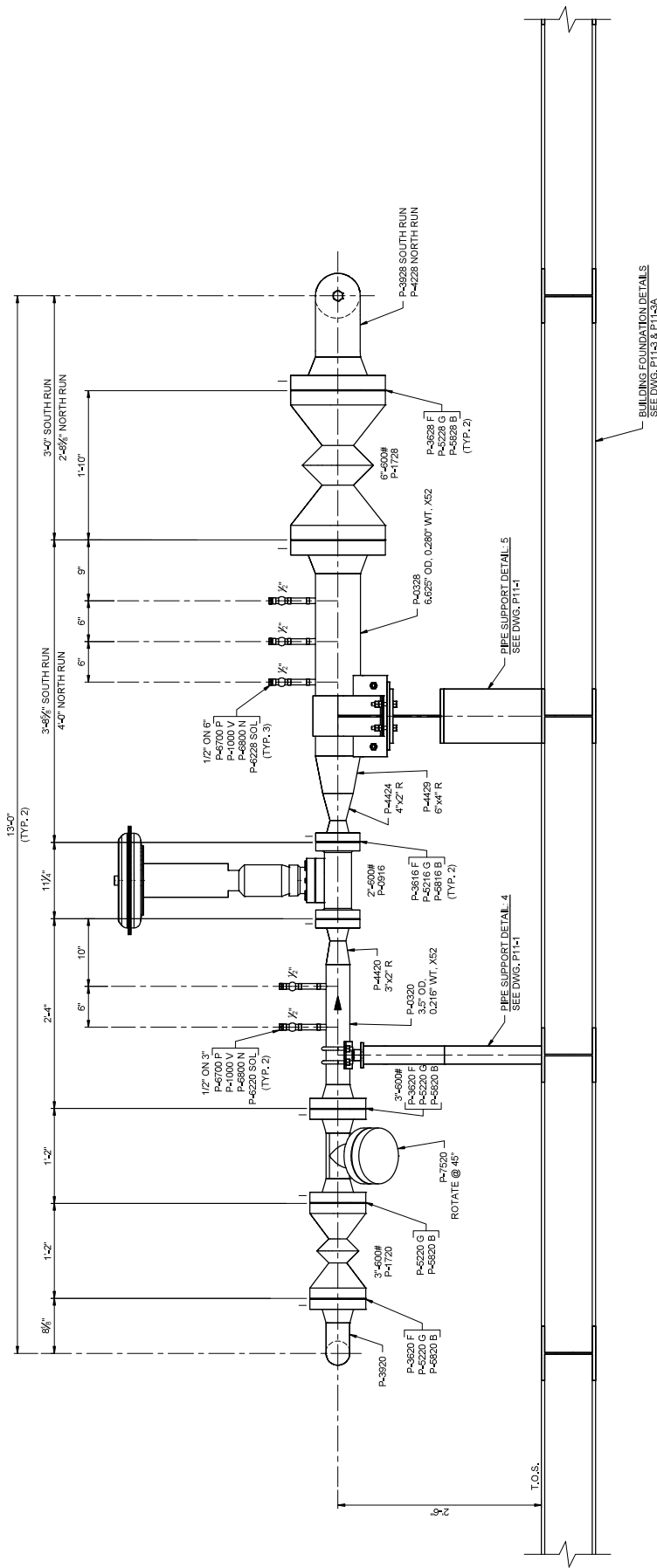
DWG. NO.
P7-6



SECTION
SCALE: 1"=1'-0"
REF. DWG. P7-2

-
- 6.625" OD, 0.280" WT. X52
- 12"x12"x4" REST BLOCK
- 6" TO RELIEF
- P-3928

[illegible]



SECTION
SCALE: 1/2"=1'-0"
REF. DWG. P7-2

- NOTES:**
- 1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.
 - 2. SUPPLIER TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION.
 - 3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING DUE TO ANY BURIED PIPE, CONDUIT OR CABLE NOT SHOWN ON DRAWING.

INTERNAL INFORMATION
DISTRIBUTION COPIES LIMITED TO
PROJECT NEEDS

INTERNAL INFORMATION DISTRIBUTION/COPIES LIMITED TO PROJECT NEEDS										REVISION • DESCRIPTION										NO.									

1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.

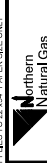
2. SUPPLIER TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION.

3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING DUE TO ANY BURIED PIPE, CONDUIT OR CABLE NOT SHOWN ON DRAWING.

4. ALL RISERS MUST HAVE 8" MIN. CLEARANCE FROM ROCK AROUND THE PIPE. THIS AREA IS TO BE FILLED WITH DIRT TO PREVENT DAMAGE TO THE PIPE COATING.



SCALE DISCLAIMER:
NOTED SCALE APPLIES TO 22"X4" PAPER SIZE ONLY



LONG PRAIRIE MN T123 R230W
PIPING SECTION
 SEC. 29, T129N, R33W
 TODD COUNTY, MINNESOTA

PROJECT NUMBER
CAPGTR1000008969

DWG. NO.
P7-9

REL PROJ NO: N/A		FAC CODE STA NO: 753471	
PIPELINE NO: M8870301		CONST YR: 2025	
POI NO: 1355	BY: WN	DATE: 12/8/25	
DESIGN: WN			
DRAWN: WN			
ASBUILT			
SHEET NO: 51		SHEET NO: 51	

B/D

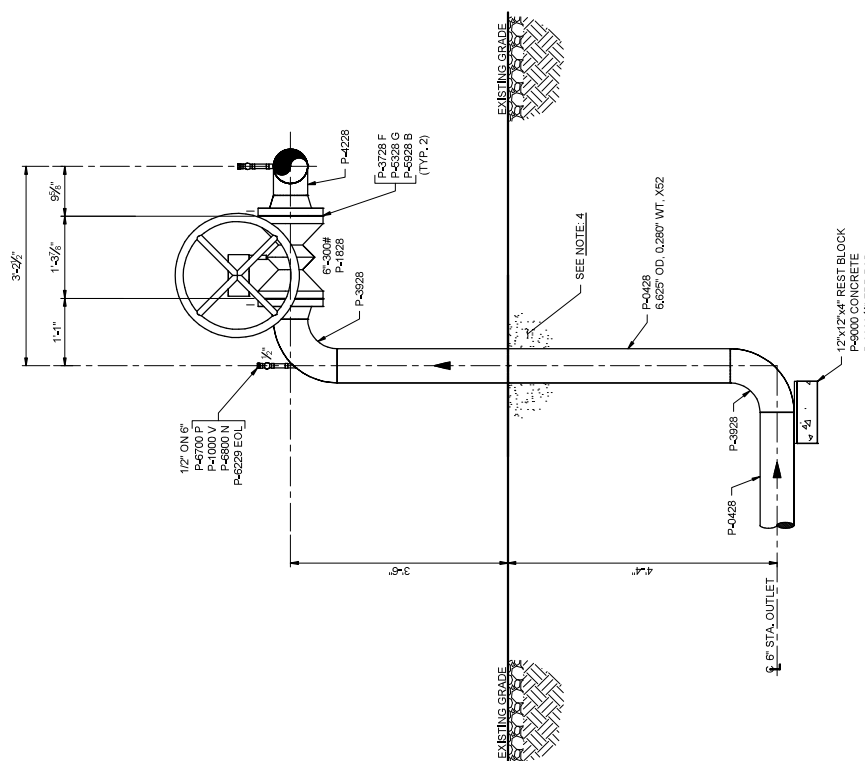
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INTERNAL INFORMATION
DISTRIBUTION/COPIES LIMITED TO
PROJECT NEEDS

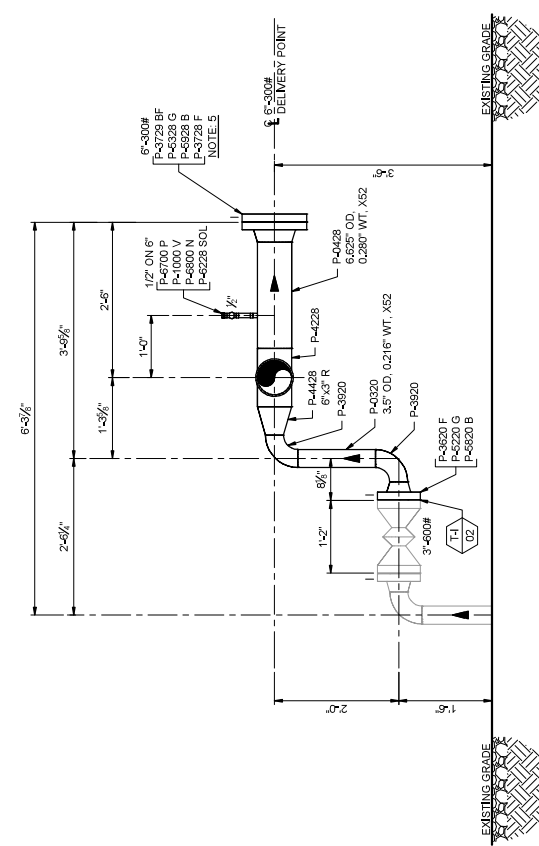
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- NOTES:**
1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.
 2. SUPPLIER TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION.
 3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING DUE TO ANY BURIED PIPE, CONDUIT OR CABLE NOT SHOWN ON DRAWING.
 4. ALL RISERS MUST HAVE 8" MIN. CLEARANCE FROM ROCK AROUND THE PIPE. THIS AREA IS TO BE FILLED WITH DIRT TO PREVENT DAMAGE TO THE PIPE COATING.
 5. INSULATING GASKET & BOLTS (P-4329 & P-4929) TO BE INSTALLED AT TIME OF CUSTOMER TIE-IN.

SECTION J
SCALE: 1"=1'-0"
REF: DWG. P7-2

SECTION K
SCALE: 1"=1'-0"
REF: DWG. P7-2



LEGEND

EXISTING FACILITIES

NEW CONSTRUCTION

SCALE: ENGLISH: 1"=1'-0" METRIC: 1:12.5 (AS SHOWN) 1"=1'-0" (PAPER SIZE ONLY)

INTERNAL INFORMATION
DISTRIBUTION COPIES LIMITED TO PROJECT NEEDS

BID DRAWING
DO NOT USE FOR CONSTRUCTION

LONG PRAIRIE MN #1
LONG PRAIRIE MN 1 TBS REBUILD
PIPING SECTIONS
SEC. 29, T129N, R33W
TODD COUNTY, MINNESOTA

PROJECT NUMBER
CAPGTR100008989

DWG. NO.
P7-10

Northern Natural Gas

STATUS	BY	DATE	CHECKED	DATE	APPROVED	DATE
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DATE	2/1/25
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NO.	REV.	DESCRIPTION	BY	DATE	CHKD	APPRO
A		ISSUED FOR BID		2/1/25		



1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.
2. SUPPLIER TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION.
3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING DUE TO ANY BURIED PIPE, CONDUIT OR CABLE NOT SHOWN ON DRAWING.

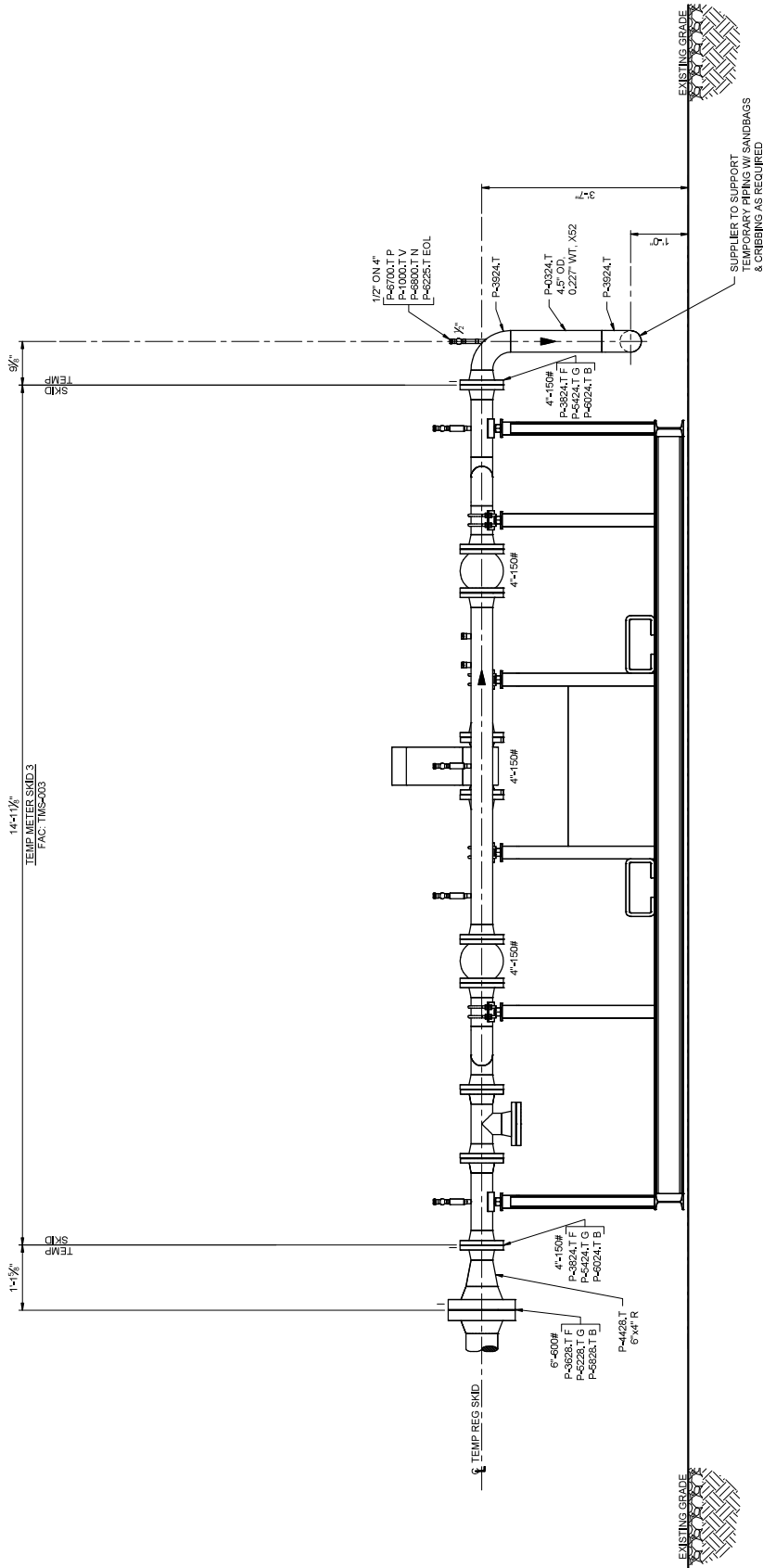
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LONG PRAIRIE MN #1
LONG PRAIRIE MN 1 TBS REC
PIPING SECTION - TEMP BY
SEC. 29, T129N, R33W
TODD COUNTY, MINNESOTA

**Northern
Natural Gas**

PROJECT NUMBER
CAPGTR1000008969

DWG. NO.
D7 44 T



- NOTES:
- 1. ALL NEW CONSTRUCTION TO BE DONE BY THE SUPPLIER.
 - 2. SUPPLIER TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO FABRICATION.
 - 3. SUPPLIER TO EXERCISE EXTREME CAUTION WHILE DITCHING DUE TO ANY BURIED PIPE, CONDUIT OR CABLE NOT SHOWN ON DRAWING.

SECTION
SCALE: 1"=4'-0"
REF. DWG. P7-4-T

INTERNAL INFORMATION
DISTRIBUTION COPIES LIMITED TO
PROJECT NEEDS

NO.	REV	BY	DATE	CHKD	APPRO	DESCRIPTION	
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DRAWING
DO NOT USE FOR
CONSTRUCTION

STATUS	BY	DATE	APPROVED	DATE	REVISION	
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LONG PRAIRIE MN #1
LONG PRAIRIE MN 1 TBS REBUILD
PIPING SECTION - TEMP BYPASS
SEC. 29, T129N, R33W
TODD COUNTY, MINNESOTA

PROJECT NUMBER
CAPGTR1000008969
DWG. NO.
P742-T

SCALE: ENGLISH
NOTED ABOVE THE LINE TO 22" X 34" PAPER SIZE ONLY



4. SUPPLIER TO REMOVE EXISTING BLIND FLANGE TO ATTACH TEMP BYPASS. SUPPLIER TO REPLACE BLIND FLANGE WITH NEW GASKET AND BOLTS ONCE RYPASS IS REMOVED.



LONG PRAIRIE MN #1
LONG PRAIRIE MN 1 TBS RE
PIPING SECTIONS - TEMP BY
SEC. 29, T129N, R33W
TODD COUNTY, MINNESOTA

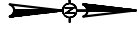
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	BY	DATE	BY	DATE			
PRE ID						40, 73471	
SD					PRE INCH, MINIST01		
CONST.					PC NO. 1555		
					CONSTR. NR.	2025	
					DATE		
					BY		
					REASON	WN	
					DATE	10/25/25	
					ASST.		
					SCALE	1" = 40'	
					PRE NO.		

[illegible]

INTERNAL INFORMATION
DISTRIBUTION/COPIES LIMITED TO
PROJECT NEEDS

PROJECT NUMBER
CAPGTR1000008969

DWG. NO.
P7-13-T



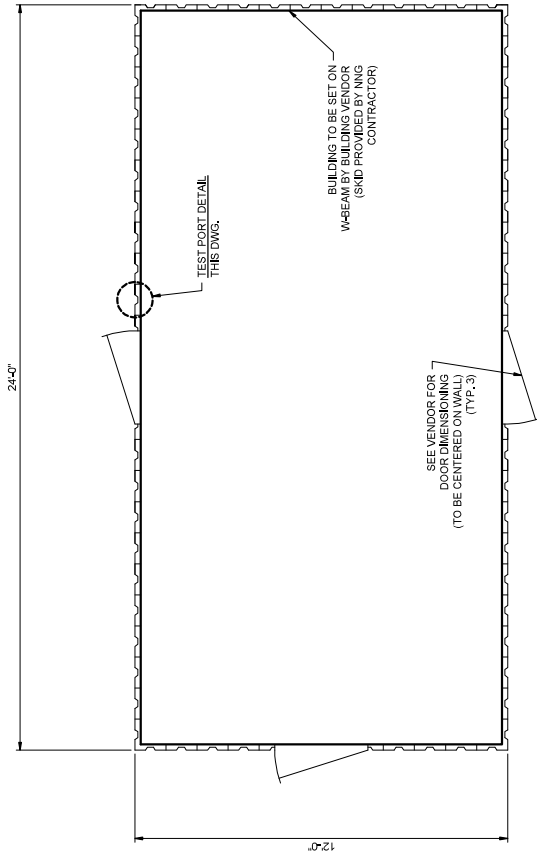
— BOLT CONNECTION DETAILS
SEE THIS DWG.



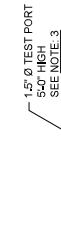
8. ALL MATERIAL TO BE FURNISHED BY THE SUPPLIER.

**BID
DRAWING
DO NOT USE FOR
CONSTRUCTION**

LONG PRAIRIE MN #1	 Northern Natural Gas
LONG PRAIRIE MN 1 TBS REBUILD	
BUILDING FOUNDATION DETAILS	
SEC. 29, T129N, R33W	PROJECT NUMBER
TODD COUNTY, MINNESOTA	CAPGTR1000008969 DWG. NO. P11-3

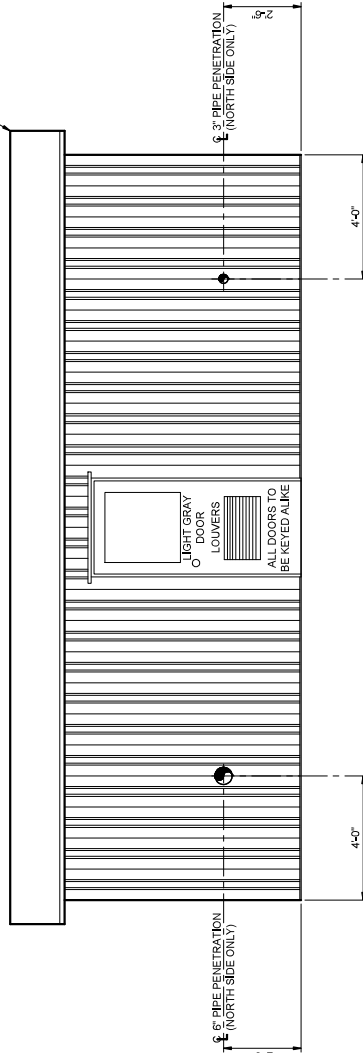


PLAN
REF: DWG. 17-1

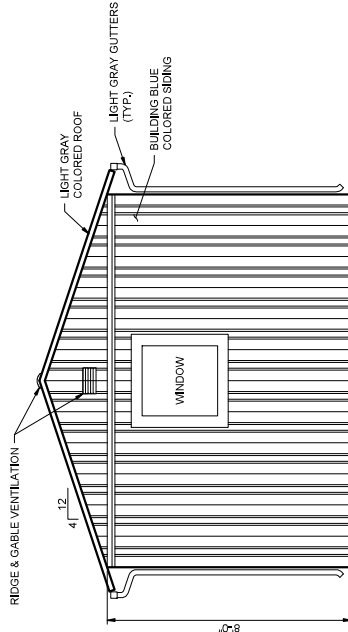


TEST PORT DETAIL
SCALE 1/2" = 1'-0"

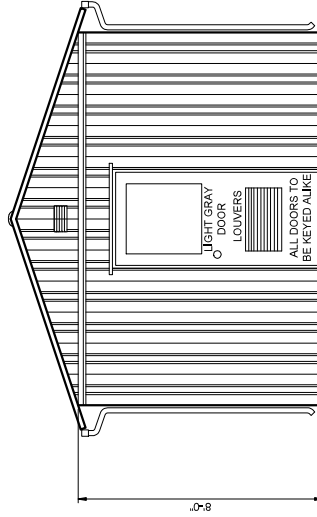
P-40200
24'-0"x12'-0" BUILDING
W/ 8'-0" EAVE HEIGHT



NORTH / SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

NOTES:

1. BUILDING DESIGN LOADS (DEAD, LIVE, WIND AND AUXILIARY LOADS) SHALL BE DETERMINED BY THE BUILDING DESIGNER OR THE LOCAL BUILDING AUTHORITY, WHICHEVER IS MORE STRINGENT. MINIMUM DESIGN LOADS SHOULD BE NO LESS THAN THE FOLLOWING: ROOF LINE LOAD - 25 PSF, WIND LOAD - 90 PSF (3 SEC GUST), SNOW LOAD - 55 PSF.
2. DOORS TO INCLUDE PANIC-HARDWARE AND A MEANS TO HOLD THE DOOR OPEN ALL DOORS TO INCLUDE WINDOWS. ALL DOORS TO BE KEVED ALIKE.
3. TEST PORTS TO BE INCLUDED FOR ALL METER AND REGULATOR BUILDINGS. THE TEST PORT SHOULD CONSIST OF A 1.5" DIAMETER OPENING WITH RUBBER BOOTS AND A WEATHERPROOF COVERING TO ENCLOSE THE ORIFICE.

INTERNAL INFORMATION
DISTRIBUTION COPIES LIMITED TO
PROJECT NEEDS

A ISSUED FOR BID

NO. DATE BY DATE CHKD APPD

FOR
REFERENCE
ONLY

STATUS BY DATE BY DATE

PRELIM ID CONST.

DATE DATE

DATE DATE

LONG PRAIRIE MN #1
BUILDING FABRICATION DETAILS
SEC. 29 T129N R33W
TODD COUNTY, MINNESOTA

PROJECT NUMBER
CAPGTR100008989
DWG. NO.
PF-1



18-0025800
D & K
DISTRIBUTORS INC

23810

18-0025801
BNSF RAILWAY
COMPANY

230TH ST

18-0033500
NORTHERN
NATURAL GAS CO

23811

18-0033601
B & B
ASSETS LLC

18-0033800
SCOTT & REBECCA HILLIG

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

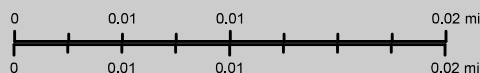
Todd County

MINNESOTA



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

GIS Site Map



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:
Wednesday, July 30, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Received

AUG 01 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

Appeal for a Variance

Accepted 8/4/2025
KLM

Applicant Sheila Asmus

Mailing Address 36000 Northern Dr. Cushing MN 56443

Site Address Same

Phone Number [REDACTED]

E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) [REDACTED]

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 (BDL)

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 _____

Impervious surface coverage _____ Building/Structure Height _____ Other X

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

Yes X No _____ Date of the meeting 7/7/25

Pd \$1600
2025-04241

Robert Bismuth

Optional Township Board Signature

Chairman

Board Position

VAR #2025-016

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.) See Attached Page
- 2.)
- 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.**

See Attached Page

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 later 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

Sheila Asmus
Signature

8-1-25
Date

Same
Property Owner Name Printed

Signature (If different than applicant)

Date

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name _____ Site Address _____
 Phone (____) ____-____ City _____ State ____ Zip _____
 Mailing Address _____ Parcel Number ____-____
 _____ Lake/River Name _____

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: _____ sq ft

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

Existing	Proposed
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

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.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

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

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.

proposed guest cottage - Flat Roof : Downspouts with rain collection system (barrels)

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.

Variance Request

List of Variance requests:

1. Request to reduce the 100' setback from the east side of my lot to 82' for the construction of a guest cottage. This is in preparation to allow close living proximity of my parents to my home so I may provide care and assistance as needed as they age and confront declining health and mobility. My father has recently been diagnosed with Parkinson's and I would like him and my mom to be able to age with ease and dignity.
2. Request to reduce the 80,000 square footage requirement to 68,428 square feet, for the addition of a guest cottage for reasons stated above.

3. Increase peak height of guest cottage from 15' to 18'.
see attached email

Practical Difficulties:

My lot is a very unusually shaped lot and is surrounded by lowland and wet lands. It is a difficult lot due to shape and the nature of the surrounding vegetation. Both DNR agents, Mark Anderson and Tim Crocker whom I have had out several times, agree. They have also stated that they have no objections or concerns with my proposed guest cottage placement. I have also had Adam Ossefoort from Todd county zoning and planning and Jared Festler from Festler surveying service out several times discussing the property and the difficulties it poses with current setback guidelines. I have joined 2 parcels together in an effort to increase the square footage of my property. I have also had Festler survey the property 2x in the last 3 months. The 2nd survey was done with Mark Anderson from the DNR who reestablished the shortline giving ~~my~~ back some square footage. This is noted in the survey. I have also contacted the land owner to the north to see if buying more acreage with other building site options would be possible. Unfortunately, it is in a trust and this was not an option. The property to the south of my parcel is considered "no man's land" and is state property. The township road Northern Drive also deviates from its straight path in only one areaon my lot and eliminates other building sites options. . The square footage of my parcels have changed from the survey conducted in 1984 and 2000 (both remained the same) to the current survey. It was reduced significantly and despite my inquiries with the DNR, Todd County zoning and planning and Festler Survey, no one can give me a definite reason why. I have attached all 4 surveys. I have set back the proposed building site as far as possible at this time.

AO
8/1/25

Adam Ossefoort

From: Sheila Asmus [REDACTED]
Sent: Monday, August 4, 2025 2:47 PM
To: Adam Ossefoort
Subject: Re: Question

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,

Thanks for getting back to me. I talked to my home designer and he feels another 3 feet from the peak surface would help with any potential durable medical equipment and lift needs in the future. It may be possible at 15' . but he said it would be nice to have that leeway. Just in case down the road I would have to have a lift system installed or anything else. I'm OK with the 700 foot footprint because he was able to do a handicapped accessible floor plan, but could you please add the 3 feet to the variance requests? Moving the height from 15 feet to 18 feet?

If they say no, they say no. I'd just like to ask.

Thanks so much for everything you've helped me with. Truly appreciated!

Sheila

Sent from my iPhone

> On Aug 4, 2025, at 9:57 AM, Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us> wrote:

>

> Good Morning Sheila, that is a great question! They most often will consider all of the variances together but sometimes do split them depending on the application. In your case, both requests are interconnected so I would assume they would consider both together but they will decide that during the meeting.

>

> -----Original Message-----

> From: Sheila Asmus <[REDACTED]>

> Sent: Monday, August 4, 2025 9:32 AM

> To: Adam Ossefoort <Adam.Ossefoort@co.todd.mn.us>

> Subject: Question

>

> 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.

> _____

>

> Hey Adam,

>

> I have a quick question. Does the board consider each variance request individually when there are several on the application? Or is it a "all or none" type situation?

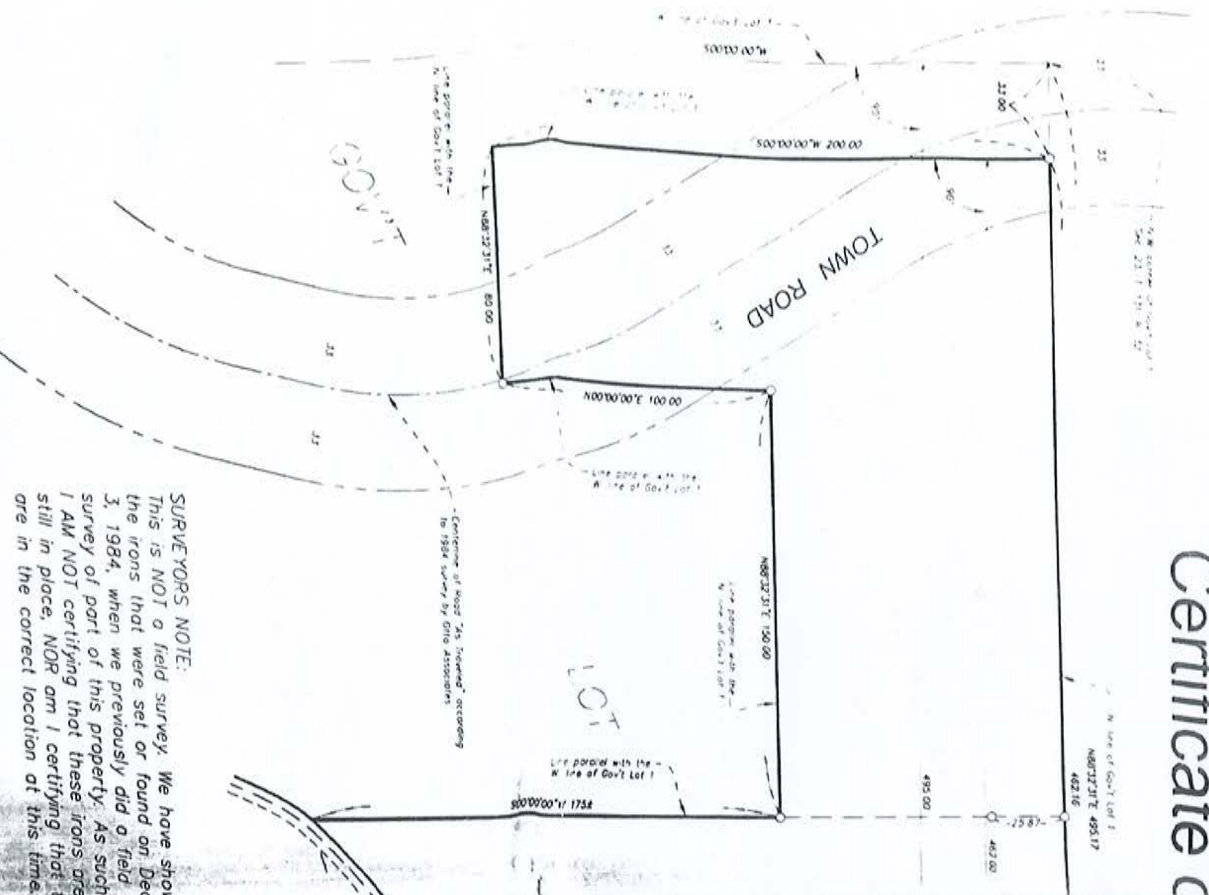
>

> Sheila

>

> Sent from my iPhone

Certificate of Survey



SURVEYOR'S NOTE:
This is NOT a field survey. We have shown the
the irons that were set or found on Dec. 3, 1984,
survey of part of this property. As such, I AM NOT
still in place, NOR am I certifying that they are in
the correct location at this time.

PROPOSED PROPERTY DESCRIPTION:
That part of the east 462.00 feet of Government Lot 1, Section 23,
Township 131, Range 32, Todd County, Minnesota, that lies northerly of a line described as
follows:

Commencing at the northwest corner of said Government Lot 1; thence on an assumed bearing
North 88 degrees 32 minutes 31 seconds East, along the north line of said Government Lot 1,
distance of 33.00 feet; thence South 00 degrees 00 minutes 00 seconds West, parallel with the
west line of said Government Lot 1, a distance of 200.00 feet to the point of beginning of the
to be described; thence North 88 degrees 32 minutes 31 seconds East, parallel with the north
of said Government Lot 1, a distance of 80.00 feet; thence North 00 degrees 00 minutes 00
seconds East, parallel with the west line of said Government Lot 1, a distance of 100.00 feet;
thence North 88 degrees 32 minutes 31 seconds East, parallel with the north line of said
Government Lot 1, a distance of 150.00 feet; thence South 00 degrees 00 minutes 00 seconds
West, parallel with the west line of said Government Lot 1 to the shore of Big Lake and said line
there terminating.

Requested By:
Donald Carry

Survey parcel in
Gov't Lot 1 of
Sec. 23, T. 131, R. 32.

Date of Field Survey

Drawn By

Scale:

Checked By

Date

Land Surveyor

Ring No. 14343

Engineers and Land Surveyors, Inc.

Web Site:

9 West Division St.

Buffalo, MN 55313

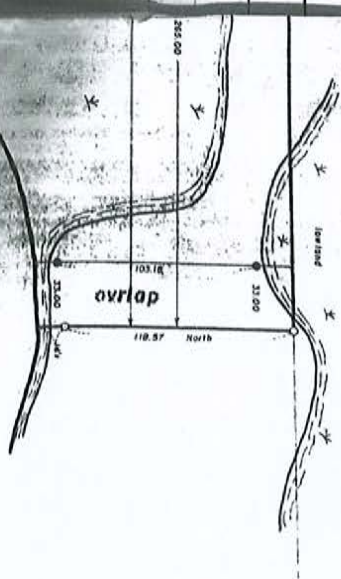
Ph: (763) 882-4727

Fax: (763) 882-4522

Job No.

031

of Survey



● denotes iron requirement; iron
○ denotes iron requirement not
met; RLS, restless legs.

[illegible]

There appears to be a 33 foot overpass in the description which would tie the east along the east line of this property to the east along the east line of this property. According to a survey I have in my file from R. B. Jones, Land Surveyor, Jones also states, "This, I would suggest, that a determination of junior and senior deeds be made; those tract to determine the ownership of this overpass."

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Missouri.

Richard L. Davis

Edward J. Gims

Dated: 12/5/84 Registration No. 14543

DONALD CARRY



Land Surveyors
Buffalo, Minnesota 55803

582-4727

Survey a parcel in Gov't Lot 1.

See 23, T. 134, R. 32

Todd County, Minnesota

84428

1611 FIRST AVENUE NE, LITTLE FALLS, MN 56345 (320) 632-4396

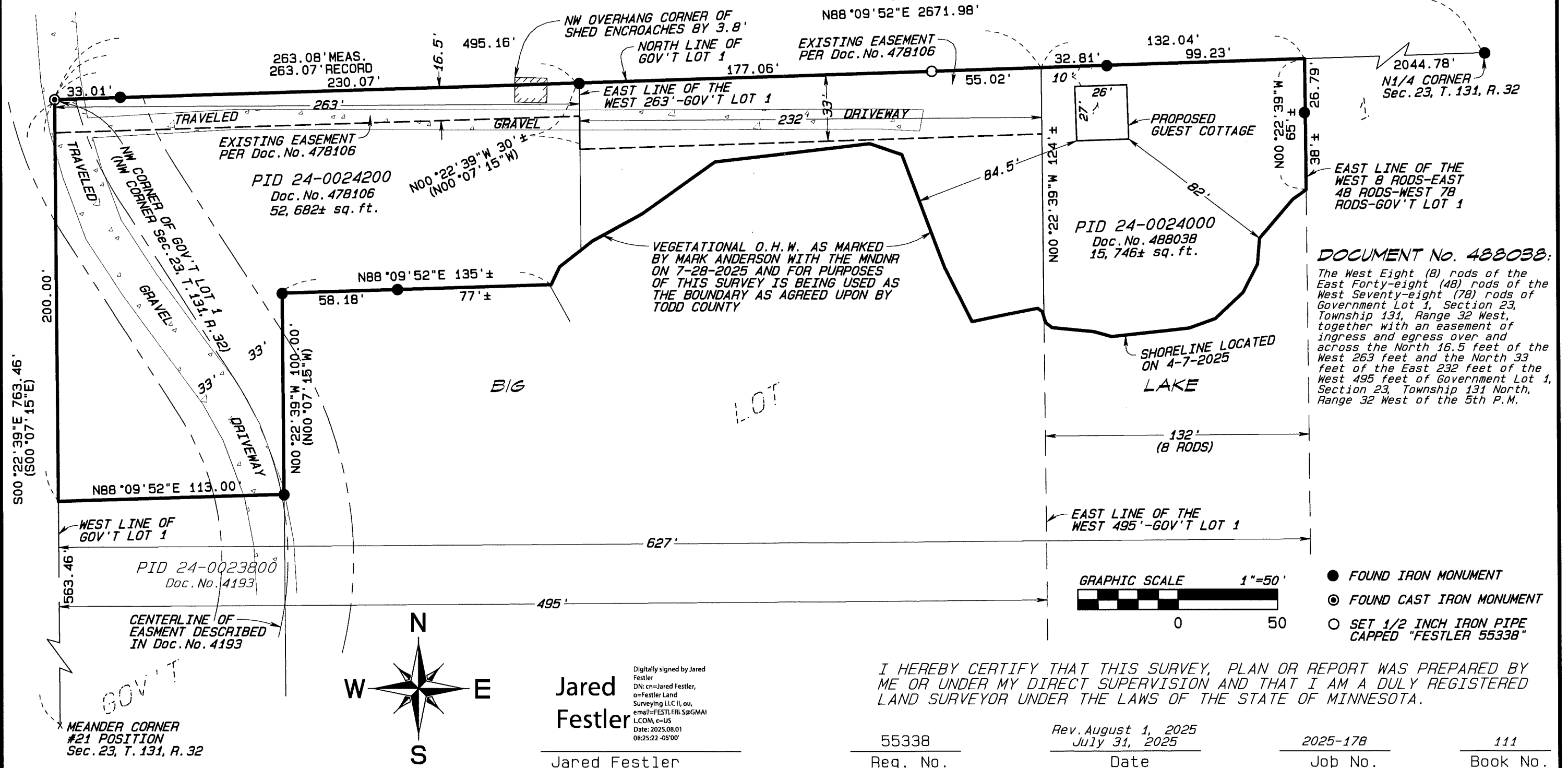
SECTION 23, TOWNSHIP 131, RANGE 32,
TODD COUNTY, MINNESOTA

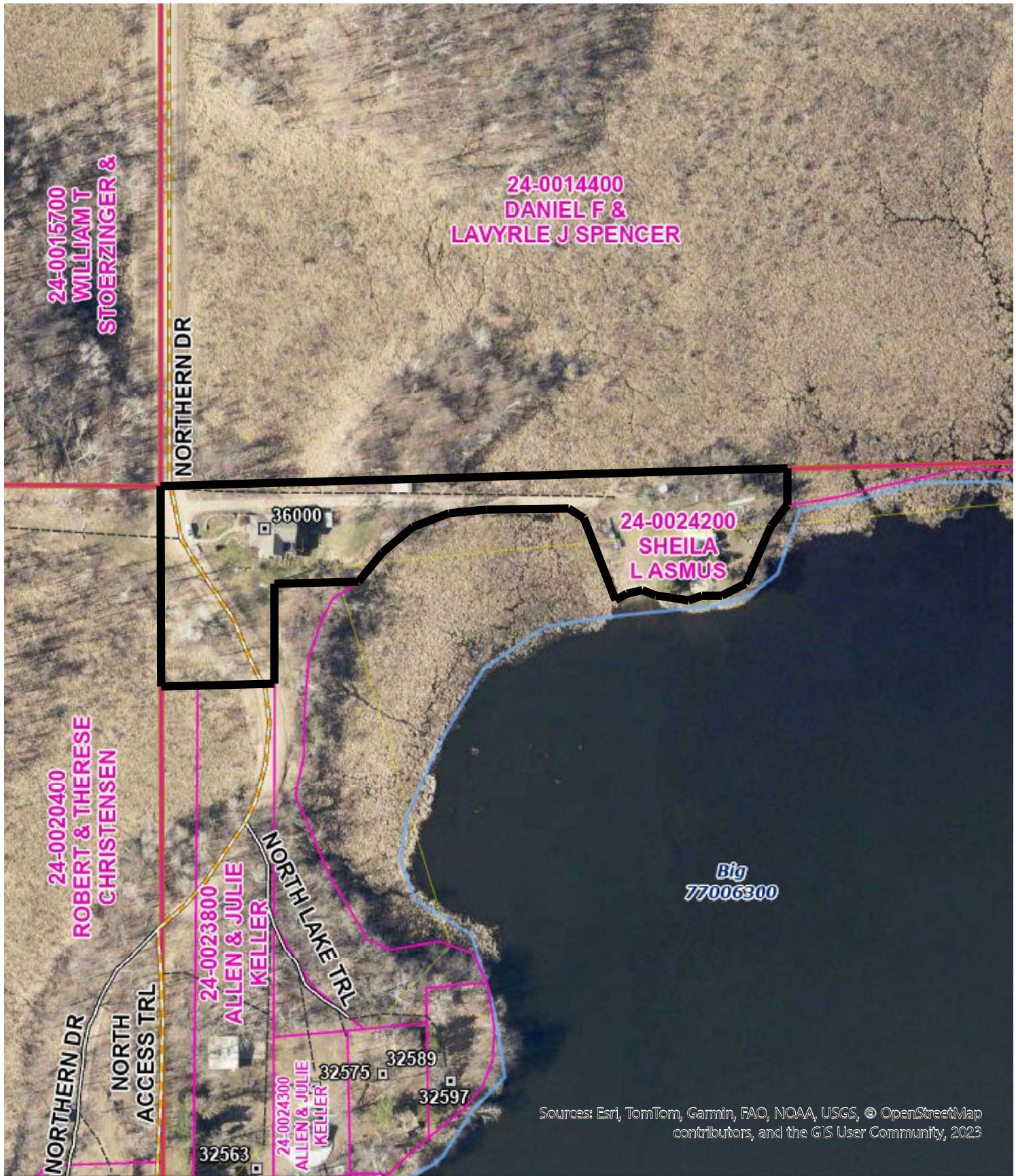
The East 232.00 feet of the West 495.00 feet of Government Lot 1, Section 23, Township 131 North, Range 32 West, Todd County, Minnesota.

AND

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

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.





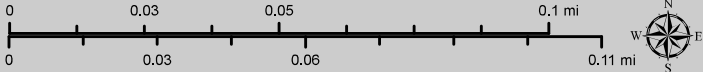
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023



Todd County
MINNESOTA

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

GIS Site Map



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, August 4, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Receipt #2025 - 0429

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

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

Email: ToddPlanZone@Co.Todd.MN.US

Accepted 8/4/25
Km

Received

AUG 04 2025

Todd County Planning
& Zoning

Appeal for a Variance

Applicant Robert Fritze

Mailing Address 21499 Fiddle Trl Osakis MN 56360

Site Address Same

Phone Number

E-Mail Address

Property Owners Name & Address (if not applicant)

Parcel Number(s) 15-0049100

Section: 34 Township 15-Leslie

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

Shoreland (Lake or River Name): Osakis

Full and Current Legal Description(s): Grandach's Subdiv of Govt Lot 7 (34-129-35)
(attach if necessary)

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

Septic System: Date installed _____ Date of Compliance Inspection _____

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 4/29/25

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.) Request to increase peak height of a non-conforming structure from 18' to 24'
- 2.) Request to relocate garage to adjoin cabin maintaining current OHWL (53') and Row (18") setback
- 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.**

Non conforming lot with cabin and detached garage
Requesting to relocate garage to adjoin cabin
and add second level

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

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

Hand-drawn site plan on graph paper showing a proposed building layout. The plan includes a "Lower Deck" (21' x 11'), an "Raised Deck" (8' x 11'), a "Covered Porch" (31' x 8'), and a circular "Holding Tank". Dimensions for setbacks and distances are provided: 53' from the top boundary, 22' from the left boundary, 16' from the bottom-left corner, 38'6" from the bottom boundary, 33' from the bottom boundary, and 39'9" from the right boundary. The site is bounded by "LAKE OSAKIS" to the top and "EXISTING ROAD" to the bottom. A north arrow points towards the bottom-left.

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

Updated 1/10/2025

AUTHORIZED AGENT FORM

I hereby authorize Robert Fritze to act as my authorized agent
for all public hearing(s) and legal relations with this application on property located at:

Site address 21499 Fiddle Rd, Osakis, MN 56560

Section # 34 Township Name 15- Leslie

Parcel Number(s) 15- 0049100

Property Owner(s) name (print) Sherric Fritze Theresa Fritze

Property Owner(s) Signature(s) Sherric Fritze Theresa Fritze Date 7/30/25

Authorized Agent(s) name (print) Robert Fritze

Authorized Agent(s) Signature(s) [Signature] Date 8/4/25

Authorized Agent Phone Number [Redacted]

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Rob Fritze Site Address 21499 Fiddle Ln
 Phone [REDACTED] City Oskio State MN Zip 56360
 Mailing Address 21499 Fiddle Ln Parcel Number 15-0049100
 Lake/River Name Oskio

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: 5,345 sq ft

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

Existing		Proposed	
1.	Cabin = 1235 sq ft	Cabin	1,125 sq ft
2.	Deck (lower) 115 sq ft	Covered Porch	80 sq ft
3.	Shed 72 sq ft	Garage	352 sq ft
4.	Garage 352 sq ft	Shed	72 sq ft
5.			
6.	Total 1,774	Total	1,629
7.			
8.			

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.	Side walk 26" x 192" = 34.7 sq ft	Pad garage	100 sq ft
2.	Garage Pad 4 sq ft	Apron garage	48
3.	14 Paving Stones (2x18) 35 sq ft		
4.	Paving Stone Edge 78 sq ft		
5.			
6.	Total = 157.7	Total	= 148
7.			
8.			

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

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		
Pavers along East edge of Cabin	32" x 351" = 78 sq ft	B		
Sidewalk from entry to driveway	26" x 192" = 34.67 sq ft	B		
Pavers to lake	14 x 20" x 18" = 35 sq ft	B		
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.

Maintain gutters on both cabin and garage

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.

TODD COUNTY, MINNESOTA

Transfer Entered
Certificate of Real estate value received

Date 07-18-2025
Deed tax: \$0.00
Todd County Property Records &
Taxpayer Services
PID

Document #: A546833

07-18-2025 at 4:08 PM
KIMBERLY BOSL
TODD COUNTY RECORDER
Long Prairie, MN
Fee Amount: \$46.00

Return via MAIL:
ROBERT FRITZE
21499 FIDDLE TRAIL
OSAKIS, MN 56360

(Top 3 inches reserved for recording data)

**AFFIDAVIT OF IDENTITY
AND SURVIVORSHIP FOR
TRANSFER ON DEATH DEED**

**Minnesota Uniform Conveyancing Blanks
Form 50.2.3 (2022)**

State of Minnesota, County of Todd

Robert Keith Fritze ("Affiant"), being first duly sworn on oath, states that to my personal knowledge:

1. Walton K. Fritze ("Decedent") is the person named in the certified copy of the Certificate of Death attached hereto.

2. On the date of death, Decedent was an owner of the real property in Todd County, Minnesota, legally described as follows:

Lot Six (6), Block One (1), Gerlach' s Subdivision of Government Lot Seven (7), Section Thirty-four (34), Township One Hundred Twenty-nine (129) North, Range Thirty-five (35) West of the Fifth P.M., according to the plat thereof on file and of record in the office of the County Recorder in and for said County

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

and Decedent was the Grantor Owner in a transfer on death deed ("Deed") recorded on Aug 19 2022 as Document
(month/day/year)

Number A533505 in the Office of the ☒ County Recorder ☐ Registrar of Titles of TODD

County, Minnesota. (If recorded with the Registrar of Titles, insert the Certificate of Title number _____.)

3. ☒ All of the Grantee Beneficiary(ies) named in the Deed survived the Decedent by 120 hours. (Complete the following statement.)
The Grantee Beneficiary(ies) named in the Deed who survived the Decedent by 120 hours is(are):

Sherrie Rosalie Fritze-Harris

Robert K. Fritze

Theresa Marie Fritze-Nelson

(insert names of the Grantee Beneficiary(ies) who survived the Decedent)

☐ One or more of the Grantee Beneficiary(ies) named in the Deed did not survive the Decedent by 120 hours. (Complete the following two statements.)

4/2012

(Top 3 inches reserved for recording data)

**AFFIDAVIT OF IDENTITY
AND SURVIVORSHIP FOR
TRANSFER ON DEATH DEED**

**Minnesota Uniform Conveyancing Blanks
Form 50.2.3 (2022)**

State of Minnesota, County of Todd

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and Decedent was the Grantor Owner in a transfer on death deed ("Deed") recorded on Aug 19 2022 as Document
(month/day/year)

Number A533505 in the Office of the ☒ County Recorder ☐ Registrar of Titles of TODD

County, Minnesota. (If recorded with the Registrar of Titles, insert the Certificate of Title number _____.)

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Sherrie Rosalie Fritze-Harris

Robert K. Fritze

Theresa Marie Fritze-Nelson

(insert names of the Grantee Beneficiary(ies) who survived the Decedent)

☐ One or more of the Grantee Beneficiary(ies) named in the Deed did not survive the Decedent by 120 hours. (Complete the following two statements.)

The Grantee Beneficiary(ies) who survived the Decedent by 120 hours is(are):

(insert names of the Grantee Beneficiary(ies) who survived the Decedent)

The Grantee Beneficiary(ies) who did not survive the Decedent by 120 hours is(are):

(insert names of the Grantee Beneficiary(ies) who did not survive the Decedent)

4. A certified copy of the Certificate of Death for each deceased Grantee Beneficiary who did not survive the Decedent by 120 hours is attached to this affidavit.

5. A Clearance Certificate pursuant to Minn. Stat. 507.071 subd. 23 ^{P-1} ☒ is or ☒ is not attached to this affidavit.

(check only one box)

Affiant

(signature of Affiant)

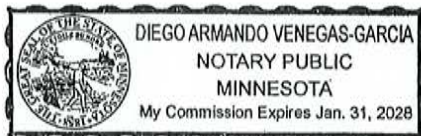
Signed and sworn to (or affirmed) before me on

7/18/2025
(month/day/year)

by Robert Fritze

(insert name of person making statement)

(Stamp)



(signature of notarial officer)

Title (and Rank):

Consumer Lender

My commission expires:

01/31/2028
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Robert Fritze
21499 Fiddle Trl.
Osakis, MN 56360

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN
THIS INSTRUMENT SHOULD BE SENT TO:
(insert name and address of person to whom tax statements should be sent)

Rob Fritze
21499 Fiddle Trl
Osakis, MN 56360

Minutes
Leslie Township – Todd County
April 29, 2025
8:00 pm

Doug Kaiser called the Meeting to order.
Pledge of Allegiance by Doug Kaiser

Members Present: Doug Kaiser, Dennis Miller, Michael Berry, Mark Grinstead, Teri Haburn
Absent:

Guest: Tad Berg, Robert Fritz, Scott Maryces

SECRETARY REPORT –March Minutes- read by Mark Grinstead
A motion was made to accept the minutes, by Michael Berry 2nd by Dennis Miller.
Discussion followed. Vote taken. Motion Carried

TREASURES REPORT - Mark Grinstead.

March 2025

Beginning book balance in all accounts: \$493,282.72

Receipts: \$207.53

Disbursed: \$48,693.76

Deposits in transit: \$0

Outstanding checks: \$39,405.10

Ending February book: **484,201.59**

Bank: **484,201.59**

Motion to accept treasures report by Dennis Miller, 2nd by Michael Berry.

Discussion followed. Vote taken. Motion carried.

OLD BUSINESS

Glen and Cinnamon Lancaster – to rezone property from commercial to AF2

Doug Kaiser made a motion 2nd by Michael Berry to approve the rezoning.

Long Prairie Fire Meeting April 2, 2025, at 6:30

First National Bank sent a notice about renewable CD new interest rate is 3.94%.

The MDA noxious weed team will be hosting another online seminar on April 1 from 9:00-10:30.

The date for the Annual Twp/Todd County City Weed Training. They will send the agenda out in the first part of April. At the Browerville Community Center April 29, 2025, 10:30 am

Doug Kaiser attended the spring training in St Cloud and shared information. Discussed items at the meeting.

The board reviewed the Annual Minutes. Dennis Miller made a motion 2nd by Michael Berry to approve the minutes. Discussion followed. Motion carried.

The board approved Tad Berg to fix the shoulders on the roads, and to let R&R know when to grade roads.
Doug Kaiser made a motion for Tad Berg to fix the shoulder of roads, 2nd by Dennis Miller. Discussion followed. Vote taken. Motion Carried.

The Matt Associations' dues will be going up 25% in 2027.

NEW BUSINESS

Rob Fritz requests approval to add a second floor to the existing cabin and move the detached garage to share a wall with the cabin. Discussion followed. The board approved the 30 x 30 addition.

Scott Marcyes requested the stop ahead sign of Fairfield Drive to be moved, and to request an approach and culvert to be put in. Tadd Berg will check with the county to see how far he can move that sign.

Doug Kaiser made a motion 2nd by Michael Berry to approve the driveway approach and install a 30' culvert at the owner's expense.

Upcoming meeting with Todd County re-requests. Information in the correspondence file

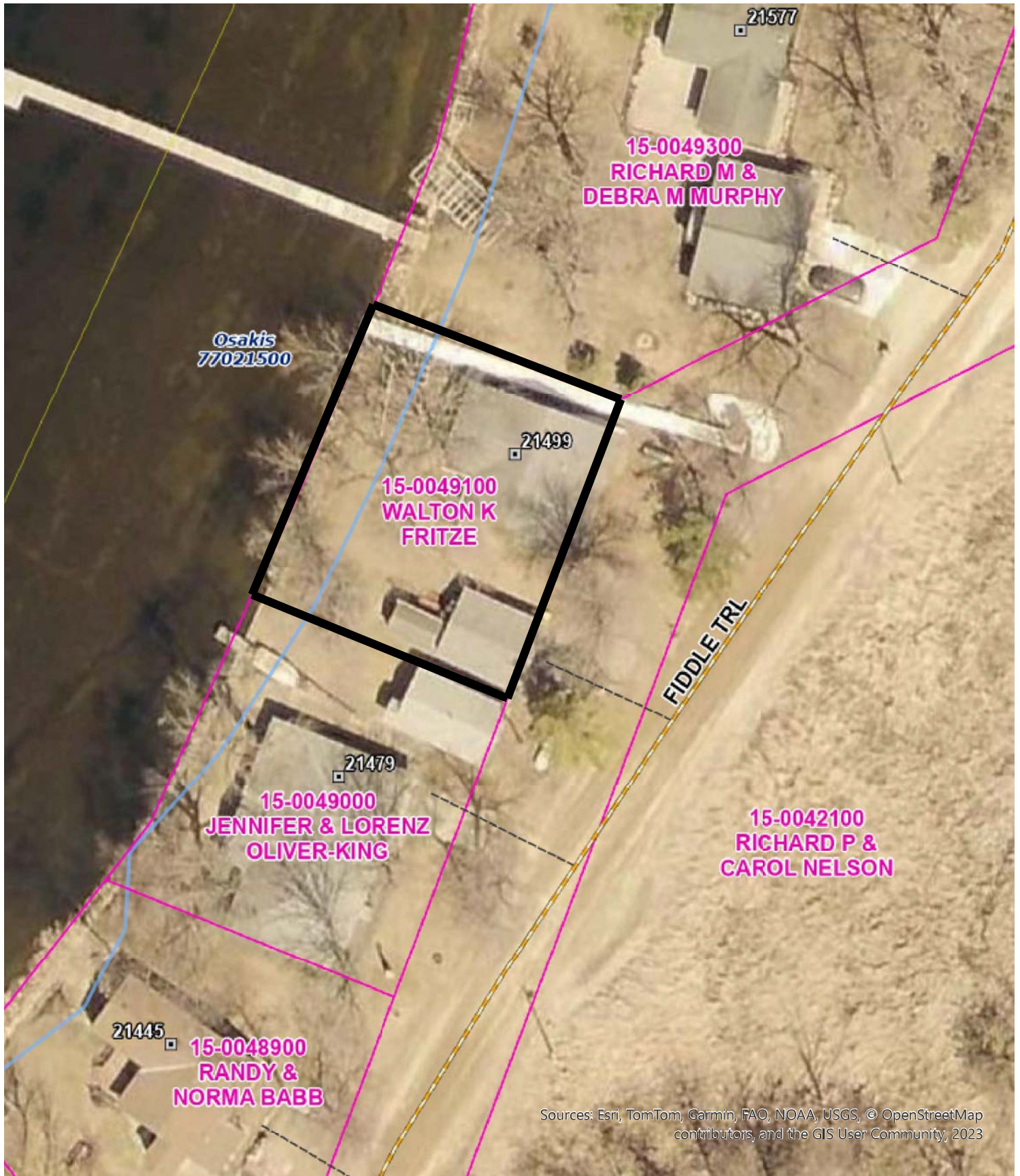
Other.

Doug Kaiser made a motion, 2nd by Michael Berry, to go over correspondence and pay bills.

The meeting adjourned at __9:00____ pm.

Teri Haburn, Clerk

Doug Kaiser, Chairman



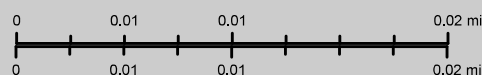
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Todd County
MINNESOTA



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

GIS Site Map



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