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, November 19, 2026 at 6:00 pm** the Todd County Board of Adjustment will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st Ave South, Suite 301, Long Prairie.

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

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

Agenda

- Call to Order
- Pledge of Allegiance
- Introduction of Board of Adjustment Members and process review
- Approval of agenda
- Approval of October 22, 2026, 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 applicants, staff, and public

1. **Dennis Waldvogel:** Section 25, Birchdale Township, Big Birch Lake
   Site Address: 10736 Angler Trail, Grey Eagle, MN 56336
   PID: 03-0059200
   1. Request to reduce the Road Right-of-Way setback from 20' to 10' for the replacement of the garage.
   2. Request to increase the allowed height for a non-conforming accessory structure from 18' to 25' for the replacement of the garage.
   3. Request to increase the allowed roof surface coverage from 15% of the total lot size to 19.18% for the garage replacement all in Recreational Development Shoreland Zoning District.

2. **Todd County Park and Trails, Battle Point Park:** Section 05, Gordon Township, Lake Osakis
   Site Address: 12902 Faraway Ln, Osakis, MN 56360
   PID: 10-4002900
   1. Request to increase the allowed 50' sand beach blanket to 200' sand beach blanket for water-oriented property in General Development Shoreland Zoning District.

Adjournment. Next meeting: **December 17, 2026**

Minutes of the Todd County Board of Adjustment Meeting

October 22, 2026

Completed by: Sue Bertrand P&Z Staff

Site visit completed by Adam Ossefoort & Danny Peyton on 8/19/2026 on the Waldvogel site.
Site visit completed by Adam Ossefoort and Bill Berscheit on 10/15/2026 on the Skatarella site.

Meeting attended by board members: Chair Russ VanDenheuvel, alternate Larry Bebus, Mike Soukup, Danny Payton, 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.

Waldvogel has requested to table until next month, and Adam read the e-mail request.

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

Danny motioned to have the September 24th meeting minutes approved. Mike seconded the motion. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Dennis Waldvogel– PID 03-0059200 – Birchdale Township

Request(s):

1. Request to reduce the road right-of-way setback from 20’ to 10’ for a garage replacement.
2. Request to increase the allowed height for a nonconforming structure from 18’ to 25’.
3. Request increase the allowed roofed impervious surface coverage from 15% to 19.18%.

Tabled by request of the applicant.

AGENDA ITEM 2: David Skattarella– PID 06-0054300 – BurnhamvilleTownship

Request(s):

1. Request to reduce the road right-of-way setback from 20’ to zero.
2. Request to reduce the OHWL setback from 100’ to 52’ for a pantry addition.

David was present as the applicant.

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

Proposed Condition(s):

1. Establishment of a 10’ vegetated buffer (no mow zone) along the lake frontage. A 6’ wide maintained area shall be allowed for dock access. No vegetative or topographic alterations are allowed within this buffer area.

2. Land owner shall maintain a minimum of 50% screening of the proposed structure as viewed from the lake during leaf on conditions.
3. Applicant shall abide by all other applicable federal, state, and local standards.

David confirmed the staff report was accurate.

Adam went over Bill Berscheit's site visit report. This report may be viewed in full, upon request, at the Planning and Zoning office.

Correspondence received: None

Public comment: None.

Board discussion:

Danny asked the distance from cabin to OHW?

Adam, 14' to the front of the concrete patio.

Danny, so the 10' no-mow will take up a lot of this area?

Adam, yes, and a lot of this area has good, mature trees and brush with natural vegetation and the intent of the condition would be so that stays for any future landowner of the property.

Danny questioned the distance from the addition to the road right-of-way.

Adam 21 feet from the edge of the road, as traveled, to the addition. The cabin itself, is 33' from the edge of the service road that comes off County 104.

Danny, what is the width of the addition?

Adam, 12' x 16' are the dimensions, 12' out from the house.

Danny, the cabin is 12' from the edge of the right-of-way which is 35' from the center.

Adam, the 33' on the drawing is the measurement of the existing cabin to the actual paved road, had a difficult time determining the road right-of-way.

Ken, it is a township road though, a 4-rod road.

David confirmed the existing cabin is 33' from the edge of the paved road. The landowners paved that.

Ken stated he noticed the cabin is two stories, and asked if the pantry would be two levels too?

DRAFT

David, no it will be on the same level as the upper-level porch.

Russ was it a trailer house added on to?

David, no.

Russ, because of the size of the lot it had to be built that size. Did you build that?

David, no, his father did.

Ken, how do they maintain that township road in the winter?

David, Burtrum comes and plows in the winter.

Adam stated he had gone to the township, but they did not respond to us for any comment.

David stated the township told him they were very familiar with the area and it was fine, they didn't have any problems with it and they gave it to the clerk downstairs and signed off.

Ken, his concern is for safety, especially since it is only 21' from edge of the pavement, with plowing in the winter and knows how plows throw rocks. He did have that 12 extra feet and now you want to build in that area.

David, it is a paved road.

Ken, he understands that.

David, he's been living there for 15 years and has not seen anything that would intersect with Ken's concern, when he plows the road, it doesn't even come close to that 12'.

Larry, sees you have a ramp, does that go to the edge of the road?

David, yes, put the ramp from the road right up to the porch because at that time his mother was incapacitated.

Larry, understands ramps do not require a permit.

Adam, correct, however we do count it for impervious surface. It is a consequence of the house. You must have access to the house.

Larry asked when the ramp was installed?

David, guessing 15 years ago.

DRAFT

Adam showed the original plat of the area and there was discussion on the platted road right-of-way. It indicates a 33' distance but does not indicate if that is the full width of the right-of-way or half the distance measured from the center of the road right-of-way.

Ken, safe to say it is a 4-rod wide township road, which doesn't make a whole lot of difference here.

Adam stated the paved road is approximately 20' wide.

Danny did the math a felt the addition would be 2' into the road right-of-way.

More discussion on the distance to the road right-of-way on different roads.

Ken stated David has good measurements, however, is the plow truck going to throw snow and rocks that far? Doesn't look like it is a high-speed road.

David, the snowplow has not thrown any since he has lived there.

Larry, how many people are on that road?

Adam showed the satellite view on the overhead of the area.

Mike asked if a lot of people park on the road?

David, yes.

Mike, how much room do we need for a fire truck?

David, had no problem with emergency vehicles before, and they have been down there.

Ken stated David had been to the township, and they are the road authority and no response, and takes that as they were ok with it.

Adam reminded, the signing of our form is only acknowledging David had presented his application to them at a meeting, not signing they approve or not. They could have submitted comment or attended this meeting.

Danny restated he thinks the addition will be 2' into the road right-of-way, not the edge of the road.

Adam measured on the overhead and agreed with David's measurements, zero to the edge of the road right-of-way. The only way to be certain is to have it surveyed.

Ken looks at safety and deferred back to the road authority, the township, that has not expressed concern so he moves to approve with the conditions stated.

Larry asked, has anything ever happened to that ramp?

DRAFT

David, no.

Russ seconded the motion to approve with the proposed conditions:

1. Establishment of a 10' vegetated buffer (no mow zone) along the lake frontage. A 6' wide maintained area shall be allowed for dock access. No vegetative or topographic alterations are allowed within this buffer area.
2. Land owner shall maintain a minimum of 50% screening of the proposed structure as viewed from the lake during leaf on conditions.
3. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	**Vote (yes or no)**
Ken Hovet	Yes
Larry Bebus	No
Danny Peyton	No, without a survey he cannot guarantee this structure is not in the road right-of-way, and safety concerns, taking 1/3 of the distance out of the distance between the existing structure and the edge of the road.
Mike Soukup	No, due to safety concerns with the road.
Russ VenDenheuvel	Yes

Russ stated with three "no" and two "yes" we will have to deny the variance request.

David, what he is hearing is the pantry comes too close to the road.

Danny, stated if I build a fence into the road right-of-way and a car comes off the road and hits the fence, then I am liable, but if the fence is out of the road right-of-way and the traveler hits the fence, the traveler is liable to pay for the fence. Same thing, with a rock pushed out of a field into the road right-of-way, if a traveler hits the ditch and the rock the farmer is being negligent and is liable for the damage, as he put the rock there. Could be sued because of that rock. Same thing here, if you build in the road right-of-way and something happens, you could be in deep trouble. You would be responsible for any vehicle that would hit that structure.

DRAFT

David insisted, it was his understanding, it will not be in the road right-of-way and explained. He added, several buildings are encroaching on the setback but not in the right-of-way. We've lived with those buildings for several years and there has never been an incident.

More discussion on the measurements of a road right-of-way in reference to his structure and proposed request.

David explained where the cabin stands, it is 33' from the edge of the road.

Russ, without a true survey, we do not know for sure.

Larry, thought about getting a survey, to end the measure dispute?

David asked if he got a survey, what is he hoping to ask for?

Adam stated the decision has been made to deny the application. The board has expressed as a strong deviation from the standard (100 % deviation). These questions are best answered outside of this meeting and figure out the best path forward. He offered to meet with David.

David brought up all the neighboring properties with the same encroaching structures.

Adam, what your neighbor has is not a direct impact on your property. Everything is site specific.

Ken motioned to adjourn and Danny seconded. Voice vote to adjourn. No dissention heard. Motion carried and the meeting adjourned at 6:37 PM.

DRAFT

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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

Receipt #: 2026-0416

Appeal for a Variance

Applicant Dennis Waldvogel Accepted 5/3/2026 KLM

Mailing Address 10736 Angler Trail, Grey Eagle, MN 56336

Site Address Same

Phone Numb [redacted]

E-Mail Addr [redacted]

Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 03-0059200

Section: _____ Township Birchdale

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): Lot-12 BLK-2 HARCORA LODGE (25-127-33)
(attach if necessary)

Do you own land adjacent to this parcel(s) ____Yes ✓ No

Septic System: Date installed_____ Date of Compliance Inspection 06-30-2026

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 07 /28 /2026

_____ Chair

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.) Based on survey, the NE corner of the proposed garage encroaches about 10 feet of the 20 foot road setback. However, the actual edge of the traveld road placement, would place the NE corner of the proposed garage at approimately 45 feet from the southernly edge of the actual current traveled road.

2.) This variance is requested to remove an existing 24 ft x 24 ft detached garage that is dilapitated from years of flooding from road run off. A new detached garage will be constructed measuring 36 ft by 32 ft with a height of 25 feet. The proposed structure will be used as a residential accessory building serving the existing residence. The second floor is for storage.

3.) Exisitng total impervious roof coverage currently is 15.25%. Proposed total impervious roof coverage is 19.18%. Since I'm already just over the 15% roofed limit with the existing house and garage and the proposal replaces exisiting garage, I am requesting relief from the coverage standard while keeping the overall development compact and avoiding a larger building footprint elsewhere on the lot.

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.**

Due to the surronding topography and the hill located across the roadway, the proposed structure will not obstruct neighboring views. The proposed garage is compatible with surronding properties and the residential character of the Big Birch Lake Area.

The proposed garage is an accessory sturcture, serving an existing residence and will not increase traffic, utility demand, or public service requirements. There will be no commerical activity, excessive noise, odors or glare.

The propsed structure will replace an old dilapitated garage and will maintain and improve the appearace and value of the property.

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

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

SKETCH DRAWING

See Attached

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

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

Dennis Waldvogel	Dennis Waldvogel	7-29-26
Applicant Name Printed	Signature	Date
Dennis Waldvogel		
Property Owner Name Printed	Signature (If different than applicant)	Date

IMPERVIOUS SURFACE WORKSHEET
(FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Dennis Waldvogel

Phone [redacted]

Mailing Address 10736 Angler Trail, Grey Eagle, MN 56336

Site Address 10736 Angler Trail

City Grey Eagle State MN Zip 56336

Parcel Number 03-05 9200

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: 14,639 sq ft

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

Existing	Proposed
1. Existing House 1656 sq ft	No change 1656 sq ft
2. Existing Garage 576 sq ft	Proposed Garage 1152 sq ft
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. Concrete Apron 240 sq ft	Proposed 430 sq ft
2. Patio and sidewalks estimated at 200 sq ft	No change 200 sq ft
3.	
4.	
5.	
6.	
7.	
8.	

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

**Existing total impervious coverage is 18.4%. Proposed total impervious coverage would be 23.49% which is approximately 3 percentage points more AND is still under the 25% total.

**Exisitng total impervious roof coverage currently is 15.25%. Proposed total impervious roof coverage is 19.18%. Since I'm already just over the 15% roofed limit with the existing house and garage and the proposal replaces exisiting garage, I am requesting relief from the coverage standard while keeping the overall development compact and avoiding a larger buidling footprint elsewhere on the lot.

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

List Structure or Impervious Surface to Be removed	Square footage to be removed	Location of structure or impervious surface to be removed (see table below)
Example: **concrete drive to lake**	**8' x 35' = 280 sq ft**	**(C) Within Impact Zone**
Existing Garage	24ftx24ft=576 sq ft	A. Outside Shoreland building setback

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.

Todd County Planning & Zoning Board of Adjustment
Criteria Questions for Findings of Fact
Supporting/Denying a Variance

These criteria questions are for information only and completion on this application is not required.

For after-the-fact requests, use the set of criteria questions on the Page 11 as well.

The criteria for the granting of a variance are set forth in Section 5.03 of the Todd County Planning and Zoning Ordinance. Additionally, Minnesota Statute 394.27, Subd. 7 identifies that all the criteria must be met before the granting of a variance. A variance may only be granted where the strict enforcement of the county zoning controls results in a practical difficulty. Variances will only be granted when the Board of Adjustments answers a majority "Yes" to each of the seven questions set forth below.

The following questions may be asked by the Board of Adjustment as an aid to help build a body of information, findings of fact, for supporting or denying a request for a variance. These questions are included as an aid for the applicant to better understand the variance process.

DECISIONAL STANDARDS WHEN GRANTING OR DENYING A VARIANCE

1. Is the variance in harmony with the general purposes and intent of the official control?
   Yes (✓) No ( )
   Reasons?

2. Is the variance request consistent with the goals and policies of the comprehensive plan?
   Yes ( ) No ( )
   Reasons?

3. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?
   Yes ( ) No

4. Is the need for a variance due to the circumstances unique to the property not created by the landowner?
   Yes (✓) No ( )
   Reasons?

The existing residence is relatively small and lacks adequate storage space. Construction of the second-story storage area is the most practical solution to meet storage needs while minimizing additional lot coverage. Building upwards reduces the need for a larger building footprint. Current garage structure is dilapidated, not functional and needs to be torn down.

(Continued)

5. Will the variance maintain the essential character of the locality?
   Yes (✓) No ( )
   Reasons?

The garage will be constructed using quality residential materials and designed to complement the exisiting residents and surrounding neighborhood. The garage will be used for residential storage and vehicle parking.

6. Does the need for the variance involve more than just economic considerations?
   Yes ( ) No (✓)
   Reasons?

See question 7

7. Have safety and environmental concerns been adequately addressed?
   Yes (✓) No ( )
   Reasons?

Due to the way the township road was constructed, storm-water runoff currently flows toward the existing garage and pools around and in the structure, causing flooding and water intrusion. The new garage foundation will be raised approximately one block higher than the existing foundation and site grading improvements will be completed to improve drainage and reduce flooding concerns.

The Board of Adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance. (Mitigating impervious surface with storm water management, deep rooted vegetative buffers, rain gardens, etc.)

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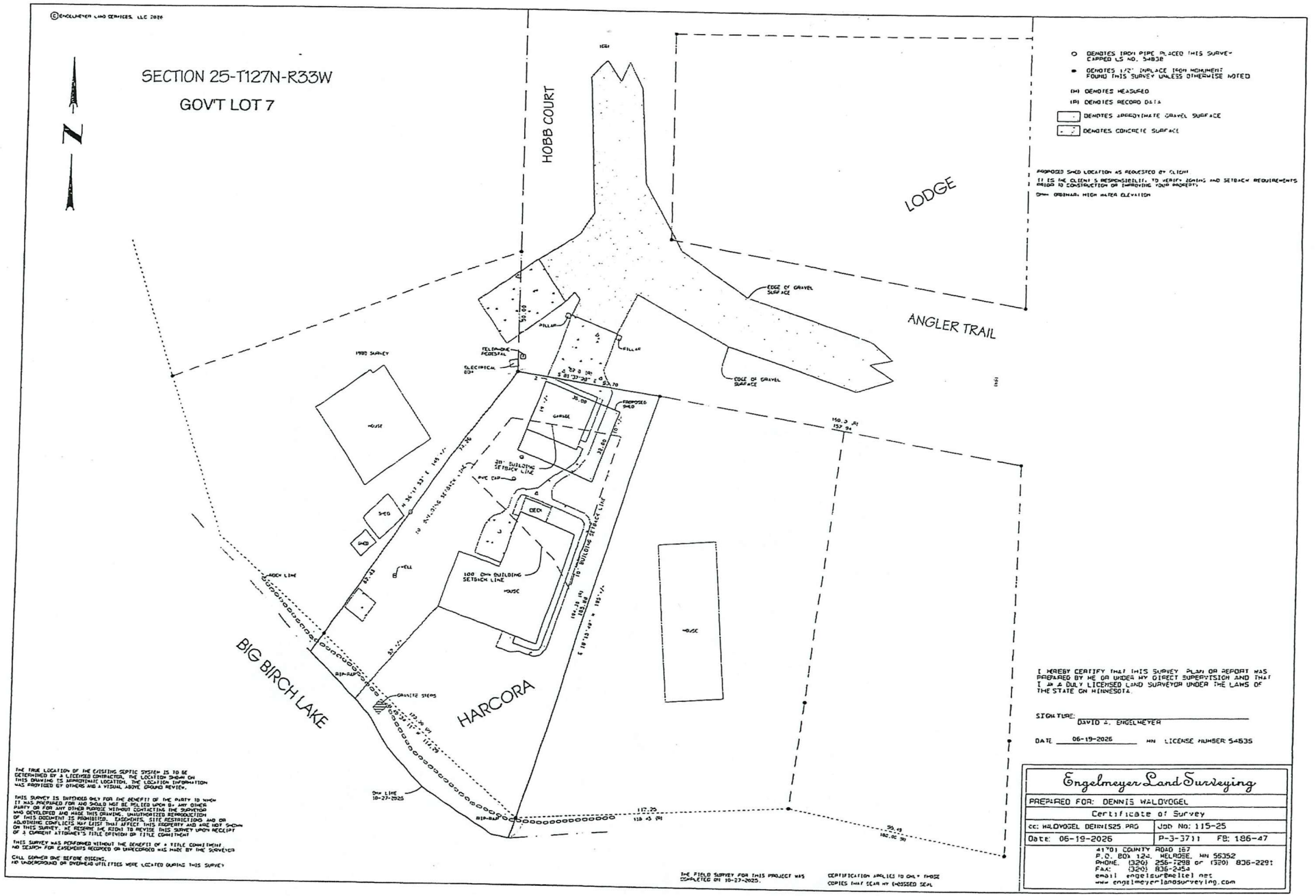


THE TRUE LOCATION OF THE EXISTING SEPTIC SYSTEM IS TO BE DETERMINED BY A LICENSED CONTRACTOR. THE LOCATION SHOWN ON THIS DRAWING IS APPROXIMATE LOCATION. THE LOCATION INFORMATION WAS PROVIDED BY OTHERS AND A VISUAL ABOVE GROUND REVIEW.

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 WITHOUT CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED. EASEMENTS, SITE RESTRICTIONS AND OR ADJOINING CONFLICTS MAY EXIST THAT AFFECT THIS PROPERTY AND ARE NOT SHOWN ON THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A CURRENT ATTORNEY'S TITLE OPINION OR TITLE COMMITMENT

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT NO SEARCH FOR EASEMENTS RECORDED OR UNRECORDED WAS MADE BY THE SURVEYOR

CALL GOPHER ONE BEFORE DIGGING.
NO UNDERGROUND OR OVERHEAD UTILITIES WERE LOCATED DURING THIS SURVEY

THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED ON 10-27-2025.

CERTIFICATION APPLIES TO ONLY THOSE COPIES THAT BEAR MY EMBOSSED SEAL

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

SIGNATURE: _____
DAVID A. ENGELMEYER

DATE 06-19-2026 MN LICENSE NUMBER 54835

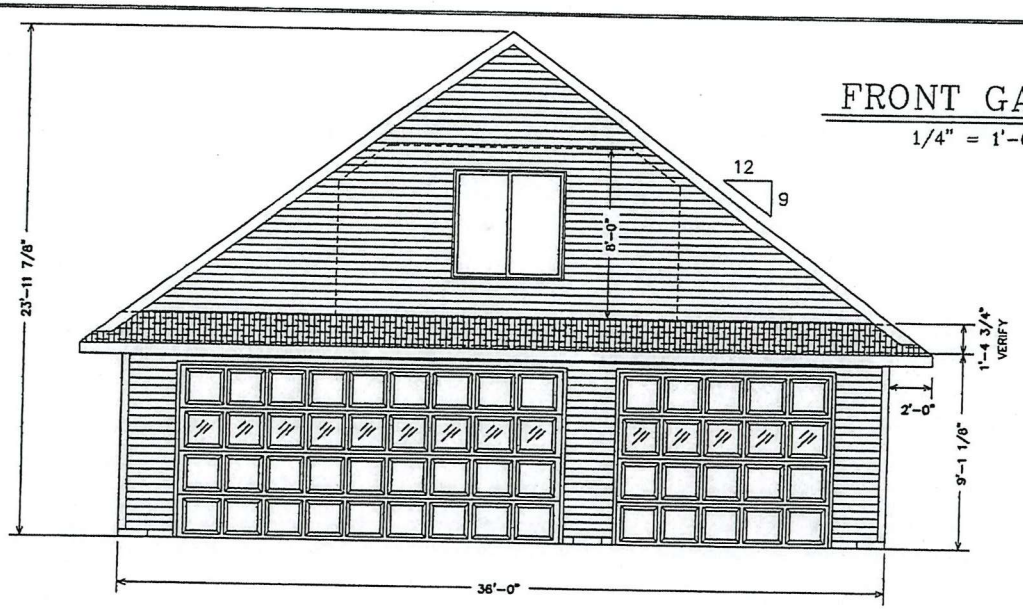
Engelmeyer Land Surveying

PREPARED FOR: DENNIS WALDVOGEL	
Certificate of Survey	
cc: WALDVOGEL DENNIS25 PRG	JOB NO: 115-25
Date: 06-19-2026	P-3-3711 FB: 186-47

41701 COUNTY ROAD 167
P.O. BOX 124, HELROSE, MN 56352
PHONE: (320) 256-7298 OR (320) 836-2291
FAX: (320) 836-2454
email engelsur@meltel.net
www.engelmeyerlandsurveying.com

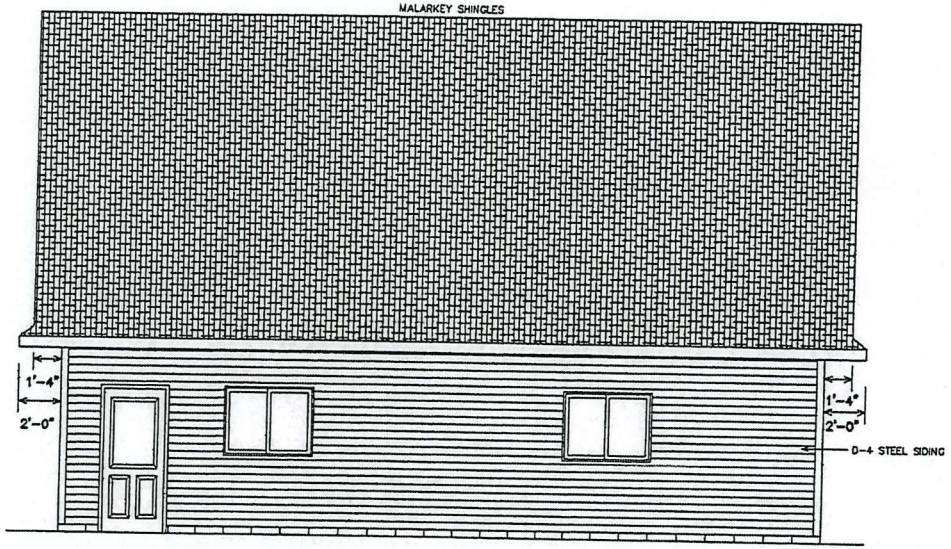
FRONT GABLE VIEW

1/4" = 1'-0" SCALE



LEFT EAVE VIEW

1/4" = 1'-0" SCALE



PRELIMINARY
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION

THESE PLANS, FURNISHED BY ST. ROSA LUMBER INC., WERE PREPARED BY ONE OF OUR EXPERIENCED DRAFTSMEN. HOWEVER, OUR DRAFTSMEN ARE NOT FULLY QUALIFIED AS PROFESSIONAL ENGINEERS OR ARCHITECTS. ST. ROSA LUMBER INC. EXPRESSLY DISCLAIMS ANY LIABILITY IF ANY ERRORS HAVE BEEN MADE.

ST. ROSA LUMBER INC.
29033 COUNTY ROAD 17 FREEPORT, MN 56331
(320) 836-2284 OR 1-888-278-1751

DATE: 04/20/26

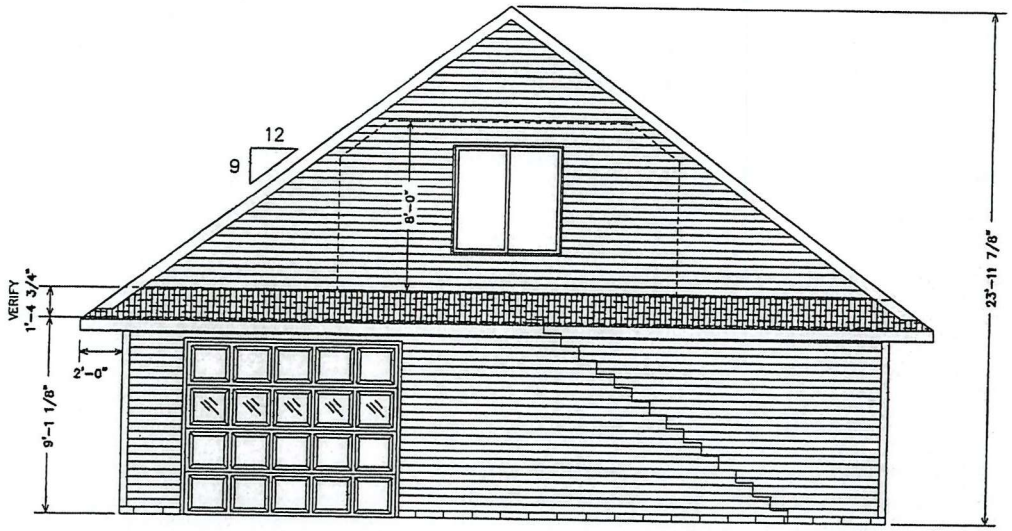
PROJECT NAME: DENNIS WALVOGEL

SCALE: 1/4" = 1'-0"

DRAWN BY: JOSH H.

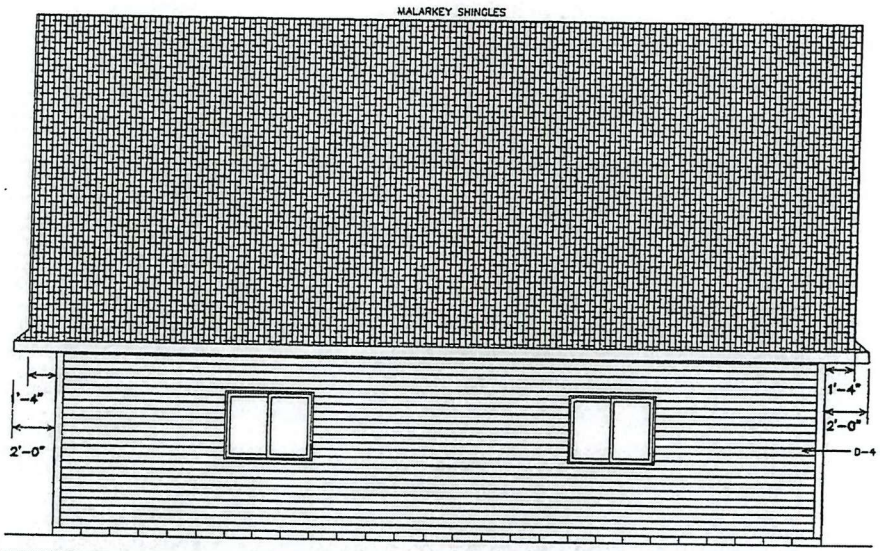
SQ. FT. 1,296

A-4



REAR GABLE VIEW

1/4" = 1'-0" SCALE



RIGHT EAVE VIEW

1/4" = 1'-0" SCALE

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ST. ROSA LUMBER INC.
29033 COUNTY ROAD 17 FREEPORT, MN 56331
(320) 836-2284 OR 1-888-276-1751

DATE: 04/20/26

PROJECT NAME: DENNIS WALVOGEL

SCALE: 1/4" = 1'-0"

SQ. FT. 1,296

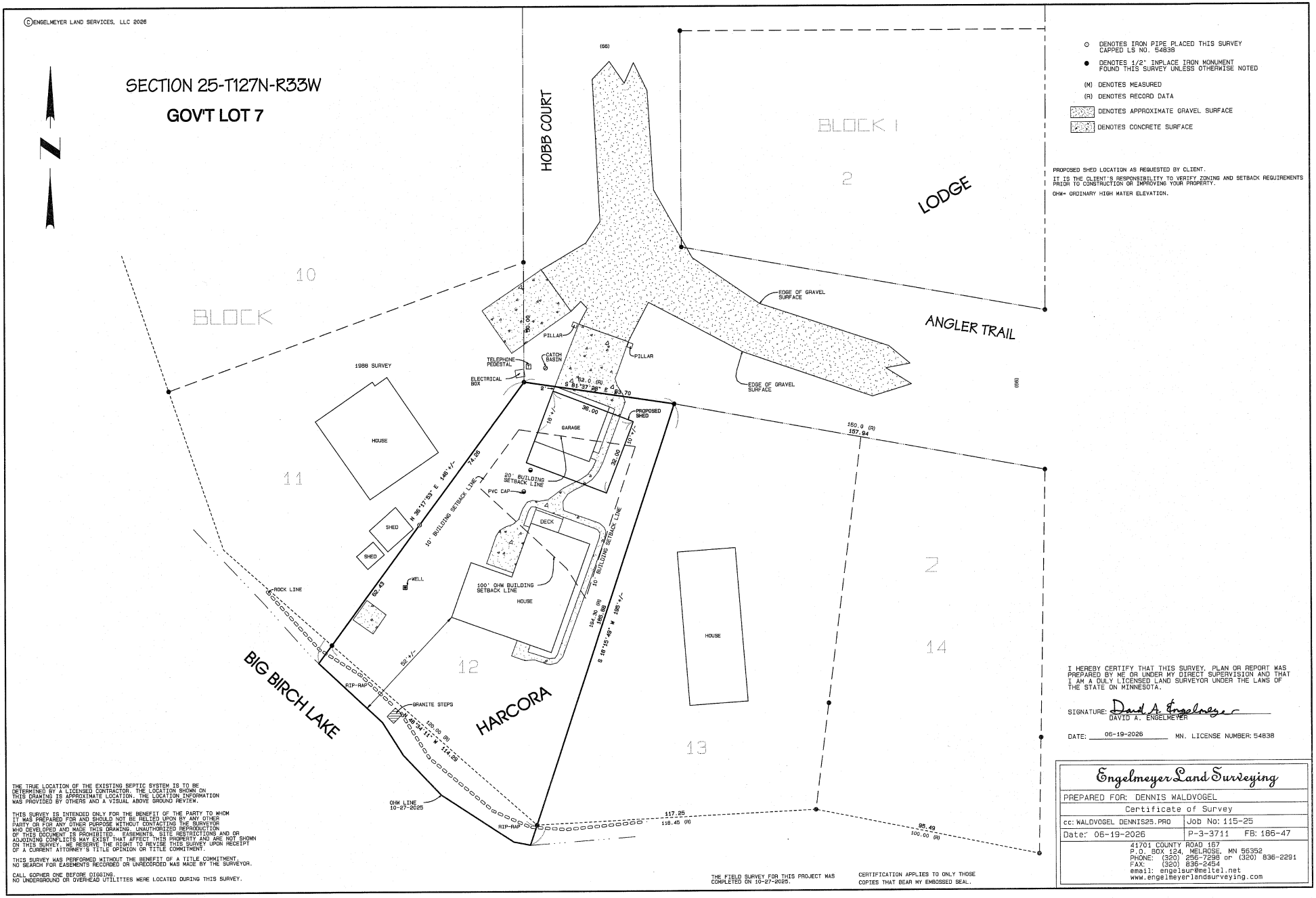
DRAWN BY: JOSH H.

A-5

©ENGELMEYER LAND SERVICES, LLC 2026

SECTION 25-T127N-R33W

GOV'T LOT 7



- ○ DENOTES IRON PIPE PLACED THIS SURVEY CAPPED LS NO. 54838
- ● DENOTES 1/2" INPLACE IRON MONUMENT FOUND THIS SURVEY UNLESS OTHERWISE NOTED
- (M) DENOTES MEASURED
- (R) DENOTES RECORD DATA
- DENOTES APPROXIMATE GRAVEL SURFACE
- DENOTES CONCRETE SURFACE

PROPOSED SHED LOCATION AS REQUESTED BY CLIENT.
IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY ZONING AND SETBACK REQUIREMENTS PRIOR TO CONSTRUCTION OR IMPROVING YOUR PROPERTY.
OHW= ORDINARY HIGH WATER ELEVATION.

THE TRUE LOCATION OF THE EXISTING SEPTIC SYSTEM IS TO BE DETERMINED BY A LICENSED CONTRACTOR. THE LOCATION SHOWN ON THIS DRAWING IS APPROXIMATE LOCATION. THE LOCATION INFORMATION WAS PROVIDED BY OTHERS AND A VISUAL ABOVE GROUND REVIEW.

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 WITHOUT CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED. EASEMENTS, SITE RESTRICTIONS AND OR ADJOINING CONFLICTS MAY EXIST THAT AFFECT THIS PROPERTY AND ARE NOT SHOWN ON THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A CURRENT ATTORNEY'S TITLE OPINION OR TITLE COMMITMENT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO SEARCH FOR EASEMENTS RECORDED OR UNRECORDED WAS MADE BY THE SURVEYOR.

CALL GOPHER ONE BEFORE DIGGING.
NO UNDERGROUND OR OVERHEAD UTILITIES WERE LOCATED DURING THIS SURVEY.

THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED ON 10-27-2025.

CERTIFICATION APPLIES TO ONLY THOSE COPIES THAT BEAR MY EMBOSSED SEAL.

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

SIGNATURE: David A. Engelmeyer
DAVID A. ENGELMEYER

DATE: 06-19-2026 MN. LICENSE NUMBER: 54838

Engelmeyer Land Surveying

PREPARED FOR: DENNIS WALDVOGEL

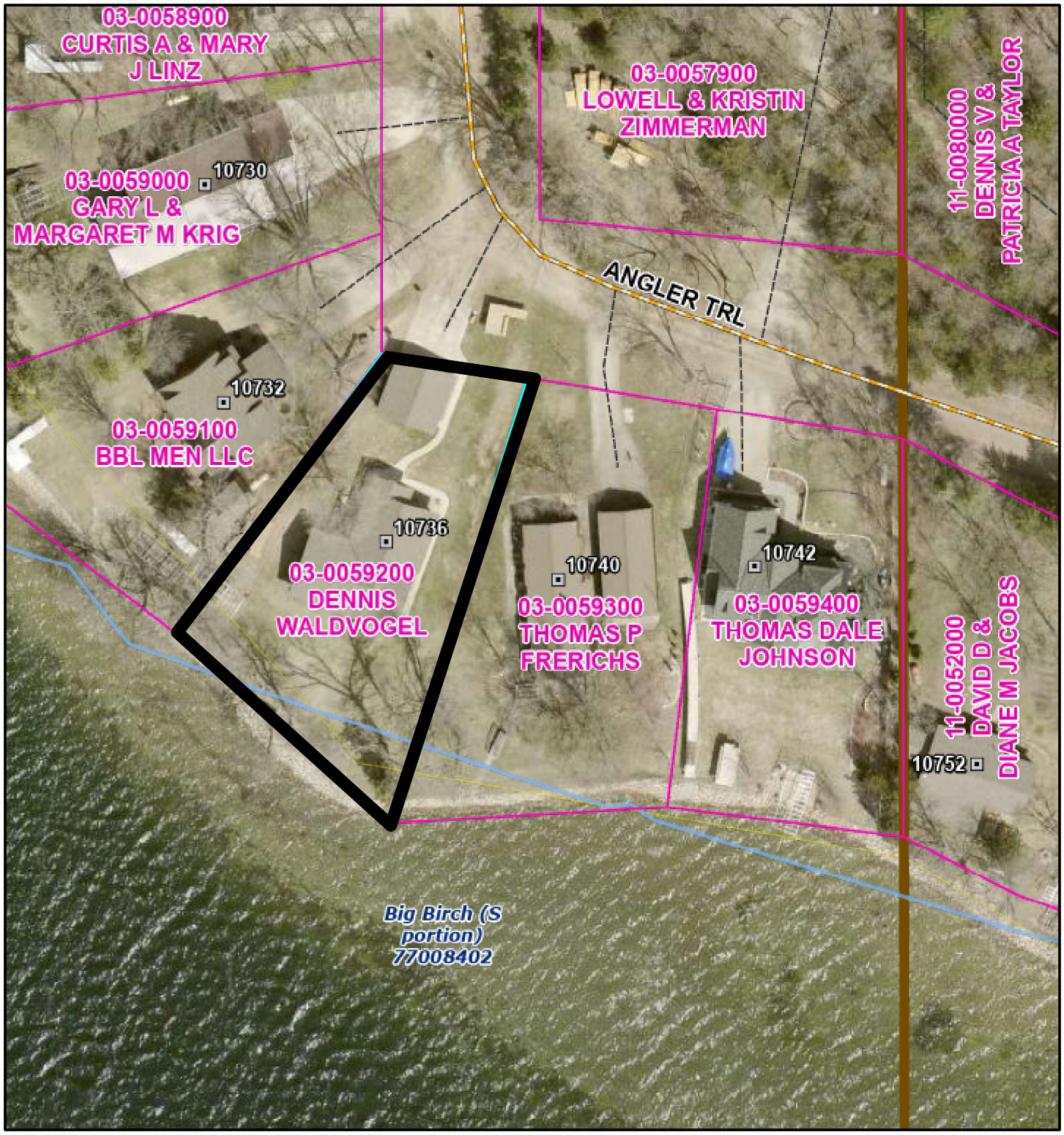
Certificate of Survey

cc: WALDVOGEL DENNIS25.PRO | Job No: 115-25

Date: 06-19-2026 | P-3-3711 FB: 186-47

41701 COUNTY ROAD 157
P.O. BOX 124, MELROSE, MN 56352
PHONE: (320) 256-7298 or (320) 836-2291
FAX: (320) 836-2454
email: engelsur@meltel.net
www.engelmeyerlandsurveying.com

Site Map



8/5/2026, 11:57:35 AM

1:1,010

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

- Address
- Road Network
  - TWP - GRAVEL
  - Driveways
- Parcels
- Public Waterbody
- Township
- Section
- Quarter Quarter

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

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

Reviewed 10/10/26 AO

Appeal for a Variance

Applicant Todd County Park and Trails

Mailing Address Battle Point Park

Site Address 12902 ~~FanFare Drive~~ Faraway Ln. Osakis, mn. 56360

Phone Number [redacted] Number

E-Mail Address

Property Owners Name & Address (if not applicant)

Todd County

Parcel Number(s) 10-4002900

Section: 5 Township Gordon

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

Full and Current Legal Description(s): Section 5
(attach if necessary)

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

Septic System: Date installed 9/30/2011 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

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 X **No**____ **Date of the meeting** 9/22/26

X Alden N Johnson
Optional Township Board Signature

Chairman
Board Position

Aug 31

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 clear shoreline and make a beach by adding sand

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.

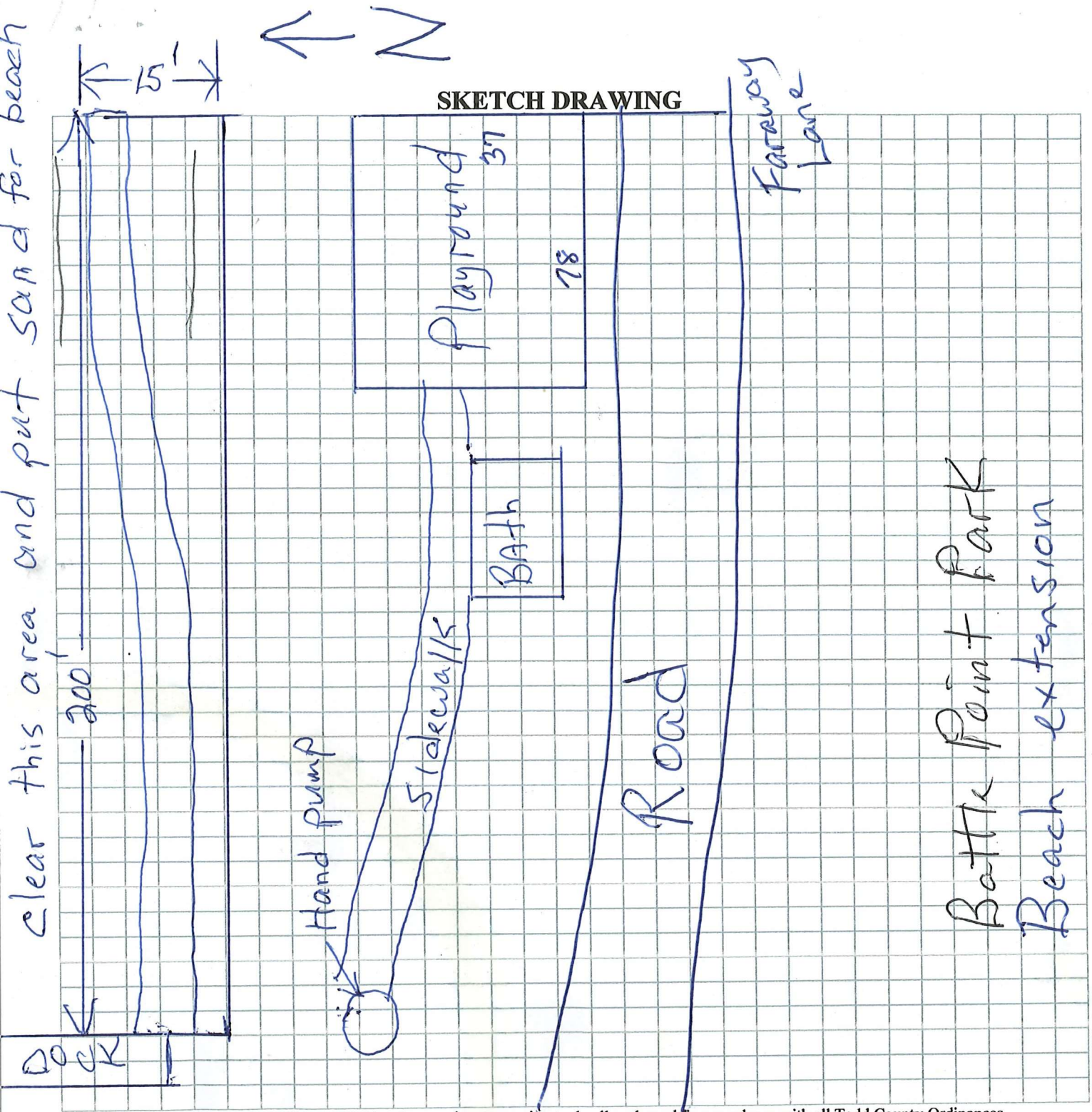
EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

Because its lake shore

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

Have you flagged your lot? (Y) (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.

Les Levin		9/6/26
Applicant Name Printed	Signature	Date
Todd County Park and Trails		
Property Owner Name Printed	Signature (If different than applicant)	Date

Site Map



10/29/2026, 2:26:57 PM

1:5,443

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

- Address
- Road Network
  - TWP - PAVED
  - TWP - GRAVEL
  - PRIVATE ROAD
- Driveways
- Parcels
- Township
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- Quarter Quarter

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