



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

Received by City: 7/18/2024 U-24
Application Number: U-24-006
Non-refundable Fee Paid: 250
Receipt #: 23566

Variance Application

Name of Applicant Loren and Melinda Kerfeld
Address 3172 Orchid Dr. NE Email: ljkker11@gmail.com
City, State, Zip Sauk Rapids, MN 56379
Phone (320) 493-1218 Alternate Phone (320) 250-3262

Physical Address / Location of Property 29845 Shorview Lane, Breezy Point, MN 56472

Legal Description of Property Lot 8 Seventeenth Addition to Breezy Point Estates, Section 21, Township 136 North, Range 28 West, Crow Wing County, MN, Total Area = 7018 Sq. Ft. + 0.2 acres + area above OHW = 6937 Sq. Ft. = 0.2 Acres +

Parcel ID Number 10210839 Zoning District _____

Applicant is: Title Holder of Property (if different than applicant):
☒ Legal Owner of Property Name _____
☐ Contract Buyer Address _____
☐ Option Holder City, State, ZIP _____
☐ Agent Phone _____
☐ Other _____

State the nature of your request in detail. What are you proposing for your property?

We are requesting to add an additional garage stall, main floor bedroom space, 2 bedrooms above the garage space, additional dining space, and extend the upstairs bedroom over the additional dining space.

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

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

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

APPLICANTS, PLEASE NOTE: Pursuant to the Breezy Point Zoning Ordinance, the applicant should be prepared to explain the unique situation on the property that requires the proposed variance. The Zoning Ordinance defines a practical difficulty as follows: "A practical difficulty exists if the property in question cannot be reasonably utilized under the conditions allowed by the official controls, if the plight of the landowner is due to circumstances

8. Discuss any environmental limitations of the site or the area that limit building in other areas.

The impervious percentage limits us to the amount of building on our property.

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

The revisions to the structure would not impact the current drainage on the property; the existing grade slopes away from the lake, and sandy soil provide sufficient conditions to manage abnormal weather events.

Definition of PRACTICAL DIFFICULTY: The property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the landowner is due to circumstances unique to his or her property not created by the landowner and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute a PRACTICAL DIFFICULTY if reasonable use for the property exists under the terms of the ordinance.

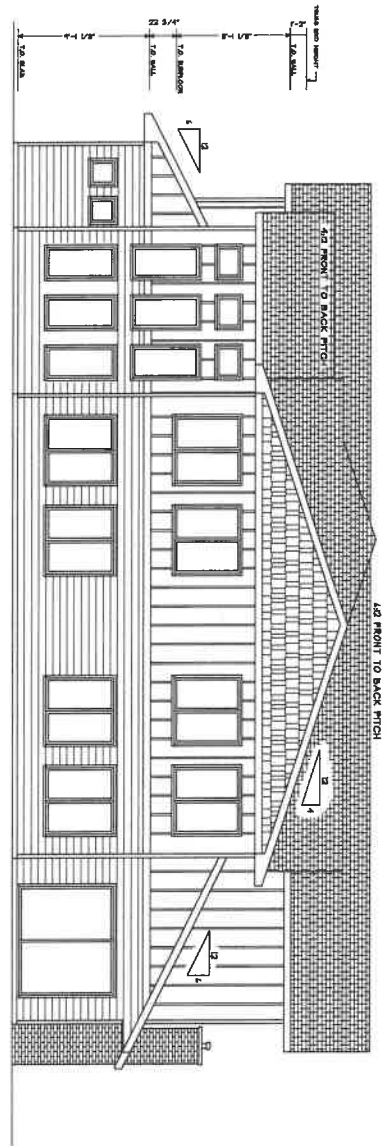
10. Please state the **practical difficulty** that exists with this property.

The difficulty with the property is improving the usability while maintaining the current building footprint, setbacks, and impervious percentage.

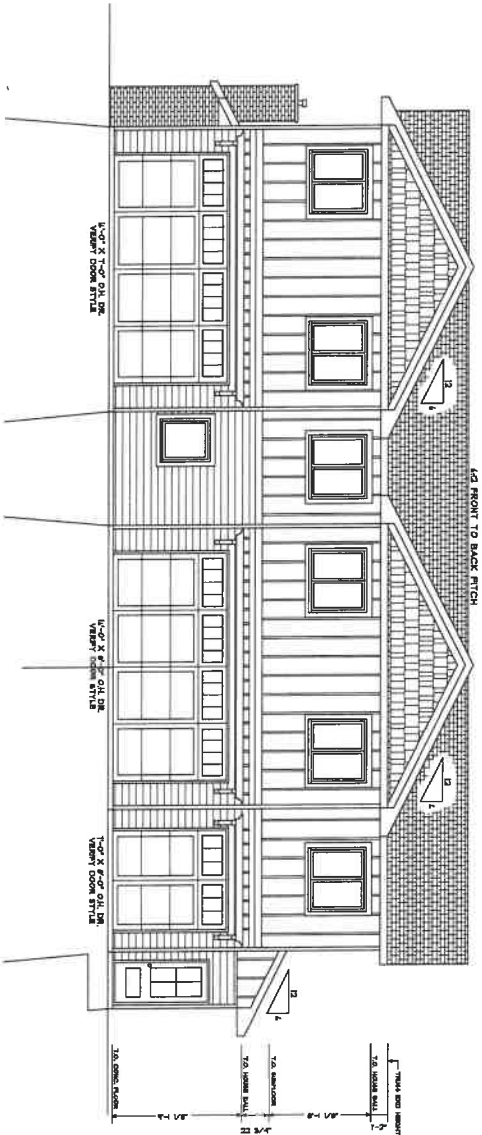
INSTRUCTIONS TO THE APPLICANT

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

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



2 REAR ELEVATION
SCALE 1/4" = 1'-0"

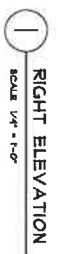
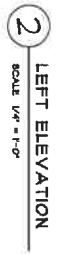


1 FRONT ELEVATION
SCALE 1/4" = 1'-0"

**DISCLAIMER
OF
WARRANTIES**
The undersigned hereby certifies that the drawings and specifications herein are true and correct to the best of their knowledge and belief, and that they are not responsible for any errors or omissions in the same. The undersigned also certifies that they are not responsible for any construction or other work not shown on the drawings and specifications herein, and that they are not responsible for any construction or other work not shown on the drawings and specifications herein.

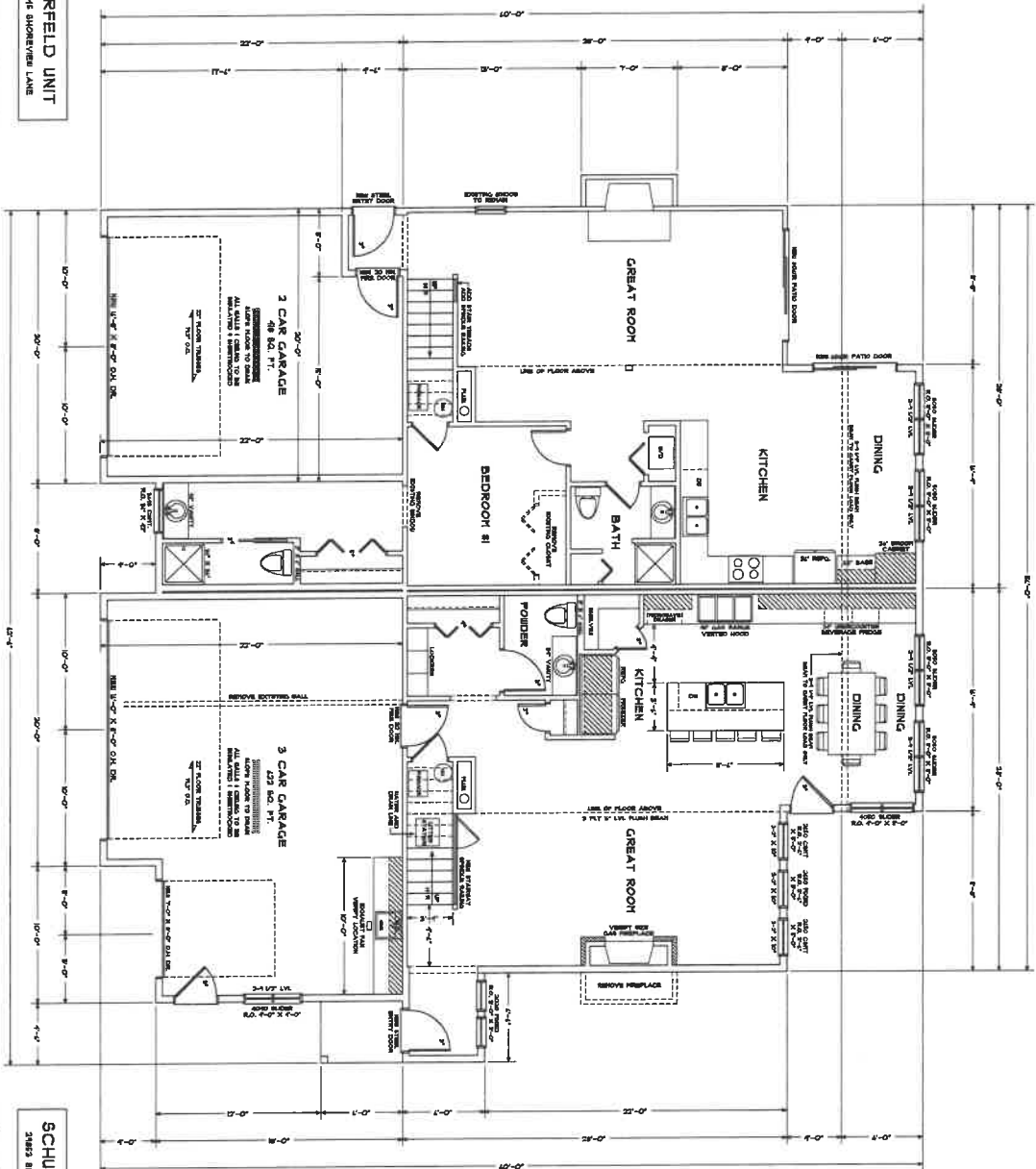
KIRKFIELD / SCHUETZ
SHOREVIEW LANE
BREEZY POINT, MN.

OWNER	KIRKFIELD / SCHUETZ
DESIGNER	SHOREVIEW LANE
DATE	8/3/2024
BY	DO
REVISION	
NO.	
DATE	
BY	



The above described benefits are a property of the present invention and are not to be construed as limitations on the scope of the invention. The invention is defined by the following claims.

CROSSING NAME		KEMPFLD/ACHUTE	
LOCATION		BREEZY POINT, FL.	
DATE	8/3/2024	SWAY	DWY
NETWORK	7/18/2024	DC	
NETWORK			
NETWORK			
RIGHT/LEFT ELEVATION			



1

MAIN LEVEL PLAN
SCALE 1/4" = 1'-0"

1

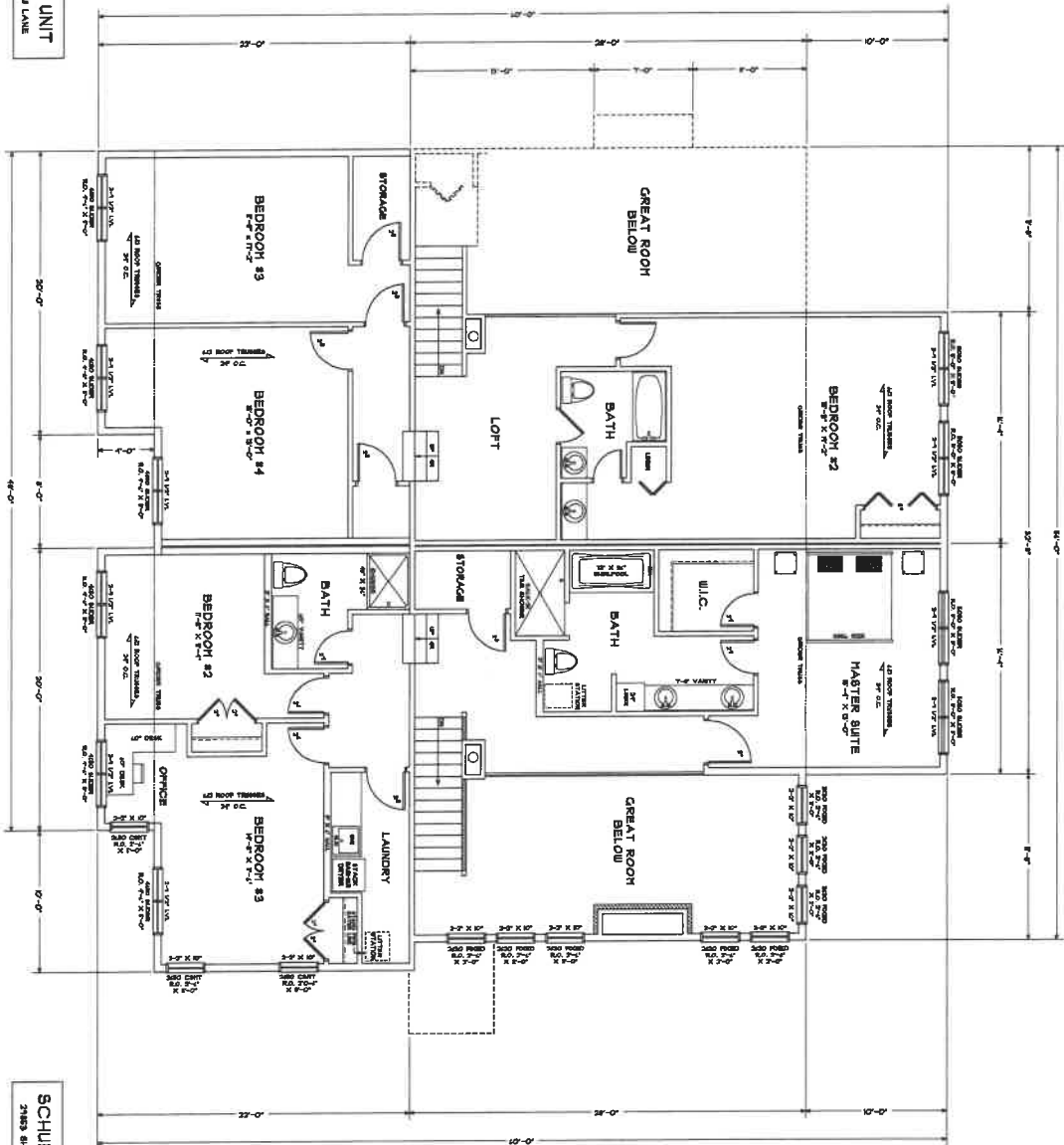
MAIN LEVEL PLAN
SCALE 1/4" = 1'-0"

KERFELD / SCHUETZ
SHOREVIEW LANE
BREEZY POINT, MN.

DISCLAIMER
OF
WARRANTIES

THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE QUALITY OF THE MATERIALS OR THE WORKMANSHIP OF THE CONTRACTOR. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THE SERVICES PROVIDED. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE FOR THE SERVICES PROVIDED. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES.

OWNER	KERFELD / SCHUETZ
ARCHITECT	BREEZY POINT, MN.
DATE	3/7/2024
BY	1/8/2024
DO	
REVISION	
NO.	
DATE	
BY	
DO	



KERFELD UNIT
2346 SHOREVIEW LANE

MAIN FLOOR 1020 SQ. FT.
UPPER LEVEL 1114 SQ. FT.
TOTAL 2346 SQ. FT.

UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"

SCHUETZ UNIT
2348 SHOREVIEW LANE

MAIN FLOOR 988 SQ. FT.
UPPER LEVEL 1271 SQ. FT.
TOTAL 2260 SQ. FT.

UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"

KERFELD / SCHUETZ
SHOREVIEW LANE
BREEZY POINT, MN.

DISCLAIMER OF WARRANTIES
The information contained herein is for informational purposes only and does not constitute an offer of insurance or any other financial product. It is not intended to be used as a basis for any investment decision. The information is not a contract and does not constitute an offer of insurance or any other financial product. It is not intended to be used as a basis for any investment decision. The information is not a contract and does not constitute an offer of insurance or any other financial product. It is not intended to be used as a basis for any investment decision.

OWNER NAME	KERFELD / SCHUETZ
ADDRESS	SHOREVIEW LANE, BREEZY POINT, MN.
DATE	3/27/2024
BY	DO
REVISION	1/6/2024
DATE	DO
REVISION	
DATE	
REVISION	

LEGAL DESCRIPTION PER DOCUMENT NUMBER T-236246 (Schuetz Tract)

File Number: 2006811

Exhibit "A"

All the real property in Crow Wing County, Minnesota, described as follows:

Lot 7 and all that part of Lot 8, Seventeenth Addition to Breezy Point Estates, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for said County and State, lying North of the following described line: Commencing at the most Southeastern corner of said Lot 8, thence Northerly along the Easterly line thereof 46.11 feet to the beginning of the line to be described; thence Southwesterly deflecting to the left 86°47'24" 137 feet, more or less, to the shore of Pelican Lake and there terminating.

Except all minerals and mineral rights of record.

Torrens Property - Certificate Number 89983 for Michael R. Schuetz

- Certificate Number 83735 for Steven F. Soukup and Cynthia A. Soukup

Commonly known as: 29853 Shoreview Lane, Breezy Point, MN 56472

Parcel Number (s): 1012700007Y009

LEGAL DESCRIPTION PER DOCUMENT NUMBER T-238692 (Kerfeld Tract)

All that part of Lot Eight (8), SEVENTEENTH ADDITION TO BREEZY POINT ESTATES, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for said county and state, lying South of the following described line: Commencing at the most Southeastern corner of said Lot 8, thence Northerly along the Easterly line thereof 46.11 feet to the beginning of the line to be described; thence Southwesterly deflecting to the left 86 degrees 47 minutes 24 seconds 137 feet, more or less, to the shore of Pelican Lake and there terminating, Crow Wing County, Minnesota.

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

CERTIFICATE OF SURVEY

LOT 7 AND LOT 8, SEVENTEENTH ADDITION TO BREEZY POINT ESTATES,
SECTION 21, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CROW WING COUNTY, MINNESOTA

LEGEND

	DENOTES EXISTING SATELLITE		DENOTES EXISTING GAS METER
	DENOTES EXISTING FENCE LINE		DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
	DENOTES EDGE OF EXISTING BITUMINOUS		DENOTES EXISTING WELL
	DENOTES EDGE OF EXISTING CONCRETE		DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EDGE OF EXISTING PAVING STONES		BENCHMARK: HIGH POINT OF WELL. ELEV. = 1211.79. BASED ON NGVD 29 DATUM
	DENOTES EDGE OF EXISTING WOODEN DECKING	(TBR)	DENOTES "TO BE REMOVED"
	DENOTES EDGE OF EXISTING RIP-RAP		DENOTES MONUMENT FOUND
	DENOTES EXISTING INTERMEDIATE CONTOURS		DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
	DENOTES EXISTING INDEX CONTOURS		
	DENOTES SPOT ELEVATION (EXISTING GRADE)		
	DENOTES EXISTING UTILITY POLE W/ GUY WIRE		
	DENOTES EXISTING GROUND TRANSFORMER		

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTHERLY LINE OF LOT 8 TO HAVE AN ASSUMED BEARING OF S 56°00' 00" W.

SCHUETZ TRACT

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Buildings	1,157	6,937	16.7%
Deck (includes deck shed)	363	6,937	5.2%
Concrete	504	6,937	7.3%
Total	2,024	6,937	29.2%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Buildings	1,140	6,937	16.4%
Deck	8	6,937	0.1%
Concrete	207	6,937	3.0%
Proposed Concrete	149	6,937	2.1%
Proposed Additions	518	6,937	7.5%
Total	2,022	6,937	29.1%

Net Area = Area above OHW

KERFELD TRACT

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building	1,161	6,197	18.7%
Deck (includes deck shed)	236	6,197	3.8%
Pavers & Concrete	835	6,197	13.5%
Total	2,232	6,197	36.0%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building	1,161	6,197	18.7%
Deck	121	6,197	2.0%
Pavers & Concrete	525	6,197	8.5%
Proposed Addition	416	6,197	6.7%
Total	2,223	6,197	35.9%

Net Area = Area above OHW

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on [DATE].
- Zoning for subject tract = "Medium Density Residential (R-2)".
- Parcel ID of subject parcel: 10210840 & 10210839.
- The E911 address of subject parcel: 29853 Shoreview Lane & 29845 Shoreview Lane.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
- Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- National Wetland Inventory Report shows no wetlands within subject property.

PELICAN LAKE

GENERAL DEVELOPMENT CLASSIFICATION
LAKE ELEVATION = 1206.43 ON 12-1-2021

ORDINARY HIGH WATER ELEVATION = 1207.4

BENCHMARK: ZERO GAUGE READING AT DAM. AT THE INTERSECTION OF CR 11 AND THE CHANNEL BETWEEN PELICAN LAKE AND OSSAWINNAKEE LAKE, HAS AN ELEVATION = 1205.28 PER MNDNR

BASED ON NGVD 29 DATUM

KERFELD TRACT

TOTAL AREA =
6,311 SQ. FT. ± / 0.1 ACRES ±
AREA ABOVE OHW =
6,197 SQ. FT. ± / 0.1 ACRES ±

SCHUETZ TRACT

TOTAL AREA =
7,018 SQ. FT. ± / 0.2 ACRES ±
AREA ABOVE OHW =
6,937 SQ. FT. ± / 0.2 ACRES ±

30206 Ramussen Road
Suite 107
P. O. Box 874
Pequot Lake, MN 56472
218-566-4940
www.stonemarklandsurvey.com



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Patricia A. Trotter
PATRICIA A. TROTTER, L.S. #41002
DATE: 7-17-2024 LIC. NO. 41002

REVISIONS	DESCRIPTION	DATE	BY	PAT
	revised layout	6-12-2024		

DATE:	6-12-2024	SCALE:	1"=10'	HORIZ:	NONE	VERT:	NONE
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PROJECT No.:	21366-1	FILE NAME:	C21366-1.dwg	PLOT NO.:	1
CHECKED:	PAT	DRAWN BY:	BJF		

CERTIFICATE OF SURVEY	Mike Schuetz 13723 Garden Ave. Glencoe, MN 55336
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SHEET	1 OF 1
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LEGAL DESCRIPTION PER DOCUMENT NUMBER T-236246 (Schuetz Tract)

File Number: 2006811

Exhibit "A"

All the real property in Crow Wing County, Minnesota, described as follows:

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Except all minerals and mineral rights of record.

Torrens Property - Certificate Number 89983 for Michael R. Schuetz

- Certificate Number 83735 for Steven F. Soukup and Cynthia A. Soukup

Commonly known as: 29853 Shoreview Lane, Breezy Point, MN 56472

Parcel Number (s): 10127000007Y009

LEGAL DESCRIPTION PER DOCUMENT NUMBER T-238692 (Kerfeld Tract)

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CROW WING COUNTY, MINNESOTA

LEGEND

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	DENOTES EXISTING FENCE LINE		DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
	DENOTES EDGE OF EXISTING BITUMINOUS		DENOTES EXISTING WELL
	DENOTES EDGE OF EXISTING CONCRETE		DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EDGE OF EXISTING PAVING STONES		BENCHMARK: HIGH POINT OF WELL
	DENOTES EDGE OF EXISTING WOODEN DECKING		ELEV. = 1211.79 BASED ON NGVD 29 DATUM
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	DENOTES EXISTING INTERMEDIATE CONTOURS		DENOTES MONUMENT FOUND
	DENOTES EXISTING INDEX CONTOURS		DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
	DENOTES SPOT ELEVATION (EXISTING GRADE)	ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTHERLY LINE OF LOT 8 TO HAVE AN ASSUMED BEARING OF S 56°00' 00" W.	
	DENOTES EXISTING UTILITY POLE W/ GUY WIRE		
	DENOTES EXISTING GROUND TRANSFORMER		

Proposed additions

SCHUETZ TRACT

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TOTAL AREA =
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AREA ABOVE OHW =
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HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 7-17-2024
LIC. NO. 41002

REVISIONS		BY
DATE	DESCRIPTION	DATE
7-17-2024	revised layout	

DATE:	6-12-2024
SCALE:	1"=10'
HORIZ.:	1"=10'
VERT.:	NONE

PROJECT NO.:	21366-1
FILE NAME:	C21366-L.dwg
PLOT FILE:	FILE1366.dwg
BOOK:	TC.

PROJECT MANAGER:	PAT
CHECKED BY:	PAT
DRAWN BY:	RJF

CERTIFICATE OF SURVEY	
-----------------------	--

Mike Schuetz
13723 Garden Ave.
Glencoe, MN 55336

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File Number: 2006811

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LOT 7 AND LOT 8, SEVENTEENTH ADDITION TO BREEZY POINT ESTATES,
SECTION 21, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CROW WING COUNTY, MINNESOTA

LEGEND

- x — x — DENOTES EXISTING FENCE LINE
— — — — — DENOTES EXISTING BITUMINOUS
— — — — — DENOTES EXISTING CONCRETE
— — — — — DENOTES EXISTING PAVING STONES
— — — — — DENOTES EXISTING WOODEN DECKING
— — — — — DENOTES EXISTING RIP-RAP
— — — — — DENOTES EXISTING INTERMEDIATE CONTOURS
— — — — — DENOTES EXISTING INDEX CONTOURS
x — x — x — DENOTES EXISTING UTILITY POLE W/ GUY WIRE
— — — — — DENOTES EXISTING GROUND TRANSFORMER
- — — — — DENOTES EXISTING SATELLITE
— — — — — DENOTES EXISTING GAS METER
— — — — — DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
— — — — — DENOTES EXISTING WELL
— — — — — DENOTES EXISTING SANITARY SEWER MANHOLE
— — — — — BENCHMARK: HIGH POINT OF WELL
— — — — — ELEV = 1211.79
— — — — — BASED ON NGVD 29 DATUM
— — — — — DENOTES "TO BE REMOVED"
— — — — — DENOTES MONUMENT FOUND
— — — — — DENOTES IRON MONUMENT SET MARKED BY LICENSE No 41002
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTHERLY LINE OF LOT 8 TO HAVE AN ASSUMED BEARING OF S 54°00'00" W.

Concrete to be Removed

SCHUETZ TRACT

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Buildings	1,157	6,937	16.7%
Deck (includes deck shed)	263	6,937	5.2%
Concrete	504	6,937	7.3%
Total	2,024	6,937	29.2%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Buildings	1,140	6,937	16.4%
Deck	8	6,937	0.1%
Concrete	207	6,937	3.0%
Proposed Concrete	149	6,937	2.1%
Proposed Additions	518	6,937	7.5%
Total	2,022	6,937	29.1%

Net Area = Area above OHW

KERFELD TRACT

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building	1,161	6,197	18.7%
Deck (includes deck shed)	236	6,197	3.8%
Favers & Concrete	835	6,197	13.5%
Total	2,232	6,197	36.0%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building	1,161	6,197	18.7%
Deck	121	6,197	2.0%
Favers & Concrete	525	6,197	8.5%
Proposed Addition	416	6,197	6.7%
Total	2,223	6,197	35.9%

Net Area = Area above OHW

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on [DATE].
- Zoning for subject tract = "Medium Density Residential (R-2)".
- Parcel ID of subject parcel: 10210840 & 10210839.
- The E911 address of subject parcel: 29853 Shoreview Lane & 29845 Shoreview Lane.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Property is in "Zone X" and "Zone A" as per the FIRM Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
- Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- National Wetland Inventory Report shows no wetlands within subject property.

PELICAN LAKE

GENERAL DEVELOPMENT CLASSIFICATION
LAKE ELEVATION = 1206.43 ON 12-1-2021

ORDINARY HIGH WATER ELEVATION = 1207.4

BENCHMARK: ZERO GAUGE READING AT DAM.
AT THE INTERSECTION OF CR 11 AND THE
CHANNEL BETWEEN PELICAN LAKE AND
OSSAWINNAMAKEE LAKE, HAS AN ELEVATION
= 1205.28 PER MNDNR

BASED ON NGVD 29 DATUM

KERFELD TRACT

TOTAL AREA =
6,311 SQ. FT. ± / 0.1 ACRES ±
AREA ABOVE OHW =
6,197 SQ. FT. ± / 0.1 ACRES ±

SCHUETZ TRACT

TOTAL AREA =
7,016 SQ. FT. ± / 0.2 ACRES ±
AREA ABOVE OHW =
6,937 SQ. FT. ± / 0.2 ACRES ±



HEREBY CERTIFY THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE FIELD DATA AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Mike Schuetz
7-17-2024
11C NO

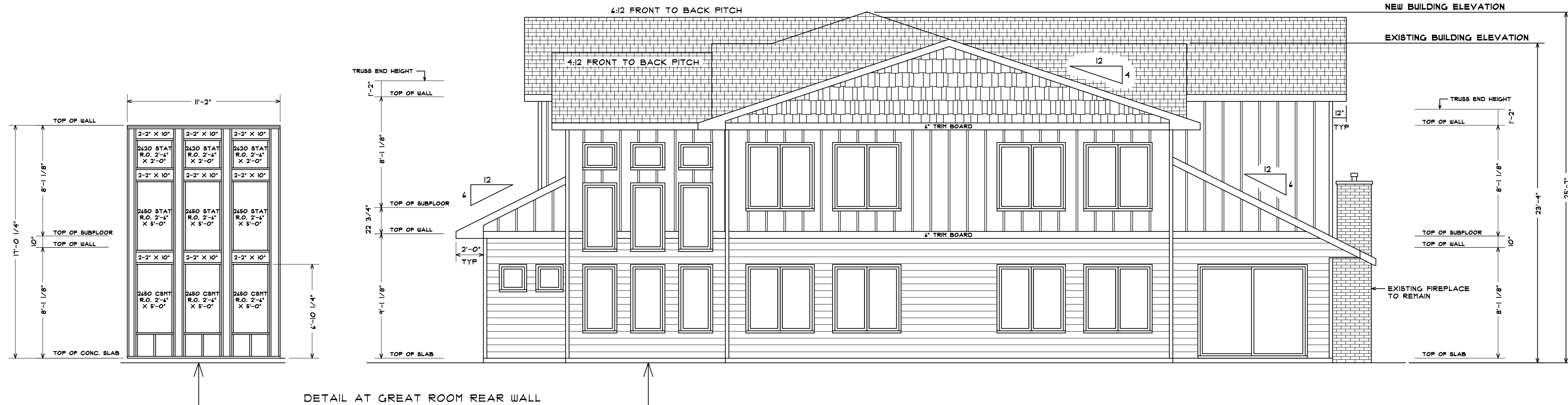
REVISIONS	DESCRIPTION	DATE
1	Initial layout	7-17-2024

DATE: 6-12-2024
SCALE: 1"=10'
BOOK: NONE

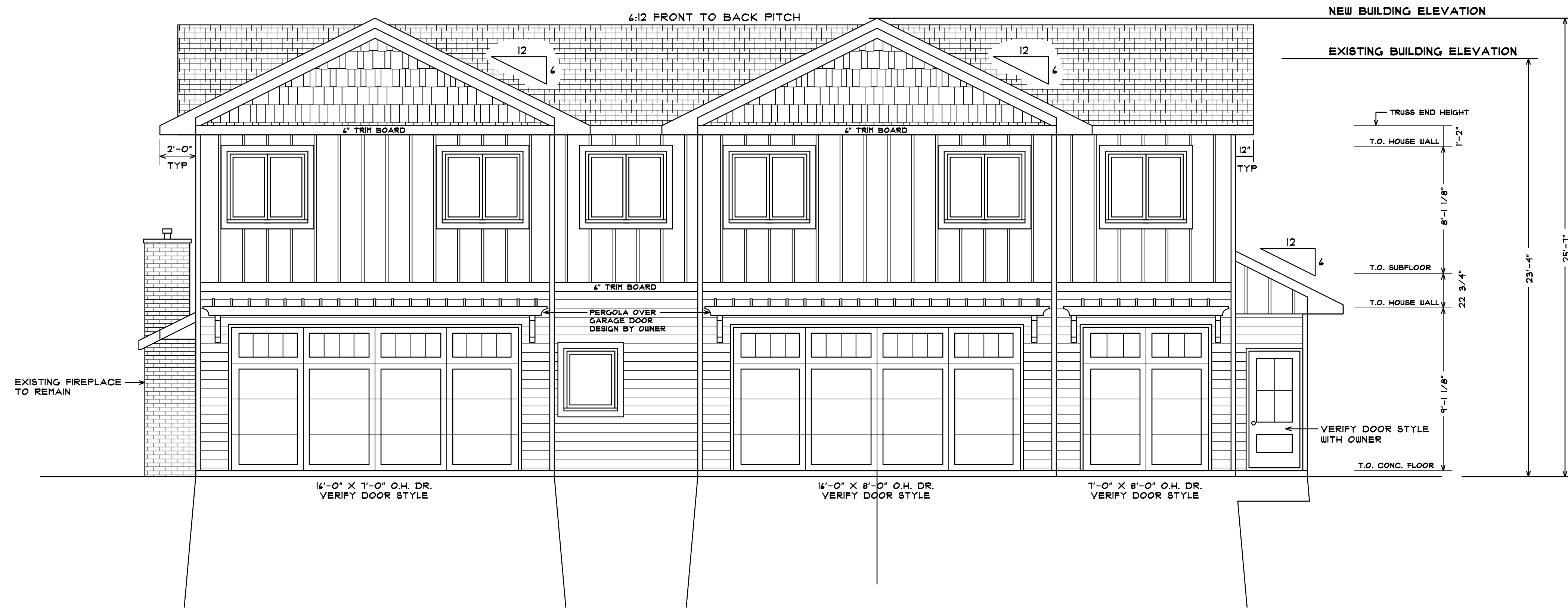
PROJECT No.: 21366-1
FILE NAME: C21366-1.dwg
PLOT DTHXK

CHECKED BY: PAT
DRAWN BY: R/J

CERTIFICATE OF SURVEY
Mike Schuetz
13723 Garden Ave.
Glencoe, MN 55336



2 REAR ELEVATION
SCALE 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE 1/4" = 1'-0"

DISCLAIMER
OF
WARRANTIES

The plans furnished hereunder were prepared upon request by draftsman who are not registered architects or professional engineers and are for INFORMATION PURPOSES ONLY. NO WARRANTIES WHATSOEVER, EITHER EXPRESSED OR IMPLIED as to merchantability or fitness for a particular purpose and places any user(s) on notice that reliance upon said plans shall be at the sole risk of the user(s). The selection of correct structural materials and the application of architectural principles is a precise art, the responsibility for which rests with the builder, the owner, or the user of these plans.

KERFELD / SCHUETZ
SHOREVIEW LANE
BREEZY POINT, MN.

CUSTOMER NAME: KERFELD/SCHUETZ		
LOCATION: BREEZY POINT, MN.		
DATE: 3/3/2024	DRAFT DG	CHK'D
REVISED: 1/18/2024	DG	
REVISED: 8/2/2024	DG	
REVISED:		

FRONT/REAR ELEVATION