



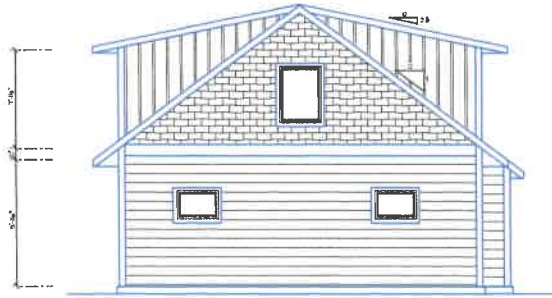
Sept 2005



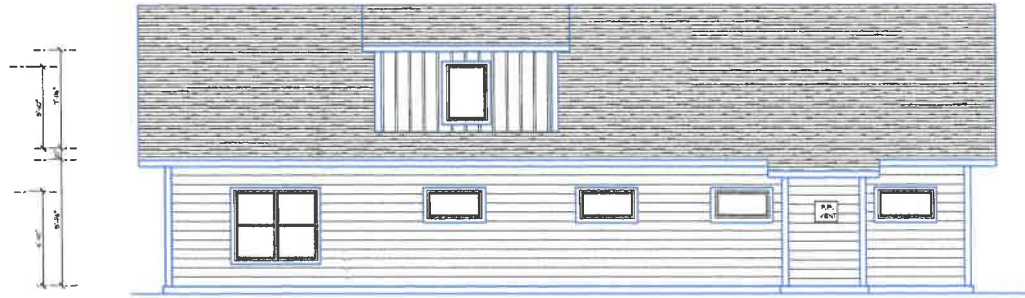
Sept 2025



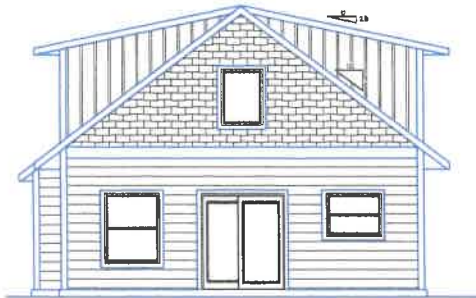




ROADSIDE ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

CERTIFICATE OF SURVEY

LOT 18, THE VALLEY OF CONTENTMENT,
SECTION 2, TOWNSHIP 136, RANGE 28,
CROW WING COUNTY, MINNESOTA



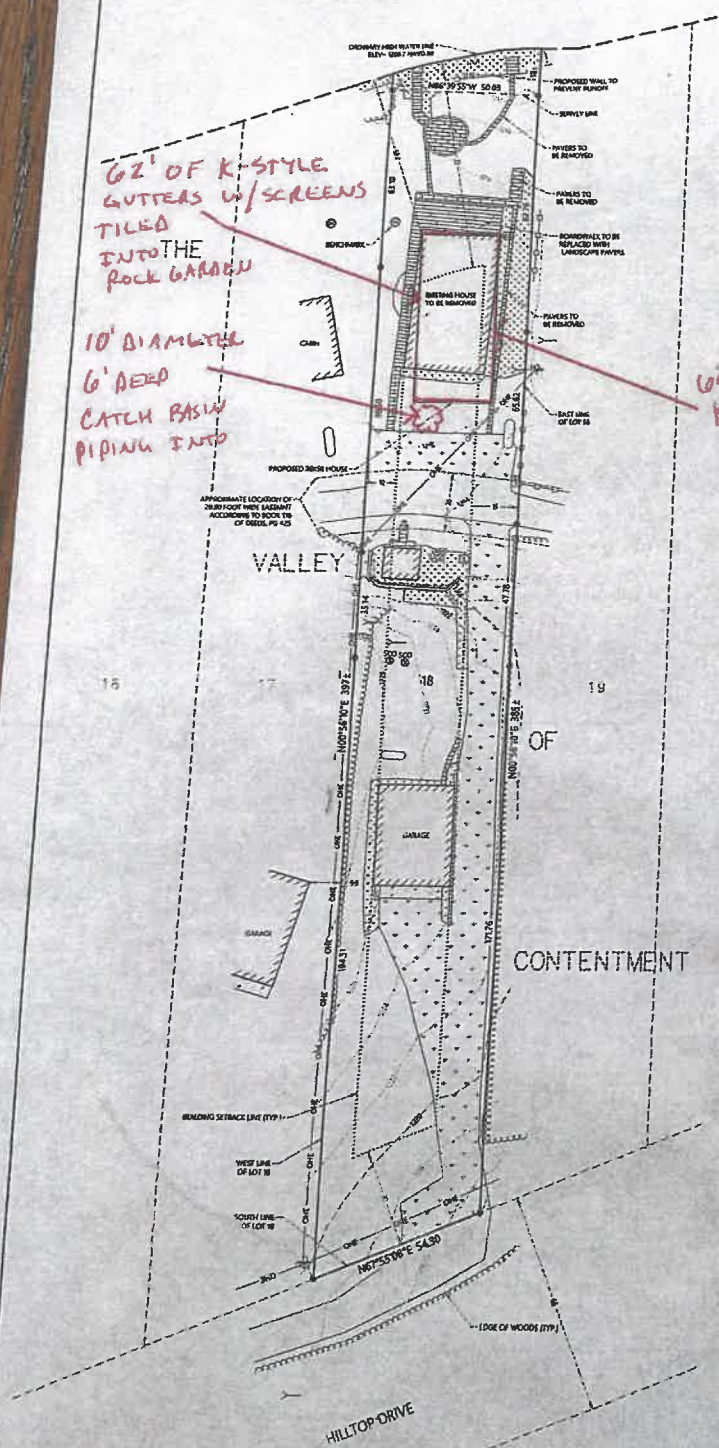
ORIENTATION OF THE BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE DATABASE, NAD83
ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 NAVD 88

- LEGEND:**
- DENOTES FOUND IRON MONUMENT
 - AC UNIT
 - ⊕ WATER WELL
 - ⊖ ELECTRIC POLE
 - OVERHEAD ELECTRIC LINE
 - LIQUID PROPANE (LP) TANK
 - FENCE - WOOD
 - ⊙ CLEANOUT
 - ⊙ MANHOLE
 - ⊙ TELECOM PEDESTAL
 - GUY WIRE ANCHOR
 - ▨ CONCRETE SURFACE
 - ▨ PAVERS
 - ▨ GRAVEL SURFACE
 - ▨ LANDSCAPING
 - ▨ GRAVEL SURFACE TO BE RESEED

6" OF K-STYLE GUTTERS W/ SCREENS TILED INTO THE ROCK GARDEN

10' DIAMETER 6' DEEP CATCH BASIN PIPING INTO

6" OF 6" K-STYLE GUTTERS W/ SCREENS TILED INTO ROCK GARDEN



Existing Legal Description — According to Doc. No. 654473
Lot 18 Valley of Contentment

SURVEY NOTES

1. Benchmark: Top of well Elev= 1218.06 NAVD 88
2. The E911 address of the subject property is 10672 Hilltop dr, Brezzy Point.
3. Property Identification Number: 10020643
4. Total Acreage: 19,633 ± sq.ft.
5. Lake Osawinnamakee is classified as a general development lake according to the Crow Wing County Protected Waters Inventory list.
6. The property is zoned medium density residential (R-2) according to the City of Brezzy Point zoning map.
7. The building setback lines are shown according to the City of Brezzy Point Zoning Ordinance and also according to the City of Brezzy Point Planning and Zoning Department Staff.
8. This survey was completed without the benefit of a title commitment or opinion. There may be easements or other linking factors not shown on this survey which affect the subject property.
9. The utilities shown on this survey are according to observed evidence only. Wisdeth assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.

IMPERVIOUS CALCULATIONS:

TOTAL AREA = 19,633 ± SQ.FT.

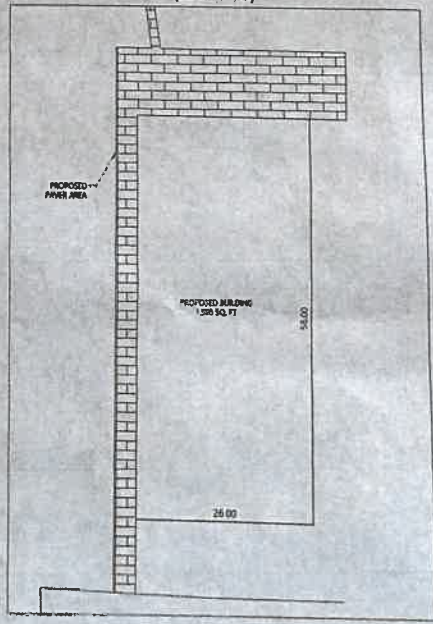
EXISTING CONDITIONS:

IMPERVIOUS COVERAGE = 6,568 SQ.FT.
BUILDINGS = 2,198 SQ. FT.
CONCRETE AND PAVERS = 696 SQ. FT.
GRAVEL = 3,086 SQ. FT.
RET. WALLS = 79 SQ.FT.
DECKS = 533 SQ.FT.
IMPERVIOUS PERCENTAGE = 43.6 %
(6,568 / 15,065 = 0.4364)

PROPOSED CONDITIONS:

IMPERVIOUS COVERAGE = 4,220 SQ.FT.
BUILDINGS = 2,117 SQ. FT.
CONCRETE AND PAVERS = 928 SQ. FT.
GRAVEL = 737 SQ. FT.
RET. WALLS = 79 SQ. FT.
DECKS = 45 SQ.FT.
IMPERVIOUS PERCENTAGE = 27.5 %
(4,220 / 15,335 = 0.2749)

PROPOSED BUILDING DETAIL (SCALE: 1"=10')



** 2500 sq ft of roof with 1" of rain equals 1500 gallons of rain, the rain garden can handle 2800 gallons per 12" of depth, so at 72" depth, rain garden can handle 16,800 gallons of water, with a drain time of 4" of rain every 2 hours*

WIDSETH
ARCHITECTS & ENGINEERS • BREZZY POINT, MN

DRAWN BY: ARS
CHECKED BY: CPS
THESEY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
Curtis P. Sawow

DATE	AMENDMENT DESCRIPTION	PREPARED FOR
07/24/2025		JEFF KUFFEL

PROJECT # 2025-1106

Letter of support

1 message

Suzanne Stordahl <suzanne.stordahl@gmail.com>
To: jeffkuffel56@gmail.com
Cc: Paul Stordahl <paul.stordahl@gmail.com>

Tue, Sep 2, 2025 at 12:33 PM

Dear City of Breezy Point Officials,

I am writing a letter of support for the building variance request submitted by Jeff and Siobhan Kuffel for their cabin rebuild project on Hilltop Drive.

We live on the same road as Kuffel's two doors apart. We have lived here seasonally since 1999 and own 150' of waterfront. We are neighbors who look out for each other sharing snow plowing duties and other tasks.

We understand that Kuffel's are seeking a variance that allows their structure to be closer to the water than typical and slightly wider. We know that Kuffels are good stewards of their property and the lake and believe local citizens should have the right to develop their property for their needs as long as ordinances and variances are followed. We believe the Kuffels are law abiding citizens who want to do things the right way. We have no issues with their minor requests to build their dream retirement home.

Please grant them their requested variance.

Thank you,
Suzanne and Paul Stordahl
10616 Hilltop Drive
Breezy Point
612-963-1494

Sent from my iPhone

David Olmstead
17324 69th Ave N
Maple Grove, MN 55311

August 28, 2025

To Whom It May Concern,

I am writing in support of Jeff and Shivaun Kuffel as they move forward with building their new home on Lake Ossawinnamakee in Breezy Point. My cabin is located directly to the west of theirs at 10660 Hilltop Drive, and I have had the pleasure of discussing their building plans with them.

Jeff and Shivaun have been nothing but thoughtful and considerate neighbors. They explained the build process openly, politely asked about temporarily moving my shed and gas tank, and even offered to cover the cost of relocating them and moving them back once their current home has been moved. Their approach shows both respect for their neighbors and responsibility in the building process.

Beyond this project, Jeff and Shivaun are excellent stewards of their property and of Lake Ossawinnamakee. They take great care of their land and consistently show respect for the lake and surrounding environment. They are helpful, dependable neighbors, and Breezy Point is truly blessed to have them as full-time residents.

I am confident their new cabin will be a beautiful addition to the lake, and I look forward to seeing their vision come to fruition.

Sincerely,

A handwritten signature in blue ink that reads "DAVID OLMSTEAD". The letters are in all caps and have a slightly cursive, casual feel.

David Olmstead
10660 Hilltop Drive
Breezy Point, MN