



## REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning ● Parks & Trails ● GIS  
Aquatic Invasive Species ● Septic Inspector  
Drainage Inspector ● Agricultural Inspector*

PO BOX 130  
REDWOOD FALLS  
MINNESOTA 56283  
PH: 507-637-4023

**TO:** Redwood County Board of Adjustment

**FROM:** Nick Brozek <sup>NB</sup>  
Land Use and Zoning Supervisor  
Redwood County Environmental Office

**DATE:** February 28<sup>th</sup>, 2018

**RE:** Public Hearings on *Applications for Variance:*  
- ATC Sequoia/Midwest Wireless  
- Debra Wertish

---

### 1. ATC Sequoia/Midwest Wireless

A public hearing will be held on March 12, 2018, at 8:30 a.m. regarding an *Application for Variance* filed by ATC Sequoia/Midwest Wireless, requesting a variance, pursuant to Section 26 of Redwood County Ordinance, to the road right-of-way setback set forth at Sec. 9, Subd. 5 of Redwood County Ordinance.

ATC Sequoia, on behalf of Midwest Wireless/Verizon Wireless, is seeking a variance from the required 67 foot setback from the public road right-of-way in order to install and maintain chain link perimeter fencing around the guy anchors on the communications tower north of the City of Morgan, on the east side of CSAH 2.

The two (of three) guy anchors along the CSAH 2 right of way will be fenced. The fenced enclosures will measure 8 feet by 30 feet. The fence will be 6 feet high. The purpose of the fence is to protect the guy anchors. The third guy anchor is at the rear of the site, well away from the public right of way.

Each fence enclosure will have one 6 foot by 4 foot locked gate, for maintenance access.

The north guy anchor fencing compound will be located about 25 feet from the CSAH 2 right-of-way. The south guy anchor fencing compound will be located about 35 feet from the CSAH 2 right of way.

ATC Sequoia, LLC is a wholly owned subsidiary of American Tower Corporation. American Tower Corporation holds a lease from Alltel Communications, d/b/a Verizon Wireless, to operate the communications tower. The lease runs through 2042. Verizon Wireless bought out Midwest Wireless, the record owner of the tower site. Verizon executed a limited Power of Attorney allowing ATC Sequoia LLC “to prepare, negotiate, execute, deliver and/or submit any applications or requests for Governmental Approvals, including, without limitation with respect to Zoning Laws, related to operating the site...”

Pursuant to Redwood County Ordinance, written notice shall be provided to all property owners of record within five hundred (500) feet of the affected property via U.S. Mail as to the time and place of the public

hearing. Further, written notice shall also be provided to the affected board of township supervisors and the municipal council of any municipality within two (2) miles of the affected property.

## 2. Debra Wertish

A public hearing will be held on March 12, 2018, at 9:05 a.m. regarding an *Application for Variance* filed by Debra Wertish, requesting a variance, pursuant to Section 26 of Redwood County Ordinance, to the road right-of-way setback set forth at Sec. 10, Subd. 5 of Redwood County Ordinance.

Tim Wertish, Debra's son, has been the County's contact for this project. Wertish is seeking a variance in order to construct an 80 foot by 88 foot cold storage building. The building will be used for personal and business storage.

The site is a corner lot, facing Quality Drive on the west side and Register Drive on the north side. Register Drive is the service road parallel to Bridge Street/US Hwy 71/State Hwy 19. The lot measures 117.88 feet along Register Drive and 356.01 feet along Quality Drive. The property is currently used as a display lot for Tim Wertish's business – Redwood Auto Sales. The property is located in the B-1 Highway Service Business District.

The building is proposed to be located on the back half of the property. The setbacks requested are as follows:

1. 27 feet from the right-of-way of Quality Drive
2. 20 feet from the rear (south) lot line
3. 0 feet from the east side lot line

The setbacks normally required in the B-1 Highway Service Business District, for a corner lot, are as follows:

1. 67 feet from the right-of-way
2. 40 feet from the rear (south) lot line
3. 15 feet from side (east) lot line

The proposed setbacks match the setbacks observed by the buildings on the neighboring properties. Specifically, the proposed building will be set back the same distance from Quality Drive as the existing building on the property to the south of the site. It will be set back the same distance from the south property line as that same existing building (20 feet). The north wall of the proposed building will approximately line up with the existing building on the property directly to the east.

Wertish's property is bordered on three sides by the City of Redwood Falls. The Environmental Office was contacted about this project by Keith Muetzel, Redwood Falls City Administrator (see enclosed email correspondence). Muetzel stated that, if the proposed building was to be built in the City, the required setbacks would be as follows:

1. 25 feet from the right-of-way
2. 10 feet from the side (east) lot line
3. 30 feet from the rear (south) lot line

Wertish intends to install gutters on the proposed building in order to limit the impact of surface water runoff on the neighboring properties.

Wertish is also seeking a variance for an existing advertising sign on the property. The sign was installed by the previous owner of the property. The sign face is 12 foot square, for a total area of 144 square feet. The sign is elevated on posts so that the bottom of the sign is 5 feet above the ground.

According to the Redwood County sign ordinance, signs of this size in the B-1 District are required to be located at least 30 feet away from the public road right-of-way. The sign is actually located 12 feet from the Quality Drive right-of-way and 7 feet from the Register Drive right-of-way.

Additionally, any sign of this size located within 30 feet of the intersection of two or more public roads, is required to be elevated at least 15 feet above ground level.

enclosures

cc: ATC Sequoia LLC  
Debra Wertish  
Tim Wertish

