


TO: Whom It May Concern

FROM: Nick Brozek 
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: December 10, 2019

RE: Notice of Public Hearing on Conditional Use Permit Application



Please find enclosed a *Notice of Public Hearing* regarding a *Conditional Use Permit Application* filed by Justin Wulf, pursuant to Minnesota Statute 116 and Redwood County Code of Ordinances, Title XV, Section 153.142, for the conversion of an existing shed building into a commercial welding shop, on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

All that part of the Northwest Quarter of Section 27, Township 110 North, Range 39 West, Redwood County, Minnesota, being more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence South 89 degrees 45 minutes 26 seconds East, bearing based on Redwood County Coordinate System (1996 Adj.), along the north line of said Northwest Quarter, a distance of 460.00 feet; thence South 01 degrees 39 minutes 20 seconds West a distance of 734.00 feet; thence southwesterly along a non tangential curve, concave to the northwest, having a central angle of 46 degrees 17 minutes 46 seconds, a radius of 174.47, an arc length of 140.98 feet and a chord that bears South 42 degrees 42 minutes 08 seconds West; thence North 89 degrees 45 minutes 26 seconds West, not tangent to said curve, a distance of 343.00 feet, to a point on the west line of said Northwest Quarter; thence North 00 degrees 11 minutes 23 seconds West a distance of 835.00 feet; to the point of beginning.

Said tract of land is subject to any existing roadways or easements.

AND

That part of the Northeast Quarter (NE ¼) of Section Twenty-eight (28), Township 110 North, Range 39 West of the Fifth Principal Meridian, described as follows: Commencing at the northeast corner of Section 28; running thence south 37 rods; thence west 27 rods; thence north 37 rods; thence east 27 rods to the place of beginning.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting starting at 1:00 o'clock p.m. on Monday, the 30th day of December, 2019, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet in incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*.

Enclosure

Cc: Justin Wulf (w/ encl)

Redwood County Government Center - Environmental Department
P.O Box 130 Redwood Falls, MN 56283
(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us



NOTICE OF PUBLIC HEARING

A *Conditional Use Permit Application* has been filed by Justin Wulf, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142, for the conversion of an existing shed building into a commercial welding shop, on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

8.48 Acre Tract, more or less, in the Northwest Quarter of the Northwest Quarter (NW1/4 NWE1/4) of Section 27, Township 110 North, Range 39 West, Gales Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting starting at 1:00 o'clock p.m. on Monday, the 30th day of December, 2019, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*.

DATED: December 10, 2019

Nicholas W. Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office

WOLF NOTIFICATION MAP

