



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

RECEIVED

NOV 21 2019

Permit #: 16-19 REDWOOD COUNTY ENVIRONMENTAL OFFICE Date: 11/21/19

Location of Proposed Use:

Address: 17859 Bunker Ave City: Walnut Grove State: MN Zip: 56180
House # Street Name

Parcel #: 53-027-2020 Township: Gales Section: 27 Twp #: _____ Range: 110N 39W

Legal Description:

SEE ATTACHED WARRANTY DEED, DOCUMENT # A364430

Information about the Site:

Zoning District: AGRICULTURE

NOTICE: Change of land use may affect your property taxes.

General description of the building(s) and proposed use:

Existing shed to be converted into heated welding shop.
Moving existing business from Dorrway Twp, Murray county.
Welding shop/Piping and mechanical contractor

Building Size: (Please enter dimensions in feet)

Width: 60' Length: 120' Diameter: _____ Total Height: 26'

Setbacks: (Please enter in feet)

Side Yard Setback: 20 Direction: East

Side Yard Setback: 370 Direction: South

Rear Yard Setback: 340 Direction: North

Road Type: Township Setback from the Right-of-Way: _____

Setback from the center of the road 350 ft

Type of Sewer System:

None currently, will add tank with no outlet (pumped as needed) when

Drainage Plan: bathroom is added

NATURAL SURFACE WATER DRAINAGE

Other Information:

THIS IS A CONDITIONAL USE PER REDWOOD COUNTY CODE OF ORDINANCES § 153.142(A)(23) - CONTRACTOR YARD

Applicant Information:

First Name: Justin Last Name: Wulf
Business Name: Wulf Fabrication and Piping LLC
Address: 17889 Bunker Ave City: Walnut Grove State: MN Zip: 56180
Home Phone: _____ Cell Phone: 320-491-5571 Email: wulf fabrication@gmail

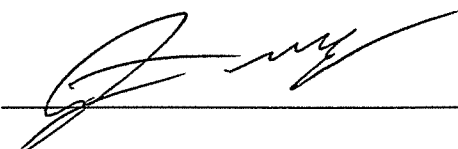
Operator Information: (Complete only if different from Applicant)

First Name: _____ Last Name: _____
Business Name: _____
Address: [] _____ City: _____ State: MN Zip: _____
Home Phone: _____ Cell Phone: _____ Email: _____

Land Owner Information: (Complete only if different from applicant)

First Name: _____ Last Name: _____
Address [] _____ City: _____ State: MN Zip: _____
HomePhone: _____ CellPhone: _____ Email: _____

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature  Date: 11/18/19

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$700.00 Receipt #: 53535 Date Approved: _____

Application Received: 11/25/19

Commission Action: Approved: _____ Date: _____ Disapproved: _____ Date: _____
County Board Action: Approved: _____ Date: _____ Disapproved: _____ Date: _____

Redwood County Minnesota
Transfer Entered
10-30-2019
No Delinquent Taxes
Certificate of Real Estate Value# 1029893
Current Year Taxes Paid
Joyce Anderson
AG & JA
Deed Tax \$ 1,237.50

DOCUMENT: A364430
Recorded 10-30-2019 at 2:32 PM
JOYCE ANDERSON, COUNTY RECORDER
REDWOOD COUNTY, MN 56283
Pages: 2 Fee Amount: \$46.00

This document has been electronically
recorded

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2016)

eCRV number: 1029893

DEED TAX DUE: \$1,237.50

DATE: October 29, 2019
(month/day/year)

FOR VALUABLE CONSIDERATION, Terry W Flesner and Carol J Flesner, as husband and wife ("Grantor"), hereby conveys and warrants to Justin Wulf and Brittany Wulf ("Grantee"), as

(Check only one box.) tenants in common,
 joint tenants, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named as tenants in common.)

real property in Redwood County, Minnesota, legally described as follows:

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.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Terry W Flesner
 Terry W Flesner
Carol J Flesner
 Carol J Flesner

State of Minnesota, County of Lyon

This instrument was acknowledged before me on October 29, 2019, by Terry W Flesner and Carol J Flesner, as husband and wife.

(Stamp)



Mark Ruud
 (signature of notarial officer) Mark Ruud

Title (and Rank): Notary

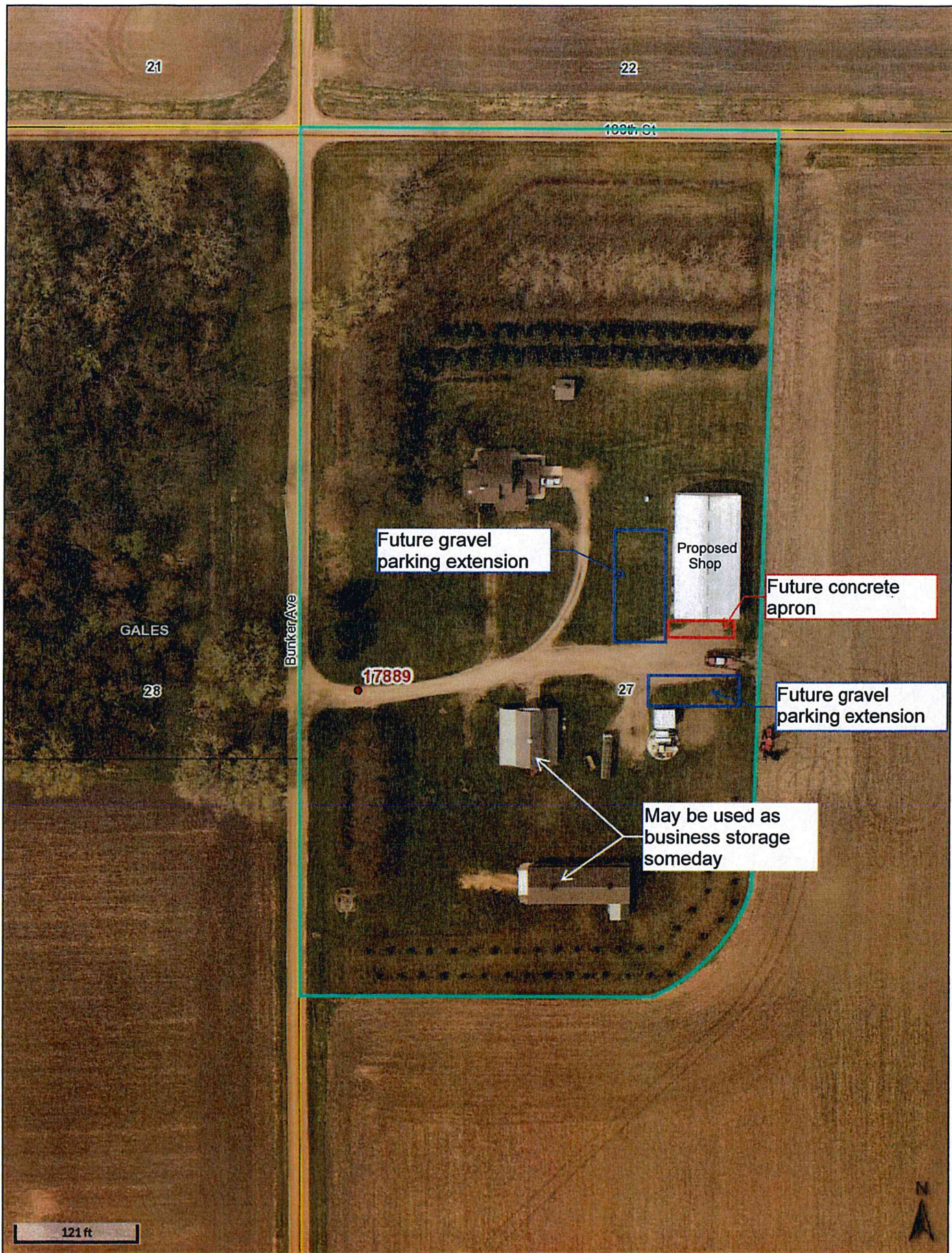
My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

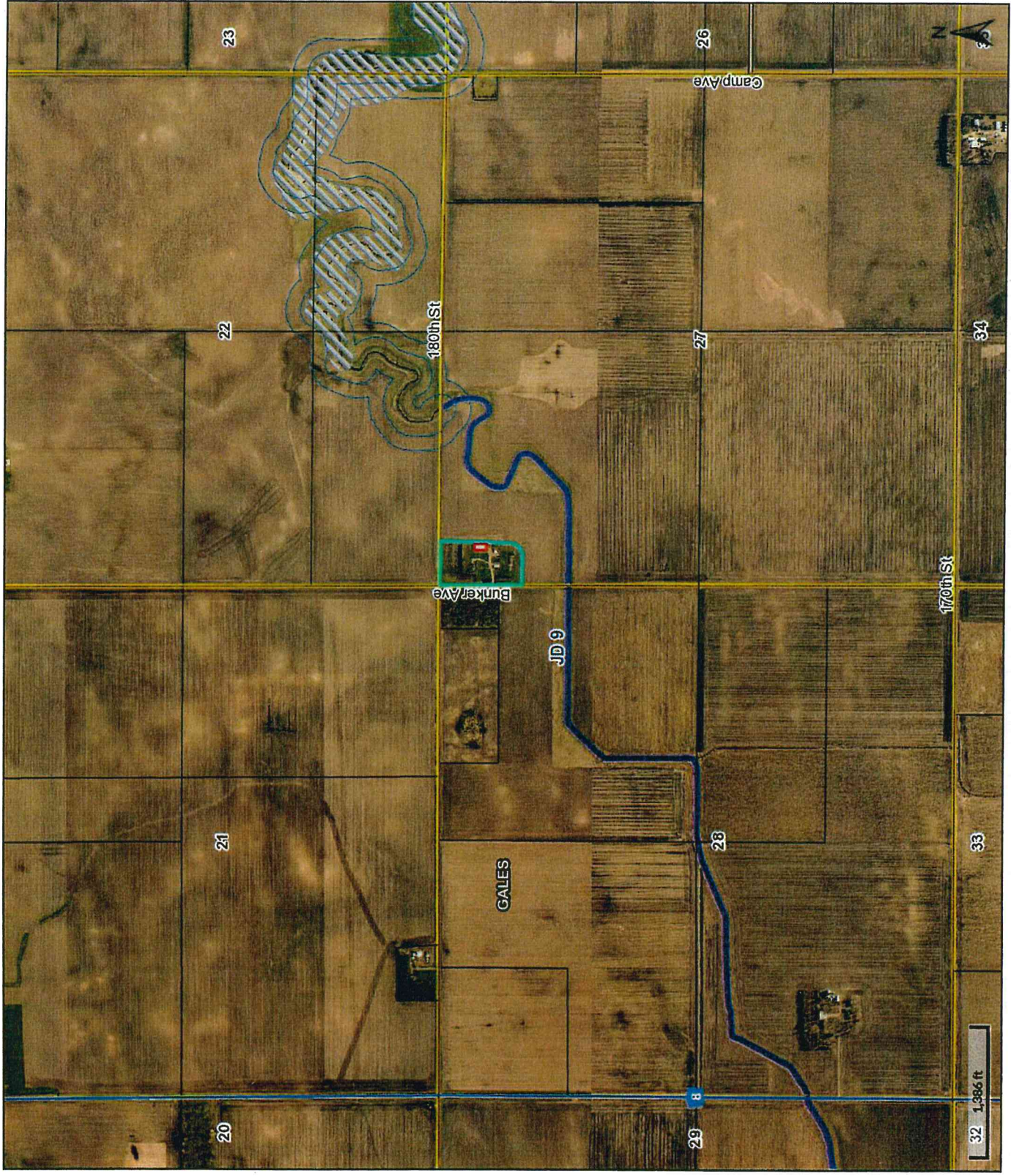
Mark Ruud
 Title and Abstract Services
 103 East Main Street, Suite A
 Marshall, MN 56258

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN
 THIS INSTRUMENT SHOULD BE SENT TO:
 (insert legal name and residential or business address of Grantee)
 Justin Wulf and Brittany Wulf
 17889 Bunker Ave.
 Walnut Grove, MN 56180

WULF SITE MAP



WOLF NEIGHBORHOOD MAP



- Legend**
- Sections
 - Townships
 - Open Ditch
 - Drain Tile
 - Parcels
 - Shoreland
 - <all other values>
 - 150 ft
 - 300 ft
 - 300 ft L W
 - 1000 ft
 - FloodPlain
 - Floodplain
 - Major Roads
 - County/Twp/City
 - State/Federal
 - County
 - Minor Roads

Conditions for Conditional Use Permit No. 16-19 (Justin Wulf – Welding Business)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Zoning Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. All waste, refuse, and the like generated by or from the conditional use shall be disposed of in the manner provided by the applicable local, state, and federal statutes, rules, and regulations. A copy of all disposal records and receipts must be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
4. The permit holder shall maintain a garbage dumpster and other appropriate waste storage receptacles from an approved waste hauler for the temporary storage of general waste and refuse. The dumpster and other appropriate waste storage receptacles must be located on site and no burning of any material shall be allowed in the dumpster or other waste storage receptacles. The approved waste hauler shall remove the waste and refuse from the garbage dumpster and other appropriate waste storage receptacles, and thereafter, dispose of the waste and refuse in a proper manner and in accord with all applicable laws, rules, and regulations. A copy of all disposal records and receipts must be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
5. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
6. The permit holder shall abide by and ensure compliance with all local, state, and federal Handicapped Accessibility Code requirements. In connection therewith, the permit holder is required to have the property inspected and approved by a licensed building inspector.
7. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
8. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.

9. Adequate measures shall be taken to provide sufficient off-street parking and loading space to serve the proposed conditional use. Parking shall comply with and is subject to all relevant local, state, and federal laws, rules, and regulations.
10. Adequate measures shall be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of the foregoing will constitute a nuisance now or in the future and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result now or in the future.
11. All materials and equipment on the premises in connection with the conditional use shall be stored within a building or fully screened so as not to be visible from the adjoining properties, except for the following: construction on the premises, agricultural equipment and materials if these are used or intended for use on the premises, and off-street parking except as otherwise regulated by Redwood County Ordinance.
12. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions, the Redwood County Ordinances, State statutes, or Federal laws.



REDWOOD COUNTY ENVIRONMENTAL OFFICE

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

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

**REDWOOD COUNTY PLANNING COMMISSION
Justin Wulf – Welding and mechanical contractor
Conditional Use Permit Application #16-19
December 30, 2019**

FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) Will the proposed use have an adverse impact on the health, safety, and general welfare of the residents in the surrounding neighborhood?

Yes _____ No _____

Why?: _____

- 2) Has evidence been presented that shows the proposed use will cause material injury to the use and enjoyment of other property in the surrounding neighborhood for land uses that are already permitted?

Yes _____ No _____

Why?: _____

3) Will the proposed use have a substantial adverse effect on property values or future development of land in the surrounding neighborhood for uses common to the area?

Yes _____ No _____

Why?: _____

4) Are there, or will there be provided, adequate utilities, access roads, drainage, off-street parking and loading areas, and other necessary facilities to support the proposed use of the property?

Yes _____ No _____

Why?: _____

5) Have adequate measures been taken, or will adequate measures be taken, to prevent or control offensive odor, fumes, dust, noise, lights, and vibration, so that no disturbance to neighboring properties will result?

Yes _____ No _____

Why?: _____

6) Is the proposed use of the property consistent with the general purpose and intent of the Zoning Ordinance and the goals and policies adopted in the Comprehensive Plan?

Yes _____ No _____

Why?: _____

NAME: _____

DATE: _____

TO: Whom It May Concern

FROM: Nick Brozek *NB*
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



