



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 3-20 Date: 2-4-20

Location of Proposed Use:

Address: 27563 HWY 19 City: Redwood Falls State: MN Zip: 56283
House # Street Name

Parcel #: 52-031-3020 Township: Deuni Twp. Section: 31 Twp #: 113 N Range: 36 W

Legal Description: + Portion of Kintire Twp. 36 113 N 37 W
St-036-1040

T 113 N, R 36 W, Section 31 - SW 1/4 of NW 1/4 of SW 1/4 and
W 1/2 of SW 1/4 of SW 1/4

Information about the Site:

+ T 113 N, R 37 W, section 36 - E 1/2 of the SE 1/4
of the SE 1/4 and the SE 1/4 of SE 1/4 of SE 1/4

Zoning District: AGRICULTURE

General description of the building(s) and proposed use: \* SEE ATTACHED PARCEL MAP \*

Piling slab expansion, one new piling slab, west of existing,
construction of access roads, new scum + scum house,
+ improvements to drainage (new storm ponds + ditch re-establish-
ment). FOR STORING SUGAR BEETS

Building Size: (Please enter dimensions in feet)

Width: 450' Length: 2010' Diameter: N/A Total Height: N/A

Setbacks: (Please enter in feet) \* See Attached Plan \*

Side Yard Setback: 10' Direction: WEST

Side Yard Setback: 10' Direction: EAST

Rear Yard Setback: 10' Direction: NORTH

Road Type: STATE Setback from the Right-of-Way: 67'

Right-of-Way Width from Centerline 50 ft

Type of Sewer System:

See Attached Plan

Drainage Plan:

See Attached Plan

**Other Information:**

[Empty box for other information]

**Applicant Information:**

First Name: Paul Last Name: Wauert  
Business Name: Southern Minnesota Beet Sugar Cooperative  
Address: 83550 County Hwy 21 City: Renwick State: MN Zip: 56284  
Home Phone: (320) 329-8305 Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Operator Information:** (Complete only if different from Applicant)

First Name: SMBC 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: SMBC 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 Paul Wauert SMBSC Date: 2-3-2020

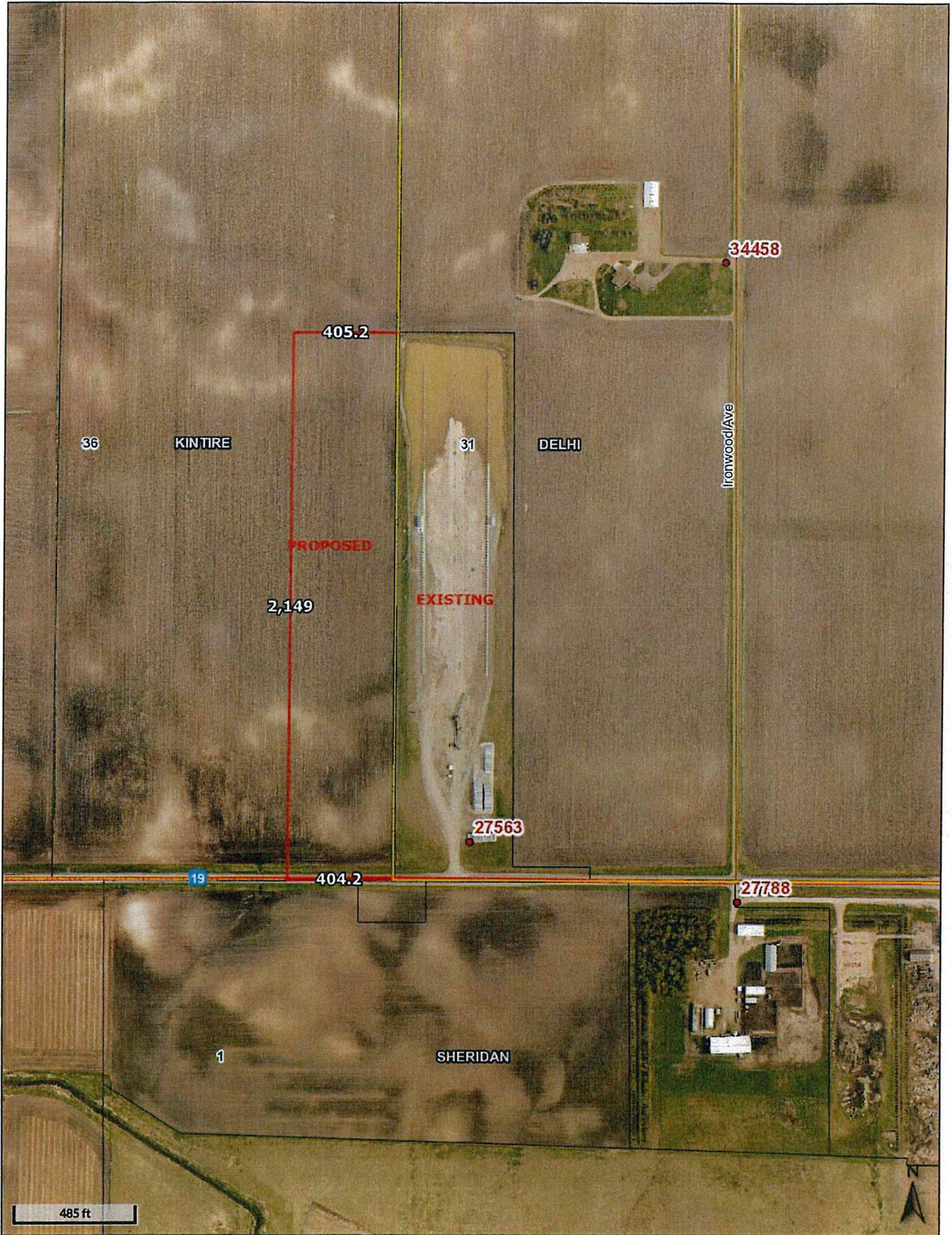
**Office Use Only:** \* The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$ 700 Receipt #: 53559 Date Approved: \_\_\_\_\_

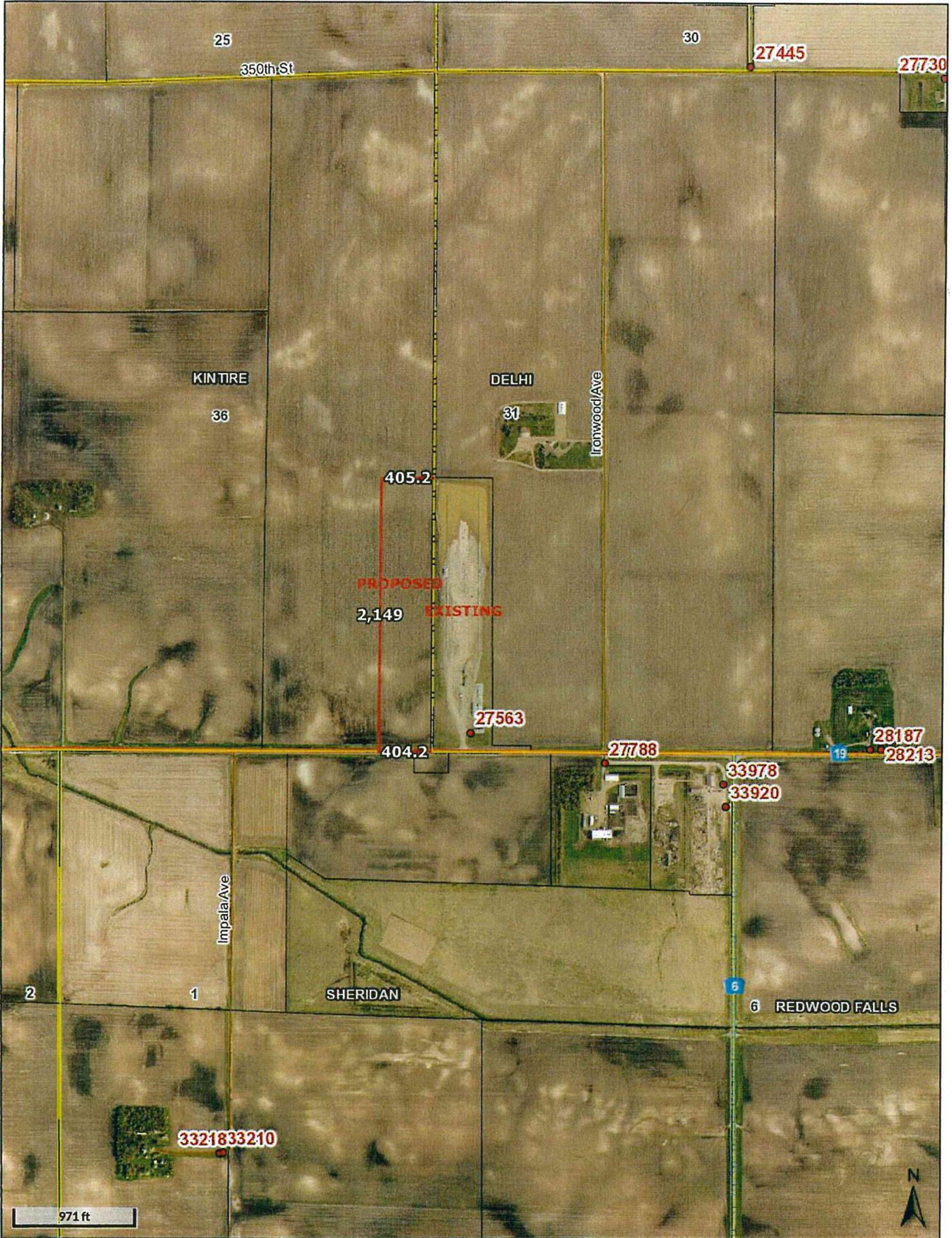
Application Received: 2/4/20

**Commission Action:** Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_  
**County Board Action:** Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

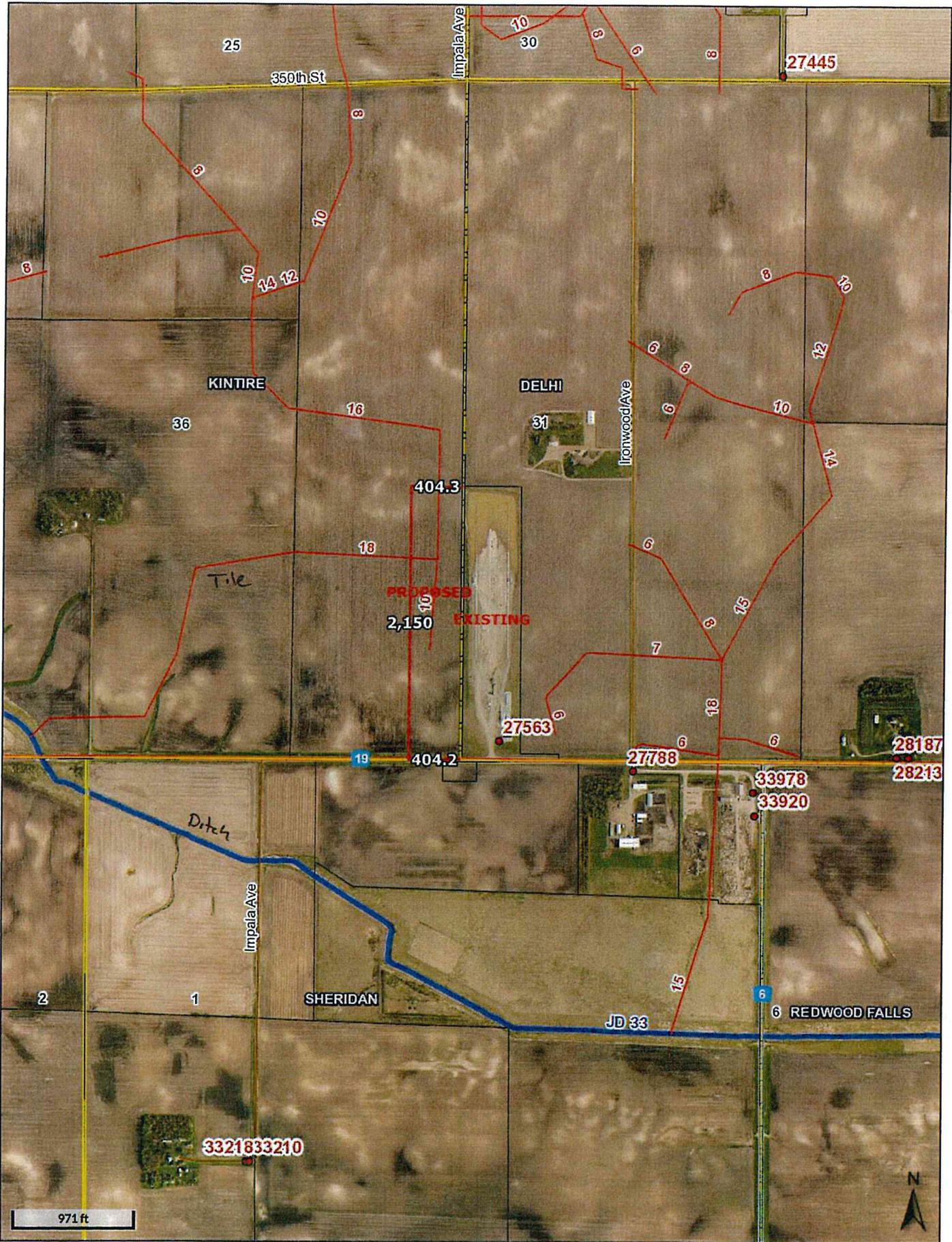
SMBSC site map



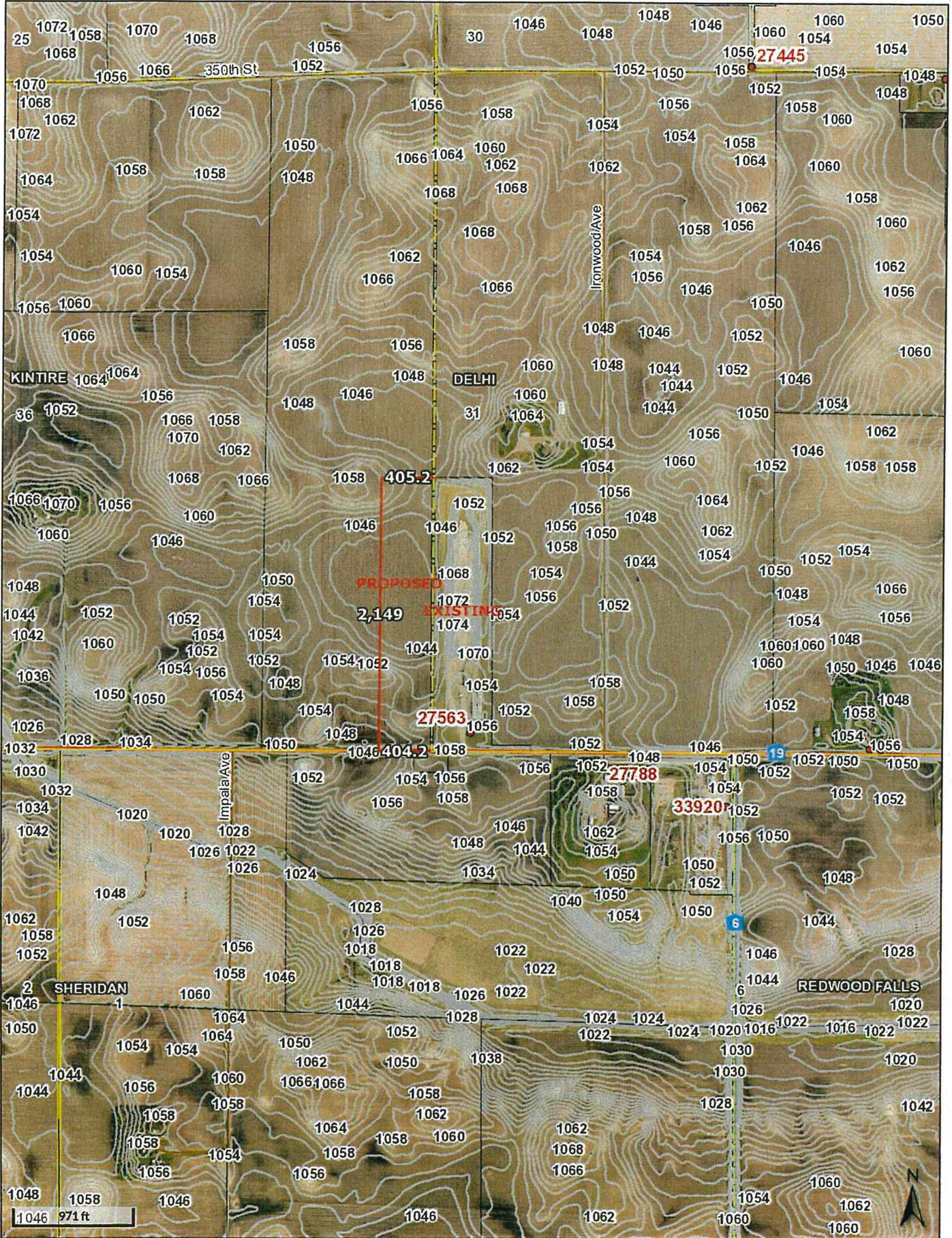
SMBSC area map



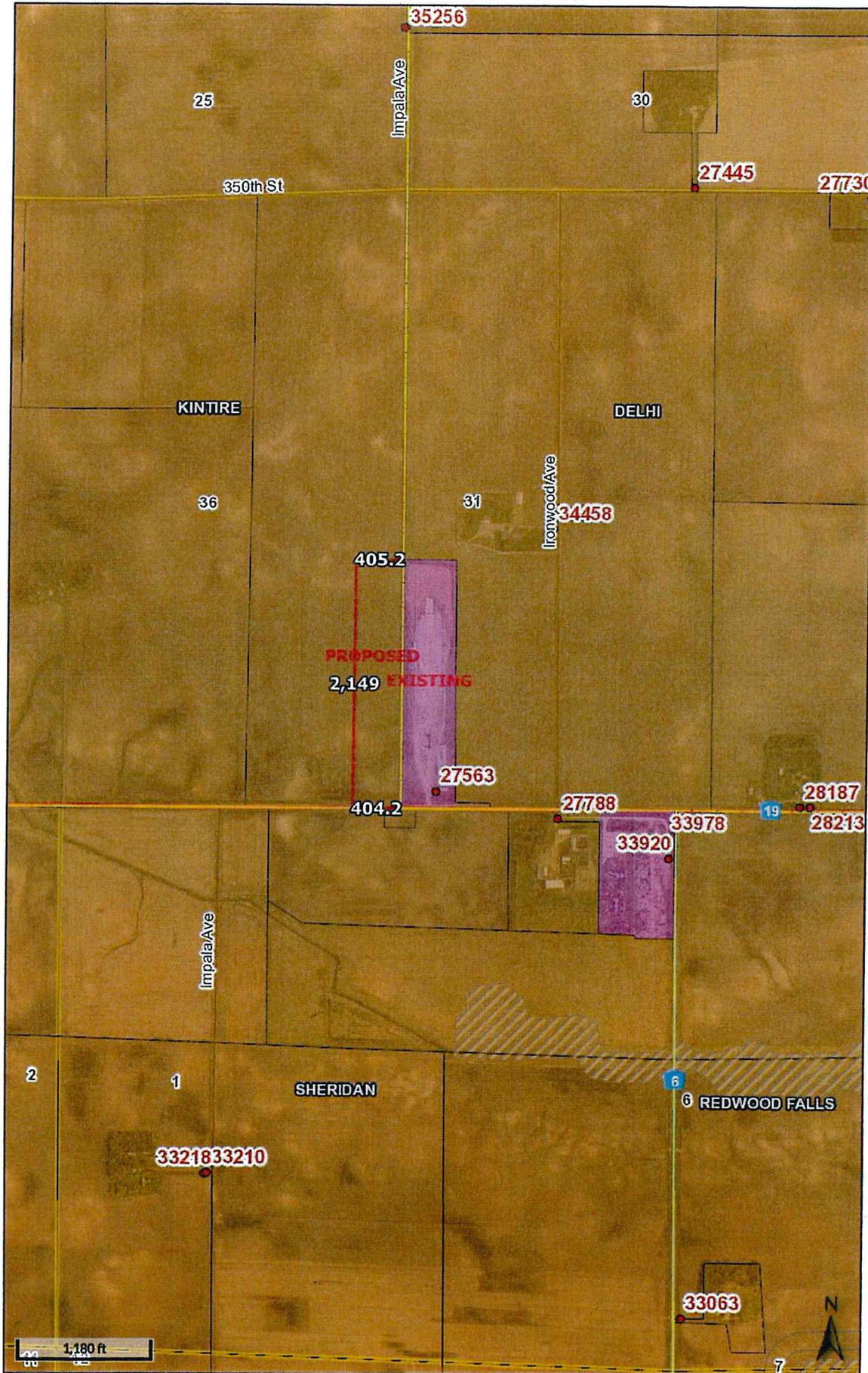
SMBSC site map - tile map



SMBSC elevation map



# SMBSC zoning map



## Legend

- Municipal Boundaries
- Sections
- Townships
- Address Points
- Parcels
- Shoreland
  - <all other values>
  - 150 ft
  - 300 ft
  - 300 ft L.W
  - 1000 ft
- FloodPlain
  - Floodplain
- County Zoning
  - B1
  - I1
  - R1
  - S
  - UE
  - 2M
  - AG
- Major Roads
  - County/Twp/City
  - State/Federal
  - County
  - Minor Roads



This is a survey of:  
 part of:  
**E 1/2 of the SE 1/4**  
 Located in:  
**Section 36, T113N-R37W, Kintire Township,  
 Redwood County, Minnesota**



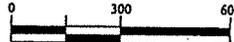
This drawing prepared by:  
**Bonnema Runke Stern Inc.**

*Professional Land Surveyors*  
 4566 Hwy 71 NE - Suite 1  
 Willmar, MN 56201  
 Office (320) 231-2844 Fax (320) 231-2827

Requested by: **Southern Minnesota Beet  
 Sugar Cooperative**  
 Renville, MN 56284

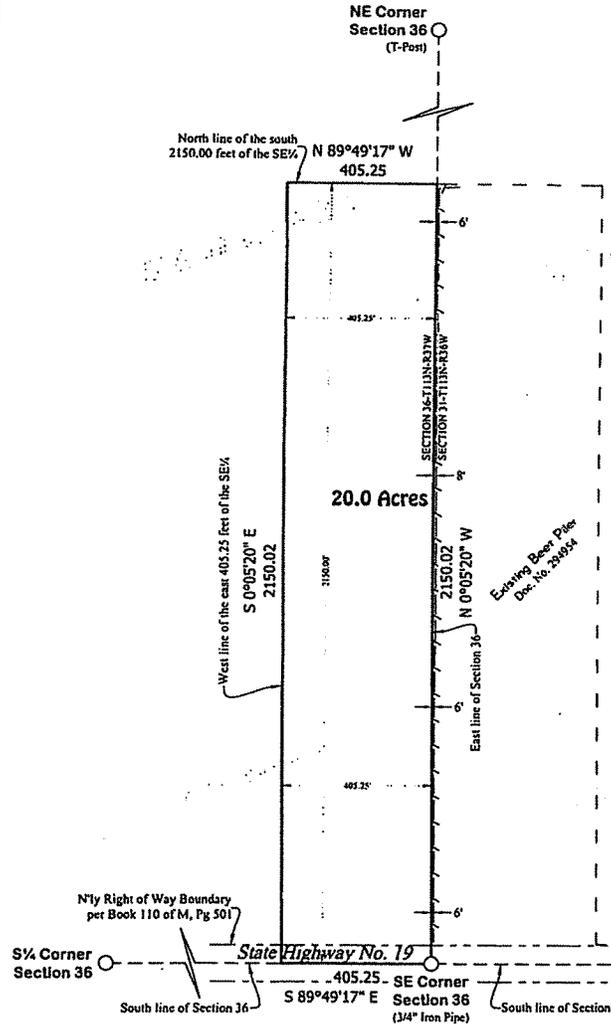
**Land Description - 20.0 Acres**

The south 2150.00 feet of the east 405.25 feet of the East Half of the Southeast Quarter of Section 36,  
 Township 113 North, Range 37 West of the Fifth Principal Meridian, Redwood County, Minnesota.



**LEGEND**

- Found Iron Monument from former survey
- Bonnema Runke Stern Placed Capped Iron Monument
- - - Approximate Right of Way Line
- / - / - Titlage Line (Fall 2019)



**Surveyor's Notice:**

This property is subject to easements that are blanket in nature per Book 46 of M, Pg 51 (Electric), Book 46 of M, Pg 466 (Telephone), and Book 115 of M, Pg 167 (Telephone).

All Documents referred to on this survey can be found in the office of the County Recorder

Bonnema Runke Stern Inc. is not giving a title opinion or abstract of this parcel. We suggest that you contact your attorney or a title insurance company for that purpose. Easements or neighboring deed conflicts may exist which affect this parcel and are not shown on this survey.

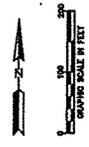
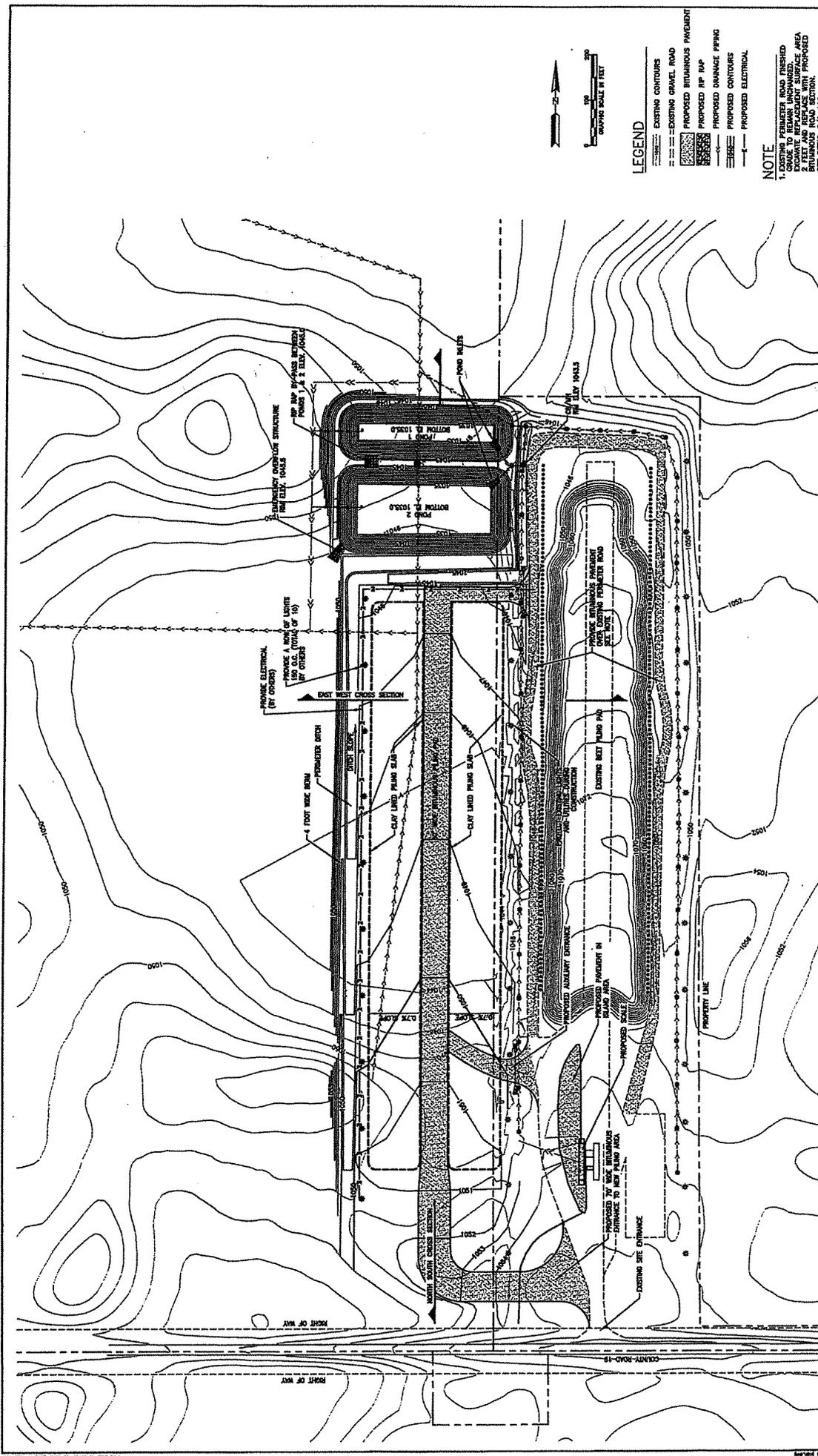
The distances shown from improvements to the property lines are shown for reference purposes only and are NOT intended for determining the property line location. Property corner monuments shall always be used when establishing the property line.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2019.

Joshua M. Stern  
 Date October 22, 2019 License No. 48189

JS





- LEGEND**
- EXISTING CONTOURS
  - EXISTING GRAVEL ROAD
  - EXISTING BITUMINOUS PAVEMENT
  - PROPOSED BITUMINOUS PAVEMENT
  - PROPOSED RIP RAP
  - PROPOSED DRAINAGE PIPING
  - PROPOSED CONTOURS
  - PROPOSED ELECTRICAL
- NOTE**
1. EXISTING PERIMETER ROAD FINISHED SURFACE TO BE REPLACED WITH PROPOSED EXISTING REPLACEMENT SURFACE AREA 2 FEET AND REPLACE WITH PROPOSED SURFACE DETAIL 5/10-102

**PROPOSED GRADING PLAN**

DATE	BY	CHK'D	DATE
MAR 2019	AS SHOWN		
PROJECT NO.	SHEET NO.	C-102	REV NO.
1420-0035			0

**PROJECT TITLE**  
 SOUTHERN MINNESOTA  
 BEET SUGAR COOPERATIVE  
 83550 COUNTY ROAD 21  
 RENOVALE, MN

**PRINCIPAL CONSULTANT**  
**WENCK**  
 Responsible partner. Exceptional outcomes.

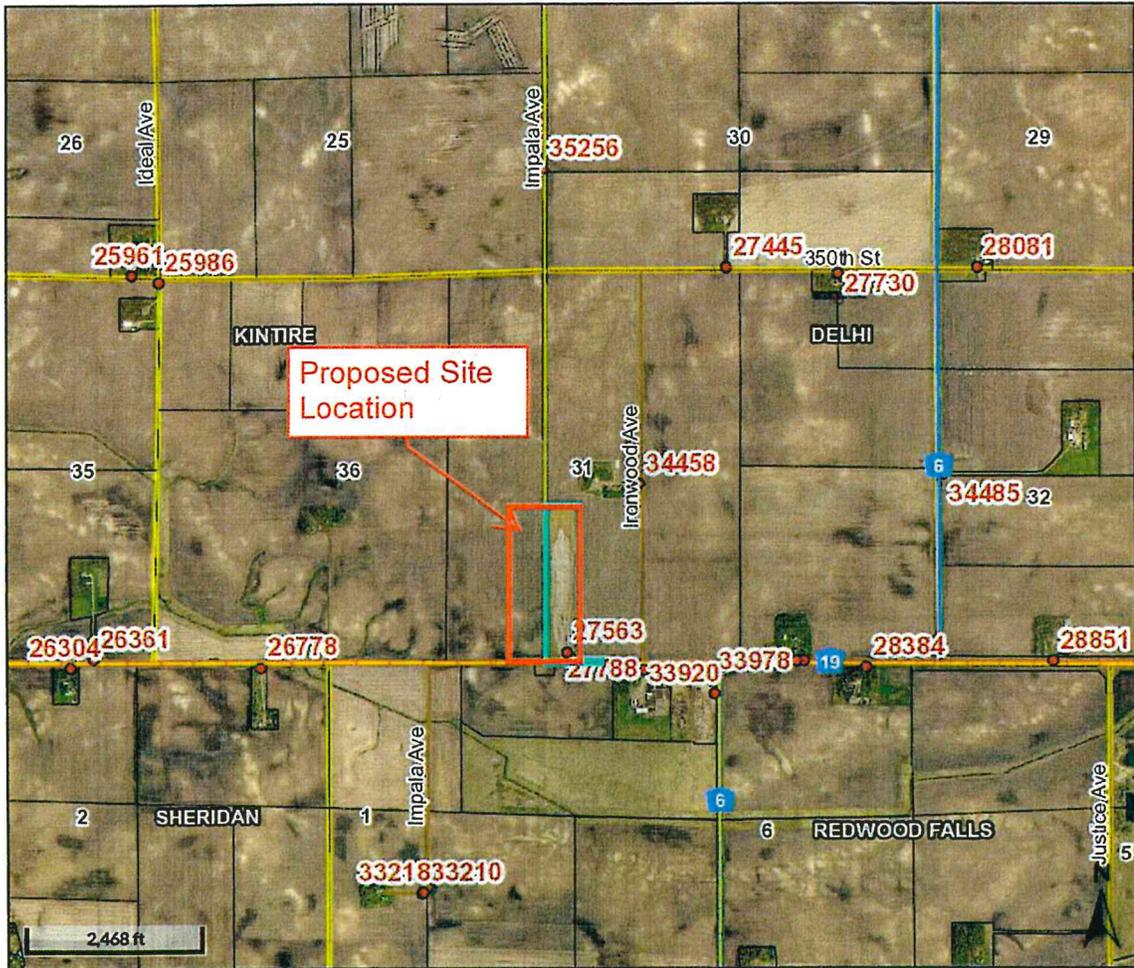
**SCALE**  
 1" = 40'

**DATE**  
 03/13/19

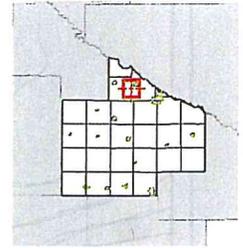
**BY**  
 [Signature]

**CHK'D**  
 [Signature]

REV	REVISION DESCRIPTION	DATE	BY	CHK'D
0	ISSUED FOR FINAL	03/13/19	[Signature]	[Signature]



**Overview**



**Legend**

- Municipal Boundaries
- Sections
- Surrounding Counties
- Townships
- Address Points
- Parcels
- Major Roads**
- County/Twp/City
- State/Federal
- County
- Minor Roads

Parcel ID	52-031-3020	Alternate ID	n/a	Owner Address	SOUTHERN MN BEET SUGAR
Sec/Twp/Rng	31-113-36	Class	INDUST LAND/BUILDING		COOPERATIVE
Property Address	27563 ST HWY 19 RWF 56283	Acreage	n/a		PO BOX 500 RENVILLE MN 56284

Date created: 2/4/2020  
Last Data Uploaded: 2/3/2020 10:20:27 PM

Developed by Schneider  
GEO SPATIAL

Redwood County Minnesota  
Transfer Entered  
10-29-2019  
No Delinquent Taxes  
Certificate of Real Estate Value# 1028973  
Current Year Taxes Paid  
Joyce Anderson  
AG & DS  
Deed Tax \$ 1,716.00

DOCUMENT: A364417  
Recorded 10-29-2019 at 8:30 AM  
JOYCE ANDERSON, COUNTY RECORDER  
REDWOOD COUNTY, MN 56283  
Pages: 3 Fee Amount: \$46.00

ECRV: 1028973

Frank Law Office # 43241  
4328

WARRANTY DEED - INDIVIDUAL TO CORPORATION

STATE DEED TAX DUE HEREON: \$1,716.00

Date: October 28, 2019

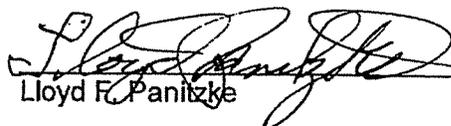
FOR VALUABLE CONSIDERATION, Lloyd F. Panitzke and Loretta L. Panitzke, spouses married to each other, Grantors, hereby convey and warrant to Southern Minnesota Beet Sugar Cooperative, a cooperative under the laws of Minnesota, Grantee, real property in Redwood County, Minnesota, described as follows:

The South 2150.00 feet of the East 405.25 feet of the East Half of the Southeast Quarter (E½ SE¼) of Section Thirty-six (36), Township One Hundred Thirteen (113) North, Range Thirty-seven (37) West of the Fifth Principal Meridian, Redwood County, Minnesota;

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

Easements and public road rights of way of record.

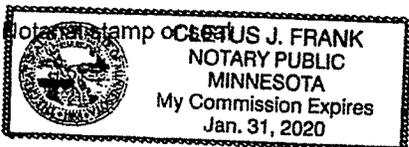
Sellers certify that they are not aware of any wells on the described real property.

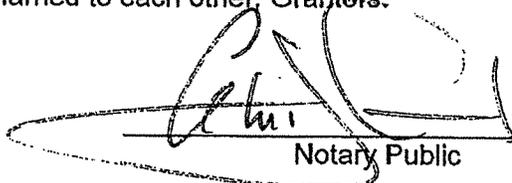
  
Lloyd F. Panitzke

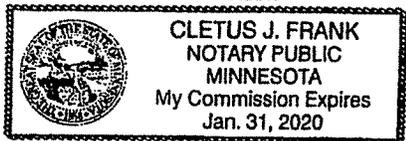
  
Loretta L. Panitzke

STATE OF MINNESOTA )  
  ) SS.  
COUNTY OF KANDIYOHI )

The foregoing instrument was acknowledged before me this 28 day of October, 2019, by Lloyd F. Panitzke and Loretta L. Panitzke, spouses married to each other, Grantors.



  
Notary Public



Tax Statements for the real property described in this instrument should be sent to:

Southern Minnesota Beet Sugar Cooperative  
83550 County Road 21  
Renville, MN 56284

THIS INSTRUMENT WAS DRAFTED BY:

Frank F. Munshower  
ESTEBO, FRANK & MUNSHOWER, LTD.  
315 S. Washington St., PO Box 377  
Redwood Falls, MN 56283



# 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

## Redwood County Zoning Permit Application

### Applicant Information

First Name: Paul Last Name: Wallert  
Business Name: Southern Minnesota Beet Sugar Cooperative  
Address: 83550 County HWY 21 City: Renville State: MN Zip: 56284  
Home Phone: (320) 329-8305 Cell Phone:  
E-mail Address: Paul.Wallert@smbosc.com

### Landowner Information (if different from applicant)

First Name: Same as above Last Name:  
Business Name:  
Address: City: State: Zip:  
Home Phone: Cell Phone:  
E-mail Address:

### Project Details

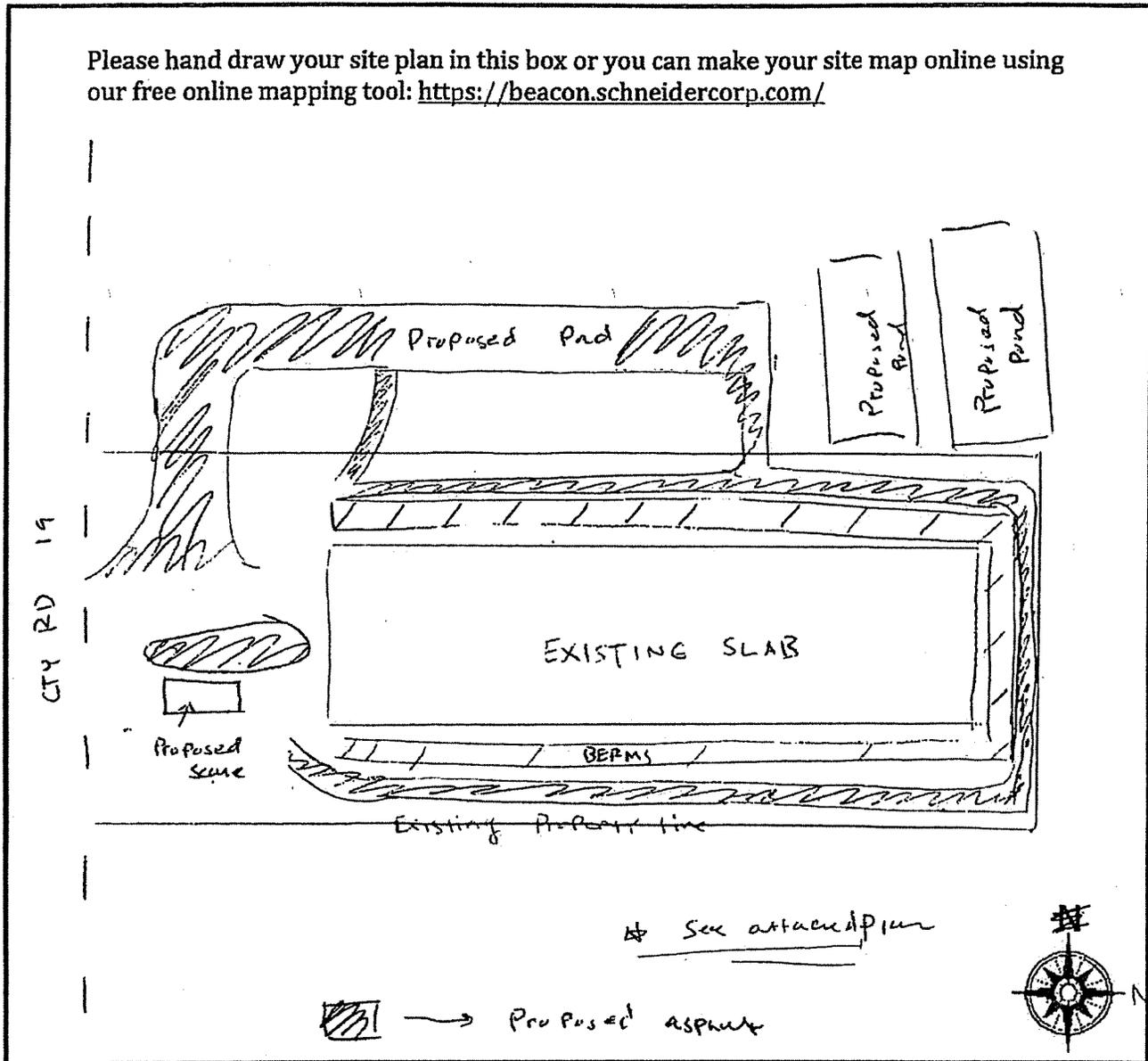
Estimated Cost of Project: \$3,000,000  
Will the project include the addition of any bedrooms (Y/N): N  
What is the intended use: Commercial  Farm  Personal   
What is the bushel capacity (for grain bins): N/A  
Will the project have geothermal (Y/N): N  
Will the project have solar panels (Y/N): N  
What are the project dimensions (ft.): Length: 2010' Width: 450'  
Height: N/A Diameter: N/A

### General Description:

Beet Piling Slab Expansion Project. Includes the introduction of one new piling slabs as well as improvements to existing piling locations and facilities

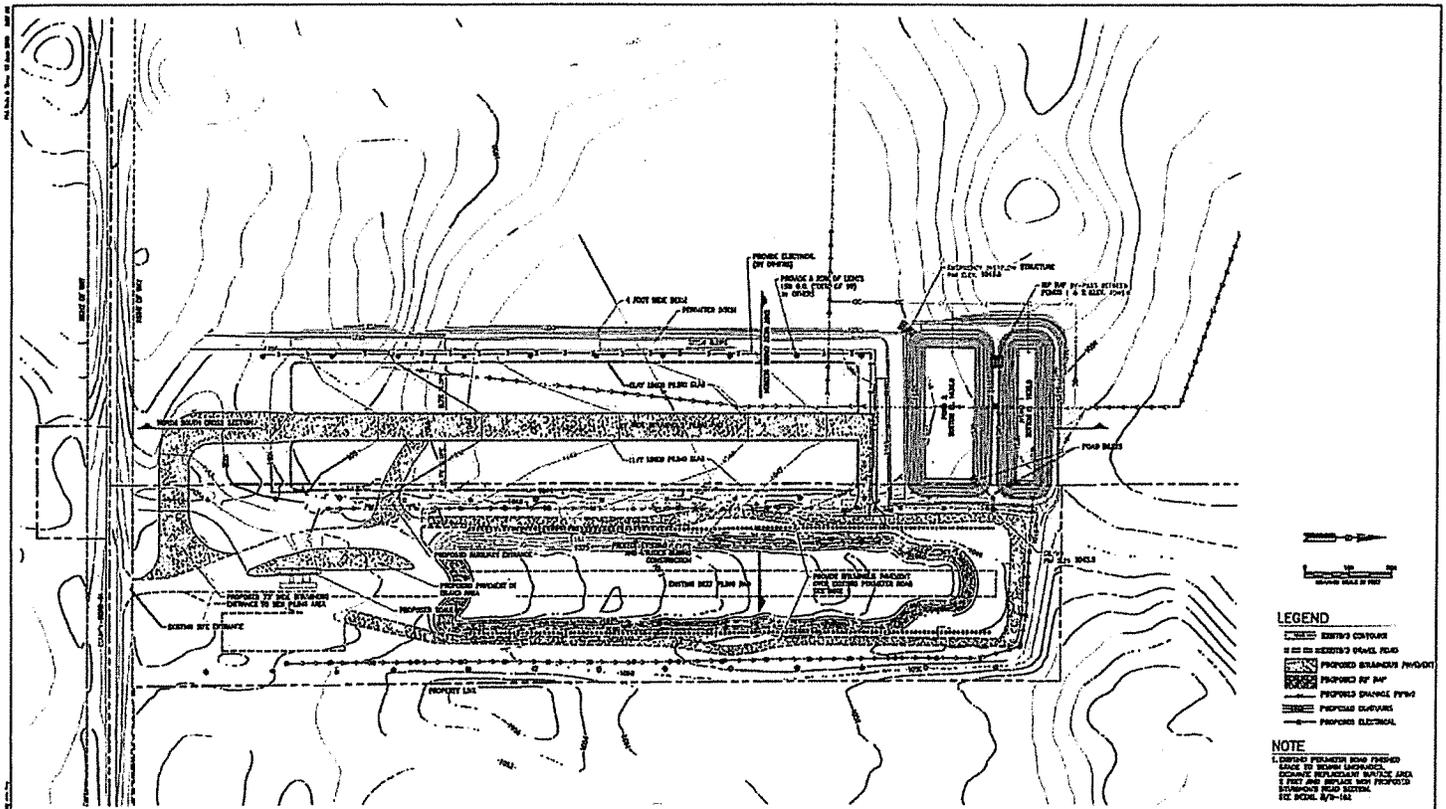
# Proposed Site Location and Drawing

Please hand draw your site plan in this box or you can make your site map online using our free online mapping tool: <https://beacon.schneidercorp.com/>



Landowner Signature: Paul Wallert SMBSC Date: 2-3-2020

- Once you have finished filling out this form, please submit it to the Redwood County Zoning Administrator for processing.
- Please note, that your permit is not valid until you receive a copy signed by the Zoning Administrator.
- If you have any questions, please call our office.



- LEGEND**
- EXISTING CONTOUR
  - EXISTING GRAVEL ROAD
  - PROPOSED STRANDED PAVEMENT
  - PROPOSED ASPHALT
  - PROPOSED DRAINAGE PIPING
  - PROPOSED DRAINAGE
  - PROPOSED ELECTRICAL

**NOTE**

1. EXISTING PAVED ROAD FINISHED GRADE TO BE MAINTAINED. CONCRETE REPLACEMENT SURFACE AREA 1 FEET AND REPLACE NEW PROPOSED STRANDED ROAD SYSTEM. SEE SHEET W-10-104.

DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____		<b>WENCK</b> Responsive partner. Exceptional outcomes.	PROJECT TITLE: <b>REDWOOD HILLS PLANT GRADE IMPROVEMENT</b> CLIENT: <b>SOUTHERN MINNESOTA BEET SUGAR COOPERATIVE</b> ADDRESS: <b>8350 COUNTY ROAD 21 WYOMING, MN</b>	SHEET TITLE: <b>PROPOSED GRADING PLAN</b> SHEET NO.: <b>C-102</b> TOTAL SHEETS: <b>0</b>
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**Conditions for Permit No. 3-20 (Southern Minnesota Beet Sugar Cooperative (SMBSC) – beet piling slab expansion – State Hwy 19 site)**

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site(s) of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. Access to and from the site, off State Hwy 19, must meet all Minnesota Department of Transportation (MNDOT) safety and design standards.
4. 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.
5. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards. Any drainage tile damaged during construction shall be repaired and/or replaced by the permit holder. Public drainage tile on the site shall be moved and/or re-routed, according to the specifications of the Redwood County Ditch Inspector, at the permit holder's expense.
6. 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.
7. All waste beets must be removed from the site and land applied at agronomic rates within one month of the beet pile removal unless prior approval of an alternate timeline is received from the Environmental Office.
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. All discharge must be tested prior to release.
9. A copy of any state approval or permitting must be provided to Redwood County upon request.
10. The site must be reclaimed to agricultural land when beet piling is discontinued at the site.
11. Warning signs shall be posted at all times of continuous hauling into and out of the site.
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.



**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**  
**Southern Minnesota Beet Sugar Cooperative – beet piling slab expansion**  
**Conditional Use Permit Application #3-20**  
**February 24, 2020**

**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) What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents??

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- 2) What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the property uses in the area?

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3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

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4) What infrastructure is needed to support the proposed use and how will it be provided?

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5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

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NAME: \_\_\_\_\_

DATE: \_\_\_\_\_



**TO:** Whom It May Concern

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

**DATE:** February 10, 2020

**RE:** Notice of Public Hearing on Application for Conditional Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* submitted by Paul Wallert of Southern Minnesota Beet Sugar Cooperative, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142(A)(26). Southern Minnesota Beet Sugar Cooperative is proposing to expand its existing sugar beet storage facility by constructing one new piling slab, access roads, scale, and scale house on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The south 2150.00 feet of the east 405.25 feet of the East Half (E1/2), of Section 36, Township 113 North, Range 37 West, Kintire Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting scheduled at 1:00 o'clock p.m. on Monday, the 24<sup>th</sup> day of February, 2020, 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 of the 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](mailto:Environmental@co.redwood.mn.us), or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

Cc: Paul Wallert

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

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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](mailto:Environmental@co.redwood.mn.us), or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*.

DATED: February 10, 2020

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