



www.co.redwood.mn.us

### Application for Variance

Permit #: 2-20v Date: 3/6/2020

**Location of the Affected Parcel or Property:**

Address: 33431 180th St City: Sanborn State: MN Zip: 56083  
House # Street Name

Parcel Number: 75-024-3060 Township Name: Willow Lake

Section: 24 Township Number: T-110-N Range: R-36-W

**Legal Description:**

E1/2 SW1/4 & W1/2 SE1/4 EX 5.14A TR, 154.86

**Information about the Variance Request:**

Zoning District: Agricultural

General description of the building or request: NOTICE: Change of land use may affect your property taxes.

Construct new farm shop building for cold storage.

**Type of occupancy:**

Farm

**Building Size:** (Please enter dimensions in feet)

Width: 60 Length: 88 Diameter: \_\_\_\_\_

Sidewall Height: 18 Total Height: 29

**Setbacks:** (Please enter in feet)

Side Yard Setback: 0 Direction: East

Side Yard Setback: 995 Direction: West

Rear Yard Setback: 15 Direction: North

Road Type: Township Setback from the Center of the Road: 2550

Setback from the center of the road 2550

**Other information:**

Applicant owns the property on both sides of the line. On the east side, with his wife, and on the west side, solely. There is a mortgage on the east side, preventing combination of the properties.

**Applicant Information:**

First Name: Dan Last Name: Ramsbacher

Business Name: \_\_\_\_\_

Address: 33431 180th St City: Sanborn State: MN Zip: 56083

Home Phone: \_\_\_\_\_ Cell Phone: (507) 381-9468 Email: danrams@newulmtel.com

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

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

Address:   City: \_\_\_\_\_ State: MN Zip: \_\_\_\_\_  
House # Street Name

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ 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 variance issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature: *Dan Ramsbacher* Date: 3-6-20

**The following must be attached for this to be considered a completed application:**

\* A detailed site map. This must include: the location of watercourses, setbacks from property lines, current and proposed locations of any structures, well location, location and names of roads, railroads, known tile lines, proposed fences, utility rights-of-way, planned entrances and exits for operation area, and any signs being posted.

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

Variance Fee: \$700.00 Receipt #: 53577 Date Approved: \_\_\_\_\_

**Conditions:**

Application Received: \_\_\_\_\_

**Board of Adjustment:**

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

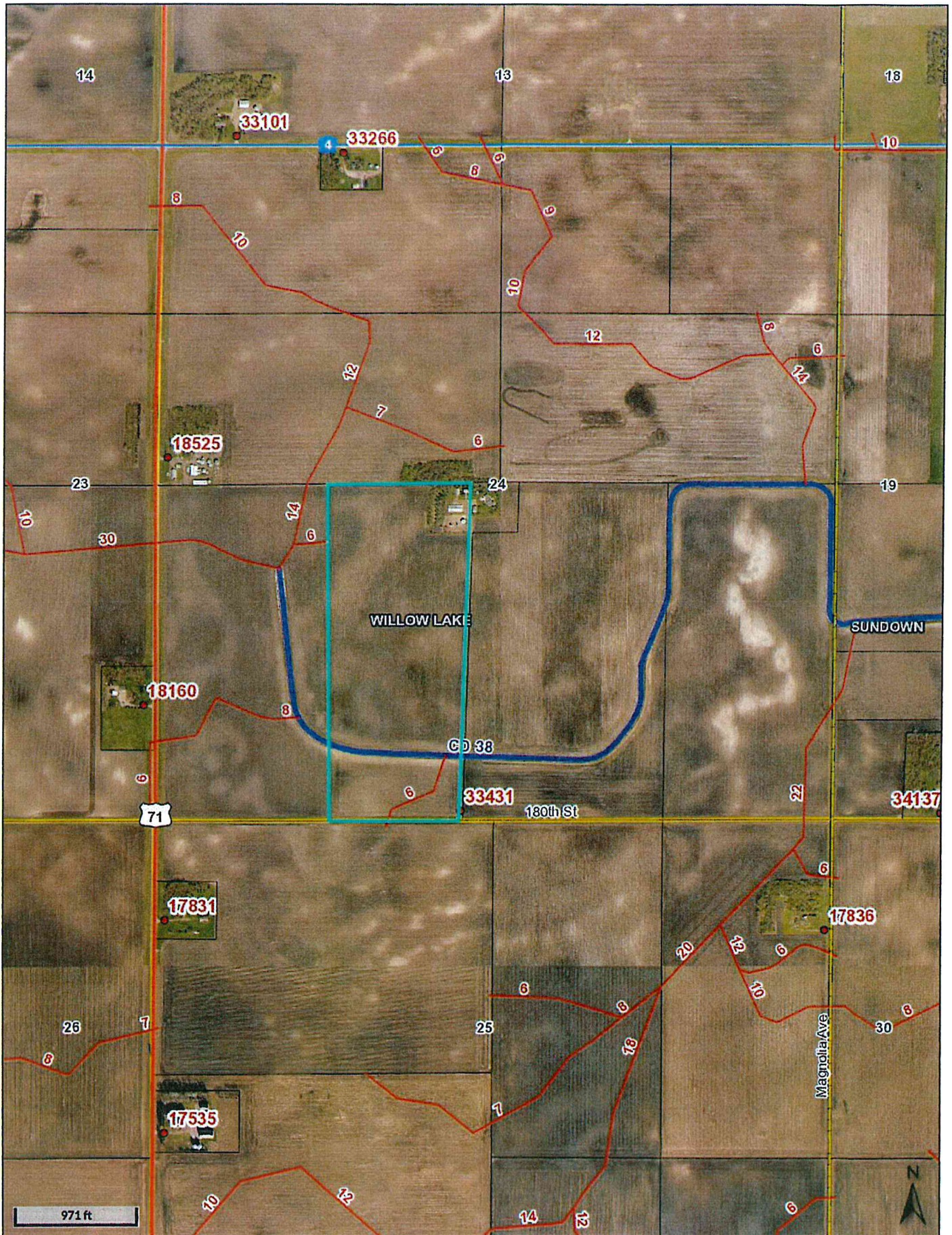
Ramsbach site map



Ramsbacher elevation map



Ransbacher area map



# SIKICH LAND SURVEYS

BOUNDARY SURVEYS \* TOPOGRAPHIC SURVEYS \* ALTA/ACSM SURVEYS \*

8516 244TH STREET N.  
FOREST LAKE MN. 55025

PH: 651-408-9401 M: 612-618-6299  
FAX: 651-408-8417

## Certificate of Survey for: JEROME RAMSBACHER

~ being part of ~

**EAST HALF OF THE SW 1/4 AND THE WEST HALF OF THE SE 1/4  
OF SECTION 24, TOWNSHIP 110, RANGE 36**

~ Willow Lake Township ~ Redwood County, Minnesota ~

Bearings shown are on an assumed datum

- ⊙ Denotes Iron Monument Found
- Denotes Iron Monument Set

OVERALL AREA = 5.14 ACRES

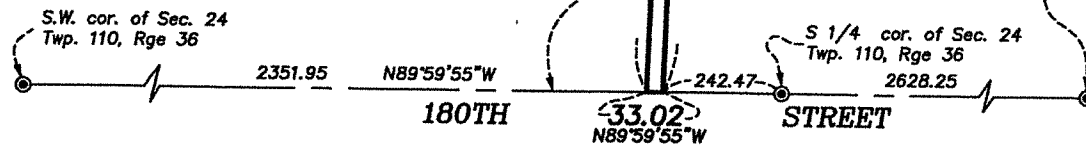
### PROPERTY ADDRESS

**33431 180TH STREET**

That part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 24, Township 110, Range 36, Redwood County, Minnesota described as follows:

Beginning at the South Quarter corner of said Section 24, thence on an assumed bearing of N89°59'55"W, along the south line of said Southwest Quarter, 242.47 feet to the point of beginning; thence continuing N89°59'55"W, along said south line, 33.02 feet; thence N02°00'32"E, a distance of 2657.65 feet; thence S89°59'55"E, a distance of 378.23 feet; thence S02°00'32"W, a distance of 395.18 feet; thence N89°59'55"W, a distance of 345.21 feet; thence S02°00'32"W, a distance of 2262.46 feet to the point of beginning.

South line of the SW 1/4 of Section 24, Township 110, Range 36



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. Dated this 10th day of MARCH A.D., 2003.

Signed:

By:

Robert B. Sikich LS Mn. Reg. No. 14891

## Factors Regarding an *Application for Variance*

### Statutory Factors<sup>1</sup>:

- (1) Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?
- (2) Is the need for a Variance due to circumstances unique to the property and not created by the property owner?
- (3) Will the issuance of a Variance maintain the essential character of the locality?
- (4) Does the need for a Variance involve more than economic considerations?

### Redwood County Ordinance Factors:

- (1) Is the proposed use allowed in the zoning district in which the subject property is located?
- (2) Are the conditions attached to the variance, if any, directly related to the variance, and roughly proportional to the impact created by the variance?

### Additional Factors for After-the-Fact Variances<sup>2</sup>:

- (1) Did the applicant act in good faith and attempt to comply with the ordinance?
- (2) Did the applicant make a substantial investment?
- (3) Is the construction complete?
- (4) Are there similar structures in the area?
- (5) Are the county's benefits outweighed by the applicant's burden if the applicant were required to comply with the ordinance?

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<sup>1</sup> Minn. Stat. Section 394.27, subd. 7.

<sup>2</sup> In re Stadsvold, 754 N.W.2d 323 (Minn. 2008)

**Application for Variance Checklist**

(1) Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(2) Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(3) Will the issuance of a Variance maintain the essential character of the locality?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(4) Does the need for a Variance involve more than economic considerations?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(5) Is the proposed use allowed in the zoning district in which the subject property is located?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(6) Are the conditions attached to the variance, if any, directly related to the variance, and roughly proportional to the impact created by the variance?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_



*Additional Factors for After-the-Fact Variances:*

(1) Did the applicant act in good faith and attempt to comply with the ordinance?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(2) Did the applicant make a substantial investment?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(3) Is the construction complete?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(4) Are there similar structures in the area?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(5) Are the county's benefits outweighed by the applicant's burden if the applicant were required to comply with the ordinance?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

DATED: \_\_\_\_\_

\_\_\_\_\_  
Chair of Redwood County Board of Adjustment

**TO:** Whom It May Concern  
**FROM:** Nick Brozek *NB*  
Land Use and Zoning Supervisor  
Redwood County Environmental Office  
**DATE:** March 19, 2020  
**RE:** Notice of Public Hearing on *Application for Variance*.

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Please find enclosed a *Notice of Public Hearing* regarding an *Application for Variance* filed by Danny Ramsbacher requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.026 and 153.244, to the required setback from a property line set forth in Redwood County Code of Ordinances, Title XV, Section 153.144. The variance request is for the construction of a machine shed on property situated in the County of Redwood, State of Minnesota, to wit:

The East Half of the Southwest Quarter and the West Half of the Southeast Quarter, except 5.14 acre tract, Section 24, Township 110 North, Range 36 West, Willow Lake Township.

It is hereby ordered that a Public Hearing thereon will be held on Wednesday, April 8, 2020, at 9:00 a.m. before the Redwood County Board of Adjustment at the proposed building location, located at 33431 180<sup>th</sup> Street, Sanborn, Minnesota.

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.

If you have any questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023 or in writing at the following address: *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 enclosed *Notice of Public Hearing*.

Enclosure

Cc: Danny Ramsbacher (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

State of Minnesota

Board of Adjustment

County of Redwood

In the Matter of the Application of )  
Danny Ramsbacher for a Variance )  
to Redwood County Ordinance )

**NOTICE OF PUBLIC HEARING**

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DATED: March 19, 2020



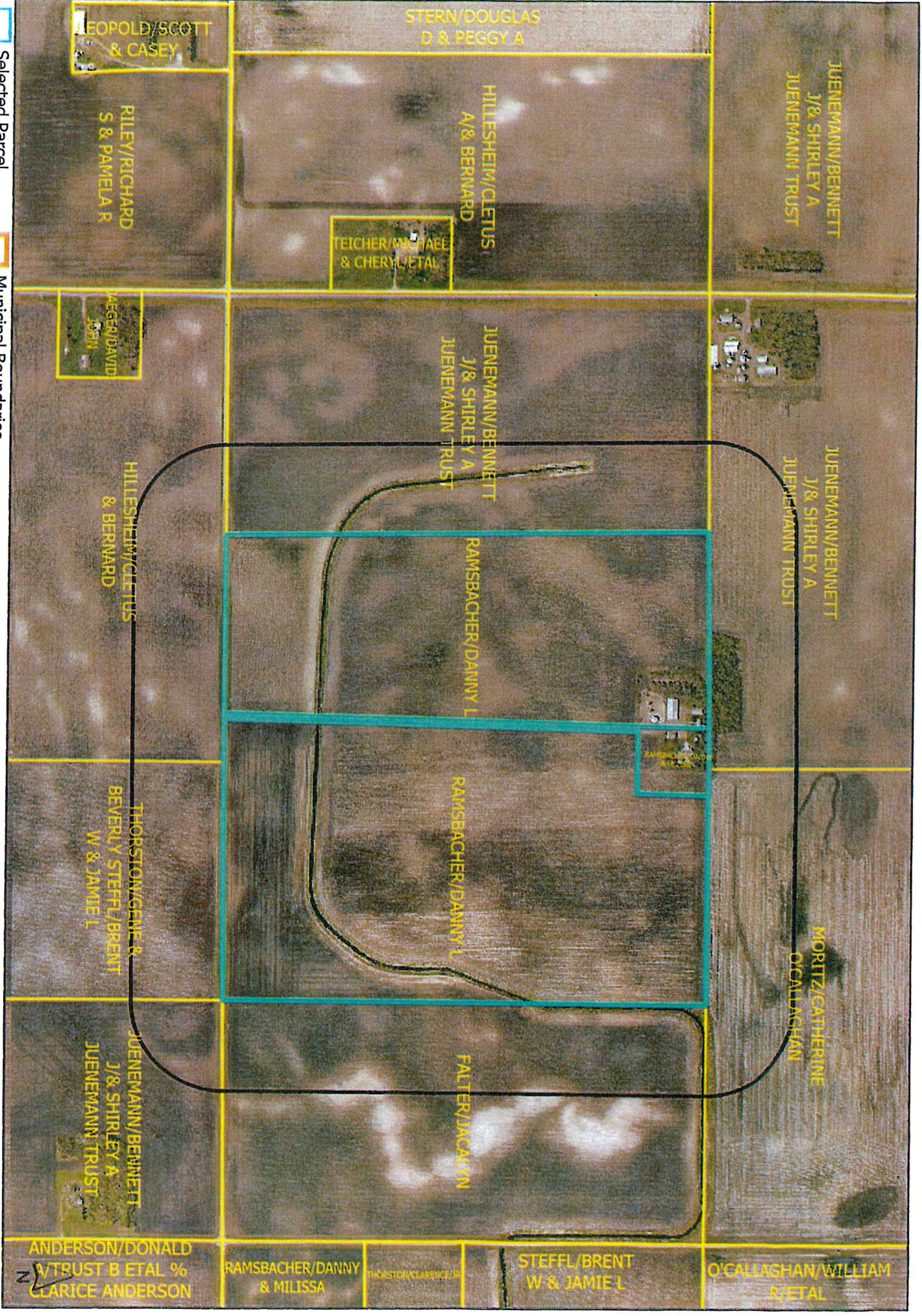
Nicholas W. Brozek  
Land Use and Zoning Supervisor  
Redwood County Environmental Office

-  Selected Parcel
-  Municipal Boundaries
-  Notification Area
-  Sections
-  Parcels
-  Roads

**Variance Hearing Area:**  
**500 feet from selected parcel**

**Parcel ID: 59-015-2040**

0 395 790 1,580  
 Feet



LEOPOLD/SCOTT & CASEY

STERN/DOUGLAS  
D & PEGGY A

JUENEMANN/BENNETT  
J/& SHIRLEY A  
JUENEMANN TRUST

RILEY/RICHARD  
S & PAMELA R

HILLESHEIM/CLETUS  
A/& BERNARD

TEICHER/MICHAEL  
& CHERYL ETAL

JAEGEN/DAVID  
JOHN

JUENEMANN/BENNETT  
J/& SHIRLEY A  
JUENEMANN TRUST

JUENEMANN/BENNETT  
J/& SHIRLEY A  
JUENEMANN TRUST

HILLESHEIM/CLETUS  
& BERNARD

RAMSBACHER/DANNY L

THORSTON/GENE &  
BEVERLY STEFFL/BRENT  
W & JAMIE L

RAMSBACHER/DANNY L

MORITZ/CATHERINE  
O'CALLAGHAN

JUENEMANN/BENNETT  
J/& SHIRLEY A  
JUENEMANN TRUST

FALTER/JACALYN

ANDERSON/DONALD  
TRUST B ETAL %  
CLARICE ANDERSON

RAMSBACHER/DANNY  
& MILISSA

THORSTON/CLARENCE JR

STEFFL/BRENT  
W & JAMIE L

O'CALLAGHAN/WILLIAM  
R/ETAL