



Redwood County

www.co.redwood.mn.us

Application for Rezoning

Permit #: 2-20R Date: 6/23/20

Location of Parcels to be Rezoned

Parcel Number(s): 63-012-1100 Township Name: REDWOOD FALLS
Section: 12 Township Number: 112 Range 36

Legal Description:

TR BEG NW COR S 1/2 NE 1/4, TH E 625'
S 350', W 64' N 350.17 TO POB 4.98A M/L

Information about the Area:

Present Zoning District: AG
Proposed Zoning District: Comm (B-1 HIGHWAY SERVICE BUSINESS DISTRICT)

Description of the road types adjacent to the proposed rezoning:

Gravel township Road (327TH ST) and US HWY 71

Description of the area to be rezoned:

FARMSITE - All of Parcel # 63-012-1100

Proposed use of the land (statement of the type, extent, area, etc):

PRIVATE COLLECTION STORAGE
of antique automobiles

Compatibility with the Comprehensive Land Use Plan:

The site is located on U.S. HIGHWAY 71 near the outskirts of Redwood Falls (City)

Compatibility with surrounding land uses (statement of conditions warranting a change in zoning):

The land to the north is already zoned B-1 and I-1 Industrial. The land across US HWY 71 to the west is also zoned B-1. The other lands on the east and south are agricultural fields

Buildings on the property and adjacent properties:

40 x 75 COLD STORAGE 28' x 65' COLD STORAGE

List existing uses:

NONE

List the names and addresses of all land owners within the area to be rezoned:

~~PAUL SWOBODA~~ ~~SUANE~~
~~GORDON SERBUS & SONS GRAVE~~ REDWOOD AUTO SALES LLC

Additional Information:

REZONE PARCEL # 63-012-1100 from A-1 AGRICULTURE DISTRICT TO B-1 HIGHWAY SERVICE BUSINESS DISTRICT.

Applicant Information:

First Name: Tim Last Name: WERTISH
Business Name: Redwood AUTO SALES
Address: 1601 EBRIDGE ST City: RW# State: MN Zip: 56283
Home Phone: _____ Cell Phone: 432-7118 Email: _____

Land Owner Information:

First Name: Tim Last Name: Wertish

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 rezoning permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature:  Date: 5-7-20

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

Application Fee: \$700.00 Receipt #: 217042 Date Approved: _____

Application Received: 6/23/20

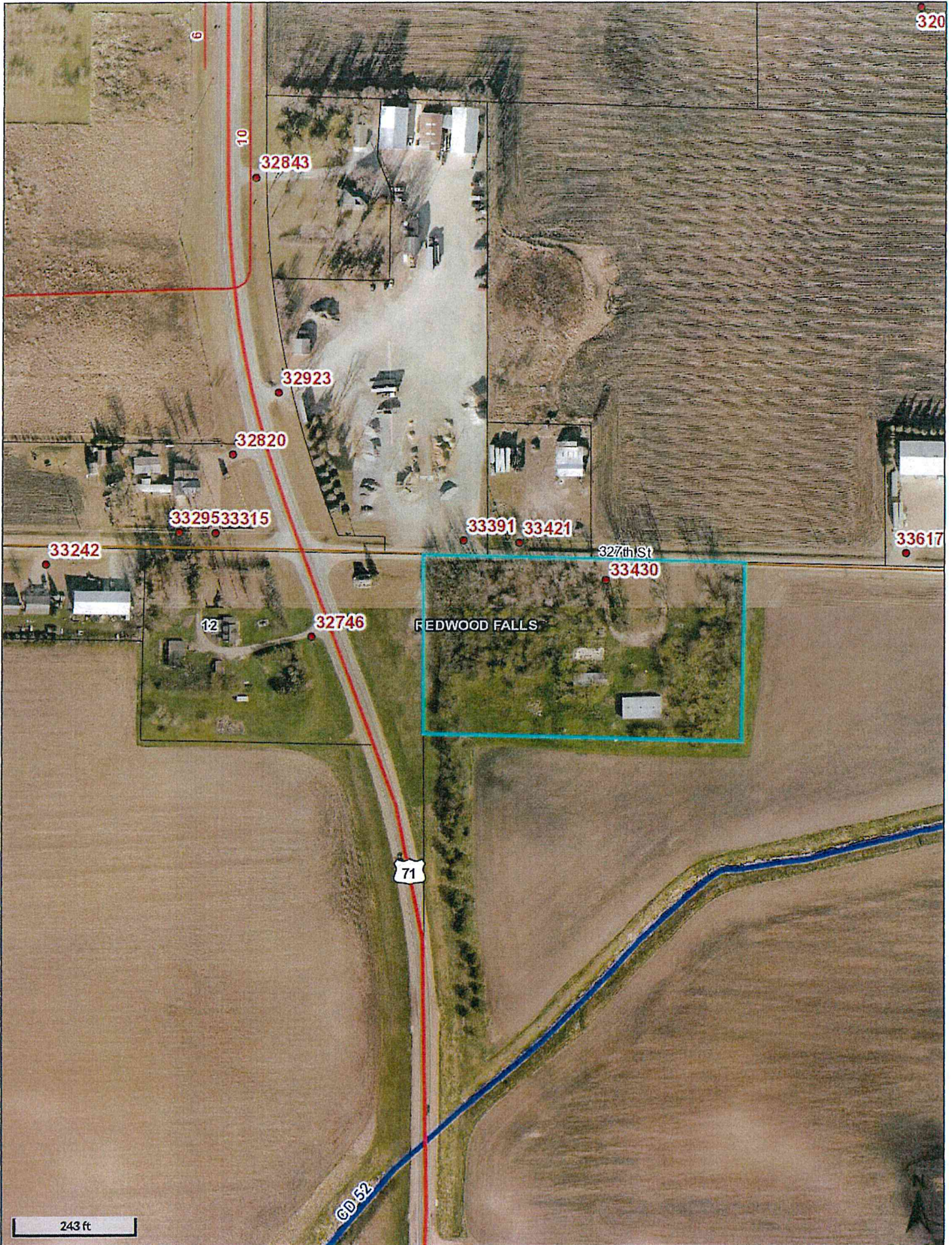
Commission Action:

County Board Action:

Approved: _____ Date: _____ Approved: _____ Date: _____

Disapproved: _____ Date: _____ Disapproved: _____ Date: _____

WERTISH MAP - Parcel to be rezoned outlined in Blue



320

6

10

32843

32923

32820

3329533315

33242

12

32746

REDWOOD FALLS

33391

33421

327th St

33430

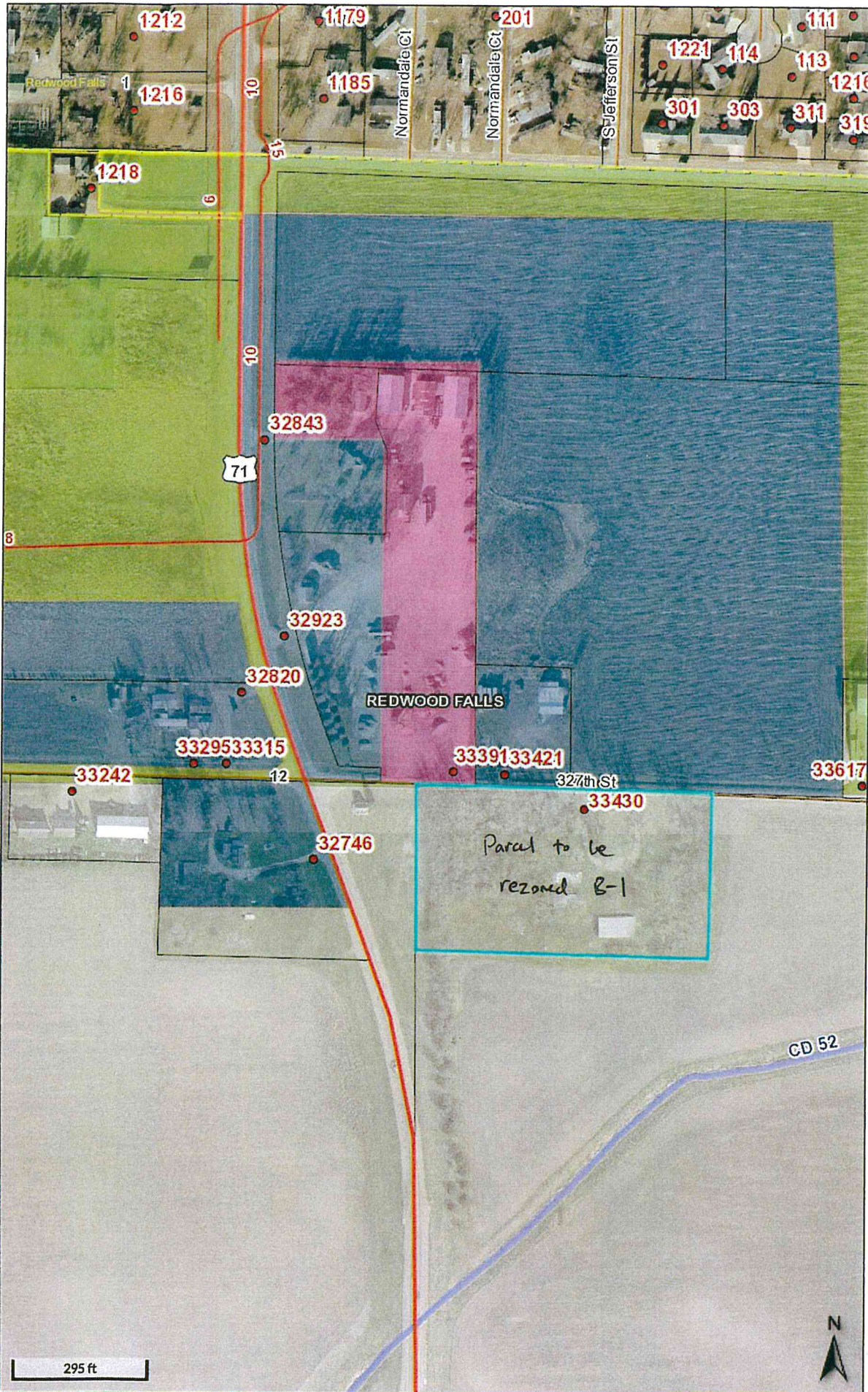
33617

71

60 52

243 ft

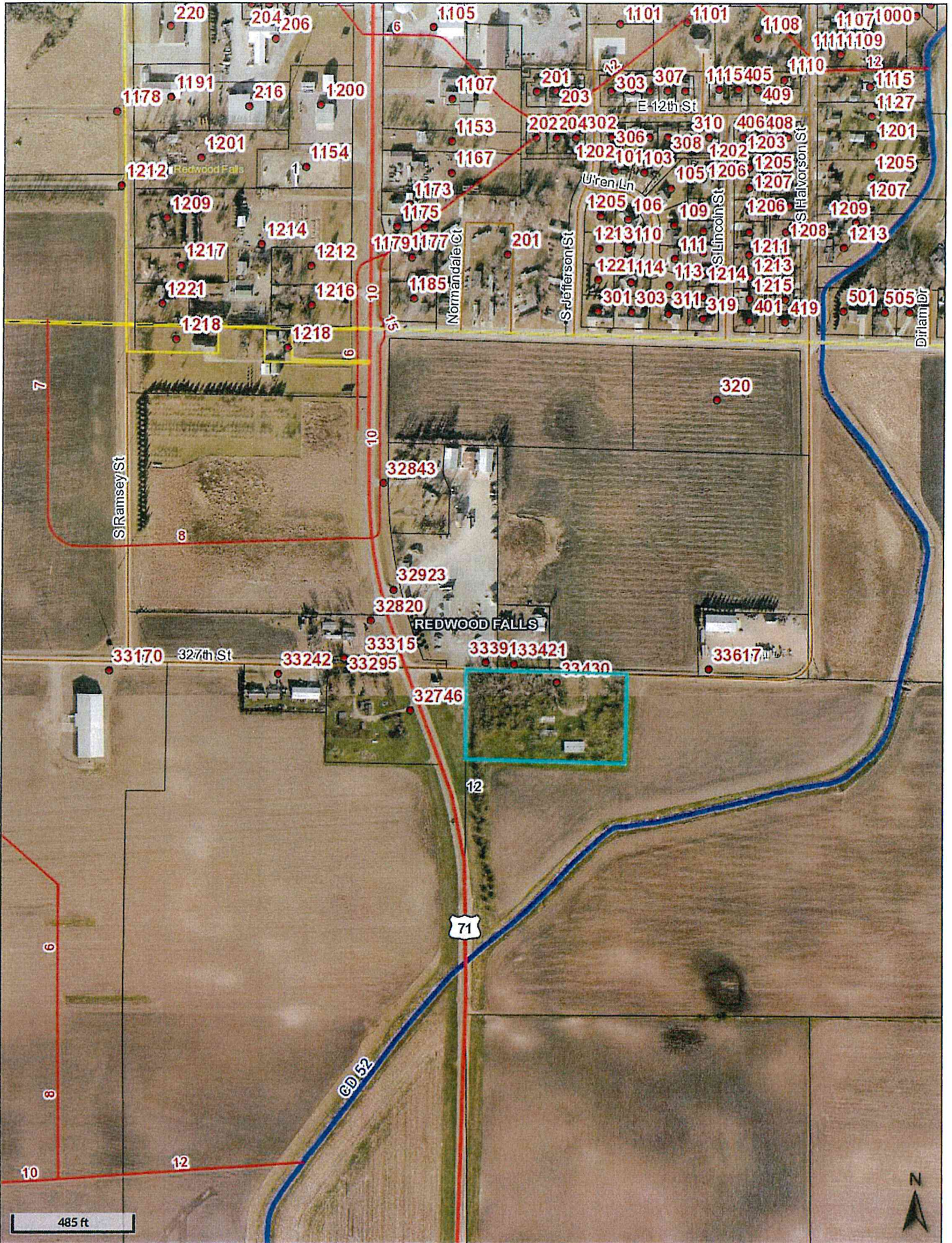
ZONING MAP



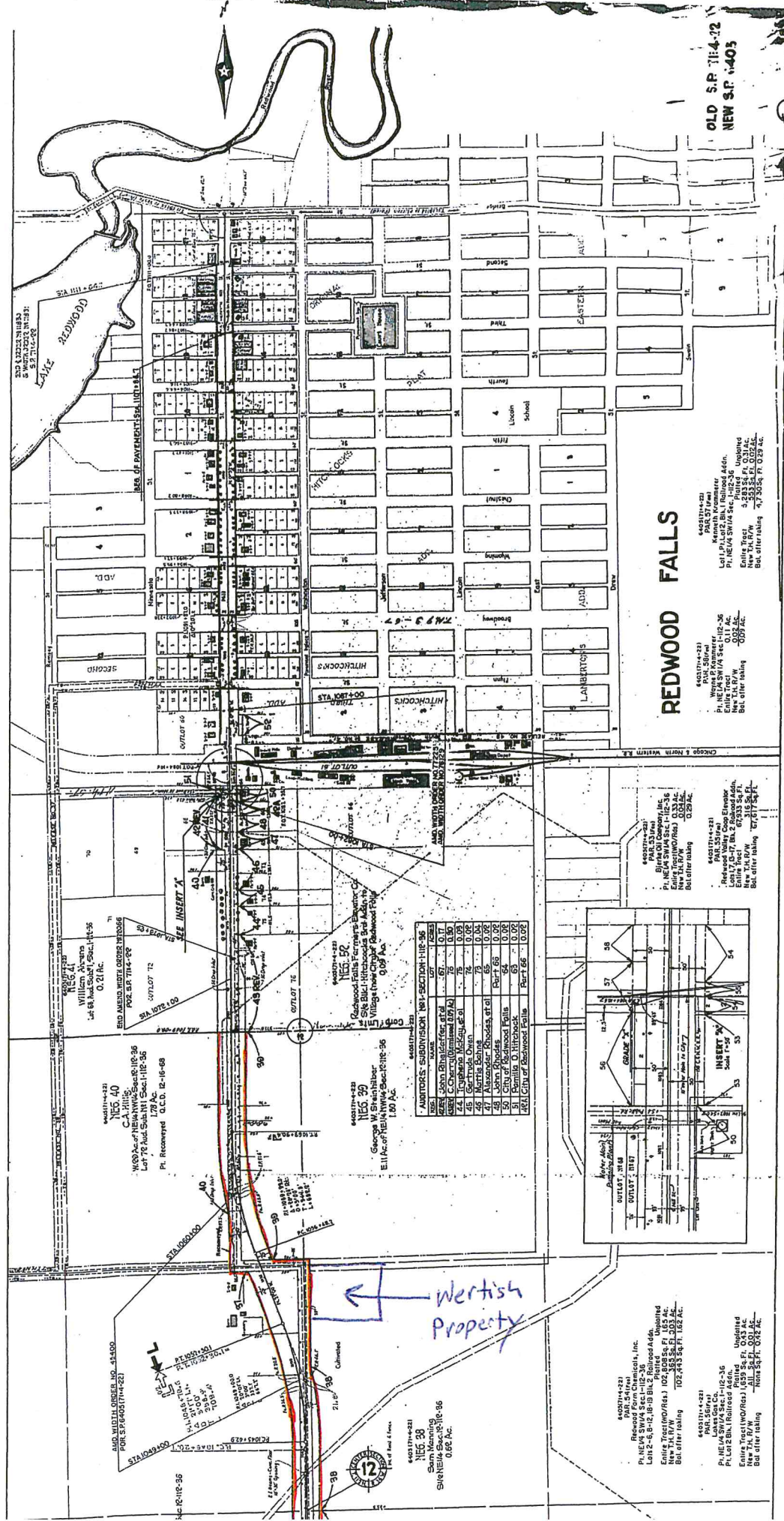
Legend

- Municipal Boundaries
- Sections
- Townships
- Open Ditch
- Drain Tile
- Address Points
- Parcels
- County Zoning
 - B1
 - I1
 - R1
 - S
 - UE
 - 2M
 - AG
- Major Roads
 - County/Twp/City
 - State/Federal
 - County
 - Minor Roads

AREA MAP



WERTISH R/W MAP



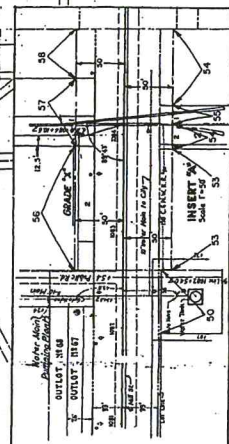
OLD S.P. 114-72
NEW S.P. 6405

REDWOOD FALLS

4603114-221
PART 5 (1/4)
K. PARSONS
Lot 1, Plat 2, Blk. 1, Railroad Addn.
Pl. NE/4 SW/4 Sec. 11E-36
New S.P. 6405
Unplatted
Entire Tract (W/O R/W) 0.33 AC.
New S.P. 6405
But after taking 7.73054 Pl. 0.29 Ac.

4603114-221
W. PARSONS
Pl. NE/4 SW/4 Sec. 11E-36
New S.P. 6405
Unplatted
Entire Tract (W/O R/W) 0.33 AC.
New S.P. 6405
But after taking 7.73054 Pl. 0.29 Ac.

4603114-221
W. PARSONS
Pl. NE/4 SW/4 Sec. 11E-36
New S.P. 6405
Unplatted
Entire Tract (W/O R/W) 0.33 AC.
New S.P. 6405
But after taking 7.73054 Pl. 0.29 Ac.



AUDITORS' SUBDIVISION 1817 SECTION 11E-36

NO.	NAME	ACRES
1	John B. Wertish	0.21
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Wertish Property

TO: Whom It May Concern

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

COPY



DATE: July 16, 2020

RE: Notice of Public Hearing on Rezoning Application

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Rezoning* filed by Tim Wertish o/b/o Redwood Auto Sales LLC, pursuant to Redwood County Code of Ordinances Section 153.008, to rezone from "A" Agricultural District to "B-1" Highway Service Business District a 5-acre tract in the northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 12, Township 112 North, Range 36 West, Redwood Falls Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 o'clock p.m. on Monday, the 27th day of July, 2020. The meeting will be held in the MN West Learning Center at the Redwood County Government Center, 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-half (1/2) 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: Tim Wertish (w/ encl)



**NOTICE OF HEARING
ON APPLICATION FOR REZONING**

An *Application for Rezoning* has been filed by Tim Wertish o/b/o Redwood Auto Sales LLC, pursuant to Redwood County Code of Ordinances Section 153.008, to rezone from "A" Agricultural District to "B-1" Highway Service Business District a 5-acre tract in the northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 12, Township 112 North, Range 36 West, Redwood Falls Township, described as follows:

Beginning at the northwest corner of the South Half of the Northeast Quarter (S1/2 NE1/4), thence east 625 feet, south 350 feet, west 614 feet, and north 350.17 feet to the point of beginning.

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 o'clock p.m. on Monday, the 27th day of July, 2020. The meeting will be held in the MN West Learning Center at the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

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DATED: July 7, 2020

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