

**Michael Dolan**  
**6117 Scotia Drive**  
**Edina, MN 55439**

July 8, 2020

Mr. Nick Brozek  
Redwood County Environmental Services  
PO Box 130  
Redwood Falls, MN 56283

Dear Mr. Brozek:

As we have discussed, I am planning to erect three additional religious art monuments on private property, on farmland I own in Sec. 31 of Vesta Township, Redwood County, Minnesota. The approximate location is about 2-1/2 miles southwest of Vesta, MN, near where Redwood County 59 and Minnesota Hwy 19 cross. The monuments will be located near, but not on or inside of, the existing County and State road rights-of-way.

I have attached hereto a "google map" of the area, a simple map of Vesta Township.

You have informed me that I need a "Conditional Use Permit" in order to meet County signage ordinances. I have prepared and attached hereto the "Application for Conditional Use Permit". Much of the requested information on these forms relate to buildings, and sewer questions, drainage plans, none of which seem to apply to my proposed monuments.

The monuments meet the height, size, and setback limitations for signs in an agricultural district. None of the proposed monuments are expected to exceed 20 feet in height, the exact determination which will be made by the artist sculptor. It is anticipated that none of the monuments will be more than 20-25 square feet of surface area. Please understand that each of these monuments will be designed by a "third party" artist and sculptor, and will not be "stock items", but each molded in its own respective shape, and varying size. Other than a modest placard identifying the artist, likely on the monuments, no message or symbol will be displayed on the square or tapered base sections of the monuments.

Base of each monument --- The bases of each of the three planned monuments are not anticipated to exceed a footprint of 5'x7'. The bases will be engineered by a professional engineering firm in Omaha, NE, and will be of reinforced re-barred concrete and footings sunk into the ground well below the frostline.

I understand that the required setbacks are such that the monuments be placed at least 10 feet from the right-of-way of the road (State Hwy 19) and 30 feet from the right-of-way of the intersecting road (County Hwy 59). Each monument will be substantially away (i.e. 50+feet) from any such right of way restrictions.

**Visitors and Parking Area** – Presently, visitors are utilizing the highway department right of way, which of course is on property I own. This is easily and safely accessed from County Road 59 (Dayton Avenue). The distance from the currently used access road is more than 270 feet from the “stop sign” preceding Highway 19. However, in anticipation of increased future interest in these monuments, I have already added a graveled “parking area”, with a 40 ft wide driveway at the north end of the last project, #5, expandable as visitor traffic merits, to whatever parking spaces may be needed. The driveway is more than 500 feet north of the current access point. (See the notations on the site maps.) Presently, there are about 4-5 visitors (2-3 cars) per day, depending on time of day, year, and weather conditions. This will increase in the early days, fluctuate, and then decrease as the novelty wears off, after some “spikes” from initial interest. I anticipate that daily visitors will be approximately 20-35 persons in about 15 automobiles. I will monitor this and react accordingly.

I am enclosing the following:

1. Application for Conditional Use Permit
2. General Site map of the location
3. A photo map with the locations identified with a “dot”, and a drawing of future anticipated driveway and parking area.
4. A second photo map with the “ordering” of the anticipated installations, from #3 - #5, (#1 was erected in August 2016, and #2 to be erected on September 1, 2020.)
5. A photo of #1 Project, which is already erected, as noted in #4 above.
6. Photos, which are anticipations, of Proposed Projects #3 - #5, the subjects of the Conditional Use Permit Application.

#### **Other Information –**

- **Distances** - Each of the future anticipated installations will be approximately 65 feet further to the north of each of the preceding installation(s).
- **Grass or other vegetation and Weed Control**– Native prairie grasses are anticipated to be planted on the site surrounding each installation, all in anticipation of the entire site being minimal maintenance. Noxious weeds and any “volunteer trees” will be controlled within the site.
- **Gravel walkway** – A gravel walkway has already been installed allowing visitors to traverse from the parking area to view each installation.
- **Lighting** – Any future lighting will be solar in nature, with no electrical lines or boxes to be installed.
- **Posted Hours of Operation** – None are planned.
- **Insurance** – Comprehensive liability insurance of a limit of \$2,000,000 is already carried on my farm at this location. The current installation is covered for vandalism, under my current policy.
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I have enclosed the completed Conditional Use Permit application, along with the fee of \$700, such this can be considered at the upcoming August 31<sup>th</sup> meeting of the Planning Commission, and the meeting of the County Board of Commissioners on September 15, 2020, with anticipated approval at that time.

I appreciate your guidance on this matter.

Kindly,  
Michael Dolan

*Michael J. Dolan*

6117 Scotia Drive  
Edina, MN 55439  
(mobile) 952-426-8212

Enclosures



Redwood County

www.co.redwood.mn.us

### Application for Conditional Use Permit

Permit #: 7-20 Date: 7/14/20

#### Location of Proposed Use:

Address:  Dayton Avenue City: Milroy State: MN Zip: \_\_\_\_\_  
House # Street Name  
Parcel #: 72-031-2036 Township: Vesta Section: 31 Twp #: T.112N Range: R38W

#### Legal Description:

ALL that part of S 1/2 NW 1/4 & SW 1/4 lying N & W of Hwy 19  
EX 8.93 A TR 78.24 A m/L

#### Information about the Site:

Zoning District: AGRICULTURE

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

CONSTRUCT A SERIES OF FIVE MONUMENTS (statues) FOR PUBLIC VIEWING

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

Width: \_\_\_\_\_ Length: \_\_\_\_\_ Diameter: \_\_\_\_\_ Total Height: 20'

#### Setbacks: (Please enter in feet) (see attached letter)

Side Yard Setback: \_\_\_\_\_ Direction: \_\_\_\_\_

Side Yard Setback: \_\_\_\_\_ Direction: \_\_\_\_\_

Rear Yard Setback: \_\_\_\_\_ Direction: \_\_\_\_\_

Road Type: \_\_\_\_\_ Setback from the Right-of-Way: \_\_\_\_\_

Right-of-Way Width from Centerline \_\_\_\_\_ ft

#### Type of Sewer System:

NONE

#### Drainage Plan:

NATURAL SURFACE WATER DRAINAGE

Other Information:

[Empty box for other information]

Applicant Information:

First Name: Michael Last Name: DOLAN  
Business Name: Michael Dolan  
Address: 6117 SCOTIA DR City: EDINA State: MN Zip: 55439  
Home Phone: - Cell Phone: 952-426-8212 Email: mjdolan@dolan-mn.com

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: Michael John Dolan Last Name: \_\_\_\_\_  
REVOCABLE TRUST  
Address 6117 SCOTIA DR City: EDINA State: MN Zip: 55439  
HomePhone: - CellPhone: 952-426-8212 Email: mjdolan@dolan-mn.com

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 [Signature] Date: 7-8-2020

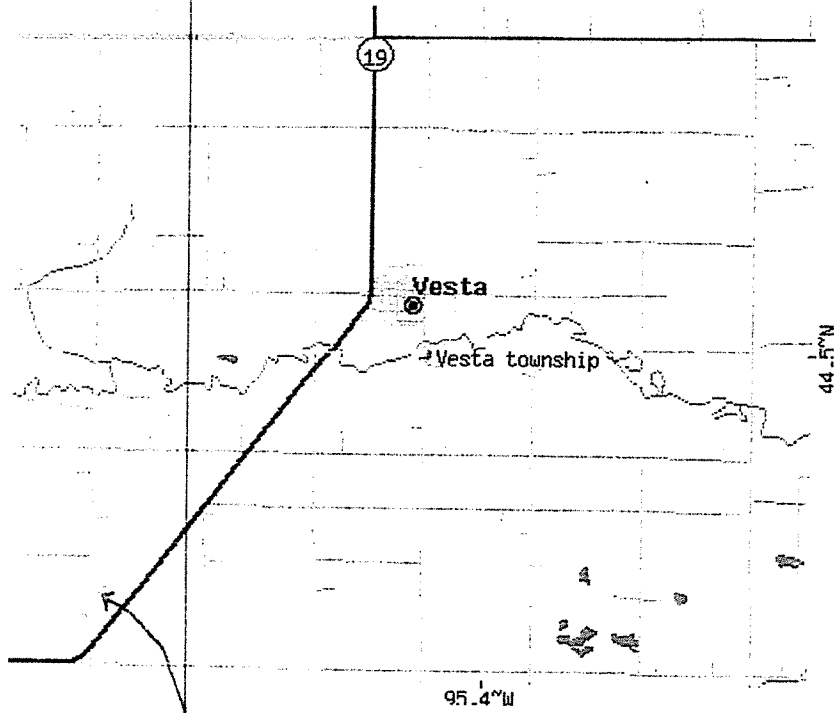
Office Use Only: \* The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$700.00 Receipt #: 217057 Date Approved: \_\_\_\_\_

Application Received: 7/14/20

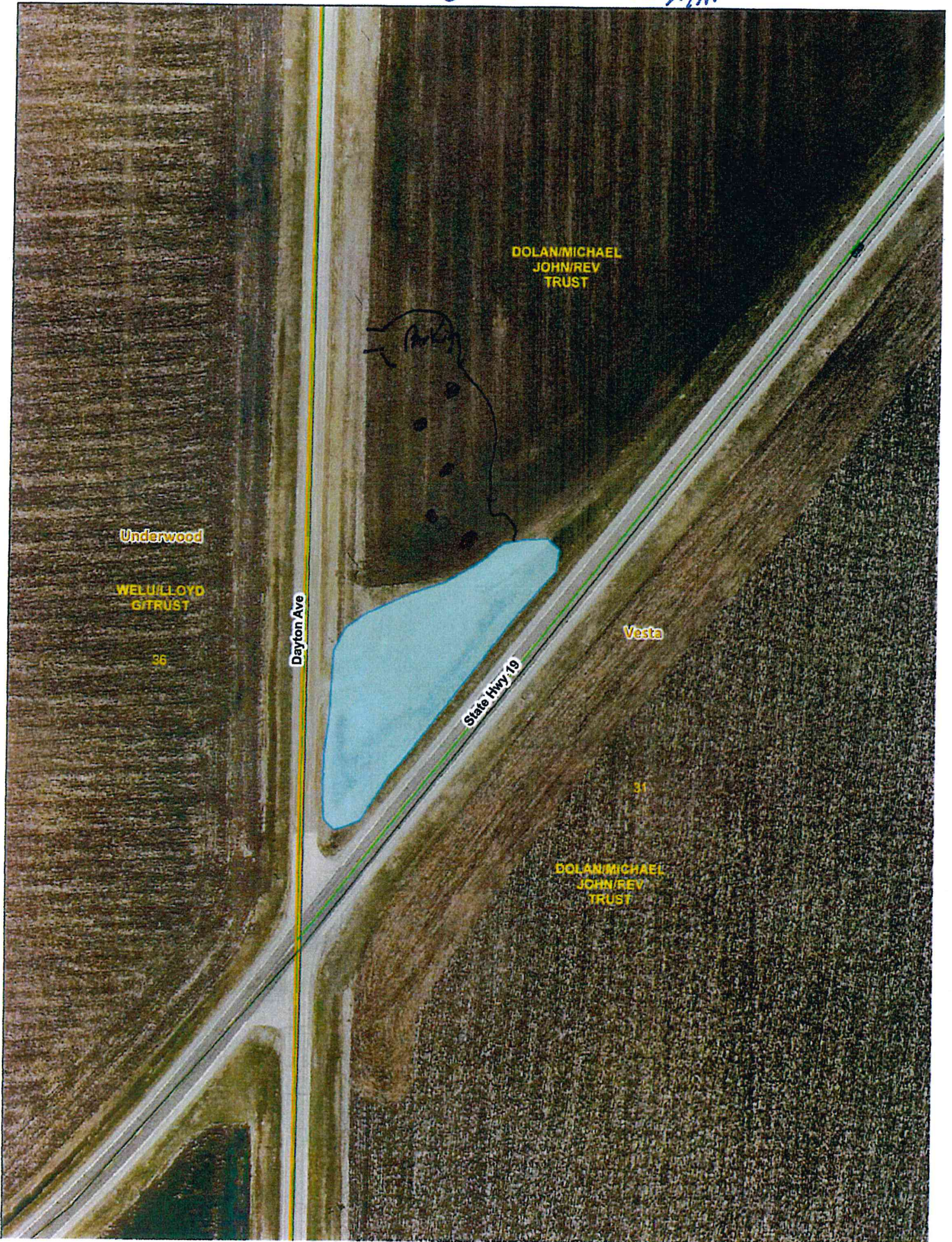
Commission Action: \_\_\_\_\_ County Board Action: \_\_\_\_\_  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

# General Site Location



site

# General Site MAP



Permit # \_\_\_\_\_

Please add the following items to the map:

- 1. New Structure(s)
- 2. Septic System
- 3. Well



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

Landowner Signature: Michael J. Dolan

Date: 3-27-2019

Administrator Signature: \_\_\_\_\_

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

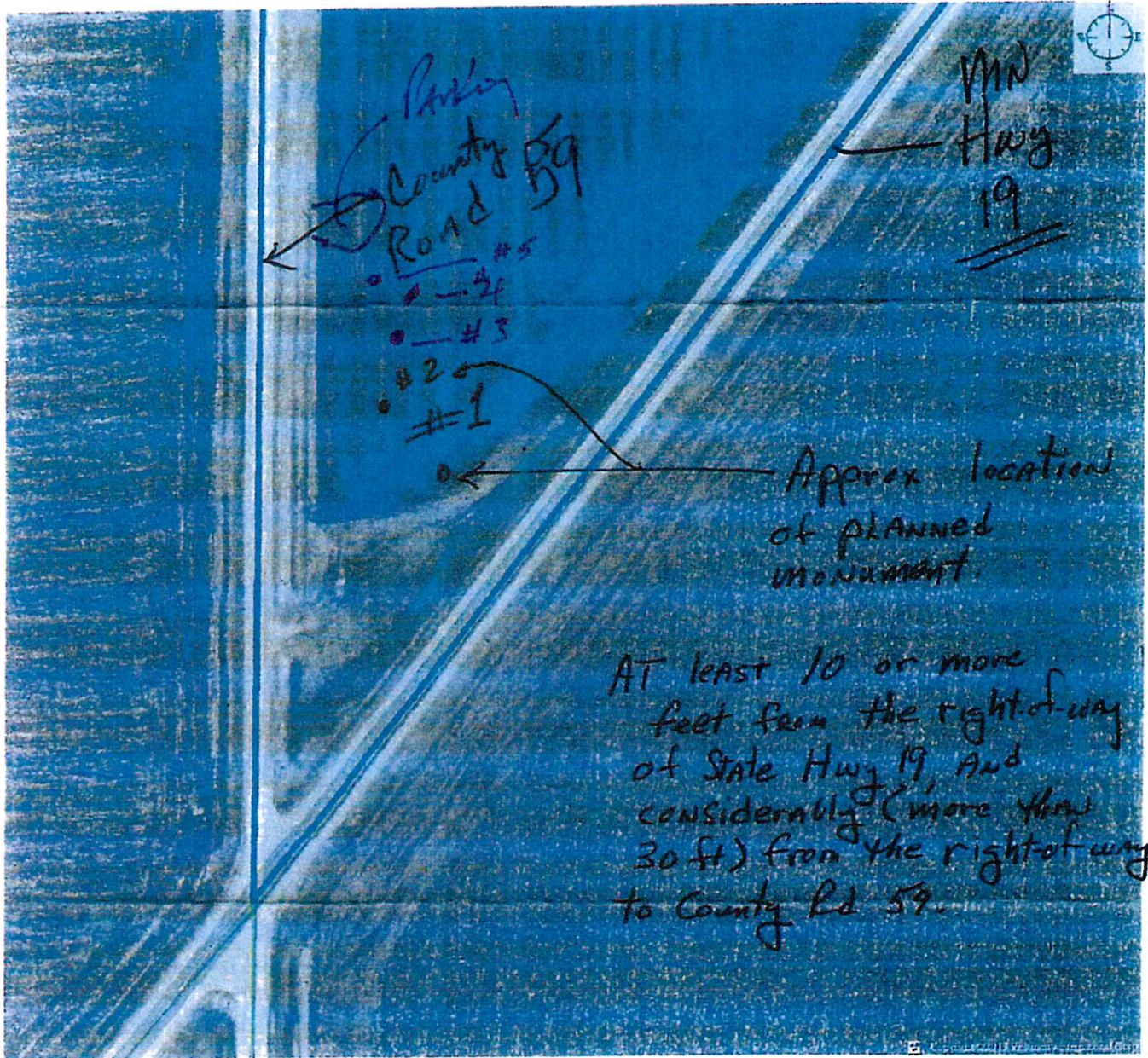
Redwood County Zoning Administrator



Permit # \_\_\_\_\_

Please add the following items to the map:

- 1. New Structure(s)
- 2. Septic System
- 3. Well



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

Landowner Signature: *Scott Dola*

#1 Date: 3-20-2016

#2 Date: 3-12-2019

Administrator Signature: *[Signature]*

Date: 7-4-19

Redwood County Zoning Administrator

#3 }  
#4 } updated 7-8-2020  
#5 }

Project #1

Installed in August 2016

Approx  
30 ft high



Approx  
3 ft high

Approx  
6 ft wide

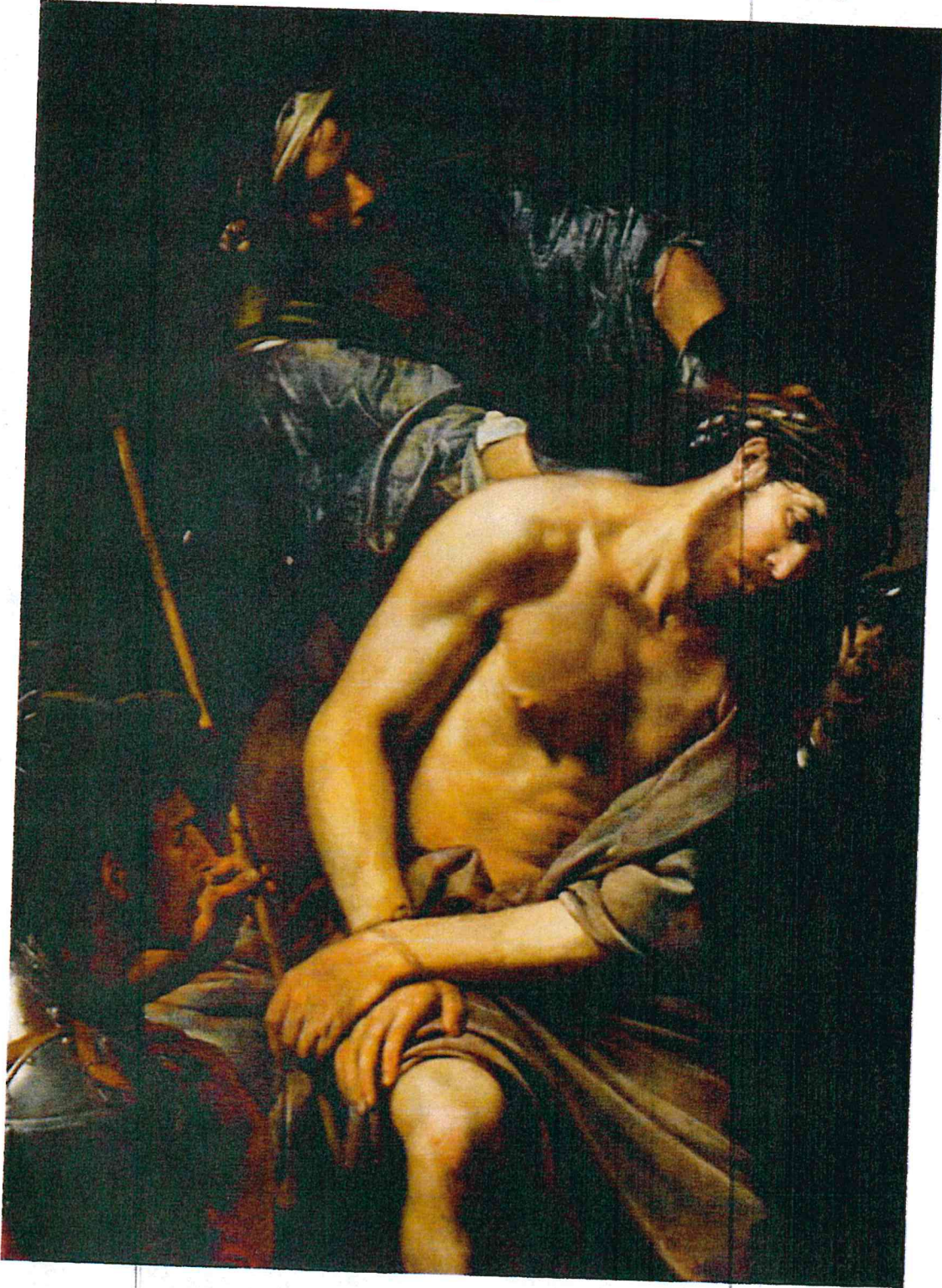
Proposed #2  
Project

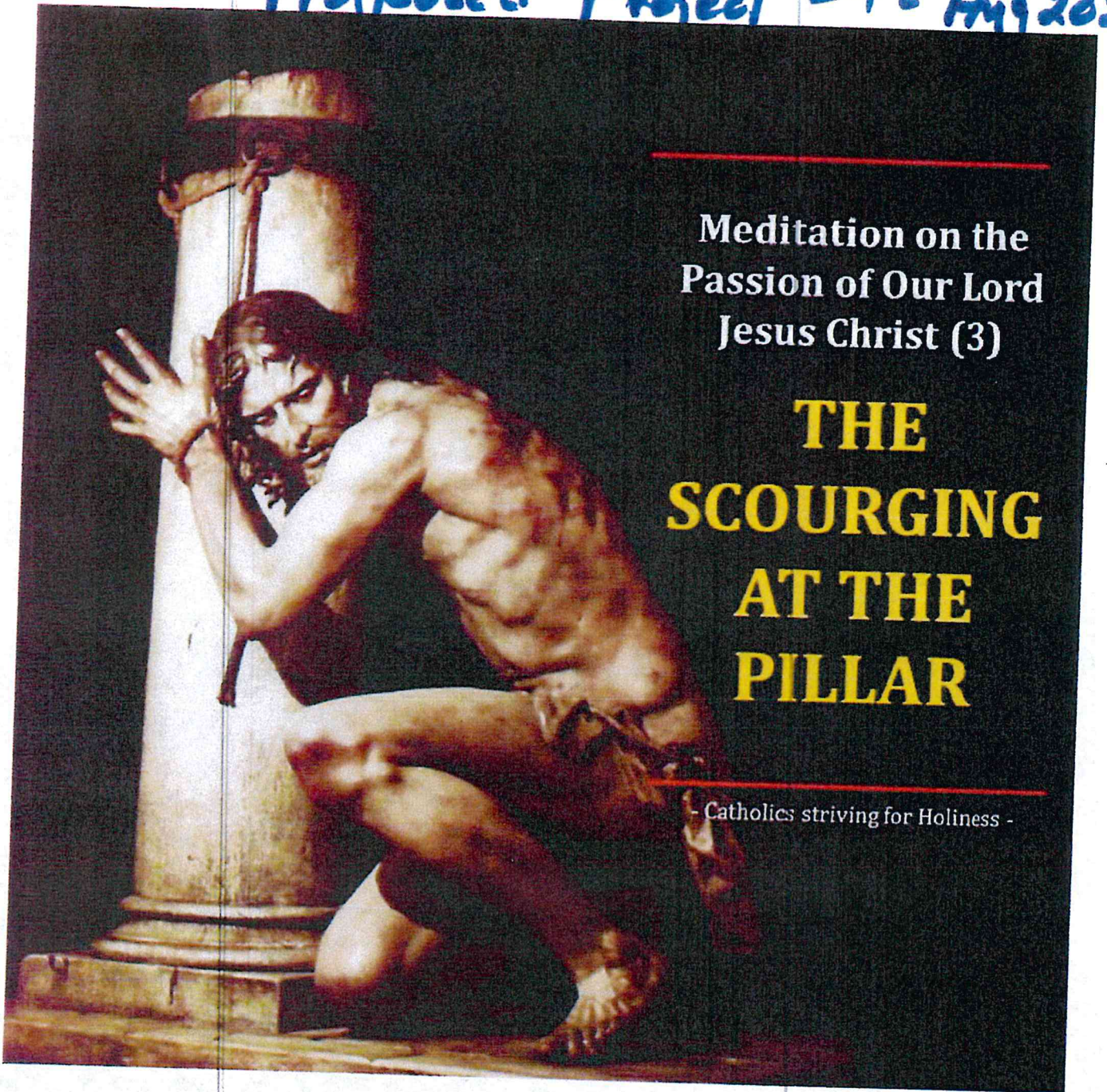
- Sept 2020

~~Aug 2019~~



Proposed # 3 Project  
August 2021



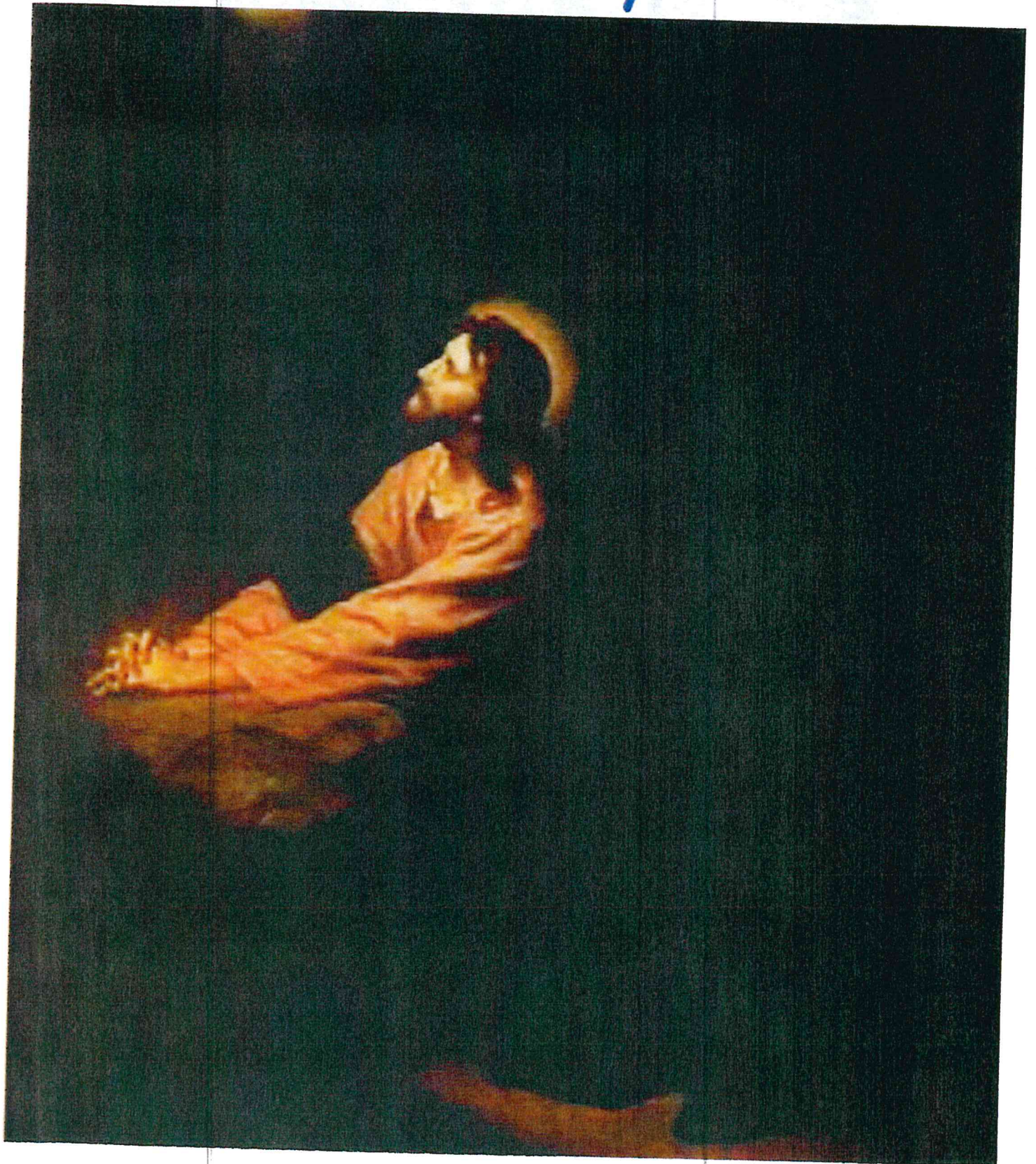


Meditation on the  
Passion of Our Lord  
Jesus Christ (3)

**THE  
SCOURGING  
AT THE  
PILLAR**

- Catholics striving for Holiness -

Proposed Project #5  
- August 2023



**Conditions for Permit No. 7-20 (Michael Dolan – monument 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 of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. 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.
4. 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.
5. 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.
6. The permit holder shall abide by any and all road authority requirements regarding traffic, site access, and parking.
7. Lighting on the site shall not shine onto the public roadway.
8. The permit holder shall be responsible to control and eradicate noxious weeds on the site.
9. The permit holder shall be responsible to clean up all trash and litter, if any, left on the site by visitors.
10. Each monument shall be set back at least 50 feet from the edge of the right-of-way of State Highway 19 and County Highway 59 (Dayton Avenue).
11. The permit holder shall maintain a public liability insurance policy on the site, in the amount of not less than \$1,500,000.00.
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**

**Michael Dolan – Monument site  
Conditional Use Permit Application #7-20  
August 31, 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: \_\_\_\_\_