



Application for Conditional Use Permit

Permit #: 6-21 Date: 4/23/21

Location of Proposed Use:

Address: 42703 Grandview Ave City: Belview State: MN Zip: 56214
Parcel #: 68-021-2070 Township: Sweeds forest Section: 21 Twp #: 114 Range: 37

Legal Description:

NORTH 429 FEET OF THE WEST 1425 FEET

Information about the Site:

Zoning District: AGRICULTURE

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

72x76 Barn structure. wine production area and tasting room for wine, spirits and beer. Seating or capacity for around 50 people. Small kitchen for appetizers.

Building Size: (Please enter dimensions in feet)

Width: 72 Length: 76 Diameter: Total Height: 28'

Setbacks: (Please enter in feet)

Side Yard Setback: 60 Direction: NORTH
Side Yard Setback: 230 Direction: SOUTH
Rear Yard Setback: 325 Direction: EAST

Road Type: TOWNSHIP Setback from the Right-of-Way: 933

Right-of-Way Width from Centerline 33 ft

Type of Sewer System:

Mound or Pressure bed

Drainage Plan:

Other Information:

[Empty box for other information]

Applicant Information:

First Name: John Last Name: Rigge
Business Name: Grandview Valley Winery
Address: 42703 Grandview ave City: Belview State: MN Zip: 56214
Home Phone: 507 430 7620 Cell Phone: Email: johnrigge@hotmail.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: John Last Name: Rigge
Address: 42703 Grandview ave City: Belview State: MN Zip: 56214
HomePhone: CellPhone: 507 430 7620 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 [Signature] Date: 4/23/21

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

Permit Fee: \$700.00 Receipt #: 573426 Date Approved:

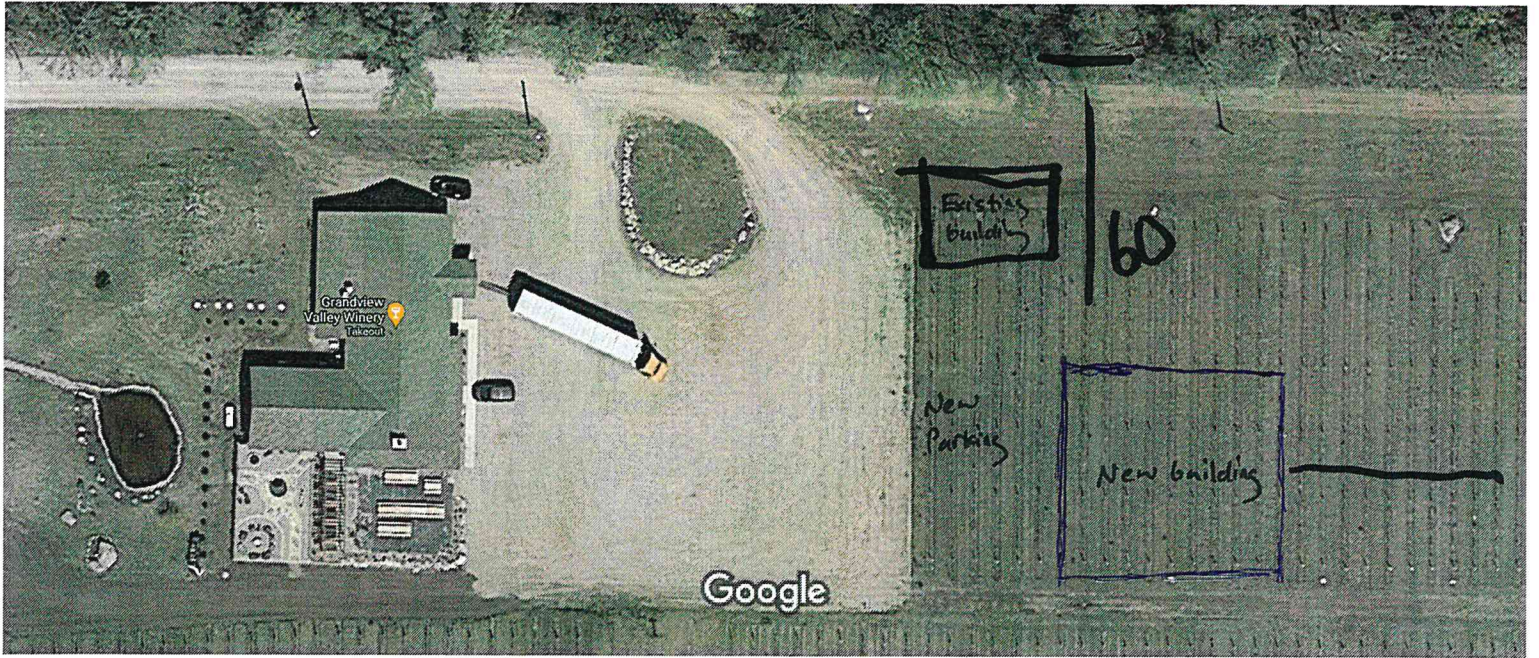
Application Received: 4/23/21

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





# GRANDVIEW SITE MAP



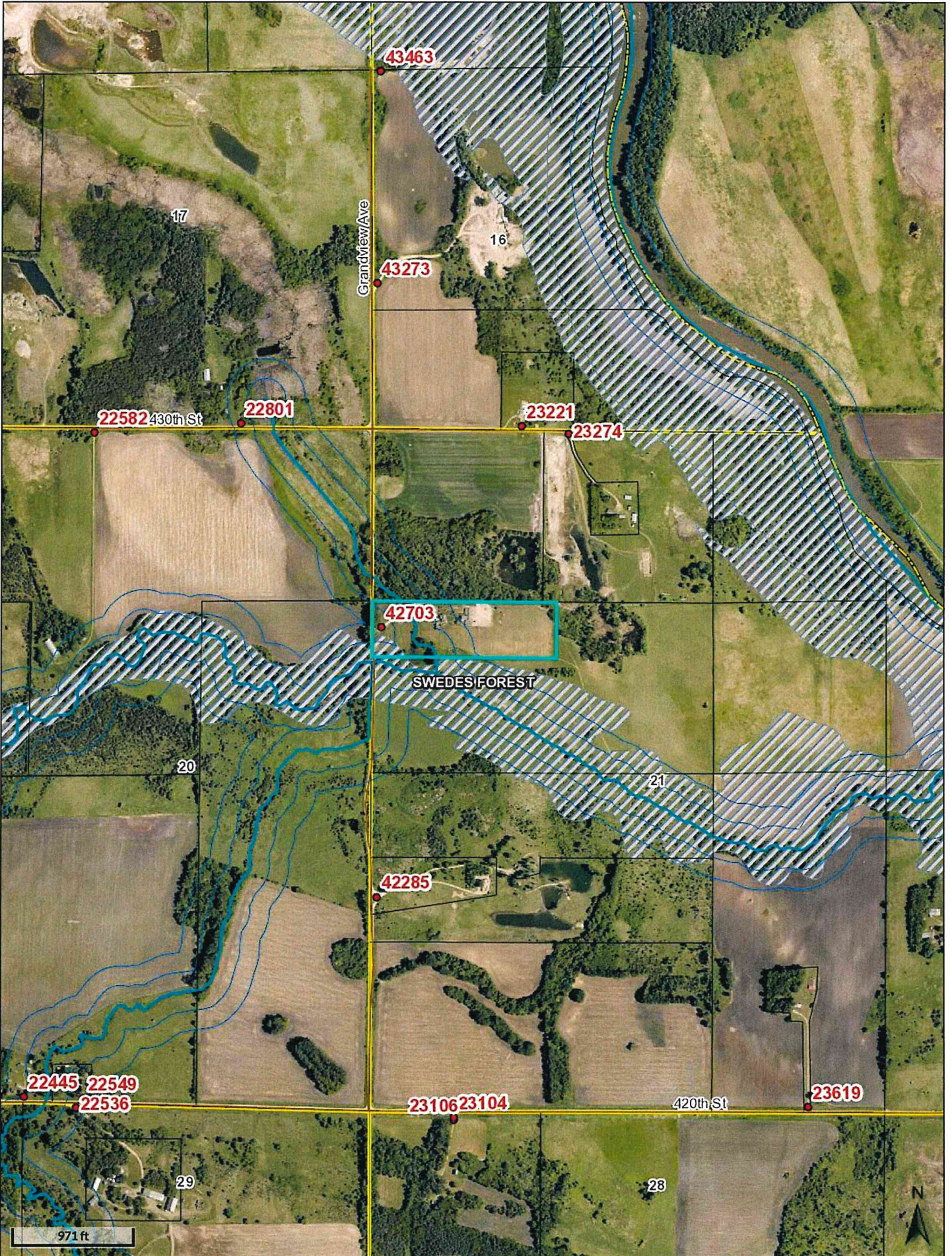
Map data ©2021, Map data ©2021 20 ft

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# GRANDVIEW AREA MAP



**Conditions for Permit No. 6-21 (Grandview Valley Winery)**

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 for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. All general waste and refuse generated by or from the conditional use, including but not limited to garbage, trash, etc., must 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 obtain 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 take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
7. The permit holder shall abide by and ensure compliance with all local, state, and federal Handicapped Accessibility Code requirements.
8. 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.
9. The permit holder shall acquire approval from the appropriate road authority when designing and implementing measures to accommodate the traffic needs of the conditional

use now and in the future, including but not limited to adding a second driveway to serve the proposed conditional use.

10. 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.
11. Adequate measures will 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 law, rules, and regulations.
12. The permit holder is required to provide a handicap accessible public restroom for the conditional use.
13. All waste produced by the wine making process shall be must be disposed of in the manner provided by the applicable local, state, and federal statutes, rules, and regulations. Also, if the waste produced by the wine making process is permitted to be spread upon land, it shall be spread at agronomic rates.
14. The permit holder shall acquire and maintain liability insurance coverage for the conditional use.
15. 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**

*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 PLANNING COMMISSION  
Grandview Valley Winery  
Conditional Use Permit Application #6-21  
May 25, 2021**

**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: May 6, 2021**

**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 John Rigge of Grandview Valley Winery, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Grandview Valley Winery is proposing to construct a new wine production building with tasting room for wine, spirits, and beer, on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

That part of the South Half of the Northwest Quarter (S1/2 NW1/4) of Section 21, Township 114 North, Range 37 West (Swedes Forest Township), described as follows: The North 429 feet of the West 1,423 feet.

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 Tuesday, the 25<sup>th</sup> day of May, 2021, 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 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: John Rigge (w/encl)



## NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by John Rigge of Grandview Valley Winery, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Grandview Valley Winery is proposing to construct a new wine production building with tasting room for wine, spirits, and beer, on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

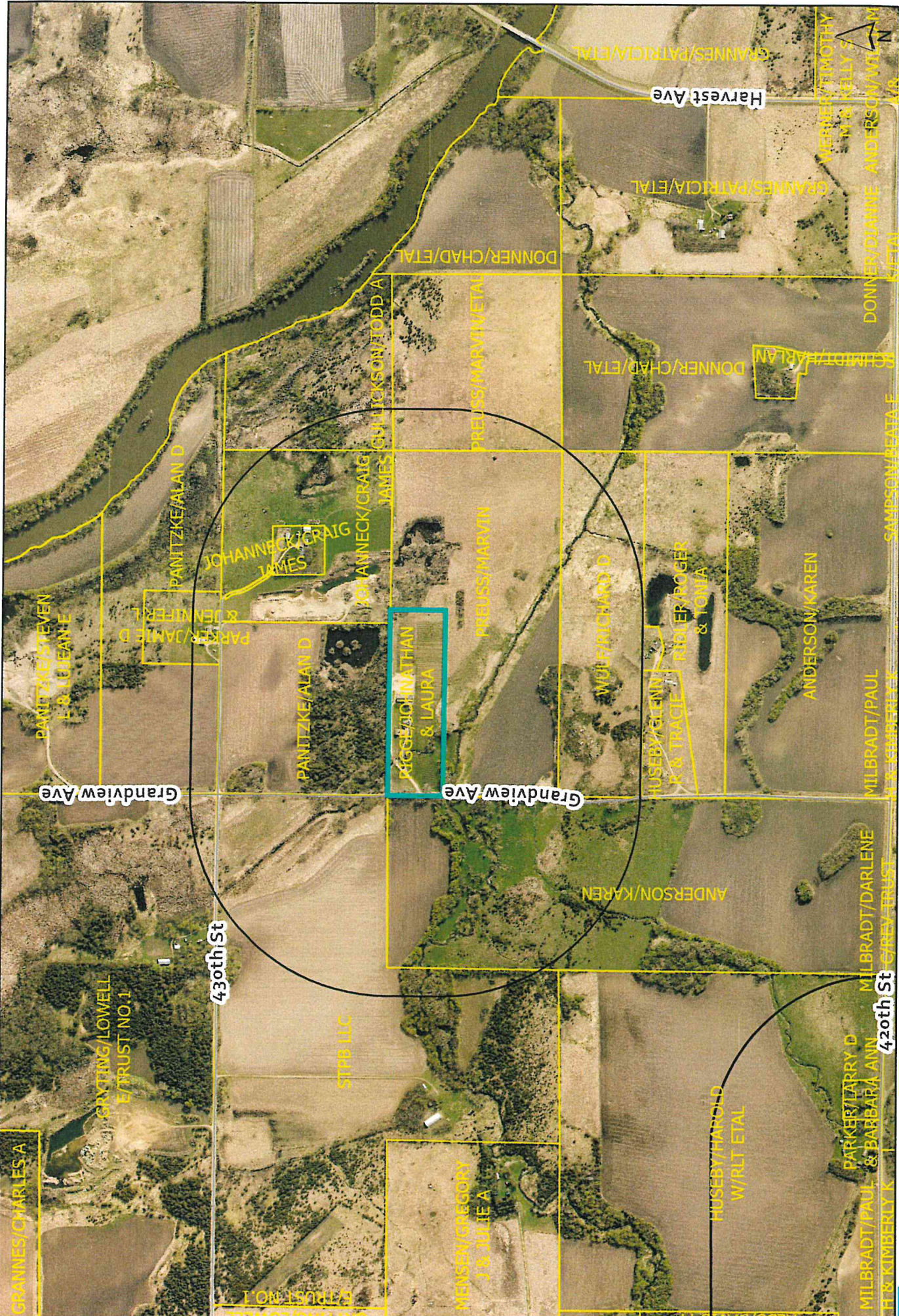
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DATED: May 6, 2021

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



Parcel ID: 68-021-2070

CUP Notification Area:

0 500 1,000 2,000 Feet

0.30 miles from selected parcel

**AFFIDAVIT OF SERVICE VIA U.S. MAIL**

STATE OF MINNESOTA    )  
                                       ) ss  
COUNTY OF REDWOOD   )

**RE:   *Application for Conditional Use Permit* submitted by John Rigge of Grandview Valley Winery, Permit Application No. 6-21**

I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon oath, hereby state a copy of the following:

- 1.   Notice of Public Hearing on *Application for Conditional Use Permit*; and**
- 2.   Notice of Public Hearing**

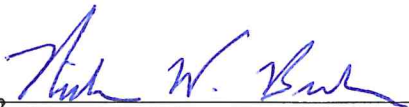
were duly served upon:

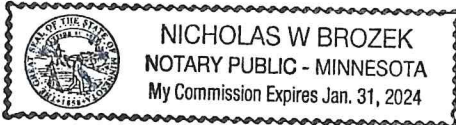
**--- SEE ATTACHED---**

by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota on the 7<sup>h</sup> day of May, 2021

  
\_\_\_\_\_   
Lali Ortega  
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 7<sup>th</sup> day of May, 2021, by Lali Ortega.

  
\_\_\_\_\_   
Notary Public



Parcel ID	OWNER	OWNER2	Address	CITY	STATE	ZIP
680211060	DONNER/CHAD/ETAL		407 S 2ND ST	BELVIEW	MN	56214-1004
680201040	ANDERSON/KAREN		129 SPYGLASS DR	MANKATO	MN	56001-8753
680211040	PREUSS/MARVIN/ETAL		192 635 ST	BELVIEW	MN	56214
680211020	GULLICKSON/TODD A		5768 225TH AVE	GRANITE FALLS	MN	56241
680201020	STPB LLC		5836 E LAKE MARY RD SW	ALEXANDRIA	MN	56308
680163040	PARKER/JAMIE D & JENNIFER L		23221 430 ST	BELVIEW	MN	56214
680163060	PANITZKE/ALAN D		33143 HARVEST AVE	BELVIEW	MN	56214-1223
680173020	GRYTING/LOWELL E/TRUST NO.1 % BLAIR HANSCOM		10200 39 AVE N	PLYMOUTH	MN	55441
680212050	JOHANNECK/CRAIG JAMES		2023 W MAIN ST	WABASSO	MN	56293
680213010	WULF/RICHARD D	& REBECCA M ETAL	85576 220 ST	RENVILLE	MN	56284
	JOHN & LAURA RIGGE		42763 GRANDVIEW AVE	BELVIEW	MN	56214
	SWEDES FOREST TOWNSHIP BO. % BARRY HULTQUIST, CLERK		41831 FRONTIER AVE	BELVIEW	MN	56214