Redwood County Environmental Office -- PO Box 130, Redwood Falls, MN 56283 Phone: (507) 637-4023

Redwood County

www.co.redwood.mn.us

Application for Rezoning

Permit #: 1-21R **Date:** 11/9/21

Location of Parcels to be Rezoned

Parcel Number(s): 62-004-1020 **Township Name:** Paxton

Section: 4 **Township Number:** 112 **Range** 35

Legal Description:

4.2A TR NW 1/4 SE 1/4
14.7A TR NE 1/4 SE 1/4 + E 70A NE FR 1/4 EX TR 395'x583' + EX TR TO MN DOT 81.49A

Information about the Area:

Present Zoning District: AG

Proposed Zoning District: UE

Description of the road types adjacent to the proposed rezoning:

US Hwy 71 - Paved
Noble Ave - Paved

Description of the area to be rezoned:

Crop Land (See exhibit "A") All Ag zoned land on parcel 62-004-1020 to be rezoned to Urban Expansion

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

Veterans Cemetery

Compatibility with the Comprehensive Land Use Plan:

Compatible w/ UE zoning directly to the north

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

Compatible w/ UE zoning directly to the north

Buildings on the property and adjacent properties:

None on property
Adjacent properties are commercial + residential

List existing uses:

AG

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

see attached

Additional Information:

Applicant Information:

First Name: David **Last Name:** Swantek

Business Name: MN Dept of Veterans Affairs

Address: 20 W 12th St **City:** St Paul **State:** MN **Zip:** 55155

Home Phone: _____ **Cell Phone:** 651 332 0946 **Email** david.swantek@state.mn.us

Land Owner Information: State of MN

First Name: _____ **Last Name:** _____

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: [signature] **Date:** 10-11-2021

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

Application Fee: ~~$700.00~~ **Receipt #:** No Fee **Date Approved:** _____

Application Received: 10/11/2021

Commission Action:

Approved: _____ **Date:** _____

Disapproved: _____ **Date:** _____

County Board Action:

Approved: _____ **Date:** _____

Disapproved: _____ **Date:** _____

Exhibit "A"

36969
36963
36780
33865
33460
33513
33446
33432
71
Noble Ave
PAXTON
4
Rezone to Urban Expansion
CD 52
CD 22
295 ft
N
Legend
Municipal Boundaries
Surrounding Counties
Townships
Open Ditch
Drain Tile
Contours
Lakes
Rivers
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

FAI NO. MN-09-04

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Minneapolis, MN 55402
www.stantec.com

I HEREBY CERTIFY THAT THE PLANS, SPECIFICATIONS, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DAVID A. ANDERS

SIGNATURE: [signature]

DATE: JUNE 15, 2011 LIC. NO. 22311

MINNESOTA DEPARTMENT OF VETERANS AFFAIRS

MINNESOTA STATE VETERANS CEMETERY - REDWOOD FALLS, MN 09-04

BID DOCUMENTS

OVERALL SITE PLAN

NO	REVISION	DATE

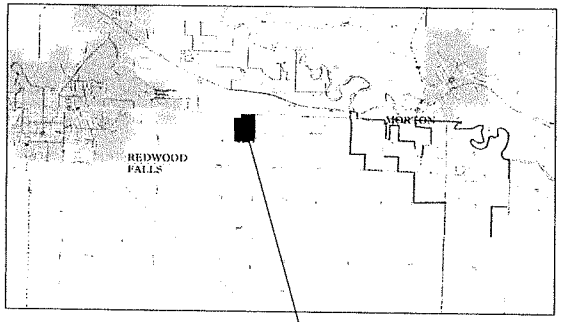
SURVEY	STANTEC
DRAWN	JCB
DESIGNED	RFW
CHECKED	RFW
APPROVED	RFW
PROJ. NO.	193005218

SHEET NUMBER

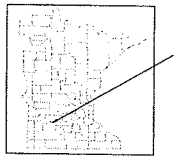
C100

FAI NO. MN-09-04

PROJECT LOCATION



PROJECT LOCATION



CITY: REDWOOD FALLS, MN
COUNTY: REDWOOD

PROJECT & CLIENT INFORMATION

FAI NUMBER: MN-09-04 MINNESOTA STATE VETERANS CEMETERY - REDWOOD FALLS

MASTER PLAN 1

MINNESOTA DEPARTMENT OF VETERANS AFFAIRS

DEPUTY DIRECTOR OF MEMORIAL AFFAIRS: DAVID SWANTEK
GOVERNOR: TIM WALZ

CONSULTANT TEAM

ENGINEER & LANDSCAPE ARCHITECT	ARCHITECT	IRRIGATION ENGINEER
STAHREC CONSULTING, INC. 733 Marquette Ave, Suite 1000 Minneapolis, MN 55402 Phone: (612) 715-2000	BENTZ / THOMPSON / REEDA 900 2nd Ave S #400 Minneapolis, MN 55402 Phone: (612) 305-1734 Fax: (612) 332-1512	AQUA ENGINEERING, INC. 4803 Innovation Drive Fort Collins, CO 80525 Phone: (970) 226-9668 Fax: (970) 226-3515

SHEET INDEX

SHEET NO.	SHEET NAME
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE ANALYSIS
4	MASTER PLAN
5	PHASING PLAN
6	GRADING PLAN

INTERMENT SUMMARY

BURIAL TYPE	PHASE 1 BURIALS	MASTER PLAN BURIALS
PRE-PLACED CRYPT (3'X6' PLOT)	150	4650
STANDARD BURIAL (6'X6' PLOT)	50	100
IN-GROUND CREMAIN (3'X4')	1012	10012
COLUMBARIUM	1080	7560
TOTAL BURIALS	2292	22332
PERCENT CASKETED BURIALS	9%	21%

BUILDING SUMMARY

BUILDING NAME	VCGP FUNDED NET SF	MAINT BLDG NET SF	STATE FUNDED NET SF	TOTAL NET SF	GROSS SF
ADMIN/PIC, BLDG #1001	1521	370	916	2807	3417
MAINTENANCE, BLDG #3001	1980	-	38	2018	2213
COMMITAL SHELTER, BLDG #4001	1025	-	-	1025	1078

PROJECT DOCUMENT SET SUMMARY

ITEM	AREA AC
OVERALL PROPERTY AREA	77.26
DISTURBED AREA - PHASE 1	21.7
DISTURBED AREA	65.35
NEW IMPERVIOUS SURFACE AREA	4.3
REGULAR PARKING STALLS	9
HANDICAP ACCESSIBLE STALLS	2

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MINNESOTA DEPARTMENT OF VETERANS AFFAIRS
MINNESOTA STATE VETERANS CEMETERY - REDWOOD FALLS, MN 09-04
MASTER PLAN
TITLE SHEET

NO	REVISION	DATE

SURVEY	STAHREC
DRAWN	JCB
DESIGNED	TWW
CHECKED	-
APPROVED	TWW
PROJ NO.	193533239

SHEET NUMBER
1

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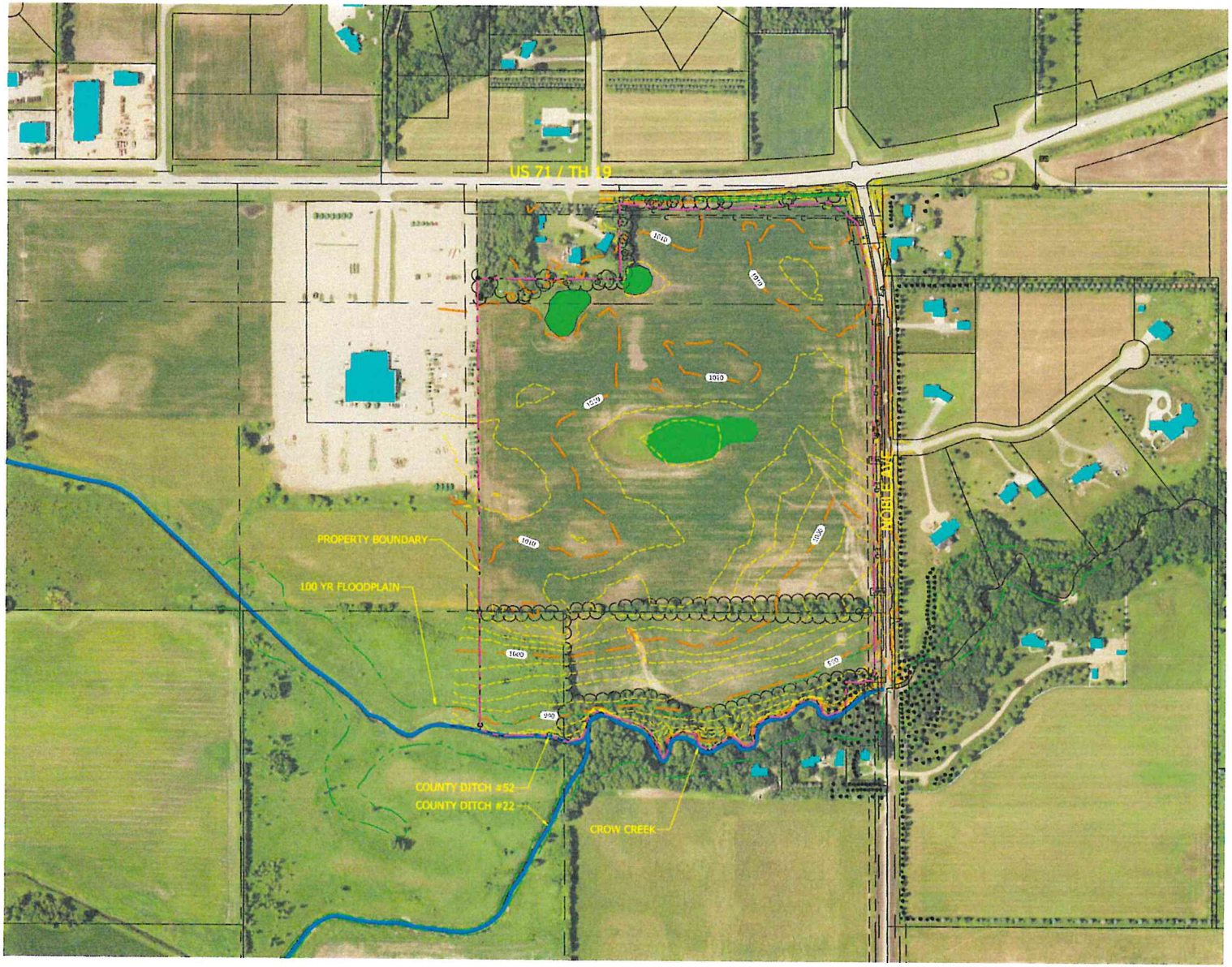
Layout: TITLE SHEET



FAI NO. MN-09-04

LEGEND

- PROJECT BOUNDARY
- DELINEATED WETLAND
- CREEK / DITCH
- EXISTING BUILDINGS

N

0 200 400

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MINNESOTA DEPARTMENT OF VETERANS AFFAIRS

MINNESOTA STATE VETERANS CEMETERY - REDWOOD FALLS, MN 09-04

MASTER PLAN

EXISTING CONDITIONS

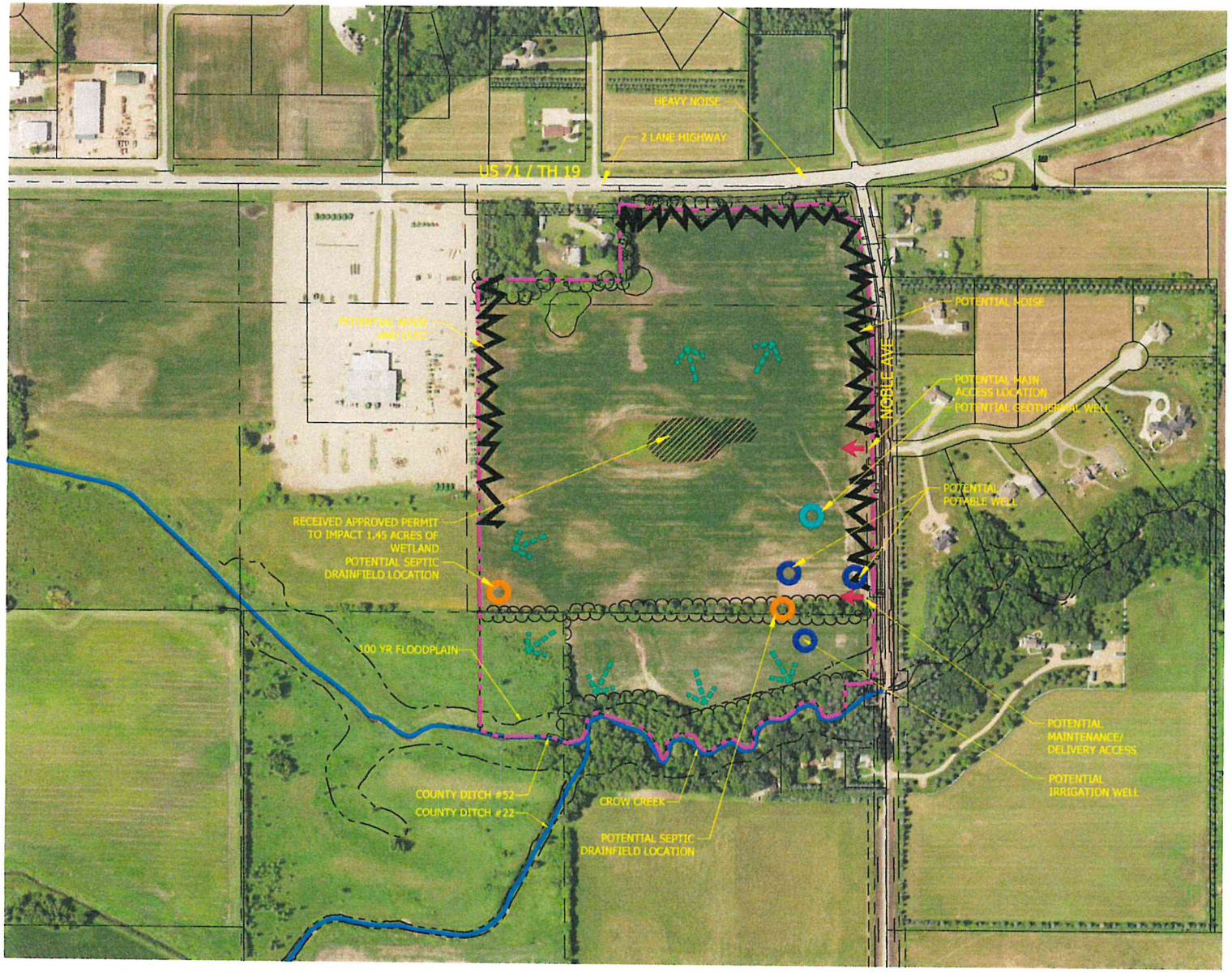
NO	REVISION	DATE

SURVEY	STA REC
DRAWN	JCB
DESIGNED	TPM
CHECKED	–
APPROVED	TPM
PROJ NO.	193003139

SHEET NUMBER

2

FAI NO. MN-09-04



LEGEND

- PROJECT BOUNDARY
- CREEK / DITCH
- POTENTIAL NOISE / DUST
- POTENTIAL POTABLE WATER WELL
- POTENTIAL SEPTIC FIELD
- POTENTIAL GEOTHERMAL WELL
- PROPOSED WETLAND IMPACT
- VIEWS

N

0 200 400

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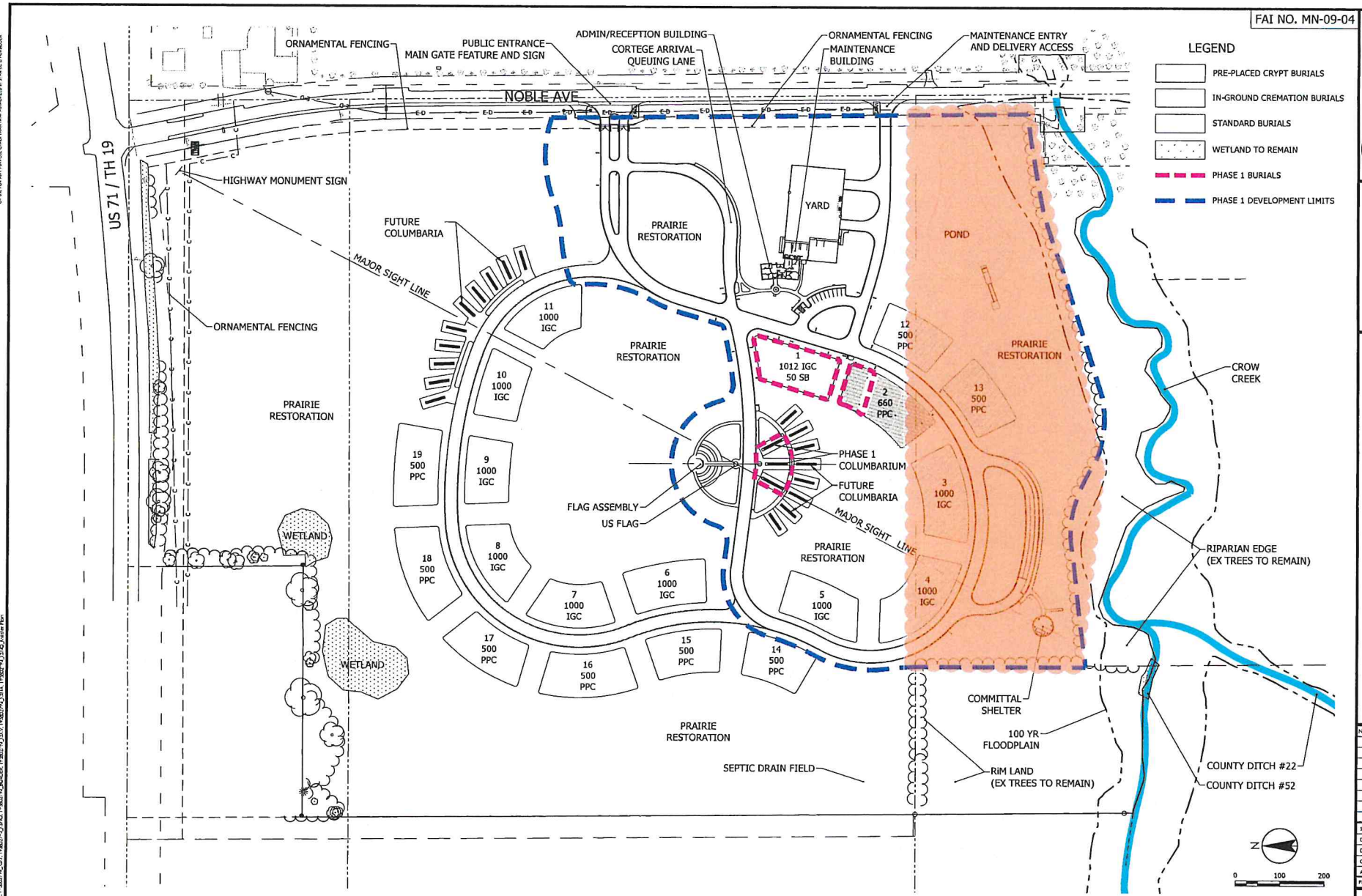
MINNESOTA DEPARTMENT OF VETERANS AFFAIRS
MINNESOTA STATE VETERANS CEMETERY - REDWOOD FALLS, MN 09-04
MASTER PLAN
SITE ANALYSIS

NO	REVISION	DATE

SURVEY	STANTEC
DRAWN	JCB
DESIGNED	TRW
CHECKED	–
APPROVED	TRW
PROJ. NO.	193803239

SHEET NUMBER
3



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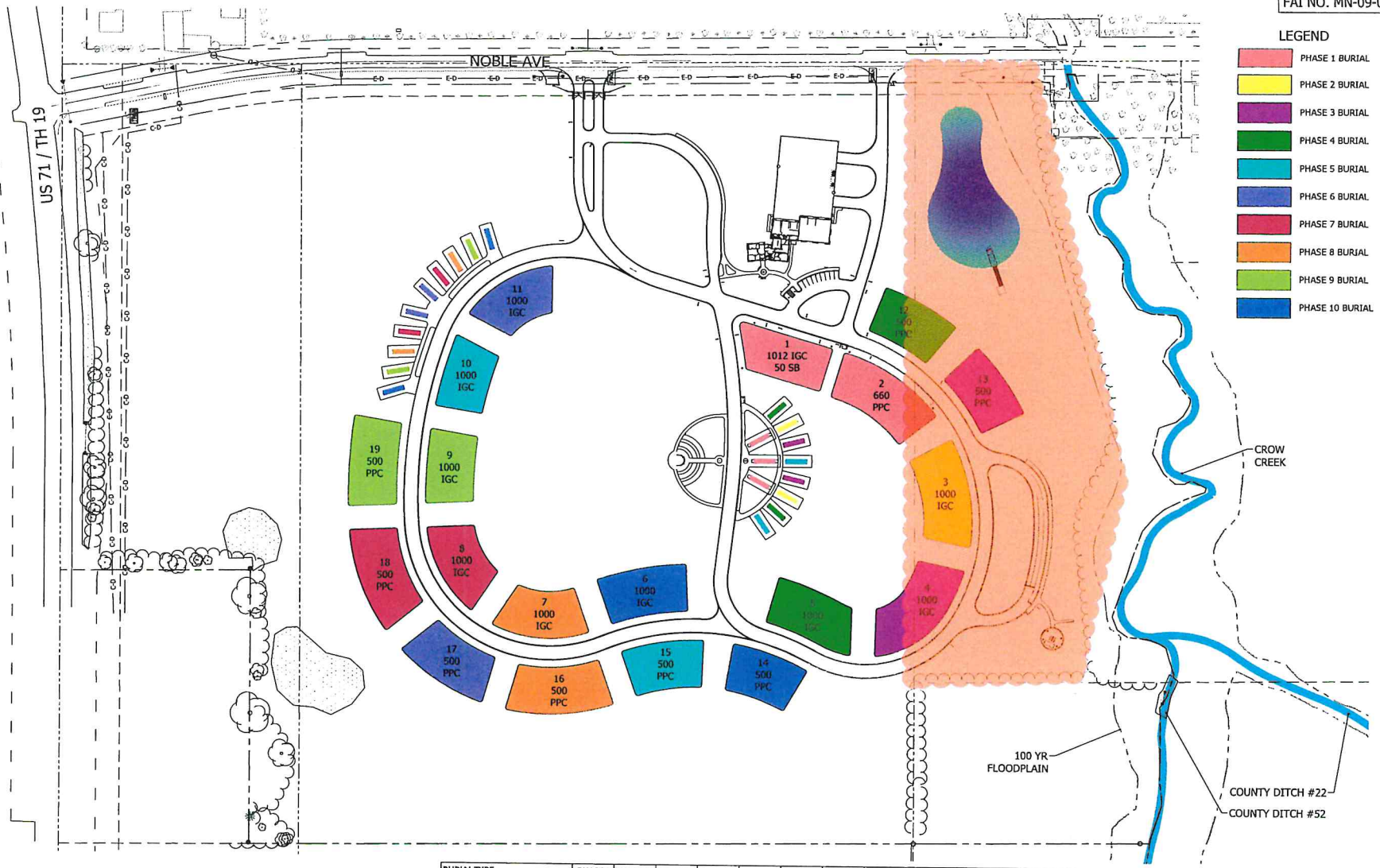
MINNESOTA DEPARTMENT OF VETERANS AFFAIRS
MINNESOTA STATE VETERANS CEMETERY - REDWOOD FALLS, MN 09-04
MASTER PLAN
MASTER PLAN

NO	REVISION	DATE

SURVEY	STAFF REC
DRAWN	JCB
DESIGNED	TRW
CHECKED	–
APPROVED	TRW
PROJ. NO	193803239

SHEET NUMBER
4

FAI NO. MN-09-04



BURIAL TYPE	PHASE 1	PHASE 1.5	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10	TOTAL
PRE-PLACE CRYPT (3'X8' PLOT)	150	510	0	500	500	500	500	500	500	500	500	4660
STANDARD BURIAL (6'X8' PLOT)	50	0	0	0	50	0	0	0	0	0	0	100
IN-GROUND CREMAIN (5'X5')	1012	0	1000	1000	1000	1000	1000	1000	1000	1000	1000	10012
COLUMBARIUM	1080	0	720	720	720	720	720	720	720	720	720	7560
TOTAL BURIALS PER PHASE	2292	510	1720	2220	2270	2220	2220	2220	2220	2220	2220	22332
PERCENT CASKETED BURIALS	9%	100%	0%	23%	24%	23%	23%	23%	23%	23%	23%	21%

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MINNESOTA DEPARTMENT OF VETERANS AFFAIRS
MINNESOTA STATE VETERANS CEMETERY - REDWOOD FALLS, MN 09-04
MASTER PLAN
PHASING PLAN

NO	REVISION	DATE

SURVEY	STANTEC
DRAWN	JCB
DESIGNED	TRW
CHECKED	–
APPROVED	TRW
PROJ. NO.	173003739

SHEET NUMBER
5

FAI NO. MN-09-04

LEGEND

WETLAND TO REMAIN

NOBLE AVE

US 71 / TH 19

CROW CREEK

100 YR FLOODPLAIN

COUNTY DITCH #22

COUNTY DITCH #52

SEPTIC DRAIN FIELD

N

0 100 200

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MINNESOTA DEPARTMENT OF VETERANS AFFAIRS

MINNESOTA STATE VETERANS CEMETERY - REDWOOD FALLS, MN 09-04

MASTER PLAN

GRADING PLAN

NO	REVISION	DATE

SURVEY	STANTEC
DRAWN	JCB
DESIGNED	TRN
CHECKED	–
APPROVED	TRN
PROJ. NO.	193205239

SHEET NUMBER

6

Plot Date: 05/20/2021 - 5:36pm
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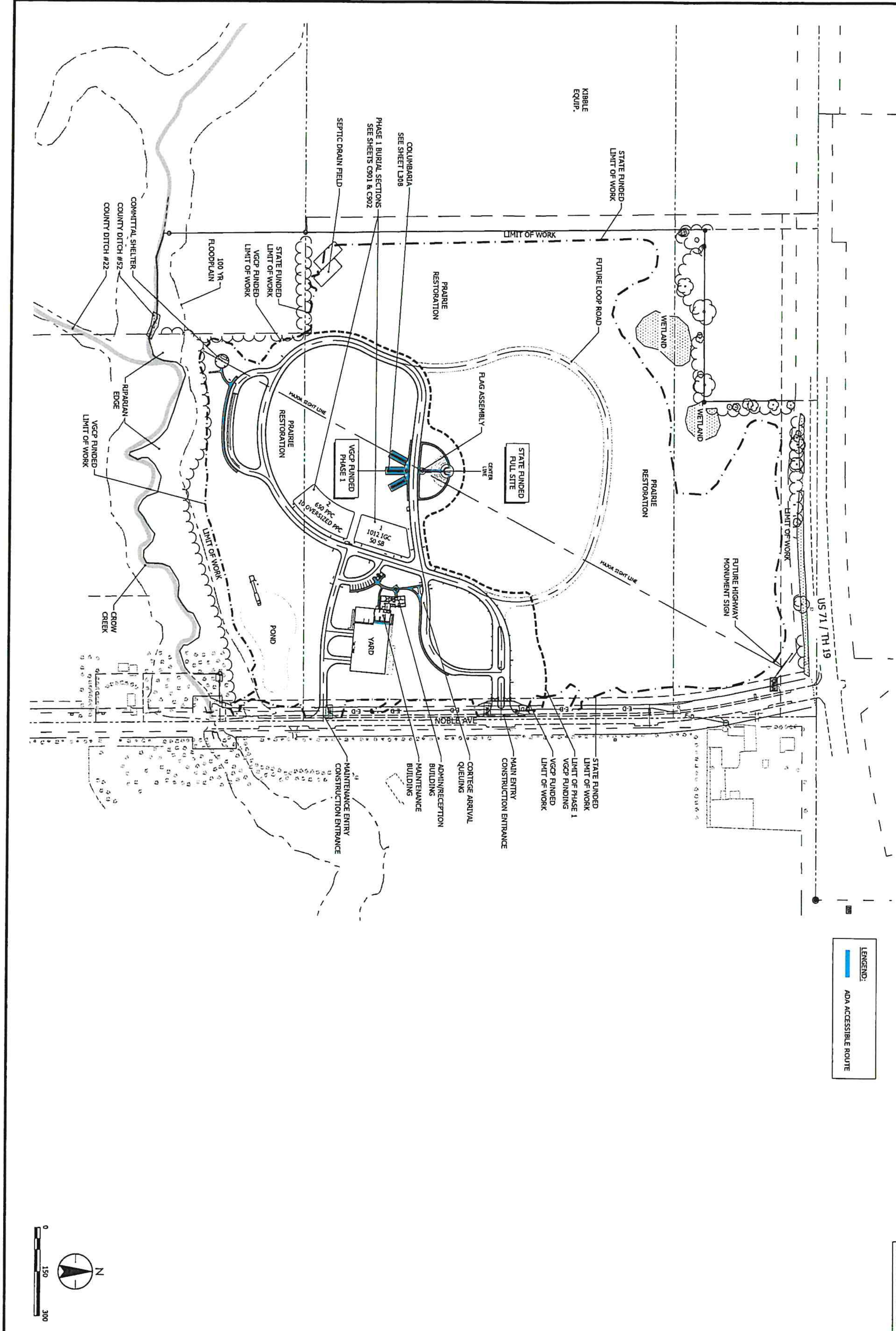

FAI NO. MN-09-04

NO	REVISION	DATE

SURVEY	STANTEC
DRAWN	JCB
DESIGNED	TRW
CHECKED	JCB
APPROVED	TRW
PROJ. NO.	193802794

SHEET NUMBER
C100

MINNESOTA DEPARTMENT OF VETERANS AFFAIRS

MINNESOTA STATE VETERANS CEMETERY - REDWOOD FALLS, MN 09-04

95% CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: TODD R. WICHMAN

SIGNATURE: ____________

DATE: APRIL 28, 2021 LIC. NO. 19524

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TO: **Whom It May Concern**

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

COPY

Southwest Minnesota
Redwood County
Environmental

DATE: **October 18, 2021**

RE: **Notice of Public Hearing on Rezoning Application**

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Rezoning* filed by David Swantek o/b/o MN Department of Veterans Affairs, pursuant to Redwood County Code of Ordinances Section 153.008, to rezone from "A" Agricultural District to "UE" Urban Expansion District an approximately 18-acre tract in Section 4, Township 112 North, Range 35 West, being the southerly part of the property described as follows:

> A 4.2 acre tract in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and a 14.7 acre tract in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) and the East 70 acres of the Northeast Fractional Quarter, except a 395'x583' tract and except a tract to MNDOT, 81.49 acres.

A public hearing thereon will be held before the Redwood County Planning Commission at a meeting starting at 12:00 o'clock p.m. on Tuesday, the 9th day of November, 2021, in the Board Room of 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: David Swantek (w/ encl)

Southwest Minnesota
Redwood County
Environmental

NOTICE OF HEARING
ON APPLICATION FOR REZONING

An *Application for Rezoning* has been filed by David Swantek o/b/o MN Department of Veterans Affairs, pursuant to Redwood County Code of Ordinances Section 153.008, to rezone from "A" Agricultural District to "UE" Urban Expansion District an approximately 18-acre tract in Section 4, Township 112 North, Range 35 West, being the southerly part of the property described as follows:

> A 4.2 acre tract in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and a 14.7 acre tract in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) and the East 70 acres of the Northeast Fractional Quarter, except a 395'x583' tract and except a tract to MNDOT, 81.49 acres.

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DATED: October 13, 2021

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

AFFIDAVIT OF SERVICE VIA E-MAIL

STATE OF MINNESOTA)
) ss
COUNTY OF REDWOOD)

RE: *Application for Rezoning* submitted by David Swantek o/b/o MN Department of Veterans Affairs, Permit Application No. 1-21r

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 Re-zoning*; 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 19th day of October, 2021.

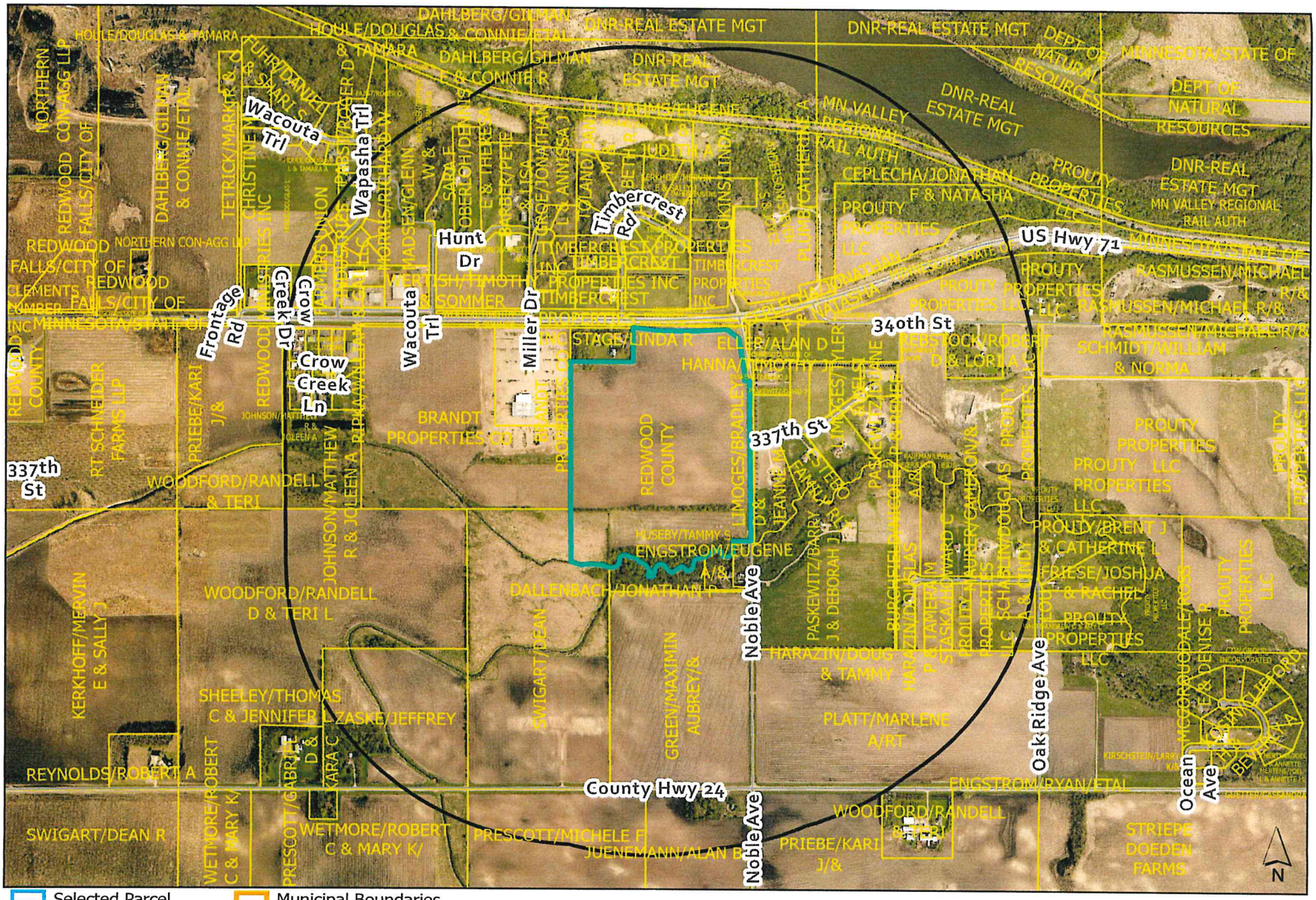
Lali Ortega
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 19th day of October, 2021, by Lali Ortega

NICHOLAS W BROZEK
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2024

Notary Public

Parcel ID	NAME	C/O	Address	OWCITY	OWSTAT	OWZIPF
520163030	AMBERG/FAYTH A/ETAL		29322 CO HWY 9	REDWOOD FALLS	MN	56283
520212050	ANDERSON/DALTON H/&	MARGARET R	36671 JUSTICE AVE	REDWOOD FALLS	MN	56283
520214040	BREY/STANLEY J & JANET J	REVOCABLE TRUSTS	PO BOX 583	BIG LAKE	MN	55309
520211040	BUNTING/DELORES A/ETAL		29770 370 ST	REDWOOD FALLS	MN	56283
520164020	BUNTING/DOUGLAS W & LYNN		29837 370 ST	REDWOOD FALLS	MN	56283
520212070	GALSTAD MILLER/BETTY ANNA		1280 S GOULD ST	REDWOOD FALLS	MN	56283-2798
520212040	KRAMER/KERRY L		37317 JUSTICE AVE	REDWOOD FALLS	MN	56283
529960020	MN CENTRAL RAILROAD COMPANY		200 S MILL ST	REDWOOD FALLS	MN	56283
520164060	MOLDESTAD/WILLIAM H/SR	SORENSON/MICHAEL A & GAIL V	38870 JUSTICE AVE	REDWOOD FALLS	MN	56283
520213020	SERBUS/NORBERT & CYNTHIA		76064 270 ST	RENVILLE	MN	56284
520164040	THE 214 TRUST	% ERIC A MOLDESTAD	10133 SUMMIT CANYON DR	LAS VEGAS	NV	89144
	DELHI TOWNSHIP BOARD OF SUPERVISORS	% CARRIE WERNER, CLERK	36898 CO HWY 6	REDWOOD FALLS	MN	56283
	CITY OF DELHI	% CAROL GERMAN, CLERK	685 FRANKLIN AVE	REDWOOD FALLS	MN	56283
	VICKI FRIEDRICHS		21575 CO RD 30	CORCORAN	MN	55340



Selected Parcel
Notification Area
Parcels
Municipal Boundaries
Sections
Roads

Cemetery Notification Area:
0.50 miles from selected parcel

Parcel ID: 62-004-1020

0 500 1,000 2,000 Feet

Affidavit of Publication

State of Minnesota)
) ss.
County of Renville)

RECEIVED
OCT 22 2021
REDWOOD COUNTY
ENVIRONMENTAL OFFICE

Denise Bonsack, being first duly sworn, on oath states as follows:

1. I am the publisher of the Standard-Gazette & Messenger, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.

2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.

3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: Wed., October 20, 2021

4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: $ 7.50.

5. Mortgage Foreclosure Notices [Effective 7/1/15]. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Renville County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

Denise Bonsack
[Signature]

Subscribed and sworn to before me on this 20 day of October, 2021

Paul Hunter Zaid
Notary Public

PAUL HUNTER ZAID
Notary Public-Minnesota
My Commission Expires Jan 31, 2024

NOTICE OF HEARING ON APPLICATION FOR REZONING

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DATED: October 13, 2021
Nicholas W. Brozek
Land Use & Zoning Supervisor
Redwood County Environmental Office

36

LOCALiQ

Redwood Falls Gazette
Crookston Times

PO Box 631435 Cincinnati, OH 45263-1435

PROOF OF PUBLICATION

Redwood Co Environmental
Redwood Co Environmental
PO BOX 130
REDWOOD FALLS MN 56283

STATE OF MINNESOTA, COUNTY OF REDWOOD

The Redwood Falls Gazette has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.

Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspapers' known office of issue is located in Brown, Chippewa, Lyon, Redwood, Watonwan & Yellow Medicine counties. The newspapers comply with the conditions in §580.033, subd. 1, clause (1) or (2). If the newspaper known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

The affixed notice appeared in said newspaper on the following issues:

10/21/2021

Sworn to and subscribed before on 10/21/2021

Legal Clerk

Notary, State of WI, County of Brown

My commision expires 9.19.25

Publication Cost:	$37.20	
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THIS IS NOT AN INVOICE!

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VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF HEARING
ON APPLICATION FOR
REZONING

An Application for Rezoning has been filed by David Swantek o/b/o MN Department of Veterans Affairs, pursuant to Redwood County Code of Ordinances Section 153.008, to rezone from "A" Agricultural District to "UE" Urban Expansion District an approximately 18-acre tract in Section 4, Township 112 North, Range 35 West, being the southerly part of the property described as follows:

A 4.2 acre tract in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and a 14.7 acre tract in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) and the East 70 acres of the Northeast Fractional Quarter, except a 395'x583' tract and except a tract to MNDOT, 81.49 acres.

A public hearing thereon will be held before the Redwood County Planning Commission at a meeting starting at 12:00 o'clock p.m. on Tuesday, the 9th day of November, 2021, in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

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.

DATED: October 13, 2021
Nicholas W. Brozek
Land Use &
Zoning Supervisor
Redwood County
Environmental Office
Published in the Redwood Gazette Oct. 21, 2021.

RECEIVED
OCT 26 2021
REDWOOD COUNTY
ENVIRONMENTAL OFFICE