



## REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning ● Parks & Trails ● GIS  
Aquatic Invasive Species ● Septic Inspector  
Drainage Inspector ● Agricultural Inspector*

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**TO:** Redwood County Board of Adjustment  
**FROM:** Nick Brozek <sup>NB</sup>  
Land Use and Zoning Supervisor  
Redwood County Environmental Office  
**DATE:** January 5, 2023  
**RE:** Public Hearing on *Application for Variance* by Paul U'Ren/Farmers Union Industries/Artex Manufacturing – setback between structure and property line

Farmers Union Industries is proposing to construct an addition to the existing industrial building at the Artex Manufacturing site located at 36419 US Hwy 71, Redwood Falls. The site is also known as Lot 1 of Block 2, Little Crow Addition. Everstrong Construction is the contractor and Paul U'Ren is applying for the permit on behalf of the landowner.

The purpose of the addition is to provide more space for Artex;s existing industrial activities. The proposed footprint of the addition is 14,350 square feet. Total lot coverage will be about 25%.

The addition will be located on the west and north sides of the existing building, wrapping around the existing northwest corner. It will extend out 20 feet to the north from the existing north wall, along the entire length of said wall. It will also extend out 65 feet from the existing west wall, and will run for a total of 190 feet, measured north to south.

The west wall of the addition will only be 10 feet from the west property line. The required setback in the Industrial District, in which the property is located, is 15 feet from the side lot line.

Farmers Union Industries also owns the two lots abutting the Artex site to the west, and will use those properties to access the addition. However, property lines still exist between adjoining properties that are under the same ownership, unless said properties are combined into a single parcel. Unfortunately, the properties in question here cannot be combined, because they are in different platted subdivisions. The project property is in the Little Crow Addition and the neighboring properties are in the Moccasin Springs First Addition.

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.

cc: Paul U'Ren  
Farmers Union Industries