



Redwood County

www.co.redwood.mn.us

### Application for Variance

Permit #: 1-23 ✓

Date: 12/19/2022

#### Location of the Affected Parcel or Property:

Address: 36419 US Hwy 71 City Redwood Falls State: MN Zip 56283  
House # Street Name

Parcel Number 62-530-0060 Township Name: Paxton

Section Township Number T-112-N Range: R-35-W

#### Legal Description:

3.76A M/L

#### Information about the Variance Request:

Zoning District: Limited Industry

General description of the building or request: NOTICE: Change of land use may affect your property taxes.

Addition to the Artex manufacturing facility. Will be 10' from the west property line. Requesting variance of 5 feet from from required 15-foot setback from the property line.

#### Type of occupancy:

Industrial

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

Width: 65 Length 190 Diameter:

Sidewall Height: 27 Total Height: 29

#### Setbacks (Please enter in feet)

Side Yard Setback 10 Direction: West

Side Yard Setback 225 Direction: East

Rear Yard Setback: 65 Direction North

Road Type Minor Street Setback from the Center of the Road

Setback from the right-of-way: 145 Direction

#### Other information:

The 145 foot right of way setback was measured from the frontage road along US Hwy 71.

**Applicant Information**

First Name: Paul Last Name: U'Ren

Business Name Everstrong Construction

Address 30263 County Hwy 1 City: Redwood Falls State: MN Zip 56283

Home Phone: (507) 644-3616 Cell Phone Email: uren@everstrongconstruc

**Land Owner Information:** (Complete only if different from applicant)

First Name: FUI Last Name: (Farmers Union Industries)

Business Name: Artex

Address: House # P O Box 319 Street Name City: Redwood Falls State MN Zip 56283

Home Phone: Cell Phone 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 variance issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature: *Curt Gasse* Date 12/19/22

**The following must be attached for this to be considered a completed application:**

\* A detailed site map. This must include: the location of watercourses, setbacks from property lines, current and proposed locations of any structures, well location, location and names of roads, railroads, known tile lines, proposed fences, utility rights-of-way, planned entrances and exits for operation area, and any signs being posted.

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

Variance Fee \$700.00 Receipt # 27153 Date Approved:

**Conditions**

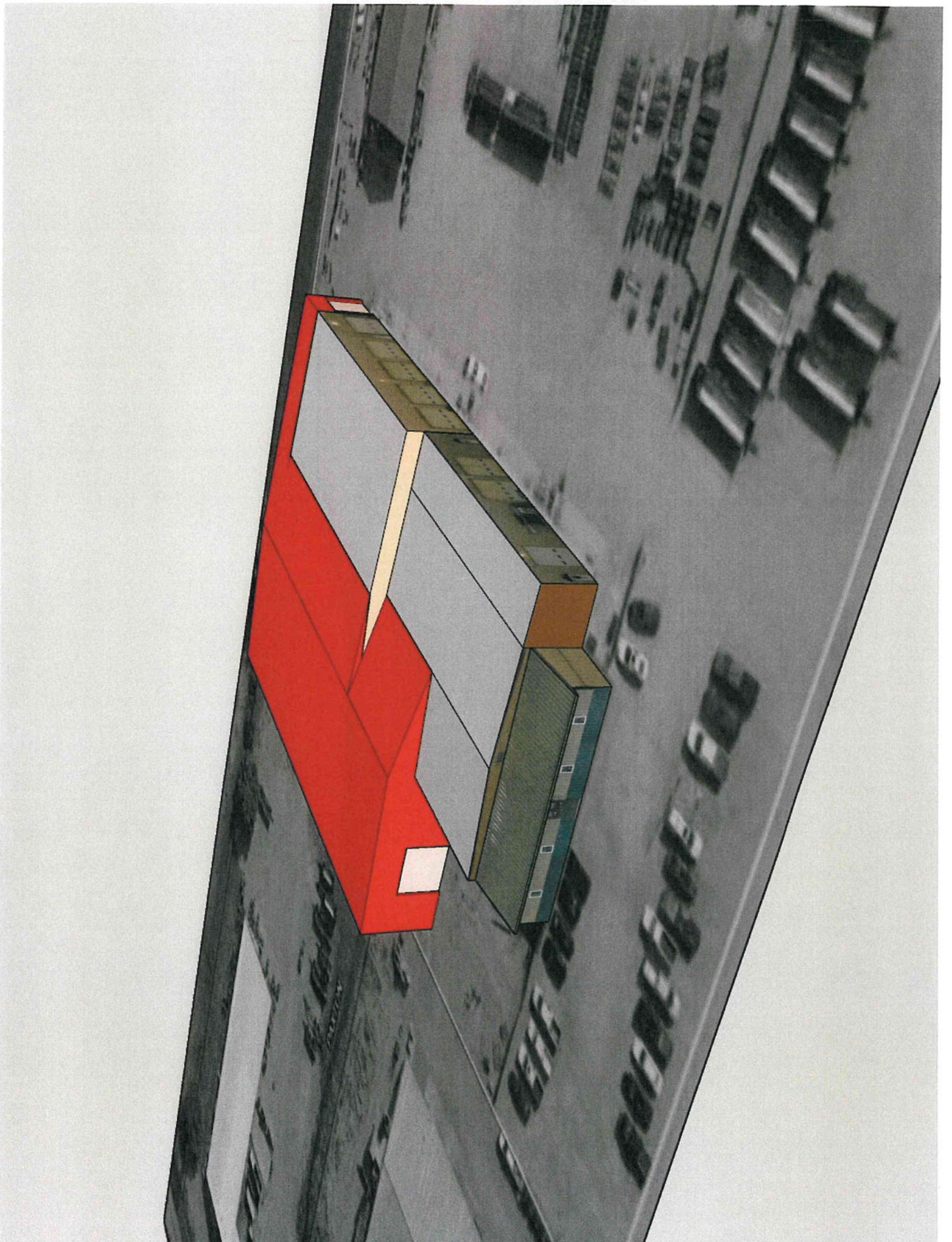
[Empty box for conditions]

Application Received 12/19/22

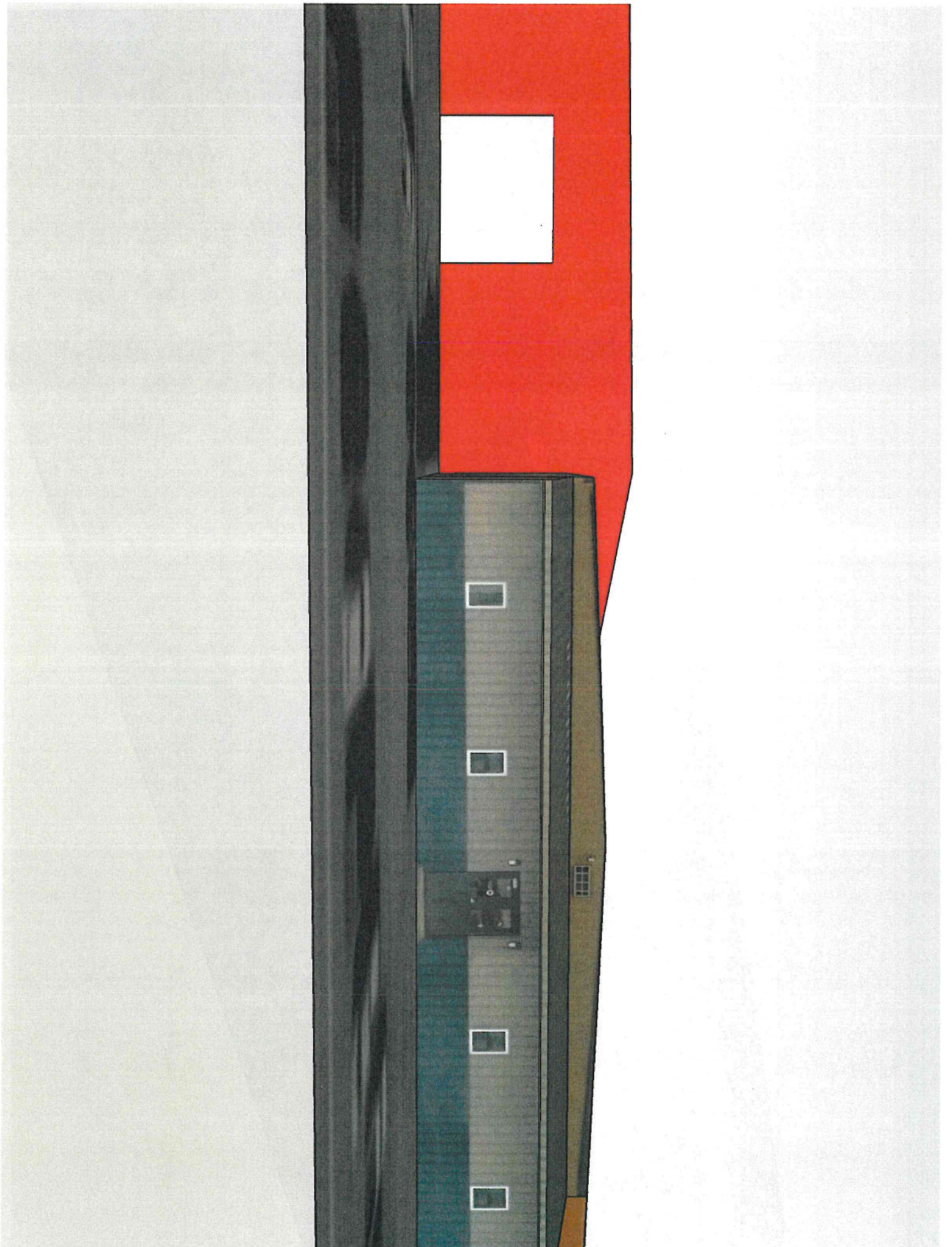
**Board of Adjustment**

Approved Date

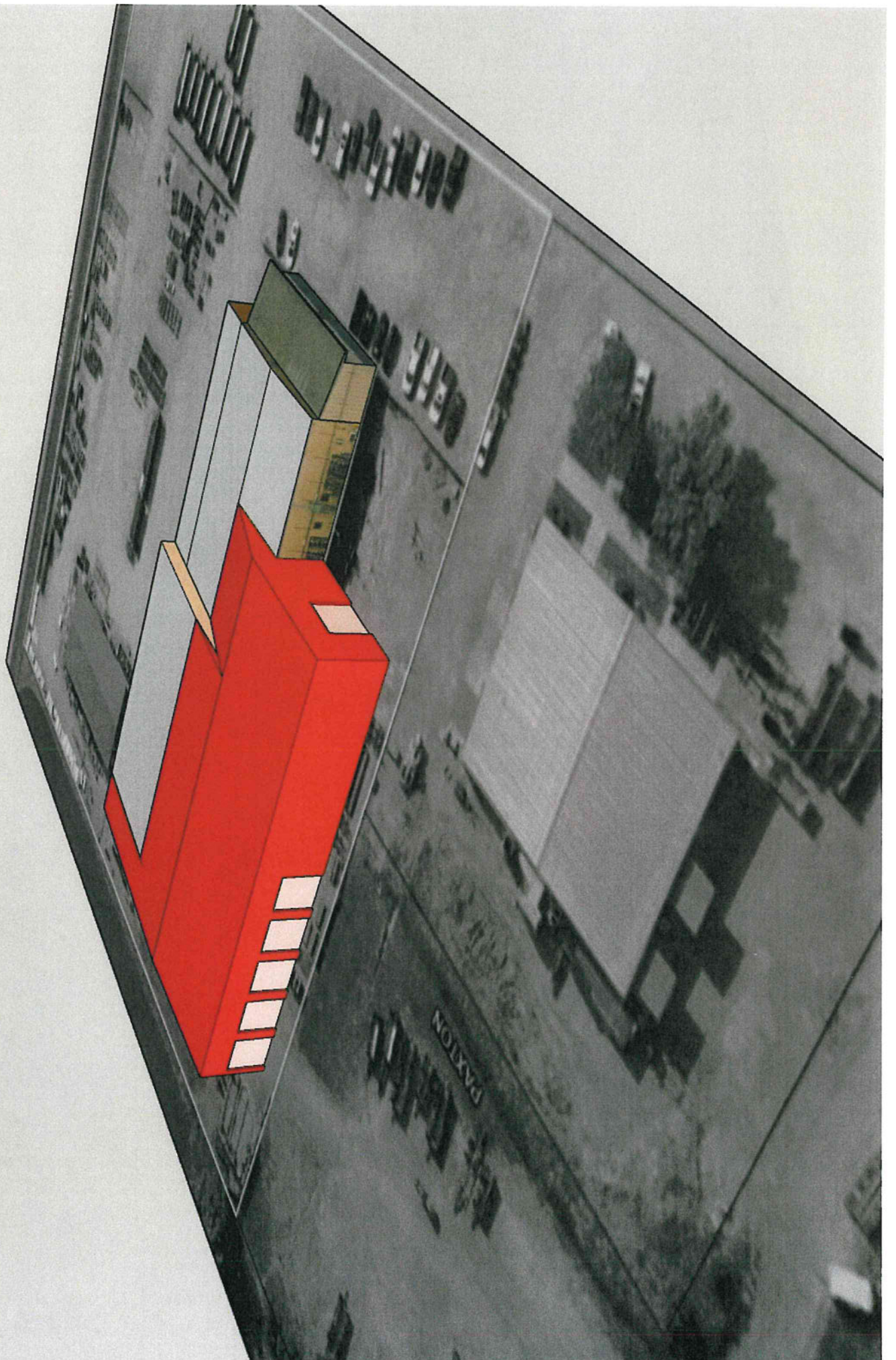
Disapproved Date



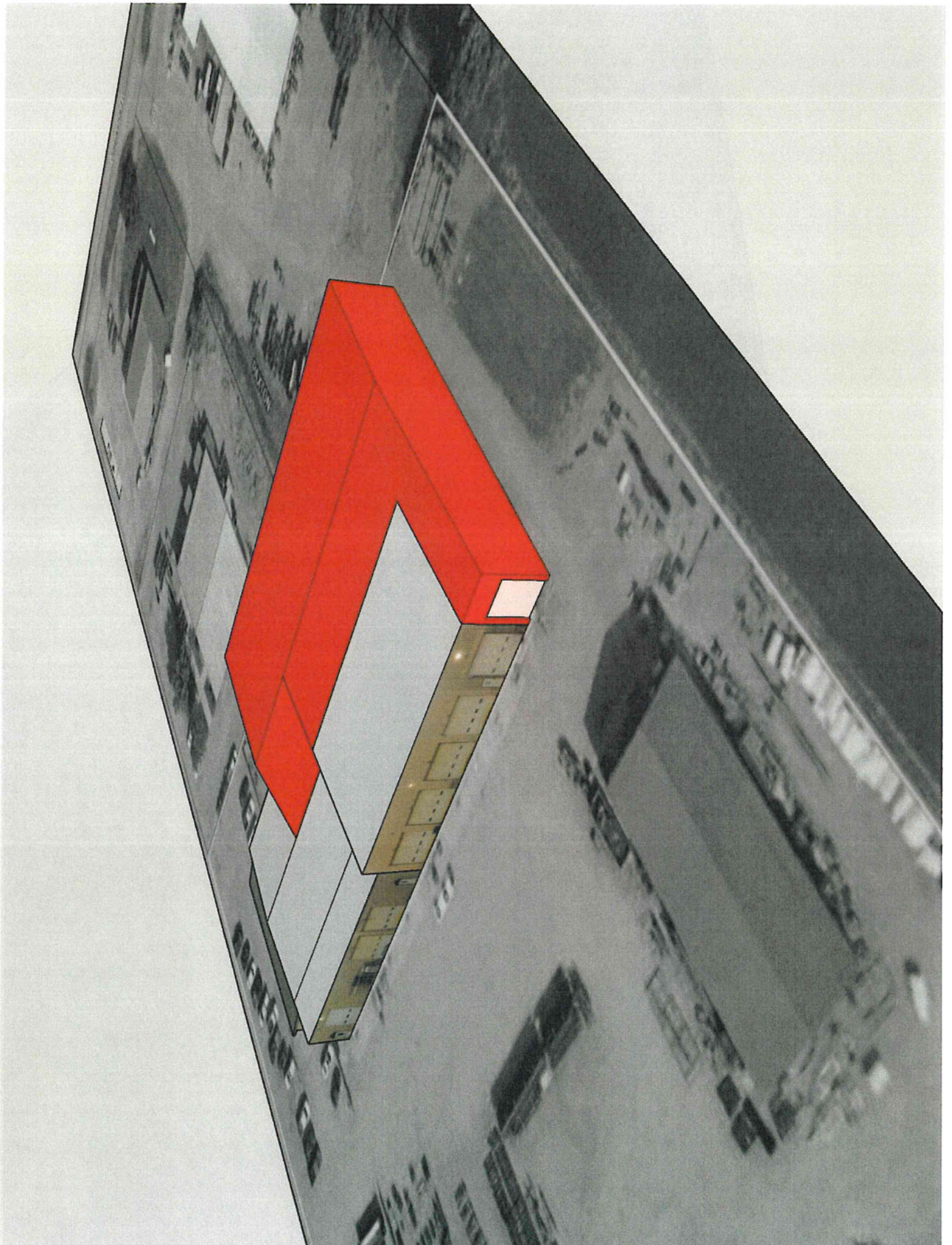
















## REDWOOD COUNTY ENVIRONMENTAL OFFICE

*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 Zoning Permit Application

#### Applicant Information

First Name:  Last Name:   
Business Name:   
Address:  City:  State:  Zip:   
Home Phone:  Cell Phone:   
E-mail Address:

#### Landowner Information (if different from applicant)

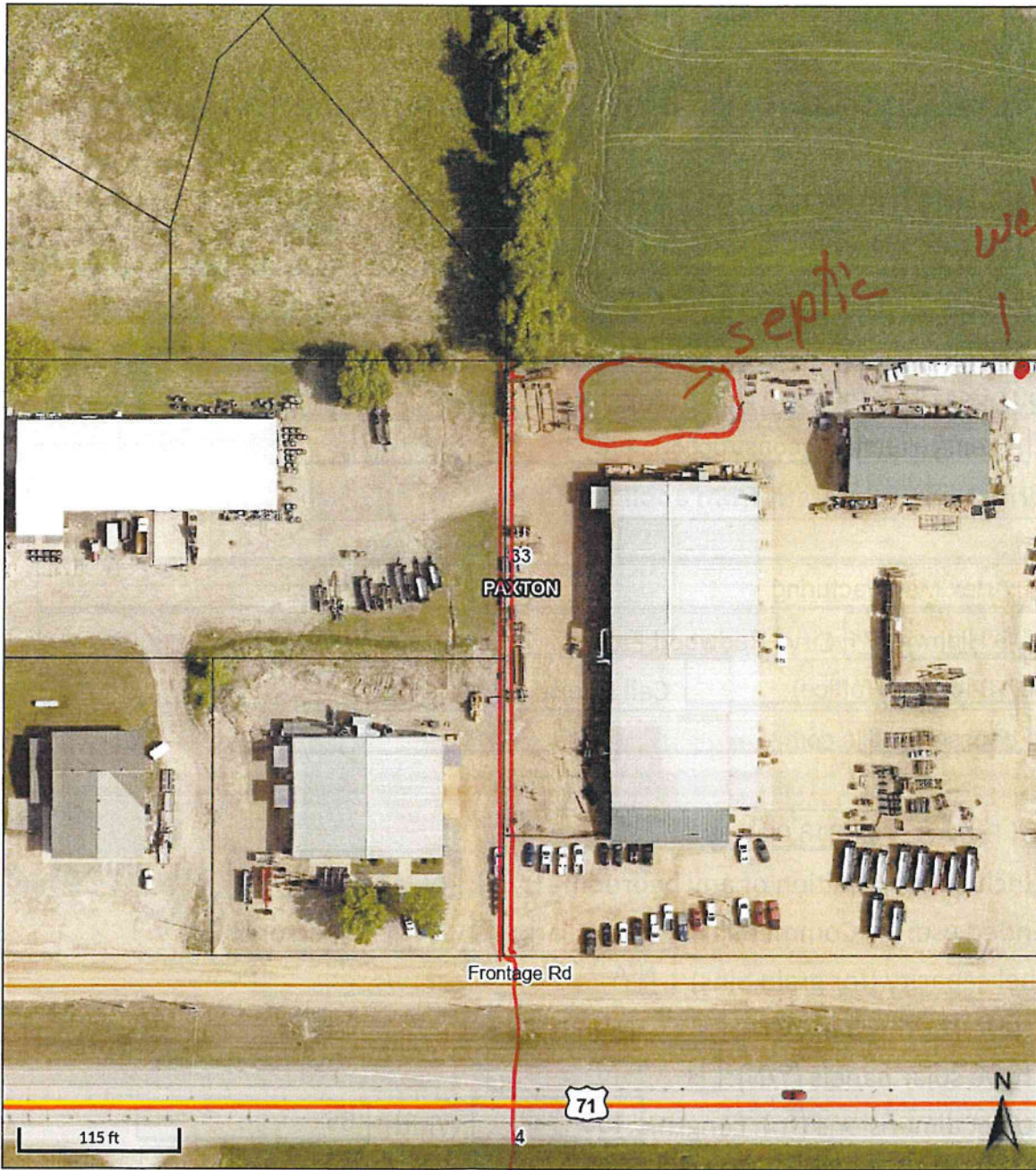
First Name:  Last Name:   
Business Name:   
Address:  City:  State:  Zip:   
Home Phone:  Cell Phone:   
E-mail Address:

#### Project Details

Estimated Cost of Project:   
Will the project include the addition of any bedrooms (Y/N):   
What is the intended use: Commercial  Farm  Personal   
What is the bushel capacity (for grain bins):   
Will the project have geothermal (Y/N):   
Will the project have solar panels (Y/N):   
What are the project dimensions (ft.): Length:  Width:   
Height:  Diameter:

#### General Description:

Construction of new additions on the north and west sides of the existing facility.



- Legend**
- Municipal Boundaries
  - Surrounding Counties
  - Townships
  - Parcels
  - Major Roads
    - State/Federal
    - County
    - County/Twp/City
    - Minor Roads

Date created: 12/14/2022  
Last Data Uploaded: 12/13/2022 10:54:14 PM

Developed by  **Schneider**  
GEOSPATIAL

20' utility easment  
well is over  
200' from  
edge of road

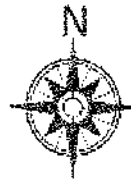




## Proposed Site Location and Drawing

Please hand draw your site plan in this box or you can make your site map online using our free online mapping tool: <https://beacon.schneidercorp.com/>

See attached



Landowner Signature: Paul U'Ren, CFO Date: 12/14/22  
Everstrong Construction

- Once you have finished filling out this form, please submit it to the Redwood County Zoning Administrator for processing.
- Please note, that your permit is not valid until you receive a copy signed by the Zoning Administrator.
- If you have any questions, please call our office.



## Factors Regarding an *Application for Variance*

### Statutory Factors<sup>1</sup>:

- (1) Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?
- (2) Is the need for a Variance due to circumstances unique to the property and not created by the property owner?
- (3) Will the issuance of a Variance maintain the essential character of the locality?
- (4) Does the need for a Variance involve more than economic considerations?

### Redwood County Ordinance Factors:

- (1) Is the proposed use allowed in the zoning district in which the subject property is located?
- (2) Are the conditions attached to the variance, if any, directly related to the variance, and roughly proportional to the impact created by the variance?

### Additional Factors for After-the-Fact Variances<sup>2</sup>:

- (1) Did the applicant act in good faith and attempt to comply with the ordinance?
- (2) Did the applicant make a substantial investment?
- (3) Is the construction complete?
- (4) Are there similar structures in the area?
- (5) Are the county's benefits outweighed by the applicant's burden if the applicant were required to comply with the ordinance?

---

<sup>1</sup> Minn. Stat. Section 394.27, subd. 7.

<sup>2</sup> In re Stadsvold, 754 N.W.2d 323 (Minn. 2008)

*Application for Variance Checklist*

(1) Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(2) Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(3) Will the issuance of a Variance maintain the essential character of the locality?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(4) Does the need for a Variance involve more than economic considerations?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(5) Is the proposed use allowed in the zoning district in which the subject property is located?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(6) Are the conditions attached to the variance, if any, directly related to the variance, and roughly proportional to the impact created by the variance?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_



*Additional Factors for After-the-Fact Variances:*

(1) Did the applicant act in good faith and attempt to comply with the ordinance?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(2) Did the applicant make a substantial investment?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(3) Is the construction complete?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(4) Are there similar structures in the area?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

(5) Are the county's benefits outweighed by the applicant's burden if the applicant were required to comply with the ordinance?

Yes \_\_\_\_\_ No \_\_\_\_\_

Why or why not? \_\_\_\_\_

DATED: \_\_\_\_\_

\_\_\_\_\_  
Chair of Redwood County Board of Adjustment

**TO:** Whom It May Concern

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

**DATE:** December 28, 2022

**RE:** Notice of Public Hearing on *Application for Variance*.

---



Please find enclosed a *Notice of Public Hearing* regarding an *Application for Variance* filed by Paul U'Ren of Everstrong Construction, on behalf of landowner Farmers Union Industries (doing business as Artex Manufacturing), requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required setback between a building and a side lot line, set forth in Title XV, Section 153.224. The variance request is for the construction of an addition to the existing manufacturing facility on property situated in the County of Redwood, State of Minnesota, to wit:

Lot 1 of Block 2, Little Crow Addition.

It is hereby ordered that a Public Hearing thereon will be held on Tuesday, January 10<sup>th</sup>, 2023, at 8:30 a.m. before the Redwood County Board of Adjustment at the proposed building location, located at 36419 US Hwy 71, Redwood Falls.

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.

If you have any questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023 or in writing at the following address: *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 enclosed *Notice of Public Hearing*.

Enclosure

Cc: Paul U'Ren (w/encl)  
Farmers Union Industries (w/encl)



State of Minnesota

Board of Adjustment

County of Redwood

In the Matter of the Application of )  
Paul U'Ren for a Variance )  
to Redwood County Ordinance )

**NOTICE OF PUBLIC HEARING**

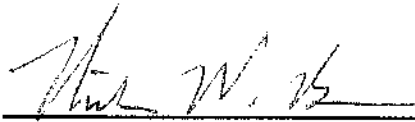
An *Application for Variance* has been filed by Paul U'Ren of Everstrong Construction, on behalf of landowner Farmers Union Industries (doing business as Artex Manufacturing), requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required setback between a building and a side lot line, set forth in Title XV, Section 153.224. The variance request is for the construction of an addition to the existing manufacturing facility on property situated in the County of Redwood, State of Minnesota, to wit:

Lot 1 of Block 2, Little Crow Addition.

It is hereby ordered that a Public Hearing thereon will be held on Tuesday, January 10<sup>th</sup>, 2023, at 8:30 a.m. before the Redwood County Board of Adjustment at the proposed building location, located at 36419 US Hwy 71, Redwood Falls.

If you have any questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023 or in writing at the following address: *Redwood County Environmental Office, P. O. Box 130, Redwood Falls, MN 56283.*

DATED: December 21, 2022



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