



Redwood County

www.co.redwood.mn.us

Application for Rezoning

Permit #: 1-23r

Date: 7/31/2023

Location of Parcels to be Rezoned:

Parcel Number(s): 62-540-2040

Township Name: Paxton

Section: Township Number: T-112-N

Range: R-35-W

Legal Description:

LINSMEIER ADDITION LOTS 2&3 4A

Information about the Area:

Present Zoning District: Agricultural

Proposed Zoning District: Highway Service Business

Description of the road types adjacent to the proposed rezoning:

340th St. - gravel Township Road; 380 feet from U.S. Highway 71

Description of the area to be rezoned: NOTICE: Change of land use may affect your property taxes.

4 acres, currently vacant/grass and gravel parking lot

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

Storage sheds for use by residential and business owners

Compatibility with the Comprehensive Land Use Plan:

Easy access to Highway 71

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

Provide storage for nearby R-1 district residents, Redwood Falls residents, as it's within 2 miles of Redwood Falls, and other residents and businesses of Redwood County

Buildings on the property and adjacent properties:

Residential homes to the south (R-1 district); bare lot and homes to the west; agricultural land to the east and across 340th St. to the north

List existing uses:

Vacant/grass; gravel/parking lot

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

O&E Properties LLC

Additional Information:

Applicant Information:

First Name: Eric & Heidi Last Name: Linsmeier

Business Name: O&E Properties LLC

Address: 37132 337 St City: Redwood Falls State: MN Zip: 56283

Home Phone: _____ Cell Phone: (507) 829-9043 Email: oeprop LLC@gmail.com

Land Owner Information:

First Name: Eric Last Name: Linsmeier

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: _____ Date: 7-26-2023

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

Application Fee: \$700.00 Receipt #: 344840 Date Approved: _____

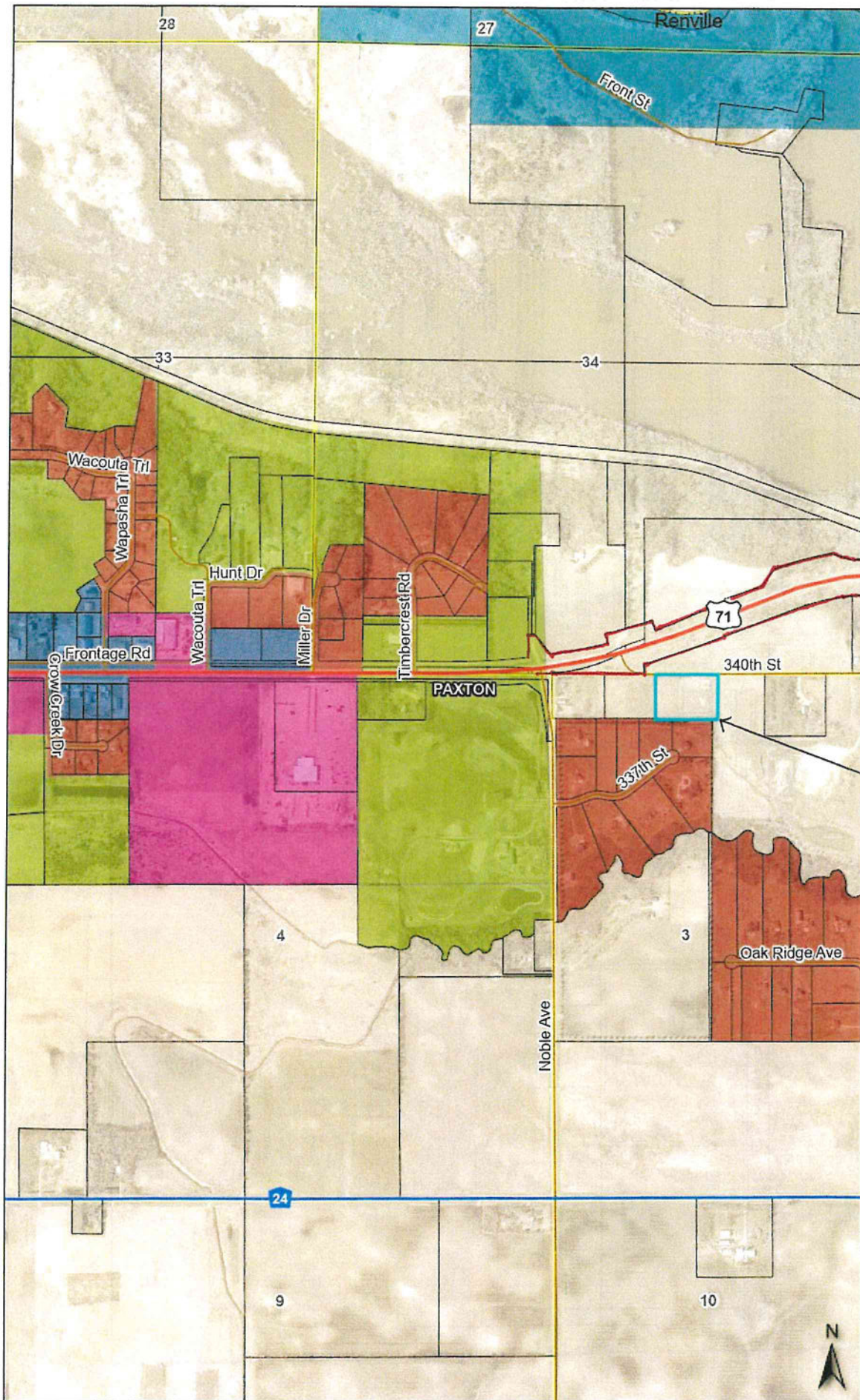
Application Received: 7-28-2023

Commission Action:

County Board Action:

Approved: _____ Date: _____ Approved: _____ Date: _____

Disapproved: _____ Date: _____ Disapproved: _____ Date: _____



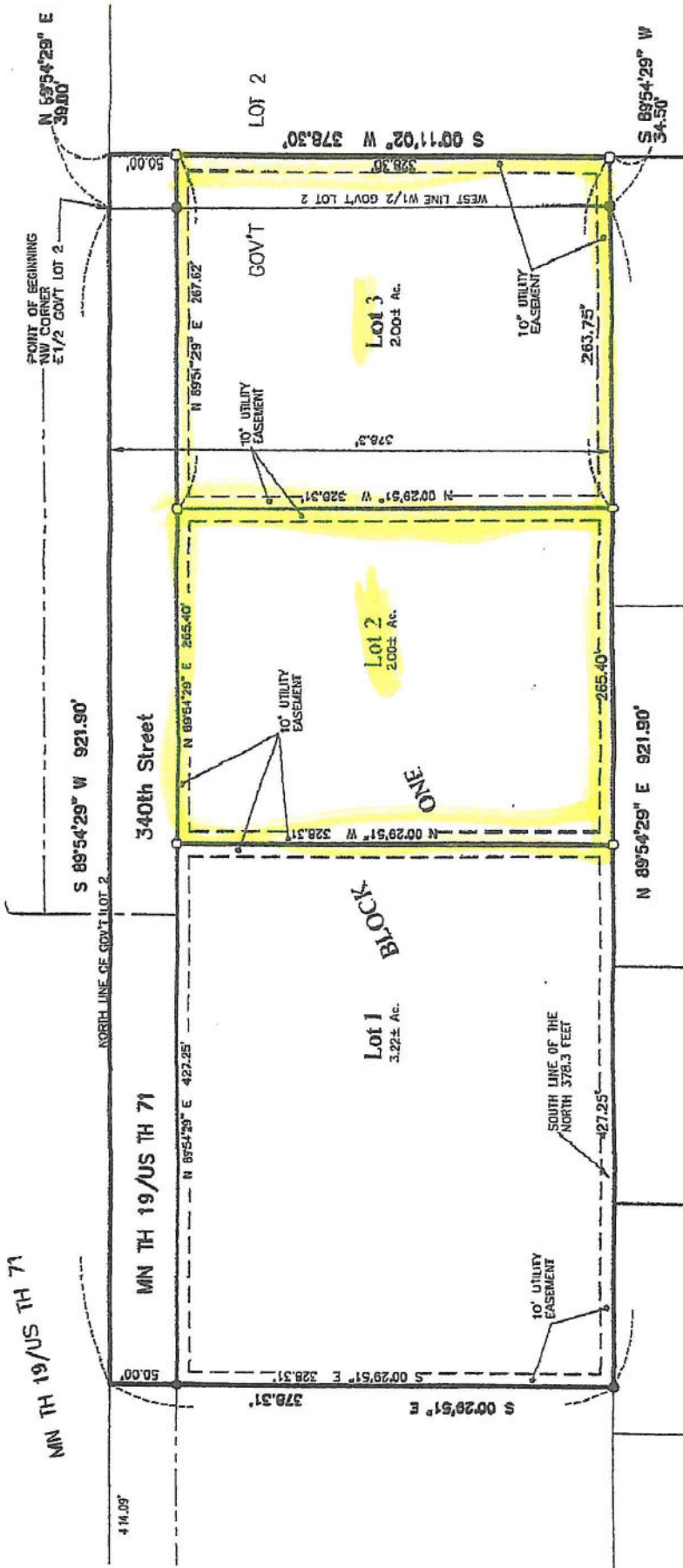
Legend

- Municipal Boundaries
- Surrounding Counties
- Townships
- Parcels
- County Zoning**
- B1
- I1
- R1
- S
- UE
- 2M
- AG
- Major Roads**
- State/Federal
- County
- County/Twp/City
- Minor Roads

← ROW

Parcel to be rezoned





O&E Properties, LLC Ordinance Variance/Change Request

Redwood County Planning Commission,

I, Eric Linsmeier am requesting on the behalf of O&E Properties LLC an ordinance variance/change for a condominium storage shed development on parcel 62-540-2040 of the Linsmeier Addition plat in Section 3 of Paxton township in Redwood County. The current property is solely owned by O&E Properties LLC with no current financial interests.

The current county ordinances and setbacks are set up more towards larger area lots with larger setbacks. I am requesting for more of a combined residential/commercial application like the City of Redwood Falls allows under its PUD or Panned Unit Development Ordinance. Example the 4 sheds built on the frontage road by the Redwood Falls Airport were built under the City of Redwood Falls PUD Ordinance. I have shared the City of Redwood Falls PUD Ordinance with Nick Brozeck and Jeanette Pidde in the environmental office.

I have already submitted a preliminary plat to Paxton township on July 17, 2023, and received their approval. They have now set a date for a public township hearing for the surrounding land/homeowners which is scheduled for August 28th @ 7:00 PM at the Redwood Lodge in Redwood Falls, MN.

I am also filing for a change in zoning classification for the property from Residential to the B-1 Highway Service Business District which better suits this type of development.

We currently also have Frank Munshower of Estebo, Frank & Munshower LTD. working on setting up a POA (Property Owners Association) with regulated covenants to maintain aesthetic appearance, building guidelines, and uniformity.

Parcel 62-540-2040

The parcel is currently divided into two lots which are part of the original Linsmeier Addition Plat and there is a copy of that original plat submitted with this request.

Lot 2 Linsmeier Addition/Linsmeier Second Addition Preliminary Plat Lots 1-10

Lot 2 is currently a 2-acre lot that I have requested with Paxton township to be subdivided down to 10 smaller lots labeled as Lots 1-10 on the preliminary plat with a 40' wide private road to be constructed having a 25' roadbed with 7.5-foot tapered shoulders on either side and terminated with an 80' cul-de-sac. I have attached a copy of the preliminary plat that shows the new proposed subdivisions and private road.

Lots 1&10 on the submitted preliminary plat will be retained for condominium rental storage sheds and the remaining Lots 2-9 will be available for purchase by private parties to build their own storage shed under the POA agreement.

Lots 1-4 & 7-10 on Linsmeier Second Addition Preliminary Plat

I am requesting an ordinance variance/change to allow for the building of sheds up to a 40'WX80'L in dimension on lots 1-4 & 7-10. The POA's covenants would require builders to have a 40' front yard setback from the centerline of the private road so all buildings would have equal spacing from the road. This would result in a request for a rear lot line setback of 12' that includes the 10' easement in place if a full 80' long shed was built. I am also requesting a 2' to 5' setback of all the south lot lines for all 8 of these lots to provide side access to the rear of the building on the north side of each lot. Setting of the south lot line setback will determine the north lot line set back for all 8 lots. POA would require that all builders would have to build on the south lot line set back for uniformity and equal spacing. I have included a sketch of the requested setbacks and on each lot for reference.

O&E Properties, LLC Ordinance Variance/Change Request

Lots 5&6 on Linsmeier Second Addition Preliminary Plat

These two lots would be limited to only a 40'Wx60'L shed in dimension due to the cul-de-sac crossing over into these lots. POA would require a 60' front yard setback from the center line of the private road which would result in requesting the same 12' rear lot line setback which includes the current 10' easement as well. That's if a full 60' long building was built. I am also requesting a 12' to 15' side-yard setback on the south lot lines of lots 5&6 which also includes the current 10' easement in the setback. This would also allow access to the rear of the lot on the north side of the property and utilities access as well. POA would require builders to build on this south lot line setback for uniformity and equal spacing. Please reference the included sketch for visual.

Lot 3 Linsmeier Addition/Linsmeier Second Addition Preliminary Plat Lots 11-16

Lot 3 of the Linsmeier Addition is currently a 2-acre lot on the same submitted preliminary plat for further subdivision into 6 smaller lots labeled as Lots 11-16 with an easement for a 25' driveway to access the rear lots if any are ever sold off. Lots 11-13 we currently have building plans for a total of three 42'W x 40'L x 16'H pole barn style sheds with one built on each lot. Lots 14-16 we currently have plans for a total of three 42'W x 64L x 16'H pole barn style sheds with one built on each lot as well. There is a rough sketch with layouts attached with this as well for shed location, layout references and a list of verbal setback descriptions below.

Lot 11 on Preliminary Plat/Sketch with 42Wx40Lx16H Shed

I would request a variance for a 20' rear lot line setback, with a 15' south side lot line setback, 71' north side lot line setback while having a 121' setback from the center line of road and a 45' front yard lot line setback.

Lot 12 on Preliminary Plat/Sketch with 42Wx40Lx16H Shed

I would request a variance for a 20' rear lot line setback, with a 15' setback for both north & south side lot lines and 45' front yard lot line setback.

Lot 13 on Preliminary Plat/Sketch with 42Wx40Lx16H Shed

I would request a variance for a 20' rear lot line setback, with a 15' north side lot line setback, 71' south side lot line setback and 45' front yard lot line setback.

Lot 14 on Preliminary Plat/Sketch 42Wx64Lx16H Shed

I would request for a variance of a 30' rear lot line setback, with a 15' south side lot line setback, 71' north side lot line setback while having a 121' setback from center line of the road, and 67' front yard lot line setback.

Lot 15 on Preliminary Plat/Sketch 42Wx64Lx16H Shed

I would request a variance for a 30' rear lot line setback, with a 15' setback for both north & south side lot lines and a 67' front yard lot line setback.

Lot 16 on Preliminary Plat/Sketch 42Wx64Lx16H Shed

I would request a variance for a 30' rear lot line setback, with a 15' north side lot line setback, 71' south side lot line setback, and 67' front yard lot line setback.

O&E Properties, LLC Ordinance Variance/Change Request

Furthermore, we feel a just a variance to the current rear yard/lot line setbacks for Lots 11-16 would allow for a better use of the entire property while retaining a 30' setback from agricultural land to the east and sufficient spacing for utilities and future buildings on Lots 1-10 to the west.

4 Planned Phases of Completion

Phase 1 year 2023 Rezone and subdivide current lots 2-3 of Linsmeier Addition with plans to start the two sheds on Lots 11 & 14 of the new subdivision this year and completing them over the winter while working with the county to define the ordinances for the subdivision of Lot 2.

Phase 2 year 2024 Build private road and 80' cul-de-sac in the spring of 2024, prepare lots 1&10 for building condominium storage sheds in the fall of 2024 and prep lots 2-9 for resale.

Phase 3 year 2025 Build sheds on Lots 12 & 15

Phase 4 year 2026 Build sheds on Lots 13 & 14

Thank You



727-2023

Eric and Heidi Linsmeier

O&E Properties LLC

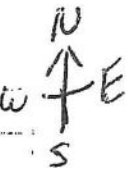
37132 337th Street

Redwood Falls, MN 56283

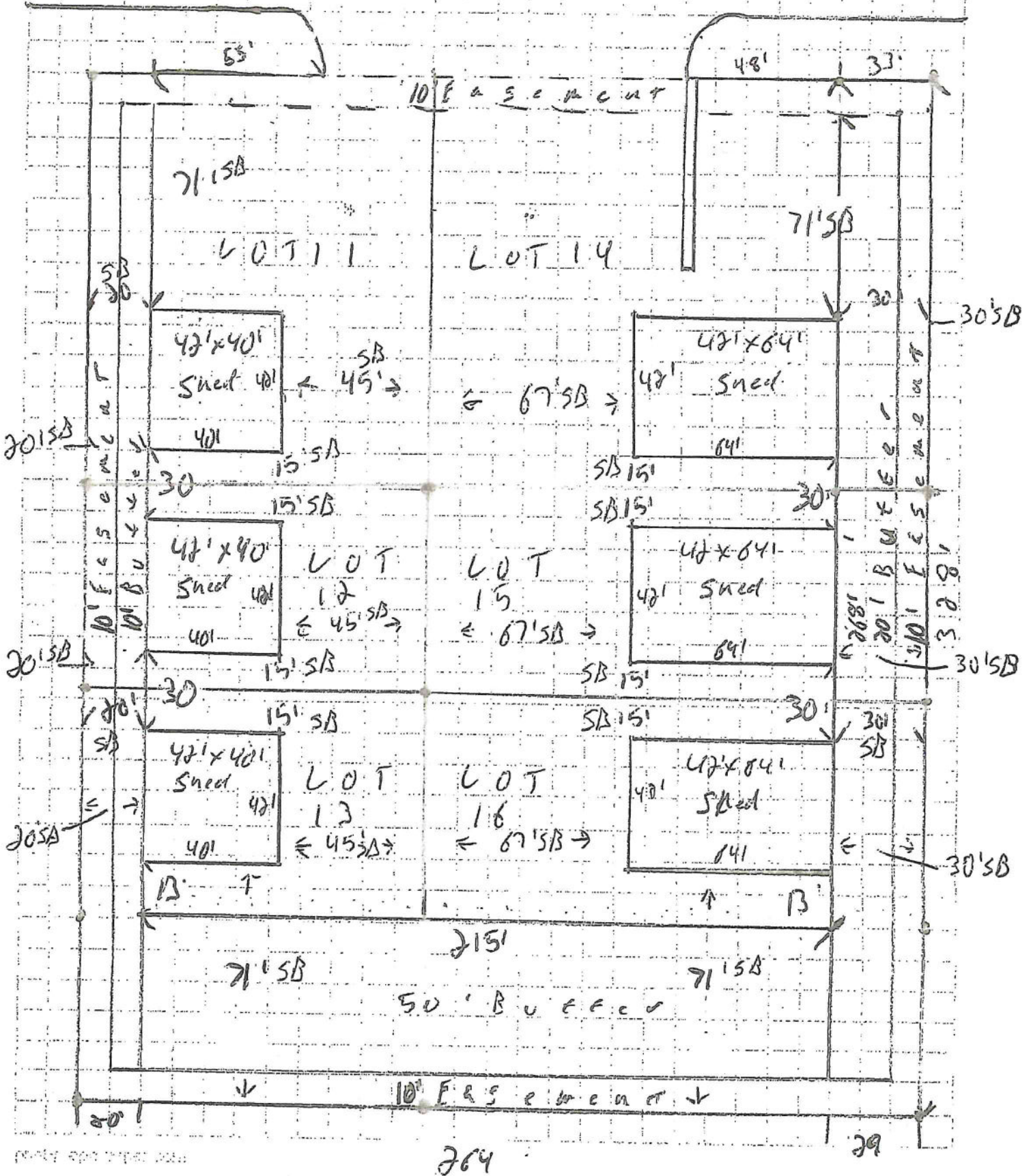
OEPROPLLC@GMAIL.COM

507-829-9043

Lot 3



340th Street



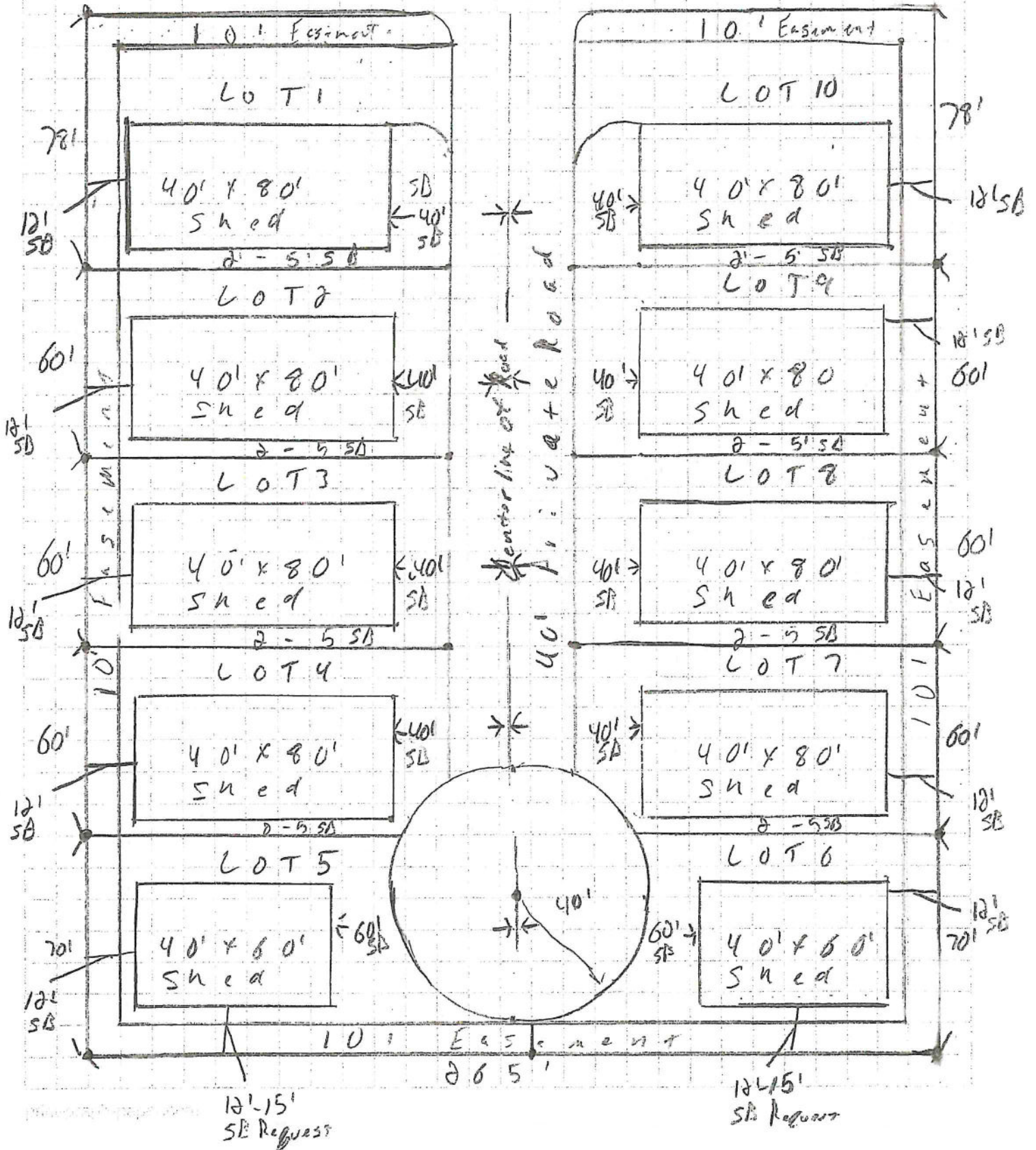
Scale 1" = 20'

264

340

LOT 7

340+u Street

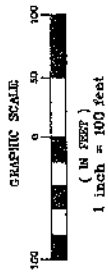
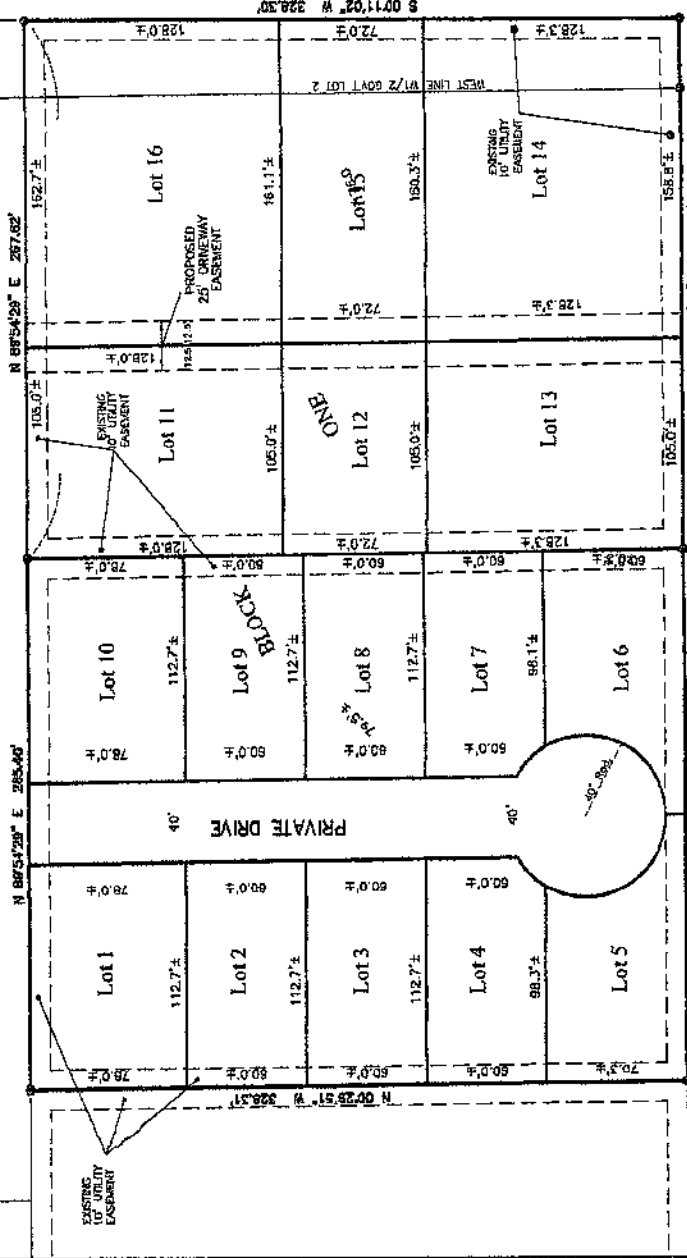


Preliminary plat of LINSMEIER SECOND ADDITION

NE COR
OF LOT 2
SEC. 3-112-15
MARKED CORNER
IRON MONUMENT

NORTH LINE OF GOVT LOT 2

340th Street



LEGEND

- These standard symbols will be found in the drawing.
- MONUMENTS FOUND
 - BROKEN SCALE

DATE: JULY 13, 2023

Prepared by
Buelcl-Mossing Land Surveying, Inc.
Marshall, MN 56258 Ph. 507-532-9443
PROJECT NO. 23-544P

OAKLEIGH FARMS NORTH SUBDIVISION

Lot 4

Lot 5



**NOTICE OF HEARING
ON APPLICATION FOR REZONING**

An *Application for Rezoning* has been filed by Eric Linsmeier on behalf of O&E Properties LLC, pursuant to Redwood County Code of Ordinances Section 153.008, to rezone from "A" Agricultural District to "B-1" Highway Service Business District, certain property in the County of Redwood, State of Minnesota, described as follows:

Lot 2 and Lot 3, Block 1, Linsmeier Addition

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 o'clock p.m. on Tuesday, the 29th day of August, 2023. The meeting will be held 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: August 9, 2023

Jeanette Pidde
Land Use & Zoning Supervisor
Redwood County Environmental Office

TO: Whom It May Concern

FROM: Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: August 9, 2023

RE: Notice of Public Hearing on Rezoning Application



Please find enclosed a *Notice of Public Hearing* regarding an *Application for Rezoning* filed by Eric Linsmeier on behalf of O&E Properties LLC, pursuant to Redwood County Code of Ordinances Section 153.008, to rezone from "A" Agricultural District to "B-1" Highway Service Business District, certain property in the County of Redwood, State of Minnesota, described as follows:

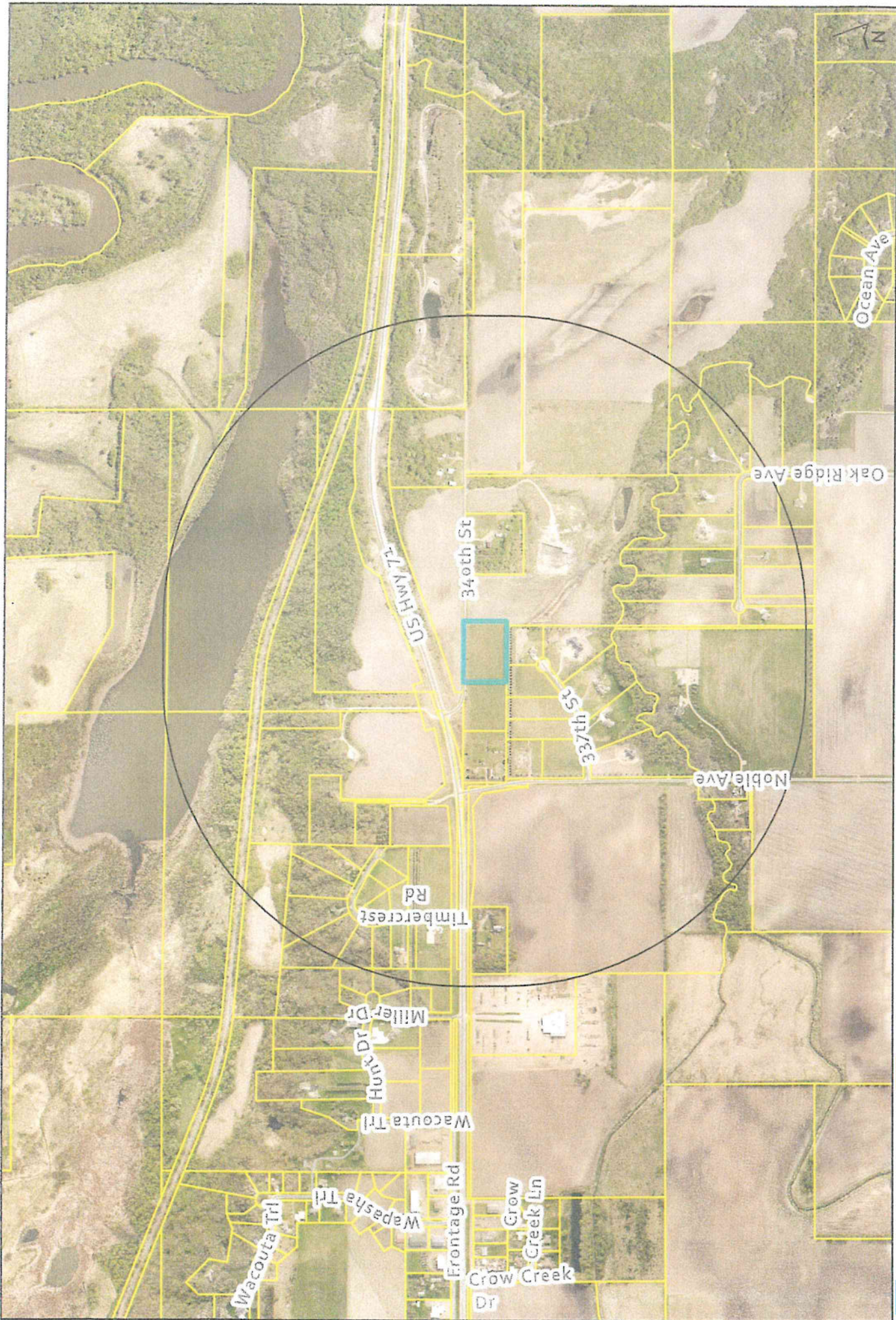
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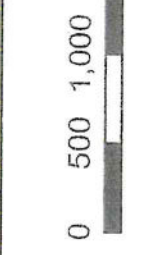
Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet in incorporated areas and/or one-half (1/2) of a mile of the affected property, the township in which the affected property is located, and all municipalities within two (2) miles of the property 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



Parcel ID: 62-540-2040



0 500 1,000 2,000 Feet

**Rezoning Notification Area:
0.50 miles from selected parcel**

- Selected Parcel
- Notification Area
- Parcels
- Municipal Boundaries
- Sections
- Roads

