



Redwood County

Application for Variance

www.co.redwood.mn.us

Permit #: 7-25v Date: 10-27-25

Location of the Affected Parcel or Property:

Address: 12852 US Hwy 71 City: Sanborn State: MN Zip: 56083
House # Street Name

Parcel Number: 51-023-1040 Township Name: Charlestown

Section: 23 Township Number: 109 Range: 36

Legal Description:

See attached survey.

Information about the Variance Request:

Zoning District: Highway Service
Business District B-1

General description of the building or request:

Variance of 66' from lot width requirement for public right-of-way frontage.

NOTICE: Change of land use may affect your property taxes.

- Include in description of request: 1) How it is reasonable
- 2) How it is compatible with surrounding properties; and
- 3) How it is due to unique condition of property, creating legitimate need for variance

Type of occupancy:

Residential - Septic

Building Size: (Please enter dimensions in feet)

Width: - Length: - Diameter: -

Sidewall Height: - Total Height: -

Setbacks: (Please enter in feet)

Side Yard Setback: _____ Direction: _____

Side Yard Setback: _____ Direction: _____

Rear Yard Setback: _____ Direction: _____

Road Type: US Hwy Setback from the Center of the Road: _____

Setback from the right-of-way: _____ Direction: _____

Other information:

Neighbors plan to put septic systems on new lot. Lot frontage of new lot will be to Hwy 14.

Applicant Information:

First Name: Michael Last Name: Scheffler

Business Name: _____

Address: 12804 US Hwy 71 City: Sanborn State: MN Zip: 56083

Home Phone: _____ Cell Phone:  Email: _____

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

First Name: Grace Last Name: Grams

Business Name: _____

Address: 12852 US Hwy 71 City: Sanborn State: MN Zip: 56083
House # Street Name

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: *Mike Scheffler* *Grace Grams* Date: 10/20/25
10/20/25

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 #: 32934 Date Approved: _____

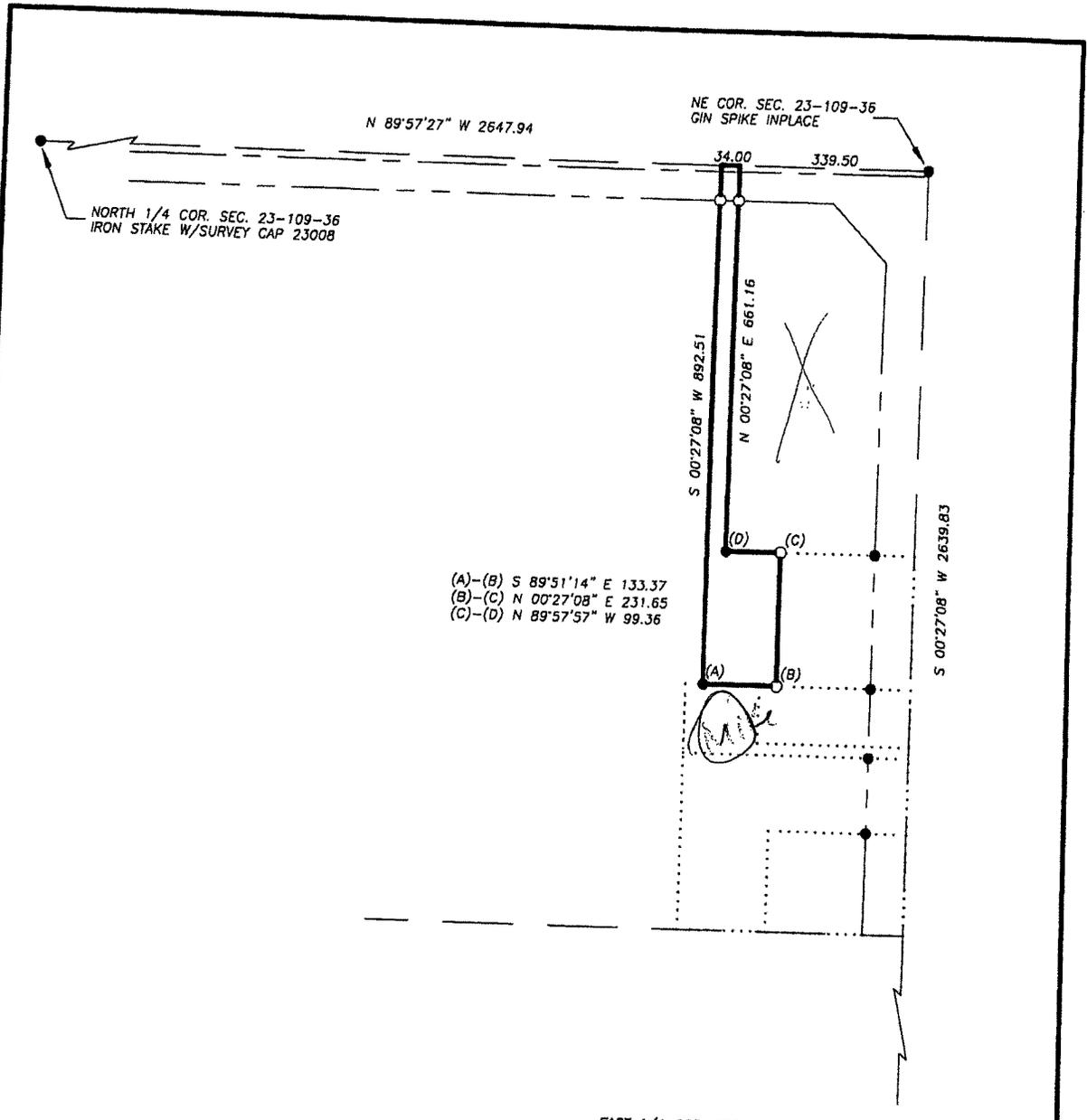
Conditions:

Application Received: 10-27-2025

Board of Adjustment:

Approved: _____ Date: _____

Disapproved: _____ Date: _____



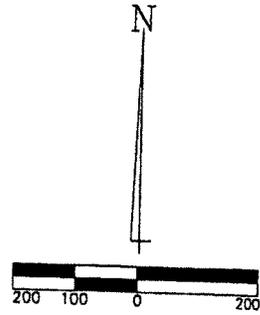
(A)-(B) S 89°51'14" E 133.37
 (B)-(C) N 00°27'08" E 231.65
 (C)-(D) N 89°57'57" W 99.36

EAST 1/4 COR. SEC. 23-109-36

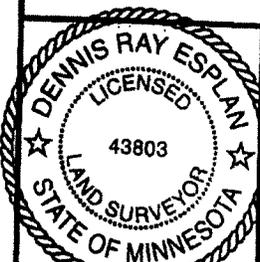
DESCRIPTION
 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 109 NORTH, RANGE 36 WEST IN CHARLESTOWN TOWNSHIP, REDWOOD COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON MONUMENT AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 339.50 FEET; THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 27 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 34.00 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 08 SECONDS WEST A DISTANCE OF 892.51 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 14 SECONDS EAST A DISTANCE OF 133.37 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 08 SECONDS EAST A DISTANCE OF 231.65 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 08 SECONDS WEST A DISTANCE OF 99.36 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 08 SECONDS EAST A DISTANCE OF 661.16 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 1.22 ACRES AND IS SUBJECT TO EXISTING STATE HIGHWAY EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.



SCALE 1" = 200'
 ● = MONUMENTS FOUND
 ○ = MONUMENTS SET
 5/8" IRON STAKE W/CAP NO. 43803



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signature Dennis Ray Esplan
 Dennis Ray Esplan

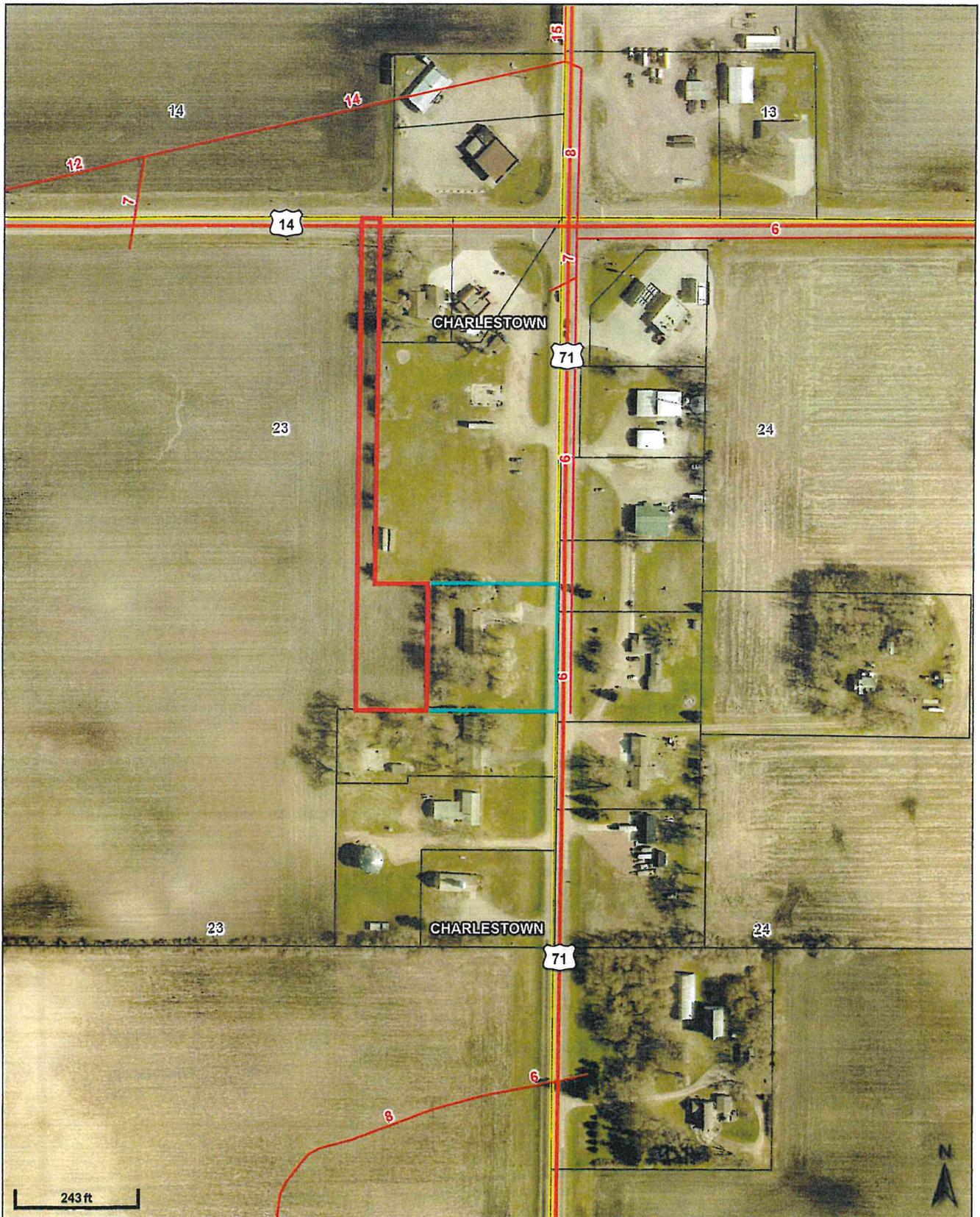
Date 9-22-2025 Certificate # 43803

ZIESKE LAND SURVEYING, INC.

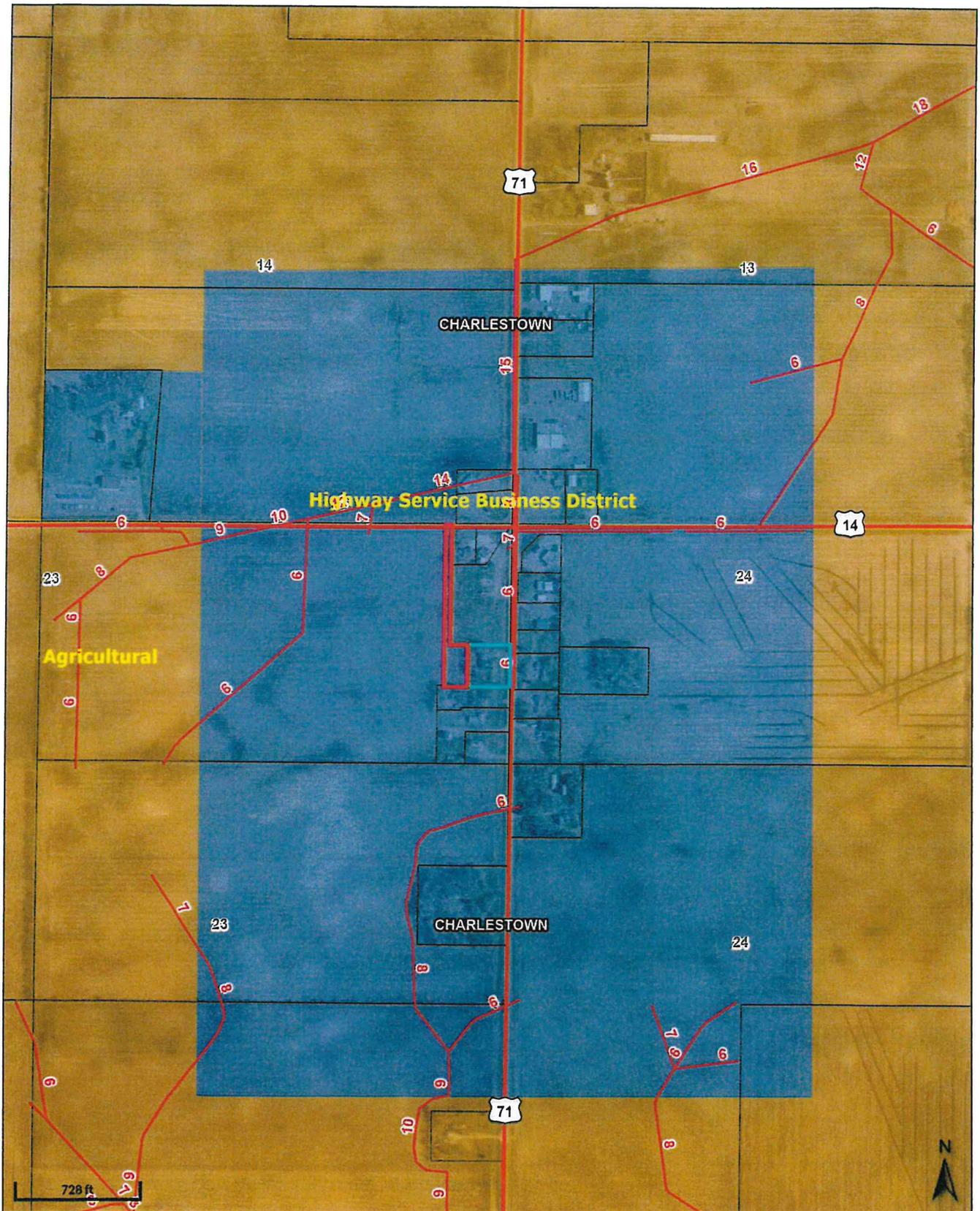
Perry L. Zieske P.L.S.
 Dennis Ray Esplan P.L.S.
 225 Ninth Street, Box 94
 Windom, MN 56101
 Phone: (507) 831-0100

SURVEY FOR: Mike Scheffler
 PROJECT NUMBER: RD 2511 S

Neighborhood



Zoning



Variance No: 7-25v

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? _____

DATED: _____

Chair of Redwood County Board of Adjustment

Parcel ID	Owner	C/O	Address	CITY	STATE	ZIP
510242200	ROIGER/TERRY & ROBIN		12781 US HWY 71	SANBORN	MN	56083
510231080	SANBORN FAITH EV LUTH CHURCH	% TAYLER LEHMANN	1029 RIVER RD	WINDOM	MN	56101
510242140	BIERL/RANDON P		12813 US HWY 71	SANBORN	MN	56083
510242060	REBSTOCK/JAMES L & NANCY K		12823 US HWY 71	SANBORN	MN	56083
510242080	MILLER/CASSIDY J		12905 US HWY 71	SANBORN	MN	56083
510242020	STAPLES & STAPLES LLC		PO BOX 243	WINDOM	MN	56101
510231020	BROWN/JOSHUA J & FRANCES A		29748 710 AVE	ST JAMES	MN	56081-342
514210040	HAGERT/KENNETH D & BRENDA L		32948 US HWY 14	SANBORN	MN	56083
510231040	GRAMS/GRACE B		12852 US HWY 71	SANBORN	MN	56083
510231030	WECKWERTH/ALLEN & LEONA		41211 150 ST	SPRINGFIELD	MN	56087
510144040	STARK/NATALIE ANN		204 S PAFFRATH	SPRINGFIELD	MN	56087
510133030	FOX/THOMAS E & DAVID M		PO BOX 157	SANBORN	MN	56083
510133040	TDM		PO BOX 157	SANBORN	MN	56083
510144080	PANITZKE/MABEL/RLT	% MAE WENNER	22288 HERITAGE RD	SLEEPY EYE	MN	56085
514200040	SCHIEFLER/MICHAEL D & KRISTI		12804 US HWY 71	SANBORN	MN	56083
514200020	STARK/BRADLEY A L & ELEN M ET AL		436676 120 ST	SANBORN	MN	56083
510231070	VANDERWAL LAND LLC		13347 US HWY 71	SANBORN	MN	56083
510242170	DUKICH WOLF LIVING TRUST	% MAURICE J WOLF & SUSAN B DUKICH WOLF	2670 14TH ST NW	NEW BRIGHTON	MN	55112
510242160	VANDERWAL/TM/ &	% JILL WEBER VANDERWAL	13347 US HWY 71	SANBORN	MN	56083
	CHARLESTOWN TOWNSHIP BOARD OF SUPERVISORS	% Doug Moody, Jr.	30061 140th St.	SANBORN	MN	56083
	CITY OF SANBORN CITY COUNCIL	% TARA JONES, CLERK	PO Box 278	SANBORN	MN	56083

TO: Whom It May Concern

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



DATE: November 12, 2025

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

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Variance* filed by Michael Scheffler o/b/o landowner Grace Grams, requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required lot width abutting a public right-of-way, set forth in Title XV, Section 153.203. The variance request is for the creation of a new lot in the Highway Service Business District, consisting of the following real property:

Part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 109 North, Range 36 West in Charlestown Township, Redwood County, Minnesota, described as follows:

Commencing at an existing iron monument at the northeast corner of Northeast Quarter of said Section 23; thence north 89 degrees 57 minutes 27 seconds west, along the north line of said Northeast Quarter, a distance of 339.50 feet; thence continuing north 89 degrees 57 minutes 27 seconds west, along said north line, a distance of 34.00 feet; thence south 00 degrees 27 minutes 08 seconds west a distance of 892.51 feet; thence south 89 degrees 51 minutes 14 seconds east a distance of 133.37 feet; thence north 00 degrees 27 minutes 08 seconds east a distance of 231.65 feet; thence north 89 degrees 57 minutes 57 seconds west a distance of 99.36 feet; thence north 00 degrees 27 minutes 08 seconds east a distance of 661.10 feet, to the point of beginning.

A public hearing thereon will be held before the Redwood County Board of Adjustment on Tuesday, November 25, 2025, at 10:00 a.m. at the proposed project site, 12852 US Hwy 71, Sanborn, MN 56083.

Pursuant to Redwood County Code of Ordinances, 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, via email at Environmental@RedwoodCounty-MN.gov, 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

Redwood County Government Center - Environmental Department
P.O. Box 130 Redwood Falls, MN 56283
(507) 637-4023 redwoodcounty-mn.us environmental@redwoodcounty-mn.gov

In the Matter of the Application of)
Michael Scheffler for a Variance to)
Redwood County Ordinance)

NOTICE OF PUBLIC HEARING

An *Application for Variance* has been filed by Michael Scheffler o/b/o landowner Grace Grams, requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required lot width abutting a public right-of-way, set forth in Title XV, Section 153.203. The variance request is for the creation of a new lot in the Highway Service Business District, consisting of the following real property:

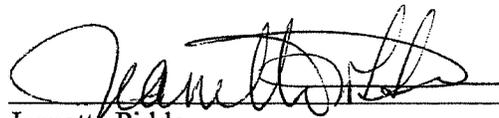
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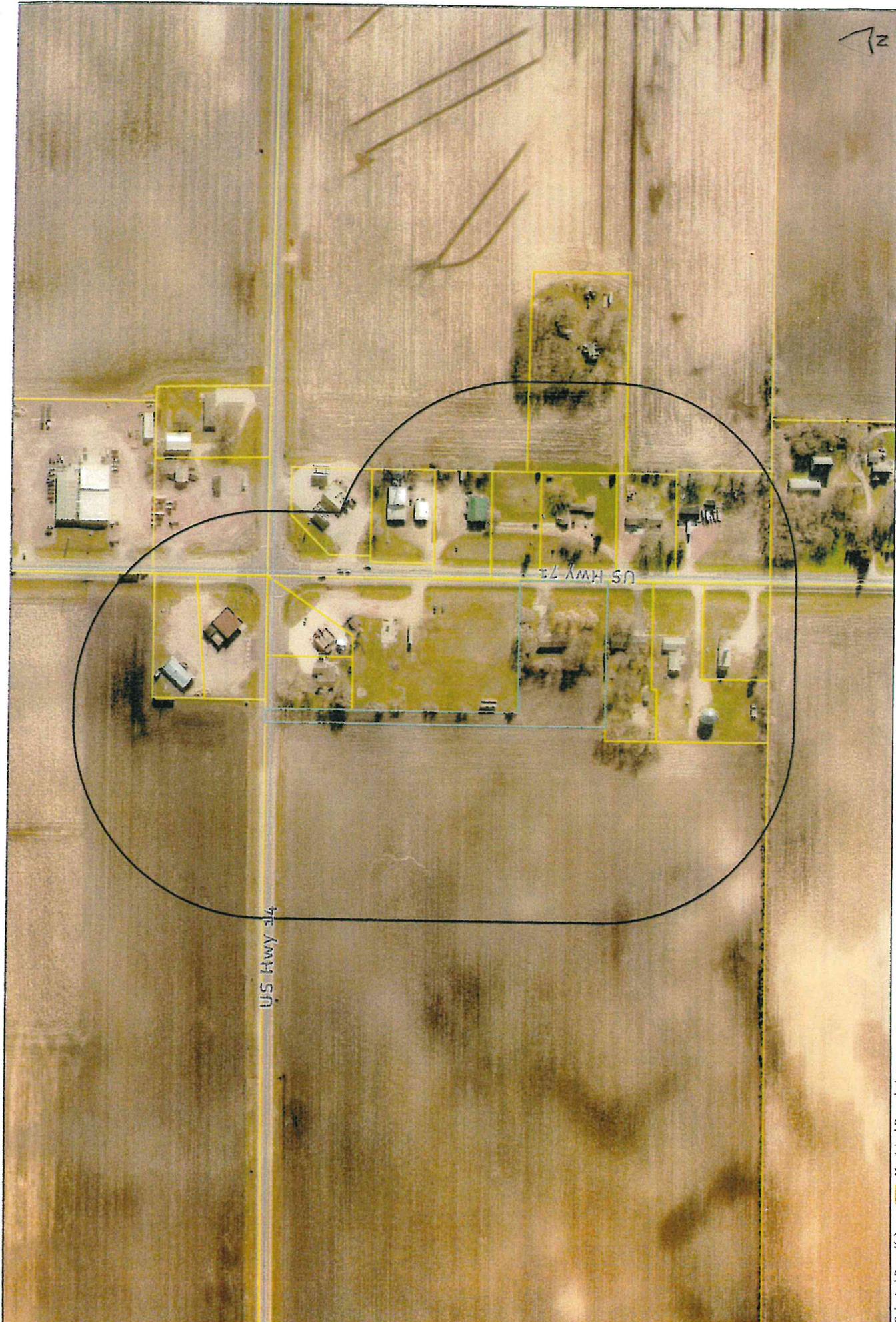
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It is hereby ordered that a Public Hearing thereon will be held on Tuesday, November 25, 2025, at 10:00 a.m. before the Redwood County Board of Adjustment at the proposed project site, located at 12852 US Hwy 71, Sanborn, MN 56083.

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

DATED: November 4, 2025


Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



Parcel ID: 51-023-1040



Variance Area:
500 ft from selected parcel

- Selected Parcel(s)  Municipal Boundaries
- Notification Area  Sections
- Parcels  Roads
- County Boundary 

RECEIVED

NOV 13 2025



REDWOOD COUNTY ENVIRONMENTAL OFFICE

State of Minnesota
County of Redwood
Board of Adjustment
NOTICE OF PUBLIC
HEARING

AFFIDAVIT OF PUBLICATION

Redwood Gazette
219 So Washington PO Box 299, Redwood Falls, MN 56283
(507) 637-2929

State of Florida, County of Orange, ss:

I, Ankit Sachdeva, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Redwood Gazette, County of Redwood, Minnesota.

The Redwood 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, Polk, 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:

- Nov 13, 2025

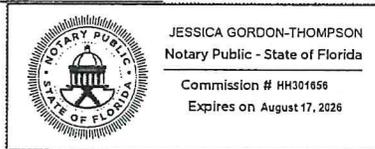
Publication Fee: \$140.45
Order No. 4015040

Ankit Sachdeva

Agent

VERIFICATION

State of Florida
County of Orange



Signed or attested before me on this: 11/13/2025

J. R.

Notary Public
Notarized remotely online using communication technology via Proof.

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

In the Matter of the Application of Michael Scheffler for a Variance to Redwood County Ordinance

An Application for Variance has been filed by Michael Scheffler o/b/o landowner Grace Grams, requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required lot width abutting a public right-of-way, set forth in Title XV, Section 153.203. The variance request is for the creation of a new lot in the Highway Service Business District, consisting of the following real property:

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ect site, located at 12852
US Hwy 71, Sanborn, MN
56083.

If you have any questions
regarding this matter,
please contact the Red-
wood County Environmen-
tal Office by telephone at
(507) 637-4023, via email
at [environmental@red-
woodcounty-mn.gov](mailto:environmental@red-
woodcounty-mn.gov), or
in writing at the following
address: Redwood Coun-
ty Environmental Office,
P.O. Box 130, Redwood
Falls, MN 56283 .

DATED: November 4,
2025

Jeanette Pidde, Land Use
and Zoning Supervisor,
Redwood County Environ-
mental Office

Published in Redwood Ga-
zette November 13, 2025.

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