



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 14-21 Date: 11/9/21

Location of Proposed Use:

Address: 29446 370th Street City: Redwood Falls State: MN Zip: 55340
House # Street Name
Parcel #: 52-021-2060 Township: Delhi Section: 21 Twp #: 113 Range: 36

Legal Description:

N 1040' E 420' E1/2 NW1/4 10.03A

Information about the Site:

Zoning District: AGRICULTURE

General description of the building(s) and proposed use:

We are proposing to have a country music and camping festival, as a 3-day event at the property of 29446 370th St., Redwood Falls...in July 2022, with a maximum of 1000 attendees.

SEE ATTACHED BUSINESS PLAN

Building Size: (Please enter dimensions in feet)

Width: _____ Length: _____ Diameter: _____ Total Height: _____

Setbacks: (Please enter in feet)

Side Yard Setback: 10' Direction: WEST

Side Yard Setback: 10' Direction: EAST

Rear Yard Setback: 10' Direction: SOUTH

Road Type: TOWNSHIP Setback from the Right-of-Way: 67'

Right-of-Way Width from Centerline 100 ft

Type of Sewer System:

Portable restrooms / portable sewage tank

Drainage Plan:

Natural surface water drainage

Other Information:

[Empty box for other information]

Applicant Information:

First Name: Vicki Last Name: Friedrichs

Business Name: _____

Address: 21575 County Road 30 City: Corcoran State: MN Zip: 55340

Home Phone: _____ Cell Phone: 612-799-9955 Email: vickifriedrichs@gmail.com

Operator Information: (Complete only if different from Applicant)

First Name: _____ Last Name: _____

Business Name _____

Address: [] _____ City: _____ State: MN Zip: _____

Home Phone: _____ Cell Phone: _____ Email: _____

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

First Name: _____ Last Name: _____

Address [] _____ City: _____ State: MN Zip: _____

HomePhone: _____ CellPhone: _____ 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 conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature Vicki Friedrichs Date: 9/14/2021

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

Permit Fee: \$700 ~~\$0.00~~ Receipt #: 573526 Date Approved: _____

Application Received: 9/24/21

Commission Action:		County Board Action:	
Approved: _____	Date: _____	Approved: _____	Date: _____
Disapproved: _____	Date: _____	Disapproved: _____	Date: _____

Vicki's Camp n Country Jam

The site map is at the address of: 29446 370TH St., Redwood Falls, MN, with 10 acres.

1. **LAYOUT OF PROPOSED CAMPING AREA:** The site map shows the camping area will be off of 370th St., shown with Campground A & B. Each site will be 25'x40', separated from each other. Each camper will back into each site, which they will all be facing a 16' clear unoccupied space, which will have access to the road. The camping area will not have any poison ivy or noxious weeds. The sites will be mowed and have adequate drainage. The sites are relatively flat, with no greater than 8% grade or one inch drop per linear foot. A campground manager will be on site 24 hours. The furthest camp site will not be more than 300' from any portable toilet.
2. **WATER SUPPLY SOURCE:** Each camper will bring in their own water supply for inside their campers. There will not be any buildings that provide running water for any attendee.
3. **SANITARY DUMP STATIONS:** Each camper would be responsible for dumping their own camper after the festival at the dump station of their choice.
4. **TRASH/GARBAGE LOCATION & REMOVAL PLANS:** There will also be an adequate number of covered/watertight containers. There will be 3-4 of the 30 yard roll off box/containers throughout the camping area and venue area, see site plan. Southwest Sanitation (from Marshall) will remove the garbage as often as necessary to prevent nuisance conditions.
5. **STAFFING PLANS & EMERGENCY CONTACT:** Vicki Friedrichs – CEO & Emergency Contact. Greg Knight – VP of Operations. Staffing plans will be worked on/finalized after the permit is approved. There will be hired staff as well as volunteers.
6. **RESTROOMS:** Toilets will be provided at four different locations in the campgrounds and the concert area, see site map. There will be a total of 12 portable toilets, 2 which will be ADA. The portable toilets will not be more than 300' from any site.
7. **APPROVAL FROM THE LOCAL UNIT OF GOVERNMENT:** In order to get the approval from Nick Brozek from Redwood County Land Use and Zoning on the approval for the Conditional Use Permit, he suggested I work with the following...which I am doing currently:
 - a. Minnesota Department of Health Get from Jason Kloss, if needed
 - b. Southwest Health and Human Services Working with Jason Kloss already
 - c. Redwood County Sheriff 507-637-4036
 - d. Delhi Township Board of Supervisors 507-641-5372 (Carrie Werner, Clerk)
 - e. First responders Sheriff/Township should have these numbers
 - f. Redwood County Highway Engineer 507-637-4056

Thank you so much for taking the time to look this all over and for your consideration. I look forward to working with you to make this a safe and successful event!

I hope to hear from you soon, and please don't hesitate to call/contact me with any questions you may have. ☺

Thanks!

Vicki Friedrichs
612-799-9955

29446 370th St., Kdwd Fls



DELHI

29

SHED

SHED

SHED

septic

house

SHED

BUSINESS PLAN - Country Camp Fest

Ownership Background

Vicki Friedrichs was born and raised at the “festival” property address: 29446 370th St., Redwood Falls. Vicki helped her Dad (Mark Galstad) around the farm and in the fields at a very young age, and then helped her parents at the Redwood Speedway for a little over 15 years.

From there, she moved to Mankato and attended one semester of college, before realizing that she liked to work more than study. Vicki worked for Glen Taylor at Carlson Craft/Taylor Corp for 13 years, where she learned a great deal about the business world and was taught that the key to any successful business is “Customer Service”.

She then ventured out on her own and started her own company, Vicki’s Party Pro, Inc.. For 21 years, she sold promotional and party products to casinos across the U.S. After a few years, Vicki landed the largest entertainment company (Caesars Ent.) to help her grow her business into a very successful million dollar business. She loved her business and the relationships she built with her casino buyers, but the stress took a toll on her (had open-heart surgery) and she was told by her cardiologist to “slow down”. So in March of 2018, Vicki sold her business.

After that time, she volunteered with disabled kids, at an equine therapy ranch. It was a great relaxing time for Vicki...but as much as she loved being with horses and kids, she was ready to get back to work...and to work for and with something that she was/is passionate about...

Vicki’s passion (beside horses and kids) is country music and camping! She has frequented many, many country music and camping festivals in her lifetime! She stated that she had some of her best memories of her life at these festivals. However, many of the festivals became just too big (10,000 – 60,000 people) and not quite as enjoyable. Hence, this is why Vicki wanted (and wants) to create the , “mini WE Fest” or the “mini Winstock”...so like-minded people can be at a festival with a fraction of the number of attendees, with an intimate feel. Each person would have the room to move around...and have the VIP experience in an “all-inclusive” setting.

Vicki realizes there is a long road ahead of the planning and perfecting the festival, but she is so willing to get it done and make it happen...as she did with her other business!

Organizational Timeline

The hiring of staff and volunteers should be completed by February 15, 2022.

The festival event will take place July 14-17, 2022. (The 14th is a load in date and the 27th is a load out date by noon.)

BUSINESS PLAN

Vicki's Camp n Country Jam – Country Music & Camping Festival

29446 370TH St., Redwood Falls, MN 56283 (Delhi Township)

Proposed Event Date: July 14-17, 2022

September 25, 2021

Management

Vicki Friedrichs – CEO

Greg Knight – VP of Operations

Goal/Objective and Product/Service

Vicki's Country Camping Fest mission is to provide an ultimate *VIP All-Inclusive Country Music and Camping* experience with a very small intimate venue; celebrating with friends, laughter, great food, great music and a fun camping environment with memories to last a lifetime!

Target Market

The target market is male and female equal, with the age range of 21-65. (The 21+ years of age is required.) Most of the target market will be within a 150 mile radius, that have the love for both country music and camping. To keep the festival with the intimate feel, no more than 1,000 people will be allowed to attend. (The first year may be as small as 200-250 people and hoping to double in size the first 2-3 years until it reaches the 1,000 attendee mark.)

Pricing Strategy

Since the festival will be an "all-inclusive" VIP event, the concert ticket price will be on the higher end (\$300-\$500 per ticket for the weekend). The food, drinks and other amenities will be included in the price. The camping ticket price will be very competitive and similar to the two competitor festivals (\$200-\$400 per camping site).

Competitors

The two main competitors in MN are:

~ WE Fest (183 miles away) in Detroit Lakes, which has approximately 30,000 attendees in August.

~ Winstock (84 miles away) in Winstead, which has approximately 20,000 attendees in June.

There are other country music festivals in MN, but the majority of them do not have camping and none of them have a VIP "All-Inclusive" small venue under 1,000 attendees.

ENTRANCE

EXIT

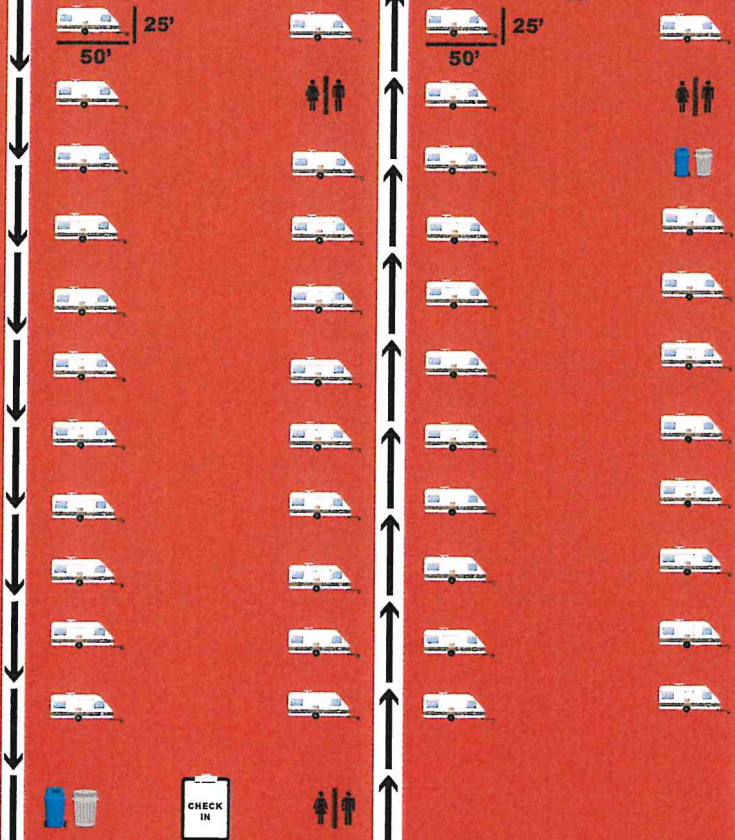
← ← ← ← ← 370th St → → → → →

CAMPGROUND

A

CAMPGROUND

B



LEGEND

RESTROOMS

FIRST AID

CAMPGROUND

FOOD TRUCK

TRASH/ RECYCLING

TREE LINE

GLAMPING

CHECK IN

PARKING



Offices Located in:

Redwood Falls, MN • 507-637-4041
Ivanhoe, MN • 507-694-1452 Slayton, MN • 507-836-6144
Pipestone, MN • 507-825-6720 Luverne, MN • 507-283-5070
Marshall, MN • Human Services 507-537-6747 • Health Services 507-537-6713

Special Event Camping Area Permit Application

MN Statute 327.14 Subd. 9: Special Event Recreational Camping Area – "Special event recreational camping area" means a recreational camping area which operates no more than two times annually and for no more than 14 consecutive days.

Event Name: Vicki's Camp n Country Jam

Event Location: 29446 370th St.

City: Redwood Falls State: MN Zip: 56283

Contact: Vicki Frierdrichs Phone Number: 612-799-9955

Mailing Address: 21575 County Road 30

City: Corcoran State: MN Zip: 55340

Date of Operation: July 14, 2022 to July 17, 2022

The following information must be provided

- The layout of proposed camping area.
- Water supply source.
- The location of sanitary dump station.
- Trash/Garbage container locations. Trash/Garbage removal plans.
- Staffing plans. Emergency Contact information
- The location of all toilet/bathroom/shower facilities.
- Approval from the local unit of government

Summary of General Requirements for Special Event Camping Areas

1. Recreational camping vehicles and tents, including attachments, must be separated from each other and other structures by at least seven feet.
2. A minimum area of 300 square feet per site must be provided and the total number of sites must not exceed one site for every 300 square feet of usable land area.
3. Each site must abut or face a driveway or clear unoccupied space of at least 16 feet in width, which space must have unobstructed access to a public roadway.
4. If no approved on-site water supply system is available, hauled water may be used, provided that persons using hauled water comply with Minnesota Rules, parts 4720.4000 to 4720.4600.
5. Nonburied sewer lines may be permitted provided they are of approved materials, watertight, and properly maintained.
6. If a sanitary dumping station is not provided on site, arrangements must be made with a licensed sewage pumper to service recreational camping vehicle holding tanks as needed.
7. Toilet facilities must be provided consisting of toilets connected to an approved sewage disposal system, portable toilets, or approved, properly constructed privies.
8. Toilets must be provided in the ratio of one toilet for each sex for each 150 sites.
9. Toilets must be not more than 400 feet from any site.
10. If a central building or buildings are provided with running water, then toilets and handwashing lavatories must be provided in the building or buildings that meet the requirements of this subdivision.
11. Showers, if provided, must be provided in the ratio of one shower for each sex for each 250 sites. Showerheads must be provided, where running water is available, for each camping event exceeding two nights.
12. Central toilet and shower buildings, if provided, must be constructed with adequate heating, ventilation, and lighting, and floors of impervious material sloped to drain. Walls must be of a washable material. Permanent facilities must meet the requirements of the Americans with Disabilities Act.
13. An adequate number of durable, covered, watertight containers must be provided for all garbage and refuse. Garbage and refuse must be collected as often as necessary to prevent nuisance conditions.
14. Campgrounds must be located in areas free of poison ivy or other noxious weeds considered detrimental to health. Sites must not be located in areas of tall grass or weeds and sites must be adequately drained.
15. Campsites for recreational vehicles may not be located on inclines of greater than eight percent grade or one inch drop per linear foot.
16. A responsible attendant or caretaker must be available on site at all times during the operation of any special event recreational camping area that has 50 or more sites.



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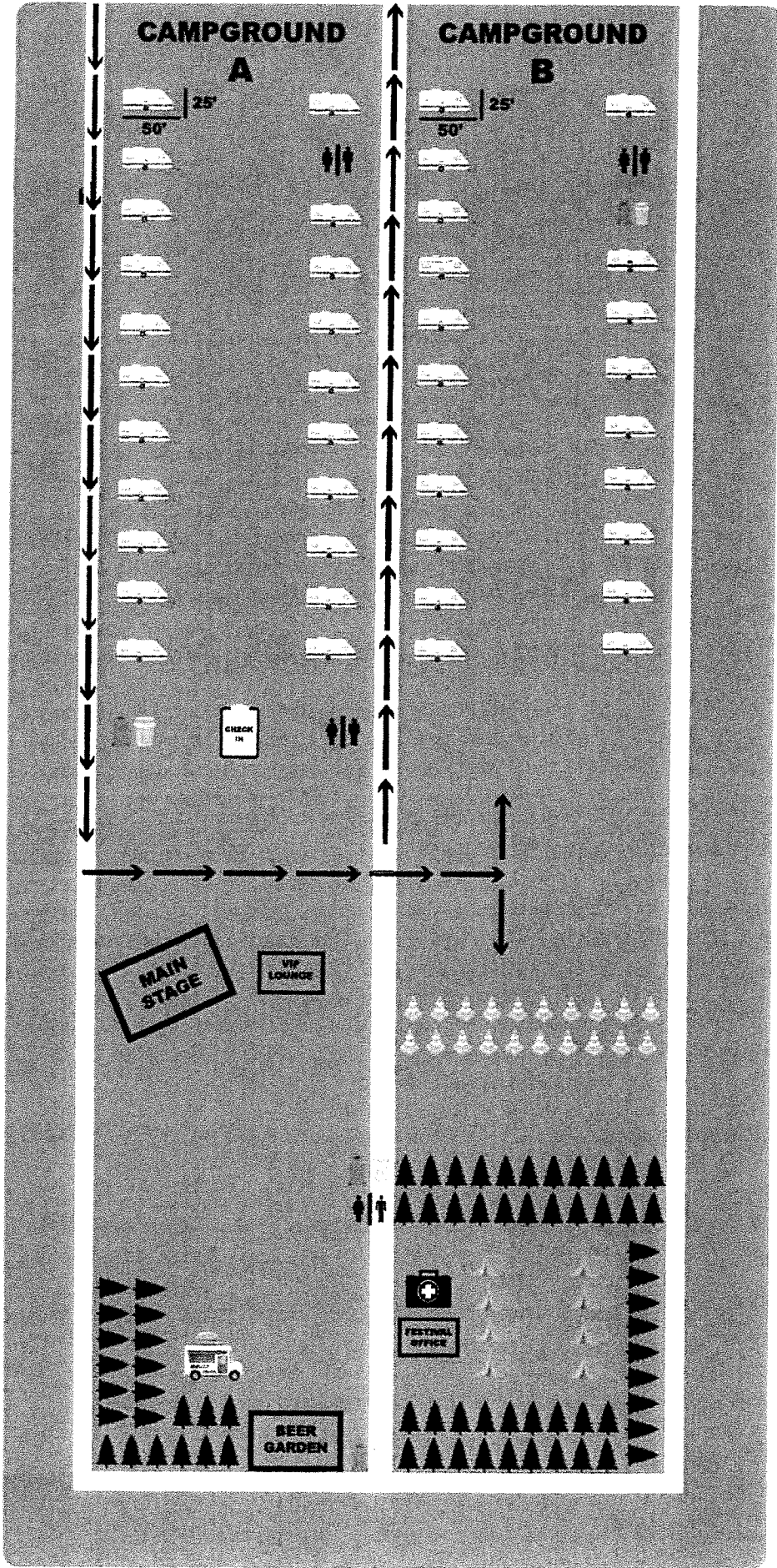
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Thanks!
Vicki Friedrichs
612-799-9955

ENTRANCE

EXIT

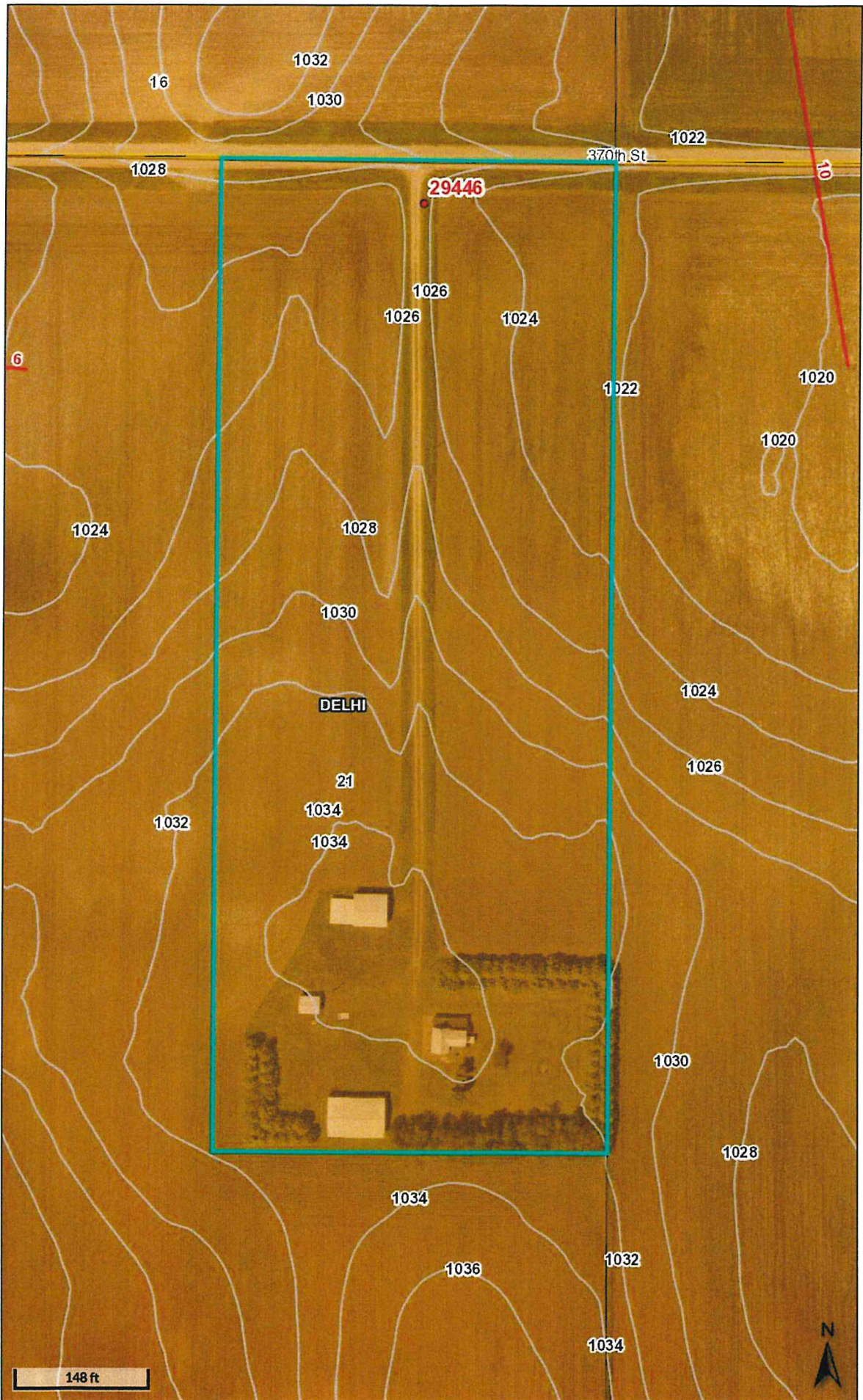
370th St



LEGEND

-  RESTROOMS
-  FIRST AID
-  CAMPGROUND
-  FOOD TRUCK
-  TRASH/RECYCLING
-  TREE LINE
-  GLAMPING
-  CHECK IN
-  PARKING

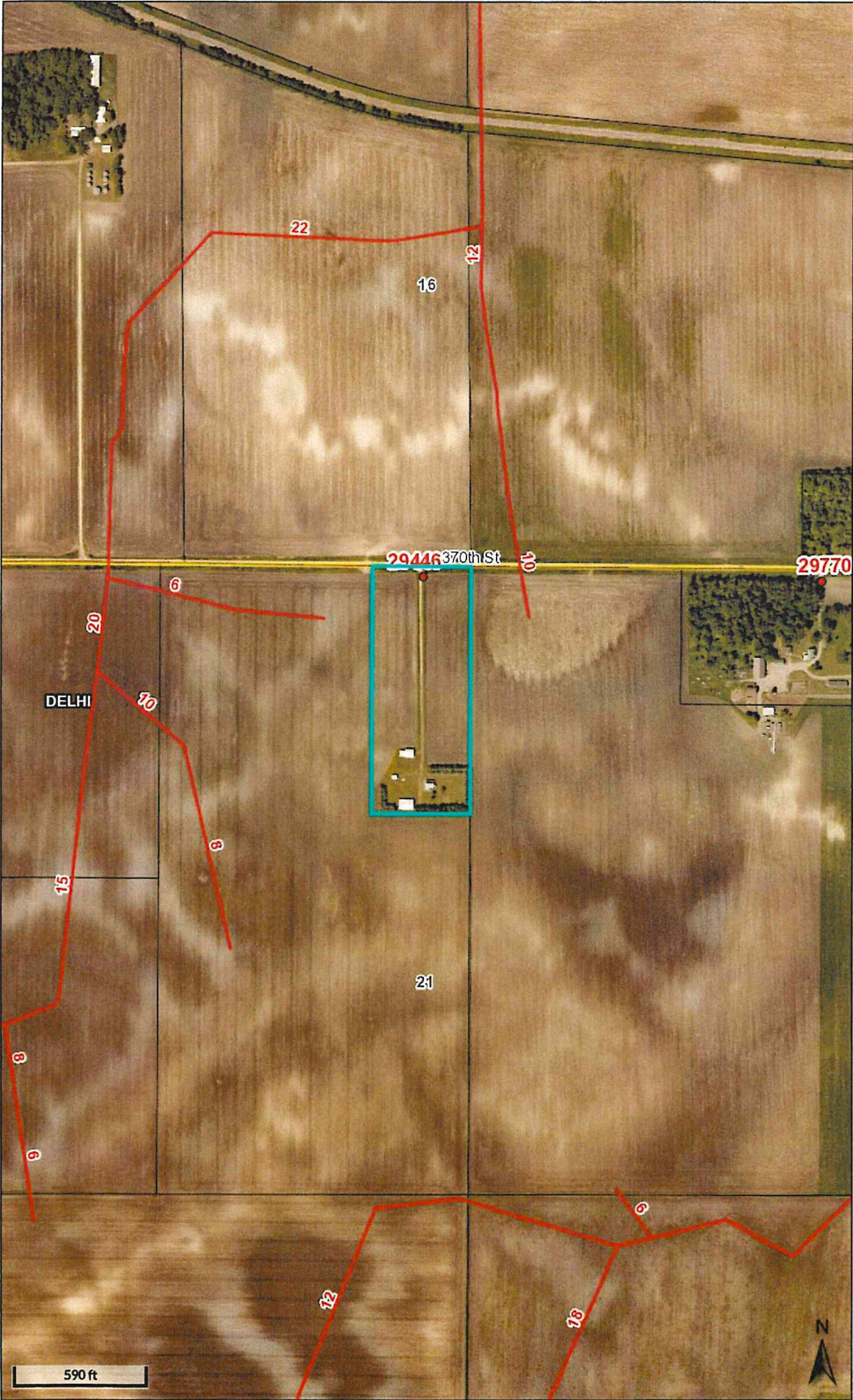
Friedrichs Site Map



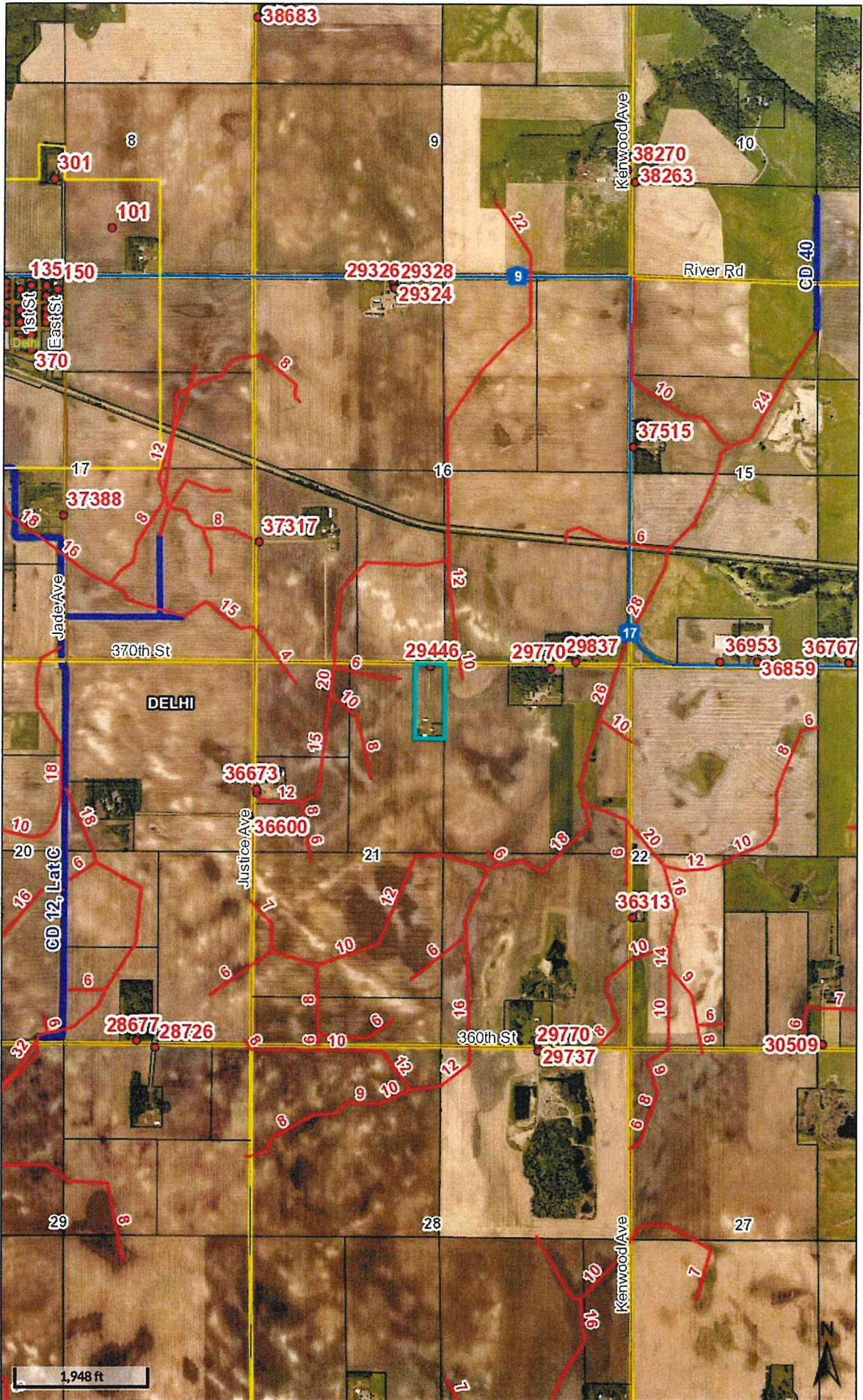
- Legend**
- Municipal Boundaries
 - Surrounding Counties
 - Townships
 - Open Ditch
 - Drain Tile
 - Contours
 - Lakes
 - Rivers
 - Address Points
 - Parcels
 - Shoreland**
 - <all other values>
 - 150 ft
 - 300 ft
 - 300 ft L W
 - 1000 ft
 - FloodPlain
 - Floodplain
 - County Zoning**
 - B1
 - I1
 - R1
 - S
 - UE
 - 2M
 - AG
 - Major Roads**
 - County/Twp/City
 - State/Federal
 - County
 - Minor Roads

Legend

-  Municipal Boundaries
-  Surrounding Counties
-  Townships
-  Open Ditch
-  Drain Tile
-  Address Points
-  Parcels
- Major Roads**
-  County/Twp/City
-  State/Federal
-  County
-  Minor Roads



Friedrichs neighborhood Map



- Legend**
- Municipal Boundaries
 - Surrounding Counties
 - Townships
 - Open Ditch
 - Drain Tile
 - Address Points
 - Parcels
 - Major Roads**
 - County/Twp/City
 - State/Federal
 - County
 - Minor Roads

Nick Brozek

From: vickifriedrichs@gmail.com
Sent: Wednesday, September 29, 2021 6:21 PM
To: Nick Brozek
Subject: Festival Date and Name Change

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nick,

Thanks for getting back to me on my questions...and please see below in red for answers to your questions. You had mentioned that you submitted documents...does that mean the Oct 26th hearing is a for sure for me to present my proposal? 😊

Answers:

- Event name and date change is no problem at this point. **Perfect**
- The letter generally goes out to the neighbors about 14 days prior to the hearing, and its published in the newspaper about 10 days prior. **Perfect**
- At the hearing, you will need to give a brief presentation on what you plan to do (what your proposed event will look like), and be prepared to answer the Planning Commissioners' questions. You will also have the opportunity to respond to any public comments. **Perfect**

Questions:

- Will your mom oppose the project? **Yes** Will her feelings on the project prevent you from being able to obtain additional space? **No**

Mom was fine with it on Friday...but then she called me on Monday and said she is opposed to it. Her reasoning is that she is worried there will be beer cans thrown into her property and that she wishes she would have never given the property to me and wants the property back. I asked her what she would do with it...and her answer was, "I will bulldoze the buildings down and plow it all under". (OUCHIE to hear these things from her, but it has been like that my entire life. She has her wonderful Mom years...and then she goes a bit crazy other years. Right now, she is in the "bit crazy" times...and it is so sad to see her like this.) So I said, "so Mom, you would rather bulldoze it, than have your daughter have the "Galstad Farm" and have your daughter try to have another successful business. She replied, "that's right". I don't think she has any other reason that she is opposing it, other than being a bit vindictive at this point. Unfortunately, we had a falling out a couple of years ago and she told me, "I will make sure you don't get a job or make a success in Redwood".

When I sold my other business a couple of years ago, the first words out of my mouth were, "now I want to have a festival". At that point, she was absolutely fine with it, and actually offered a 40 acre piece of her property to me for \$5000/acre. She was all for it back then, when "she liked me". So now that she is not happy with me, she wants to try and stop me from having this festival...again, which in my mind isn't a legal reason, as she doesn't have any reasoning that I have heard that will conflict with the regulations of this conditional use permit. Maybe I am wrong...

Norb & Cindy Serbus rent the land (from her on both the west and south side of my property) and they are both absolutely fine with this festival. Mom called Cindy last night to voice her opposition. Cindy stated to my mom, "Betty, it is Vicki's land, she can do what she wants on her land and she can have this festival on her land if she

wants it.” Norb, Cindy and I have discussed where the fencing would go and a 10’ buffer area around that west side perimeter...with a double fence to have security/staff be able to drive on that 10’ buffer.

Mom has stated that she won’t sell or rent any of her land to me in the future if the festival grows. We are fine with that, as we have had other neighbors already state that they would help us out.

This farm was my Dad’s (Mark Galstad) and then when they got married, she lived there for 60 years. Prior to my Dad, it was my grandparents farm (Oscar & Evelyn Galstad) and prior to that was their parents, my great grandparents (Hoffmans). So this farm has been in the Galstad family (not Mom’s “Frank” family) for over 100 years and has sentimental value to me and I was so excited when Mom gifted it to me. My Dad is in heaven, but I know he would have been so happy that she gave it to me...and I know he would be looking down and wanting me to “go for it, Vicki...you can do it” with this festival.

- Will existing buildings be used, or new buildings constructed, for the beer garden, VIP lounge, and festival office? Existing buildings The placement of these looks to coincide with existing buildings on the site. Yes, we just named them on the site map.
- Do the white lines on your site plan represent driveways? The middle white line is my current driveway. The while line on the west is to show the fence line and that is where the 10’ buffer “road” will be used for security/staff. The white line on the east and south are just fencing around the perimeter.
- The well on the property appears to be located within the proposed audience area in front of the stage. Yes, it is. Our plan was to put the lighting/sound tent directly in front of it (northwest), and put another tent over the well...so that way no one can see it or walk on/by it.
- How many camp sites are needed for 250 people? 1000 people? We measured the entire 10 acres when the corn was in the field (it is out today)...and we came up with enough available space for 166 campers for both Campground A & B, with the 20 x 40 size camp sites. If we figure there is 166 campers and 2 per camper, that would be 332 people. If there was 3 people per camper, that would equate to 498 people. If there were 4 per camper, that would be 664 people. The average is 3...with many people coming in as a couple...and then some coming in with two couples per camper.
- Is the proposed layout for 250, 1000, or both? The proposed layout could be up to 768 people....odd number, yes. Let me explain that one. 😊 We are hoping to have 498 people in the campground (166 campers x the average of 3/camper). Then we have the parking space (where the orange cone is located on the site map) that could accommodate 60 vehicles. On an average of 3 people per vehicle (again, many will have 2 and many will have 4)...we could accommodate 180 per day. We think we can sell out Saturday...but the artists on Friday night won’t be quite as “attractive” to some (less money for them, less people are interested)...so we just put in half the number for Friday night of 90 people. IF we got really lucky and completely sold out with 4 per camper and 180 vehicles per day...we would be at 1024 people....but I am not thinking that will happen this first year.
- Will grass or other vegetation be planted in the camping and parking areas, and will it be established by July 2022? I have been talking to David Bunting and the Serbus’ about this same question...and the answer is yes. Whomever would be taking care of the two “campground” plantings said they could plant as early as this weekend, so it will germinate and become established. Then they would be able to cut/bale two times prior to July and said it would be very well ready for July 2022.

Nick Brozek
Land Use & Zoning Supervisor
(507) 637-4023

From: vickifriedrichs@gmail.com [<mailto:vickifriedrichs@gmail.com>]
Sent: Tuesday, September 28, 2021 8:54 AM
To: Nick Brozek <nick_b@co.redwood.mn.us>
Subject: Festival Date and Name Change

Hi Nick,

FYI update...my mom, Betty Galstad Miller, called me yesterday to inform me that she has changed her mind about the festival. She was very open to it at first, but now after thinking about it, she is opposed to it being at my location. If you want to give me a call for more details, I would be happy to share. If no biggie, I just wanted you to be aware that she may even be calling you.

All the other neighbors that I have talked to so far are so incredibly receptive! 😊

Thanks,
Vicki Friedrichs
612-799-9955

From: vickifriedrichs@gmail.com <vickifriedrichs@gmail.com>
Sent: Monday, September 27, 2021 11:19 AM
To: 'Nick Brozek' <nick_b@co.redwood.mn.us>
Subject: Festival Date and Name Change

OOPSIE, the Business Plan attachment didn't have the date change...here you go...

Thanks,
Vicki Friedrichs
612-799-9955

From: vickifriedrichs@gmail.com <vickifriedrichs@gmail.com>
Sent: Monday, September 27, 2021 11:00 AM
To: 'Nick Brozek' <nick_b@co.redwood.mn.us>
Subject: Festival Date and Name Change

Good Morning Nick,

I have changed a couple of things...the name of the festival and the date: Vicki's Camp n Country Jam on July 14-17, 2022. I hope that is ok and here are all the updated attachments to reflect the name change (and date).

I did talk to some of my neighbors over the weekend and all of them were very receptive to the festival, which was great to hear. Do you know when they may be receiving their letter for the public hearing on Oct. 26th? For that hearing, could you give me an idea of what I should present, how much detail, etc.?

Thanks again! 😊

Thanks,
Vicki Friedrichs
612-799-9955

From: vickifriedrichs@gmail.com <vickifriedrichs@gmail.com>
Sent: Saturday, September 25, 2021 11:12 AM
To: vickifriedrichs@gmail.com
Subject: Festival hearing

Hi Nick,

I have a few questions for you...and fee free to call me to answer the questions if it is easier. I am a very detail oriented person and really need my ducks in a row as I plan. So many things need to happen before I can book artists, look for staff/volunteers, etc. and I just like to understand the processes in detail.

1. I had talked to Lollie this morning and she said she did receive my \$700 check...yahooooo!
2. Could you please help explain the next steps/process? Is this somewhat correct?
 - a. You and the planning commission would need to approve it from your end?
 - b. A public hearing with the County Planning Commission would be held...any idea when/month that could happen? **Oct 26 is next hearing 1;00**
 - i. Who is invited to this?
 1. I saw this online and wasn't sure if this is correct...and if so, would it be advantageous for me to contact the property owners prior to the hearing? I know all of them. 😊
 - a. Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) 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.
 - i. 500 Feet/1/4 mile or **10 properties land owners** nearest would be notified...in my case, would it be the 10 properties nearest as 500 feet and ¼ mile only have about 5?
 1. I would to have to notify my renter (Norb/Cyndy Serbus) that leases the 7 tillable acres that it won't be available for them going forward....IF the permits are all approved...oh, and they would be part of the 10 properties included.
 - ii. Delhi Township (I have tried calling Carrie Werner a few times and there is no answer or voice mail to leave a message....do you happen to have another number?)
 - iii. **Published in the paper** for the public to be notified of the hearing

I will be there to explain....and answer questions...is **planning commission is advisory...then goes to county board.....November 2nd**.

- c. IF (and hopefully WHEN) it is approved...what are the next steps?

The good news is that this process is only once, correct? Not annually?

Thanks again for your time in helping me understand the processes.

Thanks,
Vicki Friedrichs
612-799-9955

From: vickifriedrichs@gmail.com <vickifriedrichs@gmail.com>
Sent: Tuesday, September 21, 2021 4:24 PM
To: 'Nick Brozek' <nick_b@co.redwood.mn.us>
Subject: Festival

Thanks, Nick! I will mail the check today, as I won't be in Redwood for a few days.

Thanks for checking with Jason on the water question.

Thanks,
Vicki Friedrichs
612-799-9955

From: Nick Brozek <nick_b@co.redwood.mn.us>
Sent: Tuesday, September 21, 2021 4:17 PM
To: vickifriedrichs@gmail.com
Subject: RE: Festival

Vicki,

Thanks for the additional info. I haven't had time yet to look through the attachments you sent, but wanted to respond to your questions. We are not able to accept credit card payment by phone. You can pay with a card in person. Otherwise, you can mail a check (payable to the Redwood County Environmental Office) to:

Redwood County Environmental Office
PO Box 130
Redwood Falls, MN 56283

Regarding the water question, I will talk to Jason Kloss about it, but I don't see any reason the county would require you to test the house water if you are not using it.

Respectfully,

Nick Brozek
Land Use & Zoning Supervisor
(507) 637-4023

From: vickifriedrichs@gmail.com [<mailto:vickifriedrichs@gmail.com>]
Sent: Tuesday, September 21, 2021 10:44 AM
To: Nick Brozek <nick_b@co.redwood.mn.us>
Subject: Festival

Hi Nick,

Please see my answers in red below...and the attachments. If you can let me know if I am missing anything, I will get it to you asap.

Some of the items below, I will be working on intensely once I have the permits. I hate to get the "rumors" going around the Redwood area about this festival "IF" I am not able to get the permits. Once I have the permits...let them fly to get more exposure. 😊😊😊

1. The Zoning District is "Agriculture." Thanks, got it.
2. Send us a copy of your special event permit application. See attached "SECA Permit Application" and the "SWHH Proposal". I had to redo my site map to include more details for them...it was sent to Jason Kloss at SWHH today. He is stating that he cannot issue the permit without the Conditional Use Permit first. He stated that you can call him directly if you have any questions: 507-532-1231. So, basically, once the CUP is approved, he will issue his permit.

3. The description says the event will occur in July 2022. However, my understanding is that it will be an annual event, with the first annual event occurring in 2022. The description should be clear about that. **We do plan on having this event annually, beginning in July 2022.**
4. Do you envision having any other events at other times of the year? **Nothing planned at this point.**
5. Will any buildings be used (existing or new)? Will a stage be constructed? **We are considering using sheds for the venue for seating and shade. We are not planning on constructing a stage at this time, we will be renting one for the first couple of years.**
6. You will need to provide a map showing the proposed parking areas, driveway(s), camping areas, performance area, proposed tree lines, well(s), and septic system. Existing and proposed buildings should be labelled. It may be easiest to print an aerial image of the property, and draw/label the various features on it. **See the "Site Map" attached for everything...and the "29446 370th St Aerial Map" to show the well and septic.**
7. It would be helpful to have more information about your plan for this event. Do you have a written business plan or similar document? **Yes, see attached and let me know if you need any more info on my Business Plan.**
8. There is a \$700 permit application fee that needs to be paid before your application can be placed on the Planning Commission agenda. **No problem...can I pay you by credit card today?**

Until the information listed above, and application fee, is received, your application will be considered incomplete and cannot be processed or approved. **Please let me know if you need anything else to have the application completed and processed...and hopefully approved. 😊**

When we spoke on the phone, we discussed requirements that have been placed on previous event permits, and which would also be recommended on yours. These include the following:

1. Off street parking and loading plan. If land is to be rented or leased from a neighbor, that landowner will need to sign the CUP application too. **Off street parking as on site map...and will be working on loading plan. I am not sure yet on the neighbors, as I may be able to use my 10 acres only for this year, so I would not need them on the CUP.**
2. Traffic control plan approved by the County Highway Engineer and the Township Board, including traffic routes, traffic direction and signage, any required road improvements and maintenance, and dust control. **Will be working on hopefully this week, but would like permits before any finalization.**
3. Waste collection plan. **Working with Southwest Sanitation and will finalize once I know the exact number of attendees.**
4. Restrooms **Working with Southwest Sanitation and will finalize once I know the exact number of attendees.**
5. Liability insurance (\$1.5 million per occurrence minimum) **Talked to insurance company about this, but waiting for permits to finalize.**
6. Any stage and/or public seating structure must be inspected and approved by a licensed building inspector. **Will be working with stage/sound/lighting company once permits are issued.**
7. Safety and Security plan, including crowd security, approved by the Redwood County Sheriff and local fire dept./ambulance
8. Hours, days, months of operation. **Thursday, July 21 campers would be allowed in. Friday, July 22 music starts at 3:00 until midnight. Saturday, July 23 music starts at noon to midnight. Saturday, July 24...all campers gone by noon.**
9. Evacuation/alternative lodging plan (in case of severe weather). **Working on these plans, but won't finalize until permits are issued.**
10. Water source/testing. **We won't be using the water from the house, so do we still need it tested?**

In order to develop and get the various planning approved, you may need to work with the following agencies and entities:

- Minnesota Department of Health Get from Jason Kloss, if needed
- Southwest Health and Human Services **Working with Jason Kloss already**
- Redwood County Sheriff 507-637-4036
- Delhi Township Board of Supervisors 507-641-5372 (Carrie Werner, Clerk)
- First responders Sheriff/Township should have these numbers

- Redwood County Highway Engineer 507-637-4056

Please feel free to contact me if you have any questions.

Respectfully,

Nick Brozek
Land Use & Zoning Supervisor
(507) 637-4023

From: vickifriedrichs@gmail.com [mailto:vickifriedrichs@gmail.com]
Sent: Tuesday, September 14, 2021 8:08 PM
To: Nick Brozek <nick_b@co.redwood.mn.us>
Subject: Festival

*****CAUTION: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

*-Redwood County IT****

Hi Nick,

I went online to get the CUP application, which I attached. I wasn't sure if you needed any other forms/applications filled out.

In the "General Description" section, do you need it to be more detailed?

I wasn't sure of the zoning district, so I left that blank.

Since the festival doesn't apply to the building size, setbacks, sewer system and drainage plans, I left those all blank.

Also, I did send the Special Event Permit Application to SWMHH today. I spoke with them yesterday and they don't see any reason why I wouldn't get the permit, so that was good news. Would you prefer to have that permit before you send this on to the next step?

Please let me know if you need any more information and I look forward to hearing from you! 😊

Thanks,
Vicki Friedrichs
612-799-9955

From: vickifriedrichs@gmail.com <vickifriedrichs@gmail.com>
Sent: Thursday, September 9, 2021 9:24 AM
To: 'Nick Brozek' <nick_b@co.redwood.mn.us>
Subject: Festival

Hi Nick,

I was given your name from Jim Sandgren. I would like to talk to you about some thoughts I have regarding a festival. Could you please give me a call back at your earliest convenience?

Thanks,
Vicki Friedrichs
612-799-9955

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Conditions for Permit No. 14-21 (Vicki Friedrichs – Vicki’s Camp n Country Jam)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The permit holder shall obtain garbage dumpsters and other appropriate waste storage receptacles from an approved waste hauler for the temporary storage of general waste and refuse. The dumpsters and other appropriate waste storage receptacles must be located on site and no burning of any material shall be allowed in the dumpster or other waste storage receptacles. The approved waste hauler shall remove the waste and refuse from the garbage dumpster and other appropriate waste storage receptacles, and thereafter, dispose of the waste and refuse in a proper manner and in accord with all applicable laws, rules, and regulations. A copy of all disposal records and receipts shall be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
4. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
5. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
6. The permit holder shall abide by and ensure compliance with all local, state, and federal Handicapped Accessibility Code requirements.
7. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
8. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.
9. Adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed conditional use. Parking shall comply with and is subject to all relevant local, state, and federal law, rules, and regulations. Parking and/or loading on the public road or within the road right-of-way is prohibited.
10. Lighting on the site shall not be directed to shine at, or onto, neighboring properties, or the public road right-of-way.

11. Live music performances shall only occur between the times of 12:00 pm (noon) and 12:00 am (midnight), no more than 3 consecutive days per year (i.e. one weekend per year). This is permitted as an annual event. Adding other events on the site will require the permit holder to first apply for and obtain a new Conditional Use Permit.
12. Event attendees shall not trespass on neighboring properties.
13. Future expansion of the site to include additional camping areas or performance areas, or increasing the number of attendees over 1000 attendees, shall require a new Conditional Use Permit. However, future expansion to include additional off-street parking only shall not require a new Conditional Use Permit.
14. The permit holder shall provide emergency plans for approval by the Redwood County Sheriff and the Redwood County Zoning Administrator by no later than April 1, 2022. These plans shall address the health and safety of the attendees, inclement weather, fire, ambulance service, and crowd control. The emergency plans shall be subject to periodic review by the County Board of Commissioners.
15. The event holder shall inform the county Sheriff, the Zoning Administrator, and the hospital in Redwood Falls about the dates of the event each year.
16. The permit holder shall maintain a portable sewer tank on the event site, or the permit holder shall contract with a licensed sewage contractor to provide sewage removal service for the campers, in the event a camper requires it.
17. The permit holder shall clean up all debris, trash, and temporary structures from the site within 1 week after the end of the event, including, in cooperation with the landowner, any debris that has migrated into neighboring fields.
18. The permit holder shall use fencing to contain the event on the property.
19. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions.



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 PLANNING COMMISSION

Vicki Friedrichs

Conditional Use Permit Application #14-21

November 9, 2021

FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents?

- 2) What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the property uses in the area?

3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

4) What infrastructure is needed to support the proposed use and how will it be provided?

5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

NAME: _____

DATE: _____

Redwood Falls, MN

October 23, 2021

To: Redwood County Commissioners

RE: Conditional Land Use by Vicki Friedrichs

As a land owner on both the west and south sides of the land Vicki Friedrichs proposes to use as a concert area with second rate music and alcoholic consumption, I strongly protest. If Vicki is truthful she will admit that there is a large amount of alcoholic beverages consumed at this type of event. I am her mother so I have both business and personal reasons for these protests.

On business reasons I protest mainly because I anticipate alcohol bottles along with other trash being thrown into my renter's fields. Can you imagine at harvest time having a tire(s) cut by a broken bottle(s). Or worse, having a metal object picked up by a combine and damaging the expensive machine. Who would pay for the expense of the repairs needed and the down time? Would Redwood County be responsible for issuing a permit for such an event in an agricultural zoned area? Litter could be thrown into any of fields close to the designated party area or in the town of Delhi. Vicki tried to assure me that a high fence will be in place at the time of the party. Will this be monitored by those permitting her to have this party surrounded by agricultural fields? Even a six foot fence wouldn't deter a drunken fool from throwing anything he wants into the farming area. Vicki says a friend will do the fencing before and take down the fence after the event for free. I can't imagine anyone placing and removing fencing around ten (10) acres without a large charge.

Also, does Nicholas Brozak have a food truck? Conflict of interest there?

You should know that Vicki has a talent for charming people, especially men. She often is able to talk anybody into doing anything. The fact that I gave her the ten acre building site is an example of that. She told me, over and over, how much she enjoyed the quiet and peacefulness of my home. So when I moved into Redwood Falls I gave her the building site. Now she intends to disturb that peace and quiet. Not only do I disapprove of her misuse of this agricultural area of our ancestors, but also know that her ancestors would also disapprove of this land being used for drinking. This was given to her to use for peace, quietness and farming, including raising horses if that was what she wanted to do.


I am writing my protests because I will be in Texas at the time of the meeting on November 9th. If you should want to contact me there, my phone number is: 507-637-7489.

With strong protests,



Betty Galstad Miller

TO: Whom It May Concern

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

COPY



DATE: October 18, 2021

RE: Notice of Public Hearing on Application for Conditional Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* submitted by Vicki Friedrichs pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Ms. Friedrichs is proposing to start and operate an annual country music and camping festival on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The north 1040 feet of the east 420 feet of the East Half of the Northwest Quarter (E1/2 NW1/4) of Section 21, Township 113 North, Range 36 West, Delhi Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting scheduled 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 of the incorporated areas and/or one-quarter (1/4) 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 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

Cc: Vicki Friedrichs (w/encl)



NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Vicki Friedrichs pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Ms. Friedrichs is proposing to start and operate an annual country music and camping festival on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The north 1040 feet of the east 420 feet of the East Half of the Northwest Quarter (E1/2 NW1/4) of Section 21, Township 113 North, Range 36 West, Delhi Township.

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.

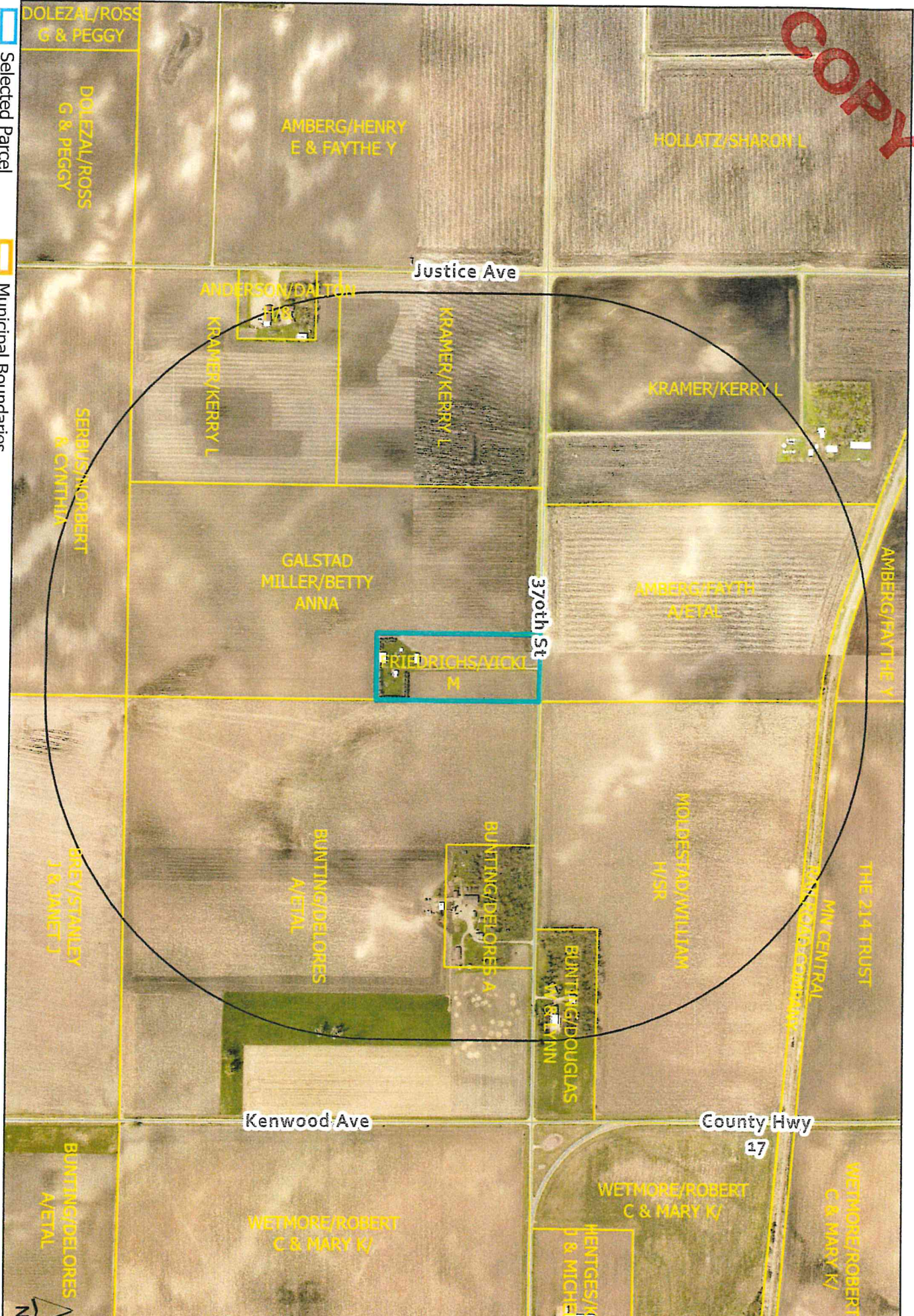
If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*.

DATED: October 13, 2021

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

Parcel ID	Owner	C/O	Address	CITY	STATE	ZIP
621343040	ANDERSON/ROSS A		103 N GROVE	REDWOOD FALLS	MN	56283
621343120	ANDERSON/STEVEN S & JOYCE		37103 US HWY 71	REDWOOD FALLS	MN	56283
625300020	BARBER/PETE & LISA		35991 HUNT DR	REDWOOD FALLS	MN	56283
622820020	BARBER/SCOTT H & CORY N		225 KIRKWALL LN	KNOXVILLE	TN	37908-2171
626240040	BEDNAREK/DALE R & MICHELE L		37037 337 ST	REDWOOD FALLS	MN	56283-3125
620041060	BRANDT PROPERTIES CO		PO BOX 230	FARGO	ND	58107-0230
622820240	BRYAN/PHILIP J & NICOLE M		36248 CROW CREEK LN	REDWOOD FALLS	MN	56283
626250180	BURCHFIELD/NICOLE A/&	CHRISTOPHER J BURCHFIELD	411 E BROADWAY ST APT 3	REDWOOD FALLS	MN	56283-4256
621344060	CEPLECHA/JONATHAN F & NATASHA		37105 US HWY 71	REDWOOD FALLS	MN	56283-4163
621334080	DAHLBERG/GILMAN E & CONNIE R		300 SOUTHDALE SE	SLEEPY EYE	MN	56085
627700060	DAHMS/EUGENE & JUDITH		34368 TIMBERCREST RD	REDWOOD FALLS	MN	56283
620044060	DALLENBACH/JONATHAN P		33446 NOBLE AVE	REDWOOD FALLS	MN	56283
621344030	DNR-REAL ESTATE MGT	ATTN: TAX SPECIALIST	500 LAFAYETTE RD	ST PAUL	MN	56283-2757
625800300	DRESSEN/MARK S & BRENDIA J		33991 NOBLE AVE	REDWOOD FALLS	MN	55155-4030
620032040	ELLER/ALAN D		33432 NOBLE AVE	REDWOOD FALLS	MN	56283-2751
620044040	ENGSTROM/EUGENE A/&	SHIRLEY A	37086 337 ST	REDWOOD FALLS	MN	56283
626240180	ESTEBO FAMILY RLTI			REDWOOD FALLS	MN	56283
625800120	FARMERS UNION INDUSTRIES LLC			REDWOOD FALLS	MN	56283
627700160	FENSKA/GENE A & JANICE L		34042 TIMBERCREST RD	REDWOOD FALLS	MN	56283
625800560	GARMAN/JASON M & KRIS A		34412 WAPASHA TRL	REDWOOD FALLS	MN	56283
620044070	GREEN/MAXIMIN AUBREY/&	SANDRA JEANNE GREEN	3358 BOONE CIRC N	REDWOOD FALLS	MN	56283
621343160	GROE/JONATHAN L & ANNISSA J		36625 US HWY 71	NEW HOPE	MN	55427
626250260	HAMMER/MICHAEL R & STACY J		33506 OAK RIDGE AVE	REDWOOD FALLS	MN	56283
626240020	HANNA/TIMOTHY J	& AMY J WENDINGER	33865 NOBLE AVE	REDWOOD FALLS	MN	56283
626250200	HARAZIN/DOUG & TAMMY		33570 OAK RIDGE AVE	REDWOOD FALLS	MN	56283-2833
627400040	HARRINGTON/JEANNETTE ANNE	ETAL	% JERILYNN I BLACKSTONE CPA	REDWOOD FALLS	MN	56283
622820180	HESS/GERALD L & DEBORAH L		36351 CROW CREEK LN	REDWOOD FALLS	CA	94901
621334060	HOUJLE/DOUGLAS L		36235 US HWY 71	REDWOOD FALLS	MN	56283
622820160	HUSEBY/JOSEPH R & NICOLE J		36335 CROW CREEK LN	REDWOOD FALLS	MN	56283
620044020	HUSEBY/TAMMY S		33460 NOBLE AVE	REDWOOD FALLS	MN	56283
622820060	JESSE'S COLLISION &	RESTORATION LLC	36290 US HWY 71	REDWOOD FALLS	MN	56283
622820140	JL PROPERTY SOLUTIONS LLC		645 BIRCH AVE	GIBBON	MN	55335
620042040	JOHNSON/MATTHEW R & JOLEEN A		36276 CROW CREEK LN	REDWOOD FALLS	MN	56283-2758
620091020	JUENEMANN/ALAN B		32978 NOBLE AVE	REDWOOD FALLS	MN	56283
626250160	KAUFMAN/LEWIS		1003 DIAMOND WILLOW CIR	WAITA PARK	MN	56387
627700020	KERKHOFF/MERVIN E & SALLY J		38267 280 ST	REDWOOD FALLS	MN	56283
626240120	LANG/BRENT & HOPE		37219 337 ST	REDWOOD FALLS	MN	56283
626240100	LIMOGES/TYLER & KELSI		473 PONDEROSA RD	REDWOOD FALLS	MN	56283-2846
621334040	MADSEN/GLENN W & SARA F		34231 WACOUTA TRL	REDWOOD FALLS	MN	56283-2558
625800500	MADSON/THOMAS J		34380 WAPASHA TRL	REDWOOD FALLS	MN	56283
626250120	MAURER/CAMERON/&	GINA MEYER	36243 CROW CREEK LN	REDWOOD FALLS	MN	56283
622820120	MANNZ/RONALD G & SANDRA L		33453 OAK RIDGE AVE	REDWOOD FALLS	MN	56283
625800460	MESSER/MICHAEL D & HEATHER R		34330 WAPASHA TRL	REDWOOD FALLS	MN	56283
621343000	MINNESOTA/STATE OF	TRANSPORTATION BUILDING	395 JOHN IRELAND BLVD	ST PAUL	MN	55155
629960020	MN VALLEY REGIONAL RAIL AUTH		200 S MILL ST	REDWOOD FALLS	MN	56283
625800240	MORRIS/RICHARD W		34353 WAPASHA TRL	REDWOOD FALLS	MN	56283
621343170	NIELAND/JONI J		108 W PLEASANT ST	REDWOOD FALLS	MN	56283-1059
625300040	NORBERG/DAVID L & BRENDIA J		800 JOANN CT	NORTHFIELD	MN	55057
621334030	OBERLOH/DENNIS E & THERESA		34191 WACOUTA TRL	REDWOOD FALLS	MN	56283
621343085	OKINS/LARRY E & LINDA		36963 US HWY 71	REDWOOD FALLS	MN	56283
625800280	PABST/ROGER D		34453 WACOUTA TRL	REDWOOD FALLS	MN	56283
620032060	PASKEWITZ/BARRY J & DEBORAH J		33511 NOBLE AVE	REDWOOD FALLS	MN	56283
626240080	PASKEWITZ/DAVID J		34206 TIMBERCREST RD	REDWOOD FALLS	MN	56283
626240140	PASKEWITZ/DUANE P & RENEE		37140 337 ST	REDWOOD FALLS	MN	56283
626250320	PENDLETON/BRIAN A & AMY		33268 OAK RIDGE AVE	REDWOOD FALLS	MN	56283-2840
620033020	PLATT/MARLENE A/RT		1702 UPPER TRENTWOOD CIR NE	WILLMAR	MN	56201
621343130	PLUMB/CATHERINE A		4010 ZANZIBAR LN N	PLYMOUTH	MN	55446-1359
626250140	PRESCHER/GREGORY S		33503 OAK RIDGE AVE	REDWOOD FALLS	MN	56283
620091060	PRESCOTT/MICHELE F		109 EASTWOOD DR	REDWOOD FALLS	MN	56283
620102030	PRIEBE/KARI J/&	KRISTINE M SKORSETH	3413 CO HWY 1	HENDRICKS	MN	56136

Copy



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

CUP Notification Area:
0.4 miles from selected parcel

Parcel ID: 52-021-2060



LOCALiQ

Redwood Falls Gazette
Crookston Times

PO Box 631435 Cincinnati, OH 45263

RECEIVED

OCT 26 2021

REDWOOD COUNTY
ENVIRONMENTAL OFFICE

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

Nicole Jacobs
Legal Clerk

Vicky Felty
Notary, State of WI, County of Brown
9/19/21

My commission expires

Publication Cost: \$119.25
Order No: 6417155 # of Copies: 1
Customer No: 618431
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

An Application for Conditional Use Permit has been filed by Vicki Friedrichs pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Ms. Friedrichs is proposing to start and operate an annual country music and camping festival on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The north 1040 feet of the east 420 feet of the East Half of the Northwest Quarter (E1/2 NW1/4) of Section 21, Township 113 North, Range 36 West, Delhi Township.

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 and
Zoning Supervisor
Redwood County
Environmental Office
Published in the Redwood
Gazette Oct. 21, 2021.

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 swears as follows:

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

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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

