

TO: Whom It May Concern

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



DATE: October 12, 2023

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 Clarence Jr. Wurtz, of Rosewood Hutterian Brethren Inc., pursuant to Redwood County Code of Ordinances, Title XV, Section 153.142. Mr. Wurtz is proposing to construct a home, in addition to four existing homes in the project area, on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The Northwest Quarter (NW1/4) lying north of the railroad, except a 0.35-acre tract in the northeast corner of Section 20, Township 109 North, Range 36 West, Charlestown Township.

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 31st day of October, 2023. The meeting will be held 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 in incorporated areas and/or one-quarter (1/4) of a mile of the affected property, or to the ten properties nearest to the affected property, whichever would provide notice to the greatest number of owners of unincorporated areas where the conditional use is proposed, 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



NOTICE OF PUBLIC HEARING

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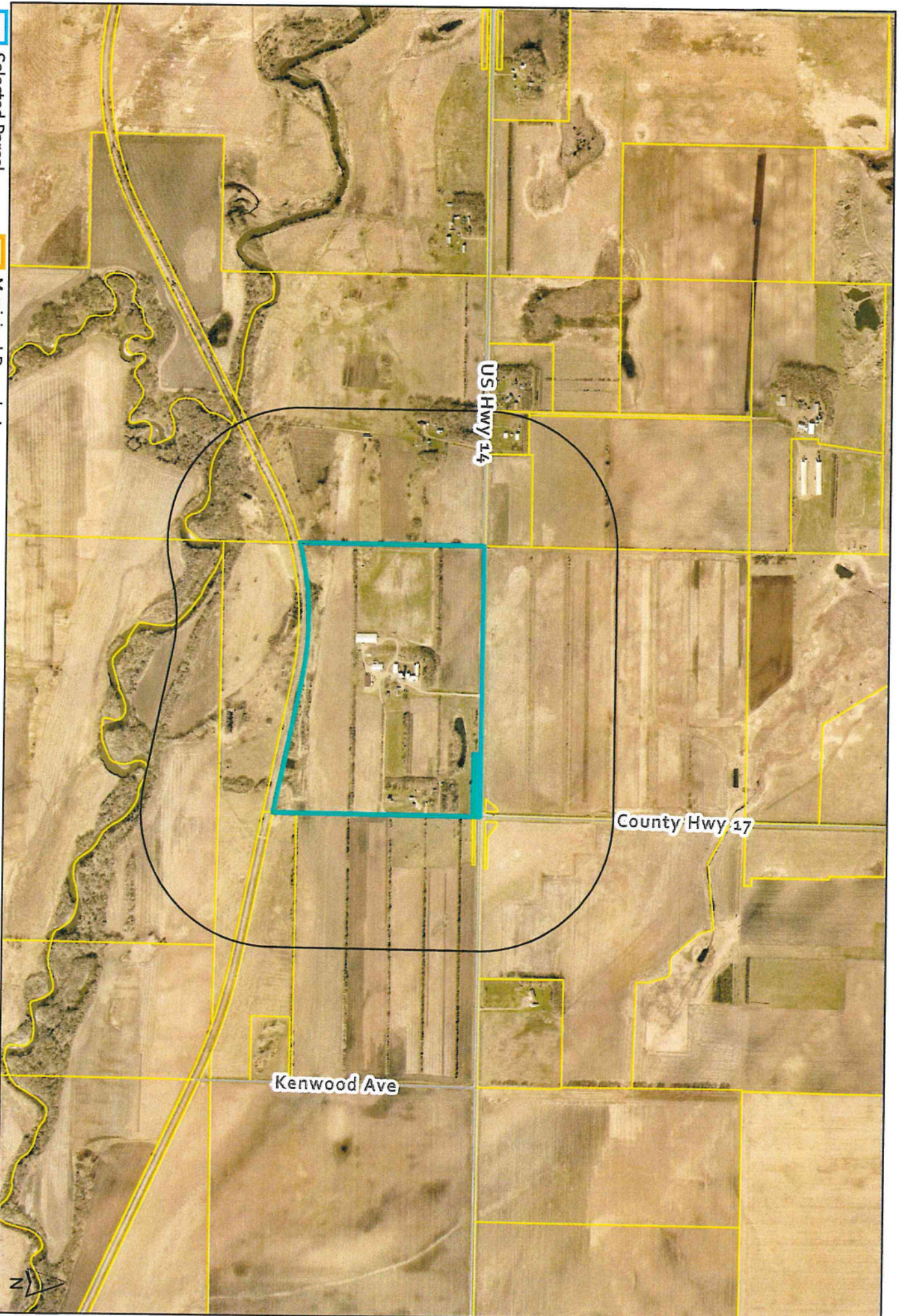
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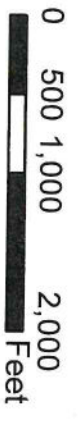
DATED: October 12, 2023

Jeanette Pidde
Land Use & Zoning Supervisor
Redwood County Environmental Office



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

CUP Notification Area:
0.25 miles from selected parcel



Parcel ID: 51-020-2020



Parcel ID	OWNER	C/O	Address	CITY	STATE	ZIP
51-020-3040	RILEY/GILES & LINDA		28812 US HWY 14	LAMBERTON	MN	56152
51-020-3020	PFARR/ROGER		13035 CO HWY 6	LAMBERTON	MN	56152
51-020-1060	RILEY/BERNARD W & MARIANNE		51500 171ST AVE	PINE ISLAND	MN	55963-6744
51-020-1040	STATE OF MINNESOTA, DOT	MAILSTOP 631 (D.P.)	395 JOHN IRELAND BLVD	ST PAUL	MN	55155
51-020-1020	BENEDICT/RYAN & ELIZABETH		28741 US HWY 14	LAMBERTON	MN	56152
51-020-2020	ROSEWOOD HUTTERIAN		29424 US HWY 14	LAMBERTON	MN	56152
51-018-4060	RUE/WAYNE/ETAL		703 S ELM ST	LAMBERTON	MN	56152
51-017-4020	THRAM/DEBRA/ETAL (Tax)	% JUSTIN THRAM	14022 CO HWY 17	LAMBERTON	MN	56152
51-017-3020	STATE OF MN - DNR		500 LAFAYETTE RD	ST PAUL	MN	55155-4045
51-996-0040	DAKOTA MINNESOTA & EASTERN RAILROAD CORPORATION	7TH FLOOR TAX DEPARTMENT	120 S 6TH ST	MINNEAPOLIS	MN	55402
51-018-4040	RUE/DARREN & ALLISON		28709 US HWY 14	LAMBERTON	MN	56152
	CHARLESTOWN TOWNSHIP BOARD OF SUPERVISORS	% DOUG MOODY JR, CLERK	30061 140 ST	LAMBERTON	MN	56152
	RUE/DAVID G & NANCY L		700 S FIR ST	LAMBERTON	MN	56152



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 11-23 Date: 10-3-23

Location of Proposed Use:

Address: 29424 US HWY 14 City: LAMBERTON State: MN Zip: 56152
House # Street Name
Parcel #: 51-020-2020 Township: CHARLESTOWN Section: 20 Twp #: T-109-N Range: R-36-W

Legal Description:

[Empty box for legal description]

Information about the Site:

Zoning District: AGRICULTURE

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

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

Permit (5) five houses on the property. This includes 4 previously permitted houses and one additional house to be permitted in the future. It is in addition to the 24 dwelling units permitted under CUP #1-23 on a different part of the property.

Building Size: (Please enter dimensions in feet)

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

Setbacks: (Please enter in feet)

Side Yard Setback: _____ Direction: _____

Side Yard Setback: _____ Direction: _____

Rear Yard Setback: _____ Direction: _____

Road Type: _____ Setback from the Right-of-Way: _____

Setback from the center of the road _____ ft

Type of Sewer System:

EXISTING SEPTIC SYSTEM - WAS CONSTRUCTED FOR MULTIPLE HOUSES

Drainage Plan:

NATURAL SURFACE WATER DRAINAGE

Other Information:

[Empty box for other information]

Applicant Information:

First Name: CLARENCE JR. Last Name: WURTZ

Business Name: ROSEWOOD LUTHERIAN BROTHERS INC.

Address: 29424 US HWY 14 City: LAMBERTON State: MN Zip: 56152

Home Phone: _____ Cell Phone: 1-605-770-6832 Email: jr@rosewoodlb.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 Clarence Jr Wurtz Date: 10-3-23

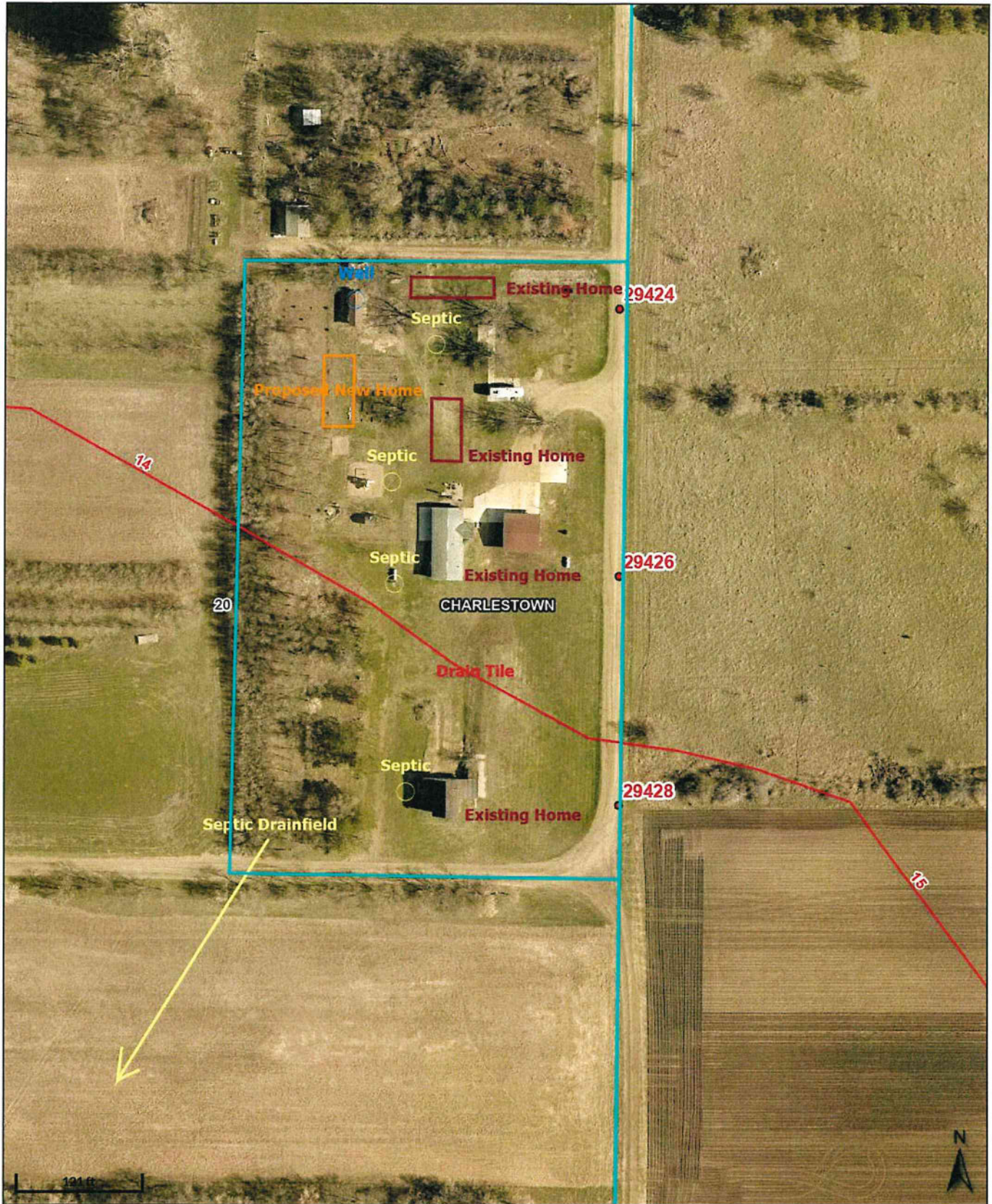
Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$700.00 Receipt #: 34910 Date Approved: _____

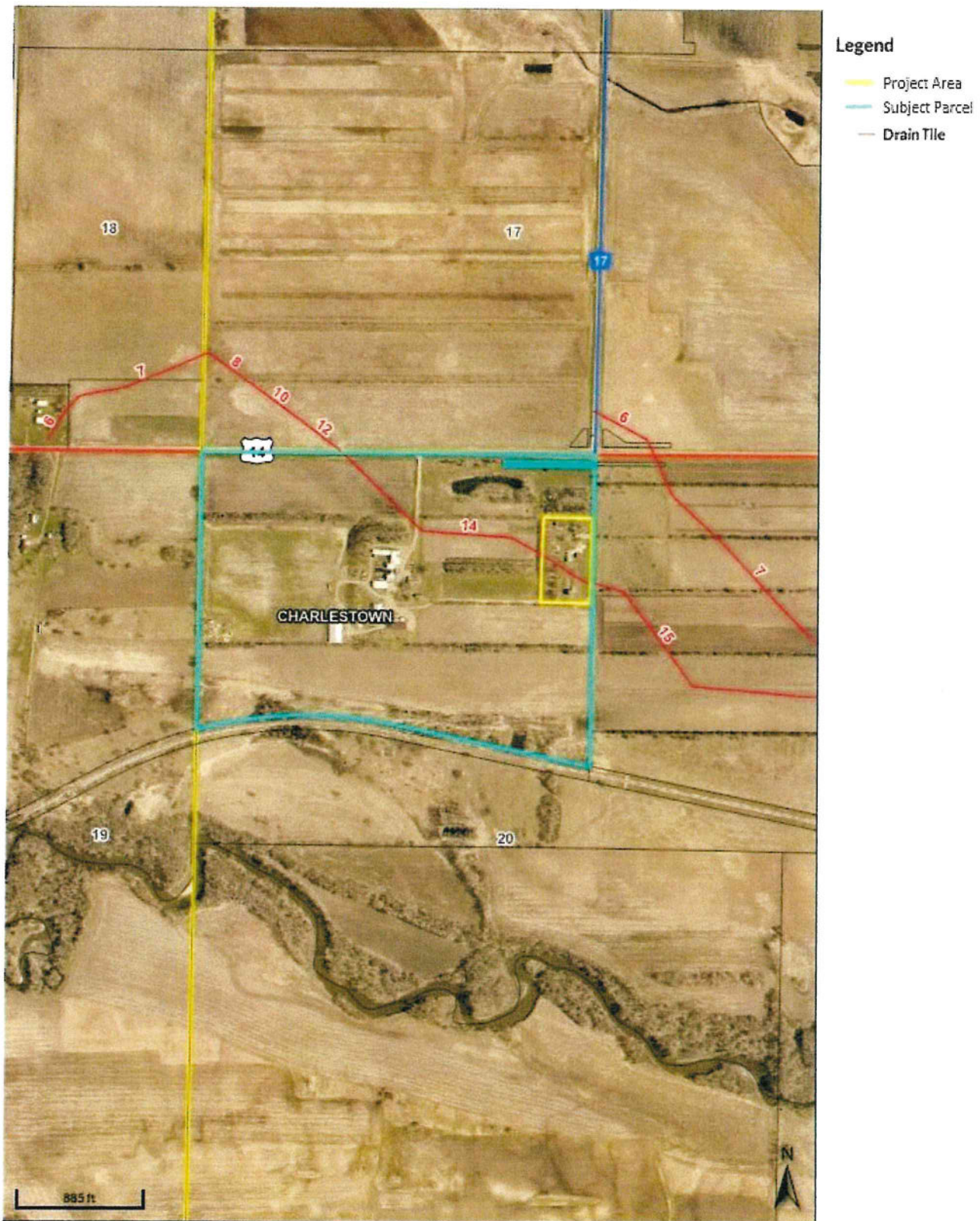
Application Received: _____

<u>Commission Action:</u>		<u>County Board Action:</u>	
Approved: _____	Date: _____	Approved: _____	Date: _____
Disapproved: _____	Date: _____	Disapproved: _____	Date: _____

Project Area



Project Area - Full Parcel View



Subject Parcel = 107.15 acres

Project Area = 4.2 acres