



Redwood County

www.co.redwood.mn.us

### Application for Rezoning

Permit #: 1-25r Date: 2-5-2022

**Location of Parcels to be Rezoned:**

Parcel Number(s): <sup>59-016-1020, 59-016-1120</sup> 59-016-1080, 59-016-1040 Township Name: Morgan  
Section: 16 Township Number: 111 Range: 34

That part of the Southwest Quarter of the Northeast Quarter, Section 16, Township 111 North, Range 34 West, Redwood County, Minnesota, described as follows: Commencing at the Center line of said Section 16; thence North 90 degrees 00 minutes 00 seconds East, an assumed bearing, along the south line of said Northeast Quarter of Section 16, a distance of 518.30 feet to the point of beginning; thence North 00 degrees 50 minutes 22 seconds West 727.50 feet; thence North 90 degrees 00 minutes 00 seconds East 248.70 feet; thence South 00 degrees 50 minutes 22 seconds East 727.50 feet to the said south line of the Northeast Quarter of Section 16; thence South 90 degrees 00 minutes 00

**Informatic** seconds West along said south line 248.70 feet to the point of beginning, containing 4 acres, more or less - See attached.

Present Zoning District: Urban Expansion

Proposed Zoning District: Agriculture Service business district

**Description of the road types adjacent to the proposed rezoning:**

Township Road and State Hwy 67

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

59-016-1020, 59-016-1040, 59-016-1080, 59-016-1120 Malecek, Jason Dawn, RRI 3x244  
Prosperity at 966 TWP Rd, Morgan, Wiethoff, Charles + Diana 25709 sq. ft.  
Hwy 67

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

Stock drainage products for resale  
Retail Sales

**Compatibility with the Comprehensive Land Use Plan:**

Area adjacent to Municipalities to encourage development  
We want to establish an Ag/Commercial/Residential Sale of Ag products

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

We sell and distribute ag drainage products. We are next to an ag field. So we feel that we would be good neighbors.  
We sell drainage products to Tower Properties. Bryant is a great

**Buildings on the property and adjacent properties:**

West of us in Malecek, East is Tauer field, South is Keith Grunka

**List existing uses:**

Stocking Drainage product for Resale  
Hay Sales, Ag sales

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

David & Jean Leichtman 2235 Odessa Ave. New Hampton, IA 50659	Charles Wiedt 250101st Hwy 67 Morgan	Jean Malachuk RR 1 Bx 214 Morgan
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**Additional Information:**

**Applicant Information:**

First Name: David Last Name: Leichtman  
 Business Name: Kahntile Supply  
 Address:  City: \_\_\_\_\_ State: MN Zip: \_\_\_\_\_  
 Home Phone: - Cell Phone: 319-239-5400 Email: Kahntile@gmail.com

**Land Owner Information:**

First Name: David & Jean Last Name: Leichtman

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: 1-15-28

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

Application Fee: \$700.00 Receipt #: 32814 Date Approved: \_\_\_\_\_

Application Received: 3-7-2025

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

### Application for Rezoning #1-25r - Legal Descriptions

59-016-1020 – Commencing at a point 443.3 feet east of the center point of Section 16, Township 111, Range 34, thence easterly 75 feet; thence northerly 295.3 feet, thence westerly 75 feet, thence southerly 295.3 feet to the point of beginning, containing one-half acre more or less; AND ALSO, Commencing at a point 295 feet 3 inches north and 518 feet 3 inches east of the Center of Section 16, Township 111, Range 34, thence west 131 feet, thence north 48 feet, thence east 131 feet, thence south 48 feet to the point of beginning.

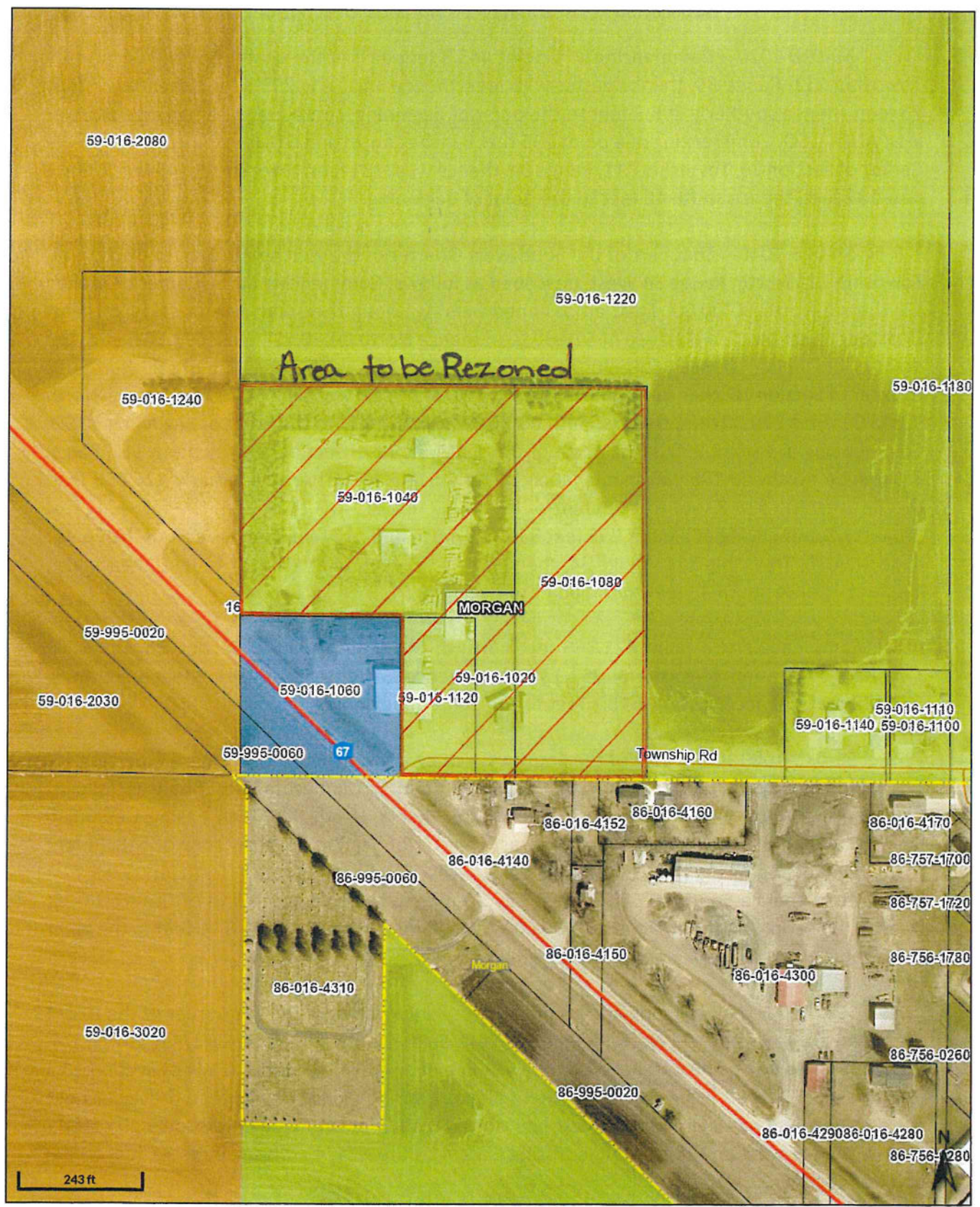
59-016-1040 – That part of the Southwest Quarter of the Northeast Quarter, Section 16, Township 111 North, Range 34 West, described as follows: Commencing at the Center of Section 16; thence North 90°00'00" East, an assumed bearing, along the south line of said Northeast Quarter of Section 16, a distance of 518.30 feet; thence North 00°50'22" West 673.50 feet to the point of beginning; thence South 90°00'00" West 518.30 feet to the west line of said Northeast Quarter of Section 16; thence North 00°50'22" West along said west line 54.00 feet; thence North 90°00'00" East 518.30 feet; thence South 00°50'22" East 54 feet to the point of beginning. ALSO: Commencing at a point 295.3 feet north of the center point of Section 16, Township 111, Range 34, thence northerly 126.066 feet, thence easterly 518.3 feet, thence southerly 126.066 feet, thence westerly 518.3 feet to the point of beginning, EXCEPTING therefrom the following real property: Commencing at a point 295 feet 3 inches north and 518 feet 3 inches east of the Center of Section 16, Township 111, Range 34, thence west 131 feet, thence north 48 feet, thence east 131 feet, thence south 48 feet to the point of beginning.

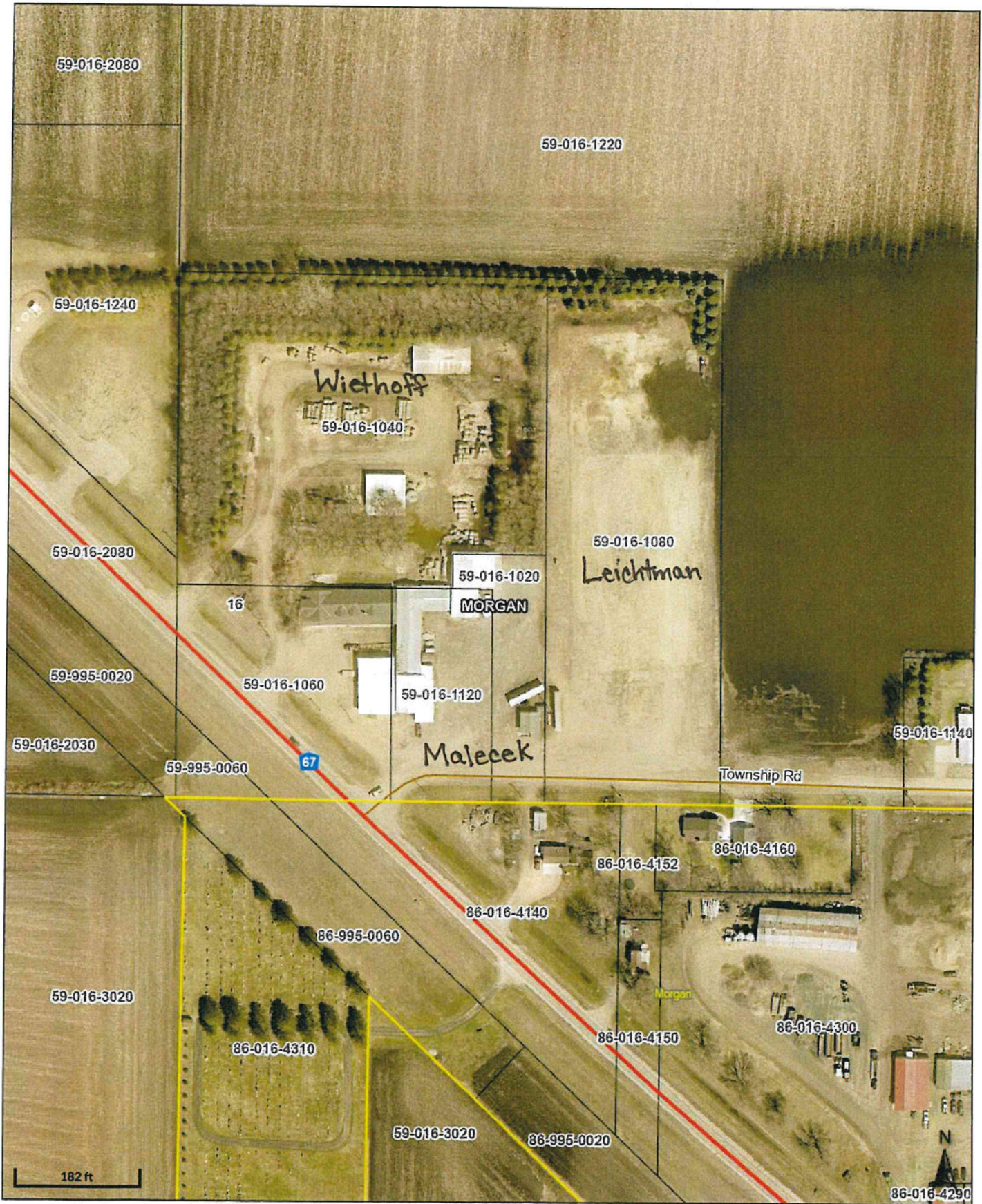
ALSO: Commencing at a point 421.366 feet north of the center point of Section 16, Township 111, Range 34, thence Northerly 252.132 feet, thence Easterly 518.3 feet, thence Southerly 252.132 feet, thence Westerly 518.3 feet to the point of beginning.

59-016-1080 – That part of the Southwest Quarter of the Northeast Quarter, Section 16, Township 111 North, Range 34 West, Redwood County, Minnesota, described as follows: Commencing at the Center line of said Section 16; thence North 90°00'00" East, an assumed bearing, along the south line of said Northeast Quarter of Section 16, a distance of 518.30 feet to the point of beginning; thence North 00°50'22" West 727.50 feet; thence North 90°00'00" East 248.70 feet; thence South 00°50'22" East 727.50 feet to the said south line of the Northeast Quarter of Section 16; thence South 90°00'00" West along said south line 248.70 feet to the point of beginning, containing 4 acres, more or less.

59-016-1120 – Beginning at a point 302 feet 3 inches east of the SW Corner of the NE1/4 of Section 16, Township 111 North, Range 34 West, on the south line of the SW1/4 of the NE1/4, thence running north and parallel with the west line of said SW1/4 of the NE1/4 of Section 16 a distance of 295 feet 3 inches; thence at right angles east a distance of 141 feet; thence at right angles south and parallel with the west line of said SW1/4 of the NE1/4 a distance 295 feet 3 inches; thence west on the south line of said SW1/4 of the NE1/4 a distance of 141 feet to the point of beginning.

# Area Zoning

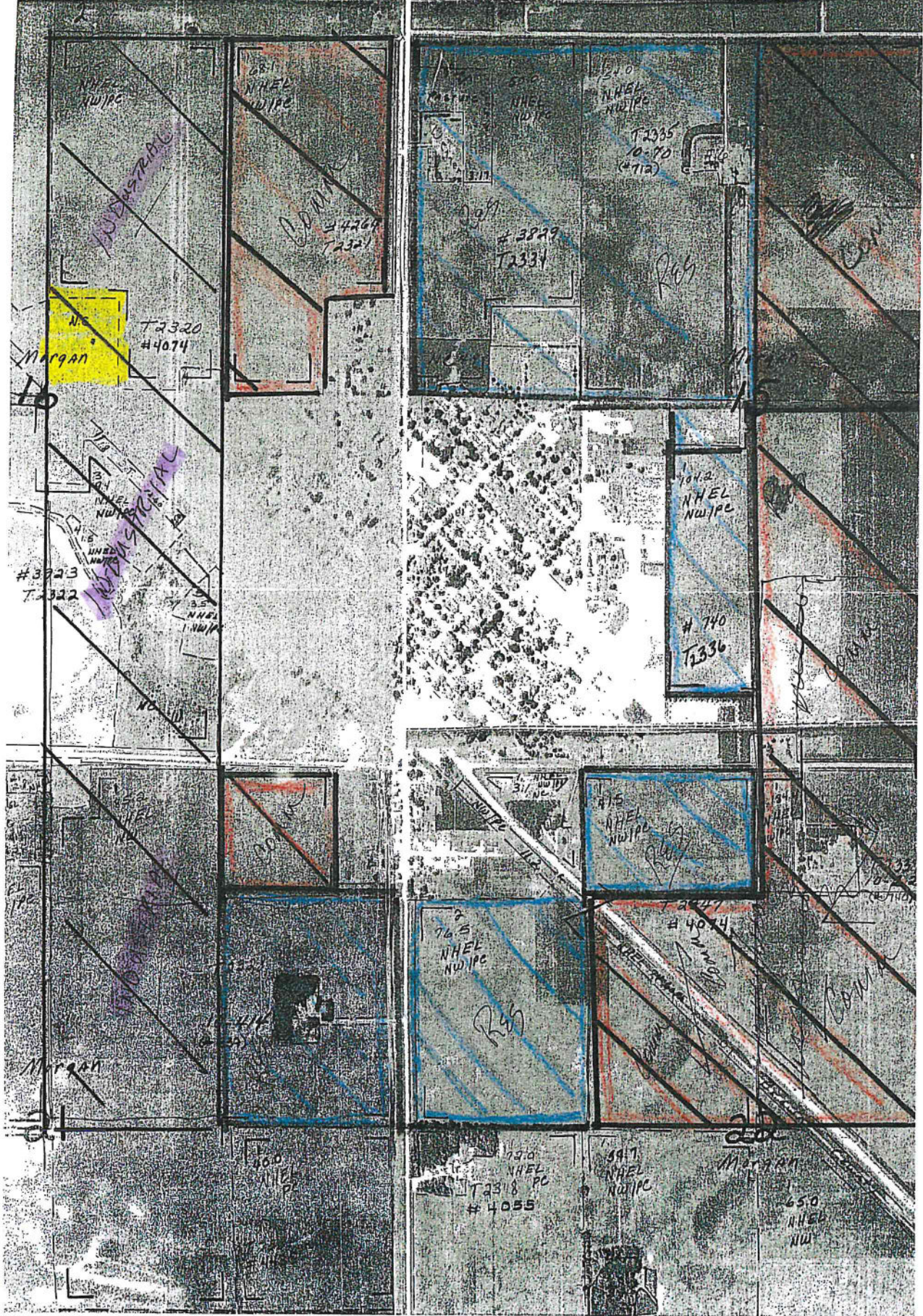




# 2002 - City of Morgan Site Plan for rezoning

= HIGHLY ERODIBLE LAND | HIC = MINIMAL EFFECT WETLAND (EXEMPT)  
 = NON-HIGHLY ERODIBLE | HWC, HWN, HWR = SPECIAL COND. (SEE SC5)  
 = PRIOR CONVERTED WETLAND | NC = NON-CROPLAND | PHOTO NO.  
 = EXEMPT (COMMENCED) CONVERTED WETLAND  
 NOT REPRODUCED | CROP  
 LE | JAN 1992 | YR.

= TRACT NUMBER | MT = MULTIPLE TRACT NUMBER | HEL = HIGHLY ERODIBLE LAND | MW = MINI  
 = WETLAND | CW = CONVERTED WETLAND | NHEL = NON-HIGHLY ERODIBLE | HWC, HWN,  
 = FARMED WETLAND | NA = NON-AGRICULTURAL | PC = PRIOR CONVERTED WETLAND | NC = NON-  
 = NON-WETLAND | AW = ARTIFICIAL WETLAND | ECW = EXEMPT (COMMENCED) CONVERTED WETL  
 COUNTY | Redwood | NOT TO BE REPRODUCED | CROP  
 SCALE | JAN 1992 | YR.



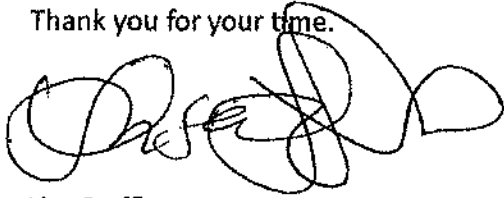
March 19, 2025

Redwood County Government Center  
Environmental Department  
PO Box 130  
Redwood Falls MN 56283

To Whom it may concern:

Parcel Number 59-016-1080

The City of Morgan at this time does not wish to annex this parcel into the City of Morgan. We were unable to come to an agreement with Morgan Township on conditions of this. Thank you for your time.

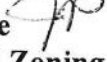
A handwritten signature in black ink, appearing to read 'Lisa Steff', written over the text 'Thank you for your time.' The signature is stylized and somewhat cursive.

Lisa Steff  
City Clerk Treasurer  
City of Morgan  
119 Vernon Avenue  
Morgan MN 56266



Parcel ID	NAME	C/O	Address	CITY	STATE	ZIP
590163020	BAHR/DENISE		2105 SE 7TH AVE APT 101	GRAND RAPIDS	MN	55744
590162030	BENDIXEN/KEITH A		39747 ST HWY 68	MORGAN	MN	56266
590093040	CHRISTENSEN/CHAD		27345 ST HWY 67	MORGAN	MN	56266
590161100	CHRISTENSEN/KAREN		904 TOWNSHIP RD	MORGAN	MN	56266
889950060	CHURCH OF ST MICHAEL OF	MORGAN MN	PO BOX 459	MORGAN	MN	56266
860164150	ENRIQUEZ/ROCIO ADRIANA		PO BOX 173	MORGAN	MN	56266
590162020	FAULDS/CORY		25849 CO HWY 2	MORGAN	MN	56266
860164160	GEWERTH/RITA M		919 TOWNSHIP RD	MORGAN	MN	56266
590094060	GREEN/RICHARD C & LYNN M		43569 260 ST	MORGAN	MN	56266
590094020	GRO INC	% BRYAN GREEN	26048 CO HWY 2	MORGAN	MN	56266-1403
590161110	GRUENDEMANN/CHARLES & CARLA		908 TOWNSHIP RD	MORGAN	MN	56266
860164140	GRUNKE/KEITH R & MONDE C		924 W FRONT ST	MORGAN	MN	56266
590212040	HEILING/JOEL M		42424 ST HWY 68	MORGAN	MN	56266
590162060	KERKHOF FAMILY TRUST/THE		30815 CO HWY 11	FRANKLIN	MN	55333
860164300	KERKHOF/TIMOTHY		32385 CO RD 2	MORTON	MN	56270
590161080	LEICHTMAN/DAVID & JEAN		2176 225 ST	NEW HAMPTON	IA	50659
590211020	MACHOLDA/DEREK M	25106 ST HWY 67	PO BOX 157	MORGAN	MN	56266
590163040	MACHOLDA/JOLEEN		520 NORTHWOOD DR	REDWOOD FALLS	MN	56283
590161120	MALECEK/JASON & DAWN		PO BOX 316	MORGAN	MN	56266
599950020	MATHIOWEITZ/BRIAN JAMIES		17786 CO RD 8	SLEEPY EYE	MN	56085-4399
590211025	MIDWEST WIRELESS	% VERIZON WIRELESS	PO BOX 2549	ADDISON	TX	75001
590211025	MORGAN/CITY OF		PO BOX 27	MORGAN	MN	56266
590161180	RADDATZ/RONALD M & JANET A		45261 260 ST	MORGAN	MN	56266
590152080	SCHOOL DISTRICT # 636		PO BOX 188	MORGAN	MN	56266
867130030	SCHWARTZ FAMILY LLC		32286 190 ST	MORGAN	MN	56085
860164310	ST MICHAEL'S CEMETERY		PO BOX 459	MORGAN	MN	56266
860164170	STEFFENSMEIER/LYNN & M		903 TOWNSHIP RD	MORGAN	MN	56266
590161220	TAUER/DANIEL L		41564 CO HWY 4	MORGAN	MN	56266-1141
590152040	WEBER/WAYNE/REVOCABLE TRUST		25901 CO HWY 2	MORGAN	MN	56266
590161040	WEITHOFF/CHARLES & DIANNA		34666 631ST AVE	GIBBON	MN	55335
	MORGAN TOWNSHIP	% MARY TAUER, CLERK	41564 CO HWY 4	MORGAN	MN	56266

**TO: Whom It May Concern**

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



**DATE: March 19, 2025**

**RE: Notice of Public Hearing on Rezoning Application**

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Rezoning* filed by David and Jean Leichtman, pursuant to Redwood County Code of Ordinances Section 153.008, to rezone from "UE" Urban Expansion District to "B-1" Highway Service Business District, certain property in the County of Redwood, State of Minnesota, described as follows:

59-016-1020 – Commencing at a point 443.3 feet east of the center point of Section 16, Township 111, Range 34, thence easterly 75 feet; thence northerly 295.3 feet, thence westerly 75 feet, thence southerly 295.3 feet to the point of beginning, containing one-half acre more or less; AND ALSO, Commencing at a point 295 feet 3 inches north and 518 feet 3 inches east of the Center of Section 16, Township 111, Range 34, thence west 131 feet, thence north 48 feet, thence east 131 feet, thence south 48 feet to the point of beginning.

59-016-1040 – That part of the Southwest Quarter of the Northeast Quarter, Section 16, Township 111, Range 34, described as follows: Commencing at the Center of Section 16; thence North 90°00'00" East, an assumed bearing, along the south line of said Northeast Quarter of Section 16, a distance of 518.30 feet; thence North 00°50'22" West 673.50 feet to the point of beginning; thence South 90°00'00" West 518.30 feet to the west line of said Northeast Quarter of Section 16; thence North 00°50'22" West along said west line 54.00 feet; thence North 90°00'00" East 518.30 feet; thence South 00°50'22" East 54 feet to the point of beginning. ALSO: Commencing at a point 295.3 feet north of the center point of Section 16, Township 111, Range 34, thence northerly 126.066 feet, thence easterly 518.3 feet, thence southerly 126.066 feet, thence westerly 518.3 feet to the point of beginning, with exception. ALSO: Commencing at a point 421.366 feet north of the center point of Section 16, Township 111, Range 34, thence Northerly 252.132 feet, thence Easterly 518.3 feet, thence Southerly 252.132 feet, thence Westerly 518.3 feet to the point of beginning.

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Redwood County Government Center - Environmental Department

P.O Box 130 Redwood Falls, MN 56283

(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us

59-016-1120 – Beginning at a point 302 feet 3 inches east of the SW Corner of the NE1/4 of Section 16, Township 111, Range 34, on the south line of the SW1/4 of the NE1/4, thence running north and parallel with the west line of said SW1/4 of the NE1/4 of Section 16 a distance of 295 feet 3 inches; thence at right angles east a distance of 141 feet; thence at right angles south and parallel with the west line of said SW1/4 of the NE1/4 a distance 295 feet 3 inches; thence west on the south line of said SW1/4 of the NE1/4 a distance of 141 feet to the point of beginning.

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 8<sup>th</sup> day of April, 2025. 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 500 feet of the affected property in incorporated areas and one-half mile in unincorporated areas, the affected board of town supervisors, and the municipal council of any municipality within two miles of the affected 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](mailto:Environmental@co.redwood.mn.us), or in writing at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*.

Enclosure



## NOTICE OF HEARING ON APPLICATION FOR REZONING

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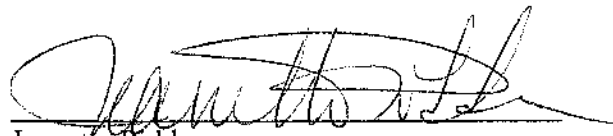
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DATED: March 19, 2025

A handwritten signature in black ink, appearing to read 'Jeanette Pidde', written over a horizontal line.

Jeanette Pidde  
Land Use & Zoning Supervisor  
Redwood County Environmental Office



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

**Rezoning Notice Area: 0.5 miles and 500 ft from selected parcel**

0      1,000      2,000 Feet

Parcel ID: 50-016-0046  
 50-016-0046  
 50-016-0046  
 50-016-1120