



Redwood County

### Application for Conditional Use Permit

www.co.redwood.mn.us

Permit #: 4-25 Date: 5-16-25

**Location of Proposed Use:**

Address: 26167 270<sup>th</sup> St. City: Wabasso State: MN Zip: 56293  
House # Street Name

Parcel #: 71-002-300 Township: Vail Section: 2 Twp #: 111 Range: 37

**Legal Description:**

See attached.

**Information about the Site:**

Zoning District: Ag

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

Constructing new 60'x80' shop for welding business. Landowners will have 3 employees. Up to all of the building may be used. Perform contract work only. Not open to the general public. Will have dumpster service and porta-potty.  
Level III home occupation.

**Building Size:** (Please enter dimensions in feet)

Width: 60 Length: 80 Diameter: \_\_\_\_\_ Total Height: 31

**Setbacks:** (Please enter in feet)

Side Yard Setback: 260' Direction: East

Side Yard Setback: 360' Direction: West

Rear Yard Setback: 230' Direction: North

Road Type: Township Setback from the Right-of-Way: 277

Right-of-Way Width from Centerline 310 ft

**Type of Sewer System:**

None - Portable toilet available

**Drainage Plan:**

Natural

**Other Information:**

[Empty box for other information]

**Applicant Information:**

First Name: Jared Last Name: Jenniges  
Business Name: Elevation Industries LLC  
Address: 26167 270th St. City: Wabasso State: MN Zip: 56293  
Home Phone: \_\_\_\_\_ Cell Phone: 507-626-4961 Email: jared@elevationindustriesllc.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 Jared Jenniges Date: 5-16-25

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

Permit Fee: \$700.00 Receipt #: 32855 Date Approved: \_\_\_\_\_

Application Received: 5-16-2025

**Commission Action:** Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_  
**County Board Action:** Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Conditional Use Permit #4-25

Legal Description

That part of the Southwest Quarter of Section 2, Township 111, Range 37, described as follows:

Commencing at a point on the south line of the Southwest Quarter of Section 2, Township 111, Range 37, 473 feet east of the southwest corner and running thence North parallel to the west line of said Southwest Quarter 610 feet; thence East parallel to the south line of said Southwest Quarter 715 feet; thence South parallel with the said west line 610 feet to the south line of said Southwest Quarter; thence West along said south line 715 feet to the point of beginning.

Neighborhood





### Land Use/Zoning Permit

Permit #: 47-25 Date: 5/16/2025

**Location of the Proposed Structure:**

Address: 26167 270th St City: Wabasso State: MN Zip: 56293  
House # Street Name

Parcel #: 71-002-3020 Township: Vail Section: 2 Twp #: T-111-N Range: R-37-W

Road Type: Township

**Brief Tax Description:**

TR BEG 473' E OF SW COR SW1/4, TH N 610', E 715', S 610', W 715' TO POB, 10.01A M/L

**General description or proposed use of request/building:**

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

Construct shop building for personal and commercial use. 20' sidewalks.

**Building 1:**

Building Type: Shop If Other: \_\_\_\_\_

Will it have a basement? No

(Please enter dimensions in feet)

Width: 60 Length: 80 Diameter: \_\_\_\_\_ Total Height: 31

Bushel Capacity \_\_\_\_\_

**Building 2:**

Building Type: \_\_\_\_\_ If Other: \_\_\_\_\_

Will it have a basement? \_\_\_\_\_

(Please enter dimensions in feet)

Width: \_\_\_\_\_ Length: \_\_\_\_\_ Diameter: \_\_\_\_\_ Total Height: \_\_\_\_\_

Bushel Capacity \_\_\_\_\_

**Energy Efficiencies:** Will the building use: Geothermal? No SolarPanels? No

**Zoning District:** Agricultural Go to Appropriate Section:

**Agricultural and Urban Expansion Districts**

Complete only for a new dwelling:

Number of dwellings within the same 40 acres: \_\_\_\_\_

**Rural Residential District**

Addition Name: \_\_\_\_\_ Block #: \_\_\_\_\_ Lot #: \_\_\_\_\_

Lot Length: \_\_\_\_\_ Lot Width: \_\_\_\_\_

**Highway Service Business and Industry Districts**

Amount of lot area covered by buildings (no more than 50%): \_\_\_\_\_ %

Scenic River

Setback to the Bluff Line: .....

**Setback Requirements:**

County/Judicial Drainage Ditch: ok .....

County Tile Line: 1350 .....

River, Stream, or Lake: 1530 .....

Well: 210 .....

Septic: 135 .....

Side Yard: 260      Direction: East .....

Side Yard: 360      Direction: West .....

Rear Yard: 230      Direction: North .....

Road Right-Of-Way 277      Direction: South      Setback from the center of the road 310 ft

Are you within the Airport Zoning District? No      Are you within a possible shoreland area? No

Estimated Cost: \$390,000.00

-- This permit is valid only for the location and structure listed above and is subject to existing regulations. Changes made after an approved permit is issued must be reapproved before or during construction.

-- Zoning permits are good for one (1) year from the date the permit is signed by the Zoning Administrator.

-- Approval from the Minnesota Pollution Control Agency (MPCA) is required before the local zoning permit is valid on livestock buildings.

-- It is the applicant's responsibility to obtain any and all federal, state, and county permits prior to construction.

**Applicant Information:**

First Name: Jared      Last Name: Jenniges .....

Business Name: .....

Address: 26167 270th St      City: Wabasso      State: MN      Zip: 56293

Home Phone:      Cell Phone: (507) 626-4961      Email Address: jared@elevationindustriesllc.com

**Land Owner Information:** (If different from Applicant)

First Name:      Last Name: .....

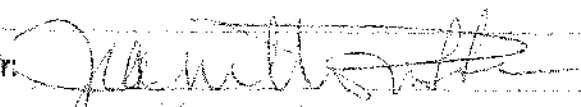
Address      City:      State MN      Zip

Home Phone:      Cell Phone:      Email:

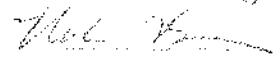
**Office Use Only** \* The section below is to be filled out by the Environmental Office Staff

Permit Fee: ~~\$280.00~~      Receipt #: 32855      \$40 - Fee reduced due to CUP app fee

Comments: Mr. Jenniges plans to have a Level III home occupation (welding business) in the shop. He has submitted an application for a CUP for the use.

Zoning Officer: 

Date: 5-16-25

Zoning Administrator: 

Date Approved: 5/19/25



Overview



Legend

-  Municipal Boundaries
-  Surrounding Counties
-  Townships
-  Parcels
- Major Roads**
  -  State/Federal
  -  County
  -  County/Twp/City
  -  Minor Roads

Parcel ID	71-002-3020	Alternate ID	n/a	Owner Address	JENNIGES/JARED/&
Sec/Twp/Rng	2-111-37	Class	RESIDENTIALSINGLE UNIT		MELISSA RAAK
Property Address	26167 270 ST WAB	Acreage	10.01		26167 270 ST
	TOWN OF VAIL				WABASSO MN 56293
District	n/a				
Brief Tax Description	TR BEG 473' E OF SW COR SW1/4, TH N 610', E 715', S 610', W 715' TO POB, 10.01A M/L				
	(Note: Not to be used on legal documents)				

Date created: 5/16/2025  
 Last Data Uploaded: 5/15/2025 9:59:09 PM

Developed by  **SCHNEIDER**  
 GEOSPATIAL

**Conditions for Permit No. 4-25 (Jared Jenniges – Welding Business)**

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Code, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. 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.
4. 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. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
5. All waste, refuse, and the like generated by or from the conditional use shall be disposed of in the manner provided by the applicable local, state, and federal statutes, rules, and regulations. The permit holder shall maintain a garbage dumpster and other appropriate waste storage receptacles from an approved waste hauler for the temporary storage of general waste and refuse. The dumpster 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 must be kept on file for no less than five (5) years and shall be provided to the Redwood County Environmental Office upon request.
6. 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.
7. Adequate measures shall 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 laws, rules, and regulations.
8. Adequate measures shall be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of the foregoing will constitute a nuisance now or in the future and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result now or in the future.
9. All materials and equipment on the premises in connection with the conditional use shall be stored within a building or fully screened so as not to be visible from the adjoining properties, except for the following: construction on the premises, agricultural equipment and materials if these are used or intended for use on the premises, and off-street parking except as otherwise regulated by Redwood County Ordinance.


10. 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, the Redwood County Ordinances, State statutes, or Federal laws.



Parcel ID	STATE OF MINNESOTA IN TRUST	NAME	C/O	Address	Address 2	CITY	STATE	ZIP
710112040	DNR-REAL ESTATE MGT	JENNIGES/JARED/&	ATTN: TAX SPECIALIST	26167 270 ST	PO BOX 45	ST PAUL	MIN	56155
710023020		JOHANNNECK/DANIEL	MELISSA RAAK	PO BOX 91		WABASSO	MIN	56293
710112080		JOHANNNECK/PETER		PO BOX 670		PEQUOT LAKES	MIN	56293
710112070		JOHANNNECK/ROBERT J/LT		1964 EUGENE ST		WHITE BEAR LAKE	MIN	56472
710031020		MAERTENS/BRIAN C & KAREN M		25624 290 ST		WABASSO	MIN	55110
710101020		RAMEY/KARIN L		28260 ST HWY 67		REDWOOD FALLS	MIN	56293
710111040		SALFER/CHARLOTTE M/ETAL		BOX 183		WABASSO	MIN	56283
710112060		SALFER/RANDALL JOHN/&	SHELLA RAE	27314 CO HWY 6		WABASSO	MIN	56293
710112020		WARNER/ANDREW E & HANNAH S		26190 270 ST		WABASSO	MIN	56293
710101040	MCGUIGGAN/TIMOTHY MARK/& VAIL TOWNSHIP BOARD OF SUPERVISORS		CONNIE MAE MCGUIGGAN c/o Candy Sobocinski, Clerk	1904 SUMMIT AVE 24649 230th St		WORTHINGTON	MIN	56187
						WABASSO	MIN	56293

APPLICANT

TO: Whom It May Concern

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

DATE: May 11, 2025

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 Jared Jenniges pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.446 and 153.142(A)(13). Mr. Jenniges is proposing to operate a Level III home occupation, consisting of a welding business, in a newly constructed shop building on the following described real property:

That part of the Southwest Quarter of Section 2, Township 111, Range 37, described as follows:

Commencing at a point on the south line of the Southwest Quarter of Section 2, Township 111, Range 37, 473 feet east of the southwest corner and running thence North parallel to the west line of said Southwest Quarter 610 feet; thence East parallel to the south line of said Southwest Quarter 715 feet; thence South parallel with the said west line 610 feet to the south line of said Southwest Quarter; thence West along said south line 715 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 24th day of June, 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 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@redwoodcounty-mn.gov](mailto: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



## NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Jared Jenniges pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.446 and 153.142(A)(13). Mr. Jenniges is proposing to operate a Level III home occupation, consisting of a welding business, in a newly constructed shop building on the following described real property:

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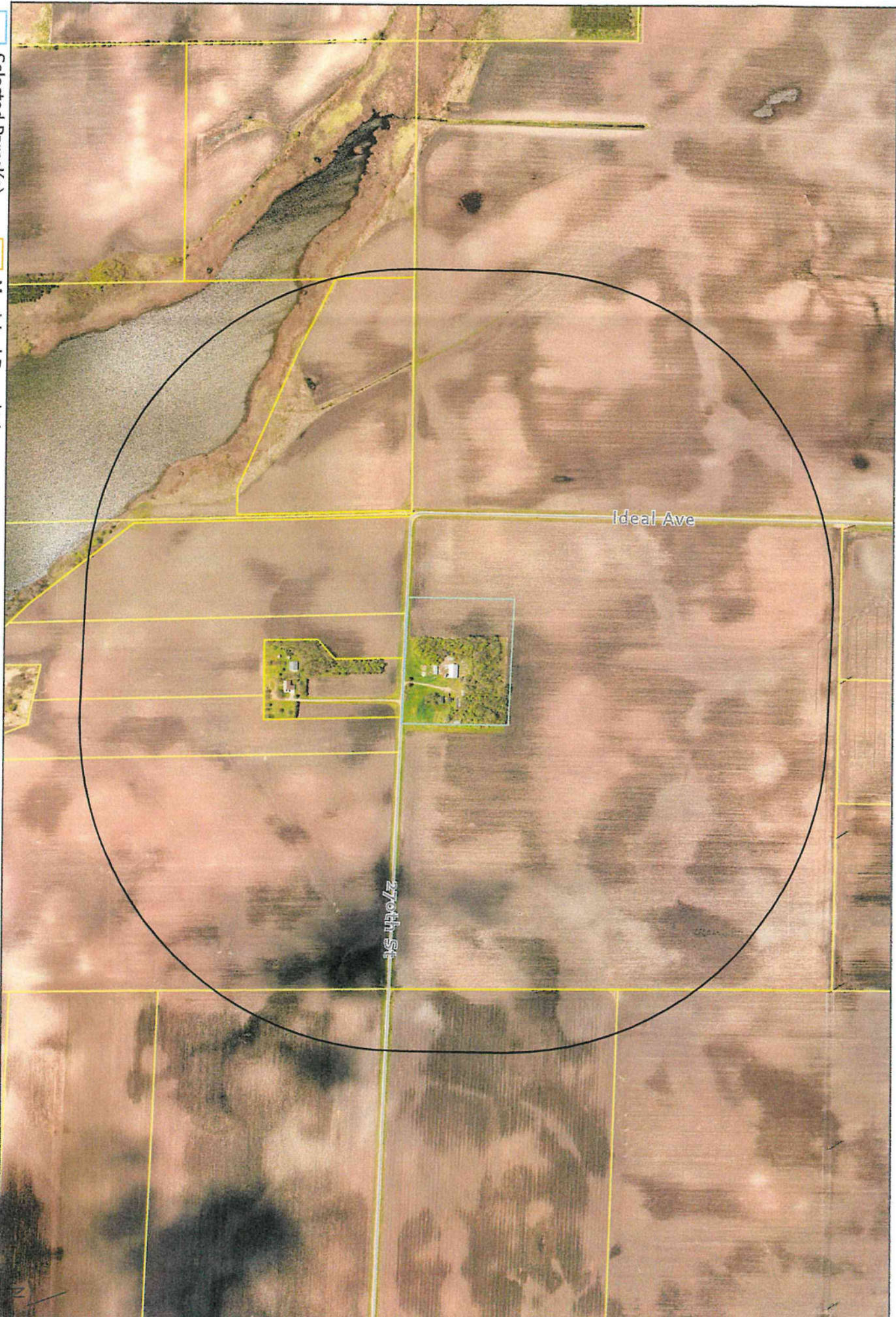
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If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at [Environmental@redwoodcounty-mn.gov](mailto:Environmental@redwoodcounty-mn.gov), or in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

DATED: June 5, 2025

Jeanette Pidde  
Land Use and Zoning Supervisor  
Redwood County Environmental Office



Selected Parcel(s)

Municipal Boundaries

Notification Area

Sections

Parcels

Roads

Ideal Ave

270th St

Variance Notice Area:  
0.35 miles from selected parcel



Parcel ID: 71-002-3020

**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 Broward, ss:

I, Edmar Corachia, 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:

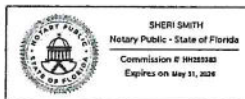
- Jun 12, 2025

**Publication Fee: \$121.77**

**Order No. 3562880**

*Edmar Corachia*

Agent



**VERIFICATION**

State of Florida  
County of Broward

Signed or attested before me on this: 06/13/2025

*S. Smith*

Notary Public

Notarized remotely online using communication technology via Proof.

**THIS IS NOT AN INVOICE!**

Please do not use this form for payment remittance.

An Application for Conditional Use Permit has been filed by Jared Jenniges pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.446 and 153.142(A) (13). Mr. Jenniges is proposing to operate a Level III home occupation, consisting of a welding business, in a newly constructed shop building on the following described real property:

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DATED: June 5, 2025

Jeanette Pidde  
Land Use and  
Zoning Supervisor  
Redwood County  
Environmental Office

Published in Redwood Ga-  
zette June 12, 2025.

3562880

**REDWOOD COUNTY PLANNING COMMISSION**

Jared Jenniges

Conditional Use Permit Application #4-25

June 24, 2025



**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?

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

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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?

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

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

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NAME: \_\_\_\_\_

DATE: \_\_\_\_\_