

ORDINANCE NO. 98, FOURTH SERIES

AN ORDINANCE AMENDING ZONING ORDINANCE

THE CITY COUNCIL OF REDWOOD FALLS DOES ORDAIN:

SECTION 1. That after a public hearing and review of all the evidence pertaining to the request to re-zone certain real property as referenced in Section 2, the City Council of the City of Redwood Falls makes the following:

FINDINGS OF FACT

1. The amendment is consistent with the applicable policies of the City's Comprehensive and Land Use Plan.
2. The amendment proposes to change the zoning classification of particular properties.
3. The amendment is in the best interest of the public as it promotes orderly development and is not solely for the benefit of a single property owner.
4. The existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification.
5. There are reasonable uses of the properties in question permitted under the existing zoning classification of I-1.
6. There has been a change in the character or trend of development in the general area of the properties in question, which has taken place since such properties were placed in their present zoning classification.

SECTION 2. That the following described real estate lying and being in the City of Redwood Falls, Redwood County, Minnesota, to-wit:

All that part of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty-two (32), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian described as follows: Beginning at the intersection of the west line of Anderson Drive, as of record in Book 125 of Deeds, Page 331, and the north line of the Service Road for Highways 19 and 71; thence west parallel the south line of said Section 32 for 93.52 feet; thence north at 90 degrees to the south line of said Section 32 for 215.00 feet; thence deflecting west at 90 degrees for 60.00 feet; thence deflecting north at 90 degrees for 185.00 feet to the north line of that parcel as recorded in Book 159 of Deeds on Page 483; thence east parallel to the south line of said Section 32 for 103.73 feet to the west line of Anderson Drive; thence southerly along the west line of Anderson Drive for 406.04 feet, more or less, to the point of beginning, containing 1.004 acres;

AND

All that part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Thirty-two (32), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian described as follows, to-wit: Commencing at a point 350 feet East of the southwest corner of said Section 32 and 535 feet North of the South line of said Section 32; thence South parallel with the West line of said Section 32 a distance of 400.0 feet; thence North 89 degrees 47' East, parallel with the South line of said Section 32 and distant 135 feet northerly thereof, a distance of 407.3 feet to the westerly line of Anderson Drive in the City of Redwood Falls, Minnesota, thence North 0 degrees 06' West along the westerly line of said Anderson Drive a distance of 100.0 feet to the point of curve of a 6 degree 12'30" curve with a radius of 922.37 feet; thence curving in a northwesterly direction along the westerly line of said Anderson Drive a distance of 306.04 feet; thence South 89 degrees 47' West a distance of 355.9 feet to the point of beginning, containing 3.62 acres, more or less, EXCEPTING THEREFROM the following described premises: All that part of the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section Thirty-two (32), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West of the Fifth Principal Meridian described as follows, to wit: Beginning at the intersection of the west line of Anderson Drive, as of record in Book 125 of Deeds, Page 331, and the north line of the Service Road for Highways 19 and 71; thence west parallel the south line of said Section 32 for 93.52 feet; thence north at 90 degrees to the south line of said Section 32 for 215.00 feet; thence deflecting west at 90 degrees for 60.00 feet; thence deflecting north at 90 degrees for 185.00 feet to the north line of that parcel as recorded in Book 159 of Deeds on Page 483; thence east parallel to the south line of said Section 32 for 103.73 feet to the west line of Anderson Drive; thence southerly along the west line of Anderson Drive for 406.04 feet, more or less, to the point of beginning, containing 1.004 acres;

AND

That part of the SW 1/4 of SW 1/4 of Section 32, Township 113, Range 35, described as follows: Beginning at a point 350 feet east of the southwest corner of said Section 32 and 135 feet north of the south line of said Section 32 and running thence at right angles to said south section line in a northerly direction a distance of 180 feet, thence at right angles in a westerly direction a distance of 199.90 feet to a point 150 feet east of the west line of said Section 32, thence southerly parallel with the west line of said Section 32 a distance of 105.16 feet, thence south 45° east a distance of 105.80 feet, thence easterly parallel with the south line of said Section 32 a distance of 125.16 feet to the place of beginning;

AND

All that part of the Southwest Quarter (SW¼) of Section Thirty-Two (32), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West, described as follows: Commencing at a point 135 feet North of the South line of said Section Thirty-two (32) at a point 1,223.30 feet East of the Southwest (SW) corner of said Section Thirty-two (32), running thence North a distance of 400 feet, thence West 448 feet approximately to the East line of Anderson Drive, a dedicated Street in Redwood Falls – Anderson Industrial Park, running thence Southeasterly and Southerly along the East line of said Anderson Drive to the North line of Bridge Street, thence East a distance of 400 feet to the place of beginning, containing 3.7 acres, more or less, the same being located within corporate limits of the City of Redwood Falls, Redwood County, Minnesota;

AND

All that part of the Southwest Quarter (S.W. $\frac{1}{4}$) of Section Number Thirty-two (32), Township Number One Hundred Thirteen (113) North of Range Number Thirty-five (35) West described as follows: Commencing at a point 135 feet North of the South line of said Section 32, which point is 1331.30 feet East of the Southwest corner of said Section 32, and running thence North a distance of 301.45 feet, thence West a distance of 108 feet, thence South a distance of 301.45 feet, thence East a distance of 108 feet to the place of beginning;

AND

All that part of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-Two (32), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West, described as follows: Commencing at a point 135 feet north of the south line of said Section 32, which point is 1481.30 feet east of the southwest corner of said Section 32, and running thence north parallel with the west line of said Section 32 a distance of 301.45 feet, thence west parallel with the south line of said Section 32 a distance of 150 feet, thence south parallel with the west line of said Section 32 a distance of 301.45 feet, thence east parallel with the south line of said Section 32 a distance of 150 feet to the place of beginning;

AND

All that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-two (32), in Township One Hundred Thirteen (113) North, of Range Thirty-five (35) West, described as follows: Beginning at a point 350 feet East of the Southwest Corner of said Section Thirty-two (32) and 315 feet North of the South line of said Section Thirty-two (32) and running thence North at right angles to a line drawn parallel to the South line of said Section Thirty-two (32) at the point of beginning a distance of 120 feet, thence at right angles in a Westerly direction a distance of 199.90 feet, more or less, to a point 150 feet East of the West line of said Section Thirty-two (32), thence Southerly parallel with the West line of said Section Thirty-two (32) a distance of 120 feet, thence East a distance of 199.90 feet, more or less, to the place of beginning;

AND

All that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-two (32), in Township One Hundred Thirteen (113) North, of Range Thirty-five (35) West of the Fifth Principal Meridian, described as follows: Beginning at a point Two Hundred Ten (210) feet East of the West line of said Section Thirty-two (32) and Five Hundred Thirty-five (535) feet North of the South line of said Section Thirty-two (32) and running thence South and parallel to said West line a distance of One Hundred (100) Feet, thence East parallel with said South line a distance of One Hundred Forty (140) feet, thence North parallel to said West line a distance of One Hundred (100) feet, thence West parallel to said South line a distance of One Hundred Forty (140) feet to the point of beginning, containing .3214 acres, more or less;

AND

A tract Sixty (60) feet by One Hundred (100) feet more particularly described as follows: All that part of the Southwest Quarter (SW¼) of Section Thirty-two (32), Township One Hundred Thirteen (113) North, Range Thirty-five (35) West beginning at a point 150 feet East of the West line of said Section Thirty-two (32) at the intersection of a line drawn parallel to the South line of said Section Thirty-two (32), and distant 435 feet Northerly therefrom; thence East parallel to said South line for a distance of 60 feet, thence North parallel to said West line of said Section a distance of 100 feet, thence West parallel to the South line of said Section a distance of 60 feet, thence South parallel to the West line a distance of 100 feet to the point of beginning;


now classified as "I-1, Limited Industrial District," be changed to "B-3, Auto-Oriented Business District."

SECTION 3. That the Zoning Administrator is hereby directed to change the zoning map referred to in Section 6.03 of Chapter 6 of the Unified Development Ordinance in accordance herewith.


SECTION 4. This Ordinance becomes effective from and after its passage and publication.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota this 2nd day of September, 2025.

ATTEST:



Keith Muetzel
City Administrator



Tom Quackenbush
Mayor

(City Seal)

Subscribed and sworn to before me this
2nd day of September, 2025.



Notary Public

Introduced: August 19, 2025
10-Day Notice: August 21, 2025
Approved: September 2, 2025
Publication: September 11, 2025

