

PLANNING & ZONING ADVISORY COMMISSION AGENDA

Date: October 21, 2024

Time: Following the adjournment of the Board of Adjustments & Appeals meeting (doors open at 6:45 p.m.)

Location: Emergency Operations Center - Government Center, 501 S. Minnesota Avenue, St. Peter

Copies of the meeting agenda and packet are available on the Nicollet County website at: www.co.nicollet.mn.us/Agendas

Questions or comments regarding the meeting can be directed to the Nicollet County Property Services Department by calling 507-934-7070, or by email to niccopermitapps@co.nicollet.mn.us.

1. Call to Order
2. Roll Call
3. Silence Your Cell Phone
4. Review of Cancellations and Additions
5. Approval of Minutes: *September 16, 2024*
6. Public Appearances
7. **PUBLIC HEARING: PLN24-16**
 - Applicant: Jason Tews with United Farmers Cooperative
 - Landowner: United Farmers Cooperative
 - Request: Replat
 - Location: Part of Eastern ½ of Northwest ¼, Section 3-110-39 in Lafayette Township
 - Parcel Number: 06.103.0400, 06.103.0300, 06.103.0210, 06.103.0905, 06.103.0915
 - Zoning Specialist: John Zehnder
8. **PUBLIC HEARING: PLN24-15**
 - Applicant: Jason Tews with United Farmers Cooperative
 - Landowner: United Farmers Cooperative
 - Request: Conditional Use Permit for a grain bin and support structures greater than one-hundred (100) feet in height in the Rural Townsite Zoning District
 - Location: Part of Eastern ½ of Northwest ¼, Section 3-110-39 in Lafayette Township
 - Parcel Number: 06.103.0400 & 06.103.0300
 - Zoning Specialist: John Zehnder
9. Review Permits
10. Old Business
11. Other Business
12. Communications
13. Adjourn

Mission Statement

Providing efficient services with innovation and accountability.

Vision Statement

Setting the standard for providing superior and efficient county government services through leadership, accountability and innovation to a growing and diverse society.

Core Values

Leadership. Integrity.
Accountability.
Efficiency. Innovation.

PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

SEPTEMBER 16, 2024	7:07 p.m.	COUNTY BOARD ROOM
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ROLL CALL	MEMBERS PRESENT	MEMBERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	☒ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☒ Kurt Zins, <i>Commissioner</i>	☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☒ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☒ John Zehnder, Zoning Specialist (ZS) ☒ Justin Hughes, Assistant County Attorney (ACA) ☒ Crystal Madden, Recording Secretary ☐ Other Staff:

REVIEW OF CANCELLATIONS & ADDITIONS	None.
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APPROVAL OF AUGUST 19, 2024 MINUTES	MOTION	SECOND
APPROVE	☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☒ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>
VOTE TO APPROVE MINUTES	☒ PASS ☐ FAIL	VOTE: 4 - 0

PUBLIC APPEARANCES	None.
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ADDITIONAL ITEMS		
REVIEW ZONING PERMITS	The Commission had no questions for Staff.	
OLD BUSINESS	ZS Zehnder conducted an informational presentation on Accessory Dwelling Units (AUDs). Vice Chair Thoreson and Member Schwab requested that Staff research and include standards from larger cities. Member Schwab motioned to have Staff research and draft an ADU ordinance for the Planning Commission to review, and the motion was seconded by Member Hoffmann. The motion passed by a vote of 4-0. ZS Zehnder conducted an informational presentation on Standards for Liquid Propane Storage Tanks. Member Schwab motioned for Staff to draft an amendment to the ordinance to exempt compressed gas from the berming requirement, and Member Hoffmann seconded the motion. The motion passed by a vote of 4-0.	
OTHER BUSINESS	None.	
COMMUNICATIONS	None.	
ADJOURN MEETING	MOTION	SECOND
7:52 PM	☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☒ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>

VOTE TO ADJOURN MEETING	☒ CARRIED	☐ FAILED	VOTE: 4 – 0
JOHN ZEHNDER, ZONING SPECIALIST		DATE	10/21/2024
DAVE UBEL, CHAIR		DATE	10/21/2024

DRAFT



PRELIMINARY & FINAL PLAT

“UFC ADDITION” SUBDIVISION

**Jason Tews /
United Farmers Cooperative**

PLN24-16

NICOLLET COUNTY PLANNING & ZONING ADVISORY COMMISSION

SUBJECT	Preliminary & Final Plat PLN24-16
APPLICANT	Jason Tews with United Farmers Cooperative
LANDOWNER	United Farmers Cooperative
LOCATION	Part of Eastern ½ of Northwest ¼, Section 3-110-39 in Lafayette Township
PARCEL NO	06.103.0400, 06.103.0300, 06.103.0210, 06.103.0905, 06.103.0915
EXISTING ZONING	Limited Industry
HEARING DATE	10/21/2024
COUNTY BOARD DATE	11/12/2024
60 DAYS FROM REQUEST	12/02/2024

REQUEST

The applicant, United Farmers Cooperative (UFC), has submitted a request to replat parcels 06.103.0400, 06.103.0300, 06.103.0210, 06.103.0905, and 06.103.0915, located in the Eastern ½ of Northwest ¼, Section 3-110-39 in Lafayette Township, in order to create a new subdivision known as “UFC Addition.” The replat will legally combine the five parcels into one.

ORDINANCE

Sections 503 and 503 of the Nicollet County Subdivision Ordinance require a public hearing for the approval of preliminary and final plats.

EXISTING LAND USE

The 12.4-acre property is located in Klossner. The two easternmost parcels along Minnesota Highway 15 include existing grain bins of various sizes, grain legs, a livestock feed store, and a corn bunker. Two southeastern parcels west of 577th Lane are currently vacant and formerly included homes. The northwestern parcel west of 577th Lane is currently cropland.

SURROUNDING LAND USE

The surrounding land use is a mix of agricultural, industrial, and residential. Residential properties lie to the south of the UFC parcels on both the north and south sides of County Road 5, as well as to the southeast of the intersection of County Road 5 and Minnesota State Highway 15. Other areas of industrial zoning include the site of the Lafayette Township Hall, as well as Cenex Station with liquid propane storage tanks farther south along the state highway. Surrounding areas mostly

contain fields of row crops.

PROJECT DESCRIPTION

UFC presently owns parcels 06.103.0400, 06.103.0300, 06.103.0210, 06.103.0905, and 06.103.0915 in the Klossner town site. They are proposing the replat in order to vacate a township right-of-way easement for 577th Lane and remove the property lines of their combined parcels.

The goal of UFC is to construct a new office, shop, access driveway, and grain bin. These projects are not currently permitted as they would cross property lines, as well as, the current township right-of-way easement. Towards this goal, the replat accomplishes two objectives. Firstly, it eliminates internal property lines, reducing the number of setbacks required. Secondly, it eliminates the township right-of-way, which prevents development and also requires a 35-foot setback.

NEIGHBOR NOTIFICATION

Property owners were notified of the request per the standards of Section 505.3 of the Zoning Ordinance, Minnesota State Statute 394.26, and Minnesota State Rules 7020.

MINNESOTA DEPARTMENT OF TRANSPORTATION

The Minnesota Department of Transportation was informed of the request.

REVIEW

A review of the site was completed by Property Services staff on June 28th, 2024. Approval of the preliminary and final plats appears to meet the necessary requirements set forth in Sections 502 and 503 of the Subdivision Ordinance.

RECOMMENDATIONS

Staff recommends that if the preliminary and final plats are recommended for approval, the following conditions be attached:

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.
2. The final plat of “UFC Addition” shall be recorded at the Nicollet County Recorder’s Office within sixty (60) days of approval.
3. The applicant shall obtain all required signatures on the final plat prior to its recording.
4. The applicant shall complete the right-of-way vacation process with Lafayette Township prior to recording the final plat.

Applicant: Jason Tews with United Farmers Cooperative
Landowner: United Farms Cooperative

PLN24-16

ATTACHMENT A	Application
ATTACHMENT B	Location Map
ATTACHMENT C	Site Map
ATTACHMENT D	Current Legal Description
ATTACHMENT E	Preliminary Plat
ATTACHMENT F	Final Plat
ATTACHMENT G	Road Vacation
ATTACHMENT H	Boundary Sketch
ATTACHMENT I	Neighbor Notification List



PROPERTY SERVICES DIVISION
501 S MINNESOTA AVENUE, SAINT PETER, MN 56082
507-934-7070

PLANNING & ZONING ADVISORY COMMISSION APPLICATION

TOTAL FEES: \$396.00

Parcel#: 06.103.0400, 06.103.0300, 06.103.0210, 06.103.0905, 06.103.0915
Permit#: PLN24-16
Date: N/A

Applicant: Jason Tews with United Farmers Cooperative
Telephone: 507-232-1020
Owner: UNITED FARMERS COOPERATIVE
Property Address: 40150 577TH LN, NEW ULM, MN 56073
Abbreviated Legal Description: See Survey for Legal
Township: Lafayette Township
Zoning District(s): LIMITED INDUSTRY
Hearing Date: Monday, September 16, 2024

Record Type: Conditional Use Permit
Subtype: New
Category: Other
Description: REPLAT

Copies of the meeting agenda and packet are available on the Nicollet County website: co.nicollet.mn.us/AgendaCenter
Questions regarding the hearing can be directed to:

John Zehnder
Phone: 507-934-7076
Email: John.Zehnder@co.nicollet.mn.us

Jason Tews
Jason Tews (Oct 3, 2024 13:59 CDT)

APPLICANT SIGNATURE

Oct 3, 2024

DATE

PROPERTY SERVICES

10/2/24

DATE

ATTACHMENT A
Application

PLN24-16 Permit Invoice Receipt - unsigned

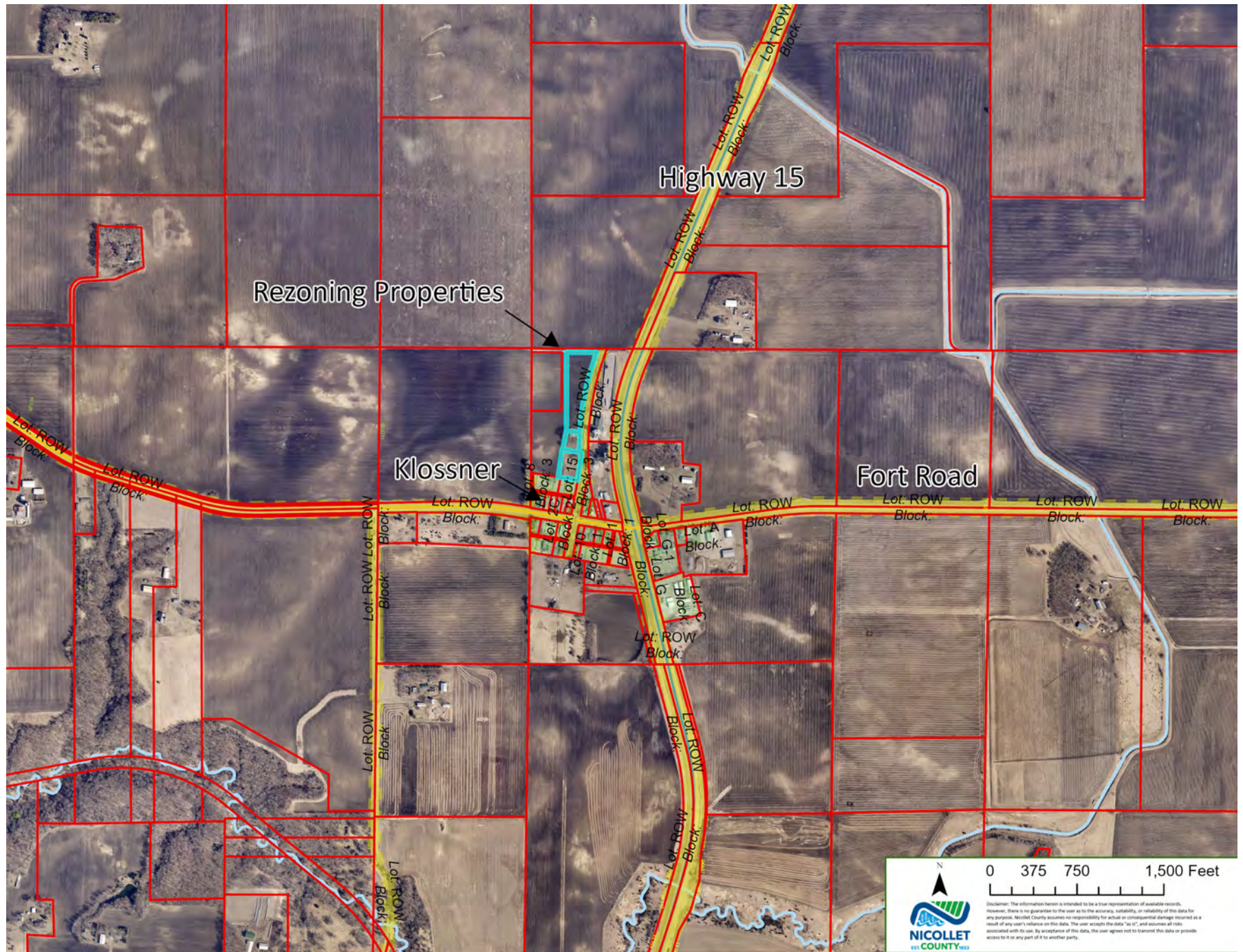
Final Audit Report

2024-10-03

Created:	2024-10-02
By:	John Zehnder (John.Zehnder@co.nicollet.mn.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyuMHs8iAHUHMRAcsl93MjlaSxlqjrwB2

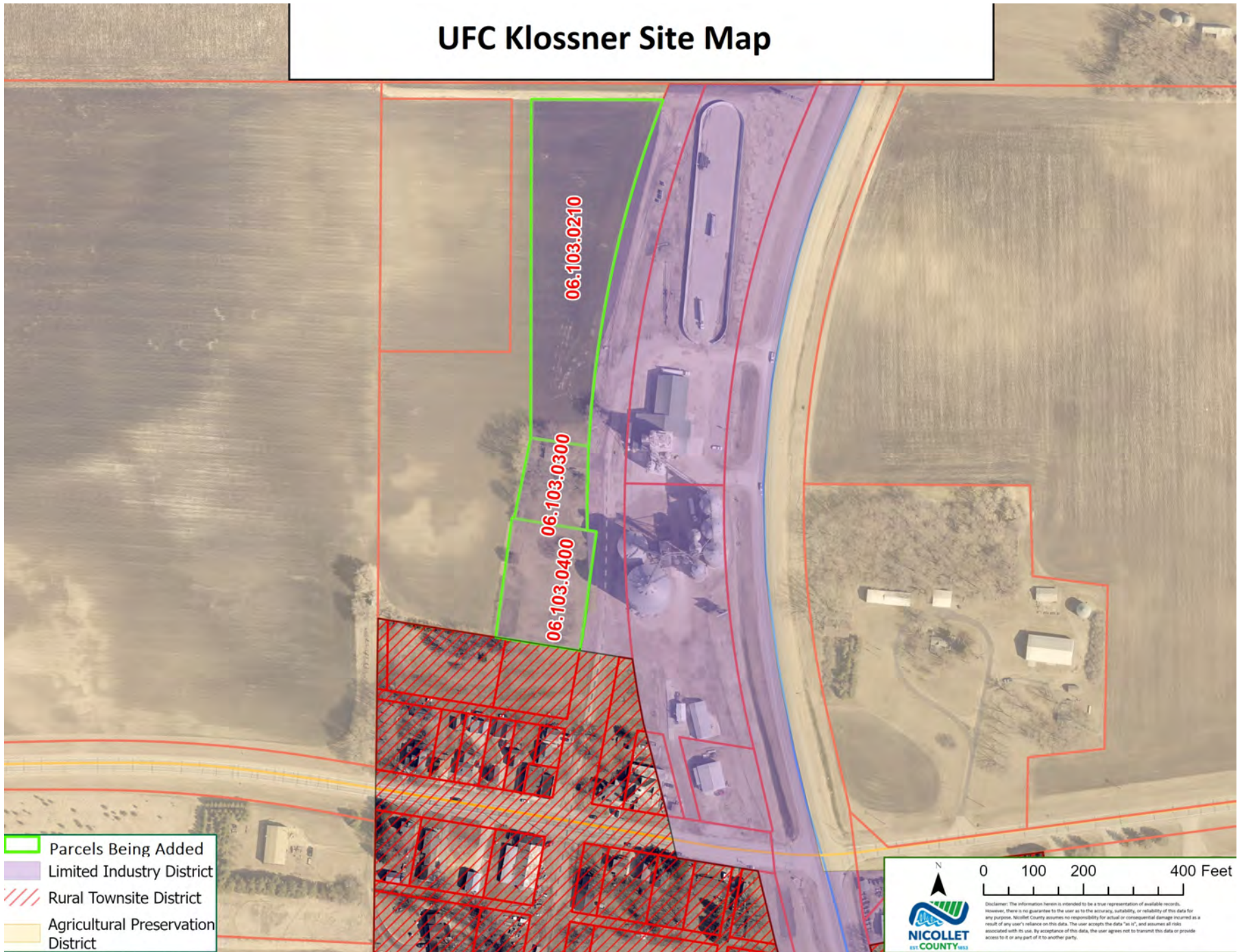
"PLN24-16 Permit Invoice Receipt - unsigned" History

-  Document created by John Zehnder (John.Zehnder@co.nicollet.mn.us)
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-  Document emailed to jason.tews@ufcmn.com for signature
2024-10-02 - 9:07:36 PM GMT
-  Email viewed by jason.tews@ufcmn.com
2024-10-02 - 9:07:42 PM GMT - IP address: 172.172.8.186
-  Signer jason.tews@ufcmn.com entered name at signing as Jason Tews
2024-10-03 - 6:59:44 PM GMT - IP address: 140.190.7.4
-  Document e-signed by Jason Tews (jason.tews@ufcmn.com)
Signature Date: 2024-10-03 - 6:59:46 PM GMT - Time Source: server- IP address: 140.190.7.4
-  Agreement completed.
2024-10-03 - 6:59:46 PM GMT



ATTACHMENT B
Location Map

UFC Klossner Site Map



ATTACHMENT C Site Map

EXHIBIT A

The Land referred to herein below is situated in the County of Nicollet, State of Minnesota, and is described as follows:

PARCEL 1: Commencing at a point South 23° East, 11.56 chains of the North West corner of the Northeast Quarter of the Northwest Quarter (NE¼ of NW¼) of Section Number Three (3), Township Number One Hundred Ten (110) North, of Range Number Thirty (30) West; thence running South 80½° East, One Hundred and Sixteen and One-Half (116½) feet to the right of way of the new county road; thence along right of way of said road South One degree East, One Hundred Sixty-Eight (168) feet; thence North 80½° West, One Hundred and Forty-Seven and One-Half (147½) feet; thence North 9½° East One Hundred and Sixty-Five (165) feet to the place of beginning, Nicollet County, Minnesota.

PARCEL 2: Beginning at the Northeast corner of Block Three (3) of the Original Plat of Klossner Station, thence North 10 degrees 53 minutes East 241 feet to a point, thence North 79 degrees 15 minutes West 170 feet to a point 4.5 feet beyond the pipe at the Southwest corner of said Tract; thence South 10 degrees 55 minutes West 241 feet to a point in the north line of said Block Three (3); thence South 79 degrees 15 minutes East 170 feet on the North line of said Block Three (3) to the point of beginning. This Tract of Land is known as "Lot B" on the Plat of Part of J.H. Kottke Estate in the E½ of the NW¼ of Section 3 in Township No. 110 North of Range No. 30 West.

PARCEL 3: That part of the Northeast Quarter of the Northwest Quarter of Section 3, Township 110 North, Range 30 West of the Fifth Principal Meridian, bounded and described as follows: Commencing at a point on the Northerly line of Main Street, distant 200 feet Westerly, measured at right angles, from the center line of the main track of the Minneapolis New Ulm and Southwestern Railroad Company (later the Minneapolis and St. Louis Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established across said Section 3; thence Northerly parallel with said original main track center line a distance of 685 feet to the point of beginning of the parcel of land herein described; thence continuing Northerly parallel with said original main track center line a distance of 840 feet, more or less, to a point on the North line of said Section 3; thence Easterly along said North line of Section 3 to a point distant 50 feet Northwesterly, measured radially, from the center line of the main track of the Chicago and North Western Transportation Company (formerly the Minneapolis and St. Louis Railway Company), as said main track is now located; thence Southwesterly parallel with said last described main track center line to a point distant 9 feet Northwesterly, measured radially, from the center line of Chicago and North Western Transportation Company (formerly Minneapolis and St. Louis Railway Company) spur track ICC No. 2, as said spur track is now located; thence Southwesterly and Southerly parallel with said spur track center line to a point on a line drawn radially thereto through the point of beginning; thence Westerly along said last described radial line to the point of beginning.

AND

ATTACHMENT D
Current Legal Description

That part of the East Half of the Northwest Quarter of Section 3, Township 110 North, Range 30 West of the Fifth Principal Meridian, bounded and described as follows: Beginning at a point on the North line of said Section 3, distant 50 feet Northwesterly, measured at right angles, from the center line of the main tract of the Chicago and North Western Transportation Company (formerly the Minneapolis & St. Louis Railway Company), as said main tract is now located; thence Southwesterly parallel with said main track center line to a point distant 9 feet Northwesterly, measured radially, from the center line of Chicago and North Western Transportation Company (formerly Minneapolis & St. Louis Railway Company) Spur Track I.C.C. No. 2, as said spur track is now located; thence Southwesterly, Southerly and Southeasterly, parallel with said spur track center line, to a point on the Northerly line of Main Street; thence Easterly, along said Northerly line of Main Street to a point distant 67 feet Northeasterly, measured radially, from the center line of the main track of the Minneapolis New Ulm and Southwestern Railroad Company (later the Minneapolis & St. Louis Railway Company, now the Chicago and North Western Transportation Company), as said main tract center line was originally located and established across said Section 3; thence Northwesterly, Northerly and Northeasterly parallel with said original main tract center line to a point on the North line of said Section 3; thence Westerly along said North line of said Section 3 to the point of beginning, Nicollet County, Minnesota.

EXCEPT: That part of the East Half of the Northwest Quarter of Section 3, Township 110 North, Range 30 West, shown as Parcel 213F on the plat designated as Minnesota Department of Transportation Right of Way Plat Numbered 52-5 on file and of record in the office of the County Recorder in and for Nicollet County, Minnesota.

ALSO EXCEPT: A tract of land in the East 1/2 of NW 1/4, of Section 3, Township 110 North, Range 30, Nicollet County, Minnesota, described as follows: Commencing at the Northeast corner of the Northwest Quarter of Section 3, Township 110 North, Range 30 West; thence North 89 degrees 27 minutes 19 seconds West along the North line of the Northwest Quarter of said Section 3, a distance of 453.22 feet to corner B23 as shown on Minnesota Department of Transportation Right of Way Plat No. 52-5; thence South 22 degrees 45 minutes 16 seconds West, along a Westerly line of said Right of Way Plat, 80.03 feet to the point of curvature of a 1984.86 foot radius curve to the left, having a central angle of 36 degrees 23 minutes 26 seconds; thence on said curve, along said Westerly right of way, a distance of 1260.63 feet; thence South 13 degrees 38 minutes 08 seconds East, along a Westerly line of said Right of Way Plat, 199.32 feet to corner B14 of said Right of Way Plat the point of beginning of the parcel conveyed hereunder, also being a point on the Northerly right of way line of County State Aid Highway Number 5; thence North 79 degrees 48 minutes 18 seconds West, along said Northerly right of way line, 52.21 feet; thence North 17 degrees 04 minutes 03 seconds West, 180.26 feet; then South 79 degrees 48 minutes 18 seconds East to the Westerly right of way of the abovementioned Plat No. 52-5; then South 13 degrees 38 minutes 8 seconds East to the point of beginning of this parcel, Nicollet County, Minnesota.

ALSO EXCEPT: Part of the East Half of the Northwest Quarter of Section 3, Township 110, Range 30, Nicollet County, Minnesota described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 3; thence North 89 degrees 27 minutes 26 seconds West, along the North line of the Northwest Quarter of said Section 3 a distance of

453.22 feet to corner B23 as shown on Minnesota Department of Transportation Right of Way Plat No. 52-5; thence South 22 degrees 45 minutes 16 seconds West, along a Westerly line of said Right of Way Plat, 80.03 feet to a point of curvature of a 1984.86 foot radius curve to the left, having a central angle of 21 degrees 21 minutes 21 seconds; thence on said curve, along said Westerly right of way, a distance of 739.81 feet to the point of beginning of the tract to be described; thence continuing along said curve having a radius length of 1984.86 feet and a central angle of 15 degrees 02 minutes 05 seconds a distance of 520.84 feet; thence South 13 degrees 38 minutes 08 seconds East, along a Westerly line of said Right of Way Plat 23.83 feet; thence North 79 degrees 49 minutes 09 seconds West parallel with the North line of Main Street of Klossner (now known as County State Highway Number 5) a distance of 150.22 feet; thence Southeasterly along a non tangential curve that is concave to the Northeast, said curve having a central angle of 00 degrees 59 minutes 39 seconds, a radius length of 2122.60 feet, an arc length of 36.83 feet, said curve having a chord bearing of South 13 degrees 08 minutes 20 seconds East and a chord length of 36.83 feet; thence South 13 degrees 18 minutes 59 seconds East 138.18 feet to the North line of said County State Highway Number 5; thence North 79 degrees 49 minutes 09 seconds West along said North line 29.75 feet; thence North 13 degrees 38 minutes 08 seconds West 126.17 feet; thence Northwesterly along a tangential curve that is concave to the Northeast, said curve having a central angle of 01 degrees 18 minutes 28 seconds, a radius length of 2150.59 feet, an arc length of 49.08 feet; thence North 79 degrees 49 minutes 09 seconds West, not tangent to last described curve, 55.39 feet to the Westerly right of way line of the now abandoned Railroad; thence Northerly along said Westerly right of way line along a non tangential curve that is concave to the East, said curve having a central angle of 13 degrees 10 minutes 31 seconds, a radius length of 2201.86 feet, an arc length of 506.33 feet, said curve having a chord bearing of North 05 degrees 11 minutes 20 seconds West and a chord length of 505.21 feet; thence South 88 degrees 36 minutes 05 seconds East, not tangent to last described curve, 217.00 feet to the point of beginning, Nicollet County, Minnesota.

PARCEL 4: Part of the East Half of the Northwest Quarter of Section 3, Township 110, Range 30, Nicollet County, Minnesota described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 3; thence North 89 degrees 27 minutes 26 seconds West, along the North line of the Northwest Quarter of said Section 3 a distance of 453.22 feet to corner B23 as shown on Minnesota Department of Transportation Right of Way Plat No. 52-5; thence South 22 degrees 45 minutes 16 seconds West, along a Westerly line of said Right of Way Plat, 80.03 feet to a point of curvature of a 1984.86 foot radius curve to the left, having a central angle of 21 degrees 21 minutes 21 seconds; thence on said curve, along said Westerly right of way, a distance of 739.81 feet to the point of beginning of the tract to be described; thence continuing along said curve having a radius length of 1984.86 feet and a central angle of 15 degrees 02 minutes 05 seconds a distance of 520.84 feet; thence South 13 degrees 38 minutes 08 seconds East, along a Westerly line of said Right of Way Plat 23.83 feet; thence North 79 degrees 49 minutes 09 seconds West parallel with the North line of Main Street of Klossner (now known as County State Highway Number 5) a distance of 150.22 feet; thence Southeasterly along a non tangential curve that is concave to the Northeast, said curve having a central angle of 00 degrees 59 minutes 39 seconds, a radius length of 2122.60 feet, an arc length of 36.83 feet, said curve having a chord bearing of South 13 degrees 08 minutes 20 seconds East and a chord length of 36.83 feet; thence South 13 degrees 18 minutes 59 seconds East 138.18 feet to the North line of said County State Highway Number 5; thence North 79 degrees 49 minutes 09

seconds West along said North line 29.75 feet; thence North 13 degrees 38 minutes 08 seconds West 126.17 feet; thence Northwesterly along a tangential curve that is concave to the Northeast, said curve having a central angle of 01 degrees 18 minutes 28 seconds, a radius length of 2150.59 feet, an arc length of 49.08 feet; thence North 79 degrees 49 minutes 09 seconds West, not tangent to last described curve, 55.39 feet to the Westerly right of way line of the now abandoned Railroad; thence Northerly along said Westerly right of way line along a non tangential curve that is concave to the East, said curve having a central angle of 13 degrees 10 minutes 31 seconds, a radius length of 2201.86 feet, an arc length of 506.33 feet, said curve having a chord bearing of North 05 degrees 11 minutes 20 seconds West and a chord length of 505.21 feet; thence South 88 degrees 36 minutes 05 seconds East, not tangent to last described curve, 217.00 feet to the point of beginning, Nicollet County, Minnesota.

PARCEL 5: Part of Lot C of the plat of the East Half of the Northwest Quarter of Section 3. Township 110, Range 30, City of Klossner, Nicollet County, Minnesota, described as follows: Commencing at the northwest corner of said Lot C; thence on an assumed bearing of South 00 degrees 51 minutes 16 seconds West along the West line of said Lot C a distance of 33.00 feet; thence South 89 degrees 27 minutes 27 seconds East 301.13 feet to the point of beginning of the tract to be described; thence South 00 degrees 51 minutes 16 seconds West 670.04 feet to the North line of Lot A of said plat; thence South 80 degrees 09 minutes 12 seconds East along said North line 116.58 feet to the westerly line of 577th Lane; thence northerly along said westerly line along a nontangential curve that is concave to the East, said curve having a central angle of 17 degrees 51 minutes 48 seconds, a radius length of 2264.20 feet, an arc length of 705.92 feet, said curve having a chord bearing of North 12 degrees 04 minutes 23 seconds and a chord length of 703.06 feet; thence North 89 degrees 27 minutes 27 seconds West, non tangent to last described curve, 251.94 feet to the point of beginning.

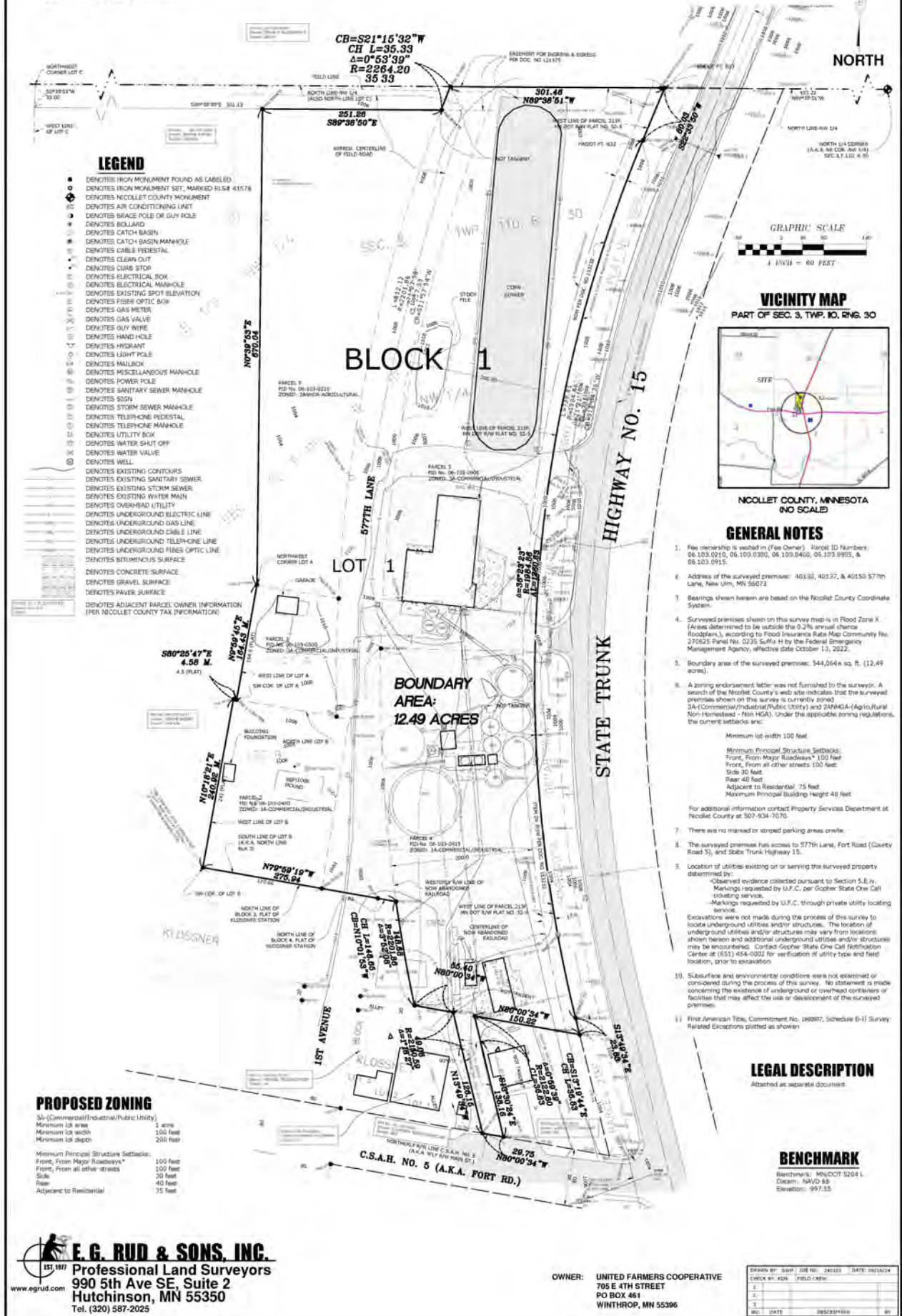
EXHIBIT B

Real property situated in Section 3, Township 110, Range 30, Nicollet County, Minnesota, described as follows: Commencing at the northeast corner of said Northwest Quarter of said Section 3; thence on an assumed bearing of North 89 degrees 38 minutes 51 seconds West along the north line of said Northwest Quarter 453.22 feet to right-of-way monument B23 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 52-5, according to the record plat thereof, and the point of beginning of the tract to be described; thence South 22 degrees 33 minutes 50 seconds West along the west line of Parcel 213F, of said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 52-5, a distance of 80.03 feet to right-of-way monument B22 as shown on said plat; thence southerly 1260.63 feet along said west line of said Parcel 213F and along a tangential curve concave to the east, said curve has a radius of 1984.86 feet and a central angle of 36 degrees 23 minutes 23 seconds, to right-of-way monument B21; thence South 13 degrees 49 minutes 34 seconds East tangent to the last described curve, along the said west line 23.83 feet; thence North 80 degrees 00 minutes 34 seconds West parallel with the north line of Main Street Klossner (now known as County State Aid Highway No. 5) 150.22 feet; thence southeasterly 36.83 feet along a non-tangential curve concave to the east, said curve has a radius of 2122.60 feet, a central angle of 0 degrees 59 minutes 39 seconds, the chord of said curve bears South 13 degrees 19 minutes 44 seconds and has a chord length of 36.83 feet; thence South 13 degrees 30 minutes 24 seconds East, not tangent to the last described curve, 138.16 feet to said north line of Main Street Klossner (now known as County State Aid Highway No. 5); thence North 80 degrees 00 minutes 34 seconds West along last said north line 29.75 feet; thence North 13 degrees 49 minutes 34 seconds West 126.15 feet; thence northerly 49.08 feet along a tangential curve concave to the east, said curve has a radius of 2150.59 feet, and a central angle of 1 degree 18 minutes 27 seconds; thence North 80 degrees 00 minutes 34 seconds West, not tangent to the last described curve, parallel with said north line of Main Street Klossner (now known as County State Aid Highway No. 5) 55.40 feet to the westerly right-of-way line of the now abandoned railroad; thence northerly 148.68 feet along said westerly right-of-way line of the now abandoned railroad and along a non-tangential curve concave to the east, said curve has a radius of 2201.86 feet; a central angle of 3 degrees 52 minutes 08 seconds, the chord of said curve bears North 10 degrees 01 minutes 53 seconds and has a chord length of 148.65 feet, to the easterly prolongation of the north line of Blocks 3 and 4, PLAT OF KLOSSNER STATION, according to the record plat thereof; thence North 79 degrees 59 minutes 19 seconds West along last said north line of Blocks 3 and 4, PLAT OF KLOSSNER STATION 275.94 feet to the southwest corner of said Lot B, East Half of the Northwest Quarter of Section 3, Township 110, Range 30, according to the record plat thereof; thence North 10 degrees 18 minutes 21 seconds East along the west line of said Lot B 240.92 feet to the north line of said Lot B; thence South 80 degrees 25 minutes 47 seconds East along said north line of said Lot B 4.58 feet to the southwest corner of said Lot A; thence North 09 degrees 59 minutes 45 seconds East along the west line of said Lot A 164.43 feet to the northwest corner of said Lot A; thence North 00 degrees 39 minutes 53 seconds East 670.04 feet to a line parallel with and distant 33.00 feet southerly of as measured perpendicular to said north line of the Northwest Quarter, said line also known as the north line of said Lot C; thence easterly along said parallel line distant 33.00 feet southerly of as measured perpendicular to said north line of the Northwest Quarter, said line also known as the north line of said Lot C, 251.26 feet to the westerly line of said 577th Lane; thence northeasterly 35.33 feet along a non-

tangential curve concave to the east, and along said westerly line of said 577th Lane, said curve has a radius of 2264.20 feet, a central angle of 0 degrees 53 minutes 39 seconds, the chord of said curve bears North 21 degrees 15 minutes 32 seconds East and has a chord length of 35.33 feet to said north line of said Northwest Quarter; thence South 89 degrees 38 minutes 51 seconds East along last said north line 301.46 feet to the point of beginning.

PRELIMINARY PLAT

~for~ UNITED FARMERS COOPERATIVE
~of~ UFC ADDITION



ATTACHMENT E
Preliminary Plat

UFC ADDITION

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That United Farmers Cooperative, a Minnesota cooperative, owner of the following described property situated in the County of Nicollet, State of Minnesota, to-wit:

Part of the East half of the Northeast Quarter, part of section 27th Lane, Lots A, and B, and part of Lot C, as shown on the plat titled PART OF J. H. KOTTKE EST. IN THE E 1/2 OF THE NW 1/4 OF SEC. 5, T11N-36, according to the record plat thereof, all in Section 5, Township 11S, Range 36, Nicollet County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter of said Section 5;

thence on an assumed bearing of North 89 degrees 38 minutes 51 seconds West along the north line of said Northwest Quarter 453.22 feet to right-of-way monument 823 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 52-S, according to the record plat thereof, and the point of beginning of the tract to be described;

thence South 22 degrees 33 minutes 50 seconds West along the west line of Tract 2137, of said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 52-S, a distance of 80.03 feet to right-of-way monument 822 as shown on said plat;

thence southerly 1260.63 feet along said west line of said Tract 2137 and along a tangential curve concave to the east, said curve has a radius of 1584.86 feet and a central angle of 26 degrees 23 minutes 27 seconds, to right-of-way monument 821 as shown on said plat;

thence South 13 degrees 49 minutes 33 seconds East tangent to the last described curve, along the east west line 23.83 feet;

thence North 86 degrees 06 minutes 36 seconds West parallel with the north line of Main Street, as shown on PLAT OF KLOSSNER STATION, according to the record plat thereof, said Main Street, now known as County State A&I Highway No. 5 and also known as Fort Road, a distance of 158.22 feet;

thence southeasterly 36.83 feet along a non-tangential curve concave to the east, said curve has a radius of 2123.66 feet, a central angle of 0 degrees 59 minutes 39 seconds, the chord of said curve bears South 13 degrees 19 minutes 44 seconds East and has a chord length of 36.83 feet;

thence South 13 degrees 30 minutes 24 seconds East, not tangent to the last described curve, 138.16 feet to said north line of Main Street;

thence North 80 degrees 06 minutes 29 seconds West along the said north line 29.75 feet;

thence North 13 degrees 49 minutes 33 seconds West 128.14 feet;

thence northerly 49.68 feet along a tangential curve concave to the east, said curve has a radius of 2158.59 feet, and a central angle of 1 degree 18 minutes 27 seconds;

thence North 80 degrees 06 minutes 24 seconds West, not tangent to the last described curve, parallel with said north line of Main Street 55.36 feet to the westerly right-of-way line of the now abandoned and removed railroad;

thence northerly 148.71 feet along said westerly right-of-way line of said railroad and along a non-tangential curve concave to the east, said curve has a radius of 2201.86 feet, a central angle of 3 degrees 12 minutes 11 seconds, the chord of said curve bears North 10 degrees 11 minutes 54 seconds West and has a chord length of 148.68 feet, to the westerly prolongation of the north line of Blocks 3 and 4, of said PLAT OF KLOSSNER STATION;

thence North 80 degrees 06 minutes 34 seconds West along the said north line and along the north line of said Blocks 3, and 4, a distance of 275.76 feet to the southwest corner of said Lot B; as shown on said plat titled PART OF J. H. KOTTKE EST. IN THE E 1/2 OF THE NW 1/4 OF SEC. 5, T11N-36;

thence North 10 degrees 16 minutes 14 seconds East along the west line of said Lot B 241.66 feet to the north line of said Lot B;

thence South 86 degrees 23 minutes 08 seconds East along said north line of said Lot B 8.57 feet to the southeast corner of said Lot A;

thence North 09 degrees 59 minutes 54 seconds East along the west line of said Lot A 168.81 feet to the northwest corner of said Lot A;

thence North 06 degrees 29 minutes 53 seconds East 870.04 feet to a line parallel with and distant 33.00 feet westerly of an assumed perpendicular to said north line of the Northeast Quarter;

thence South 89 degrees 38 minutes 51 seconds East along said parallel line distant 33.00 feet easterly of an assumed perpendicular to said north line of the Northeast Quarter 251.94 feet to the westerly line of said 57th Lane;

thence northeasterly 35.33 feet along a non-tangential curve concave to the east, and along said westerly line of said 57th Lane, said curve has a radius of 2203.56 feet, a central angle of 0 degrees 57 minutes 39 seconds, the chord of said curve bears North 21 degrees 15 minutes 46 seconds East and has a chord length of 35.33 feet to said north line of said Northwest Quarter;

thence South 89 degrees 38 minutes 51 seconds East along said said north line 300.77 feet to the point of beginning.

Has agreed thereto to be surveyed and plotted as UFC ADDITION:

In witness whereof said United Farmers Cooperative, a Minnesota cooperative, have hereunto set their hands this _____ day of _____, 20____.

Signed: United Farmers Cooperative

My Attorney, F&C

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by United Farmers Cooperative, a Minnesota cooperative.

Notary Public, _____ County, Minnesota

My Commission Expires _____



SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT

I, Kurt D. Nelson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Kurt D. Nelson, Licensed Land Surveyor
Minnesota License No. 45356

STATE OF MINNESOTA

COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2024, by Kurt D. Nelson, Licensed Land Surveyor, Minnesota License No. 45356.

Notary Public, _____ County, Minnesota

My Commission Expires _____

NICOLLET COUNTY, MINNESOTA

We do hereby certify that on the _____ day of _____, 20____ the Planning Commission of Nicollet County, Minnesota, approved this plat of UFC ADDITION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Chair _____ Secretary _____

We do hereby certify that on the _____ day of _____, 20____ the Board of Commissioners of Nicollet County, Minnesota, approved this plat of UFC ADDITION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Chair _____ Secretary _____

LAFAYETTE TOWNSHIP, NICOLLET COUNTY, MINNESOTA

We do hereby certify that on the _____ day of _____, 20____ the Board of Supervisors for the Township of Lafayette, Nicollet County, Minnesota, approved this plat of UFC ADDITION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Chair _____ Secretary _____

NICOLLET COUNTY PROPERTY & PUBLIC SERVICES

I hereby certify that taxes payable and/or special assessments in the year 2024 on the lands described herein are paid in full and there are no delinquent taxes due, and that transfer was entered this _____ day of _____, 20____.

Nicollet County Property and Public Services Director

TITLE OPINION

I, _____, Licensed Attorney, State of Minnesota, do hereby certify that the owner as indicated hereon, represent all ownership interest in the land encompassed by this plat.

Licensed Attorney

NICOLLET COUNTY RECORDER

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for public record on this _____ day of _____, 20____ at _____ o'clock _____ M., and was duly filed as Document No. _____.

Nicollet County Recorder

UFC ADDITION

NORTH

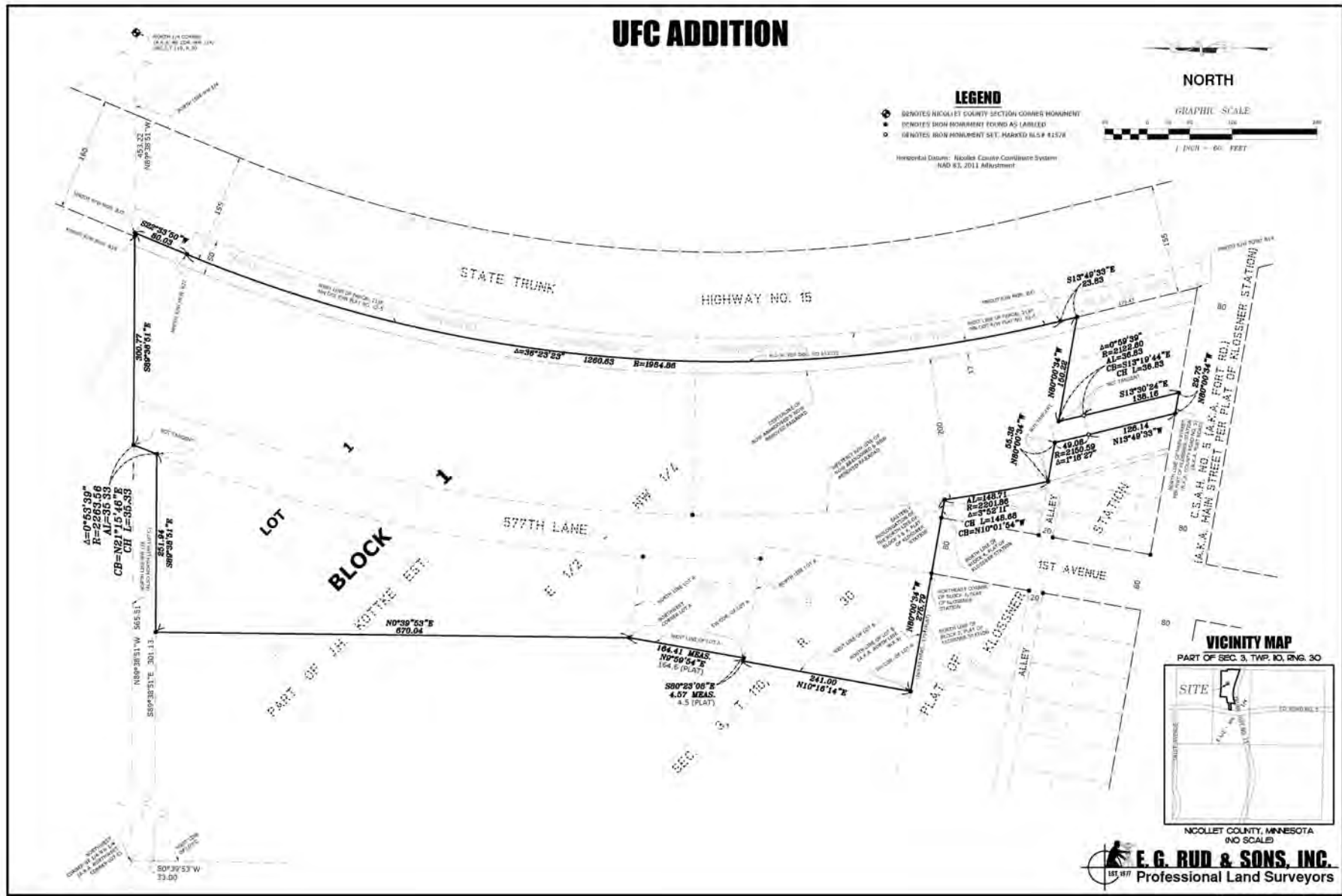
GRAPHIC SCALE

1 INCH = 60 FEET

LEGEND

- DENOTES NICOLET COUNTY SECTION CORNER MONUMENT
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS # 11578

Horizontal Datum: *NAD 83* (North American Datum of 1983)
 NAD 83, 2011 Adjustment



VICINITY MAP

PART OF SEC. 3, TWP. 10, RING. 30

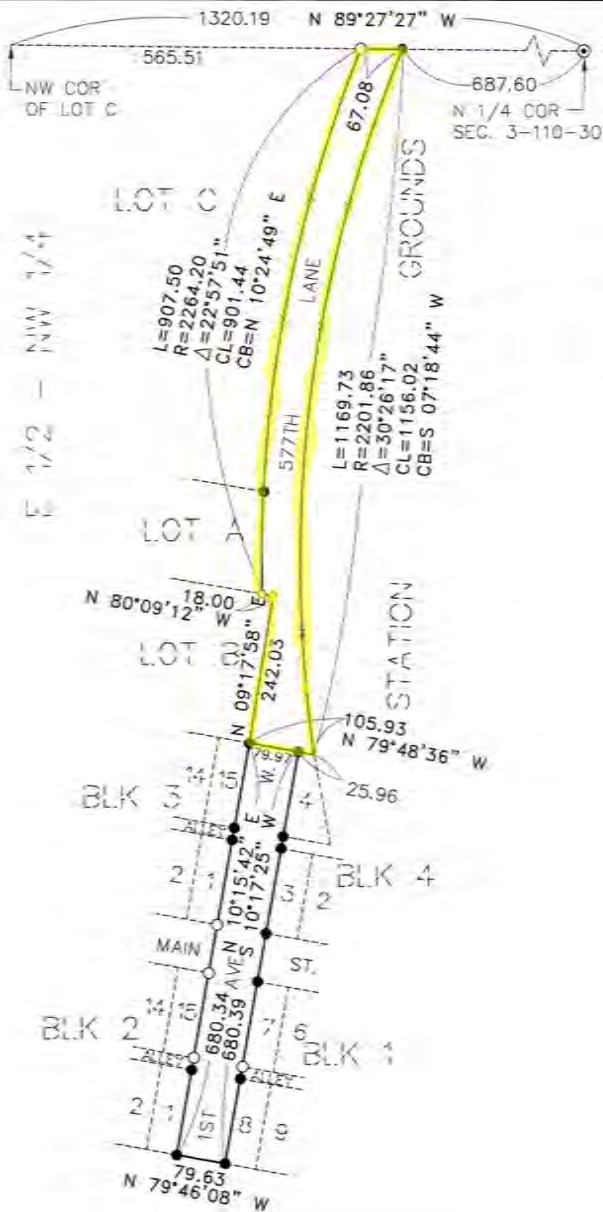


NCOLLET COUNTY, MINNESOTA
(NO SCALE)

(NO SCALE)

 **E.G. RUD & SONS, INC.**
EST. 1977 Professional Land Surveyors

SHEET 2 OF 2 SHEETS



CERTIFICATE OF SURVEY

PROPOSED ROADWAY BOUNDARY DESCRIPTION

A tract of land for roadway and utility easement purposes and the right of ingress and egress, over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

LAND SURVEY FOR
LAFAYETTE TOWNSHIP
PART OF E 1/2 - NW 1/4
SEC. 3, T110, R30 LAFAYETTE TOWNSHIP
NICOLLET COUNTY, MINNESOTA

- ⊙ DENOTES NICOLLET CO. MONUMENT
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPE SET BY RLS NO. 15475
- X DENOTES LATH SET ON LINE

Sep., 2016 SCALE: 1 INCH = 200 FEET FILE NO. 3047

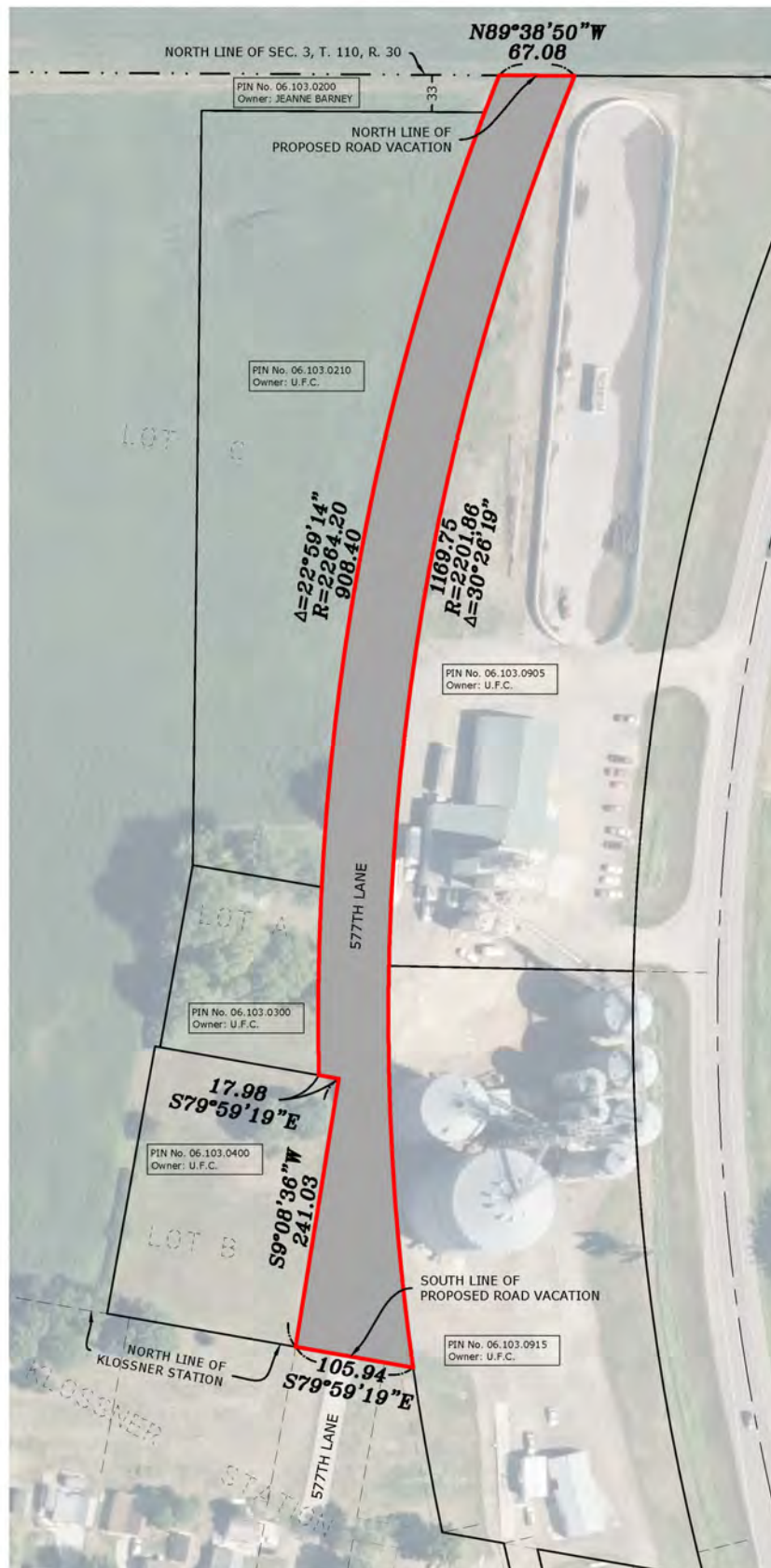
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the state of Minnesota.

AVERY GRODCHOW, LS
DATE 9/15/16 REGISTRATION NO. 15475



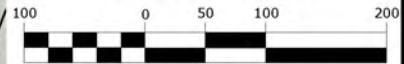
PROPOSED ROAD VACATE SKETCH

~for~ United Farmers Cooperative
~of~ 577th Lane, Klossner, MN



NORTH

GRAPHIC SCALE



1 INCH = 100 FEET

LEGEND



DENOTES PROPOSED
ROAD VACATE AREA

PROPOSED ROAD VACATE AREA

74,675.6 SQ FT
1.71 ACRES

Part of 577th Lane, Klossner,
Nicollet County, Minnesota.

Page 2 of 35

DATUM: Assumed		JOB NO. 24.0101BS	
REVISIONS		SCALE: 1" = 100'	
1		DATE: 04-11-24	
2		DRAWN BY: SWM	
3		CREW: SWM	
NO.	DATE	DESCRIPTION	BY



E.G. RUD & SONS, INC.
Professional Land Surveyors
990 5th Ave SE, Suite 2
Hutchinson, MN 55350
Tel. (320) 587-2025
www.egrud.com

L-B

TOWN ROAD VACATION PETITION

To the Town Board of Lafayette Township, Nicollet County, Minnesota:

The undersigned legal voters of the Town who own real estate or occupy real estate under the homestead or preemption laws or under contract with the state within three miles of the road described below hereby petition you to vacate the following described road:

That portion of 577th Lane legally described as follows:

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

We ask you proceed with such vacation pursuant to Minn. Stat. § 164.07.

Dated this ____ day of July, 2024.

Petitioners Address/Land Owned

Nathan Dierke	621 Summit Ave New Ulm	060330805, 060330900
Mary Dierke	508 4 th S St New Ulm	060336300, 060336500
Randy Dierke	47947 370 th St Nicolet	060330900

TOWN ROAD VACATION PETITION

To the Town Board of Lafayette Township, Nicollet County, Minnesota:

The undersigned legal voters of the Town who own real estate or occupy real estate under the homestead or preemption laws or under contract with the state within three miles of the road described below hereby petition you to vacate the following described road:

That portion of 577th Lane legally described as follows:

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

We ask you proceed with such vacation pursuant to Minn. Stat. § 164.07.

Dated this 20 day of ^{August}~~July~~, 2024.

Petitioners Address/Land Owned

Frank Guggisberg Frank Guggisberg

TOWN ROAD VACATION PETITION

To the Town Board of Lafayette Township, Nicollet County, Minnesota:

The undersigned legal voters of the Town who own real estate or occupy real estate under the homestead or preemption laws or under contract with the state within three miles of the road described below hereby petition you to vacate the following described road:

That portion of 577th Lane legally described as follows:

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

We ask you proceed with such vacation pursuant to Minn. Stat. § 164.07.

Dated this 8th day of September, 2024.

Petitioners Address/Land Owned

Beverly J Bean

57731 7th Rd

New Ulm, Mn 56073

Beverly J. Bean

TOWN ROAD VACATION PETITION

To the Town Board of Lafayette Township, Nicollet County, Minnesota:

The undersigned legal voters of the Town who own real estate or occupy real estate under the homestead or preemption laws or under contract with the state within three miles of the road described below hereby petition you to vacate the following described road:

That portion of 577th Lane legally described as follows:

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

We ask you proceed with such vacation pursuant to Minn. Stat. § 164.07.

Dated this 10 day of September, 2024.

Petitioners Address/Land Owned

Dalton Kuck 40200 877th LN

Melissa Foreman 40200 577th LN

Hannah Kuck 40200 577th LN

TOWN ROAD VACATION PETITION

To the Town Board of Lafayette Township, Nicollet County, Minnesota:

The undersigned legal voters of the Town who own real estate or occupy real estate under the homestead or preemption laws or under contract with the state within three miles of the road described below hereby petition you to vacate the following described road:

That portion of 577th Lane legally described as follows:

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

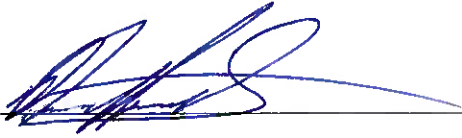
We ask you proceed with such vacation pursuant to Minn. Stat. § 164.07.

Dated this 5 day of September, 2024.

Petitioners Address/Land Owned



David Lisenfeld



TOWN ROAD VACATION PETITION

To the Town Board of Lafayette Township, Nicollet County, Minnesota:

The undersigned legal voters of the Town who own real estate or occupy real estate under the homestead or preemption laws or under contract with the state within three miles of the road described below hereby petition you to vacate the following described road:

That portion of 577th Lane legally described as follows:

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

We ask you proceed with such vacation pursuant to Minn. Stat. § 164.07.

Dated this 5 day of September, 2024.

Petitioners Address/Land Owned

Lynn Reding

LuAnn Reding

LuAnn Reding

TOWN ROAD VACATION PETITION

To the Town Board of Lafayette Township, Nicollet County, Minnesota:

The undersigned legal voters of the Town who own real estate or occupy real estate under the homestead or preemption laws or under contract with the state within three miles of the road described below hereby petition you to vacate the following described road:

That portion of 577th Lane legally described as follows:

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

We ask you proceed with such vacation pursuant to Minn. Stat. § 164.07.

Dated this 5 day of September, 2024.

Petitioners Address/Land Owned

Andy Melder

Andy Moldan Andy Moldan

TOWN ROAD VACATION PETITION

To the Town Board of Lafayette Township, Nicollet County, Minnesota:

The undersigned legal voters of the Town who own real estate or occupy real estate under the homestead or preemption laws or under contract with the state within three miles of the road described below hereby petition you to vacate the following described road:

That portion of 577th Lane legally described as follows:

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

We ask you proceed with such vacation pursuant to Minn. Stat. § 164.07.

Dated this 10 day of September, 2024.

Petitioners Address/Land Owned

ROAD AGREEMENT

THIS ROAD USE AGREEMENT (“Agreement”), made and effective this 4 day of September 2024, by and between Roger Beranek (“Permittee”), and United Farmers Cooperative, a Minnesota cooperative (“UFC”).

WHEREAS, Permittee is the owner of real property in Nicollet County identified as Parcel ID No.06.034.0700 (“Permittee’s Property”).

WHEREAS, Permittee requires use of the real property depicted and legally described on the attached Exhibit A (the “Road”) to access Permittee’s Property;

WHEREAS, the Road is currently a township road that UFC seeks to have vacated;

WHEREAS, Permittee and the UFC have discussed this matter and come to a mutual understanding, which the parties desire to memorialize as set forth herein, which will provide for Permittees supporting the vacation of the Road in exchange for UFC granting Permittee an access easement across the Road.

NOW, THEREFORE, in consideration of the recitals and of the mutual representations, warranties and covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby enter into this Agreement and agree, represent, warrant, covenant and intend to be legally bound as follows:

1. Road Vacation. Permittee agrees to support the vacation of the Road. Such support shall include signing a petition to vacate the Road and appearing at any and all hearing relating to the vacation of the Road in support of the vacation of the Road and providing verbal support in favor of vacation of the Road.
2. Access Easement. In the event the Road is vacated by Lafayette Township, UFC shall grant Permittee an Access Easement in the form attached hereto as Exhibit B. In the event Lafayette Township fails to vacate the Road prior to the termination of this Agreement, UFC shall have no obligation to provide an Access Easement to Permittee. Permittee shall be solely responsible for obtaining any and all necessary easements from third parties to access Permittee’s Property from the Road.
3. Termination. This Agreement shall terminate on December 31, 2024 in the event that Lafayette Township has not vacated the Road.
4. Miscellaneous.
 - a. Notices. All notices, demands and requests which may be given or served or which are required to be given or served by either party to the other shall be in writing and

shall be sent via United States mail, certified mail, return receipt requested, postage prepaid or by fax or by e-mail or by a nationally recognized overnight carrier addressed as follows:

To UFC: Mitch Altermatt
United Farmers Cooperative
705 East 4th Street
P.O. Box 461
Winthrop, MN 55396

To Permittee: Roger Beranek
39253 625TH AVE
New Ulm, MN 56073

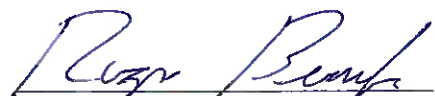
Notices, demand and requests by the parties in the manner aforesaid shall be deemed sufficiently served or given for all purposes hereunder at the time of such notice, demand or request shall be mailed or e-mailed or faxed. Either party may change the place to which notice is to be sent by serving written notice thereof upon the other in accordance with the terms hereof.

- b. Governing Law. Permittee and UFC consent to the jurisdiction of the state and federal courts located in the State of Minnesota in connection with any controversy related to this Agreement or any matter relating to this Agreement, waives any argument that venue in such forum is not convenient, and agrees that any litigation initiated in connection with this Agreement or any transaction or matter relating to this Agreement shall be venued in Sibley County, or the United States District Court, District of Minnesota.
- c. Severability. If any portion of this Agreement is judicially determined invalid, that invalidity shall not affect the remaining portions of this Agreement.
- d. Waiver. Any parties' failure to insist on compliance or enforcement of any provision of this Agreement shall not affect its validity or enforceability or constitute a waiver of future enforcement of that provision or of any other provision of this Agreement.
- e. Copies. More than one (1) copy of this Agreement may be executed and all parties agree to acknowledge that each executed copy shall be a duplicate original.
- f. Headings. The headings in this Agreement are inserted for convenience only and are not part of the Agreement.
- g. Entire Agreement. This Agreement sets forth the entire understanding of the parties with respect to the subject matter covered hereby and supersedes all prior

Agreements, and may be amended or altered only by a writing signed by all parties to this Agreement.

IN WITNESS WHEREOF, this Agreement was executed on the 4 day of September 2024.

PERMITTEE


Roger Beranek

UNITED FARMERS COOPERATIVE

By: 
Its: CEO/CM

EXHIBIT A

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

EXHIBIT B

ACCESS EASEMENT AGREEMENT

This **ACCESS EASEMENT AGREEMENT** (this "Agreement") is made _____, 2024, by and between Roger Beranek (hereinafter referred to as "Grantee"), and United Farmers Cooperative, a Minnesota cooperative (collectively referred to as "Grantor").

RECITALS

A. Grantee is the fee owner of real property located in Nicollet County, Minnesota, referred herein as the "Benefited Parcel" and legally described as:

[INSERT LEGAL DESCRIPTION]

B. Grantor is the fee owner of real property located in Nicollet County, Minnesota, referred herein as the "Burdened Parcel" and legally described as:

[INSERT LEGAL DESCRIPTION]

C. The Burdened Parcel and the Benefited Parcel are contiguous parcels of property.

D. The parties desire to create a driveway easement to benefit the Benefited Parcel and to provide the terms for the maintenance, care and upkeep of the driveway.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Incorporation of Recitals. The Recitals stated above are incorporated herein by reference.

2. Easement Area. As used herein, the term the "Easement Area" shall mean those portions of the Burdened Property legally described as follows:

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees

17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

3. Grant to Grantee. The Grantor, as fee owner of the Burdened Property, hereby grants and conveys to the Grantee, a non-exclusive easement over, under and across the Easement Area for ingress and egress by vehicular and pedestrian traffic for the benefit of the Grantee to access the Benefited Property.

4. No Interference/Obstructions. Grantee shall use the Easement Area without unreasonable interference with the use and enjoyment of the Burdened Parcel by Grantor. Other than temporarily parking vehicles, no truck, automobile, other vehicle, fence or other barrier which may unreasonably prevent or obstruct the passage of pedestrians or vehicular traffic within the Easement Area shall be parked, erected, installed or placed within or across the Easement Area.

5. Maintenance and Repair of Driveway. Grantor shall be solely responsible for repairs to, and maintenance of, the driveway located within the Easement Area, including but not limited to, snow plowing. Grantor shall be solely responsible for the cost of any and all repairs and maintenance necessary to keep the driveway on the Easement Area passable. However, Grantee shall repair any damage to the driveway located within the Easement Area caused solely by the use of Grantee.

6. Insurance. Grantee shall pay for and maintain general public liability insurance over the Easement Area. Evidence of such insurance coverage shall be provided upon request of the Grantor.

7. Waiver. No failure on the part of a party to exercise, and no delay in exercising, any right or remedy hereunder shall operate as a waiver thereof, and no single or partial exercise of any right or remedy hereunder shall preclude any other of further exercise thereof or the exercise of any right or remedy granted hereby or by any related document or by law.

8. Runs with the Land. The benefits and burdens of this Agreement shall run with the Burdened Parcel and the Benefited Parcel, and shall be binding upon the successors and assigns of the parties.

9. Reservation. The Grantor reserve unto themselves, their tenants and successors and assigns, the right to use the Easement Area for other purposes not inconsistent with the rights granted to the Grantee under this Agreement.

10. Modification. This Agreement may only be modified or amended in a writing signed by the fee owners of the Burdened Parcel and the Benefited Parcel.

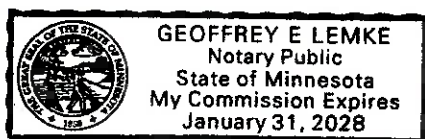
11. Governing Law. This Agreement shall be governed by the laws of the State of Minnesota.

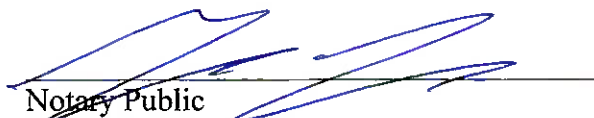
IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.


Roger Beranek

STATE OF MINNESOTA)
) ss
COUNTY OF SIBLEY)

The foregoing instrument was acknowledged before me this 4 day of September 2024, by Roger Beranek, Grantee.



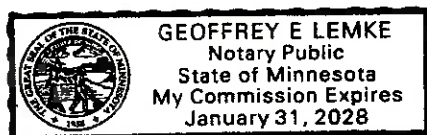

Notary Public

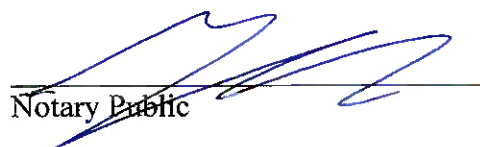
UNITED FARMERS COOPERATIVE


Mitchell Altermatt, CEO

STATE OF MINNESOTA)
) ss
COUNTY OF SIBLEY)

The foregoing instrument was acknowledged before me this 4 day of September 2024, by Mitchell Altermatt, CEO of United Farmers Cooperative, a Minnesota cooperative, Grantor.




Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Gregory J. Hauptert - 0320213

Sobalvarro & Hauptert

3601 18th St. S, Suite 105

St. Cloud, MN 56301

(320) 774-1818

TOWN ROAD VACATION PETITION

To the Town Board of Lafayette Township, Nicollet County, Minnesota:

The undersigned legal voters of the Town who own real estate or occupy real estate under the homestead or preemption laws or under contract with the state within three miles of the road described below hereby petition you to vacate the following described road:

That portion of 577th Lane legally described as follows:

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

We ask you proceed with such vacation pursuant to Minn. Stat. § 164.07.

Dated this 4 day of September, 2024.

Petitioners Address/Land Owned

39253 625th Ave.

Page 26 of 35 N. 46m 14n. 56033

Roger Bernick Roger Bernick

ROAD AGREEMENT

THIS ROAD USE AGREEMENT ("Agreement"), made and effective this 20 day of ^{August}~~July~~ 2024, by and between Frank Guggisberg ("Permittee"), and United Farmers Cooperative, a Minnesota cooperative ("UFC").

WHEREAS, Permittee is the owner of real property in Nicollet County identified as Parcel ID No.06.034.0850 ("Permittee's Property").

WHEREAS, Permittee requires use of the real property depicted and legally described on the attached Exhibit A (the "Road") to access Permittee's Property;

WHEREAS, the Road is currently a township road that UFC seeks to have vacated;

WHEREAS, Permittee and the UFC have discussed this matter and come to a mutual understanding, which the parties desire to memorialize as set forth herein, which will provide for Permittees supporting the vacation of the Road in exchange for UFC granting Permittee an access easement across the Road.

NOW, THEREFORE, in consideration of the recitals and of the mutual representations, warranties and covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby enter into this Agreement and agree, represent, warrant, covenant and intend to be legally bound as follows:

1. Road Vacation. Permittee agrees to support the vacation of the Road. Such support shall include signing a petition to vacate the Road and appearing at any and all hearing relating to the vacation of the Road in support of the vacation of the Road and providing verbal support in favor of vacation of the Road.
2. Access Easement. In the event the Road is vacated by Lafayette Township, UFC shall grant Permittee an Access Easement in the form attached hereto as Exhibit B. In the event Lafayette Township fails to vacate the Road prior to the termination of this Agreement, UFC shall have no obligation to provide an Access Easement to Permittee. Permittee shall be solely responsible for obtaining any and all necessary easements from third parties to access Permittee's Property from the Road.
3. Termination. This Agreement shall terminate on December 31, 2024 in the event that Lafayette Township has not vacated the Road.
4. Miscellaneous.
 - a. Notices. All notices, demands and requests which may be given or served or which are required to be given or served by either party to the other shall be in writing and

shall be sent via United States mail, certified mail, return receipt requested, postage prepaid or by fax or by e-mail or by a nationally recognized overnight carrier addressed as follows:

To UFC: Mitch Altermatt
United Farmers Cooperative
705 East 4th Street
P.O. Box 461
Winthrop, MN 55396

To Permittee: Frank Guggisberg
39917 State HWY 15
New Ulm MN 56073

Notices, demand and requests by the parties in the manner aforesaid shall be deemed sufficiently served or given for all purposes hereunder at the time of such notice, demand or request shall be mailed or e-mailed or faxed. Either party may change the place to which notice is to be sent by serving written notice thereof upon the other in accordance with the terms hereof.

- b. Governing Law. Permittee and UFC consent to the jurisdiction of the state and federal courts located in the State of Minnesota in connection with any controversy related to this Agreement or any matter relating to this Agreement, waives any argument that venue in such forum is not convenient, and agrees that any litigation initiated in connection with this Agreement or any transaction or matter relating to this Agreement shall be venued in Sibley County, or the United States District Court, District of Minnesota.
- c. Severability. If any portion of this Agreement is judicially determined invalid, that invalidity shall not affect the remaining portions of this Agreement.
- d. Waiver. Any parties' failure to insist on compliance or enforcement of any provision of this Agreement shall not affect its validity or enforceability or constitute a waiver of future enforcement of that provision or of any other provision of this Agreement.
- e. Copies. More than one (1) copy of this Agreement may be executed and all parties agree to acknowledge that each executed copy shall be a duplicate original.
- f. Headings. The headings in this Agreement are inserted for convenience only and are not part of the Agreement.
- g. Entire Agreement. This Agreement sets forth the entire understanding of the parties with respect to the subject matter covered hereby and supersedes all prior

Agreements, and may be amended or altered only by a writing signed by all parties to this Agreement.

IN WITNESS WHEREOF, this Agreement was executed on the 20 day of ^{August}~~July~~ 2024.

PERMITTEE


Frank Guggisberg

UNITED FARMERS COOPERATIVE

By: 
Its: CEO

EXHIBIT A

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees 17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

EXHIBIT B

ACCESS EASEMENT AGREEMENT

This **ACCESS EASEMENT AGREEMENT** (this “Agreement”) is made _____, 2024, by and between Frank Guggisberg (hereinafter referred to as “Grantee”), and United Farmers Cooperative, a Minnesota cooperative (collectively referred to as “Grantor”).

RECITALS

A. Grantee is the fee owner of real property located in Nicollet County, Minnesota, referred herein as the “Benefited Parcel” and legally described as:

[INSERT LEGAL DESCRIPTION]

B. Grantor is the fee owner of real property located in Nicollet County, Minnesota, referred herein as the “Burdened Parcel” and legally described as:

[INSERT LEGAL DESCRIPTION]

C. The Burdened Parcel and the Benefited Parcel are contiguous parcels of property.

D. The parties desire to create a driveway easement to benefit the Benefited Parcel and to provide the terms for the maintenance, care and upkeep of the driveway.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Incorporation of Recitals. The Recitals stated above are incorporated herein by reference.

2. Easement Area. As used herein, the term the “Easement Area” shall mean those portions of the Burdened Property legally described as follows:

A tract of land over, under and across part of the East Half of the Northwest Quarter and part of Platted Lot C, all being part of Section 3, Township 110, Range 30, Nicollet County, Minnesota, the boundary of said roadway easement being described as follows: Commencing at the northeast corner of said Northwest Quarter of Section 3; thence on an assumed bearing of North 89 degrees 27 minutes 27 seconds West along the North line of said Northwest Quarter 687.60 feet to a point on the westerly right-of-way line of the now existing Railroad, said point being the point of beginning of the tract to be described; thence southerly along said westerly right-of-way line along a nontangential curve that is concave to the East, said curve having a central angle of 30 degrees 26 minutes 17 seconds, a radius length of 2201.86 feet, an arc length of 1169.73 feet, a chord bearing of South 07 degrees 18 minutes 44 seconds West and a chord length of 1156.02 feet; thence North 79 degrees 48 minutes 36 seconds West, not tangent to last described curve 105.93 feet to the southeast corner of Platted Lot B in said East Half of the Northwest Quarter; thence North 09 degrees

17 minutes 58 seconds East along the East line of said Platted Lot B a distance of 242.03 feet to the northeast corner of said Platted Lot B; thence North 80 degrees 09 minutes 12 seconds West along the North line of said Platted Lot B a distance of 18.00 feet to the southeast corner of Platted Lot A; thence northeasterly along the easterly line of Platted Lot A and its northerly extension along a nontangential curve that is concave to the East, said curve having a central angle of 22 degrees 57 minutes 51 seconds, a radius length of 2264.20 feet, an arc length of 907.50 feet, a chord bearing of North 10 degrees 24 minutes 49 seconds East, a chord length of 901.44 feet to the North line of said Northwest Quarter; thence South 89 degrees 27 minutes 27 seconds East, not tangent to last described curve, along said North line 67.08 feet to the point of beginning.

3. Grant to Grantee. The Grantor, as fee owner of the Burdened Property, hereby grants and conveys to the Grantee, a non-exclusive easement over, under and across the Easement Area for ingress and egress by vehicular and pedestrian traffic for the benefit of the Grantee to access the Benefited Property.

4. No Interference/Obstructions. Grantee shall use the Easement Area without unreasonable interference with the use and enjoyment of the Burdened Parcel by Grantor. Other than temporarily parking vehicles, no truck, automobile, other vehicle, fence or other barrier which may unreasonably prevent or obstruct the passage of pedestrians or vehicular traffic within the Easement Area shall be parked, erected, installed or placed within or across the Easement Area.

5. Maintenance and Repair of Driveway. Grantor shall be solely responsible for repairs to, and maintenance of, the driveway located within the Easement Area, including but not limited to, snow plowing. Grantor shall be solely responsible for the cost of any and all repairs and maintenance necessary to keep the driveway on the Easement Area passable. However, Grantee shall repair any damage to the driveway located within the Easement Area caused solely by the use of Grantee.

6. Insurance. Grantee shall pay for and maintain general public liability insurance over the Easement Area. Evidence of such insurance coverage shall be provided upon request of the Grantor.

7. Waiver. No failure on the part of a party to exercise, and no delay in exercising, any right or remedy hereunder shall operate as a waiver thereof, and no single or partial exercise of any right or remedy hereunder shall preclude any other of further exercise thereof or the exercise of any right or remedy granted hereby or by any related document or by law.

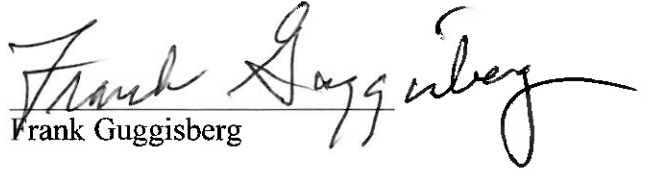
8. Runs with the Land. The benefits and burdens of this Agreement shall run with the Burdened Parcel and the Benefited Parcel, and shall be binding upon the successors and assigns of the parties.

9. Reservation. The Grantor reserve unto themselves, their tenants and successors and assigns, the right to use the Easement Area for other purposes not inconsistent with the rights granted to the Grantee under this Agreement.

10. Modification. This Agreement may only be modified or amended in a writing signed by the fee owners of the Burdened Parcel and the Benefited Parcel.

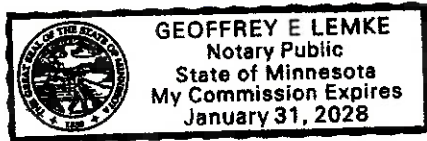
11. Governing Law. This Agreement shall be governed by the laws of the State of Minnesota.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.


Frank Guggisberg

STATE OF MINNESOTA)
) ss
COUNTY OF SIBLEY)

The foregoing instrument was acknowledged before me this 20 day of August 2024, by Frank Guggisberg, Grantee.



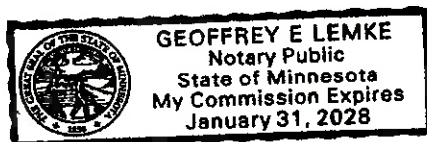

Notary Public

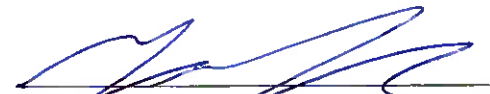
UNITED FARMERS COOPERATIVE


Mitchell Altermatt, CEO

STATE OF MINNESOTA)
) ss
COUNTY OF SIBLEY)

The foregoing instrument was acknowledged before me this 20 day of August 2024, by Mitchell Altermatt, CEO of United Farmers Cooperative, a Minnesota cooperative, Grantor.




Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Gregory J. Hauptert - 0320213

Sobalvarro & Hauptert

3601 18th St. S, Suite 105

St. Cloud, MN 56301

(320) 774-1818



ATTACHMENT H

Boundary Sketch

~for~ UNITED FARMERS CO-OP
~of~ Klossner Elevator

~of~ Klossner Elevator



BOUNDARY SKETCH

~for~ UNITED FARMERS CO-OP

~of~ Klossner Elevator

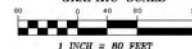


LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊙ DENOTES NICOLLET COUNTY MONUMENT



GRAPHIC SCALE



DRAWN BY:	SWM	JOB NO.:	240101	DATE:	06/23/24
CHECK BY:		FIELD CREW:			
1					
2					
3					
NO.	DATE	DESCRIPTION			BY

E. G. RUD & SONS, INC.
Professional Land Surveyors
990 5th Ave SE, Suite 2
Hutchinson, MN 55350
Tel. (320) 587-2025

DISPLAYNAME	MAILINGADDR	MAILINGCITYSTATEZIP
ALBACHTEN CHRISTOPHER J & STACIE J ALBACHTEN	57865 FORT RD	NEW ULM MN 56073
ALTMANN HOWARD M	57743 FORT RD	NEW ULM MN 56073
ASLESON DAVID	57849 FORT RD	NEW ULM MN 56073
BARNEY JEANNE	PO BOX 500	NEVADA IA 50201
BEAN BEVERLY J	57731 FORT RD	NEW ULM MN 56073
BERANEK ROGER & PATRICIA BERANEK	39253 625TH AVE	NEW ULM MN 56073
BERANEK ROGER H & PATRICIA	39253 625TH AVE	NEW ULM MN 56073
EISENBACHER DAVID	57644 FORT RD	NEW ULM MN 56073
FIRST METHODIST CHURCH NEW ULM	123 UNKNOWN	UNKNOWN 00000
FLUEGGE JEREMY	41206 541ST AVE	NEW ULM MN 56073
GIESEKE MELISSA D	47947 370TH ST	NICOLLET MN 56074
GROEBNER MICHAEL TED & DIANE C GROEBNER	57782 FORT RD	NEW ULM MN 56073
GUGGISBERG FRANK H	39917 STATE HWY 15	NEW ULM MN 56073
JOHNSON BRIAN T LIVING TRUST	57842 FORT RD	NEW ULM MN 56073
JOHNSON DYLAN A & CRYSTAL JOHNSON	57783 FORT RD	NEW ULM MN 56073
KLOSSNER WATER ASSOC INC	57832 FORT RD	NEW ULM MN 56073
KOOP COREY T	57613 FORT RD	NEW ULM MN 56073
KUCK HANNAH E	40200 577TH LN	NEW ULM MN 56073
LAFAYETTE TOWNSHIP	60054 398TH ST	NEW ULM MN 56073
LIESENFELD DAVID A	57824 FORT RD	NEW ULM MN 56073
MARTENS MICHAEL G	40247 577TH LN	NEW ULM MN 56073
MARTENS MICHAEL H & JUDITH A MARTENS	48113 232ND ST	NEW ULM MN 56073-5258
MEYER BRUCE H	7420 CHIPPEWA TRL	CHANHASSEN MN 55317
MEYER JOHN F & CAROLYN T MEYER	57653 FORT RD	NEW ULM MN 56073
MOLDAN ANDREW G & KITA S MOLDAN	57759 FORT RD	NEW ULM MN 56073
MUEHLBAUER PAUL L	608 2ND AVE SW	SLEEPY EYE MN 56085
NICOLLET (COUNTY OF)	501 S MINNESOTA AVE	SAINT PETER MN 56082-2507
OLSEN LEON	819 N FRANKLIN ST	NEW ULM MN 56073
PREISINGER NETTIE L - LE	1445 CHERRY ST	NEW ULM MN 56073
REDING JOHN & LUANN REDING	57832 FORT RD	NEW ULM MN 56073
RIES KAREN DISCLAIMER TRUST	15135 COUNTY RD 102	NEW ULM MN 56073
ROBERTS LUANN L & BRIAN T JOHNSON	57837 FORT RD	NEW ULM MN 56073
SCHWERMANN CARL D	40511 581ST AVE	NEW ULM MN 56073
STATE OF MINNESOTA	MAIL STATION 3340	SAINT PAUL MN 55146
SWANSON-CULLEN CARLA	57773 FORT RD	NEW ULM MN 56073
UNITED FARMERS COOPERATIVE	PO BOX 461	WINTHROP MN 55396
UNITED FARMERS COOPERATIVE	705 E 4TH ST PO BOX 461	WINTHROP MN 55396
WAIBEL MARY J	45438 541ST ST	COURTLAND MN 56021
WAYNE WELS- LAFAYETTE TOWNSHIP	60054 398TH ST	NEW ULM MN 56073
WENNINGER LESLIE	57688 412TH ST	NEW ULM MN 56073-9351
WENNINGER LESLIE & JAMI WENNINGER	57688 412TH ST	NEW ULM MN 56073
WETZEL KENNETH H & NANCY J WETZEL	40314 STATE HIGHWAY 15	NEW ULM MN 56073

ATTACHMENT I
Neighbor Notification List



CONDITIONAL USE PERMIT

GRAIN BIN AND SUPPORT STRUCTURES OVER 100 FEET IN HEIGHT

**Jason Tews /
United Farmers Cooperative**

PLN24-15

NICOLLET COUNTY PLANNING & ZONING ADVISORY COMMISSION

SUBJECT	Grain bin & support structures over 100 feet in height PLN24-15
APPLICANT	Jason Tews with United Farmers Cooperative
LANDOWNER	United Farmers Cooperative
LOCATION	Part of Eastern ½ of Northwest ¼, Section 3-110-39 in Lafayette Township
PARCEL NO	06.103.0400, 06.103.0300, 06.103.0210, 06.103.0905, 06.103.0915
EXISTING ZONING	Limited Industry
HEARING DATE	10/21/2024
COUNTY BOARD DATE	11/12/2024
60 DAYS FROM REQUEST	12/02/2024

REQUEST

Jason Tews with United Farmers Cooperative (UFC) is requesting a Conditional Use Permit to construct a structure over 100 feet in height in the Limited Industry Zoning District.

ORDINANCE

Structures in the Limited Industry Zoning District of more than 100 feet in height require a conditional use permit per Nicollet County Zoning Ordinance 680.3 (12).

EXISTING LAND USE

The 12.4-acre property is located in Klossner. The two easternmost parcels along Minnesota Highway 15 include existing grain bins of various sizes, grain legs, a livestock feed store, and a corn bunker. Two southeastern parcels west of 577th Lane are currently vacant and formerly included homes. The northwestern parcel west of 577th Lane is currently cropland.

SURROUNDING LAND USE

The surrounding land use is a mix of agricultural, industrial, and residential. Residential properties lie to the south of the UFC parcels on both the north and south sides of County Road 5, as well as to the southeast of the intersection of County Road 5 and Minnesota State Highway 15. Other areas of industrial zoning include the site of the Lafayette Township Hall, as well as Cenex Station with liquid propane storage tanks farther south along the state highway. Surrounding areas mostly contain fields of row crops.

PROJECT DESCRIPTION

UFC presently owns parcels 06.103.0400, 06.103.0300, 06.103.0210, 06.103.0905, and 06.103.0915 in the Klossner town site. They are proposing to build a new office, shop, access driveway, grain bin, as well as supporting grain leg structures. This will allow UFC to close its grain elevator in Lafayette and consolidate operations at the Klossner site. To construct the new access driveway, the applicant is also planning to demolish all but the southernmost section of its existing corn bunker. The conditional use permit hearing pertains to the proposed grain bin and grain legs as these would be greater than 100 feet in height. The new grain bin is proposed to be 125 feet in height, while the supporting grain legs are proposed to be 155 feet in height. UFC is also proposing two future grain bins, but these are not part of the current proposal.

Lighting:

Some lighting will be present on the bridge of the grain leg structures but no major lighting is proposed for the surface of the bin itself. The Federal Aviation Administration (FAA) does not have lighting requirements for structures of less than 200 feet.

Safety:

The Federal Aviation Administration does not require official notification for structures of less than 200 feet. The airport is also outside of any kind of FAA notification zone or Minnesota Airport Influence Area as the New Ulm Municipal Airport is nearly five miles distant to the southwest so it should have no impact on aircraft.

Access:

The northeastern parcel of the property currently has two access points along State Highway 15. The applicant plans to consolidate these into a new access point at the northern end of the property. The Minnesota Department of Transportation (MnDOT) has been coordinating with the applicant regarding these plans.

Septic System:

Section 735.8(2.C.i.i.) of the Zoning Ordinance requires a compliance inspection of onsite sewage treatment systems for conditional use and variance requests. The septic system for parcels 06.103.0915 & 06.103.0905 was certified for compliance on May 22, 2023. Another septic system from a former residence exists on parcel 06.103.0400, and must be formally abandoned before construction begins.

Setbacks:

Structures in the Limited Industry Zoning District are required to maintain a 50-foot setback from property lines that abut residential or agricultural zoning districts. The site plan shows that the bin will maintain a 50-foot setback from the nearest property line. The future grain bins do not meet zoning district setbacks as depicted in the site plan, and are not permitted as part of this Conditional

Use Permit request.

Signage:

The use of any portion of a tower for signs (other than warning or equipment information signs) is prohibited. MnDOT had previously expressed concerns with a billboard onsite regarding sightlines. However, it appears that the billboard has already been removed.

NEIGHBOR NOTIFICATION

Property owners were notified of the request per the standards of Section 505 of the Zoning Ordinance and Minnesota State Statute 394.26.

MNDOT COMMENT

MNDOT advised they were aware and supportive of the project associated with the rezoning request. The MNDOT Access Committee's support of the project is contingent on the following conditions being met:

- A 400-foot full-width right turn lane with a 180-foot taper at 1:15 will be required at the applicant's expense. Engineering plans developed by a Minnesota licensed civil engineer will need to be submitted for review along with the permit application for the required turn lane.
- The project consultant will need to have the existing road conditions bored and cored to determine material needs for the turn lane. The District 7 Materials Engineer recommends boring both the existing roadway shoulder and in the area of the toe of the existing in slope. He suggested that the toe of slope boring be close to the proposed entrance location, and that the shoulder boring be closer to the northern part of the turn lane construction.
- The project developer needs to make sure the existing drainage patterns are perpetuated and do not cause ponding within the right-of-way. The MnDOT Drainage Manual identifies the minimum entrance culvert pipe diameter as 15 inches.

REVIEW

The granting of a conditional use permit from Sections 603 and 736 of the Zoning Ordinance would seem to meet the necessary requirements set forth in Section 505.1 "Criteria for Granting Conditional Use Permits".

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

1. **Given the nature of the land, the requested use is compatible with the general welfare, public health and safety.**
 - Structures of more than 100 feet in height are a conditional use in the Limited Industry District.
 - Grain processing, wholesale, and warehousing activities are all permitted uses within the Limited Industry District.

- The proposal represents an expansion of an existing use rather than an entirely new use.
- The property already contains grain bins and grain leg structures.
- The grain-handling operation is typical of others within Nicollet County town sites, such as the Ag Partners facility in Traverse.
- The operation meets the standards of Section 608 of the Nicollet County Zoning Ordinance for structures in the Limited Industry District.
- The proposed structures do not pose a threat to aviation safety as their height is below 200 feet and they are not located near an airport facility.
- The overall project may improve safety along Minnesota State Highway 15 by consolidating turn lanes and moving access away from the nearest intersection's functional zone.

2. The requested use will not create an unreasonably excessive burden on the existing roads or utilities.

- Access to the east is via State Highway 15, which is a 10-ton route, which can handle 20,000 pounds per axle.
- Access to the south is via County Road 5, which is also a ton-ton route.
- MnDOT has not expressed concerns about new traffic being generated by the expanded operations.
- Klossner already has the utility infrastructure necessary for the existing UFC operations.

3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.

- The grain bin will meet the 50-foot required setback wherever the Limited Industry Zoning District abuts residential and agricultural zoning districts.
- The proposal is for an expansion rather than an entirely new use.
- The grain legs of the existing facility are already 155 feet in height, so the proposal will not add structures taller than those which already exist.
- The tallest current bin is already 92 feet in height, so the new bin is only slightly more than 30 feet taller.
- The new bin will not have major illumination.
- The surrounding town site includes other parcels that belong to the Limited Industry Zoning District, including another UFC operation with a Cenex station.
- The Limited Industry District allows uses that are suitable for close proximity to non-industrial uses.

4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.

- The grain bin will meet the 50-foot required setback wherever the Limited Industry Zoning

District abuts residential and agricultural zoning districts.

- The proposal is for an expansion rather than an entirely new use.
- The grain legs of the existing facility are already 155 feet in height, so the proposal will not add structures taller than those which already exist.
- The tallest current bin is already 92 feet in height, so the new bin is only slightly more than 30 feet taller.
- The new bin will not have major illumination.
- The Limited Industry District allows uses that are suitable for close proximity to non-industrial uses.

5. The requested use is consistent with the Nicolet County Land Use Ordinances.

- The operation meets the standards of Section 608 of the Nicolet County Zoning Ordinance for structures in the Limited Industry District.
- The request appears to meet the standards of Section 505 of the Zoning Ordinance, pertaining to the approval and issuance of conditional use permits.

6. The requested use is not in conflict with the Nicolet County Comprehensive Plan.

- The Nicolet County Comprehensive Plan calls for sustainable agricultural practices to ensure the longevity of agriculture as a land use and viable economic activity in the county.
 - The rezoning would create the potential for expansion of a facility that provides agronomy products and services to farms in the region.
- The Nicolet County Comprehensive Plan calls for the county to ensure that land is used in the most appropriate manner by minimizing conflicts between land uses.
 - The project minimizes land use conflicts by meeting applicable setbacks and locating in an area already used for grain processing.
 - The project helps reduce sprawl and preserve farmland by enlarging an existing use rather than building on a wholly new site.

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

- The proposed structures will not be taller than the tallest existing structures.
- The proposed expansion will be in keeping with the current use of the site.
- The new bin will not have illumination on its sides.
- The Limited Industry District allows uses that are suitable for close proximity to non-industrial uses, and which do not pose major problems of air pollution, noise, or vibrations.

8. The requested use is reasonably related to the existing land use and environment.

- The new bin is located in the Limited Industry Zoning District, which allows for grain

processing as a permitted use, and structures over 100 feet as a conditional use.

- The proposal represents an expansion of an existing use rather than a new use.
- The new bin meets the required setbacks of its zoning districts.
- Nearby properties also fall into the Limited Industry Zoning District and contain industrial uses.
- The expansion of a grain processing facility helps support the surrounding agricultural land uses.

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

- The proposed bin and supporting structures do not pose a risk to aviation as they are under 200 feet in height and nearly five miles from the nearest airport.
- The Limited Industry District allows uses that are suitable for close proximity to non-industrial uses, and which do not pose major problems of air pollution, noise, or vibrations.
- The consolidation of access points and distance of the new access from the nearest intersection may improve road safety.
- MnDOT did not express concerns about increases in traffic.

10. The requested use will/will not have an adverse effect upon public health, safety, and welfare due to the following other factors:

- The request is proposed to conform with the standards of the Limited Industry Zoning District and does not appear to present any adverse effects to public, health, safety, and welfare.

RECOMMENDATIONS

Staff suggests that if the request is recommended for approval, the following conditions be attached:

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.
2. The county may enter onto the premises at reasonable times and in a reasonable manner ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances.
3. The applicant must apply for a zoning permit before beginning construction on any new facilities
4. The zoning permit is invalid if the holder has not substantially completed the structure within the period of time allowed on the zoning permit connected with this conditional use permit.
5. The applicant must record the final plat for “UFC Addition” to formally eliminate lot lines before applying for the zoning permit.
6. The applicant must submit an abandonment form completed by a licensed installer for the septic system on parcel 06.103.0400 before applying for the zoning permit.
7. The applicant must submit a driveway/access permit from the Minnesota Department of Transportation before beginning work on the new driveway and access location.
8. The use of any portion of the bin for signs, other than warning or equipment information signage, is prohibited.
9. This conditional use permit only applies to the “middle bin” as depicted in the site plan and does not include either “future bin”.

Applicant: Jason Tews with United Farmers Cooperative
Landowner: United Farmers Cooperative

PLN24-15

ATTACHMENT A	Application
ATTACHMENT B	Location Map
ATTACHMENT C	Site Map
ATTACHMENT D	Survey
ATTACHMENT E	Site Plans
ATTACHMENT F	Site Photographs
ATTACHMENT G	Neighbor Notification List
ATTACHMENT H	Criteria for Conditional Use Permit



PROPERTY SERVICES DIVISION
501 S MINNESOTA AVENUE, SAINT PETER, MN 56082
507-934-7070

PLANNING & ZONING ADVISORY COMMISSION APPLICATION

TOTAL FEES: \$496.00

Parcel#: 06.103.0400 & 06.103.0300
Permit#: PLN24-15
Date: N/A

Applicant: Jason Tews with United Farmers Cooperative
Telephone: 507-232-1020
Owner: UNITED FARMERS COOPERATIVE
Property Address: 40150 577TH LN, NEW ULM, MN 56073
Abbreviated Legal Description: SUB LOT B OF E 1/2 OF NW 1/4 & LOT A OF NE 1/4 NW 1/4
Township: Lafayette Township
Zoning District(s): LIMITED INDUSTRY
Hearing Date: Monday, September 16, 2024

Record Type: Conditional Use Permit
Subtype: New
Category: Ag Crop Storage Building
Description: GRAIN BIN AND SUPPORT STRUCTURES OVER 100' IN HEIGHT

*Copies of the meeting agenda and packet are available on the Nicollet County website: co.nicollet.mn.us/AgendaCenter
Questions regarding the hearing can be directed to:*

*John Zehnder
Phone: 507-934-7076
Email: John.Zehnder@co.nicollet.mn.us*

Jason Tews
Jason Tews (Oct 3, 2024 14:01 CDT)

APPLICANT SIGNATURE

Oct 3, 2024

DATE

PROPERTY SERVICES

10/2/24

DATE

ATTACHMENT A
Application

PLN24-15 Permit Invoice Receipt - unsigned

Final Audit Report

2024-10-03

Created:	2024-10-02
By:	John Zehnder (John.Zehnder@co.nicollet.mn.us)
Status:	Signed
Transaction ID:	CEJCHBCAABAAcX0f6MldAgTnRfzizWJNBV0CVOQo2Ins

"PLN24-15 Permit Invoice Receipt - unsigned" History

-  Document created by John Zehnder (John.Zehnder@co.nicollet.mn.us)
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-  Document emailed to jason.tews@ufcmn.com for signature
2024-10-02 - 9:07:04 PM GMT
-  Email viewed by jason.tews@ufcmn.com
2024-10-02 - 9:07:14 PM GMT - IP address: 20.69.122.32
-  Signer jason.tews@ufcmn.com entered name at signing as Jason Tews
2024-10-03 - 7:01:10 PM GMT - IP address: 140.190.7.4
-  Document e-signed by Jason Tews (jason.tews@ufcmn.com)
Signature Date: 2024-10-03 - 7:01:12 PM GMT - Time Source: server- IP address: 140.190.7.4
-  Agreement completed.
2024-10-03 - 7:01:12 PM GMT



PROJECT DESCRIPTION

APPLICANT NAME: United Farmers Cooperative

DATE: 6/21/24

REQUEST: Grain Bin Conditional Use Permit - Klossner

Please describe the specific details related to your request. If your request is approved, you will be held to the plans and specifications submitted to the County with your application.

United Farmers Cooperative ("UFC") seeks to install a 105' diameter grain bin that is 125 feet in height ("Grain Bins") and support structures that are 155 feet in height at its facility located at 40137 577th Lane, New Ulm("Location") as indicated on the site plan submitted in conjunction with this request. Since the Grain Bins exceed 100 feet in height, a Conditional Use Permit is required.



CONDITIONAL USE PERMIT APPLICANT QUESTIONNAIRE

APPLICANT NAME: United Farmers Cooperative

DATE: 6/21/24

REQUEST: Grain Bin Conditional Use Permit - Klossner

In granting a conditional use permit, the County Board shall consider the advice and recommendation of the Planning Commission and the effect of the proposed use upon the health, safety, morals, and general welfare of the community. Among other things, the County Board shall make the following findings where applicable.

WHY DO YOU FEEL THE REQUESTS MEETS THE FOLLOWING CRITERIA?

1. Given the nature of the land, the requested use is compatible with public health, safety, and general welfare.

The requested use is compatible with public health, safety, and general welfare. First, the proposed use is allowed by the County Zoning Ordinance. Also, the Location has already been used as a grain storage facility with several grain bins for many years without complaint. The installation of additional grain bins will not increase pollution, noise, vibrations or any other problem. The proposed use will be beneficial in many respects. The proposed project, along with additional changes being made in conjunction, will provide additional grain storage to UFC and UFC's members and customers in the area, reduce traffic through consolidation of operations.

2. The requested use will not create an unreasonably excessive burden on the existing roads or other utilities.

Installing the Grain Bin at the Location is part of a consolidation of UFC's operations in the area which includes closing UFC's Lafayette elevator and consolidating operations at the Location. This consolidation of operations will reduce the amount of UFC's truck traffic on the roads of Nicollet County. As a

result, there will be fewer total deliveries of grain needed within Nicollet County. Furthermore, UFC seeks the addition of a turn lane on Highway 15 will improve road safety in the area by allowing UFC to keep trucks off of Highway 15 during those periods of time in which the highway sees heavy use. Currently, trucks using the Location must enter and exit Highway 15 amongst high-speed traffic using the highway. The current situation creates dangerous conditions when slow moving trucks must enter Highway 15 while other traffic is travelling at highway speeds. While MNDOT has not given final approval for the installation of a turn lane, they have been very supportive of the proposal. The proposed project will not create an unreasonably excessive burden on the existing roads or other utilities. In fact, the proposed project will reduce the burden on existing roads in Nicollet County. The project will have no effect on other utilities.

UFC is seeking the vacation of a portion of 577th Lane with Lafayette Township and using the vacated road for the proposed project. The road has not yet been vacated.

3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.

The proposed project is compatible with the surrounding area and will not significantly depreciate nearby properties. The Location is already used, in part, as a grain storage facility with multiple grains bins that have been at the Location for many years. The proposed use will not change that. Also, the installation of additional grain bins will not be inconsistent with the area or cause any issues with neighbors. Many of the adjacent properties are owned by UFC. The other adjacent properties are Lafayette Township Hall, a commercial property and one residence that is screened by trees. Given the proposed project is the same as the current use of the Location, the requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.

4. The structure and use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.

The proposed project will not have an unreasonably adverse effect on nearby properties. The Location is already used, in part, as a grain storage facility with several existing grain bins. The proposed use will not change that. Also, the installation of additional grain bins will not be inconsistent with the area or cause

any issues with neighbors. The nearest residential property is screened by trees from the Location.

5. The requested use is consistent with the County Zoning Ordinance.

The Location is zoned as Limited Industry District and UFC is seeking to have its adjacent properties, Parcel ID nos. 06.103.0210, 06.103.0300 and 06.103.0400 rezoned to the Limited Industry District. Zoning and land use restrictions allow governmental entities to ensure land gets used in a way that promotes both the best use of the land and the prosperity, health, and welfare of residents. The official controls at issue for the Limited Industry District allows for use of the property for grain storage as a permitted use. The Location has been used for grain storage for over many years without incident. The Limited Industry District is intended to preclude the operation of “industries that pose problems of air pollution, noise, vibrations, etc.” The use of the Location for the installation of additional grain bins is consistent with the County Zoning Ordinance.

6. The requested use is not in conflict with the Comprehensive Plan.

The Comprehensive Plan recognizes the agricultural heritage of Nicollet County and seeks to preserve agricultural land and encourage sustainable agricultural practices. The proposed installation of the proposed grain bin will allow UFC to better service its customers in the area that will in turn assist in preserving agricultural land and encourage sustainable agricultural practices. Furthermore, the proposed project will reduce traffic in Nicollet County and eventually create safer roadways by the eventual installation of a turn lane on Highway 15 that will make exiting and entry to the Location easier and safer.

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

The proposed project will not have an unreasonably adverse effect on nearby properties. The Location is already used as a grain storage facility. The proposed use will not change that. Also, the installation of additional grain bins will not create an unreasonably adverse effect because of noise, odor, glare, or general

unsightliness, for nearby property owners. The only residential property adjacent to the Location is screened by trees. There will be no additional noise, odor, glare, or general unsightliness created by the installation of additional grain bins at the Location as it is currently being used for that purpose.

8. The requested use is reasonably related to the existing land use and environment.

The Location is zoned as Limited Industry District and UFC is seeking to have its adjacent properties rezoned to the Limited Industry District. Zoning and land use restrictions allow governmental entities to ensure land gets used in a way that promotes both the best use of the land and the prosperity, health, and welfare of residents. The official controls at issue for the Limited Industry District allows for use of the property for grain storage as a permitted use. The Location has been used as a grain storage facility for many years without incident. The Limited Industry District is intended to preclude the operation of “industries that pose problems of air pollution, noise, vibrations, etc.” The use of the Location for the installation of additional grain bins is not contrary to the official control and is in harmony with the general purpose of the official control. First, the proposed use is allowed by the zoning ordinance. Also, the Location has already been used as a grain storage facility for many years without complaint. The installation of additional grain bins will not increase pollution, noise, vibrations or any other problem. The proposed use will be beneficial in many respects. The proposed project will provide additional access to grain storage for UFC and UFC’s members and customers in the area, reduce traffic and increase traffic safety.

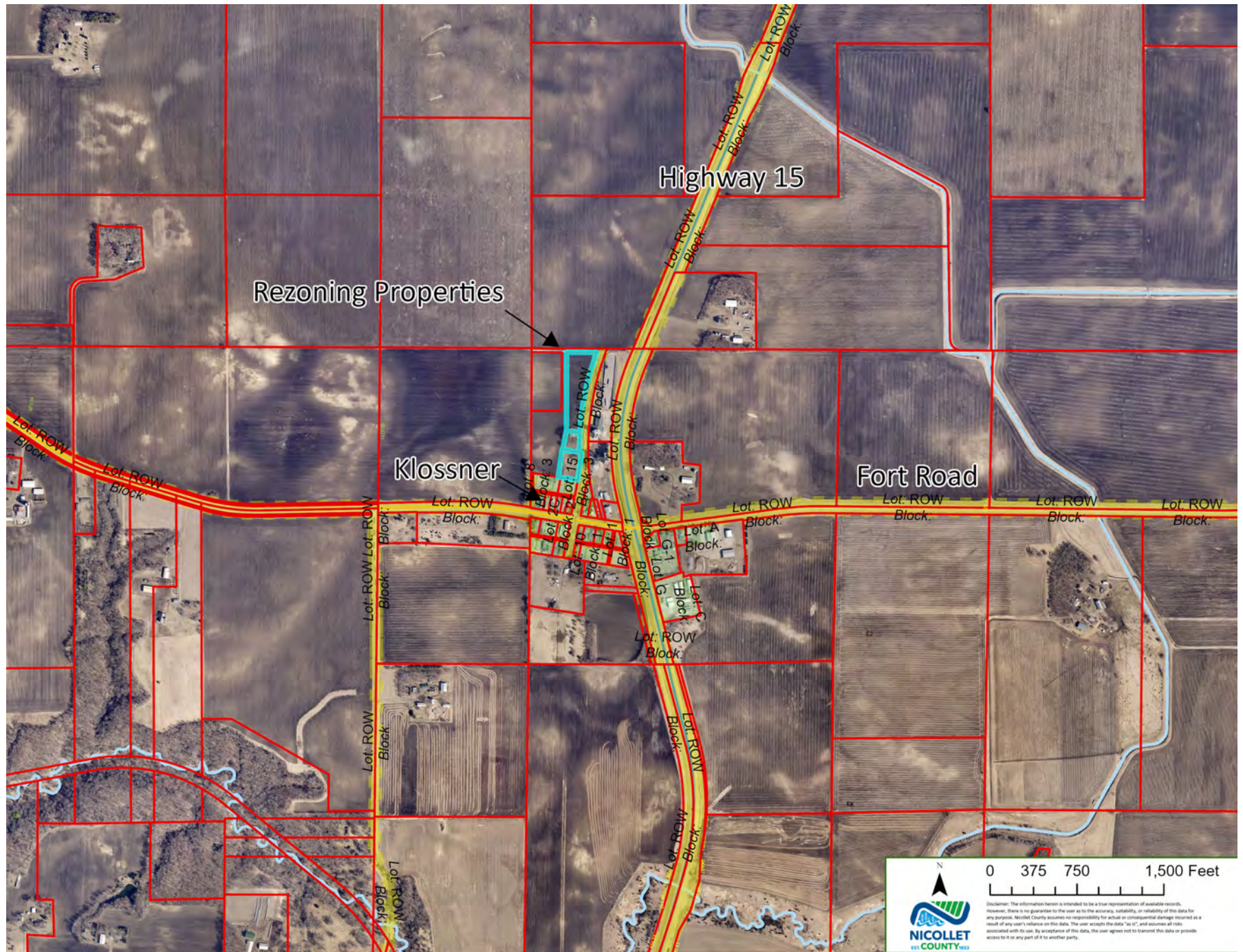
9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

There are no apparent unreasonable health risks posed to neighbors or the public in general by the installation of additional grain bins. The Location has been used as a grain storage facility for many years without incident. In fact, the proposed project will decrease health risks posed to neighbors by the reduction of traffic in Nicollet County and eventually the installation of a turn lane on Highway 15 that will make entering and exiting the Location easier and safer.

10. The requested use will/will not have an adverse effect upon public health, safety, and welfare due to the following other factors.

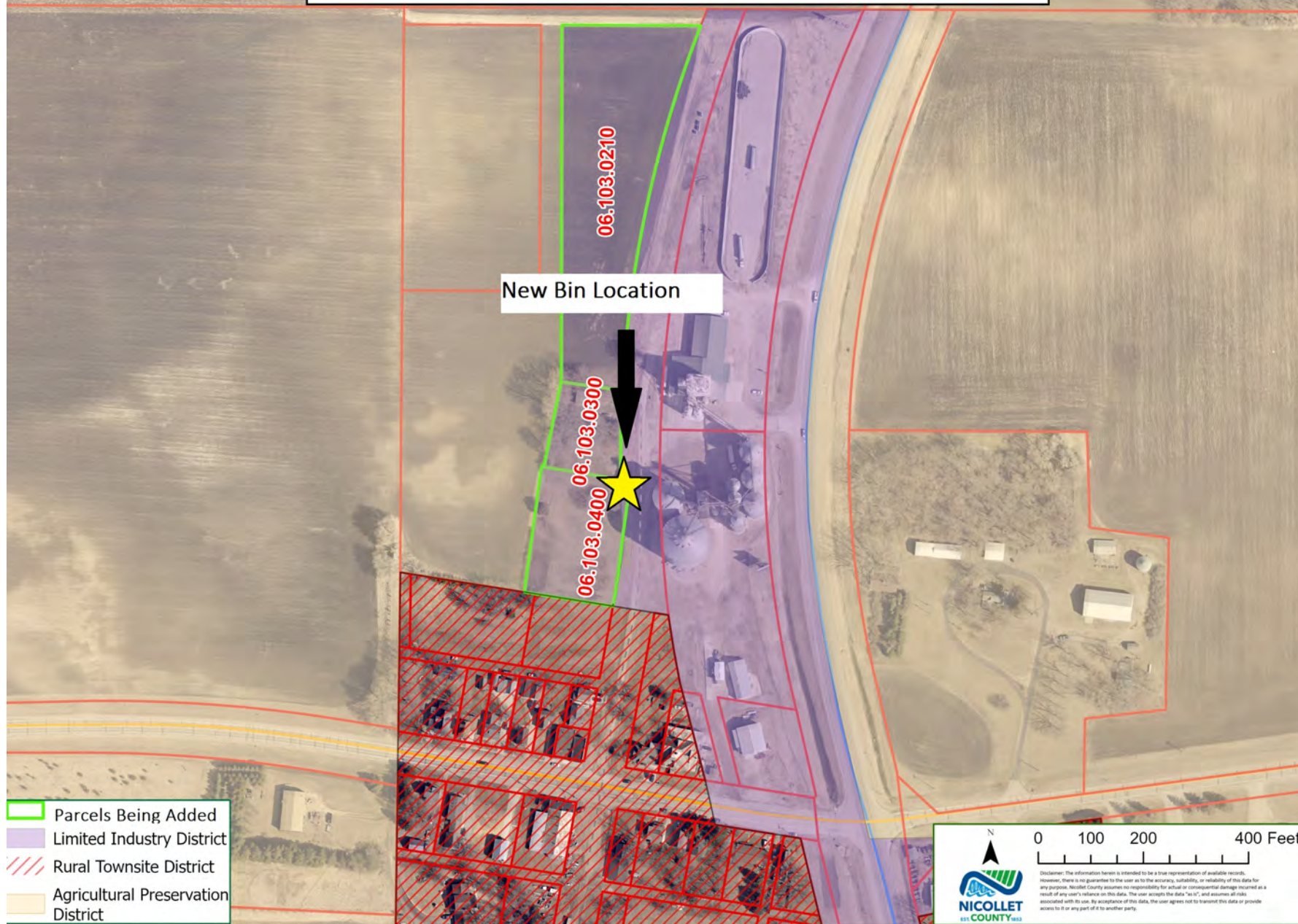
The requested use will not have an adverse effect upon public health, safety, and welfare. The Location is already used for the intended purpose. There have been no incidents or problems with use of the Location as grain storage facility. The proposed project will provide additional access to grain storage for UFC and UFC's members and customers in the area, reduce traffic and improve traffic safety in the area.

A MAJORITY OF THE CUP CRITERIA MUST BE MET IN ORDER FOR THE REQUEST TO BE APPROVED.



ATTACHMENT B
Location Map

UFC Klossner Site Map



[Back to Attachments](#)

ATTACHMENT C Site Map

~for~ United Farmers Cooperative
~of~ Part of the E 1/2 of the NW 1/4, Sec 3, T 110, R 30
Klossner, Nicollet Co, MN

Field survey was completed by E.G. Ruiz and Son, Inc. on 03/20/24 & 04/05/24.

This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

Location of utilities existing on or serving the surveyed property determined by observed evidence collected and markings requested by U.F.C. representative with Golden State One Call and a private locating company. Excavations were made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Golden State One Call and a private locating company at (651) 454-0802 for verification of utility locations on field location. www.egruiz.com

The site plan shows a proposed 1000' x 1000' lot outlined in red. The lot is situated between State Trunk Highway No. 15 to the north and C.S.A.R. No. 5 (A.E.A. Main St.) to the south. The plan includes details of existing buildings, parking lots, and various easements. Match lines are indicated on the top, bottom, and right sides of the plan. A north arrow is located in the upper right corner.

- DENOTES FROM MONUMENT FOUND AS LABELED
- DENOTES NICOLLET COUNTY MONUMENT
- DENOTES AIR CONDITIONING UNIT
- DENOTES BRACE POLE OR GUY POLE
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES CATCH BASIN MANHOLE
- DENOTES CABLE PEDESTAL
- DENOTES CLEAN OUT
- DENOTES CURB STOP
- DENOTES DRAINAGE ARROW
- DENOTES ELECTRICAL BOX
- DENOTES ELECTRICAL MANHOLE
- DENOTES ELEVATION SPOT ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES GAS METER
- DENOTES GAS VALVE
- DENOTES GUY WIRE
- DENOTES HAND HOLE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SIGN
- DENOTES STORM-SEWER APRON
- DENOTES STORM-SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
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- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE

Benchmark: MN/DOT 5204 I
Datum: NAVD 88
Elevation: 997.55



DRAWN BY: WAM		JOB NO: 24010185		DATE: 04/23/24	
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TOPOGRAPHIC SURVEY

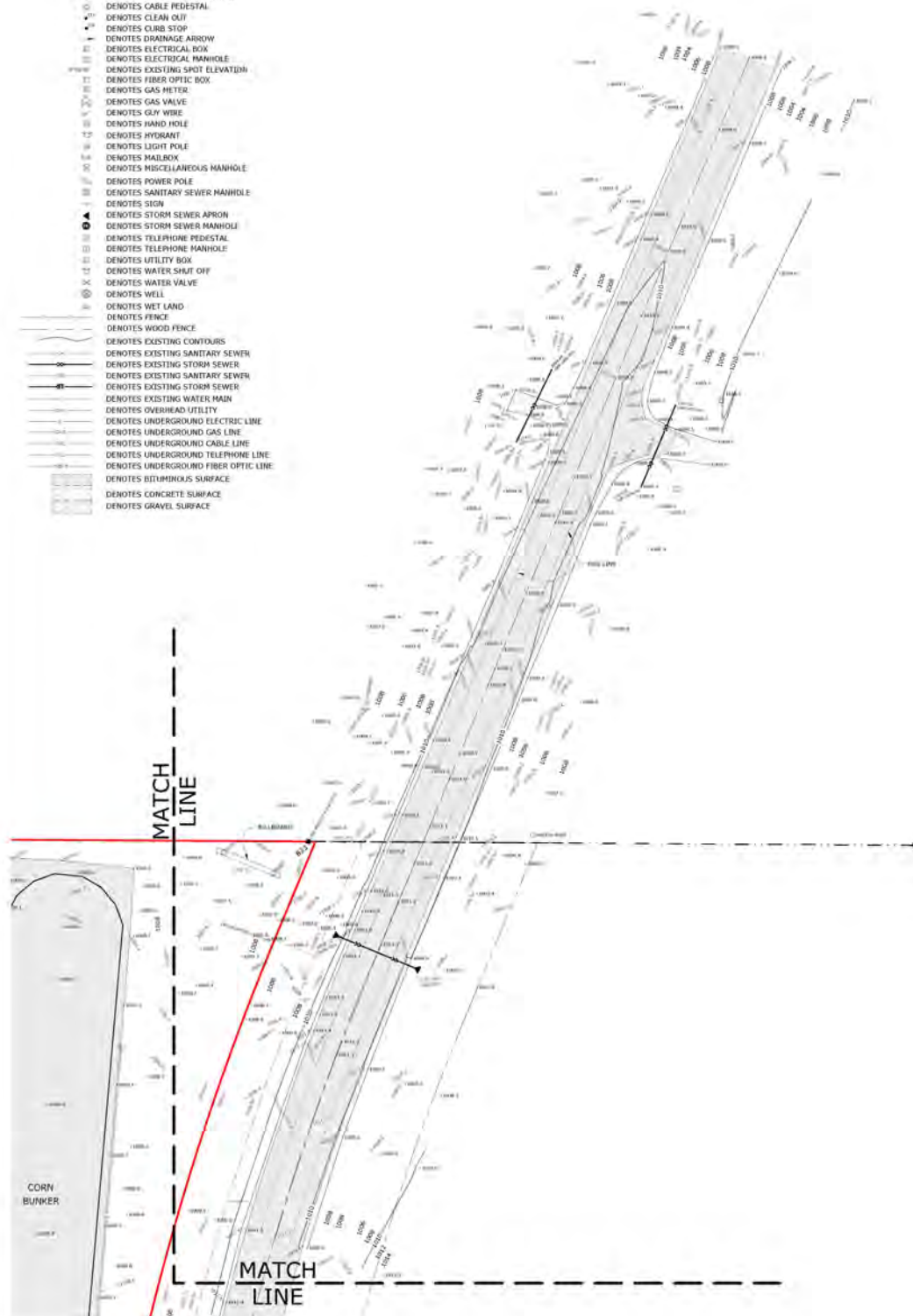
~for~ United Farmers Cooperative

~of~ Part of the E 1/2 of the NW 1/4, Sec 3, T 110, R 30
Klossner, Nicollet Co, MN



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
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- ⊕ DENOTES AIR CONDITIONING UNIT
- ⊕ DENOTES BRACE POLE OR GUY POLE
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- ⊕ DENOTES BITUMINOUS SURFACE
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BENCHMARK

Benchmark: 19U/DOF 5204 L
Datum: NAVD 88
Elevation: 997.55



E.G. RUD & SONS, INC.

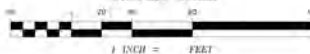
Professional Land Surveyors

990 5th Ave SE, Suite 2

Hutchinson, MN 55350

Tel. (320) 587-2025

GRAPHIC SCALE

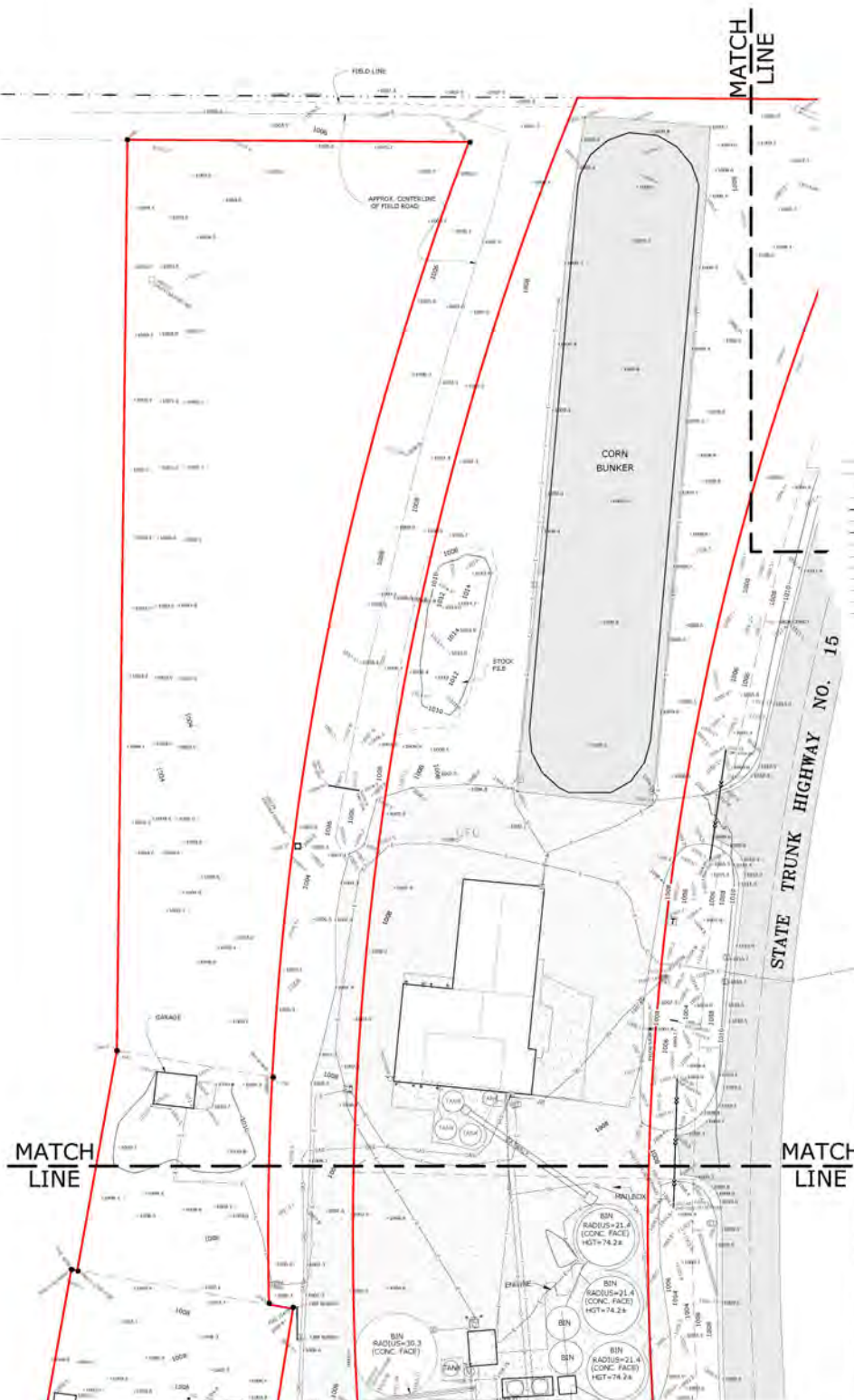


DESIGN BY: SWH	DATE: 8/1/2018	DATE: 8/1/2018
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TOPOGRAPHIC SURVEY

~for~ United Farmers Cooperative
 ~of~ Part of the E 1/2 of the NW 1/4, Sec 3, T 110, R 30
 Klossner, Nicollet Co, MN

NORTH



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES NICOLLET COUNTY MONUMENT
- DENOTES AIR CONDITIONING UNIT
- DENOTES BRACE POLE OR GUY POLE
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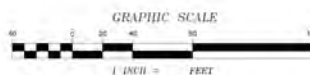
MATCH LINE

MATCH LINE

BENCHMARK

Benchmark: NN/DOT 5204 L
 Datum: NAVD 83
 Elevation: 997.55

E. G. RUD & SONS, INC.
 Professional Land Surveyors
 990 5th Ave SE, Suite 2
 Hutchinson, MN 55350
 Tel. (320) 587-2025



DESIGNED BY: SWH	JOB NO: 24032204	DATE: 04/23/24
CHECK BY: KDN	FIELD CHECK: SWH & KDN	
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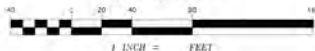
~for~ United Farmers Cooperative
~of~ Part of the E 1/2 of the NW 1/4, Sec 3, T 110, R 30
Klossner, Nicollet Co, MN



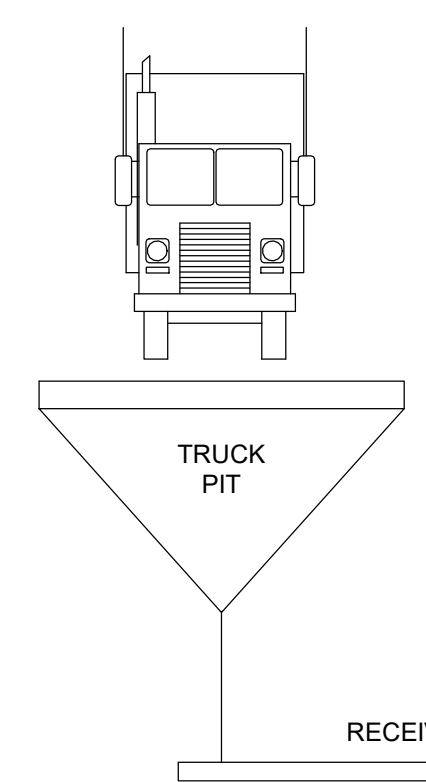
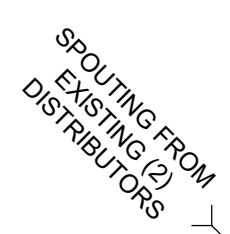
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Datum: NAVD 88
Elevation: 997.55



GRAPHIC SCALE



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[illegible]

PRELIMINARY

**NOT FOR
CONSTRUCTION**

<u>DATE:</u> 07/26/24			<u>DRAWN:</u> MO			<u>DESIGNED:</u> MO					
<u>CHECKED:</u> DE						<u>APPROVED:</u> DE					

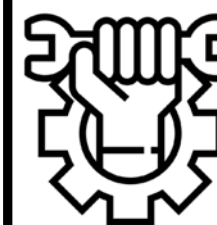
PROJECT:
KLOSSNER GRAIN STORAGE ADDITION

CLIENT:
UNITED FARMERS CO-OP
40137 577TH LN
NEW ULM, MN 56073

SCALE:
AS NOTED (11x17 COPES ARE HALF SCALE)

DRAWING TITLE:
FLOW DIAGRAM

PROJECT NO: 24016	DRAWING NO: F1
--------------------------	-----------------------



EDM
DESIGN & MILLWRIGHTS
209 5th Street NE, Suite 5, 6, & 7
Buffalo, MN 55313
Phone: 763.244.3400
Email: sales@edmillwrights.com

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[illegible]

PRELIMINARY

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<u>DATE:</u> 07/26/24	<u>DRAWN:</u> MO	<u>DESIGNED:</u> MO
<u>CHECKED:</u> DE		<u>APPROVED:</u> DE

PROJECT:
KLOSSNER GRAIN STORAGE ADDITION

CLIENT:
UNITED FARMERS CO-OP
40137 577TH LN
NEW ULM, MN 56073

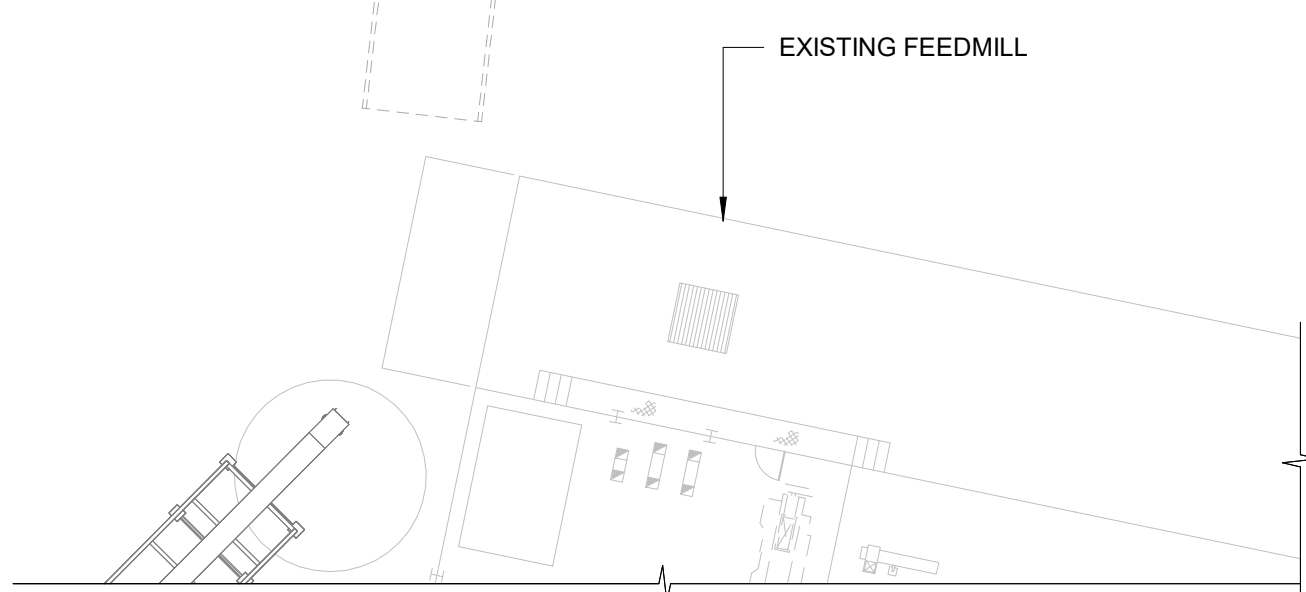
SCALE:
AS NOTED (11x17 COPES ARE HALF SCALE)

DRAWING TITLE:
PLAN @ BELOW GRADE

PROJECT NO:
24016

DRAWING NO:

G2



209 5th Street NE, Suite 5, 6, & 7
Buffalo, MN 55313
Phone: 763.244.3400
Email: sales@edmmillwrights.com

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CONSTRUCTION**

<u>DATE:</u> 07/26/24	<u>DRAWN:</u> MO	<u>DESIGNED:</u> MO
<u>CHECKED:</u> DE		<u>APPROVED:</u> DE

PROJECT:
KLOSSNER GRAIN STORAGE ADDITION

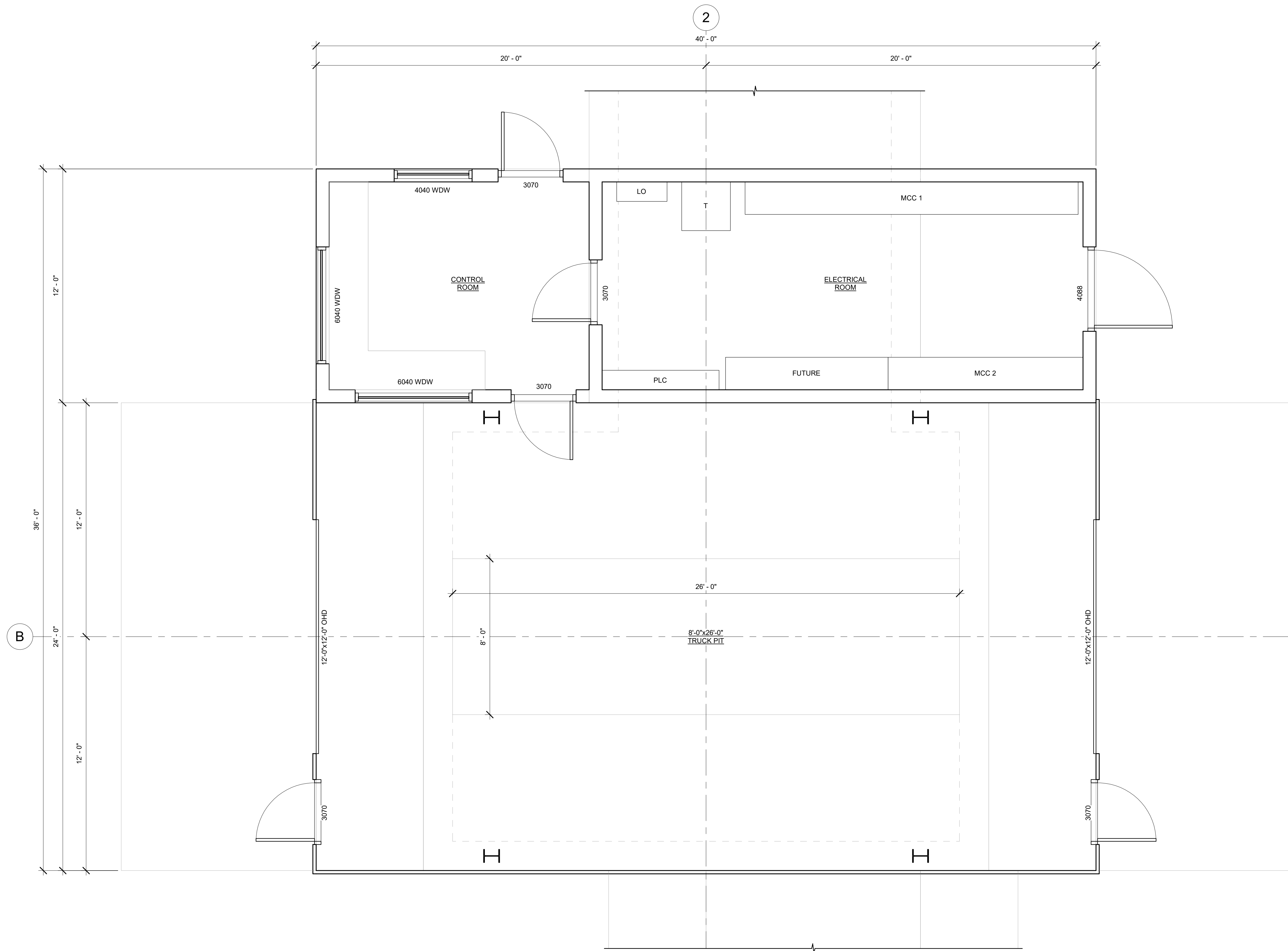
CLIENT:
UNITED FARMERS CO-OP
40137 577TH LN
NEW ULM, MN 56073

SCALE:
AS NOTED (11x17 COPES ARE HALF SCALE)

DRAWING TITLE:
PLAN @ BIN FILL

PROJECT NO:
24016

DRAWING NO:
G4



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[illegible]

**NOT FOR
CONSTRUCTION**

<u>DATE:</u> 07/26/24	<u>DRAWN:</u> MO	<u>DESIGNED:</u> MO
<u>CHECKED:</u> DE		<u>APPROVED:</u> DE

PROJECT:
KLOSSNER GRAIN STORAGE ADDITION

CLIENT:
UNITED FARMERS CO-OP
40137 577TH LN
NEW ULM, MN 56073

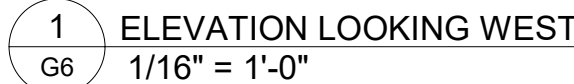
CALE:
AS NOTED (11x17 COPES ARE HALF SCALE

DRAWING TITLE:
PLAN @ CONTROL & ELECTRICAL ROOM

DRAWING NO:

G5

1	PLAN AT CONTROL & ELECTRICAL ROOM
G5	3/8" = 1'-0"



PRELIMINARY

**NOT FOR
CONSTRUCTION**

<u>PROJECT:</u> KLOSSNER GRAIN STORAGE ADDITION
<u>CLIENT:</u> UNITED FARMERS CO-OP 40137 577TH LN NEW ULM, MN 56073
<u>SCALE:</u> AS NOTED (11x17 COPES ARE HALF SCALE)

<u>DRAWING TITLE:</u> ELEVATION LOOKING WEST	
<u>PROJECT NO.:</u> 24016	<u>DRAWING NO.:</u> G6



06 28 2024



06 28 2024

DISPLAYNAME	MAILINGADDR	MAILINGCITYSTATEZIP
ALBACHTEN CHRISTOPHER J & STACIE J ALBACHTEN	57865 FORT RD	NEW ULM MN 56073
ALTMANN HOWARD M	57743 FORT RD	NEW ULM MN 56073
ASLESON DAVID	57849 FORT RD	NEW ULM MN 56073
BARNEY JEANNE	PO BOX 500	NEVADA IA 50201
BEAN BEVERLY J	57731 FORT RD	NEW ULM MN 56073
BERANEK ROGER & PATRICIA BERANEK	39253 625TH AVE	NEW ULM MN 56073
BERANEK ROGER H & PATRICIA	39253 625TH AVE	NEW ULM MN 56073
EISENBACHER DAVID	57644 FORT RD	NEW ULM MN 56073
FIRST METHODIST CHURCH NEW ULM	123 UNKNOWN	UNKNOWN 00000
FLUEGGE JEREMY	41206 541ST AVE	NEW ULM MN 56073
GIESEKE MELISSA D	47947 370TH ST	NICOLLET MN 56074
GROEBNER MICHAEL TED & DIANE C GROEBNER	57782 FORT RD	NEW ULM MN 56073
GUGGISBERG FRANK H	39917 STATE HWY 15	NEW ULM MN 56073
JOHNSON BRIAN T LIVING TRUST	57842 FORT RD	NEW ULM MN 56073
JOHNSON DYLAN A & CRYSTAL JOHNSON	57783 FORT RD	NEW ULM MN 56073
KLOSSNER WATER ASSOC INC	57832 FORT RD	NEW ULM MN 56073
KOOP COREY T	57613 FORT RD	NEW ULM MN 56073
KUCK HANNAH E	40200 577TH LN	NEW ULM MN 56073
LAFAYETTE TOWNSHIP	60054 398TH ST	NEW ULM MN 56073
LIESENFELD DAVID A	57824 FORT RD	NEW ULM MN 56073
MARTENS MICHAEL G	40247 577TH LN	NEW ULM MN 56073
MARTENS MICHAEL H & JUDITH A MARTENS	48113 232ND ST	NEW ULM MN 56073-5258
MEYER BRUCE H	7420 CHIPPEWA TRL	CHANHASSEN MN 55317
MEYER JOHN F & CAROLYN T MEYER	57653 FORT RD	NEW ULM MN 56073
MOLDAN ANDREW G & KITA S MOLDAN	57759 FORT RD	NEW ULM MN 56073
MUEHLBAUER PAUL L	608 2ND AVE SW	SLEEPY EYE MN 56085
NICOLLET (COUNTY OF)	501 S MINNESOTA AVE	SAINT PETER MN 56082-2507
OLSEN LEON	819 N FRANKLIN ST	NEW ULM MN 56073
PREISINGER NETTIE L - LE	1445 CHERRY ST	NEW ULM MN 56073
REDING JOHN & LUANN REDING	57832 FORT RD	NEW ULM MN 56073
RIES KAREN DISCLAIMER TRUST	15135 COUNTY RD 102	NEW ULM MN 56073
ROBERTS LUANN L & BRIAN T JOHNSON	57837 FORT RD	NEW ULM MN 56073
SCHWERMANN CARL D	40511 581ST AVE	NEW ULM MN 56073
STATE OF MINNESOTA	MAIL STATION 3340	SAINT PAUL MN 55146
SWANSON-CULLEN CARLA	57773 FORT RD	NEW ULM MN 56073
UNITED FARMERS COOPERATIVE	PO BOX 461	WINTHROP MN 55396
UNITED FARMERS COOPERATIVE	705 E 4TH ST PO BOX 461	WINTHROP MN 55396
WAIBEL MARY J	45438 541ST ST	COURTLAND MN 56021
WAYNE WELS- LAFAYETTE TOWNSHIP	60054 398TH ST	NEW ULM MN 56073
WENNINGER LESLIE	57688 412TH ST	NEW ULM MN 56073-9351
WENNINGER LESLIE & JAMI WENNINGER	57688 412TH ST	NEW ULM MN 56073
WETZEL KENNETH H & NANCY J WETZEL	40314 STATE HIGHWAY 15	NEW ULM MN 56073

ATTACHMENT G
Neighbor Notification List



PLANNING COMMISSION CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant Jason Tewes, United Farmers Cooperative Hearing 10/21/2024
Property Owner United Farmers Cooperative Continuation N/A
File PLN24-15 Commission Member _____
Request Grain bin and support structures greater than one-hundred (100) feet in height

CRITERIA WORKSHEET

Authority for issuance of conditional use permits is derived from Minnesota State Statute §394.301 and Nicollet County Zoning Ordinance, Section 505. The conditional use must maintain the health, safety, morals, and general welfare of the community.

1. Given the nature of the land, the requested use is compatible with public health, safety, and general welfare.

YES ☐ NO ☐ REASON: _____

2. The requested use will not create an unreasonably excessive burden on the existing roads or other utilities.

YES ☐ NO ☐ REASON: _____

3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.

YES ☐ NO ☐ REASON: _____

4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.

YES ☐ NO ☐ REASON: _____

5. The requested use is consistent with the County Zoning Ordinance.

YES ☐ NO ☐ REASON: _____

6. The requested use is not in conflict with the County Comprehensive Plan.

YES ☐ NO ☐ REASON: _____

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

YES ☐ NO ☐ REASON: _____

8. The requested use is reasonably related to the existing land use and environment.

YES ☐ NO ☐ REASON: _____

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

YES ☐ NO ☐ REASON: _____

10. The requested use [will/will not] have adverse effect upon public health, safety and welfare due to the following other factors.

YES ☐ NO ☐ REASON: _____

ANSWERS BASED UPON

- ☐ Application ☐ Site visit ☐ Staff Report ☐ Photographs
☐ Information received at public hearing

Date: _____ Member: _____

09/01/2024 - 09/30/2024 Permit Form

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME	PARCEL ID
BLD24-82	Wetland Delineation Review	WETLAND DELINEATION REVIEW: WATER SEWER SYSTEM UPGRADE	29/110N/26W, SAINT PETER MN 56082	STATE OF MINNESOTA	19.029.0160
BLD24-74	Structure Permit	21' X 33' WET GRAIN HOLDING BIN AND PLATFORM	40555 511TH AVE, NICOLLET MN 56074	GIESEKE TRUST	03.011.0100
BLD24-75	Structure Permit	17.5' X 17.5' OPEN FRONT SHED	48452 455TH AVE, NICOLLET MN 56074	SHULT JOEL A	09.015.0600
BLD24-76	Structure Permit	16' X 28' SINGLE VEHICLE GARAGE	43938 SPRUCE HAVEN LN, NEW ULM MN 56073	MASRUD KEVIN M & STACEY MASRUD	04.022.0900
BLD24-78	Structure Permit	REPLACEMENT OF TARP SHED WITH 12 X 19' STEEL SHED	34600 358TH ST, SAINT PETER MN 56082	KOTASEK BRENDA L	07.109.0400
BLD24-79	Structure Permit	421 SQ FT ADDITION & 496 SQ FT WRAP-AROUND PORCH & STAIRS	43778 SPRUCE HAVEN LN, NEW ULM, MN 56073	HONSTAD ANGELA & RYAN HONSTAD	04.022.1015
BLD24-80	Structure Permit	18' X 18.5' HOME ADDITION & 18.7' X 8' PORCH	52197 COUNTRYSIDE DR, N. MANKATO MN 56003	WILSON RICHARD E & KATIE L WILSON	01.101.0100
BLD24-81	Structure Permit	56' X 30' MANUFACTURED HOME, 36' X 44' ATTACHED GARAGE, & SIGN, POST, & MAILBOX SUPPORT	48805 387TH LN, ST PETER, MN 56082	HARLAN E OLSON	01.014.2305
SPT24-27	SSTS Permit	REPLACEMENT SEPTIC FOR A 4 BEDROOM HOUSE	38055 STATE HWY 22, ST PETER, MN 56082	SCOTT & JENNIFER ANNEXSTAD	07.029.0400
SPT24-28	SSTS Permit	NEW SYSTEM FOR REPLACEMENT HOUSE	40600 533RD LN, NEW ULM, MN 56073	CHAD & CORY GIESEKE	03.005.0400
SPT24-29	SSTS Permit	REPLACEMENT SEPTIC FOR A 4 BEDROOM HOUSE	43527 COUNTY ROAD 4, NICOLLET, MN 56074	MARVIN & LAURIE KROHN	05.021.0900
SPT24-30	SSTS Permit	REPLACEMENT SEPTIC FOR A 4 BEDROOM HOUSE	61851 ZEMPEL DR, NEW ULM, MN 56073	ROBERT & LORI PIETZ	13.871.0060
SPT24-31	SSTS Permit	TANK REPLACEMENT FOR A 450 GPD MOUND	40339 STATE HIGHWAY 15, NEW ULM, MN 55396	UNITED FARMERS COOPERATIVE	06.541.0020
SPT24-32	SSTS Permit	NEW SEPTIC SYSTEM FOR NEW 4 BEDROOM HOUSE	48805 387TH LN, ST PETER, MN 56082	HARLAN OLSON	01.014.2310
SPT24-34	SSTS Permit	ADDING DRAINFIELD TO HOLDING TANK	49661 350TH ST, LAFAYETTE, MN 56054	MARK LAGARE	02.012.0100
SPT24-35	SSTS Permit	REPLACEMENT SEPTIC SYSTEM FOR A 4 BEDROOM HOUSE	46138 RED OAK DR, NICOLLET, MN 56074	GARY & BONNIE BARRER	09.742.0020