



Board of Commissioners Agenda

August 11, 2026

Nicollet County Government Center Board Room • 501 South Minnesota Avenue, St. Peter, MN 56082

Commissioners: Mark Dehen — Board Chair; Kurt Zins — Vice Chair; Jack Kolars; Marie Dranttel; Nicole Helget

Call Board of Commissioners Meeting to Order - 9:00 a.m.

1. Pledge of Allegiance
2. Silence Cell Phones
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. Approval of Bills
 - b. July 28, 2026 Board Minutes
 - c. Consider Approval of the Renewal of the Medical Examiner's Contract Agreement
5. Public Appearances
6. Property Services
 - a. Consider PLN26-08: Request of Warren Krohn to Construct a Driveway in the Shore Impact Zone
7. Health and Human Services
 - a. Consideration of Appointments to the Community Health, Human, and Veteran Services Advisory Committee and the Amended 2026 Committee and Board Assignments and Meetings that Qualify for a Per Diem Payment Resolution
8. Public Works
 - a. Consider Award of Bid for CP 10-26 - CSAH 10 Culvert Joint Repair Project
9. County Attorney Update
10. Chair's Report
11. Commissioner Committee Reports, Meetings & Conferences
12. Approve Per Diems and Expenses

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.

13. Adjourn Board of Commissioners Meeting

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Notice of Scheduled Meetings

The following is a notice of scheduled meetings. Pursuant to Minnesota Statute 13D.04, this notice of meetings also serves as notice of regular and special meetings of the Nicollet County Board of Commissioners. Questions or comments regarding Nicollet County meetings and requests to participate can be directed to Mandy Landkamer, Nicollet County Administrator, at 507-934-7074 or mandelein.landkamer@co.nicollet.mn.us.

Date	Time	Meeting	Location
August 11	11:30 a.m. - 1:00 p.m.	Nicollet County - Blue Earth County Joint Meeting	Gov. Center Board Room — St. Peter
August 14	All Day	Nicollet County Fair Activities	Nicollet County Fairgrounds
August 18	8:15 a.m.	Individual Department Head (Admin)	Gov. Center Board Room — St. Peter
August 18	9:30 a.m.	Board Workshop	Gov. Center Board Room — St. Peter
August 18	11:30 a.m.	Employee Appreciation Picnic	Health & Human Services Garage — St. Peter
August 25	9:00 a.m.	County Board of Commissioners	Gov. Center Board Room — St. Peter
August 25	Following Board Adjournment	Drainage Authority	Gov. Center Board Room — St. Peter
August 26	8:30 a.m. - 12:00 p.m.	Budget Workshop #1	Gov. Center Board Room — St. Peter
September 2	8:30 a.m. - 12:00 p.m.	Budget Workshop #2	Gov. Center Board Room — St. Peter
September 8	9:00 a.m.	County Board of Commissioners	Gov. Center Board Room — St. Peter
September 8	Following Board Adjournment	Drainage Authority	Gov. Center Board Room — St. Peter
September 15	8:15 a.m.	Individual Department Head	Gov. Center Board Room — St. Peter
September 15	9:30 a.m.	Board Workshop	Gov. Center Board Room — St. Peter
September 15-18	All Day	AMC Fall Policy Conference	The Sanford Center — Bemidji
September 22	9:00 a.m.	County Board of Commissioners	Gov. Center Board Room — St. Peter
September 22	Following Board Adjournment	Drainage Authority	Gov. Center Board Room — St. Peter. Peter

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July 28, 2026
OFFICIAL PROCEEDINGS OF THE
BOARD OF COUNTY COMMISSIONERS

The Nicollet County Board of Commissioners met in regular session on Tuesday, July 28, 2026, at 9:00 a.m. in the Nicollet County Board Room. Present at the meeting were Commissioners Dehen, Kolars, Helget and Dranttel. Commissioner Zins was absent. County Attorney Michelle Zehnder Fischer was also in attendance.

Approval of Agenda

Motion by Commissioner Helget and seconded by Commissioner Dranttel to approve the agenda. Motion carried with all voting in favor.

Consent Agenda

1. Approval of Bills
2. July 14, 2026, Board Minutes
3. Consider Professional Services Agreement: Wellness & Resiliency Program
4. Acknowledgement of the Auditor's Warrants and approval of the Commissioner Warrants as presented for the following amounts:
 - a. General Revenue Fund - \$313,281.18
 - b. Road & Bridge Fund – \$88,167.41
 - c. Human Services Fund - \$186,092.68
5. End of Probations

Motion by Commissioner Dranttel and seconded by Commissioner Helget to approve the consent agenda items. Motion carried with all voting in favor.

Public Appearances

There were no public appearances.

Finance

Consider Resolution to Approve the Quarter 2 2026 Donations

Director McCormick requested approval of the Resolution to Approve Quarter 2 2026 Donations. This includes a compiled list of donations made to Nicollet County. April 1 through June 30, 2026.

Motion by Commissioner Helget and seconded by Commissioner Kolars to approve the Resolution to Approve Quarter 2 2026 Donations. Motion carried on a roll call vote.

County Attorney Update

County Attorney Zehnder Fischer will be attending the Courtland Fire Night Out, Lafayette Art Night Out and the Nicollet County Fair.

Chair's Report:

- GMG - Transforming Tomorrow Together Meeting
- Mental Health Meeting – Lighthouse on Marshall
- County Board Workshop

Commissioner Committee Reports, Meetings & Conferences**Commissioner Marie Dranttel**

- No committee report

Commissioner Nicole Helget

- MVAC Annual Banquet
- Diversity Council Meeting
- Constituent Meeting – Election Security

Commissioner Jack Kolars

- Diversity Finance Council Meeting
- Board Workshop
- AMC Zoom State of Rural MM
- Constituent Meeting – Election Security

Approve Per Diems and Expenses:

Motion by Commissioner Kolars and seconded by Commissioner Helget to approve the expenses and per diems for the meetings noted above during the Commissioner Reports and/or as submitted on approved expense reports and authorize payment of those expenses and per diems by the Finance Office. Motion carried with all voting in favor.

Adjourn:

The meeting adjourned at 9:05 a.m.

MARK DEHEN, CHAIR
BOARD OF COMMISSIONERS

ATTEST:

MANDY LANDKAMER,
CLERK TO THE BOARD

Nicollet County Board of Commissioners
Board Meeting Agenda Item



Agenda Item: Consider Approval of the Renewal of the Medical Examiner's Contract Agreement	
Primary/Originating Division/Dept.: Sheriff's Office	Meeting Date: 8/11/2026
Contact: Amy Bode, Admin. Support	
Amount of Time Requested:	Item Type: Consent Item
Presenter:	
County Strategy: Financial Security: Prudent use of taxpayer resources	

BACKGROUND/JUSTIFICATION:

Renewal of a contract agreement we have had with the medical examiner.

Supporting Documents:

1. 2027-2028 Medical Examiner Contract Agreement

Prior Board Action Taken on this Agenda Item: No

If "yes", when?

Reviewed by County Attorney's Office: No

ACTION REQUESTED:

Review, sign and date the contract agreement

MEDICAL EXAMINER CONTRACT AGREEMENT

Agreement entered into this ____ day of _____, by and between the County of Nicollet, a political subdivision of the State of Minnesota, and River Valley Forensic Services, P.A. for the services of Dr. Kelly Mills, M.D. as Medical Examiner of Nicollet County.

I. Relationship of Parties

- A. Pursuant to County Board action that took place on _____ and the authority of Minnesota Statutes Ch. 390, the board of Nicollet County commissioners designates Dr. Kelly Mills, M.D., as Medical Examiner for Nicollet County, hereinafter “the Medical Examiner.”
- B. It is agreed that nothing contained in the Agreement is intended or should be construed as creating the relationship of co-partners, joint ventures or an association or an employer/employee relationship between Nicollet County and Dr. Kelly Mills, M.D., River Valley Forensic Services, P.A., or their employees or designee. River Valley Forensic Services, P.A. is an independent contractor, and neither River Valley Forensic Services, P.A. it, its officers, agents or employees shall be considered agents or representatives of the County. The County is interested only in the results to be achieved. The manner and means of conducting the works are under the control of the Medical Examiner, except to the extent they are limited by statute or regulation and the express terms of this Agreement. None of the benefits provided by the County to its employees, including, without limitation, unemployment insurance, workers’ compensation insurance, retirement and deferred compensation plans, vacation and sick leave, are available from the County to the Medical Examiner, River Valley Forensic Services, P.A., or the employees, agents or contractors of either. No civil service status shall attach to the Medical Examiner, Medical Staff, agent of contractors of the Medical Examiner or River Valley Forensic Services, P.A. and the County shall make no deductions from sums payable under the terms of this Agreement for state or federal income taxes, FICA, PERA or other payroll type deductions which are associated with an employer-employee relationship.

II. Personnel

- A. The Medical Examiner will designate Dr. Kirstin Howell, Dr. Victor Froloff to assist in performing the contract and shall be under the control and supervision of the Medical Examiner. Dr. Howell and Dr. Froloff shall not be considered employees of the County, nor have a contractual relationship with the County. The County shall be notified prior to the effective date of any changes thereto.

- B. The non-medical personnel necessary to support the Medical Examiner in the performance of her duties under this Agreement shall be provided through the County Sheriff's Department. The compensation, benefits, and other terms of employment of these non-medical personnel shall be determined and paid solely by the county.

III. **Scope of Duties**

- A. The Medical Examiner shall be responsible for conducting a modern medico-legal investigative system for Nicollet County applying the standards of the National Association of Medical Examiners, as they may be amended from time to time. The Medical Examiner shall periodically consult with the County Attorney's Office, police agencies, and others concerned with forensic pathology to review procedures and formats for preparing medical reports and protocols. The Medical Examiner shall perform all duties imposed by Minnesota Statutes Chapter 390, as well as the duties imposed by other statutes applicable to the Medical Examiner's activities. The Medical Examiner shall testify, as required, at inquests, hearings and trials.
- B. The Medical Examiner shall be responsible for the final determination of the cause and manner of death, and the signing of certificates attesting the cause and manner of death. During the temporary absence of the Medical Examiner, a qualified person designated by the Medical Examiner may make the final determination of death, and sign a certificate attesting to the cause and manner of death.
- C. The Medical Examiner shall be entitled to perform other gainful activities which do not interfere with the performance of her duties hereunder.

IV. **Compensation**

- A. All payments made under this agreement for services rendered by or at the designation of Dr. Kelly Mills, M.D., shall be made to River Valley Forensic Services, P.A.
- B. The County will be responsible for the payment for each complete autopsy or external examination performed by Dr. Kelly Mills, M.D., or her assistants, as the Medical Examiner pursuant to this agreement and billed to Nicollet County upon completion of each examination in keeping with the past practice of the County Medical Examiner's Office.
- C. Compensation for the services under this contract shall be \$250.00/month plus the following on a per service basis: (1) complete forensic autopsy with basic toxicology, at approximately \$3,000, and (2) external examination with basic toxicology at approximately \$1000.

- D. Additionally, the County will be responsible for court related preparation / consultation and out of office charges, billed on an hourly basis of \$300/hr., including travel to and from Nicollet County in order to provide testimony in legal proceedings arising out of the duties of the Medical Examiner.

V. **Facilities**

The facility, together with all the necessary equipment, the supplies, shall be the responsibility of Dr. Kelly Mills, M.D. It is represented by Dr. Kelly Mills, M.D., and understood by the County that Ramsey County Morgue shall be available to Dr. Kelly Mills, M.D., for the performance of this agreement.

VI. **Insurance and Indemnification**

- A. River Valley Forensic Services, P.A. agrees to indemnify and hold harmless the County of Nicollet, its officials, employees and agents from any and all liability, loss or damage, that the County of Nicollet, its officials, employees and agents may suffer as a result of claims, demands, costs of judgments, including without limitation reasonable attorney's fees arising out of the provision of professional services by Dr. Kelly Mills, M.D., as the Medical Examiner of Nicollet County pursuant to Minnesota Statutes Ch. 390, provided, however, that this indemnification shall be limited to the extent of such claims, demands, costs or judgments, including, without limitation, reasonable attorney's fees are covered by insurance.
- B. The County of Nicollet agrees to indemnify and hold harmless River Valley Forensic Services, P.A., Dr. Kelly Mills, M.D., its and their agents, officers or employees from any and all liability, loss or damage, it, she, its agents, officers or employees may suffer as a result of claims, demands, costs or judgments, including without limitation reasonable attorney's fees, arising from the Medical Examiner's or her agents' performance of her or their duties under this Agreement.
- C. River Valley Forensic Services, P.A. shall obtain and keep in effect the following insurance coverage:
- 1) Comprehensive General Liability Insurance:
 - (a) Minimum Combined Single Limit
 - \$2,000,000 per occurrence
 - \$4,000,000 aggregate

(a) The following coverage must be specifically insured and certified with no internal sublimits.

1. Independent Contractors' Contingent Liability
2. Products/Completed Operations Liability
3. Contractual Liability
4. Personal Injury Liability including claims related to employment and coverage (a) through (e).
5. Broad Form Property Damage Liability, or deletion of the "Care, Custody and Control" Exclusion
6. Aircraft Liability (if applicable)
7. Watercraft Liability (if applicable)

(b) The Contractual Liability is to be either on a blanket basis for all written and oral contracts or specifically endorsed to acknowledge the contract between the insured and the County.

2. Professional Liability Insurance

Minimum Limits

\$2,000,000 per occurrence

\$4,000,000 aggregate

3. Automobile Liability Insurance on Vehicles Owned by River Valley Forensic Services, P.A., or Kelly Mills, M.D., Kirstin Howell, M.D., or Victor Froloff, M.D.

- D. All certificates of insurance shall provide that the insurance company shall give the County thirty (30) days prior written notice of cancellation, non-renewal or any material changes in the policy.
- E. The above subparagraphs establish the minimum insurance requirements, and it is the sole responsibility of River Valley Forensic Services, P.A. to purchase and maintain additional insurance that may be necessary in connection with this contract.
- F. The Medical Examiner shall provide a certificate of insurance to the County in a form acceptable to Nicollet County. All insurance policies shall be submitted to the County upon written request.
- G. Nothing in this contract shall constitute a waiver by the County of any statutory limits or exceptions on liability.

VII. Transportation

- A. Transportation of the deceased bodies from Nicollet County to the Ramsey County Morgue shall be the responsibility of Nicollet County.

VIII. Minnesota Data Practices Act

- A. For the purposes of executing its responsibilities, and to the extent set forth in this Contract, the Medical Examiner shall be considered part of the welfare system as defined in Minnesota Statutes, Chapter 13. Medical Examiners employees and agents shall have access to private data maintained by the County to the extent allowed by law and as necessary to carry out its responsibilities under this contract. The Medical Examiner agrees to comply with all the requirements of the Minnesota Data Practices Act in providing services under this contract. The Medical Examiner accepts responsibility for providing adequate supervision and training to agents and employees to ensure compliance with the Act. No private or confidential data collected, maintained, or used in the course of performance of this contract shall be disseminated except as authorized by statute, either during the period of this contract or thereafter. The Medical Examiner agrees to indemnify and save and hold the state, the county, and their agents and employees, harmless from all claims arising out of, resulting from, or in any manner attributable to any violation of any provision of the Minnesota Government Data Practices Act, including legal fees and disbursements paid or incurred to enforce the provision of the Agreement. The Medical Examiner is required by law to maintain the privacy of protected health information and to provide notice of its legal duties and privacy practices concerning protected health information.

IX. Miscellaneous Provisions

- A. The Medical Examiner and all the members of the Medical Staff must be licensed to practice in Minnesota, with the Medical Examiner holding certification by the American Board of Pathology.
- B. At the termination of this Agreement, the Medical Examiner shall return all files, records and objects related to cases completed, or in progress, to the County upon written request.

X. Term and Termination

- A. This agreement shall continue for a period ending 12/31/2028 unless terminated sooner pursuant hereto.
- B. This Agreement may be terminated by either party on forty-five (45) days

written notice to the other.

- C. This Agreement may be renewed on an annual basis upon agreement of both parties.

XI. Entire Agreement, Modification

- A. It is understood and agreed that the entire Agreement of the parties is contained herein, and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof, as well as any previous Agreements presently in effect between the parties relating to the subject matter hereof.
- B. This Agreement shall be altered, varied, modified or amended only in writing duly executed by the parties and attached hereto.

COUNTY OF NICOLLET

(date)

By _____
Nicollet County Board Chair

(date)

By _____
Nicollet County Administrator

(date)

Kelly Mills, M.D.
Medical Examiner

River Valley Forensic Services, P.A.

(date)

By _____
Kelly Mills, President

Nicollet County Board of Commissioners
Board Meeting Agenda Item



Agenda Item: Consider PLN26-08: Request of Warren Krohn to Construct a Driveway in the Shore Impact Zone

Primary/Originating Division/Dept.: Administration

Meeting Date: 8/11/2026

Contact: John Zehnder, Zoning Specialist

Amount of Time Requested: 5 minutes

Item Type: Regular Item

Presenter:

John Zehnder, Zoning Specialist

County Strategy:

BACKGROUND/JUSTIFICATION:

At a special Planning Commission hearing held on August 4th, Warren Krohn made a request for a Conditional Use Permit to construct a new driveway in the Shore Impact Zone just west of the Ordinary High Water Level of Middle Lake in Granby Township. After discussion, the Nicollet County Planning Commission recommended the request for approval with conditions as recommended by staff.

Supporting Documents:

1. Board Packet_2026.08.11
2. PLN26-08 Krohn_Findings of Fact-Draft

Prior Board Action Taken on this Agenda Item: No

If "yes", when?

Reviewed by County Attorney's Office: Yes

ACTION REQUESTED:

Nicollet County Property services is requesting that members of the board approve the Conditional Use Permit and the attached findings of fact.



PLANNING & ZONING ADVISORY COMMISSION SPECIAL MEETING MINUTES

AUGUST 4, 2026	7:00 PM	E.O.C. CONFERENCE ROOM
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COMMISSION MEMBERS PRESENT	COMMISSION MEMBERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
☒ David Hanson ☒ Randy King ☐ Justin Laven, <i>Vice Chair</i> ☒ Randy Schwab ☒ Jon Thoreson ☒ Dave Ubel, <i>Chair</i> ☒ Marie Dranttel, <i>Commissioner</i>	☐ David Hanson ☐ Randy King ☒ Justin Laven, <i>Vice Chair</i> ☐ Randy Schwab ☐ Jon Thoreson ☐ Dave Ubel, <i>Chair</i> ☐ Marie Dranttel, <i>Commissioner</i>	☒ John Zehnder, <i>Zoning Specialist (ZS)</i> ☒ Lillian Smart, <i>Zoning Specialist (ZS)</i> ☒ Taylor Melson, <i>Assistant County Attorney (ACA)</i> ☒ Crystal Madden, <i>Secretary</i> ☒ Shana Jackson, <i>Property Services Supervisor</i>

CANCELLATIONS & ADDITIONS	None.	
APPROVAL OF MINUTES	MOTION	SECOND
APPROVE March 16, 2026	☐ David Hanson ☒ Jon Thoreson ☐ Randy King ☐ Dave Ubel ☐ Justin Laven ☐ Marie ☐ Randy Schwab ☐ Dranttel	☐ David Hanson ☐ Jon Thoreson ☐ Randy King ☐ Dave Ubel ☐ Justin Laven ☐ Marie ☒ Randy Schwab ☐ Dranttel
VOTE TO APPROVE MINUTES	☒ PASS ☐ FAIL	
PUBLIC APPEARANCES	None.	

CONDITIONAL USE PUBLIC HEARING	
PLN26-08	APPLICANT/LANDOWNER: Warren Krohn / Warren L. Krohn Revocable Trust
DESCRIPTION OF REQUEST	Conditional Use Permit construct a driveway within a Shore Impact Zone on property within the Shoreland and Special Protection Zoning Districts. PID: 05.023.0300
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	Commission members Schwab and Thoreson visited the site. There was no contact with commission members from members of the public.

STAFF REPORT	ZS Zehnder	
APPLICANT TESTIMONY	Present to represent the application was Warren Kohn located at 41791 465th Avenue, Nicollet, MN 56074.	
PUBLIC TESTIMONY	Three neighbors reached out to zoning staff with questions about proposal before the date of the hearing, expressing concerns relating to: The size and placement of the culvert, whether the shared pumps would be moved, and whether environmental or archeological reviews would be required. Jason Wills located at 41836 451st Ave, who works the land on parcel 05.022.0900 to south, provided testimony in opposition to the request, expressing concerns about the size and placement of the culvert, as well as the fact that the applicant has stated that he eventually plans to construct a house accessed on the new driveway. JZ stated that culvert plan was devised by ISG and that culvert on site has same diameter as plan, which is 2x culvert to be removed. However, it would not be the responsibility of Nicollet County Public Works to inspect culvert as the ROW is township and the ditch is private. Member Ubel stated he believed there was a law that would prohibit a landowner from blocking the flow of water. Warren stated that he will need to wait 10 years for potentially developing a home due to the agricultural exemption. Gary Weber located at 45005 438th Lane provided testimony about an older cement culvert buried underneath the culvert to be removed.	
COMMISSION DISCUSSION	Member Schwab asked JZ whether the placement of the culvert would cause the project to become after-the-fact. JZ stated that because the culvert and new access were in the township ROW and had their approval, they were independent of the driveway CUP.	
COMMISSION ACTION	MOTION	SECOND
Motion to RECOMMEND APPROVAL with conditions, as recommended	☐ David Hanson ☐ Jon Thoreson ☒ Randy King ☐ Dave Ubel ☐ Justin Laven ☐ Marie ☐ Randy Schwab Dranttel	☒ David Hanson ☐ Jon Thoreson ☐ Randy King ☐ Dave Ubel ☐ Justin Laven ☐ Marie ☐ Randy Schwab Dranttel
CONDITIONS OF THE CONDITIONAL USE PERMIT	1. The Applicant shall undertake 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 to ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances. 3. The driveway's drivable surface shall have a minimum width of fourteen (14) feet.	

	4. Any slopes along the driveway with a grade steeper than three feet horizontal to one foot vertical shall not remain exposed. 5. The applicant shall establish vegetative cover along the sides of the driveway. 6. The applicant shall either obtain approval for a wetland replacement plan from the local Technical Evaluation Panel or claim an agricultural exemption using his NRCS Certified Wetland Determination before placing fill in wetland areas identified by the delineation. 7. The applicant shall not cut or place material within the Ordinary High Water Level of Middle Lake. 8. The applicant shall remove existing field access and culvert after project is complete. The applicant stated for the record that they understand and agree to the conditions of the permit.		
COMMISSION ACTION	VOTE ON MOTION TO RECOMMEND		
APPROVAL with conditions, as recommended	☒ PASS	☐ FAIL	VOTE: 6 - 0
COMMISSION ACTION	MOTION	SECOND	
Motion to ADOPT THE FINDING OF FACT, as stated	☐ David Hanson ☐ Randy King ☐ Justin Laven ☐ Randy Schwab	☒ Jon Thoreson ☒ Dave Ubel ☐ Marie Dranttel	☐ David Hanson ☐ Randy King ☐ Justin Laven ☒ Randy Schwab
VOTE TO ADOPT THE FINDINGS OF FACT	☒ PASS	☐ FAIL	VOTE: 6 - 0

ADDITIONAL ITEMS		
REVIEW ZONING PERMITS	The commission members had no questions for staff about the zoning permits.	
OLD BUSINESS	None.	
OTHER BUSINESS	The County Board approved a data center moratorium for further research and ordinance revision.	
COMMUNICATIONS	None.	
ADJOURN MEETING	MOTION	SECOND
07:47 PM	☐ David Hanson ☐ Randy King ☐ Justin Laven ☒ Randy Schwab	☐ Jon Thoreson ☐ Dave Ubel ☐ Kurt Zins ☒ Randy King ☐ Justin Laven ☐ Randy Schwab
VOTE TO ADJOURN	☒ CARRIED	☐ FAILED

Dave Ubel, Chair Planning & Zoning Advisory Commission		DATE	
John Zehnder, Zoning Specialist		DATE	

DRAFT



PLANNING & ZONING COMMISSION

SPECIAL MEETING AGENDA

Date: August 4, 2026

Time: 7:00 p.m. (doors open at 6:45)

Location: E.O.C. Conference Room - Government Center, 501 S. Minnesota Avenue, Saint Peter

Copies of the meeting agenda and packet are available on the Nicollet County website at: nicolletcountymn.gov/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: *March 16, 2026*
6. Public Appearances
7. **PUBLIC HEARING: PLN 26-08**
 - Applicant: Warren Krohn
 - Landowner: Warren L Krohn Revocable Trust
 - Request: Construction of a Driveway in a Shore Impact Zone
 - Location: G.L. 6 of Section 23-110-28 in Nicollet Township
 - Parcel Number: 05.023.0300
 - Zoning Specialist: John Zehnder
8. Review Permits
9. Old Business
10. Other Business: Data Center Moratorium
11. Communications
12. Adjourn

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PLANNING & ZONING ADVISORY COMMISSION REGULAR MONTHLY MEETING MINUTES

MARCH 16, 2026	7:29 PM	COUNTY BOARD ROOM
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COMMISSION MEMBERS PRESENT	COMMISSION MEMBERS ABSENT	NICOLLET COUNTY STAFF PRESENT
☐ David Hanson ☐ Randy King ☒ Justin Laven, <i>Vice Chair</i> ☒ Randy Schwab ☒ Jon Thoreson ☐ Dave Ubel, <i>Chair</i> ☒ Kurt Zins, <i>Commissioner</i>	☒ David Hanson (excused) ☒ Randy King ☐ Justin Laven, <i>Vice Chair</i> ☐ Randy Schwab ☐ Jon Thoreson ☒ Dave Ubel, <i>Chair</i> (excused) ☐ Kurt Zins, <i>Commissioner</i>	☒ John Zehnder, <i>Zoning Specialist (ZS)</i> ☒ Lillian Smart, <i>Zoning Specialist (ZS)</i> ☒ Taylor Melson, <i>Assistant County Attorney (ACA)</i> ☒ Crystal Madden, <i>Secretary</i>

CANCELLATIONS & ADDITIONS	None.	
APPROVAL OF MINUTES	MOTION	SECOND
APPROVE February 17, 2026	☐ David Hanson ☐ Jon Thoreson ☐ Randy King ☐ Dave Ubel ☐ Justin Laven ☐ Kurt Zins ☒ Randy Schwab	☐ David Hanson ☒ Jon Thoreson ☐ Randy King ☐ Dave Ubel ☐ Justin Laven ☐ Kurt Zins ☐ Randy Schwab
VOTE TO APPROVE MINUTES	☒ PASS ☐ FAIL	
PUBLIC APPEARANCES	None.	

ZONING ORDINANCE PUBLIC HEARING	
	APPLICANT: Nicollet County
DESCRIPTION OF REQUEST	Nicollet County Property Services staff propose revisions to the Floodplain & Subsurface Sewage Treatment System (SSTS) Sections of the Nicollet County Zoning Ordinance.
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	A site visit is not applicable to this public hearing. There was no contact with commission members from members of the public.
STAFF REPORT	ZS Zehnder
APPLICANT TESTIMONY	Present to represent the application was Sheila Reem, Nicollet County Sanitarian located at 501 S. Minnesota Avenue, Saint Peter 56082. Reem estimates that only thirty-three percent (33%) of the county's septic systems have undergone compliance

	inspections over the last twenty (20) years. To strengthen drinking water protection, the revised ordinance expands the criteria that trigger a review of property septic records.	
PUBLIC TESTIMONY	Glenn Schilling with St. Peter Well Drilling & Repair located at 45823 MN-22, Kasota 56050 provided testimony in support of the twenty-five (25) foot road right-of-way setback in the Subsurface Sewage Treatment Systems (SSTS) ordinance. Pete Otterness, a former Nicollet County Senior Manager and University of Minnesota educator located in Saint Peter, MN, testified in favor of revising the SSTS ordinance. He specifically supported the two (2) year replacement deadline and the twenty-five (25) foot road right-of-way setback, noting that local control over these setbacks ensures they meet the specific needs of the area. No other correspondence was received.	
COMMISSION DISCUSSION	Further discussion between the applicant, commission members, and staff took place. Thoreson asked that the public be informed about the ordinance revisions.	
COMMISSION ACTION	MOTION	SECOND
Motion to RECOMMEND APPROVAL	☐ David Hanson ☐ Jon Thoreson ☐ Randy King ☐ Dave Ubel ☐ Justin Laven ☐ Kurt Zins ☒ Randy Schwab	☐ David Hanson ☐ Jon Thoreson ☐ Randy King ☐ Dave Ubel ☐ Justin Laven ☒ Kurt Zins ☐ Randy Schwab
COMMISSION ACTION	VOTE ON MOTION TO RECOMMEND	
APPROVAL of proposed revisions to the Zoning Ordinance	☒ PASS ☐ FAIL	VOTE: 4 - 0

ADDITIONAL ITEMS		
REVIEW ZONING PERMITS	The commission members had no questions for staff about the zoning permits.	
OLD BUSINESS	None.	
OTHER BUSINESS	None.	
COMMUNICATIONS	None.	
ADJOURN MEETING	MOTION	SECOND
08:13 PM	☐ David Hanson ☐ Jon Thoreson ☐ Randy King ☐ Dave Ubel ☐ Justin Laven ☒ Kurt Zins ☐ Randy Schwab	☐ David Hanson ☒ Jon Thoreson ☐ Randy King ☐ Dave Ubel ☐ Justin Laven ☐ Kurt Zins ☐ Randy Schwab
VOTE TO ADJOURN	☒ CARRIED	☐ FAILED

Dave Ubel, Chair Planning & Zoning Advisory Commission		DATE	
John Zehnder, Zoning Specialist		DATE	

DRAFT

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CONDITIONAL USE PERMIT

CONSTRUCTION OF A DRIVEWAY IN THE SHORE IMPACT ZONE

WARREN KROHN

PLN26-08

**NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION**

SUBJECT	Conditional Use Permit PLN26-08: Construction of a Driveway in the Shore Impact Zone
APPLICANT	Warren Krohn
LANDOWNER	Warren L. Krohn Revocable Trust
LOCATION	G.L. 6 of Section 23-110-28 in Granby Township
PARCEL NO	05.023.0300
EXISTING ZONING	Shoreland & Special Protection
HEARING DATE	08/04/2026
60 DAYS FROM REQUEST	09/14/2026
PREPARED BY	John Zehnder, Zoning Specialist

REQUEST

The applicant is seeking a Conditional Use Permit for the construction of a driveway in the Shore Impact Zone of Nicollet County's Shoreland Zoning District.

ORDINANCE

Nicollet County Shoreland Management Ordinance 208 (25): The Ordinary High Water Level (OHWL) is the boundary of public waters and wetlands, and shall be an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial.

Nicollet County Shoreland Management Ordinance 208 (32): The Shore Impact Zone is land located between the ordinary high water level of a public water and a line parallel to it at a setback of fifty (50) percent of the structure setback.

Nicollet County Shoreland Management Ordinance 402.2 B (iii): Cutting or filling in excess of ten (1) cubic yards that is not in connection with another permitted use is a conditional use.

Nicollet County Shoreland Management Ordinance 503.2 C (i): A grading and filling permit will be required for the movement of more than ten (10) cubic yards of material on steep slopes or within shore or bluff impact zones.

Nicollet County Shoreland Management Ordinance 504.2: Roads, driveways, and parking areas must meet structure setbacks and must not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts

Nicollet County Zoning Ordinance 702.1 2 (A). Access drives two hundred (200) feet in length or more shall have a minimum driving surface width of fourteen (14) feet.

Nicollet County Zoning Ordinance 721.1 (1). No exposed slope should be steeper in grade than three (3) feet horizontal to one (1) foot vertical

SHORE IMPACT ZONE

The Shore Impact Zone is a naturalistic area around a lake that helps prevent erosion and preserves aesthetic values by limiting construction and vegetation removal. The concept was developed by the Minnesota DNR in 1989 to help preserve lake amenities while maintaining public access. In Nicollet County, all public waters have a structure setback of 200 feet, leading to a countywide Shore Impact Zone width of 100 feet.

EXISTING LAND USE

Approximately half of the 24.6-acre parcel comprises tilled cropland, while the rest holds a marshy arm of Middle Lake, which qualifies as a Public Water under Minnesota Statute 103G.005. Most of the tilled area occupies a gentle rise toward the north of the property, while the arm of the lake fills the southern half. Along the western edge of the property is a strip of tilled land, along with a grassy track that allows for the movement of farm equipment. The property is separated from the land to the south by a private ditch, with access from 428th Lane provided by a culvert crossing on Parcel 05.022.0800 to the west.

SURROUNDING LAND USE

To the east lies Middle Lake with its surrounding wetlands, while the land in other directions includes extensive fields of row crops, as well as occasional farmsteads and feedlots. Transportation access to the area is provided by Minnesota Highway 111 to the West.

BACKGROUND

On Parcel 05.022.0800, directly west of the subject property, the applicant is working to establish a wetland bank to sell credits for wetland replacement projects in accordance with Minnesota's Wetland Conservation Act (WCA). The project will involve the systematic blockage of tile drains and the construction of a berm for water retention along the western edge of the property. The newly inundated areas will connect with an existing private ditch along the southern edge of the

property, with a proposed culvert replacement under 428th Lane for water control. The northernmost 100 feet of the parcel will remain tilled farmland.

PROJECT DESCRIPTION

In order to maintain access to farmland at the northern ends of 05.022.0800 and 05.023.0300, the application is proposing the expansion of the grassy track along the western edge of 05.023.0300 into a gravel driveway with a driving surface measuring 14 feet in width. It would run from the edge of 428th Lane northward for approximately 600 feet. The applicant would also create a new access point over a 42-foot-long culvert to align with the rest of the driveway. To prepare for construction, the applicant is planning to temporarily widen the existing culvert crossing and place fill across from the entrance to improve accessibility for equipment. The applicant also plans to apply oil to 428th Lane to reduce dust. After completion of the driveway, the applicant would remove the existing culvert and close the current entrance.

The expanded driveway would be constructed from compacted clay borrow, mounded up around four feet from the surrounding elevation, with berms on either side to stabilize the road, as well as a subterranean fence on the road's eastern flank to prevent muskrats from burrowing. The project will also involve some cutting of soil along the eastern side of the road so that the base can be replaced with more stable material.

Adjacent to the proposed driveway, Middle Lake has an OHWL of 976.5 feet. During a visit on July 2nd, Alan Gleisner, the area hydrologist for Minnesota Department of Natural Resources, took elevation measurements to demarcate the western boundary of Middle Lake. This confirmed that the driveway is within the lake's 100-foot Shore Impact Zone. Nicollet County's Shoreland ordinance requires Conditional Use Permits (CUPs) when a driveway is within the shore impact zone and requires the moving of more than 10 cubic yards of material.

DNR / NICOLLET COUNTY SOIL AND WATER CONSERVATION DISTRICT

In early 2025, parcels 05.022.0800 and 05.024.0300 underwent a level 1 wetland delineation by the applicant's consultant, the engineering firm ISG. Level 1 delineations do not involve site visits and instead rely on datasets, such as aerial photographs, soil maps, and topography. The level 1 delineation identified an area of prior-converted wetland along the western edge of the proposed driveway, which is currently under tillage. Prior-converted wetlands are former wetlands that were drained before 1985. While they can continue serving as agricultural land, they require replacement at a two-to-one ratio before conversion to a different use.

The DNR and the Nicollet County SWCD have both expressed concerns that fill from the project may fall into wetland areas identified in the delineation. In response, the applicant directed ISG to stake the boundaries of the wetland from the delineation. Additional stakes placed by ISG appear to show a potential fill height of approximately four feet from the surface elevation.

Nicollet County requires new driveways to have a driving lane width of 14 feet. Additionally, areas of exposed earth must have a slope of less than three horizontal feet to one vertical foot. This would require a minimum total width of at least 38 feet for the roadway and its flanking berms. Property services staff measured the distance between the OHWL and the wetland to be approximately 42 feet in width. Therefore, it may be possible for the applicant to construct the driveway while leaving wetland areas undisturbed. However, the DNR and the SWCD have cautioned that a Level 2 Delineation, which requires onsite data collection, may be necessary, depending on the findings of the local Technical Evaluation panel (TEP).

This leaves the applicant with several options. He can claim an agricultural exemption using his Certified Wetlands Determination, which is provided by the federal Natural Resources Conservation Service. This would allow impacts to prior converted wetlands with the stipulation that the property continue to serve an agricultural purpose for a period of 10 years. However, the applicant has expressed interest in eventually selling parcel 05.023.0300 for the development of a new home. In order to sell for development before the end of the waiting period, the applicant would need to purchase replacement wetland credits under the Minnesota Wetland Conservation Act. He can also purchase credits for the current project in order to maintain the option of selling the parcel sooner. However, this would still require approval by the local Technical Evaluation Panel (TEP) that reviews wetland banks and wetland replacements.

GRANBY TOWNSHIP

Granby Township supervisor Marvin Krohn confirmed that the applicant has been working with the township and has permission to move the driveway access point as well as to place a new culvert under 428th Lane.

SITE REVIEW

Staff visited the site and took photographs of the request location on Friday, July 17, 2026.

NEIGHBOR NOTIFICATION

Property owners were notified of the request per the standards of Section 503 of the Zoning Ordinance and Minnesota Statutes Section 394.26.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

- 1. Given the nature of the land, the requested use is compatible with the public health, safety, and general welfare.**
 - The cutting or filling of more than 10 cubic yards of material in the Shore Impact Zone is a conditionally permitted use in the Shoreland Zoning District.

- The SWCD and DNR have expressed concerns that material for the driveway could impact the wetlands on the property.
- The applicant has stated that the project will allow continued safe access to the agricultural lands on parcel 05.023.0300.
- The applicant is placing material to widen an access driveway to improve safety for construction equipment.
- The applicant has stated that the project will not result in any negative impacts to public health, safety, or general welfare.

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

- After construction, the project will not generate any new traffic.
- The project does not involve any new structures that would consume electricity.
- The applicant has received the permission of Granby Township for a new access point and the widening of the road to improve access for construction vehicles
- The project is proposing to move an access point rather than adding a second access point.

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

- The proposed driveway is similar to existing driveways on other properties.
- The project will not involve the placement of new structures.
- The land use of parcel 05.023.0300 will not change.

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

- The proposed driveway is similar to existing driveways on other properties.
- The project will not involve the placement of new structures.
- The applicant has stated that the project will not impact surrounding properties.

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

- The cutting or filling of more than 10 cubic yards of material in the Shore Impact Zone is a conditionally permitted use in the Shoreland Zoning District.
- The Nicollet County zoning ordinance states that driveways must not be placed in shore impact zones when other reasonable alternatives exist.

- The applicant has stated that an alternative route along the western edge of Parcel 05.022.0800 would be too long to be feasible.
- The purpose of the Shore Impact Zone is to preserve a naturalistic area around lakes that helps prevent erosion and maintain aesthetic values by limiting construction and vegetation removal.
- The purpose of the Special Protection District is to protect the Shoreland areas around Swan and Middle Lakes while allowing for recreational usage.
- The proposed driveway meets the minimum driving surface width of 14 feet as required by the Nicollet County Zoning Ordinance.

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

- The Comprehensive Plan States that preserving, protecting, and conserving wetlands in Nicollet County is a goal.
- The SWCD and DNR have expressed concerns that material for the driveway could impact the wetlands on the property.
- The wetland areas that may be impacted by the proposal are currently prior-converted cropland.
- The Comprehensive Plan states that the purpose of the Shoreland Management Ordinance is to preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, and provide for the use of waters and related land resources.
- The Comprehensive Plan mentions that the Shoreland Management Ordinance is intended to protect lakes that the DNR classifies as Natural Environment lakes, which include Middle Lake.
- The Comprehensive Plan states that the Special Protection District was created to protect the Shoreland areas around Swan and Middle Lakes while allowing for recreational usage.
- The proposed driveway would support a wetland bank that could help protect Middle Lake from runoff.
- The Comprehensive Plan states that the county will ensure that land is used in the most appropriate manner by minimizing conflicts between land uses.
- The construction of the driveway will not involve land use change on Parcel 05.023.0300 as it will low access for agricultural equipment.

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

- The project will not generate any odors, glare, or noise once construction is complete.

- The applicant has stated he will apply oil to the 428th Lane to reduce dust during construction.
- The applicant has stated that the project will not contribute to unsightliness as it does not involve additional structures and is in keeping with other driveways.
- The construction of the driveway will not involve land use change on Parcel 05.023.0300, as it will allow access for agricultural equipment.

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

- The SWCD and DNR have expressed concerns that material for the driveway could impact the wetlands on the property.
- The wetland areas that may be impacted by the proposal are currently prior-converted cropland.
- The construction of the driveway will not involve land use change on Parcel 05.023.0300, as it will allow access for agricultural equipment.
- The applicant has stated that the wetland bank project, which is supported by the construction of the driveway, will provide environmental benefits, including water storage, nutrient removal, and wildlife habitat.

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

- The construction of the driveway will not involve land use change on Parcel 05.023.0300, as it will allow access for agricultural equipment.
- The applicant has stated that the project will not result in any unreasonable health risks to any neighbors or the general public.

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

- The plans for the driveway project, culverts, and wetland bank were drafted by the engineering firm ISG.
- The applicant has stated that the proposed driveway alignment will ensure the safest access for agricultural equipment, as the alternative route to the west would be much longer.
- The applicant has stated that the project will not result in any negative impacts to public health, safety, or general welfare.

RECOMMENDATIONS

If the request is approved, staff recommends the following conditions be attached:

1. The Applicant shall undertake 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 to ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances.
3. The driveway's drivable surface shall have a minimum width of 14 feet
4. Any slopes along the driveway with a grade steeper than three feet horizontal to one foot vertical shall not remain exposed.
5. The applicant shall establish vegetative cover along the sides of the driveway.
6. The applicant shall either obtain approval for a wetland replacement plan from the local Technical Evaluation Panel or claim an agricultural exemption using his NRCS Certified Wetland Determination before placing fill in wetland areas identified by the delineation.
7. The applicant shall not cut or place material within the Ordinary High Water Level of Middle Lake.

Applicant: Warren Krohn
Landowner: Warren L Krohn Revocable Trust

PLN26-08

ATTACHMENT A	Application
ATTACHMENT B	Submitted by Applicant
	B. 1 Applicant Questionnaire
	B. 2 Site Plan
	B. 3 Engineering Plan
ATTACHMENT C	Location Map
ATTACHMENT D	Aerial Map
ATTACHMENT E	Site Photographs
ATTACHMENT F	Neighbor Notification List
ATTACHMENT G	Criteria for a Conditional Use Permit



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

PLANNING & ZONING ADVISORY COMMISSION APPLICATION

TOTAL FEES: \$1,046.00

Parcel#: 05.023.0300

Permit#: PLN26-8

Date: 7/16/2026

Applicant: Warren Krohn

Telephone: [REDACTED]

Owner: Warren L Krohn Revocable Trust

Property Address: N/A

Abbreviated Legal Description: G.L 6, 23-110-28

Township: Granby Township

Zoning District(s): SHORELAND

Hearing Date: Tuesday, August 4, 2026

Record Type: Conditional Use Permit

Subtype: New

Category: Cutting/Filling >50yds

Description: Construction of a Driveway in the Shore Impact Zone

Based on the submitted information, the above description is an accurate representation of the applicant's request. WK

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

Disclaimer: By signing below, I acknowledge I have reviewed the application and agree it accurately describes my request

Warren L Krohn
APPLICANT SIGNATURE

7-16-26
DATE

John Zehnder
PROPERTY SERVICES

7/16/2026
DATE

ATTACHMENT A
Application

APPLICANT QUESTIONNAIRE: PROJECT DESCRIPTION

Applicant Name: Warren Krohn Date: 7/16/2026
 Email: [REDACTED] Number: [REDACTED]
 Property Owner(s): Warren Krohn
 Request: CUP Application – Construct Access Drive in Shoreland

Please describe the specific details related to your request, including but not limited to:

- why you feel the project is a *need* rather than a *want*;
 - what alternatives you explored and the reasons they were not reasonable for you; and
 - what use, or uses, the project will provide for you;
1. *The applicant is in the process of establishing a wetland mitigation bank connecting to Middle Lake on portions of two parcels (05.022.0800 & 05.023.0300) he owns. Construction of this wetland restoration project will landlock the agricultural portion of parcel 05.023.0300 that will not be included in the easement. Due to this, as part of the project an access road is proposed to be constructed overtop of an existing earthen berm along the western extent of Middle Lake on the property. The access drive has been designed to accommodate modern agricultural equipment. This will provide continued access to the agricultural field on the property for the current and any possible future landowners. Fill placement will be limited to the existing earthen berm and the current agricultural land adjoining it to the west. No fill material will be placed in Middle Lake to the east of the existing berm.*
 2. *An alternative considered was establishing an access road along the western and northern boundaries of parcel 05.022.0800, around the perimeter of the wetland project area. This option was deemed an unreasonable alternative due to the length the access road required in order to reach the eastern property (approximately 2,500 feet). This would require more agricultural land to be taken out of production to reach the property. Additionally, if in the future the landowners of the two properties are different entities, access to parcel 05.023.0300 would need to cross parcel 05.022.0800 and would require an access agreement of some sort and there is no guarantee that would be granted, leaving parcel 05.023.0300 landlocked.*
 3. *This project will provide the applicant continued access to their agricultural land on parcel 05.023.0300.*



APPLICANT QUESTIONNAIRE: CONDITIONAL USE PERMIT CRITERIA

Applicant Name: Warren Krohn Date: 7/16/2026
Email: [REDACTED] Number: [REDACTED]
Property Owner(s): Warren Krohn
Request: CUP Application

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 project will not result in any negative impacts to public health, safety, or general welfare. The construction of the access road will ensure continued safe access to the agricultural land on parcel 05.023.0300.

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

The project is intended to ensure continued access to existing agricultural land and will not generate any new traffic or burdens to existing roads or any other infrastructure.

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

There are no compatibility issues with surrounding land uses and no depreciation to any surrounding properties are anticipated. The project will prevent depreciation to parcel 05.023.0300 by ensuring that the property can continue to be safely accessed.

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

The appearance of the access road will be typical of a rural driveway and will not result in any adverse effects to any of the surrounding properties.

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

The project is located within a Special Protection zoning district as well as a Shoreland Management overlay district. The project is consistent with Special Protections zoning ordinance. The project is consistent with the shoreland management ordinance as grading within shoreland is allowed as a conditional use in that district.

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

There were no identified conflicts between the project and the Nicollet County Comprehensive Plan. The project will not result in any land use changes other than the wetland restoration.

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

The project will not generate any odors, glares, or general unsightliness. Noise generated from the project will be temporary and only occur during construction. No adverse effects to any of the surrounding properties are anticipated. The project will not result in any land use changes other than the wetland restoration.

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

The project is occurring as part of a larger wetland mitigation bank project connecting to Middle Lake which will provide multiple environmental benefits including water storage, nutrient removal, and wildlife habitat.

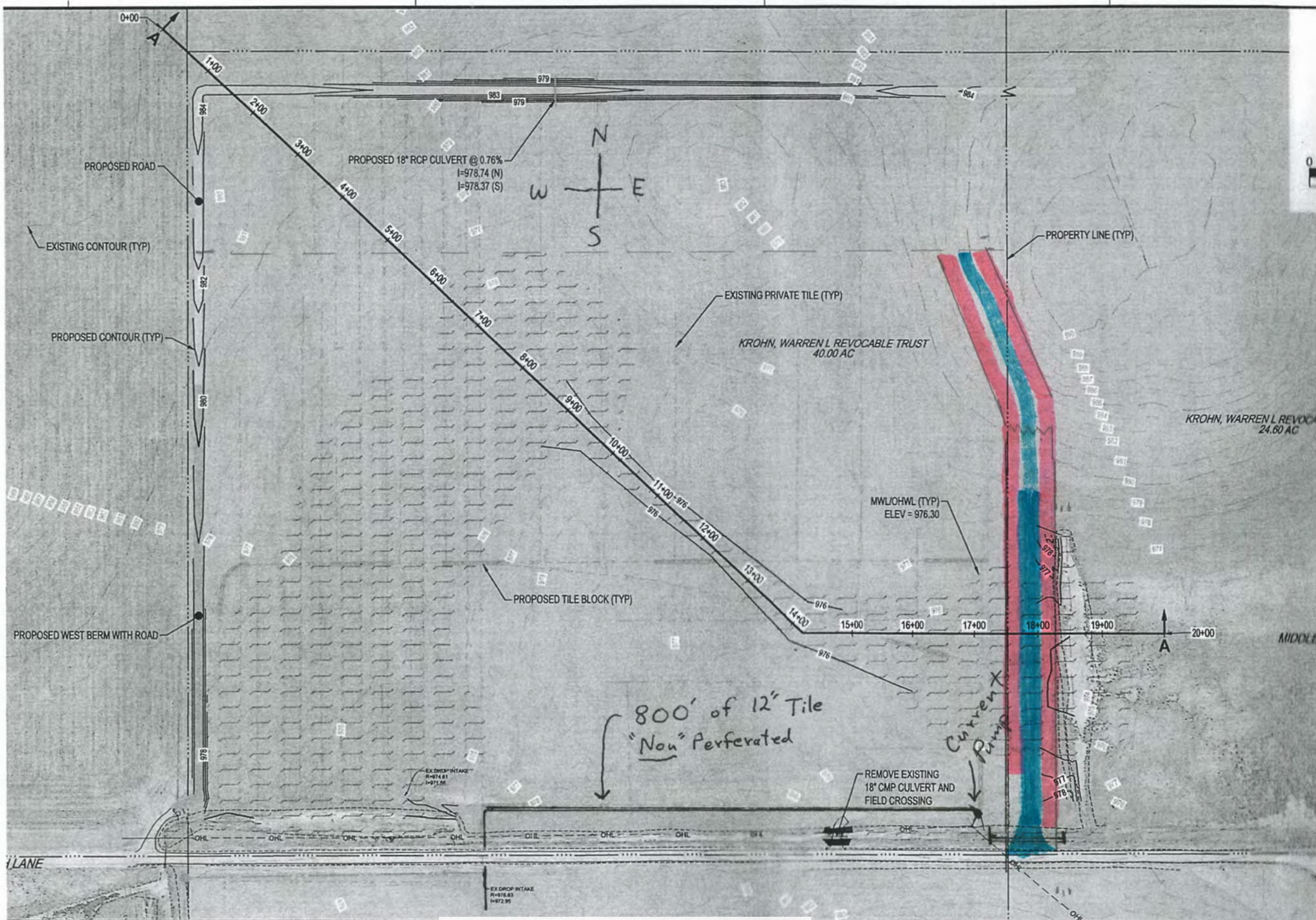
9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

The project will not result in any unreasonable health risks to any neighbors or the general public. The project will not result in any land use changes other than the wetland restoration.

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

The project will not result in any negative impacts to public health, safety, or general welfare. The construction of the access road will ensure continued safe access to the agricultural land on parcel 05.023.0300. The project will not result in any land use changes other than the wetland restoration on the adjacent parcel to the west.

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



ATTACHMENT B.2
Site Plan

NICOLLET COUNTY, MINNESOTA



PLOT DATE: 7/13/2026 2:53 PM

PLOT DATE: 7/13/2024 2:56 PM

GENERAL PROJECT NOTES:

1. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN A DRAINAGE OUTLET FOR THE ENTIRE KROHN WETLAND PROJECT AREA.
2. ALL PIPE DIMENSIONS REFERENCED IN THE PLANS REFER TO THE INSIDE DIAMETER.
3. RODENT GUARDS SHALL BE INSTALLED ON ALL OUTLETS 18" AND SMALLER. (INCIDENTAL TO RESPECTIVE BID ITEMS).
4. ALL ROAD SIGNAGE, COORDINATION, AND TRAFFIC CONTROL SIGNAGE SHALL BE INCIDENTAL TO ROAD RESTORATIONS AND SHALL CONFORM TO LOCAL ROAD AUTHORITY PERMITS AND REGULATIONS.
5. THE CONTRACTOR SHALL SUBMIT A WINTER CONSTRUCTION PLAN FOR SITE STABILIZATION, EROSION PREVENTION, AND SEDIMENT CONTROL IF THE PROJECT IS NOT COMPLETED BY OCTOBER 15 OF THE GIVEN CONSTRUCTION SEASON, UNLESS APPROVED BY THE ENGINEER. THE PLAN SHALL BE DEVELOPED TO SPECIFICALLY ADDRESS SHUTDOWN PROCEDURES OR ACTIVE CONSTRUCTION PLANS.
6. ALL DEWATERING FOR THE PROJECT IS INCIDENTAL.
7. PRODUCT MATERIAL SHALL BE AS SPECIFIED IN THE PLANS. IF NO SPECIFIC MATERIAL IS CALLED OUT, MATERIAL SHALL CONFORM TO THE APPROVED PRODUCT LIST IN THE APPROPRIATE SPECIFICATION.
8. ALL EFFORTS SHALL BE MADE DURING CONSTRUCTION TO SEPARATE SOIL TYPES. BACKFILL SHALL BE COMPACTED PRIOR TO PLACEMENT OF TOPSOIL, EXCEPT THE TOP TWO (2) FEET, FOR WHICH COMPACTION SHALL BE MINIMIZED TO THE EXTENT POSSIBLE. TOPSOIL SHALL BE PLACED TO A MINIMUM DEPTH OF 18", OR UNIFORM TO THE TOPSOIL DEPTH OF THE SURROUNDING AREA UNLESS SPECIFIED ELSEWHERE IN THE PLANS. EXCAVATED SPOILS SHALL BE SPREAD EVENLY IN CONSTRUCTION AREA AS TO NOT IMPEDE DRAINAGE. ALL EFFORTS SHALL BE MADE TO KEEP TOPSOIL ON TOP AND SEPARATED. NO TOPSOIL SHALL BE PLACED IN THE TRENCH BELOW 2' FROM EXISTING GROUND UNLESS APPROVED BY THE ENGINEER.
9. ALL SPOIL LEVELING, GRADING, AND RESTORATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE TO THE CONTRACT DOCUMENTS AND SHALL BE INCIDENTAL TO THE WORK UNLESS OTHERWISE SPECIFIED.
10. RIPRAP QUANTITIES ARE ESTIMATED. ADDITIONAL QUANTITY MAY BE REQUIRED BY THE ENGINEER. ALL RIPRAP QUANTITIES SHALL BE PAID BY THE CUBIC YARD INSTALLED, UNLESS RIPRAP IS INCIDENTAL TO A SEPARATE PAY ITEM. ALL EXCAVATION AND GEOTEXTILE FABRIC SHALL BE INCIDENTAL TO RESPECTIVE BID ITEM.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SWPPP TO ENSURE STABILIZATION AND EROSION PREVENTION. THE ENGINEER RESERVES THE RIGHT TO CEASE OPERATIONS AND/OR WITHHOLD PAYMENT UNTIL COMPLIANCE HAS BEEN ACHIEVED.
12. EXISTING TILES THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AT NO COST TO THE PROJECT, UNLESS OTHERWISE SPECIFIED.
13. ALL SIGNS AND MARKERS SHALL BE PROTECTED OR REMOVED AND REINSTALLED AT NO ADDITIONAL COST TO THE PROJECT, UNLESS OTHERWISE SPECIFIED. THE ENGINEER SHALL BE NOTIFIED OF ANY SIGNS OR MARKERS IN POOR CONDITION PRIOR TO REMOVAL.
14. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY PRIVATE TILE ENCOUNTERED WHICH ENTERS THE BANK AREA WHICH IS NOT PRESENT ON THE CONSTRUCTION PLANS.

UTILITY NOTES:

1. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY LEVEL D. THE UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED: STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA.

GENERAL CULVERT NOTES:

1. ALL CULVERTS SHALL BE CONSTRUCTED WITH CLASS III RCP ONLY, UNLESS OTHERWISE SPECIFIED ON PLANS OR APPROVED BY THE ENGINEER.
2. ALL PIPE SECTIONS SHALL BE TIED TOGETHER, WATERTIGHT, GASKETED, AND TONGUE AND GROOVE DESIGN CONFORMING TO MnDOT 3006G. ALL JOINTS SHALL BE WRAPPED IN GEOTEXTILE FABRIC.
3. WHEN A CULVERT SECTION IS TO BE REINSTALLED, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY CULVERT SECTIONS DEEMED NOT SALVAGEABLE PRIOR TO REMOVAL AND SHALL BE ADDRESSED BEFORE CULVERT WORK IS DONE.
4. THE CONTRACTOR SHALL VERIFY PROPER POSITIONING OF THE CULVERT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CULVERT POSITIONING IS NOT COMPATIBLE WITH THE FLOW OF THE DITCH WHEN STAKING IS COMPLETED, THE ENGINEER SHALL BE NOTIFIED.

TOTAL ESTIMATED QUANTITIES			
Item Code	Item	Unit	Estimated Quantity
01.7113.1000.01	MOBILIZATION	LS	1
31.2316.1000.07	COMMON EXCAVATION & MATERIAL PLACEMENT	CY	5858
31.2500.1000.03	BIO-ROLL	LF	74
31.3700.1000.07	CLASS III RIPRAP WITH TYPE IV GEOTEXTILE FABRIC	CY	40
31.3700.1000.07	NATIVE CONSTRUCTION SEEDING (MN STATE SEED MIX 32-241)	AC	0.2
31.3700.1000.07	EMERGENT WETLAND SEEDING (MN STATE SEED MIX 34-182)	AC	10
31.3700.1000.07	WET MEADOW SEEDING (MN STATE SEED MIX 34-272)	AC	0.73
31.3700.1000.07	MESIC PRAIRIE SOUTHWEST SEEDING (MN STATE SEED MIX 35-541)	AC	17.3
32.9219.1000.04	SEED MIX 25-142 W/MNDOT EROSION CONTROL BLANKET CATEGORY 20	SY	87
33.0513.1000.02	INSTALL DROP INTAKE (18-INCH)	EA	1
33.0513.1000.02	CAP DROP INTAKE (18-INCH)	EA	1
33.4510.1000.02	CONNECT EXISTING TILE (SIZE & MATERIAL MAY VARY)	EA	2
33.4510.1000.02	BWSR TILE BLOCK	EA	11
33.4510.1000.02	REMOVE EXISTING DROP INTAKE	EA	1
33.4510.1000.03	6" PRIVATE TILE (PERFORATED SINGLE WALL TILE)	LF	246
33.4510.1000.07	GRANULAR PIPE FOUNDATION	CY	11
33.4520.1000.02	REMOVE CMP CULVERT	EA	2
33.4520.1000.02	REMOVE EXISTING FIELD CROSSING	EA	1
33.4520.1000.03	36-INCH PE PIPE	LF	33
33.4520.1000.03	SALVAGE AND RELOCATE EXISTING PUMP	EA	1
33.4520.1000.03	24-INCH CLASS III RCP PIPE	LF	44
34.0100.1000.02	CONSTRUCT FIELD CROSSING	EA	1
34.0100.1000.07	RODENT GUARD ROCK TRENCH	LF	550
34.0100.1000.07	AGGREGATE BASE (CV) (P), CLASS V (ACCESS ROAD)	CY	166

EARTHWORK							
SITE SUMMARY			Embankment		Topsoil		
			Cut	Fill	Cut	Fill	
East Berm			+/-	0 CY	1576 CY	1997 CY	320 CY
Basin Connection Excavation			+/-	0 CY	0 CY	930 CY	0 CY
Clay Knob Excavation			+/-	2128 CY	0 CY	566 CY	0 CY
Crossing Removal			+/-	82 CY	0 CY	20 CY	0 CY
West Berm			+/-	0 CY	413 CY	135 CY	140 CY
SITE BALANCE:			Embankment		Topsoil		
Total Common Excavation			+	2210 CY	3648 CY		
Total Fill Material Needed			-	1989 CY	460 CY		
Shrink/ Swell	Common Excavation Shrink		-	221 CY	547 CY		
	Other		+/-	CY	0 CY		
	TOTAL:			0 CY	2641 CY		

Note: A positive total indicates excess material is left after grading operations are complete. A negative total indicates a shortage of material exists. Additional calculations may be needed to determine if an adequate amount of suitable fill material is available to achieve desired grading.

EARTHWORK SUMMARY:	
COMMON EXCAVATION (PYE/V):	5858 CY
A SHRINKAGE FACTOR OF 10% (EMBANKMENT) & 15% (TOPSOIL) WERE APPLIED TO ALL EXCAVATED MATERIAL WHEN DETERMINING SITE BALANCE.	
NO WARRANTY IS MADE OR IMPLIED AS TO THE ACCURACY, SUFFICIENCY, OR RELIABILITY OF THE SHRINKAGE FACTORS.	
18" OF TOPSOIL WAS ASSUMED IN ALL AREAS. REDRESSING OF BERM FILL AREAS SHALL HAVE MINIMUM OF 6" OF TOPSOIL. TOPSOIL REDRESS IN AREA'S OF FILL SHALL HAVE MINIMUM OF 18", UNLESS APPROVED BY THE ENGINEER.	
THE SITE BALANCE PROVIDED ABOVE IS FOR INFORMATIONAL PURPOSES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES PRIOR TO SUBMITTING A BID FOR THE PROJECT.	
EXCESS TOPSOIL TO BE DISPOSED OF OFF SITE	

ABBREVIATIONS

AC	ACRE	GA	GAUGE	PP	POLYPROPYLENE
ADD	ADDENDUM	GAL	GALLON	PSI	POUNDS PER SQUARE INCH
AGG	AGGREGATE	GPM	GALLONS PER MINUTE	PVC	POLYVINYL CHLORIDE
APPROX	APPROXIMATE	HDPE	HIGH DENSITY POLYETHYLENE	PVMT	PAVEMENT
BIT	BITUMINOUS	HORIZ	HORIZONTAL	QTY	QUANTITY
CAD	COMPUTER-AIDED DESIGN	HR	HOURL	RCP	REINFORCED CONCRETE PIPE
CFS	CUBIC FEET PER SECOND	HWL	HIGH WATER LEVEL	REBAR	REINFORCING BAR
CF	CUBIC FOOT	HWY	HIGHWAY	REM	REMOVE
CL	CENTERLINE	HYD	HYDRANT	ROW	RIGHT OF WAY
CMP	CORRUGATED METAL PIPE	I	INVERT	R/W	RIGHT OF WAY
CONC	CONCRETE	ID	INSIDE DIAMETER	SCH	SCHEDULE
CONST	CONSTRUCTION	IN	INCH	SF	SQUARE FOOT
CONT	CONTINUOUS	INV	INVERT	SPEC	SPECIFICATION
CR	COUNTY ROAD	LF	LINEAR FEET	SQ	SQUARE
CSAH	COUNTY STATE AID	LIN	LINEAR	STA	STATION
	HIGHWAY	LS	LUMP SUM	SY	SQUARE YARD
CY	CUBIC YARD	MAX	MAXIMUM	TEMP	TEMPORARY
DI	DROP INTAKE	MH	MANHOLE	THRU	THROUGH
DIA	DIAMETER	MIN	MINIMUM	TRANS	TRANSFORMER
DIM	DIMENSION	MISC	MISCELLANEOUS	TV	TELEVISION
EA	EACH	NO	NUMBER	TYP	TYPICAL
ELEC	ELECTRICAL	NTS	NOT TO SCALE	UT	UTILITY, UNDERGROUND
ELEV	ELEVATION	NWL	NORMAL WATER LEVEL		TELEPHONE
EOF	EMERGENCY OVERFLOW	OC	ON CENTER	VCP	VITRIFIED CLAY PIPE
EQ	EQUAL	OCEW	ON CENTER EACH WAY	W/O	WITHOUT
EX	EXISTING	OH	OVERHEAD	W/	WITH
FDN	FOUNDATION	OHWL	ORDINARY HIGH WATER	YD	YARD
FPM	FEET PER MINUTE	OZ	OUNCE	YR	YEAR
FPS	FEET PER SECOND	PERF	PERFORATED		
FT	FOOT, FEET	PL	PROPERTY LINE		



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PROJECT

MIDDLE LAKE
WETLAND BANK

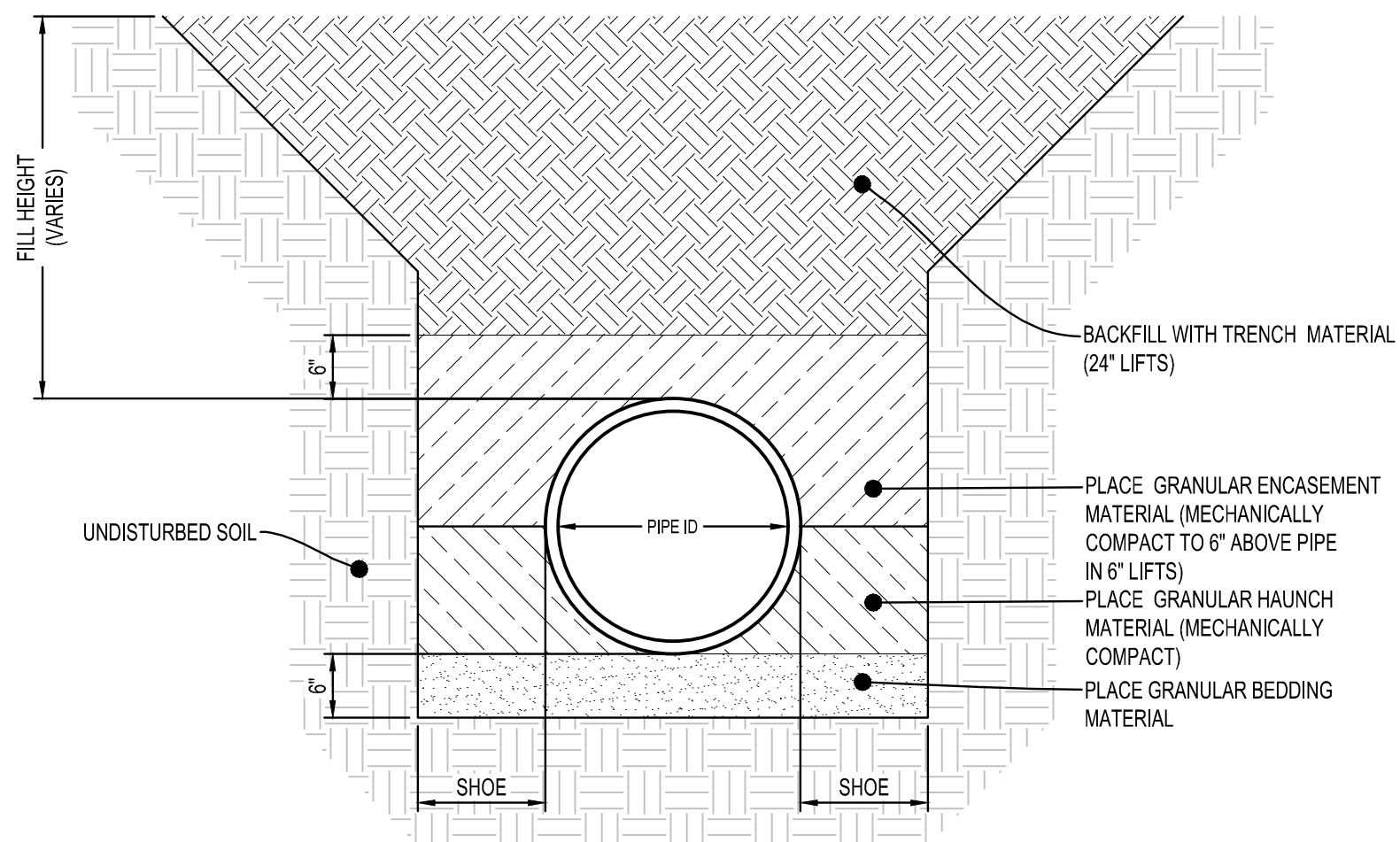
NICOLLET COUNTY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-25974
FILE NAME	25974 DETAILS
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
CONSTRUCTION
NOTES, ESTIMATED
QUANTITIES AND
SCHEDULES

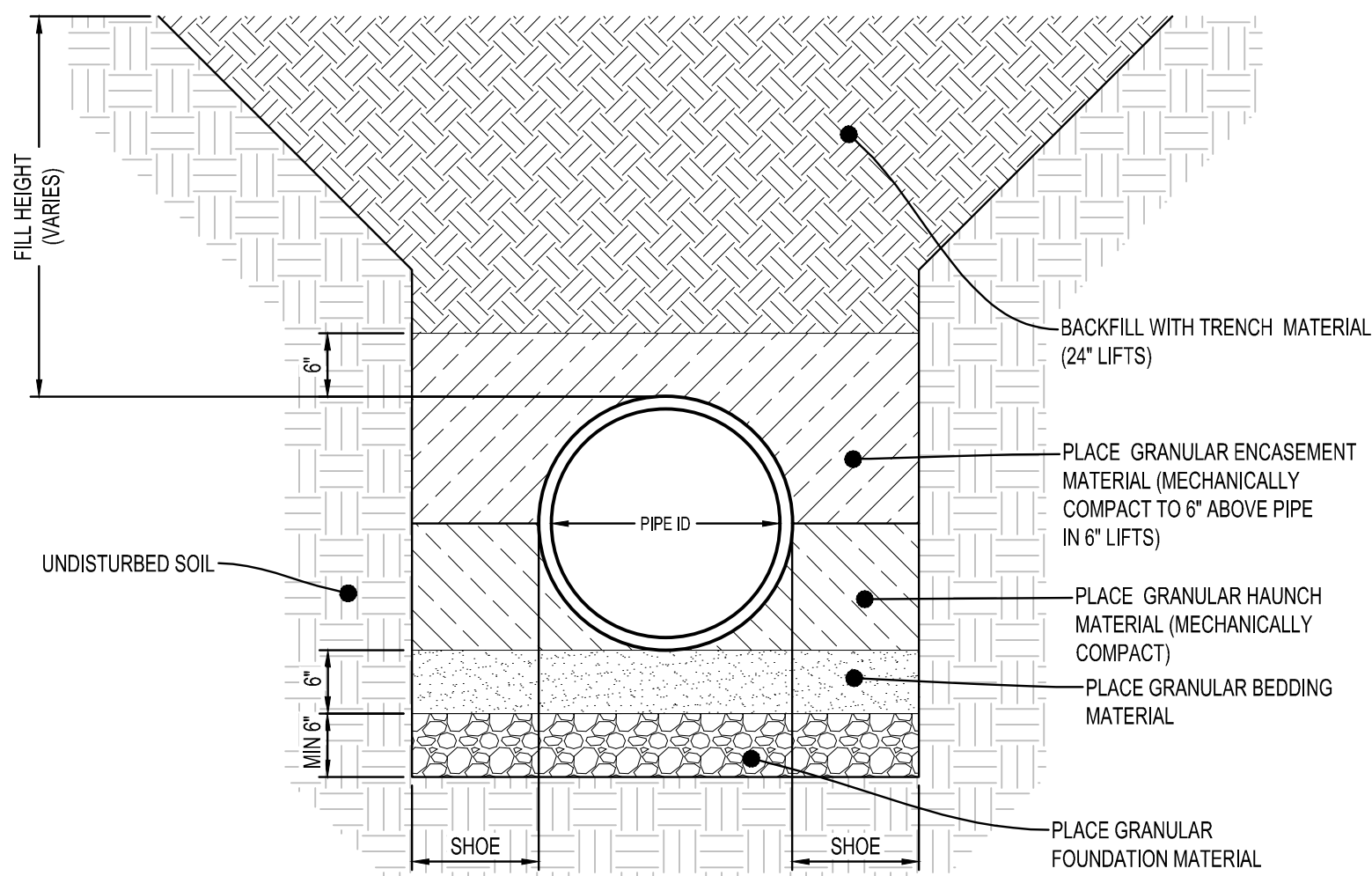
SHEET



NOTE:

1. GRANULAR BEDDING, GRANULAR ENCASEMENT, AND BACKFILL SHALL BE INCIDENTAL TO CONSTRUCTION.
2. ALL PIPE WITH A FILL HEIGHT GREATER THAN 15-FEET SHALL BE FULLY ENCASED IN ASTM CLASS I MATERIAL.
3. THE SHOE WIDTH SHALL BE THE SAME AS THE COMPACTING MECHANISMS WIDTH OR THE PIPE MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS GREATER.

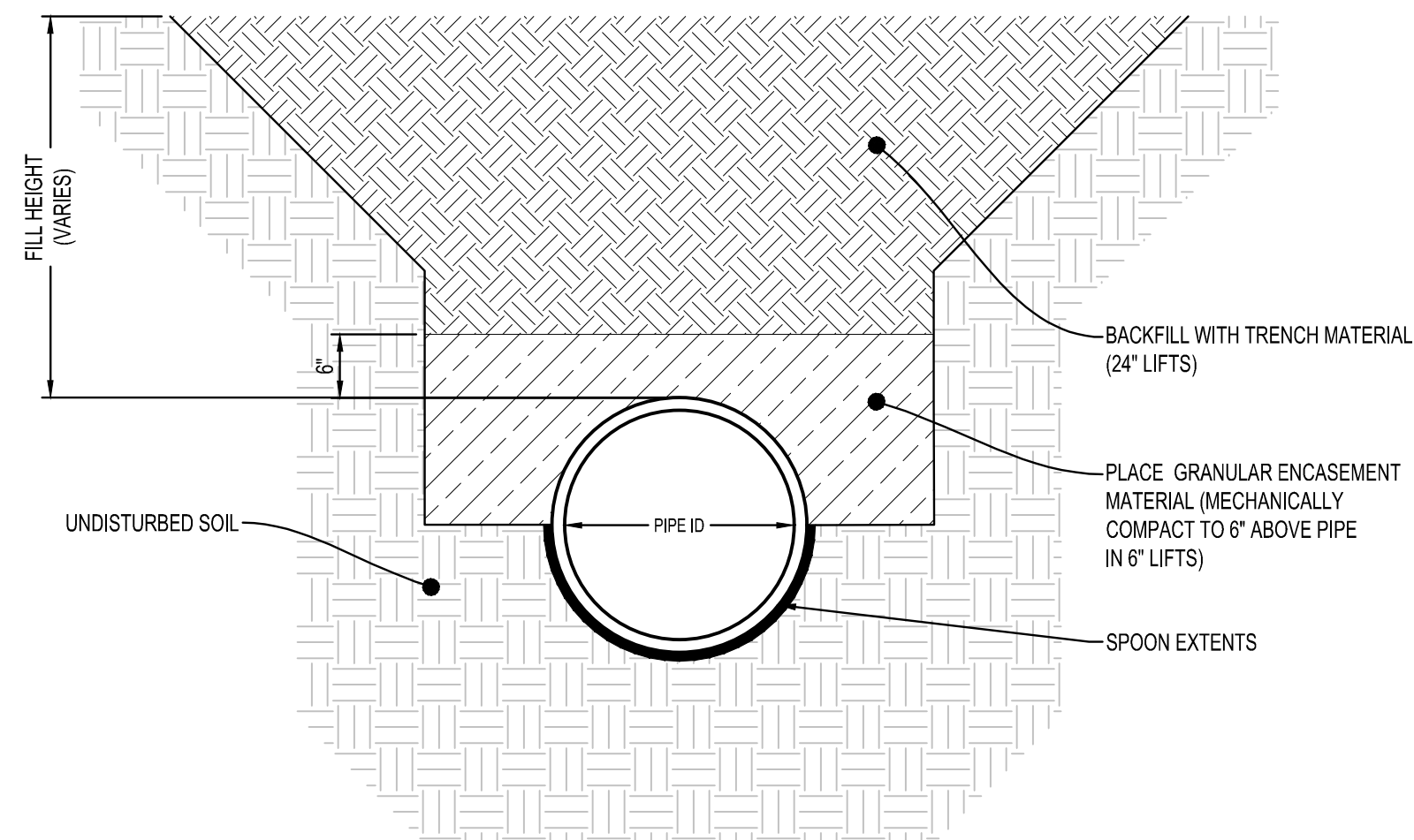
HDPE FLAT BOTTOM TRENCH
NTS AG110



NOTES:

1. GRANULAR BEDDING, GRANULAR ENCASEMENT, AND BACKFILL SHALL BE INCIDENTAL TO CONSTRUCTION.
2. GRANULAR FOUNDATION BELOW THE PIPE SHALL BE PAID FOR BY THE CUBIC YARD, ONLY WHERE APPROVED BY THE FIELD ENGINEER.
3. ALL PIPE WITH A FILL HEIGHT GREATER THAN 15-FEET SHALL BE FULLY ENCASED IN ASTM CLASS I MATERIAL.
4. THE SHOE WIDTH SHALL BE THE SAME AS THE COMPACTING MECHANISMS WIDTH OR THE PIPE MANUFACTURER'S SPECIFICATIONS, WHICHEVER IS GREATER.

**HDPE FLAT BOTTOM TRENCH
WITH GRANULAR FOUNDATION**
NTS AG120



NOTES:

1. GRANULAR ENCASEMENT AND BACKFILL SHALL BE INCIDENTAL TO CONSTRUCTION.
2. SPOON DIMENSIONS SHALL COMPLY WITH PIPE MANUFACTURER'S SPECIFICATIONS.
3. ALL PIPE WITH A FILL HEIGHT GREATER THAN 15-FEET SHALL BE FULLY ENCASED IN ASTM CLASS I MATERIAL.

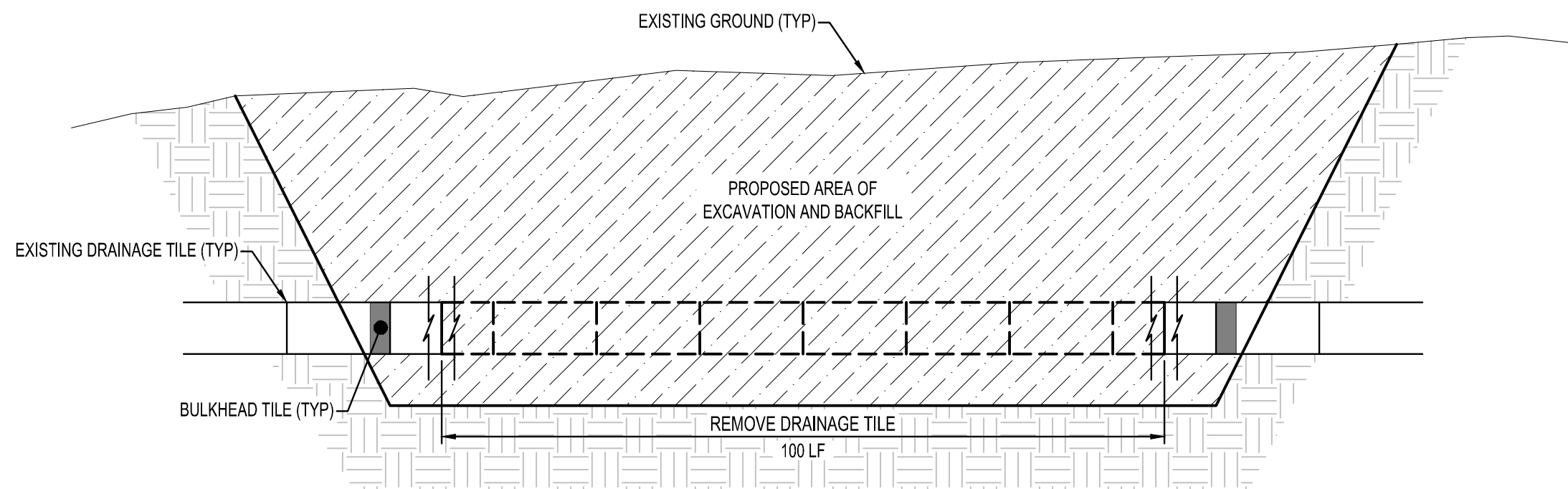
HDPE SPOON TRENCH
NTS AG140

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NOTES:

EACH END OF THE EXPOSED DRAINAGE TILE IN THE EXCAVATED TRENCH SHALL BE BLOCKED TO PREVENT WATER FROM ENTERING OR EXITING THE TILE. THE BLOCKING OF THE TILE ENDS SHALL BE PERFORMED IN LOCATIONS DENOTED ON THE PLANS, BY EITHER OF THE FOLLOWING METHODS:

1. PLUG EACH TILE END WITH AN IMPERVIOUS MATERIAL, SUCH AS CONCRETE, THAT WILL REMAIN SECURELY IN THE TILE.
2. CAP EACH TILE END WITH A TILE CAP FOR THE APPROPRIATE SIZE AND TYPE OF TILE. SECURELY CONCRETE OR GROUT. AFTER SECURING WITH CONCRETE OR GROUT, CAP MAY BE HELD IN PLACE WITH WOOD OR METAL STAKE.
3. BLOCK EACH TILE END WITH 0.4 RETENTION PRESSURE TREATED PLYWOOD (MINIMUM THICKNESS 3/8") WHICH IS CENTERED AND HELD FIRMLY AGAINST THE TILE END WITH A STEEL FENCE POST.

BACKFILL AND TAMP BY HAND A MINIMUM DISTANCE OF TWO FEET AROUND EACH SEALED TILE END WITH SUITABLE SOIL MATERIAL. BACKFILL THE REMAINING TRENCH WITH THE MOST SUITABLE MATERIAL AVAILABLE AND COMPACT TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE SURROUNDING UNDISTURBED SOIL. THE MOISTURE CONTENT OF THE BACKFILL MATERIAL SHALL BE MAINTAINED WITHIN THE LIMITS REQUIRED TO:

- A) ALLOW THE SOIL TO FORM A BALL THAT DOES NOT READILY SEPARATE WHEN KNEADED IN THE HAND.
- B) PREVENT ADHERENCE OF THE FILL MATERIAL TO THE EQUIPMENT TREADS OR TRACKS.
- C) PREVENT RUTTING BY EQUIPMENT.
- D) ENSURE THAT BLENDING OF THE SOIL RESULTS IN A REASONABLY HOMOGENOUS MASS.

**TILE BLOCK WITH
COMPLETE PIPE REMOVAL**
NTS AG285

PROJECT

**MIDDLE LAKE
WETLAND BANK**

NICOLLET COUNTY MINNESOTA

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PROJECT

MIDDLE LAKE
WETLAND BANK

NICOLLET COUNTY MINNESOTA

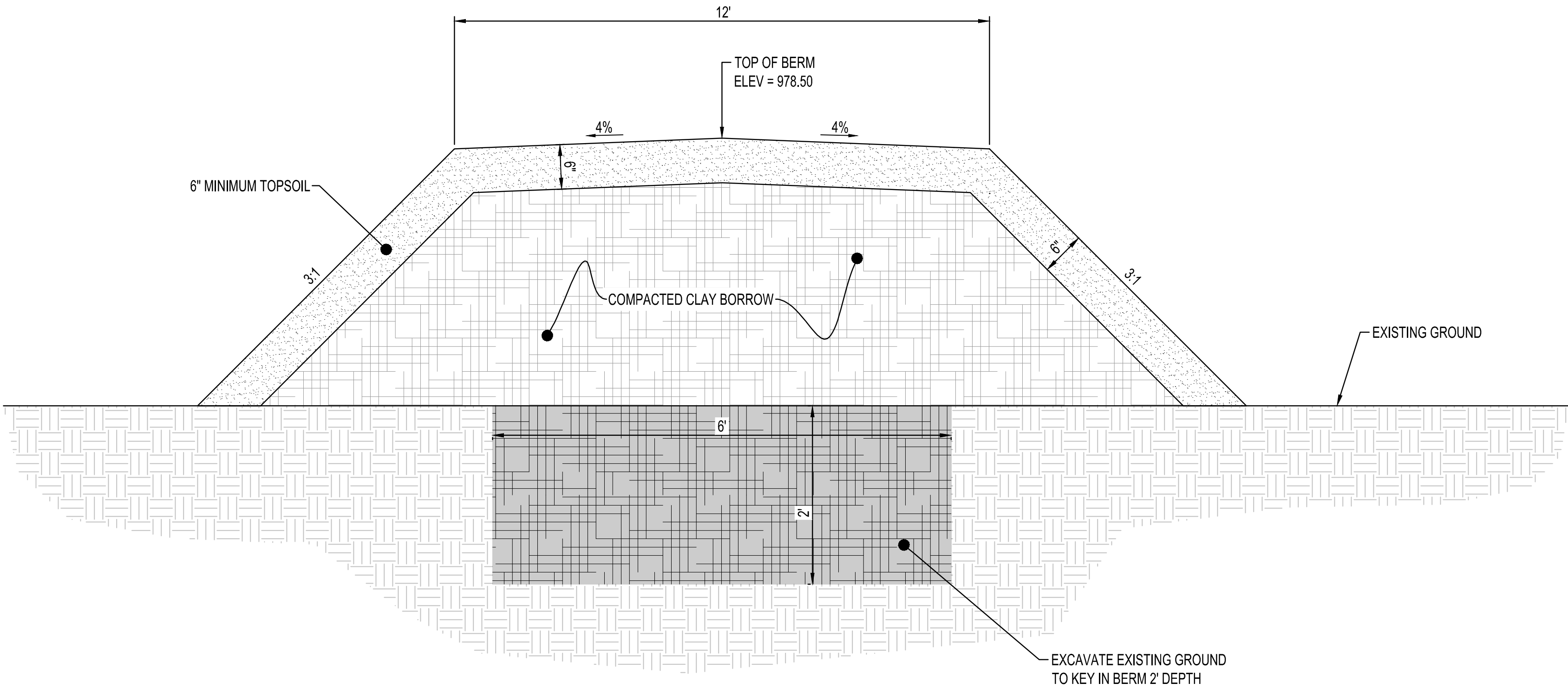
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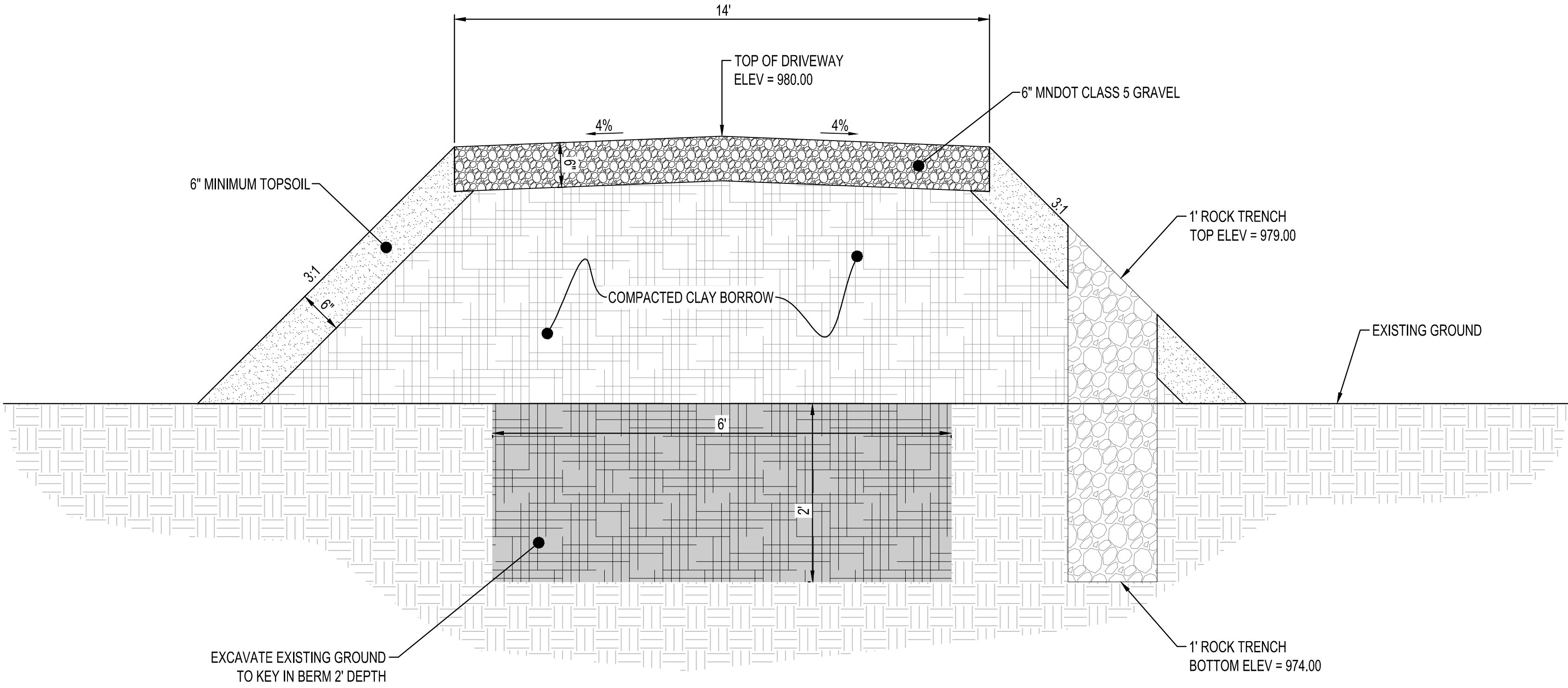


NOTES:

- BERM MATERIAL SHOULD BE PLACED TO 95% STANDARD PROCTOR COMPACTION

WEST BERM

NTS

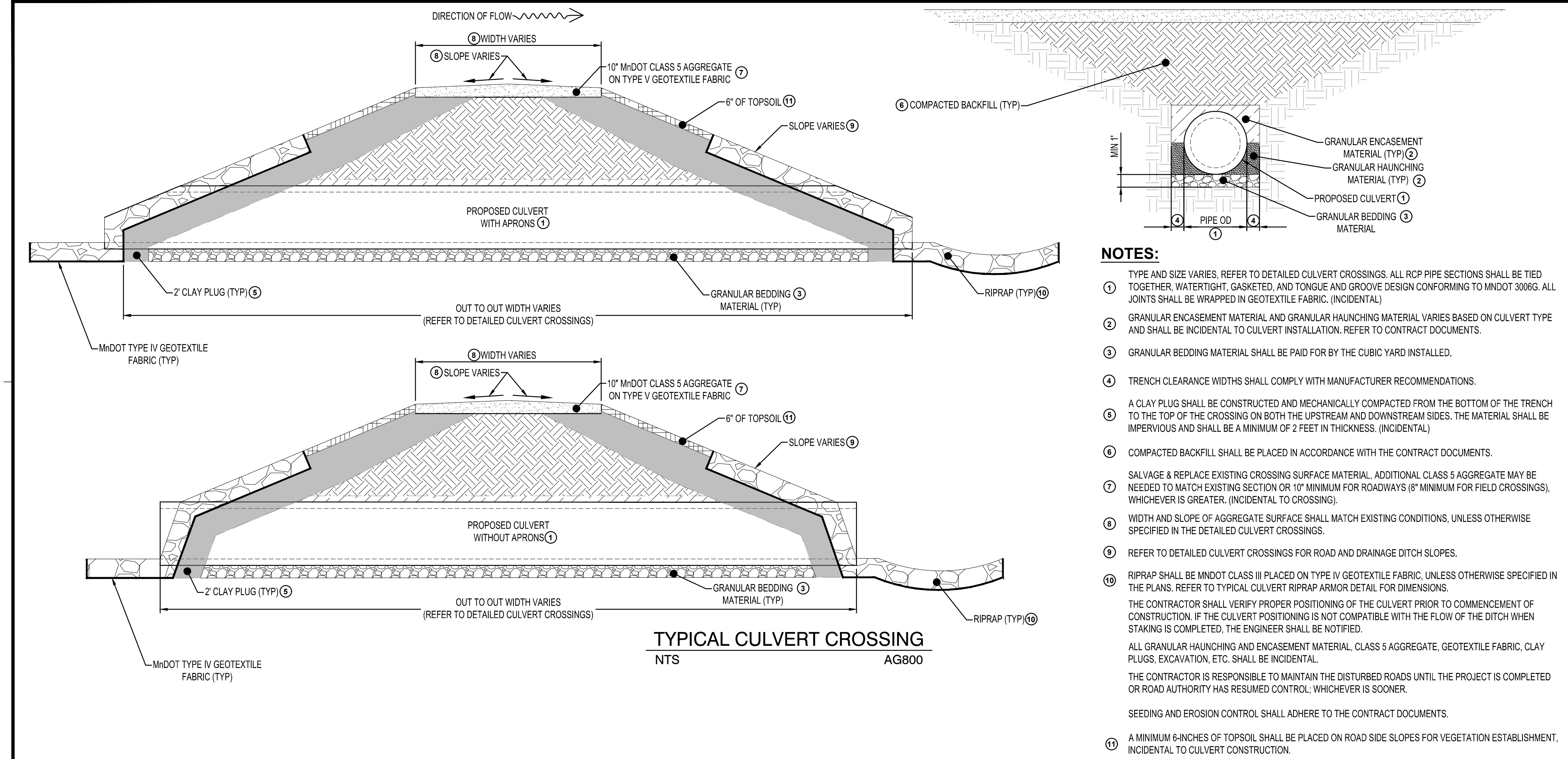


NOTES:

- BERM MATERIAL SHOULD BE PLACED TO 95% STANDARD PROCTOR COMPACTION
- ROCK TRENCH SHOULD CONSIST OF CLASS 1 BALLAST ROCK (3/4" - 4")

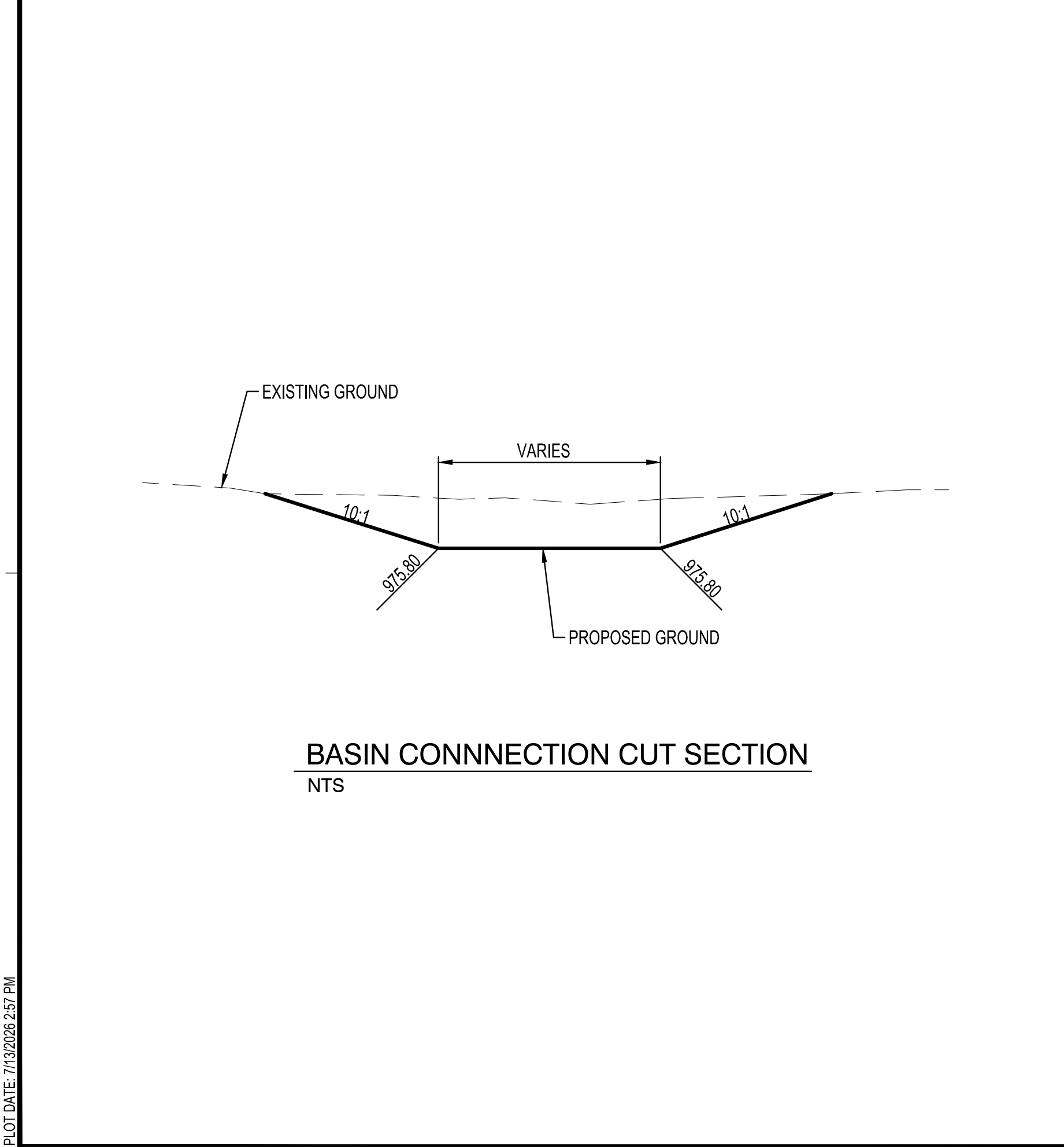
DRIVEWAY

NTS



34-272 Wet Meadow South and West					
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by weight)	% by Seed	Seeds/ sq ft
fringed brome	<i>Bromus ciliatus</i>	0.25	2.15%	0.56%	1
bluejoint	<i>Calamagrostis canadensis</i>	0.05	0.42%	2.82%	5
Virginia wild rye	<i>Elymus virginicus</i>	0.84	7.33%	0.73%	1.3
tall manna grass	<i>Glyceria grandis</i>	0.12	1.02%	1.69%	3
fowl manna grass	<i>Glyceria striata</i>	0.09	0.79%	1.69%	3
rice cut grass	<i>Leersia oryzoides</i>	0.2	1.74%	1.41%	2.5
fowl bluegrass	<i>Poa palustris</i>	0.35	3.01%	9.31%	16.5
prairie cordgrass	<i>Spartina pectinata</i>	0.33	2.87%	0.45%	0.8
Grasses Subtotal		2.23	19.33%	18.67%	33.1
bristly sedge	<i>Carex comosa</i>	0.09	0.79%	0.56%	1
porcupine sedge	<i>Carex hystericina</i>	0.09	0.79%	0.56%	1
Broad-leaved Woolly Sedge	<i>Carex pellita</i>	0.02	0.17%	0.11%	0.2
pointed broom sedge	<i>Carex scoparia</i>	0.13	1.13%	2.26%	4
awl-fruited sedge	<i>Carex stipata</i>	0.06	0.56%	0.45%	0.8
tussock sedge	<i>Carex stricta</i>	0.01	0.09%	0.11%	0.2
fox sedge	<i>Carex vulpinoidea</i>	0.16	1.42%	3.39%	6
Dudley's rush	<i>Juncus dudleyi</i>	0.02	0.15%	11.28%	20
path rush	<i>Juncus tenuis</i>	0.01	0.09%	2.26%	4
dark green bulrush	<i>Scirpus atrovirens</i>	0.17	1.44%	15.80%	28
woolgrass	<i>Scirpus cyperinus</i>	0.03	0.28%	11.28%	20
Sedges & Rushes Subtotal		0.79	6.91%	48.07%	85.2
marsh milkweed	<i>Asclepias incarnata</i>	0.26	2.22%	0.25%	0.45
nodding bur marigold	<i>Bidens cernua</i>	0.04	0.34%	0.17%	0.3
flat-topped aster	<i>Doellingeria umbellata</i>	0.02	0.18%	0.28%	0.5
common boneset	<i>Eupatorium perfoliatum</i>	0.03	0.30%	1.13%	2
grass-leaved goldenrod	<i>Euthamia graminifolia</i>	0.01	0.10%	0.85%	1.5
spotted Joe pye weed	<i>Eutrochium maculatum</i>	0.06	0.50%	1.13%	2
autumn sneezeweed	<i>Helenium autumnale</i>	0.08	0.73%	2.26%	4
sawtooth sunflower	<i>Helianthus grosseserratus</i>	0.05	0.47%	0.17%	0.3
Blue lobelia	<i>Lobelia siphilitica</i>	0.03	0.24%	2.82%	5
Water Horehound	<i>Lycopus americanus</i>	0.06	0.50%	2.26%	4
Winged Loosestrife	<i>Lythrum alatum</i>	0.02	0.16%	1.13%	2
blue monkey flower	<i>Mimulus ringens</i>	0.02	0.13%	7.33%	13
swamp loosewort	<i>Pedicularis lanceolata</i>	0.07	0.61%	0.56%	1
obedient plant	<i>Physostegia virginiana</i>	0.02	0.22%	0.06%	0.1
Virginia mountain mint	<i>Pycnanthemum virginianum</i>	0.04	0.32%	1.69%	3
Riddell's goldenrod	<i>Solidago riddellii</i>	0.03	0.25%	0.56%	1
eastern panicled aster	<i>Symphotrichum lanceolatum</i>	0.03	0.30%	1.13%	2
New England aster	<i>Symphotrichum novae-angliae</i>	0.04	0.36%	0.56%	1
red-stemmed aster	<i>Symphotrichum puniceum</i>	0.03	0.30%	0.56%	1
tall meadow-rue	<i>Thalictrum dasycarpum</i>	0.03	0.26%	0.05%	0.08
blue vervain	<i>Verbena hastata</i>	0.14	1.22%	2.71%	4.8
bunched ironweed	<i>Vernonia fasciculata</i>	0.09	0.79%	0.45%	0.8
Culver's root	<i>Veronicastrum virginicum</i>	0.02	0.15%	2.82%	5
golden alexanders	<i>Zizia aurea</i>	0.25	2.15%	0.56%	1
Forbs Subtotal		1.47	12.80%	31.50%	55.83
Oats	<i>Avena sativa</i>	7	60.96%	1.76%	3.12
Cover Crop Subtotal		7	60.96%	1.76%	3.12
Total		11.49	100.00%	100.00%	177.25

35-541 Mesic Prairie Southwest					
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft	
big bluestem	<i>Andropogon gerardii</i>	0.9	7.49%	3.3	
side-oats grama	<i>Bouteloua curtipendula</i>	0.9	7.49%	1.98	
nodding wild rye	<i>Elymus canadensis</i>	0.9	7.46%	1.71	
slender wheatgrass	<i>Elymus trachycaulus</i>	0.9	7.46%	2.27	
green needle grass	<i>Nassella viridula</i>	0.44	3.67%	1.7	
switchgrass	<i>Panicum virgatum</i>	0.16	1.30%	0.8	
western wheatgrass	<i>Pascopyrum smithii</i>	0.5	4.15%	1.3	
little bluestem	<i>Schizachyrium scoparium</i>	1.5	12.50%	8.27	
Indian grass	<i>Sorghastrum nutans</i>	1.5	12.54%	6.63	
Total Grasses		7.7	64.06%	27.96	
Canada milk vetch	<i>Astragalus canadensis</i>	0.06	0.53%	0.4	
partridge pea	<i>Chamaecrista fasciculata</i>	0.1	0.84%	0.1	
white prairie clover	<i>Dalea candida</i>	0.03	0.24%	0.2	
purple prairie clover	<i>Dalea purpurea</i>	0.07	0.61%	0.4	
Canada tick trefoil	<i>Desmodium canadense</i>	0.05	0.45%	0.11	
narrow-leaved purple coneflower	<i>Echinacea angustifolia</i>	0.08	0.65%	0.2	
ox-eye	<i>Heliopsis helianthoides</i>	0.06	0.50%	0.14	
rough blazing star	<i>Liatris aspera</i>	0.03	0.28%	0.2	
great blazing star	<i>Liatris pycnostachya</i>	0.02	0.21%	0.1	
wild bergamot	<i>Monarda fistulosa</i>	0.04	0.29%	0.9	
stiff goldenrod	<i>Oligoneuron rigidum</i>	0.03	0.28%	0.5	
gray-headed coneflower	<i>Ratibida pinnata</i>	0.07	0.61%	0.8	
black-eyed susan	<i>Rudbeckia hirta</i>	0.06	0.49%	2	
smooth aster	<i>Symphotrichum laeve</i>	0.03	0.25%	0.6	
blue vervain	<i>Verbena hastata</i>	0.07	0.61%	2.5	
hoary vervain	<i>Verbena stricta</i>	0.05	0.41%	0.5	
golden alexanders	<i>Zizia aurea</i>	0.25	2.06%	1	
Total Forbs		1.1	9.31%	10.65	
Oats	<i>Avena sativa</i>	3.2	26.63%	1.42	
Total Cover Crop		3.2	26.63%	1.42	
Totals:		12	100.00%	40.03	



34-182 Emergent Wetland					
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (% by wt)	% by Seed	Seeds/ sq ft
American slough grass	<i>Beckmannia syzigachne</i>	0.98	18.85%	17.84%	18
tall manna grass	<i>Glyceria grandis</i>	0.28	5.39%	7.14%	7.2
rice cut grass	<i>Leersia oryzoides</i>	0.37	7.08%	4.56%	4.6
Grasses Subtotal		1.63	31.32%	29.54%	29.8
river bulrush	<i>Bolboschoenus fluviatilis</i>	0.63	12.18%	0.99%	1
bristly sedge	<i>Carex comosa</i>	0.18	3.49%	1.98%	2
pointed broom sedge	<i>Carex scoparia</i>	0.1	1.87%	2.97%	3
tussock sedge	<i>Carex stricta</i>	0.01	0.25%	0.25%	0.25
Common beaked sedge	<i>Carex utriculata</i>	0.05	1.05%	0.20%	0.2
least spikerush	<i>Eleocharis acicularis</i>	0.05	0.90%	1.19%	1.2
marsh spikerush	<i>Eleocharis palustris</i>	0.05	1.03%	0.99%	1
northern blue flag	<i>Iris versicolor</i>	0.08	1.61%	0.04%	0.04
Torrey's rush	<i>Juncus torreyi</i>	0.01	0.16%	4.96%	5
Three-square bulrush	<i>Schoenoplectus pungens</i>	0.11	2.18%	0.50%	0.5
soft stem bulrush	<i>Schoenoplectus tabernaemontani</i>	0.31	5.91%	3.47%	3.5
dark green bulrush	<i>Scirpus atrovirens</i>	0.12	2.28%	19.82%	20
woolgrass	<i>Scirpus cyperinus</i>	0.04	0.69%	22.30%	22.5
Sedges & Rushes Subtotal		1.74	33.60%	59.66%	60.19
Sweet flag	<i>Acorus americanus</i>	0.21	3.97%	0.50%	0.5
common water plantain	<i>Alisma triviale</i>	0.12	2.36%	2.97%	3
marsh milkweed	<i>Asclepias incarnata</i>	0.11	2.18%	0.20%	0.2
nodding bur marigold	<i>Bidens cernua</i>	0.13	2.49%	0.99%	1
Water Horehound	<i>Lycopus americanus</i>	0.04	0.83%	2.97%	3
broad-leaved arrowhead	<i>Sagittaria latifolia</i>	0.13	2.57%	2.97%	3
giant bur reed	<i>Sparganium eurycarpum</i>	1.09	20.94%	0.20%	0.2
Forbs Subtotal		1.83	35.36%	10.80%	10.9
Cover Crop Subtotal		-	0.00%	0.00%	-
Total		5.2	100.28%	100.00%	100.89



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PROJECT

MIDDLE LAKE WETLAND BANK

NICOLLET COUNTY MINNESOTA

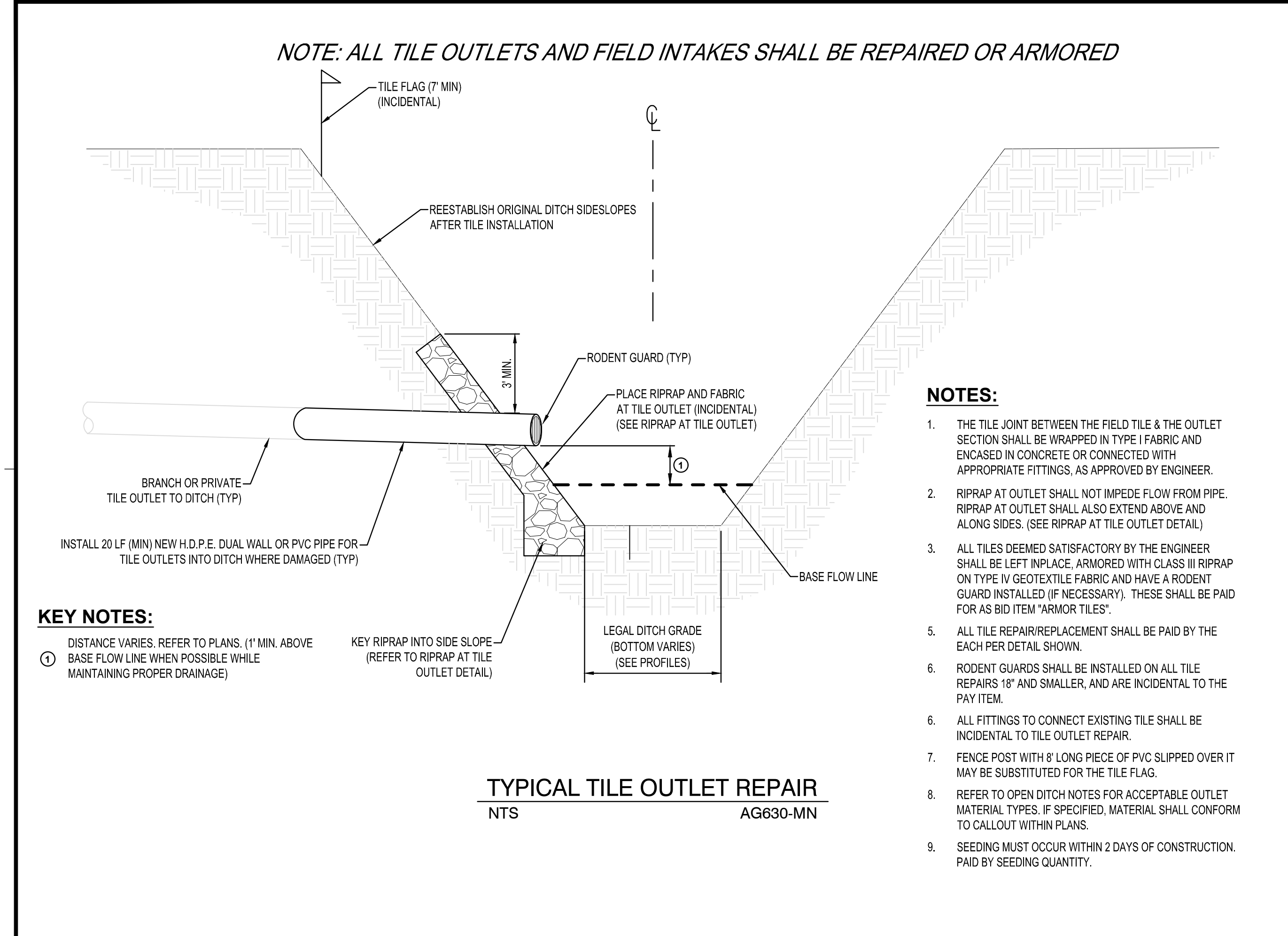
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DATE: _____ LIC. NO. _____

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PROJECT

MIDDLE LAKE WETLAND BANK

NICOLLET COUNTY MINNESOTA

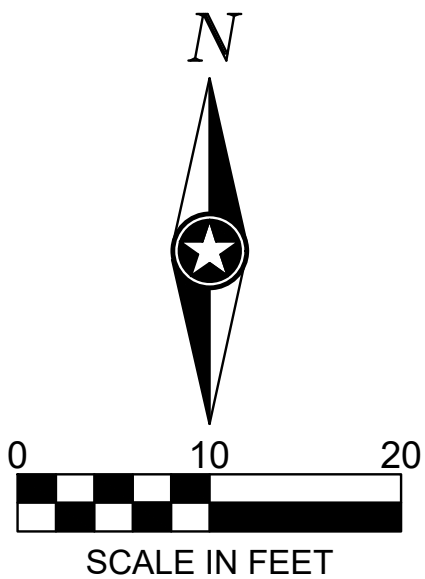
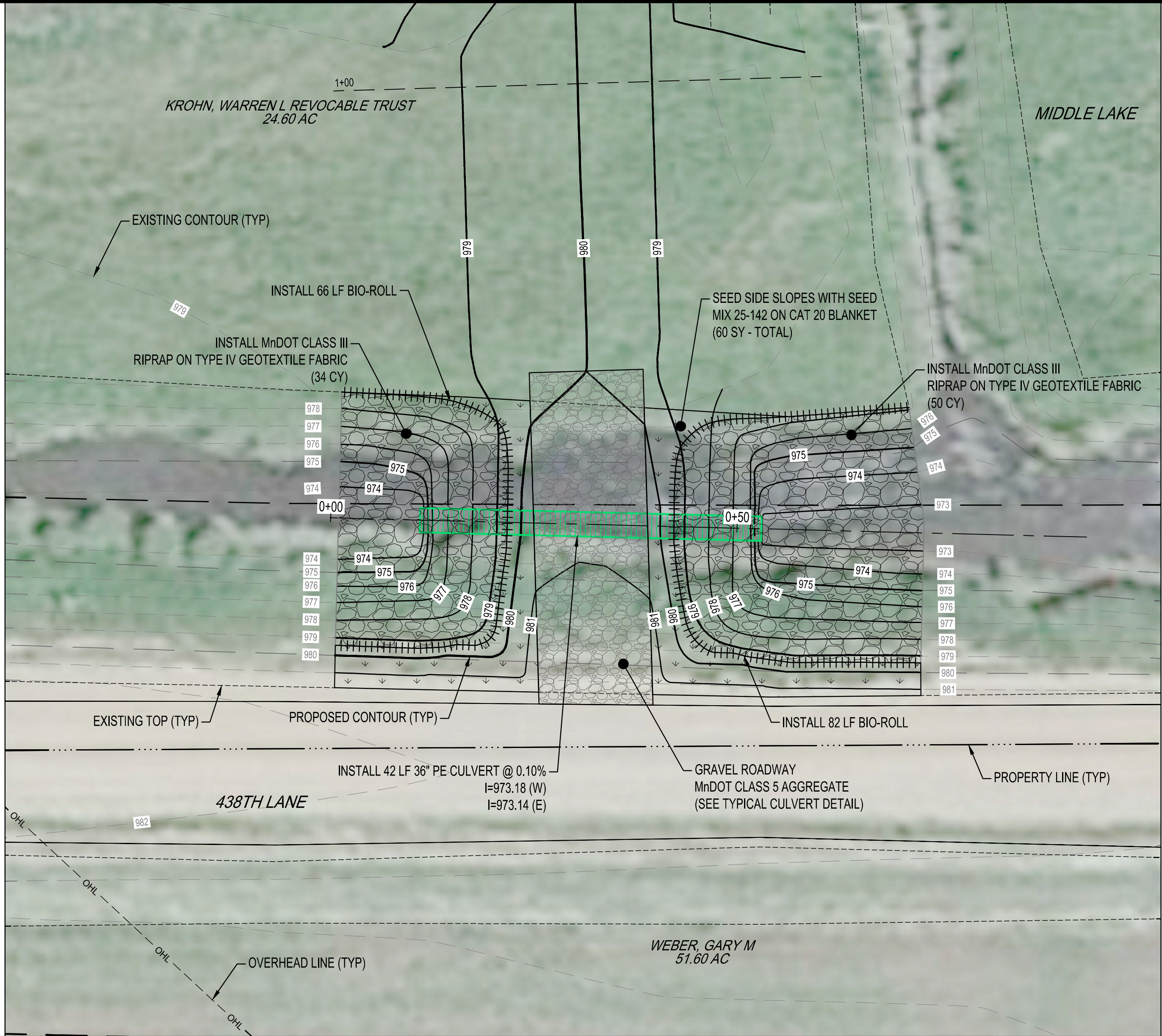
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-25974
FILE NAME	25974 DETAILS
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

DETAILS

SHEET



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PROJECT

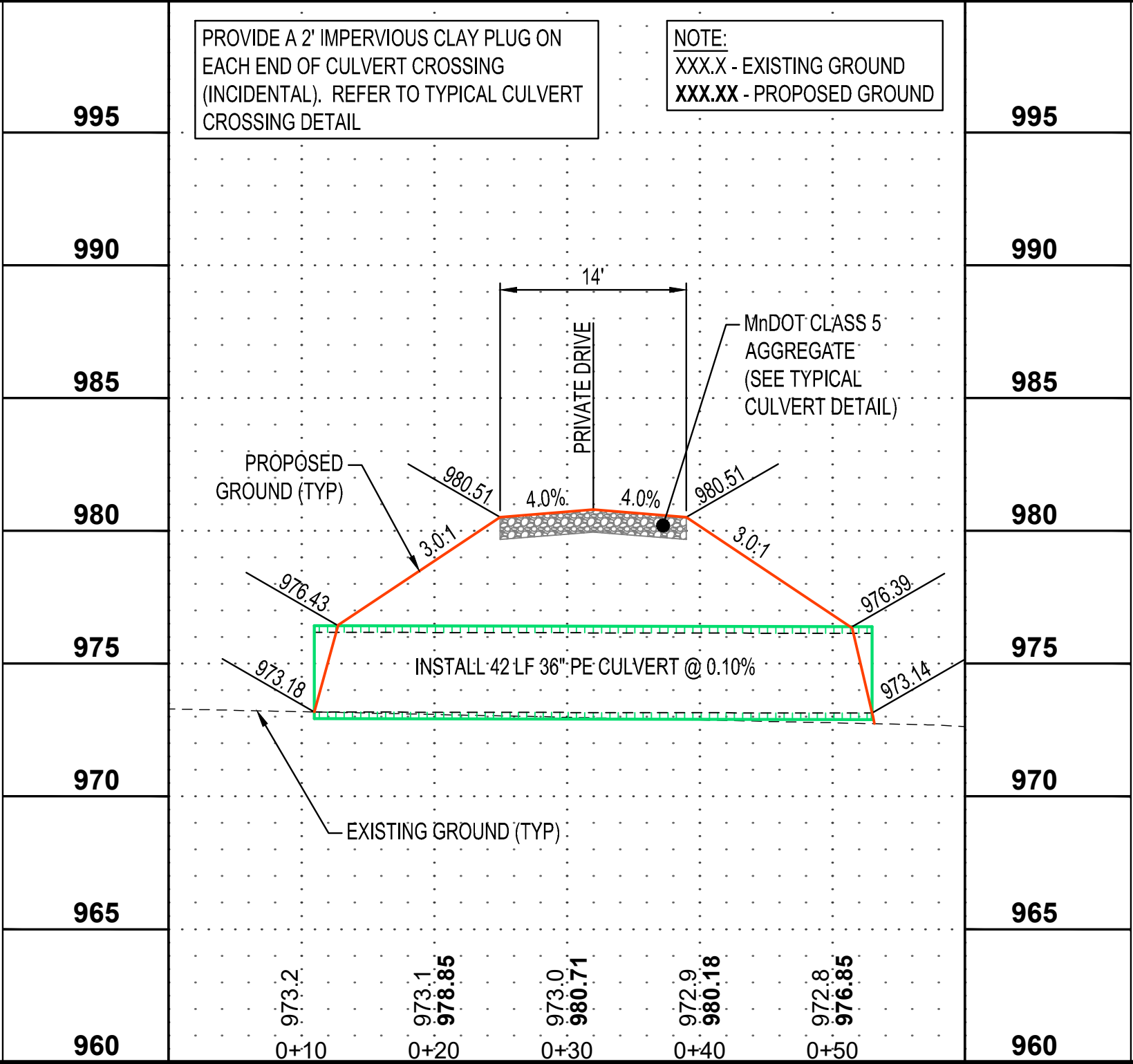
**MIDDLE LAKE
WETLAND BANK**

NICOLLET COUNTY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

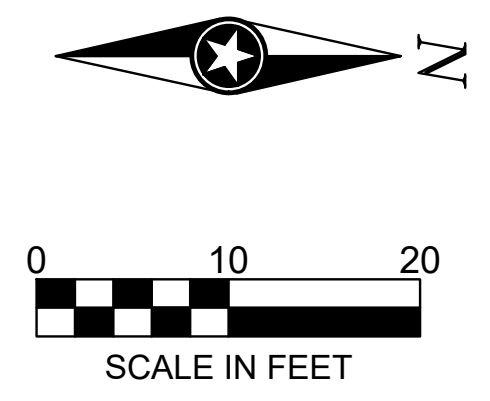
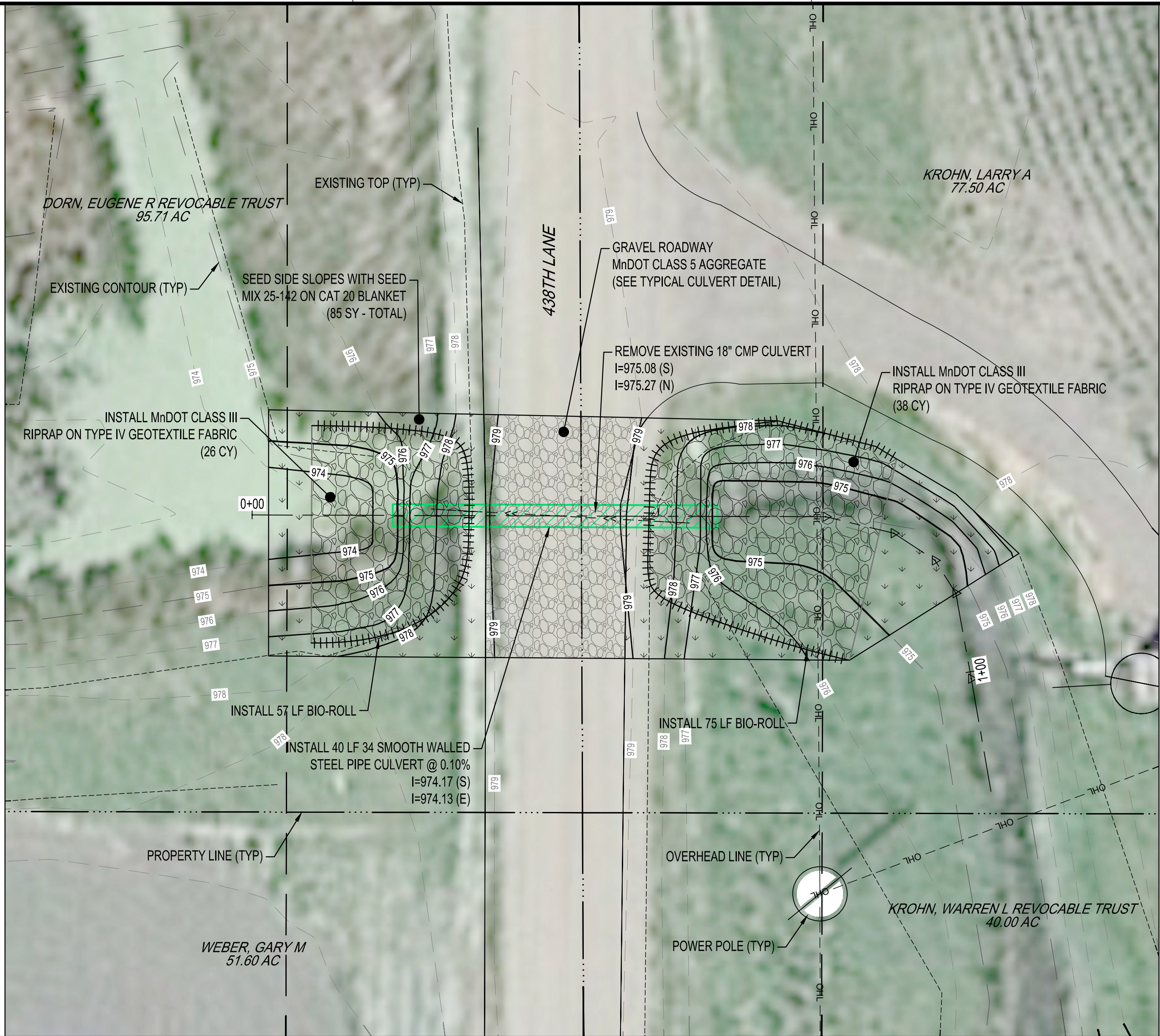
PROJECT NO.	23-25974
FILE NAME	25974 CROSSING DETAILS
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
DETAILED CULVERT CROSSINGS



PROVIDE A 2" IMPERVIOUS CLAY PLUG ON EACH END OF CULVERT CROSSING (INCIDENTAL). REFER TO TYPICAL CULVERT CROSSING DETAIL

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND



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PROJECT

**MIDDLE LAKE
WETLAND BANK**

NICOLLET COUNTY MINNESOTA

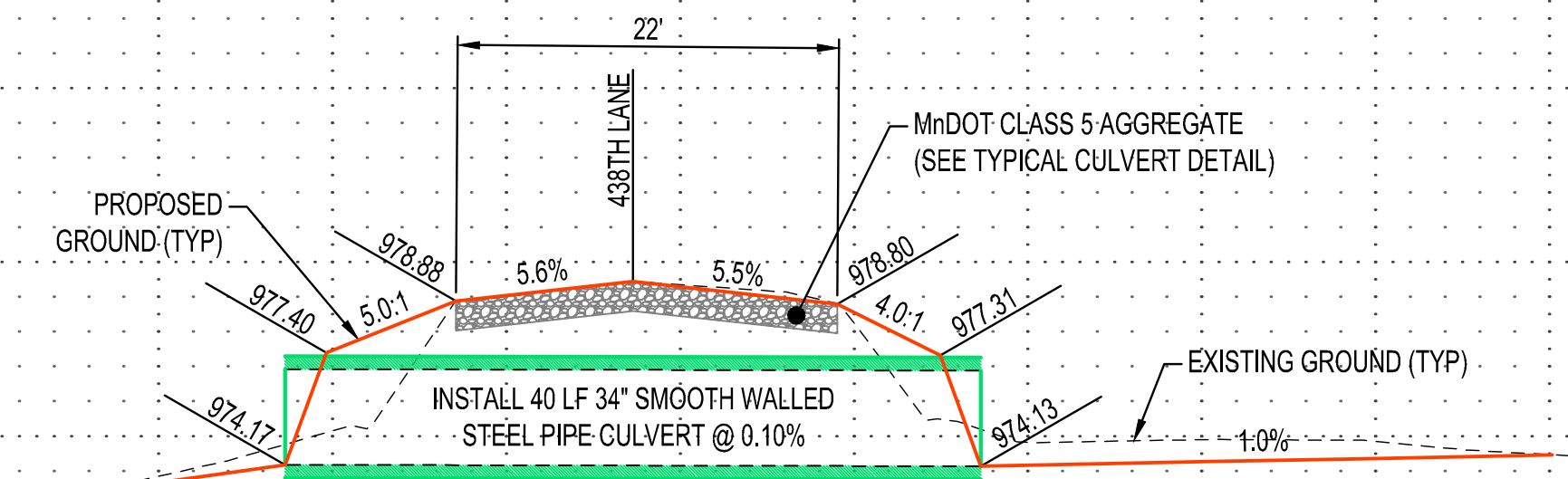
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

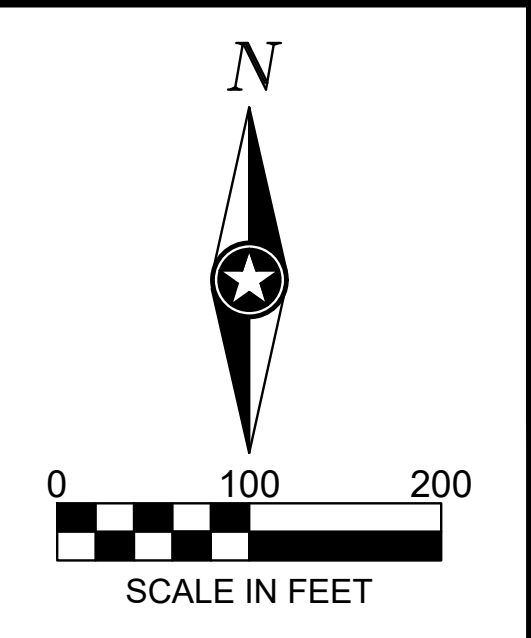
PROJECT NO.	23-25974
FILE NAME	25974 CROSSING DETAILS
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
**DETAILED CULVERT
CROSSINGS**

PROVIDE A 2' IMPERVIOUS CLAY PLUG ON EACH END OF CULVERT CROSSING (INCIDENTAL). REFER TO TYPICAL CULVERT CROSSING DETAIL

NOTE:
XXX.X - EXISTING GROUND
XXX.XX - PROPOSED GROUND





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PROJECT

**MIDDLE LAKE
WETLAND BANK**

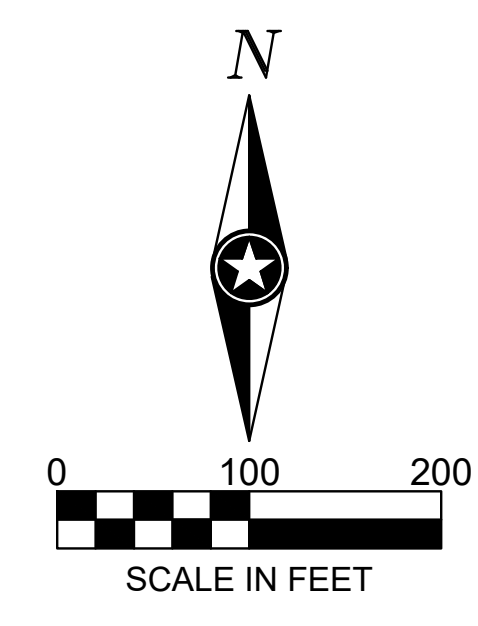
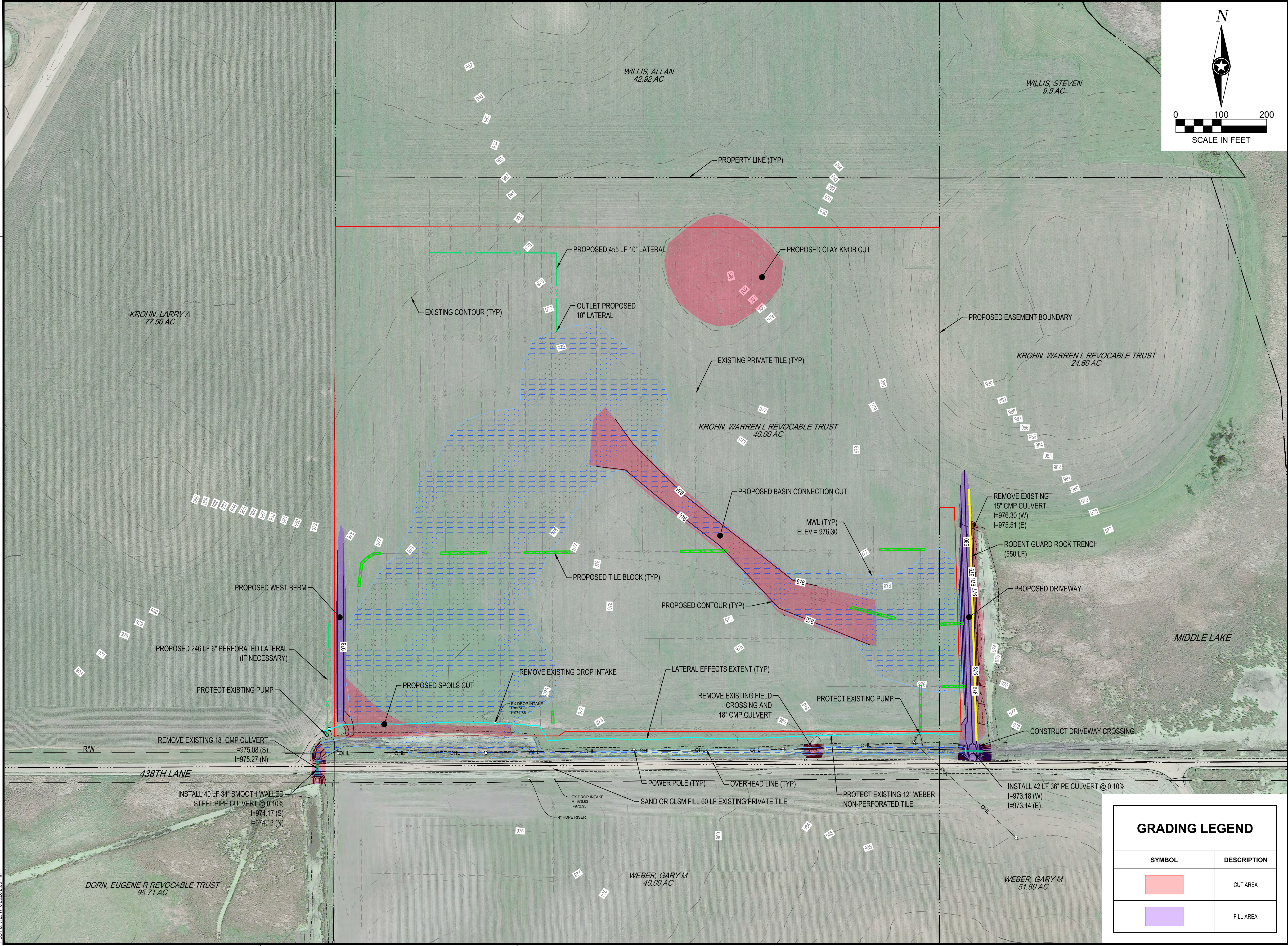
NICOLLET COUNTY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-25974
FILE NAME	25974 EXISTING
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE



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PROJECT

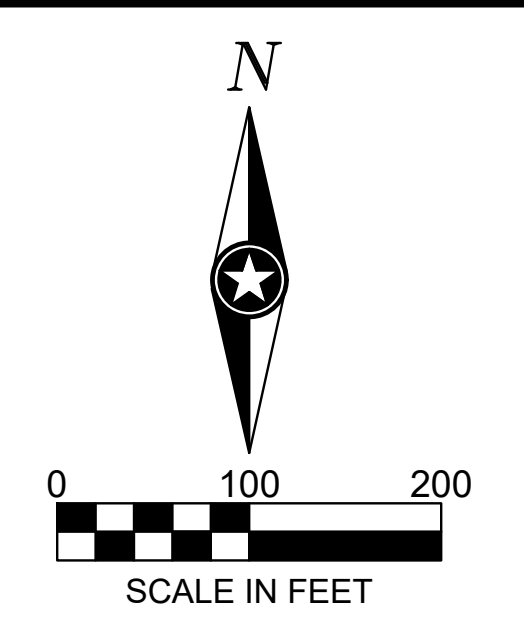
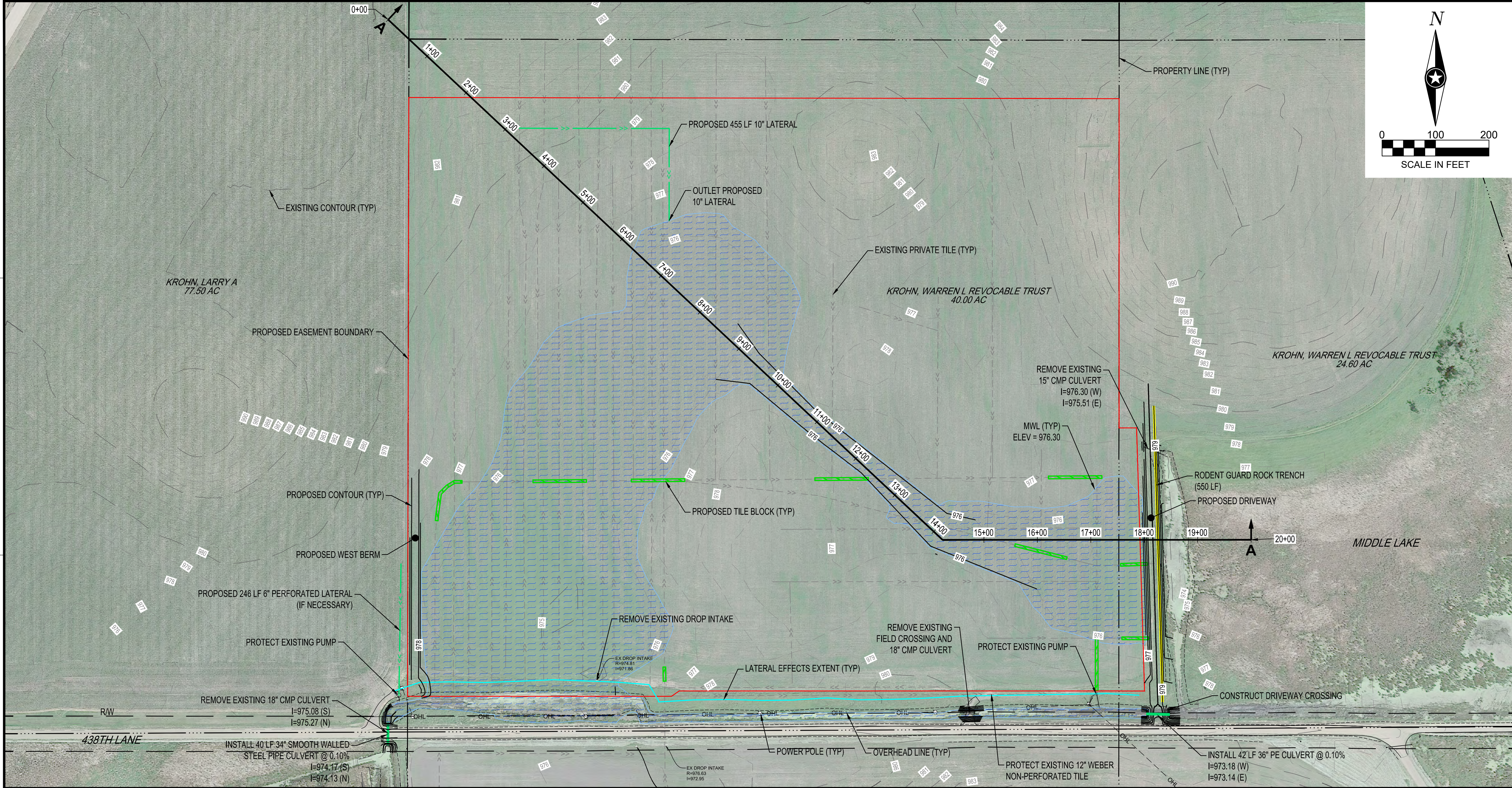
MIDDLE LAKE WETLAND BANK

NICOLLET COUNTY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-25974
FILE NAME	25974 PROPOSED SITE
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	11-1-23
CLIENT PROJECT NO.	-

PROPOSED SITE



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

DATE: _____ LIC. NO. _____

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PROJECT

**MIDDLE LAKE
WETLAND BANK**

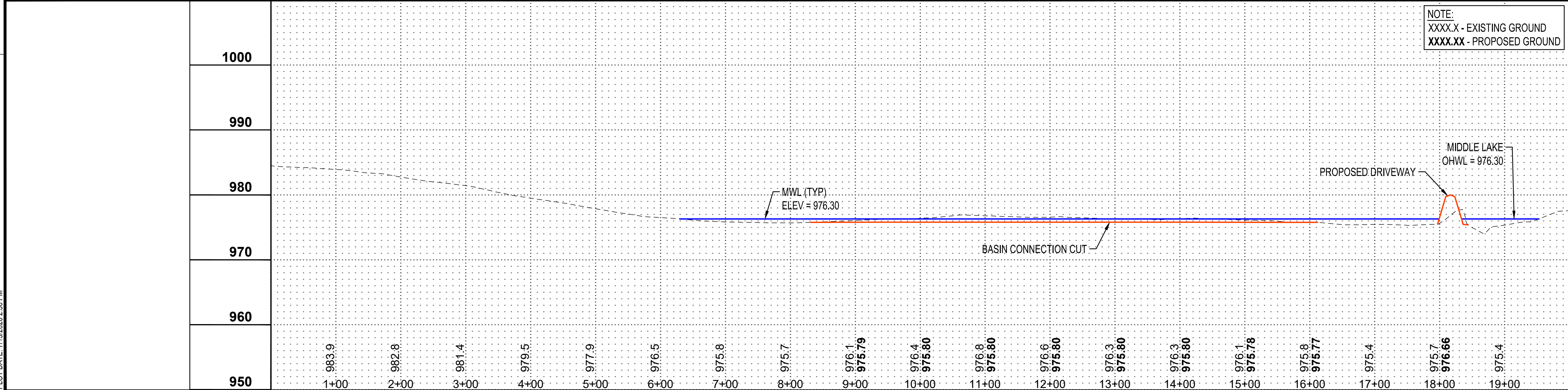
NICOLLET COUNTY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

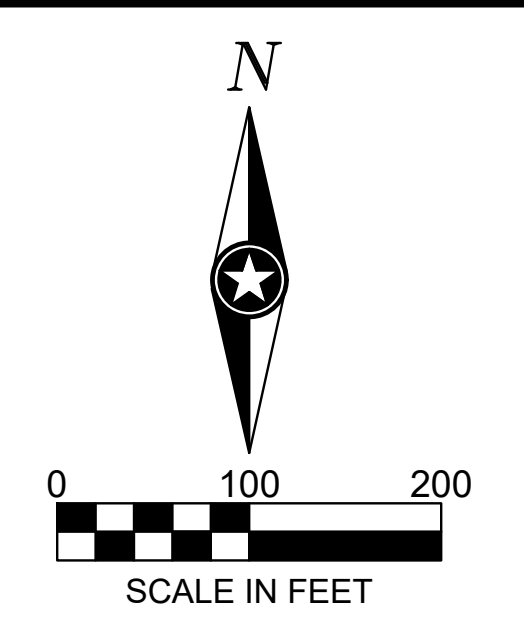
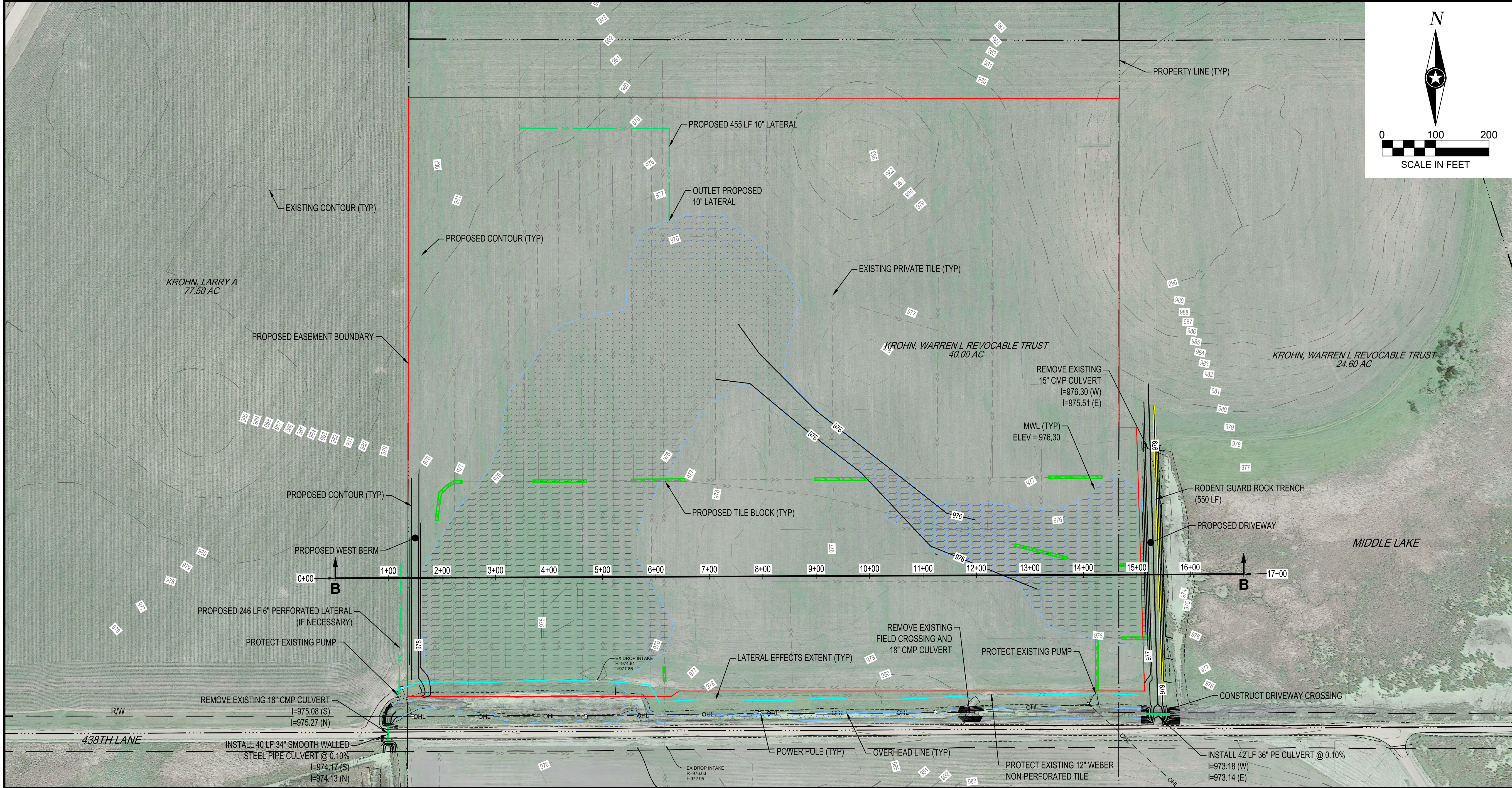
PROJECT NO.	23-25974
FILE NAME	25974 PROFILES
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	11-1-23
CLIENT PROJECT NO.	-

TITLE

**PLAN - PROFILE
CROSS SECTION**



1000
990
980
970
960
950



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PROJECT

**MIDDLE LAKE
WETLAND BANK**

NICOLLET COUNTY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-25974
FILE NAME	25974 PROFILES
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	11-1-22
CLIENT PROJECT NO.	-

TITLE

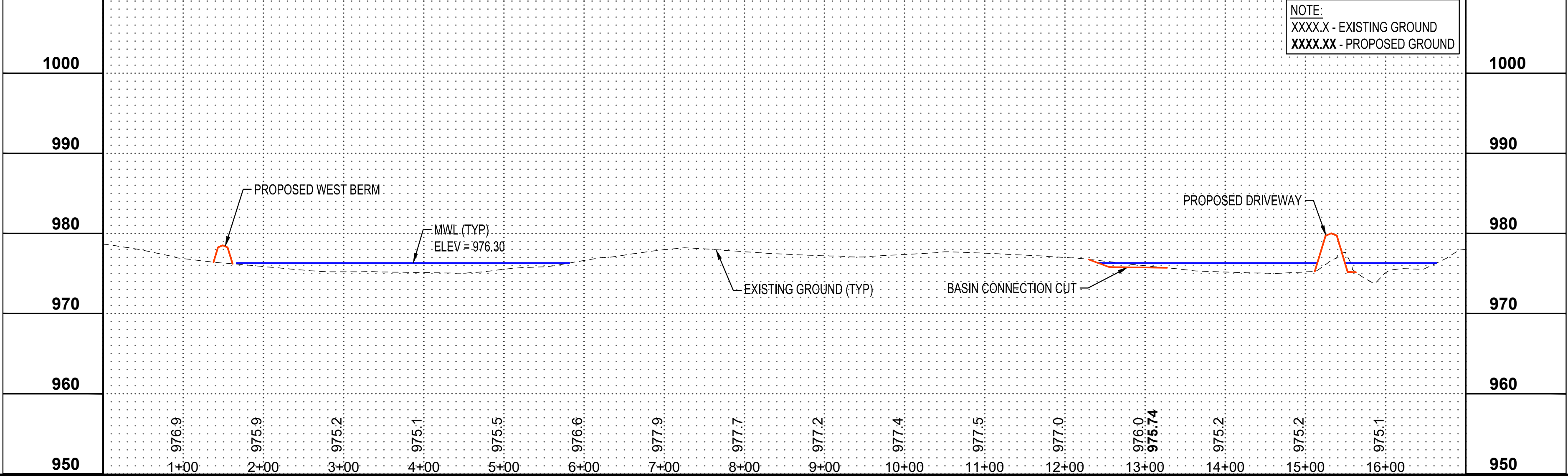
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CROSS SECTION**

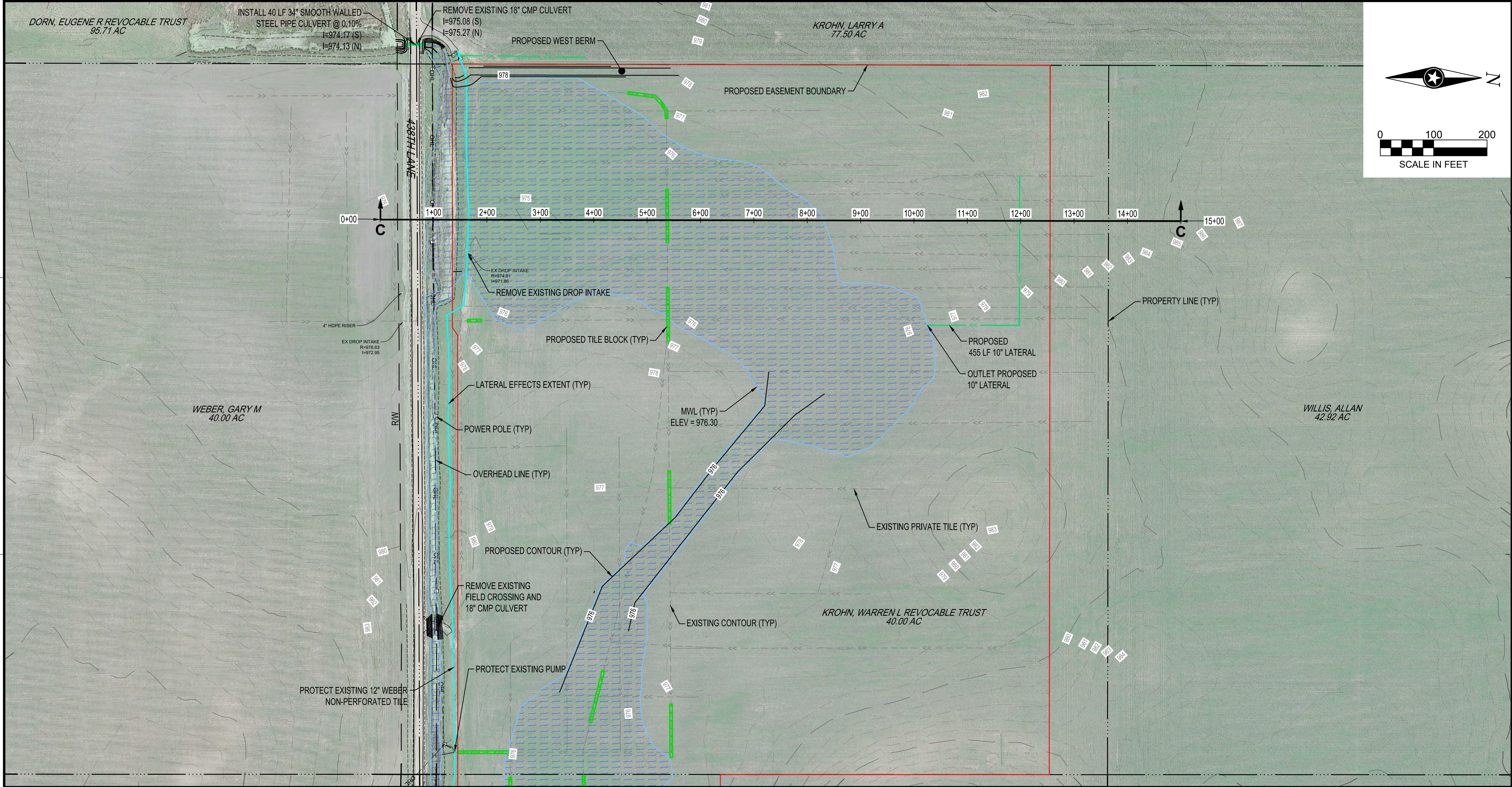
SHEET

12

OF 18

NOTE:
XXXX.X - EXISTING GROUND
XXXX.XX - PROPOSED GROUND





SCALE IN FEET

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PROJECT

MIDDLE LAKE
WETLAND BANK

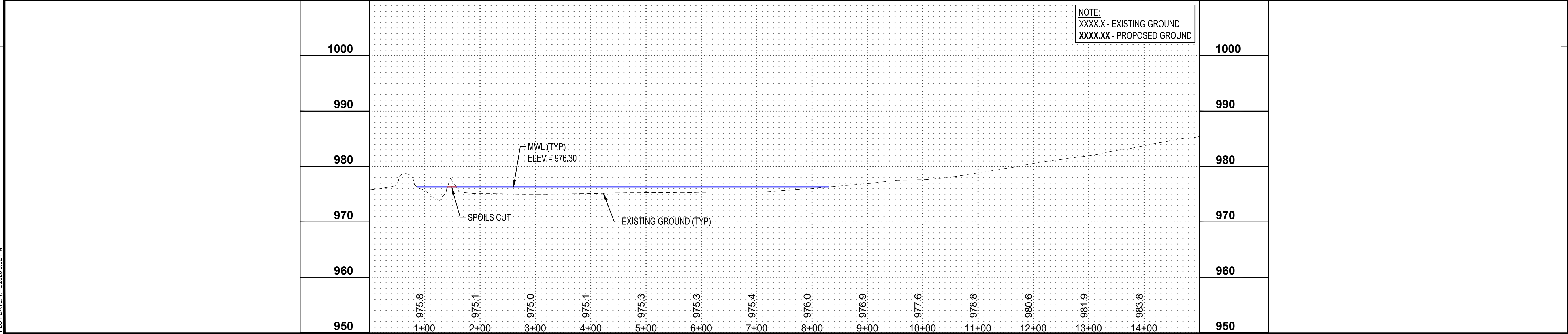
NICOLLET COUNTY MINNESOTA

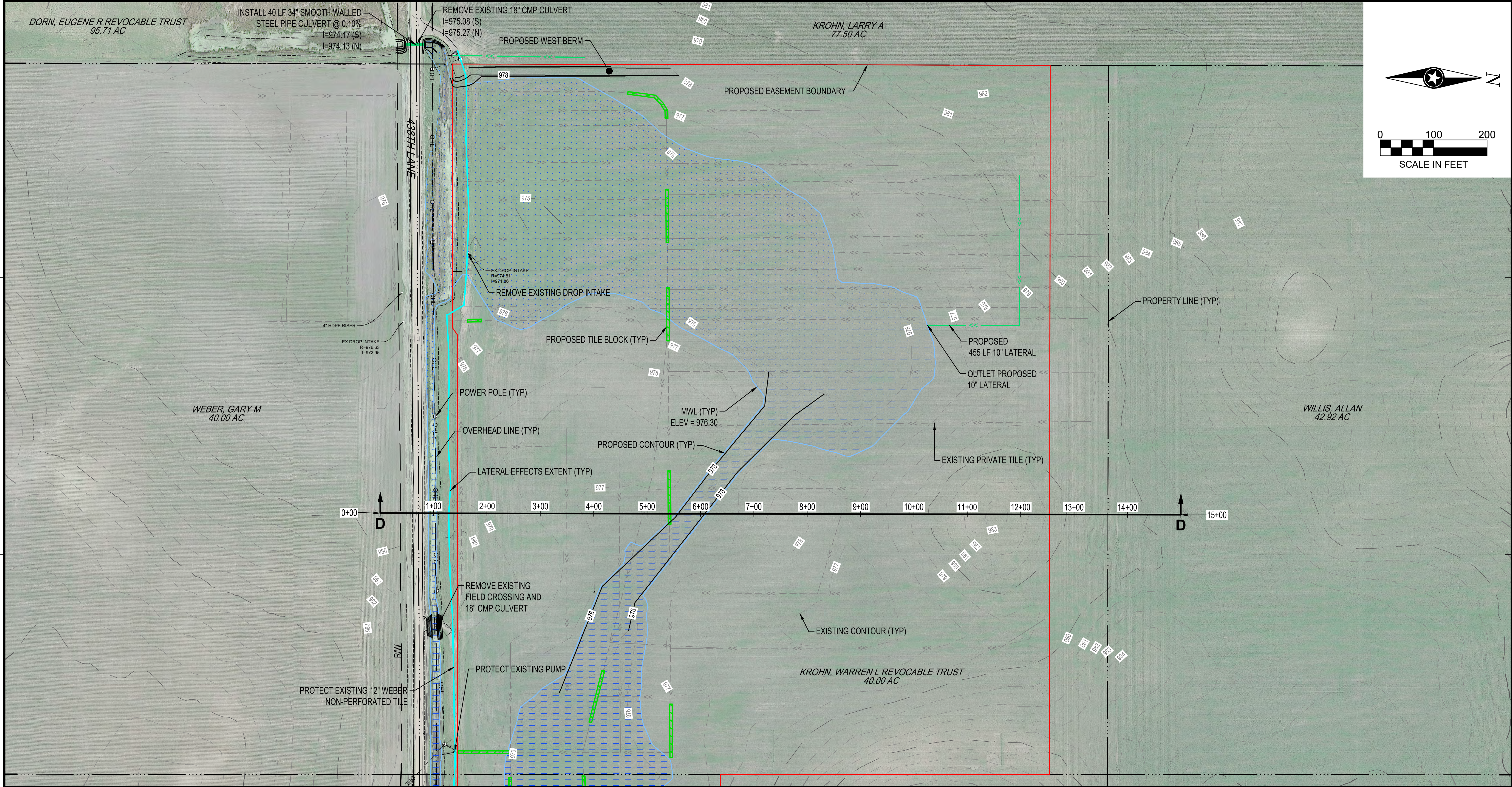
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-25974
FILE NAME	25974 PROFILES
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

PLAN - PROFILE
CROSS SECTION





SCALE IN FEET

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MIDDLE LAKE
WETLAND BANK

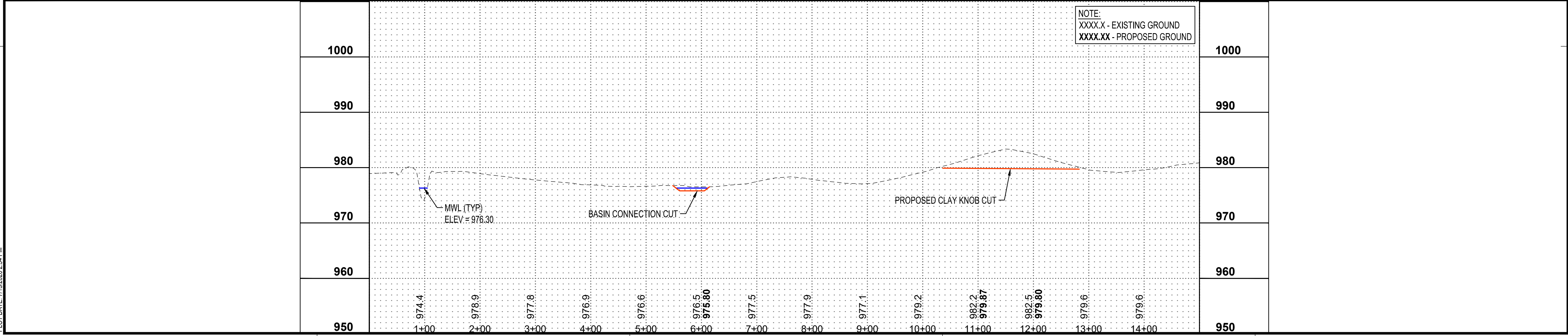
NICOLLET COUNTY MINNESOTA

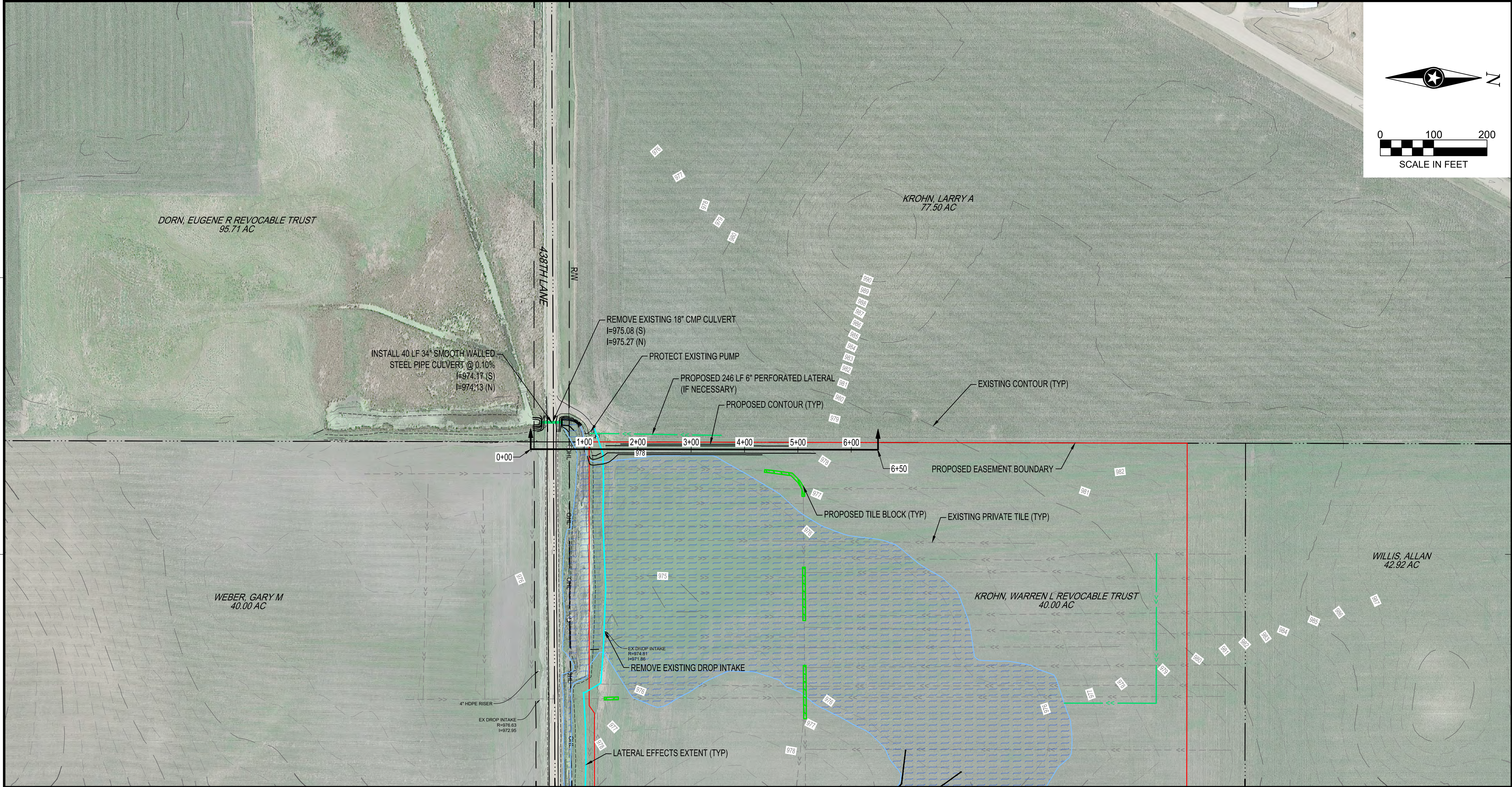
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-25974
FILE NAME	25974 PROFILES
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	11-1-2023
CLIENT PROJECT NO.	-

TITLE

PLAN - PROFILE
CROSS SECTION





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PROJECT

**MIDDLE LAKE
WETLAND BANK**

NICOLLET COUNTY MINNESOTA

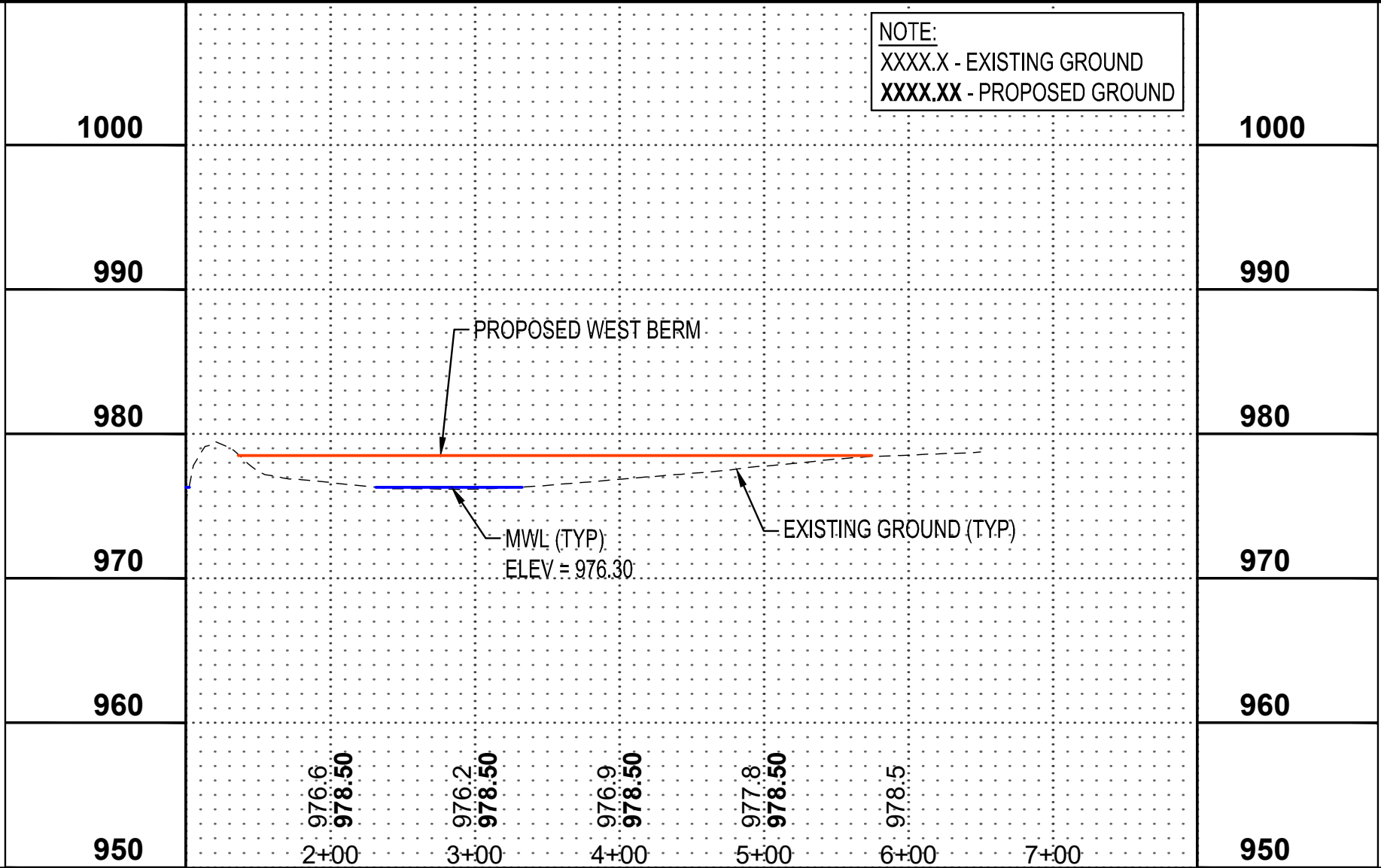
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

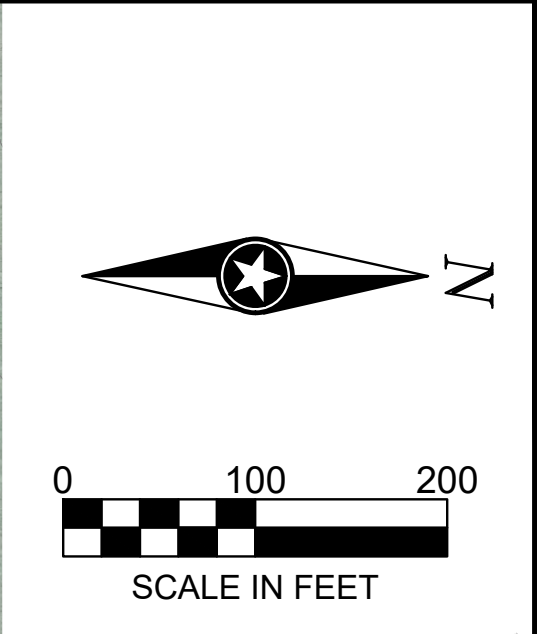
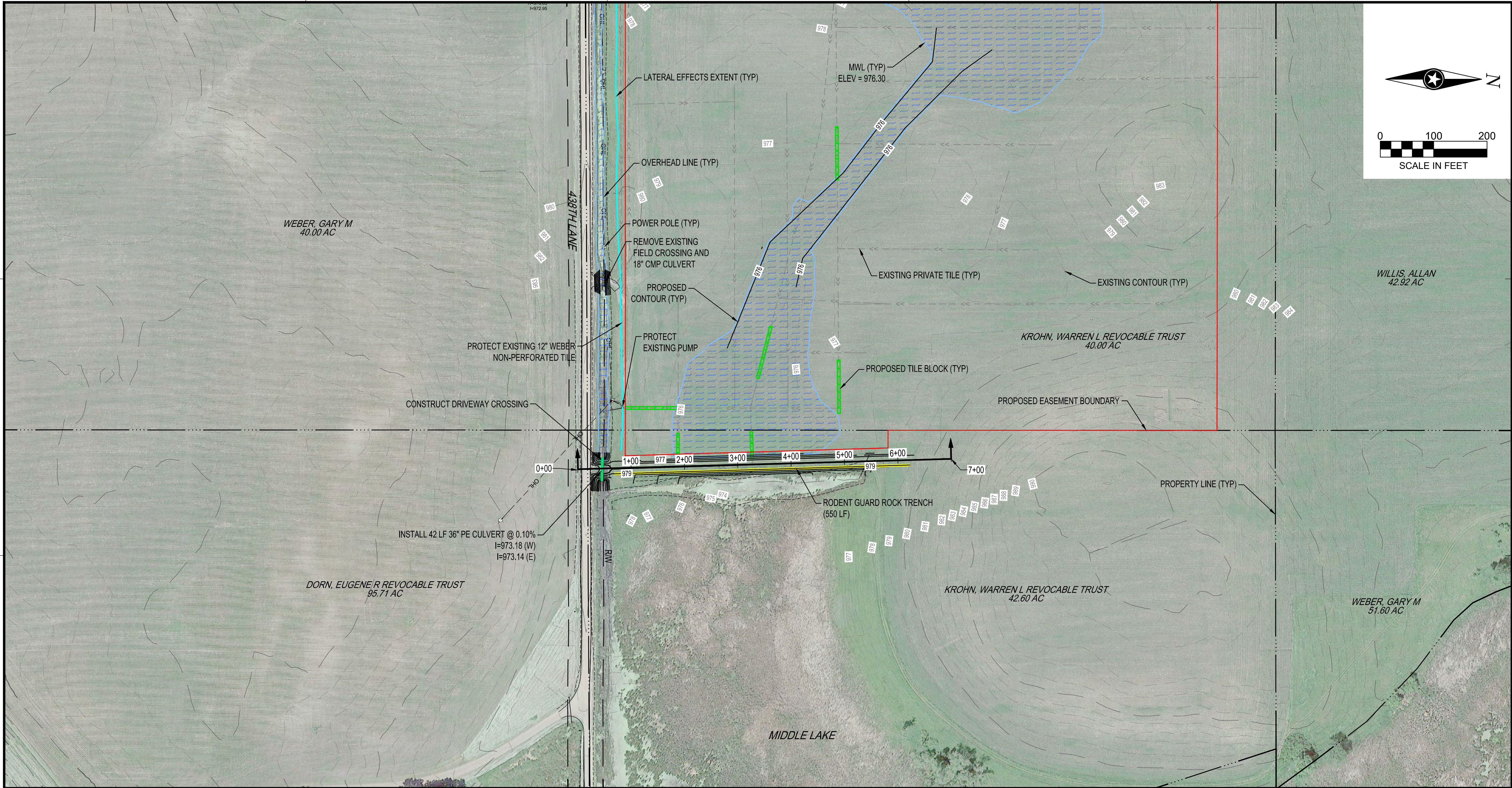
PROJECT NO.	23-25974
FILE NAME	25974 PROFILES
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

**PLAN - PROFILE
WEST BERM**

SHEET





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PROJECT

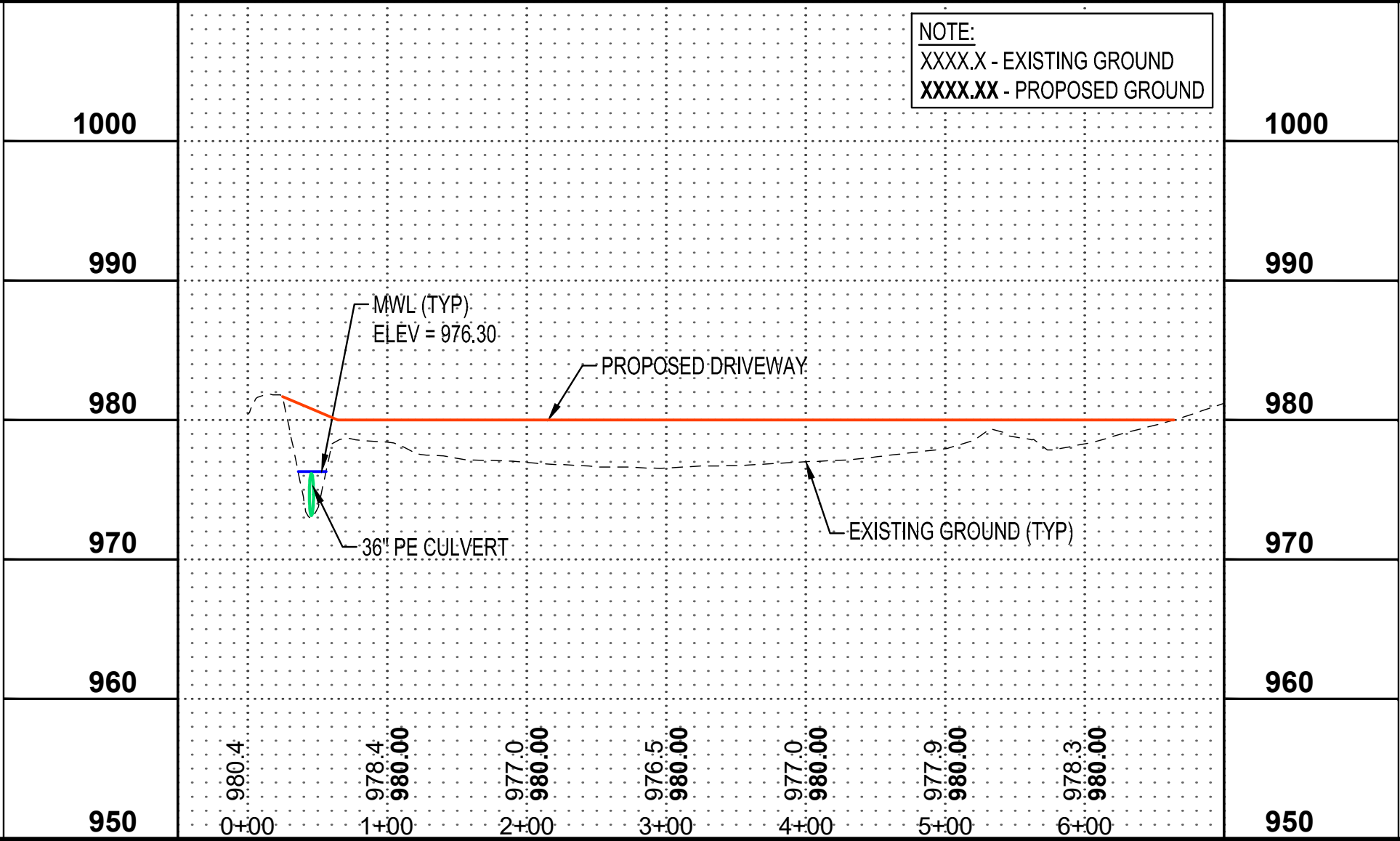
**MIDDLE LAKE
WETLAND BANK**

NICOLLET COUNTY MINNESOTA

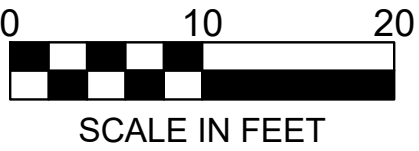
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-25974
FILE NAME	25974 PROFILES
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE
**PLAN - PROFILE
EAST BERM**



SECTION VIEW LEGEND	
NOTE: AS VIEWED IN THE DIRECTION OF INCREASING STATION	
---	EXISTING GROUND
---	PROPOSED GROUND
1000.0 1000.00	XXX.X - EXISTING GROUND XXX.XX - PROPOSED GROUND



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PROJECT

MIDDLE LAKE
WETLAND BANK

NICOLLET COUNTY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

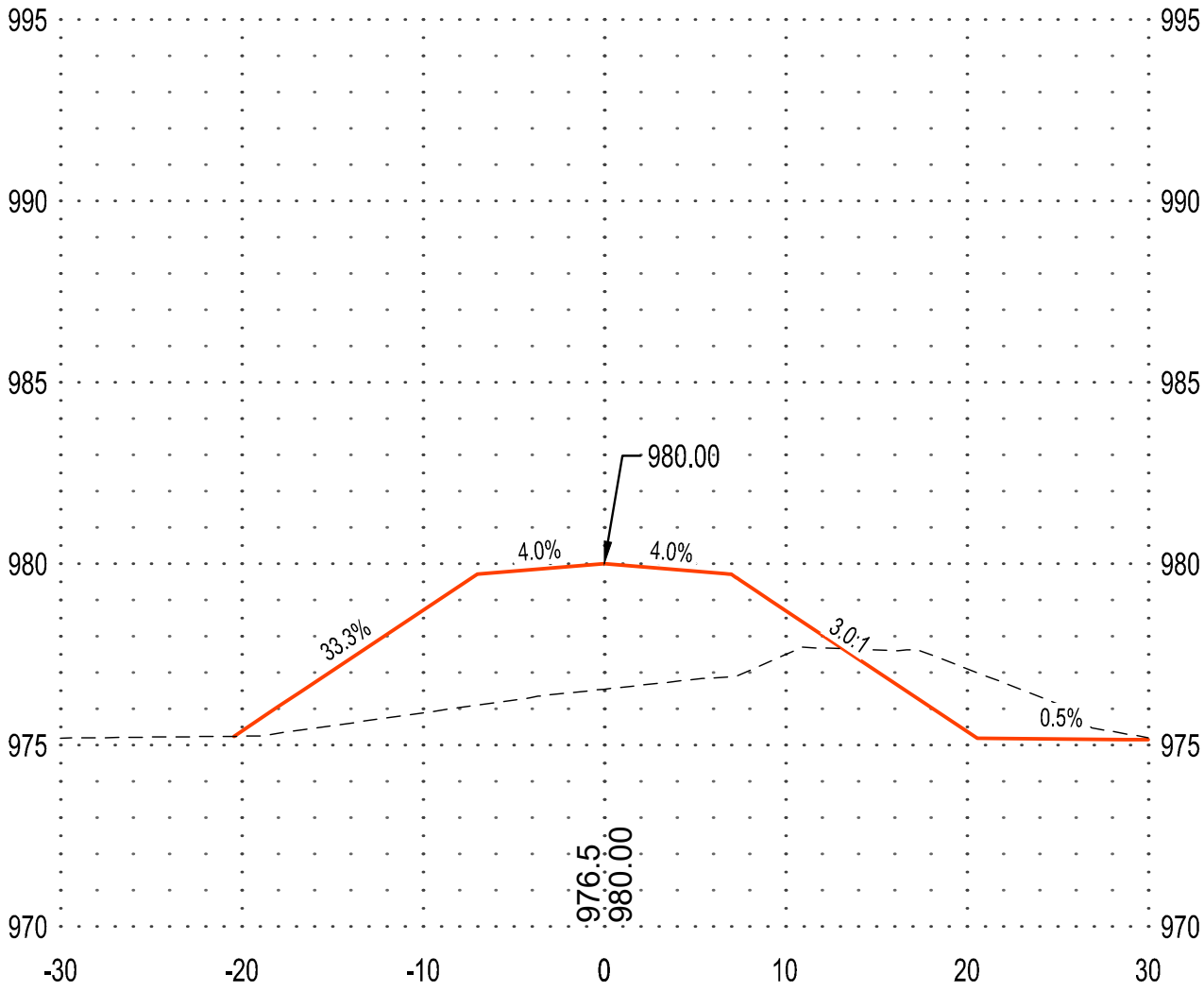
PROJECT NO.	23-25974
FILE NAME	25974 BERM SECTIONS
DRAWN BY	KJH
DESIGNED BY	JJM
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	--/--
CLIENT PROJECT NO.	-

TITLE

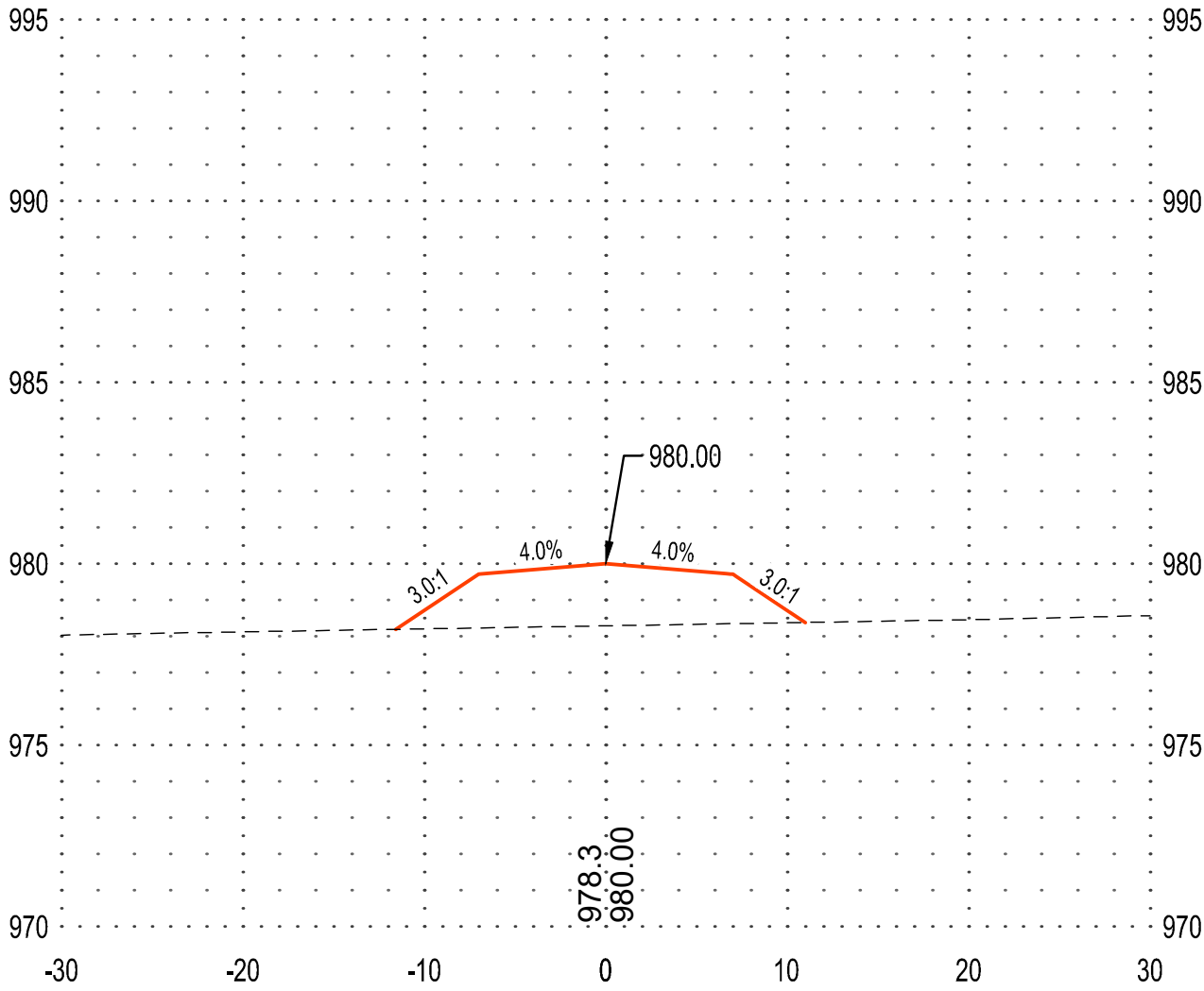
EAST BERM CROSS
SECTIONS

SHEET

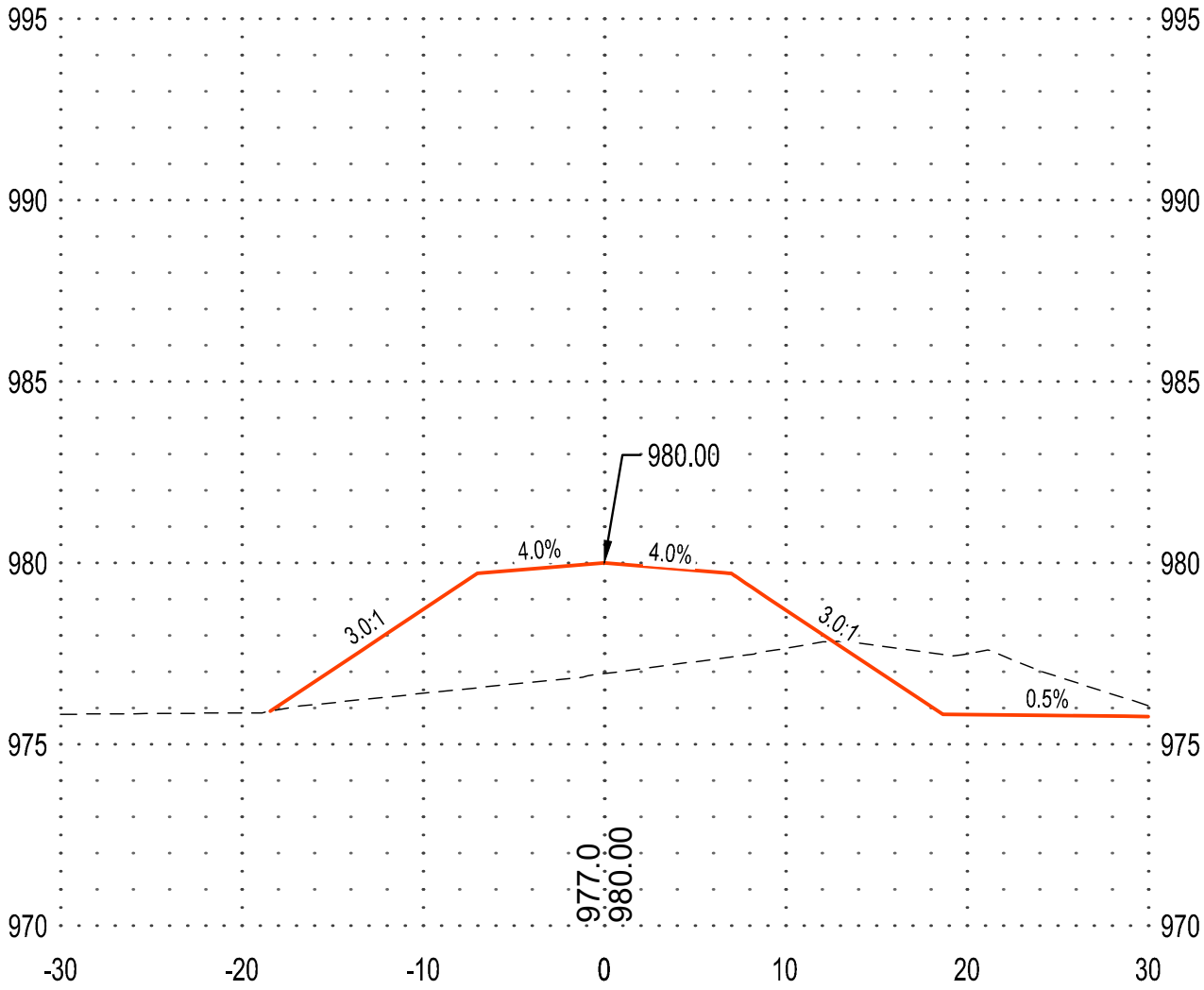
3+00



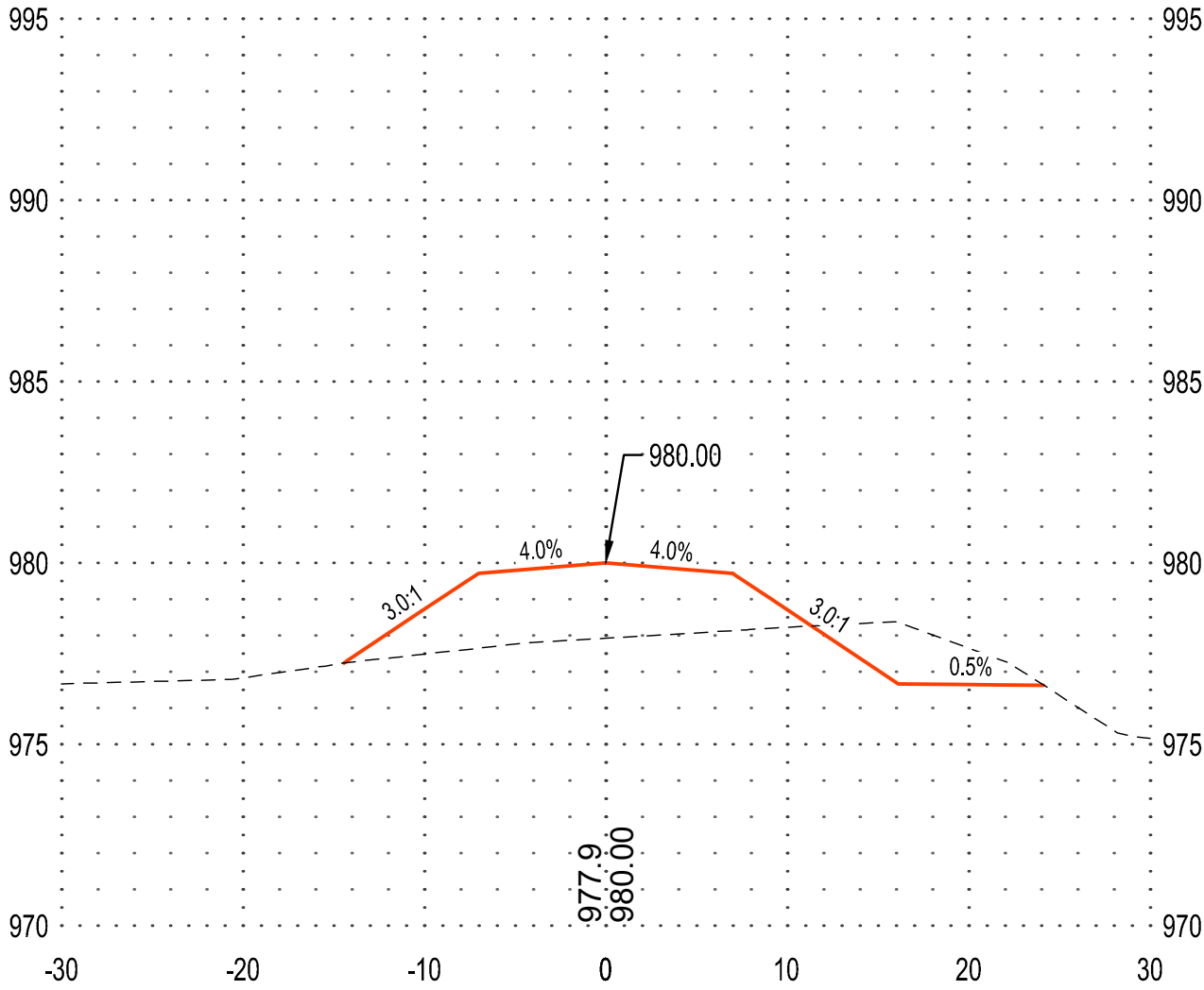
6+00



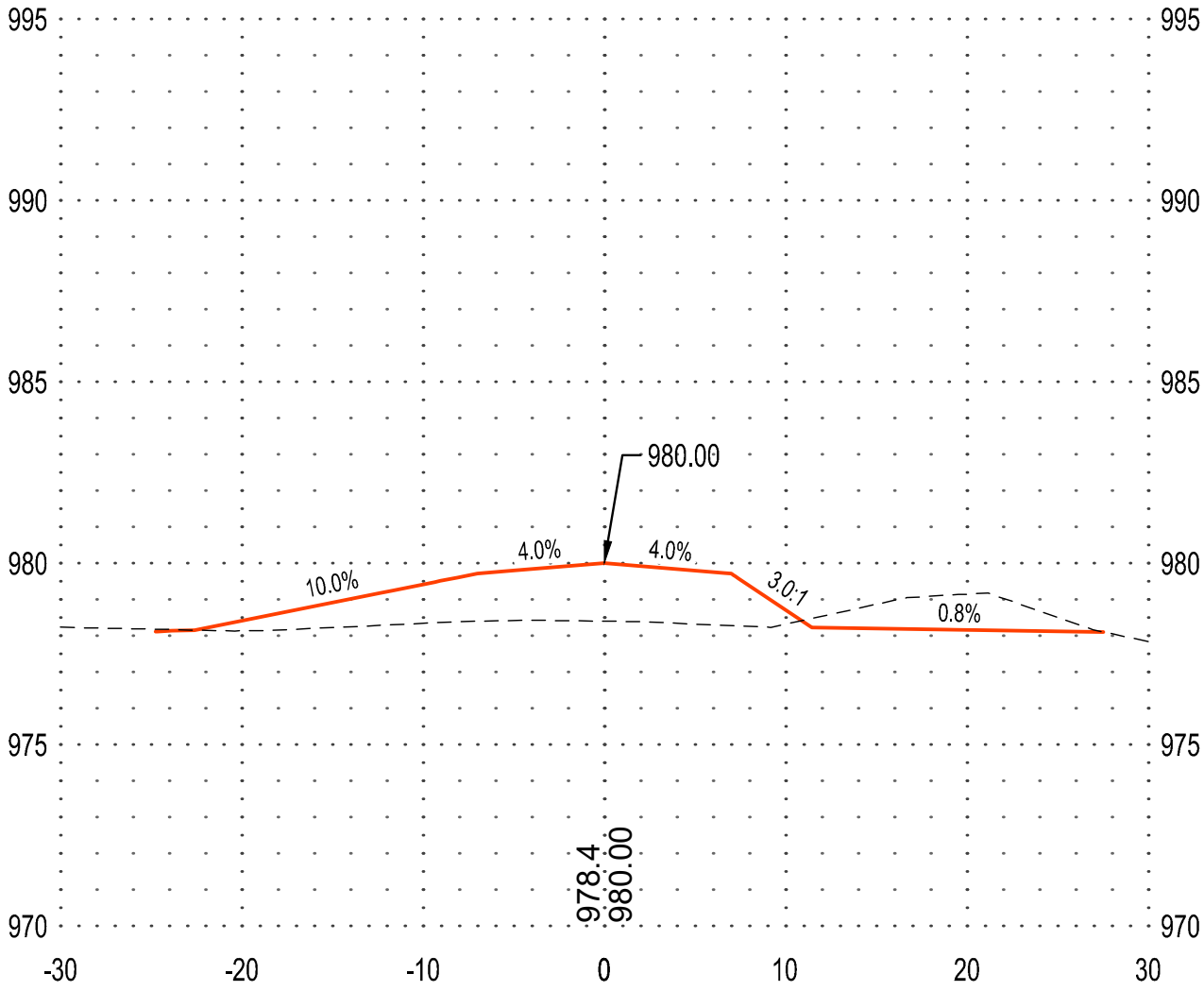
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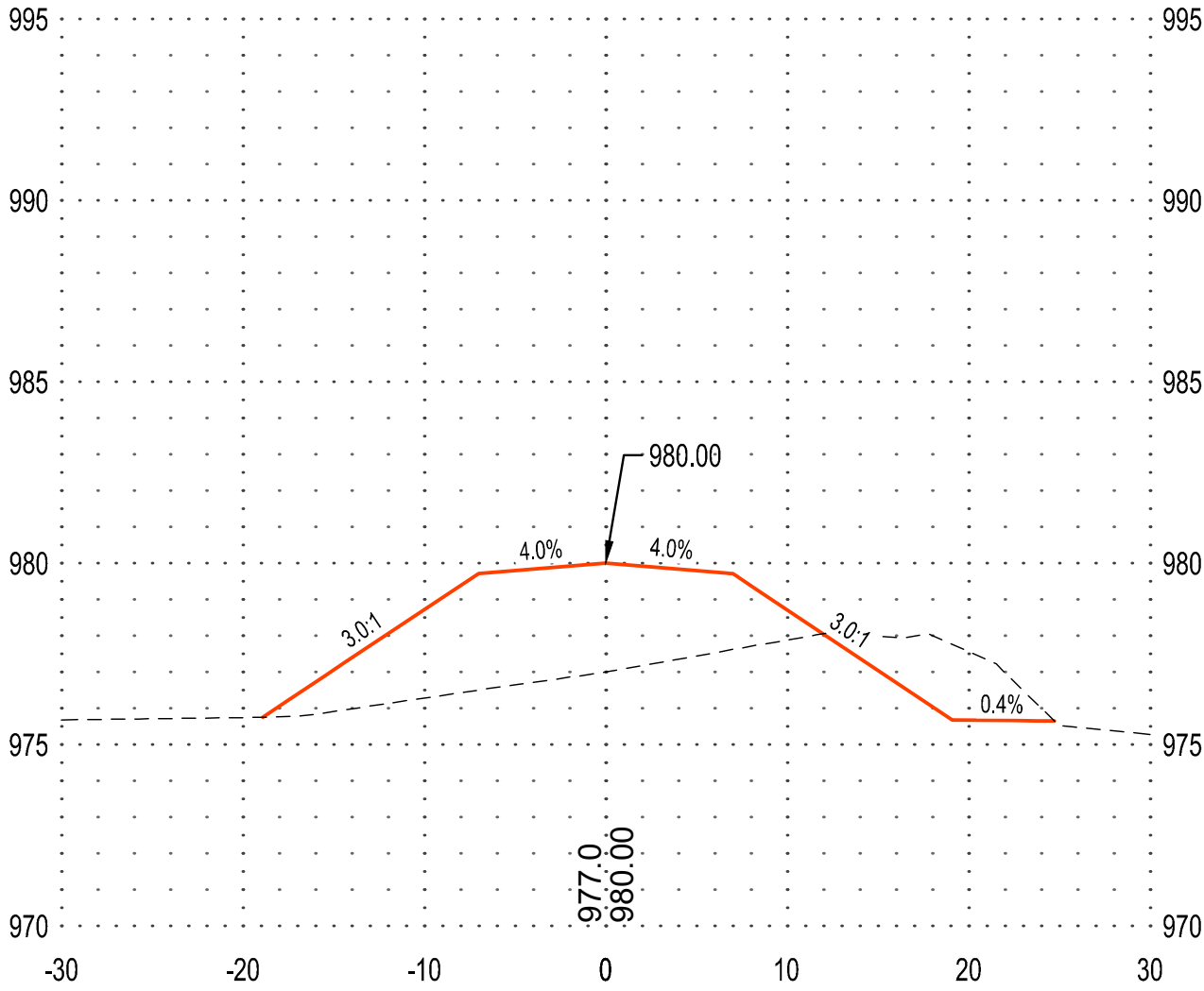
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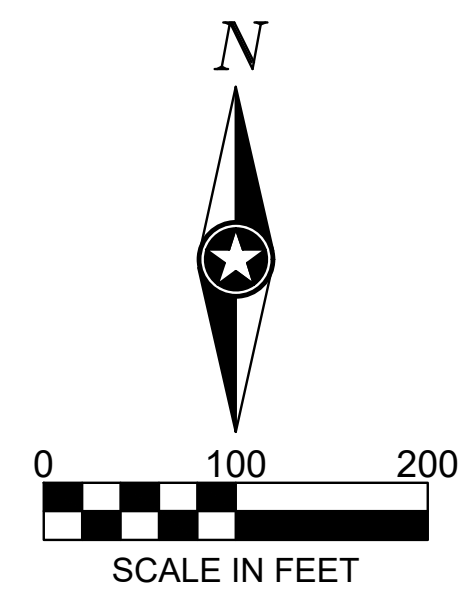
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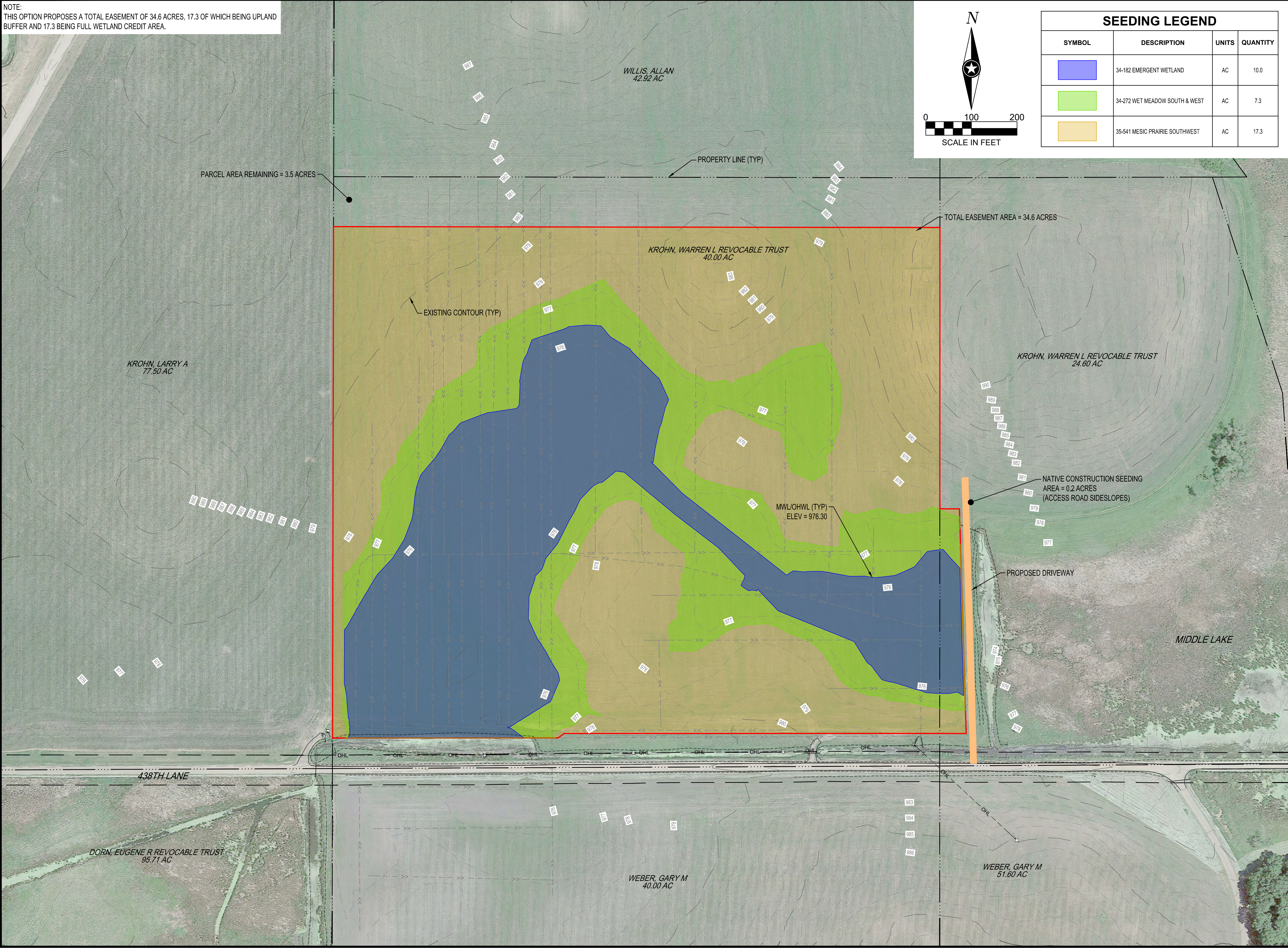
4+00



NOTE:
THIS OPTION PROPOSES A TOTAL EASEMENT OF 34.6 ACRES, 17.3 OF WHICH BEING UPLAND
BUFFER AND 17.3 BEING FULL WETLAND CREDIT AREA.



SEEDING LEGEND			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
	34-182 EMERGENT WETLAND	AC	10.0
	34-272 WET MEADOW SOUTH & WEST	AC	7.3
	35-541 MESIC PRAIRIE SOUTHWEST	AC	17.3



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PROJECT

**MIDDLE LAKE
WETLAND BANK**

NICOLLET COUNTY MINNESOTA

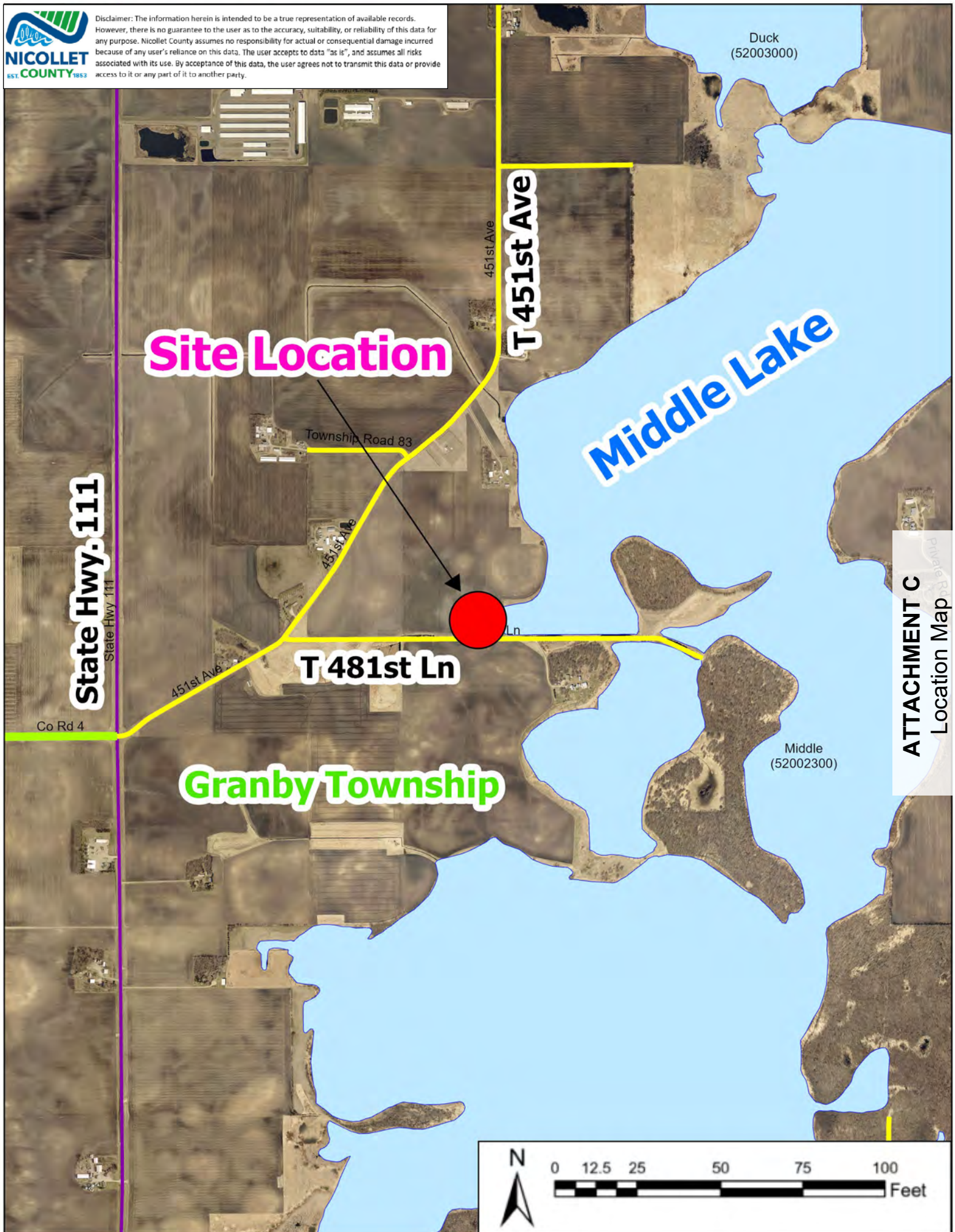
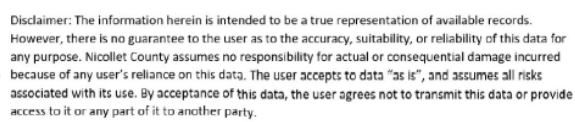
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	23-25974
FILE NAME	25974 PROPOSED CREDITS
DRAWN BY	WETLAND.COMM
DESIGNED BY	KJH
REVIEWED BY	JJM
ORIGINAL ISSUE DATE	11-1-22
CLIENT PROJECT NO.	-

TITLE

WETLAND SEEDING

SHEET



05.022.0410

05.023.0200



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05.022.0800

Proposed Driveway

05.023.0300

Middle Lake

NIC.

05.022.0900

T 438th Ln.

436th Ln

05.023.0305

ATTACHMENT D
Aerial Map



0 12.5 25 50 75 100 Feet

VIEW FACING NORTH



VIEW FACING NORTHEAST



EXISTING ACCESS FACING NORTHEAST



07 17 2026

VIEW FACING EAST



07 17 2026

DISPLAY NAME	MAILING ADDRESS	CITY STATE ZIP
DALE F WILLS LIVING TRUST	28246 CEDAR TRL	CLEVELAND MN 56017-4541
WARREN L KROHN REVOCABLE TRUST	41791 465TH AVE	NICOLLET MN 56074
EUGENE R DORN REVOCABLE TRUST	42113 451ST AVE	NICOLLET MN 56074
KARL WEBER	43003 451ST AVE	NICOLLET MN 56074
ALLAN WILLS	43135 451ST AVE	NICOLLET MN 56074
STEVEN WILLS	43135 451ST AVE	NICOLLET MN 56074
LARRY A KROHN	43572 451ST AVE	NICOLLET MN 56074
SETH A KROHN	43578 451ST AVE	NICOLLET MN 56074
SETH A KROHN & AARON J MAGERS	43578 451ST AVE	NICOLLET MN 56074
GARY M WEBER	45005 438TH LN	NICOLLET MN 56074
KARL J WEBER & GARY M WEBER	45005 438TH LN	NICOLLET MN 56074
BERNICE RICKE LIVING TRUST	60 PARNELL ST SUITE A	MERRITT ISLAND FL 32953
BREEZY OAK FAMILY PARTNERSHIP LLP	61360 NISSWA LN	MADISON LAKE MN 56063
SAMUEL W ZINS	800 VINE AVE W	MONTGOMERY MN 56069
SCOTT WILLS	PO BOX 534	NICOLLET MN 56074
BRIAN R SCHUCK	PO BOX 626	NEW ULM MN 56073
BARB POEHLER, GRANBY TOWNSHIP CLERK	45952 451ST AVE	NICOLLET MN 56074
KEVIN OSTERMANN, SWCD DISTRICT MANAGER	PO BOX 457	NICOLLET, MN 56074
ALAN GLESINER, DNR REGION 4	20596 HIGHWAY 7	HUTCHINSON, MN 55350



PLANNING & ZONING ADVISORY COMMISSION CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant Warren Krohn Hearing 8/4/2026
Property Owner Warren L Krohn Revocable Trust Continuation N/A
File PLN26-08 Member _____
Request Construction of a Driveway in a Shore Impact Zone

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: _____

Permit Form 03/01/2026 - 06/31/2026

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	PARCEL	OWNER NAME
BLD26-00007	Structure Permit	Shed to store agricultural equipment.	501st Ave MN	02.011.0400	Kristen Karels
BLD26-00008	Structure Permit	40'x60' storage building for personal property	43002 Co. 13 Rd St. Peter, MN 56082	12.018.0400	Rose M Jost
BLD26-00009	Structure Permit	33'x60' replacement shed from variance PLN26-02, approved February 17th, 2026	62579 346th Ln Gibbon, MN 55335	13.002.0300	Leon J Matties
BLD26-00010	Structure Permit	Detached 4 season porch.	46289 Shady Ridge Ln Nicollet, MN 56073	09.021.3700	Mark Koehler
BLD26-00011	Structure Permit	8'x16' viewing tower	57228 446th St New Ulm, MN 56073	04.027.1300	Adam R Reinhart
BLD26-00012	Structure Permit	10'x20' lean-to structure for livestock with a height of 12'	MN	02.002.0705	Loretta M Franke
BLD26-00013	Fence Permit	630 linear feet of 6' vinyl fence	MN	04.793.0030	Amber Johnson
BLD26-00014	Structure Permit	60'x80' storage building PLN26-05	MN	04.027.1300	Adam R. Reinhart
BLD26-00015	Structure Permit	ATF placement of a 40' storage container	39804 365th Ln St. Peter, MN 56082	07.131.0600	Joseph & Christina Meyer
BLD26-00016	Structure Permit	40'x64' Pole Shed for personal storage	MN	01.011.2600	David Koppendrayner
BLD26-00017	Structure Permit	3 bedroom 2,296 sq. ft. dwelling, 780 sq. ft. attached garage and 240 sq. ft. porch.	55299 456th Ln Courtland, MN 56021	04.036.1010	Scott & Ashley Schugel
BLD26-00018	Structure Permit	1560 sq. ft. replacement dwelling.	45005 438th Ln Nicollet, MN 56074	05.023.0305	Gary Weber
BLD26-00019	Structure Permit	Pre-made storage building; sit on an existing pad behind the garage.	50796 405th Ave N. Mankato, MN 56003	01.028.0705	Danielle Timm
BLD26-00020	Structure Permit	14'x22' garage from parcel 07.131.0900. Build 12'x16' chicken coop.	39833 State Hwy. 22 St. Peter, MN 56082	07.131.0605	Nathan & Kristi Miller
BLD26-00021	Structure Permit	Replacement stairs to existing garage.	35590 County Rd. 20 St. Peter, MN 56082	07.107.0505	Daniel & Cheryl Briggs
BLD26-00022	Structure Permit	ATF seasonal produce stand.	50566 Old River Bluff Rd N. Mankato, MN 56003	01.026.3605	Joshua Behrns & Caitlin Langer
BLD26-00023	Sign Permit	911 address sign and post installation	TBD MN	15.011.0105	Northern State Power Company
BLD26-00024	Structure Permit	Entryway addition 12'x11', 2nd floor bedroom and bathroom 12'x24'	43893 520th St N. Mankato, MN 56003	09.025.0705	Nick & Chalsey Rengstorf
BLD26-00025	Structure Permit	Replace 18'x40' shed and 12'x18' lean-to	36134 403rd Ave St. Peter, MN 56082	07.016.0200	Danny Nytes
BLD26-00026	Structure Permit	Add 12'x10' deck addition to dwelling.	50059 461st Ave Nicollet, MN 56074	09.027.0100	Mary Beth Soost
BLD26-00027	Structure Permit	20'x50'x16' grain dump building	41232 Fort Rd St. Peter, MN 56082	12.746.0010	L&W Farms Partnership
BLD26-00028	Structure Permit	136'x58' sq. ft. calf barn.	61958 Fort Rd New Ulm, MN 56073	13.025.0410	Beranek Brother LLP
BLD26-00029	Structure Permit	54' diameter grain bin - 18 rings tall	51174 376th St New Ulm, MN 56073	02.022.0400	Bradley & Cathy Peterson
BLD26-00030	Structure Permit	Replacement addition 8.5'x15'	38457 512th St N. Mankato, MN 56003	01.035.0305	Jordan & Bethany Carver

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	PARCEL	OWNER NAME
BLD26-00031	Land Alteration Permit	Crush avement and temp storage of discarded materials	MN 15 MN 56073	06.103.3100	Carl D Schwermann
BLD26-00032	Structure Permit	14'x30' coop flanked by 10'x30' runs on each side.	50566 Old River Bluff Rd N. Mankato, MN 56003	01.026.3605	Joshua Behrns & Caitlin Langer
BLD26-00033	Structure Permit	Dormer, balcony, and deck addition totaling 762 sq. ft.	67317 Co Rd 21 Rd Fairfax, MN 55332	11.125.0200	Jon Jay Mowan
BLD26-00034	Structure Permit	2 Grain Bins, 11'x36' Dryer & 14'x10' Utility Shed	38836 State Hwy 22 St. Peter, MN 56082	07.026.0700	Roger Herberg Trust
BLD26-00035	Structure Permit	32'x40' addition to existing garage; authorized by V-4-09.	57688 412 St New Ulm, MN 56073	06.110.0400	Leslie Wenninger
BLD26-00036	Structure Permit	40'x60' work shop & 22.5'x8' lean-to	39883 611th Ave New Ulm, MN 56073	06.031.0600	Rober J Lang
BLD26-00037	Structure Permit	New deck over concrete patio.	51443 421st Ave N. Mankato, MN 56003	01.032.0215	Dan & Brooke Devenport
BLD26-00038	Structure Permit	40'x48'x14-16' workshop with mezzanine	45698 506th St North Mankato, MN 56003	09.027.1300	Nathan & Adam R Gaffer
BLD26-00039	Land Alteration Permit	Samuelson Timber LLC cutting mature trees. 20,000 bd. ft. of timber. Landowner clean up tops in Flood Plain.	46126 571st Ln New Ulm, MN 56073	04.202.0400	Dennis Legare
BLD26-00040	Structure Permit	1,405.5 sq. ft. garage addition.	36964 390th St St. Peter, MN 56082	07.130.0500	Brian Jaster
BLD26-00041	Structure Permit	4 bed 3 bath single family home	43386 381st Ave St. Peter, MN 56082	10.123.0410	Ben Bruns
BLD26-00042	Structure Permit	1792 sq. ft. house, 1024 sq. ft. garage, 208 sq. ft. porch, 10 sq. ft. fireplace	36250 Co. Rd. 63 St. Peter, MN 56082	07.018.1500	Turnbull Properties, LLC
BLD26-00043	Structure Permit	16'x15' 3-season porch	43174 371st Ave St. Peter, MN 56082	10.124.0310	Robert Meyer/Meyer Family Trust
BLD26-00044	Structure Permit	Replace shed with 42x12 grain bin	45395 State Hwy 95 Nicollet, MN 56074	09.003.0705	Douglas Wills
BLD26-00045	Structure Permit	80x90' storage/shop for manure business, T&N Pumping, LLC	45335 531st Ave Courtland, MN 56021	04.133.0400	T and I Services, LLC
BLD26-00046	Structure Permit	1,848 sq. ft. house being moved to site	35407 595th Ave Lafayette, MN 56054	06.008.0201	Jaydan Hotovec
BLD26-00047	Structure Permit	11,421 sq. ft. house & 8,400 accessory shed	51671 Lor Ray Dr. N. Mankato, MN 56003	01.035.0800	Timothy J Kollasch Revocable Trust
BLD26-00048	Structure Permit	2100 sq. ft. house with 2034 sq. ft. attached garage and shop	44880 531st Ave Ave Courtland, MN 56021	04.129.0700	Jason & Christina Marth
BLD26-00049	Structure Permit	ATF Zoning Permit: Hoop Building 30x72 ft. Bin, 33,000 bushel.	66276 350th St Gibbon, MN 55335	13.006.0800	David M. Tweit Family Trust & Louise A Tweit Revocable Trust
BLD26-00050	Structure Permit	New Grain Bin replaces 2 older ones	37144 615th Ave Gibbon, MN 55335	13.024.0100	Margaret M Forst
BLD26-00051	Structure Permit	30x40 hoop barn to replace arena	35697 398th Ln St. Peter, MN 56082	07.132.0600	Marilyn Hart
BLD26-00052	Structure Permit	1,680 sq. ft. replacement dwelling.	47168 County Rd. 13 Saint Peter, MN 56082	01.010.0100	Michael R. Curran
BLD26-00053	Structure Permit	Replace 6x10 front deck & 22x12 rear deck.	52947 Deerwood Trl N. Mankato, MN 56003	01.451.0070	Timothy J. & Kristina M. Wachter
BLD26-00054	Structure Permit	20'x40' cold storage	46178 451st Ave Nicollet, MN 56074	09.003.0300	Darius W. & Stacey J. Steen
BLD26-00055	Structure Permit	3,952 sq. ft. replacement dwelling.	34333 641st Ave Gibbon, MN 55335	13.003.0200	Keith & Shelby Hartmann
FDL26-00001	New Feedlot Construction Permit	New Feedlot Permit.	MN	11.112.0800	Chad Forst

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	PARCEL	OWNER NAME
SPT26-002	SSTS Permit	Replacement system for a 3 bedroom house. System located in floodplain.	45631 US Highway 169 ST PETER, MN 56082	10.231.1550	HICKEY JAMES D
SPT26-003	SSTS Permit	New system for new 4 bedroom house.	37707 VALLEYVIEW Rd ST PETER, MN 56082	07.742.0220	BRUIHLER CARL F & MARY KAY L BRUIHLER
SPT26-005	SSTS Permit	Replace system on 3 bedroom house.	48635 600th Ave Fairfax, MN 55332	11.104.0100	WENDINGER NATHEN
SPT26-006	SSTS Permit	Replace system on 4 bedroom house.	34333 641st Ave Gibbon, MN 55335	13.003.0200	HARTMANN KEITH
SPT26-007	SSTS Permit	Replace system on 5 bedroom house.	56707 412th St New Ulm, MN 56073	06.111.0405	ALTMANN HANNAH
SPT26-008	SSTS Permit	Tank replacement and system expansion to 4 bedroom after addition.	38226 466 Ln St Peter, MN 56082	10.302.1300	BODE DARREN G
SPT26-009	SSTS Permit	Individual tank replacement for a shared system.	57613 Fort Rd New Ulm, MN 56073	06.103.0030	Corey Koop
SPT26-010	SSTS Permit	Replace system for a 4 bedroom house.	48050 Old River Bluff Rd ST Peter, MN 56082	01.013.0420	LUNDHOLM FAMILY REVOCABLE TRUST
SPT26-012	SSTS Permit	Rerock and expand existing mound and replace tanks	43386 381st Ave St Peter, MN 56082	10.123.0410	BRUNS DEVAN M & BENJAMIN B BRUNS
SPT26-013	SSTS Permit	Replacement system for a 3 bedroom house.	52702 409th Ave N. Mankato, MN 56003	01.643.0030	MATTES WILLIAM A & NANCY L S MATTES
SPT26-014	SSTS Permit	Replacement system for a 3 bedroom house.	52702 409th Ave N. Mankato, MN 56003	01.643.0030	MATTES WILLIAM A & NANCY L S MATTES
SPT26-015	SSTS Permit	NEW HOLDING TANK FOR A NEW SHED	NEW ULM,	04.027.1300	ADAM REINHART
SPT26-016	SSTS Permit	New septic system for a 3 bedroom house.	ST PETER,	07.018.1500	TURNBULL PROPERTIES LLC
SPT26-017	SSTS Permit	REPLACEMENT SYSTEM FOR A 3 BEDROOM HOUSE.	NICOLLET,	05.034.0105	CARLETON DANIEL & ABIGAIL CARLETON
SPT26-018	SSTS Permit	Replacement system for a 3 bedroom house	ST PETER,	10.220.0400	FORBROOK RODNEY
SPT26-019	SSTS Permit	TANK REPLACEMENT FOR A 4 BEDROOM HOUSE WITH COMPLIANT ATGRADE.	N MANKATO,	01.023.1520	ANDERSON SHANE R & MICHELLE M ANDERSON
SPT26-020	SSTS Permit	Replacement system for a 3 bedroom house.	ST PETER,	07.129.0900	JASTER LYLE & CAROLINE J JASTER
SPT26-021	SSTS Permit	NEW HOLDING TANK FOR A NEW SHED	45335 531ST Ave COURTLAND,	04.133.0400	T & I SERVICES LLC
SPT26-022	SSTS Permit	New holding tank for a shop/shed.	NEW ULM,	02.030.0205	FLUEGGE KEVIN D
SPT26-023	SSTS Permit	New septic system for a replacement 2 bedroom house.	ST PETER,	01.010.0100	CURRAN MICHAEL R
SPT26-024	SSTS Permit	Replacement system for a 3 bedroom house.	COURTLAND,	04.323.0400	VOGES LYNN M & NANCY J VOGES
SPT26-025	SSTS Permit	Tank replacement for a 4 bedroom house on a 4 bedroom mound septic system.	N. Mankato, MN 56003	01.831.0020	VETTER TERESA ANN
SPT26-027	SSTS Permit	Replacement system for a 3 bedroom house.	NICOLLET,	03.011.0900	Brittany & Robert Krueger



PLANNING & ZONING ADVISORY COMMISSION CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant Warren Krohn
Property Owner Warren L Krohn Revocable Trust
File PLN26-08
Request Construction of a Driveway in a Shore Impact Zone

Hearing 8/4/2026
BOC Meeting 8/11/2026
Parcel ID 05.023.0300

FINDINGS OF FACT

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 the general welfare, public health and safety.

MEMBER	YES	NO	ABSTAIN	ABSENT	REASON
David Hanson	☒	☐	☐	☐	The applicant has stated the project will not result in any negative impact to public health, safety, or general welfare. Cutting or filling of ten (10) cubic yards of material is permitted under the Shoreland District. The applicant stated the project will provide safe access for farm equipment and construction equipment.
Randy King	☒	☐	☐	☐	
Justin Laven	☐	☐	☐	☒	
Randy Schwab	☒	☐	☐	☐	
Jon Thoreson	☒	☐	☐	☐	
Dave Ubel	☒	☐	☐	☐	
Marie Dranttel	☒	☐	☐	☐	

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

MEMBER	YES	NO	ABSTAIN	ABSENT	REASON
David Hanson	☒	☐	☐	☐	The project does not involve any new structures or increased traffic, but proposes to move the access point rather than creating a second access.
Randy King	☒	☐	☐	☐	
Justin Laven	☐	☒	☐	☒	
Randy Schwab	☒	☐	☐	☐	
Jon Thoreson	☒	☐	☐	☐	
Dave Ubel	☒	☐	☐	☐	
Marie Dranttel	☒	☐	☐	☐	

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

MEMBER	YES	NO	ABSTAIN	ABSENT	REASON
David Hanson	☒	☐	☐	☐	The driveway is similar to other driveways in the area. Land use will not change or add additional traffic and it has received permission from Granby Township.
Randy King	☒	☐	☐	☐	
Justin Laven	☐	☐	☐	☒	
Randy Schwab	☒	☐	☐	☐	
Jon Thoreson	☒	☐	☐	☐	

Dave Ubel	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐

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

MEMBER	YES	NO	ABSTAIN	ABSENT	REASON
David Hanson	☒	☐	☐	☐	The driveway is similar to other driveways in the area and will not impact surrounding properties.
Randy King	☒	☐	☐	☐	
Justin Laven	☐	☐	☐	☒	
Randy Schwab	☒	☐	☐	☐	
Jon Thoreson	☒	☐	☐	☐	
Dave Ubel	☒	☐	☐	☐	
Marie Dranttel	☒	☐	☐	☐	

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

MEMBER	YES	NO	ABSTAIN	ABSENT	REASON
David Hanson	☒	☐	☐	☐	YES: Cutting and filling of ten (10) cubic yards of materials is a conditionally permitted use, and other reasonable routes may not exist. The project meets minimum driveway surface width requirements and will not increase erosion or change aesthetic value. An alternative route is not feasible and will disturb more of the natural surrounding area if the driveway is longer.
Randy King	☒	☐	☐	☐	
Justin Laven	☐	☐	☐	☒	
Randy Schwab	☒	☐	☐	☐	
Jon Thoreson	☒	☐	☐	☐	
Dave Ubel	☒	☐	☐	☐	
Marie Dranttel	☐	☒	☐	☐	

NO: The Nicollet County Land Use Ordinance states driveways must not be placed in shoreland impact areas if other reasonable alternatives exist.

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

MEMBER	YES	NO	ABSTAIN	ABSENT	REASON
David Hanson	☒	☐	☐	☐	YES: The proposal may be in conflict with some of the Mn DNR feedback but is not in conflict with the Comprehensive Plan. The Comprehensive Plan states that protecting and conserving wetlands is a goal, and the driveway supports a wetland bank which could help protect Middle Lake from run-off.
Randy King	☒	☐	☐	☐	
Justin Laven	☐	☐	☐	☒	
Randy Schwab	☒	☐	☐	☐	
Jon Thoreson	☒	☐	☐	☐	
Dave Ubel	☒	☐	☐	☐	
Marie Dranttel	☐	☒	☐	☐	

NO: The Comprehensive Plan state protecting and conserving wetlands is the goal, and it's unclear if that is the case in this instance.

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

MEMBER	YES	NO	ABSTAIN	ABSENT	REASON
David Hanson	☒	☐	☐	☐	No glare, odor or noise post-construction. Oil will be applied to 420 th Lane to reduce dust, and no additional structures constructed.
Randy King	☒	☐	☐	☐	
Justin Laven	☐	☐	☐	☒	
Randy Schwab	☒	☐	☐	☐	
Jon Thoreson	☒	☐	☐	☐	
Dave Ubel	☒	☐	☐	☐	
Marie Dranttel	☒	☐	☐	☐	

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

MEMBER	YES	NO	ABSTAIN	ABSENT	REASON
David Hanson	☒	☐	☐	☐	The wetland area that's impacted by the proposal is considered prior-converted farmland and does not involve a land use change. The wetland bank project will provide environmental benefits including water storage, nutrient removal and wildlife habitat.
Randy King	☒	☐	☐	☐	
Justin Laven	☐	☐	☐	☒	
Randy Schwab	☒	☐	☐	☐	
Jon Thoreson	☒	☐	☐	☐	
Dave Ubel	☒	☐	☐	☐	
Marie Dranttel	☒	☐	☐	☐	

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

MEMBER	YES	NO	ABSTAIN	ABSENT	REASON
David Hanson	☒	☐	☐	☐	The applicant has stated no apparent health risks posed to neighbors or the general public. The land use will not change.
Randy King	☒	☐	☐	☐	
Justin Laven	☐	☐	☐	☒	
Randy Schwab	☒	☐	☐	☐	
Jon Thoreson	☒	☐	☐	☐	
Dave Ubel	☒	☐	☐	☐	
Marie Dranttel	☒	☐	☐	☐	

10. The requested use ☐ WILL ☒ WILL NOT have adverse effect upon public health, safety and welfare due to the following other factors:

MEMBER	YES	NO	ABSTAIN	ABSENT	REASON
David Hanson	☒	☐	☐	☐	The applicant has stated the project will not result in any negative impacts to public health, safety or general welfare. If constructed in accordance with the engineering plan, as proposed, the project will not have any adverse effects and provides safer access for farm equipment. Plans for the project were drafted by an engineering firm with the safest use in mind.
Randy King	☒	☐	☐	☐	
Justin Laven	☐	☐	☐	☒	
Randy Schwab	☒	☐	☐	☐	
Jon Thoreson	☒	☐	☐	☐	
Dave Ubel	☒	☐	☐	☐	
Marie Dranttel	☒	☐	☐	☐	

THE NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION

☒ RECOMMENDS APPROVAL OF REQUEST

☐ RECOMMENDS DENIAL OF REQUEST

THIS DECISION WAS BASED UPON

☒ Application

☒ Site visit

☒ Staff Report

☒ Photographs

☒ Information received at public hearing

SPECIAL CONDITIONS ARE LISTED ON THE RECORDED CONDITIONAL USE PERMIT AND IN THE RECORD.

FACTS SUPPORTING THE ANSWER TO EACH QUESTION ABOVE ARE HEREBY CERTIFIED AS THE FINDINGS OF THE NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION.

Date: _____ Chair: _____

**STATE OF MINNESOTA
COUNTY OF NICOLLET**

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____.

Notarial stamp or seal

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

**Nicollet County Board of Commissioners
Board Meeting Agenda Item**



Agenda Item: Consideration of Appointments to the Community Health, Human, and Veteran Services Advisory Committee and the Amended 2026 Committee and Board Assignments and Meetings that Qualify for a Per Diem Payment Resolution

Primary/Originating Division/Dept.: Health and Human Services	Meeting Date: 8/11/2026
Contact: Cassandra Sassenberg, Health and Human Services Director	

Amount of Time Requested: 5 minutes	Item Type: Regular Item
Presenter: Cassandra Sassenberg, Health and Human Services Director	

County Strategy: Programs and Services: Deliver value-added quality services

BACKGROUND/JUSTIFICATION:

The Nicollet County Community Health, Human and Veteran Services Advisory Committee was established and began meeting in June 2026. Following two recent member departures, two new members are needed to fill the vacancies. David Johnson and Cindy Favre were selected from the initial pool of applicants and are recommended for appointment to the committee.

Attached is the amended list of committee and board assignments for 2026 and the amended resolution establishing when per diems are paid for the Board's consideration.

Supporting Documents:

1. Committee Assignments Resolution 081126
2. 2026 Committees_DRAFT 071426

Prior Board Action Taken on this Agenda Item: Yes

If "yes", when? 4/28/2026

Reviewed by County Attorney's Office: No

N/A

ACTION REQUESTED:

Appointment of David Johnson and Cindy Favre to serve on the Nicollet County Community Health, Human, and Veteran Services Advisory Committee and approval of the amended Resolution that established the 2026 Committee and Board Assignments and Meetings that Qualify for a Per Diem Payment.



**AMENDMENT TO THE RESOLUTION ESTABLISHING THE 2026
COMMITTEE AND BOARD ASSIGNMENTS AND MEETINGS THAT
QUALIFY FOR A PER DIEM PAYMENT**



WHEREAS, pursuant to Minn. Stat. §375.055, the Nicollet County Board has established a per diem payment for service by individual county commissioners on any board, committee, or commission of county government including committees of the board, or for the performance of services by individual county commissioners when required by law; and

WHEREAS, pursuant to Minn. Stat. §375.06, county commissioners may be paid a per diem in addition to their salary for each day necessarily occupied in the discharge of their official duties while acting on any committee under the direction of the board; and

WHEREAS, pursuant to a Minnesota Attorney General Opinion, a county commissioner may only collect one per diem for each calendar day spent performing official duties; and

WHEREAS, pursuant to a Minnesota State Auditor Opinion, when a board, committee, commission, joint powers or other entity provides a per diem, a commissioner may not collect another per diem from the county; and

WHEREAS, Nicollet County employees and the Nicollet County elected Sheriff and Attorney are not eligible for per diems; and

WHEREAS, certain citizen appointed members to a board, committee, or commission may be paid a per diem as approved by the County Board or as provided for by Minnesota Statute; and

WHEREAS, duties approved for a per diem payment must be reported back to the applicable board, committee or commission in order to receive the payment; and

WHEREAS, the Minnesota State Auditor does not consider social events as work qualifying for per diem payments; and

WHEREAS, the Minnesota State Auditor's statement of position regarding per diem payments states commissioners cannot claim a per diem payment whenever they meet with a constituent or group unless it is done under the authorization of the county board to meet with a single person or group to obtain information for a matter under consideration by the county board.

NOW, THEREFORE BE IT RESOLVED, regularly scheduled County Board meetings, regularly scheduled Drainage Authority meetings held in conjunction with regularly scheduled County Board meetings and committee meetings held immediately prior to and immediately after regularly scheduled County Board meetings are not eligible for a per diem payment.

BE IT ALSO RESOLVED, that the Nicollet County Board of Commissioners approves the attached list of 2026 committee and board assignments and meetings that qualify for a per diem payment from Nicollet County unless stated otherwise therein or the per diem is paid by another board or committee.



Dated this 11th day of August, 2026

Mark Dehen, Chair
Nicollet County Board of Commissioners

ATTEST:

Mandy Landkamer
County Administrator/Clerk to the Board

**2026 NICOLLET COUNTY
COMMITTEES, MEETINGS & BOARD ASSIGNMENTS**
*All qualify for a Per Diem unless noted

AMC DELEGATES (All AMC functions)		Commissioner: Jack Kolars Commissioner: Marie Dranttel Commissioner: Mark Dehen Commissioner: Kurt Zins Commissioner: Nicole Helget Bridget Flier Mandy Landkamer Seth Greenwood
AMC POLICY COMMITTEES		
Environmental & Natural Resources		Commissioner: Marie Dranttel
General Government		Commissioner: Mark Dehen
Health and Human Services		Commissioner: Nicole Helget
Public Safety		Commissioner: Kurt Zins
Transportation		Commissioner: Jack Kolars
ADOLESCENT CHEMICAL WELLNESS		Commissioner: Nicole Helget
ADVOCATES COALITION		Comm. Alternate: Mark Dehen
BOARD OF ADJUSTMENTS & APPEALS (Variances) (Citizen appointees paid per diem and serve a 3-year term)	End of Term:	12/31/2027 Justin Laven
	End of Term:	12/31/2028 Jon Thoreson
	End of Term:	12/31/2028 Randy Schwab
	End of Term:	12/31/2026 Dave Ubel
	End of Term:	12/31/2027 David Hanson
BOARD OF APPEAL AND EQUALIZATION (No per diem per statute)		Commissioner: Marie Dranttel Commissioner: Jack Kolars Commissioner: Mark Dehen Commissioner: Kurt Zins Commissioner: Nicole Helget Jaci Kopet or Designee
BROADBAND COMMITTEE		Commissioner: Kurt Zins Commissioner: Marie Dranttel Alternate: Mark Dehen
BROWN COUNTY DETOX BOARD		Aaron Petersen
BUDGET COMMITTEE (Commissioners serve 2 consecutive years on a rotating schedule)		Commissioner: Mark Dehen (Chair) Commissioner: Kurt Zins (Vice Chair) Heather McCormick Mandy Landkamer
BUILDING COMMITTEE		Commissioner: Jack Kolars Commissioner: Kurt Zins Mandy Landkamer Facilities Maint. Dir.
CANVASS BOARD (No per diem per statute)		Commissioner: Jack Kolars Commissioner: Marie Dranttel Jaci Kopet Court Administrator or Designee North Mankato Mayor or Designee
COMMUNITY EDUCATION ADVISORY COUNCIL		Commissioner: Jack Kolars
COMMUNITY HEALTH AND HUMAN SERVICES ADVISORY COMMITTEE		Commissioner: Nicole Helget
COUNTY BOARD (No Per Diem except for special & emergency meetings and Budget and Levy meeting only)		Commissioner: Marie Dranttel Commissioner: Jack Kolars Commissioner: Mark Dehen Commissioner: Kurt Zins Commissioner: Nicole Helget
COUNTY BOARD TRAININGS & EDUCATION (safety training, leadership, county programs, drainage, etc.)		Commissioner: Marie Dranttel Commissioner: Jack Kolars Commissioner: Mark Dehen Commissioner: Kurt Zins Commissioner: Nicole Helget
COUNTY BOARD WORKSHOPS		Commissioner: Marie Dranttel Commissioner: Jack Kolars Commissioner: Mark Dehen Commissioner: Kurt Zins Commissioner: Nicole Helget

CRIMINAL JUSTICE COMMITTEE	Mandy Landkamer Aaron Petersen Jason Wech Richard Molitor Judge Paul Gunderson Judge Stephanie Menning Co-Chair: Michelle Zehnder Fischer Cassie Sassenberg Commissioner: Marie Dranttel Commissioner: Jack Kolars Commissioner: Mark Dehen Commissioner: Kurt Zins Commissioner: Nicole Helget Carol Weikle Bridget Flier N. Mankato Police: Ross Gullickson St. Peter Attorney: James Brandt St. Peter Police: Matt Grochow State DOC: TBD Gustavus College: TBD CADA: TBD Public Defender: Aaron Zurek
DRAINAGE AUTHORITY (Per diem for meetings not in conjunction with regular county board / informational meetings)	Commissioner: Marie Dranttel Commissioner: Jack Kolars Commissioner: Mark Dehen Commissioner: Kurt Zins Commissioner: Nicole Helget
DRAINAGE AUTHORITY COMMITTEE/ JOINT DRAINAGE BOARDS	Commissioner: Marie Dranttel Commissioner: Kurt Zins Seth Greenwood Nate Henry Jaci Kopet Michelle Zehnder Fischer Comm. Alternate: Nicole Helget
EAST CENTRAL REGIONAL JUVENILE CENTER ADVISORY COMMITTEE (ANOKA CO DET. CENTER)	Commissioner: Nicole Helget Rich Molitor Agent Subcommittee: Brook Mohr
EMS JOINT POWERS BOARD	Commissioner: Mark Dehen Comm. Alternate: Jack Kolars
ENVISION 2040	Commissioner: Jack Kolars Mandy Landkamer
EXTENSION (Citizen appointees paid per diem)	Commissioner: Nicole Helget Commissioner: Mark Dehen (Chair) Jaci Kopet or Designee Amy Pehrson Dan Hayes Natalie Compart Lyndsey Beranek Rob Moline Darlene Schom Youth Rep.: Amanda Vogel
GREATER MANKATO DIVERSITY COUNCIL	Jack Kolars Nicole Helget
HEALTH INSURANCE PORTABILITY AND ACCOUNTABILITY ACT (HIPAA)	Bridget Flier Cassie Sassenberg Co. Attorney Designee
HIGHWAY 14 PARTNERSHIP COMMITTEE	Commissioner: Jack Kolars Commissioner: Mark Dehen Mandy Landkamer Seth Greenwood Comm. Alternate: Kurt Zins
HIGHWAY 169 COALITION	Commissioner: Mark Dehen Seth Greenwood Comm. Alternate: Marie Dranttel
HISTORICAL PRESERVATION ORDINANCE COMMITTEE	Tom Hagen Mike McCarty Ben Leonard
INSURANCE COMMITTEE	Commissioner: Mark Dehen

	Commissioner: Kurt Zins Mandy Landkamer Bridget Flier Heather McCormick
JOINT AIRPORT ZONING BOARD FOR LE SUEUR MUNICIPAL AIRPORT	Commissioner: Kurt Zins Mandy Landkamer
LEGISLATIVE COMMITTEE (Includes all meetings attended to gather or provide information related to State and Federal legislation that could have an impact on Nicollet County)	Commissioner: Marie Dranttel Commissioner: Jack Kolars Commissioner: Nicole Helget Commissioner: Mark Dehen Commissioner: Kurt Zins
LOCAL MENTAL HEALTH ADVISORY COUNCIL	Commissioner: Mark Dehen
MAPS ADVISORY COUNCIL	Commissioner: Jack Kolars
MANKATO AREA PLANNING ORGANIZATION	Technical Committee: Seth Greenwood Mandy Landkamer Comm. Policy Committee: Jack Kolars
MRCI BOARD	Mark Dehen
MN COUNTIES INTERGOVERNMENTAL TRUST	Delegate: Heather McCormick Comm. Alternate: Marie Dranttel Alternate: Mandy Landkamer
MN VALLEY ACTION COUNCIL	Commissioner: Nicole Helget
MINNESOTA TRANSPORTATION ALLIANCE	Commissioner: Marie Dranttel Commissioner: Jack Kolars Commissioner: Mark Dehen Commissioner: Kurt Zins Commissioner: Nicole Helget Seth Greenwood
NACO	Commissioner: Marie Dranttel Commissioner: Jack Kolars Commissioner: Mark Dehen Commissioner: Kurt Zins Commissioner: Nicole Helget
NICOLLET COUNTY COMMUNITY CORRECTIONS ADVISORY BOARD (NCCAB)	Commissioner: Nicole Helget Judge Paul Gunderson Michelle Zehnder Fischer Lilana Figueroa Angie Obermiller Aaron Petersen Brandy Brink Aaron Zurek Rich Molitor
NICOLLET COUNTY COMMUNITY HEALTH, HUMAN, AND VETERAN SERVICES ADVISORY COMMITTEE	Commissioner: Nicole Helget Andie Kukacka David Johnson Amanda Baker Danielle Marenco Erin Simmons Jennifer Echevarria Debra Beatty Cindy Favre Ana Garza
NICOLLET COUNTY FAMILY SERVICES COLLABORATIVE JOINT POWERS BOARD	Commissioner: Nicole Helget
NICOLLET COUNTY HOUSING ADVISORY COMMITTEE	Commissioner: Jack Kolars Commissioner: Kurt Zins Cassie Sassenberg Mandy Landkamer Heather McCormick
NICOLLET COUNTY COMMUNITY HEALTH BOARD	Jack Kolars Mark Dehen Marie Dranttel Kurt Zins Nicole Helget
NICOLLET COUNTY COMMUNITY HEALTH AND HUMAN SERVICES BOARD WORKSHOPS	Commissioner: Marie Dranttel Commissioner: Mark Dehen Commissioner: Jack Kolars

	Commissioner: Kurt Zins Commissioner: Nicole Helget
NICOLLET COUNTY LAW LIBRARY	Commissioner: Kurt Zins
NICOLLET COUNTY/ST. PETER LIAISON COMMITTEE	Commissioner: Marie Dranttel Commissioner: Nicole Helget Mandy Landkamer Commissioner Alternate: Jack Kolars
NICOLLET COUNTY/NORTH MANKATO LIAISON COMMITTEE	Commissioner: Jack Kolars Commissioner: Mark Dehen Mandy Landkamer Comm. Alternate: Kurt Zins
NICOLLET COUNTY TOWNSHIP ASSOCIATION	Commissioner: Marie Dranttel Commissioner: Jack Kolars Commissioner: Mark Dehen Commissioner: Kurt Zins Commissioner: Nicole Helget
NOXIOUS WEED APPEALS COMMITTEE	Commissioner: Marie Dranttel Fred Kienlen Marvin Krohn Alternate: Ronald Giefer
ONE WATER ONE PLAN (1W1P) - LOWER MN RIVER WEST COMMITTEE	Commissioner: Marie Dranttel Comm. Alternate: Kurt Zins
ONE WATER ONE PLAN (1W1P) - MINNESOTA RIVER MANKATO COMMITTEE	Commissioner: Marie Dranttel Comm. Alternate: Kurt Zins
PARK COMMITTEE	Commissioner: Marie Dranttel Commissioner: Kurt Zins Mandy Landkamer
PERSONNEL COMMITTEE	Commissioner: Kurt Zins Commissioner: Marie Dranttel Mandy Landkamer Bridget Flier Comm. Alternate: Jack Kolars
PLANNING & ZONING ADVISORY COMMITTEE (Citizen appointees paid per diem and serve a 3-year term)	End of Term: 12/31/2027 Justin Laven End of Term: 12/31/2028 Randy Schwab End of Term: 12/31/2028 Jon Thoreson End of Term: (12/31/26) Dave Ubel End of Term: (12/31/27) David Hanson End of Term: (12/31/2027) Randy King Commissioner: Kurt Zins Comm. Alternate: Marie Dranttel
STATEWIDE EMERGENCY COMMUNICATIONS BOARD (FKA. STATE RADIO BOARD FINANCE COMMITTEE)	Commissioner: Jack Kolars Comm. Alternate: Aaron Petersen
RECYCLING COMMITTEE	Commissioner: Kurt Zins Comm. Alternate: Marie Dranttel
REGION NINE DEVELOPMENT COMMISSION	Commissioner: Marie Dranttel
REDA/GREATER MANKATO GROWTH (GMG)	Commissioner: Mark Dehen Mandy Landkamer
SAFETY & SECURITY COMMITTEE	Safety Coordinator: Facilities Maintenance Dir Staff Members
ST. PETER REGIONAL TREATMENT CENTER LIAISON COMMITTEE	Commissioner: Marie Dranttel
SOIL & WATER CONSERVATION DISTRICT MEETING LIAISON	Commissioner: Kurt Zins
SOUTH CENTRAL MN MULTI-COUNTY HRA BOARD (Citizen appointee paid per diem)	David Anderson Commissioner: Marie Dranttel
SOUTH CENTRAL MINNESOTA REGIONAL EMERGENCY COMMUNICATIONS BOARD	Commissioner: Jack Kolars Comm. Alternate: Kurt Zins
SOUTH CENTRAL TRANSIT BOARD	Commissioner: Mark Dehen Comm. Alternate: Jack Kolars
SOUTH CENTRAL WORKFORCE COUNCIL	Commissioner: Nicole Helget Comm. Alternate: Jack Kolars
SOUTHEAST MINNESOTA HOMELAND SECURITY/ EMERGENCY MANAGEMENT JPA	Justin Block Commissioner: Jack Kolars
STATE COMMUNITY HEALTH SERVICES ADVISORY COMMITTEE (SCHSAC)	Commissioner: Mark Dehen Comm. Alternate: Kurt Zins
STATEWIDE HEALTH IMPROVEMENT PARTNERSHIP (SHIP) COMMITTEE	Commissioner: Mark Dehen Alternate: Nicole Helget
TRAVERSE DES SIOUX REGIONAL LIBRARY BOARD	Commissioner: Marie Dranttel

	Comm. Alternate: Jack Kolars
TREATMENT COURT	Commissioner: Nicole Helget
TRI-COUNTY SOLID WASTE JOINT POWERS BOARD	Commissioner: Marie Dranttel
	Commissioner: Kurt Zins
TRUE TRANSIT ADVISORY COMMITTEE	Commissioner: Mark Dehen
	Comm. Alternate: Jack Kolars

Nicollet County Board of Commissioners
Board Meeting Agenda Item



Agenda Item: Consider Award of Bid for CP 10-26 - CSAH 10 Culvert Joint Repair Project	
Primary/Originating Division/Dept.: Public Works	Meeting Date: 8/11/2026
Contact: Seth Greenwood, Public Works Director/County Engineer	
Amount of Time Requested: 5 Minutes	Item Type: Regular Item
Presenter: Seth Greenwood, Public Works Director/County Engineer	
County Strategy: Facilities and Space: Preserve, maintain, and build our assets	

BACKGROUND/JUSTIFICATION:

Project CP 10-26 is on CSAH 10 from CSAH 5 to CSAH 1 and involves the repair of 3 large ditch system culverts that cross CSAH 10. These are concrete culverts that when they were originally installed in 1964 the joints between culvert sections were not tied. This was a common past installation practice. Over time, these culvert sections have separated, allowing roadway fill material to infiltrate and cause voids on the inslopes and under the driving surface. This project will tie the joints together, fill the separated joints to stop material from leaking into the culvert, and inject expanding grout to fill any remaining voids outside the culvert. The road will remain open to traffic while this work is completed, but there may be times when a single lane closure is needed.

Bids were solicited for this project and 4 bids were received and opened on July 29, 2026, at 11:00AM. Bid results are as follows:

PCi Roads, LLC	\$262,700
Subsurface, Inc.	\$282,750
Urban Companies, LLC	\$356,440
Minger Construction Co., Inc.	\$557,400
Engineer's Estimate	\$389,500

Supporting Documents: None

Prior Board Action Taken on this Agenda Item: No
If "yes", when?

Reviewed by County Attorney's Office: No

ACTION REQUESTED:

Award CP 10-26 - CSAH 10 Culvert Joint Repair Project to PCi Roads, LLC for the low bid amount of \$262,700.

This project will be utilizing Road and Bridge levy funds and is included in the 2026 budget.