April 27, 2021

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

Commissioners – Terry Morrow, Chair; Jack Kolars; Marie Dranttel; Denny Kemp; John Luepke

NOTICE REGARDING NICOLLET COUNTY BOARD OF COMMISSIONERS MEETING AND DRAINAGE AUTHORITY MEETING
APRIL 27, 2021
9:00 A.M.
NICOLLET COUNTY GOVERNMENT CENTER BOARD ROOM
501 SOUTH MINNESOTA AVENUE
ST. PETER, MN

Due to the COVID-19 (coronavirus) pandemic and resulting state and federal emergency declarations and guidance about limiting unnecessary person-to-person contact, the April 27, 2021 Nicollet County Board meeting and Drainage Authority meeting will be conducted under Minnesota Statute 13D.021 – Meetings by Telephone or Other Electronic Means. County Board and Drainage Authority members will participate by telephone or other electronic means.

How members of the public can participate in the meeting:

Join Zoom Meeting

https://us02web.zoom.us/j/84496527432?pwd=Wi9lN3BZeXI3VTVJMnZiYS91MnhXQT09

Meeting ID: 844 9652 7432
Passcode: 972829

Mobile
+13017158592,,84496527432#,,,,*972829# US (Washington DC)
+13126266799,,84496527432#,,,,*972829# US (Chicago)

The meeting can also be viewed at www.co.nicollet.mn.us/642/County-Board-Meeting-Videos. A copy of the meeting agenda and packet is available at www.co.nicollet.mn.us/AgendaCenter/Board-of-Commissioners-3.

Questions or comments regarding agenda items and viewing or listening to the meeting can be directed to Mandy Landkamer, Interim County Administrator, at 507-934-7204 or mandy.landkamer@co.nicollet.mn.us.

Nicollet County Board of Commissioners Meeting

April 27, 2021

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

Commissioners – Terry Morrow, Chair; Jack Kolars; John Luepke; Marie Dranttel; Denny Kemp

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

1. Flag Pledge
2. Silence Your Cell Phones and Mute Microphones
3. Meeting Notice – MN Statute 13D.021
4. Approval of Agenda

Consent Agenda
1. Approval of April 13, 2021 Board Minutes
2. 2020 Emergency Management Performance Grant
3. AudioEye Work Order
4. Human Resources Technical Assistance Program Membership
5. Approval of Bills

Public Appearances

9:05 a.m. Board Appointments for Vacant Positions

9:10 a.m. Health and Human Services
1. COVID-19 Response Update

9:15 a.m. Finance
1. Quarter 1 2021 Donations

9:20 a.m. Property Services
1. April 19, 2021 Planning & Zoning Advisory Commission Meeting

9:40 a.m. Probation
1. Nicollet County Community Corrections Advisory Board Resolution

9:45 a.m. Public Works
1. Annual Agricultural Inspector Report

9:55 a.m. Administration
1. Families First Coronavirus Response Act Benefits Resolution
2. Hiring Process HR Director
3. Consider David Drown Associates Proposal

10:30 a.m. Chair's Report

Commissioner Committee Reports

Commissioners Meetings & Conferences

Approve Per Diems and Expenses

Adjourn Board of Commissioners Meeting

Continued…

10:35 a.m. Call Drainage Authority Meeting to Order: Chair Morrow

Drainage Authority Agenda Items

1. Consent Agenda
    a. Approval of April 13, 2021 Drainage Authority Minutes
2. Set Public Hearing Date for CD48A Reestablishment

Adjourn Drainage Authority Meeting

Continued…

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. Meetings with a quorum of Nicollet County Board of Commissioners expected to attend is noted with an asterisk (*).

NOTICE REGARDING NICOLLET COUNTY MEETINGS DURING THE COVID-19 PANDEMIC
Due to the COVID-19 (coronavirus) pandemic and resulting state and federal emergency declarations, these and future Nicollet County meetings will be conducted under Minnesota Statute 13D.021 – Meetings by Telephone or Other Electronic Means.

Questions or comments regarding any Nicollet County meeting and requests to participate in any meeting can be directed to Mandy Landkamer, Nicollet County Interim Administrator, at 507-934-7204 or mandy.landkamer@co.nicollet.mn.us.

April 23 – BNCHB Full Board Meeting, 9:00 a.m., Virtual Meeting
April 27 – County Board of Commissioners Meeting, 9 a.m., Virtual Meeting*
April 27 – County Drainage Authority Meeting, 9 a.m., Virtual Meeting*

May 3 – Mankato Rehabilitation Center
May 5 – SWCD Board Meeting
May 6 – Highway 169 Coalition Meeting
May 11 – County Board of Commissioners Meeting, 9 a.m., Virtual Meeting*
May 11 – County Drainage Authority Meeting, 9 a.m., Virtual Meeting*
May 12 – Region 9 Development Commission, Board of Directors Meeting
May 17 – Board of Adjustment and Appeals/Planning & Zoning Advisory Commission Meeting, 7 p.m., Nicollet County Board Room, St. Peter*
May 18 – Individual Department Head Meeting with Sheriff's Office, 8:15 a.m., Virtual Meeting*
May 18 – County Board Workshop, 9:30 a.m., Virtual Meeting*
May 25 – County Board of Commissioners Meeting, 9 a.m., Virtual Meeting*
May 25 – County Drainage Authority Meeting, 9 a.m., Virtual Meeting*
May 27 – BNCHB Executive Committee Meeting, 8:15 a.m., Virtual Meeting

OFFICIAL PROCEEDINGS OF THE
BOARD OF COUNTY COMMISSIONERS FOR
NICOLLET COUNTY, MINNESOTA
APRIL 13, 2021

The Nicollet County Board of Commissioners met in regular session on Tuesday, April 13, 2021, at 9:02 a.m. Commissioners Denny Kemp, Jack Kolars, Marie Dranttel, Terry Morrow and John Luepke were present. Also present were Interim County Administrator Mandy Landkamer, County Attorney Michelle Zehnder Fischer and Recording Secretary Abigail Lewis.

The meeting was held via teleconference pursuant to Minnesota Statute 13D.021 due to the coronavirus pandemic. Zoom meeting technology was used to conduct the meeting. Chair Morrow, Interim County Administrator Mandy Landkamer and Recording Secretary Lewis were in attendance at the County Board Room. All others participated via Zoom. The meeting was also video recorded.

Approval of Agenda

Motion by Commissioner Kemp and seconded by Commissioner Luepke to approve the agenda. Motion carried with all voting in favor on a roll call vote.

Consent Agenda

Motion by Commissioner Luepke and seconded by Commissioner Kemp to approve the consent agenda items as follows: March 23, 2021 Board Meeting minutes, April 1, 2021 Special Board Meeting minutes, and approval of the Commissioner Warrants as presented for the following amounts: General Revenue Fund - $158,974.31, Road & Bridge Fund - $100,077.39, Human Services Fund - $226,297.03 and acknowledge review of the Auditor's Warrants. Motion carried with all voting in favor on a roll call vote.

Public Appearances

There were no public appearances.

Separation Agreement with Jamie Haefner

A motion was made by Commissioner Dranttel and seconded by Commissioner Kolars to approve the separation agreement with Jamie Haefner. Motion carried with all voting in favor on a roll call vote.

Board Appointment for Vacant Positions

A motion was made by Commissioner Kemp and seconded by Commissioner Luepke to appoint County Attorney Michelle Zehnder Fischer, or her designee, to receive complaints under the Policy Against Offensive Conduct, Harassment and Violence in those instances where the policy reflects that such reports should be made to the County Administrator or Assistant to the County Administrator. Motion carried with all voting in favor on a roll call vote.

DRAFT

Attorney's Office: Proclamation for Crime Victims' Rights Week

A motion was made by Commissioner Dranttel and seconded by Commissioner Kemp to proclaim the week of April 18 – 24, 2021 as Crime Victims' Rights Week. Motion carried with all voting in favor on a roll call vote.

Administration: Hiring Process for County Administrator and Human Resources Director

Interim County Administrator Mandy Landkamer provided an overview on the four consultants that are available to provide assistance in the hiring process for the County Administrator, which are Baker Tilly, GovHR, David Drown Associates (DDR), and South Central Service Cooperative. Commissioners Kemp and Luepke will work with Interim County Administrator to compile comparative reviews of the consultants to be discussed at the upcoming County Board Workshop.

It was the consensus of the Board to continue to have Interim County Administrator Landkamer continue to fill the role until a permanent County Administrator is hired.

Commissioner Committee Reports

The Commissioners reported on various meetings and activities including:

Commissioner Marie Dranttel

- Special Board Meeting
- One Water One Plan Meeting

Commissioner Terry Morrow

- Special Board Meeting
- Department Head Meeting
- Health and Human Services Department Meeting

Commissioner Denny Kemp

- Special Board Meeting
- South Central ECB
- Multi-County HRA
- MRCI Finance Committee Meeting
- MRCI Board Meeting
- Educational Stakeholders Meeting
- SECB Finance Committee Meeting
- AMC Education and Training Committee Meeting

Commissioner Jack Kolars

- Special Board Meeting
- REDA Meeting
- MAPO Meeting

DRAFT

Commissioner John Luepke

- Special Board Meeting
- Extension Interview
- One Water One Plan Meeting
- Soil and Water Meeting
- Ditch 77 Meeting

County Attorney Zehnder Fischer provided an overview on the events happening through the month of April, specifically Sexual Assault Awareness and upcoming Denim Day which is taking place on April 28, 2021. Additionally, Attorney Zehnder Fischer reminded everyone to be extra vigilant with ongoing scams, such as unemployment scams.

Public Services Manger Kopet noted that she is hosting an informational meeting in regards to County Ditch 86 on April 22, 2021 at 9:00 a.m. This meeting is an informative meeting and no action will be taken.

Approve Per Diems and Expenses

Motion by Commissioner Kemp and seconded by Commissioner Luepke 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 on a roll call vote.

Adjourn

Motion by Commission Kemp and seconded by Commissioner Kolars to adjourn the meeting. Motion carried with all voting in favor on a roll call vote. The meeting adjourned at 9:48 a.m.

_____
TERRY MORROW, CHAIR
BOARD OF COMMISSIONERS

ATTEST:

_____
JACI KOPET
CLERK TO THE BOARD

DRAFT

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET COUNTY EST. 1853

Agenda Item:

2020 Emergency Management Performance Grant

Primary Originating Division/Dept.: Sheriff's Office	Meeting Date: April 27th, 2021
Contact: Justin Block Title: Emer. Mgmt. Director	Item Type: (Select One) Consent Agenda
Amount of Time Requested minutes	
Presenter: Justin Block Title: Emer. Mgmt. Director	Attachments: ◉ Yes ○ No

County Strategy: (Select One) Programs and Services - deliver value-added quality services

BACKGROUND/JUSTIFICATION:

The EMPG (Emergency Management Performance Grant) is an annual grant that requires a 50% match. The 2020 EMPG grant is in the amount of $24,302.00. The money received from this grant is used towards Director salary and benefits.

Supporting Documents: ◉ Attached ○ In Signature Folder ○ None

Prior Board Action Taken on this Agenda Item: ○ Yes ◉ No

If "yes", when? (provide year; mm/dd/yy if known)

Approved by County Attorney's Office: ○ Yes ○ No ◉ N/A

ACTION REQUESTED:

County Board Chair, County Administrator, and Clerk to the Board Signatures on the EMPG Grant agreement.

FISCAL IMPACT: Other (Select One)

If "Other", specify

FUNDING

County Dollars = $24,302.00

Other (Select One)

Total $24,302.00

FTE IMPACT: No FTE change (Select One)

If "Increase or "Decrease" specify:

Related Financial/FTE Comments:

Minnesota Department of Public Safety ("State") Homeland Security and Emergency Management Division 445 Minnesota Street, Suite 223 St. Paul, Minnesota 55101-2190	**Grant Program:** 2020 Emergency Management Performance Grant **Grant Contract Agreement No.:** A-EMPG-2020-NICOLLCO-054
Grantee: Nicollet County 501 South Minnesota Avenue St. Peter, MN 56082-2507	**Grant Contract Agreement Term:** **Effective Date:** 01/01/2020 **Expiration Date:** 05/31/2021
Grantee's Authorized Representative: Nicollet County Emergency Management ATTN: Justin Block – Emergency Management Director 501 South Minnesota Avenue St. Peter, MN 56082-2507 Phone: 507-934-7874 E-mail: justin.block@co.nicollet.mn.us	**Grant Contract Agreement Amount:** Original Agreement $ 24,302.00 Matching Requirement $ 24,302.00
State's Authorized Representative: Kyle Temme Homeland Security and Emergency Management 445 Minnesota St., Suite 223 St. Paul, Minnesota 55101-2190 Phone: 651-201-7420 E-mail: kyle.temme@state.mn.us	Federal Funding: CFDA 97.042 FAIN: EMC-2020-EP-00006 State Funding: None Special Conditions: Period of performance for eligible activities is 1/1/2020 to 12/31/2020 in accordance with the federal DPS/HSEM FFY-2020 EMPG FEMA Work Plan.

Under Minn. Stat. § 299A.01, Subd 2 (4) the State is empowered to enter into this grant contract agreement.

Term: The creation and validity of this grant contract agreement conforms with Minn. Stat. § 16B.98 Subd. 5. Effective date is the date shown above or the date the State obtains all required signatures under Minn. Stat. § 16B.98, subd. 7, whichever is later. Once this grant contract agreement is fully executed, the Grantee may claim reimbursement for expenditures incurred pursuant to the Payment clause of this grant contract agreement. Reimbursements will only be made for those expenditures made according to the terms of this grant contract agreement. Expiration date is the date shown above or until all obligations have been satisfactorily fulfilled, whichever occurs first.

The Grantee, who is not a state employee will:
Perform and accomplish such purposes and activities as specified herein and in the Grantee's approved 2020 Emergency Management Performance Grant Application ("Application") which is incorporated by reference into this grant contract agreement and on file with the State at Homeland Security and Emergency Management Division, 445 Minnesota Street, Suite 223, St. Paul, Minnesota 55101-2190. The Grantee shall also comply with all requirements referenced in the 2020 Emergency Management Performance Grant Guidelines and Application which includes the Terms and Conditions and Grant Program Guidelines (https://app.dps.mn.gov/EGrants), which are incorporated by reference into this grant contract agreement.

Budget Revisions: The breakdown of costs of the Grantee's Budget is contained in Exhibit A, which is attached and incorporated into this grant contract agreement. As stated in the Grantee's Application and Grant Program Guidelines, the Grantee will submit a written change request for any substitution of budget items or any deviation and in accordance with the Grant Program Guidelines. Requests must be approved prior to any expenditure by the Grantee.

Matching Requirements: (If applicable.) As stated in the Grantee's Application, the Grantee certifies that the

matching requirement will be met by the Grantee.

***Payment*:** As stated in the Grantee's Application and Grant Program Guidance, the State will promptly pay the Grantee after the Grantee presents an invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services and in accordance with the Grant Program Guidelines. Payment will not be made if the Grantee has not satisfied reporting requirements.

Certification Regarding Lobbying: (If applicable.) Grantees receiving federal funds over $100,000.00 must complete and return the Certification Regarding Lobbying form provided by the State to the Grantee.

1. ENCUMBRANCE VERIFICATION
Individual certifies that funds have been encumbered as required by Minn. Stat. § 16A.15.

Signed: _____

Date: _____

3. STATE AGENCY

Signed: _____
(with delegated authority)

Title: _____

Date: _____

Grant Contract Agreement No./ P.O. No. A-EMPG-2020-NICOLLCO-054 / PO# 3000072564

Project No.(*indicate N/A if not applicable*): N/A

2. GRANTEE
The Grantee certifies that the appropriate person(s) have executed the grant contract agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Distribution: DPS/FAS
Grantee
State's Authorized Representative

2020 (EMPG) Emergency Management Performance Grant

Organization:
Nicollet County

Budget Summary (Report)

EXHIBIT A
A-EMPG-2020-NICOLLCO-054

Budget		
Budget Category	**Award**	**Match**
Organization		
Salary and Fringe Benefits	$24,302.00	$24,302.00
Total	$24,302.00	$24,302.00
Total	$24,302.00	$24,302.00
Allocation	$24,302.00	$24,302.00
Balance	$0.00	$0.00

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET COUNTY EST. 1853

Agenda Item:

AudioEye Work Order

Primary Originating Division/Dept.: Technologies

Meeting Date: 4/27/2021

Contact: Dayle Moore Title: Technologies Director

Item Type: (Select One) Consent Agenda

Amount of Time Requested minutes

Presenter: Title:

Attachments: (•) Yes ( ) No

County Strategy: (Select One) Financial Security - prudent use of taxpayer resources

BACKGROUND/JUSTIFICATION:

In order to meet the ever changing standards of website compliance with Web Content Accessibility Guidelines (WCAG) a work order with AudioEye is being requested.

AudioEye continually monitors the relevant World Wide Web Consortium's (W#C) WCAG to improve conformance with WCAG guidelines and to eradicate issues of accessibility that may impede access for persons with disabilities.

Supporting Documents: (•) Attached ( ) In Signature Folder ( ) None

Prior Board Action Taken on this Agenda Item: ( ) Yes (•) No

If "yes", when? (provide year; mm/dd/yy if known)

Approved by County Attorney's Office: ( ) Yes ( ) No (•) N/A

ACTION REQUESTED:

Approve Technologies Director Dayle Moore to proceed with the work order

FISCAL IMPACT: (Select One) NOT in current budget

If "Other", specify

FUNDING

County Dollars = $4,000

Other

(Select One)

FTE IMPACT: (Select One) No FTE change

If "Increase or "Decrease" specify:

Total $4,000

Related Financial/FTE Comments:

AUDIOEYE MANAGED
STATEMENT OF WORK

This Statement of Work (the "SOW"), effective as of the later of the two dates accompanying the signatures below ("Effective Date"), is entered into and governed under the Master Services Agreement (the "Agreement") between CivicPlus, LLC ("CivicPlus") and Nicollet County, Minnesota ("Client"). Services performed by CivicPlus under this SOW will be conducted in accordance with and be subject to the terms and conditions of this SOW and the Agreement. If there is a conflict between this SOW and the Agreement, the terms and conditions of this SOW shall prevail. Capitalized terms used in this SOW but not defined herein shall have the meaning set forth in the Agreement. The responsibilities of CivicPlus and Client are defined below.

IN WITNESS WHEREOF, each party, in consideration of the mutual promises and agreements set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed by the parties, agree and hereto has caused this Agreement to be executed by its duly authorized representatives.

Client	**CivicPlus**
By: _____ *(Signature)*	**By:** _____ *(Signature)*
Name: _____ *(Print)*	**Name:** _____ *(Print)*
Title: _____	**Title:** _____
Date: _____	**Date:** _____

1. TERM

The duration of this AudioEye Platform Subscription and SOW is approximately 12 months, commencing on or about the Effective Date.

2. SERVICES ORDERED & COSTS

AudioEye will provide the following SaaS Subscription:

Web Accessibility Solutions Subscription Order	12 Month Term
Product	**Subscription Cost**
AudioEye Managed	$4,000 per domain
Total Subscription Cost*	$4,000 per domain*

*Recurring subscription pricing is subject to an annual 5% increase.

This Scope of Work is valid through April 30, 2021.

The subscription purchased hereunder applies only to the Authorized Domain(s) listed in the table, below.

Client will be invoiced for a prorated portion of the Total Subscription Cost upon signing and submission of this SOW. The Annual Recurring Services subscription fee for the Products (as described above) included in this SOW are prorated and co-termed to align with the Client's current CivicEngage billing schedule.
All payments shall be made in accordance with the terms and conditions of the Agreement. Invoices will be expressed in US Dollars (USD).

Authorized Domain(s) Owned and Controlled by Client
https://www.co.nicollet.mn.us/

3. CONTACT INFORMATION

Technical Contact Information

Client will identify a project lead to function as a single point of contact for the project.

Name:_____

Email:_____

Phone:_____

Billing Contact Information

Invoices for fees, associated with this Agreement, should be sent to the following email address(es):

Billing Email:_____

Contact Name:_____ **Billing Address 1:** _____
(if different from Corporate Address provided with MSA)

Contact Email:_____ **Billing Address 1:** _____
(if different from billing email address provided above)

City:_____ **State/Zip:** _____

Payment Method:_____

All payments shall be made in accordance with the terms and conditions of the Agreement. Invoices will be expressed in US Dollars (USD).

STATEMENT OF WORK

APPENDIX A

Package Features / Services

AudioEye Managed

Activation

In coordination with CivicPlus, Client will allow enabled/embed AudioEye JavaScript into the Authorized Domain as initiated by way of an order.

The AudioEye Managed is inclusive of the Features and Services detailed in the table, below.

AudioEye Managed

Features/Services	Details
WCAG Accessibility Reports	Reporting available upon request for point-in-time compliance status and WCAG conformance level.
Automated Global Remediations	Certain common issues of accessibility can be programmatically detected and remediated by AudioEye Dynamic Remediation Technology.
Monitoring	Ongoing evaluation and continuous WCAG testing.
Accessibility Toolbar	Web Personalization Tools that allow end-users to customize their user experience to meet their individual needs. The internationally recognized accessibility icon marks the entrance to the AudioEye Toolbar.
Certification Statement	AudioEye Trusted Certification, which is attestation of a site owner's ongoing commitment to digital inclusion as defined by WCAG Success Criteria. Includes AudioEye Trusted Certification badge.
Accessibility Statement (if applicable)	Standardized accessibility messaging site owners may utilize on their site informing visitors of the digital inclusion efforts underway.
Training (On-Demand Webinar Archive)	User access to archive of recorded Accessibility Training Seminars covering various topics to encourage digital accessibility best practices and universal design thinking

Live Training Webinars	User access to Accessibility Training Seminars covering various topics to encourage digital accessibility best practices and universal design thinking
Manual Assistive Technology Testing	Site-level technical analysis and functional usability testing (manual testing) conducted by Assistive Technology (AT) testers.
Site Remediation	Automated and manual test results provide feedback for AudioEye Engineers to develop custom, site-specific remediations to fix issues of accessibility. Remediations scripts are served via AudioEye Dynamic Remediation Technology.
Sustainable Testing & Remediation Plan	Official accessibility auditor documentation to assist site owner in addressing any accessibility complaints.

International Language Support:

27 Languages/Dialects supported for display within the Ally Toolbar. Valid language attribute must be present in source. Supported languages, include:

- Arabic
- Cantonese (Hong Kong S.A.R.)
- Catalan (Catalan)
- Chinese (Taiwan)
- Chinese (People's Republic of China)
- Czech (Czech Republic)
- Danish (Denmark)
- Dutch (Netherlands)
- English (United States)
- English (United Kingdom)
- Finnish (Finland)
- French (France)
- French (Canada)
- German (Germany)
- Greek (Greece)
- Hungarian (Hungary)
- Italian (Italy)
- Japanese (Japan)
- Korean (Korea)
- Norwegian (Norway)
- Polish (Poland)
- Portuguese (Portugal)
- Portuguese (Brazil)
- Russian (Russia)
- Spanish (Spain)
- Spanish (Mexico)
- Swedish (Sweden)

4. WEB ACCESSIBILITY COMPLIANCE REPRESENTATIONS & WARRANTIES

AudioEye continually monitors the relevant World Wide Web Consortium's (W3C) Web Content Accessibility Guidelines (WCAG) to improve conformance with WCAG guidelines and to eradicate issues of accessibility that may impede access for persons with disabilities.

AudioEye periodically monitors current law and practice regarding digital accessibility compliance including, but not limited to the Americans with Disabilities Act (ADA) and other similar state and international laws.

AudioEye has and will continue to take steps necessary to help improve and maintain equal access to Client website(s).

AudioEye monitors Client website(s) and/or the platform hosting Client website(s) to take the steps necessary to improve conformance with WCAG standards.

AudioEye evaluates Client website(s) and/or the platform hosting Client website(s) on a periodic basis to improve conformance with WCAG standards.

AudioEye periodically reviews automated and manual test results to develop remediations to Client website(s) and/or the platform hosting Client website(s) to increase conformance with WCAG Success Criteria.

AudioEye provides support and training resources and hosts training seminars that promote accessibility best practices including, but not limited to, universal design, WCAG Success Criteria, video captioning, and document remediation.

AudioEye works with and/or takes measures to provide product stakeholders in charge of managing the platform hosting Client website(s) with information a) to improve the accessibility of the platform hosting Client website(s), the site template, and web components that comprise Client website(s), b) to incorporate accessibility into the design process, and c) to better ensure an optimal user experience for individuals with disabilities.

AudioEye supports a 24/7 help desk for site visitors, which enables them to report accessibility issues and grievances should they be encountered. AudioEye prioritizes the remediation of validated issues as submitted via the Help Desk.

AudioEye provides technical analysis and functional usability testing (manual testing) of Client website(s) and/or the platform hosting Client website(s), which is conducted by assistive technology (AT) testers.

Via proprietary and patented AudioEye Dynamic Remediation Technology, AudioEye remediates issues of accessibility identified within Client website(s) and/or the platform hosting Client website(s) and conducts retesting of issues to validate usability of remediated content and functionality.

AudioEye provides limited to full implementation of the AudioEye Toolbar, which provides web personalization tools permitting site visitors to customize their user experience to meet individual needs.

5. ASSUMPTIONS

To streamline communication during the project, Client will be assigned an account manager who will be responsible for the quality and timeliness of all deliverables. The account manager will oversee and track the progress of the entire project and will be available to escalate concerns.

Website/Platform updates or structural changes that impact existing CSS ID/class selector attributes may require re-configuration and subsequent testing that demands a level of effort beyond the typical maintenance included with the AudioEye Services.

AudioEye engineers do not make any changes to the web environment that impact the visual display of the website. Required changes that impact visual display require collaboration with

Client and any visual changes implemented through the AudioEye Services require sign-off from Client. In many cases, these changes are implemented by Client at the source. For deficiencies impacting visual display or site structure/features/functions, AudioEye to obtain written permission from Client to provision and apply the required fixes. AudioEye shall not be held liable for delays impacting, if applicable, delivery timelines pertaining to Client supplying AudioEye with written approvals.

For any Success Criteria that cannot be met through the application of fixes facilitated through the AudioEye Services and applied to the frontend website/application through the AudioEye JavaScript, AudioEye collaborates, via CivicPlus, with software/web designers/developers and recommends best practices for effective resolution to be applied at the source and/or through universal design standards. The combination of this collective and collaborative effort helps ensure usability for Client's site visitors. AudioEye to provide the necessary tools and/or instruction, allowing CivicPlus to implement fixes within the CMS product source ("Platform Remediation").

For each project, the start date of Activation is determined by AudioEye.

AudioEye shall issue an AudioEye Trusted Certification indicating that Client has a commitment to accessibility and inclusion in striving to maximize and continually improve conformance with the informative guidance supplied through W3C WCAG. If applicable, certification statements may indicate conformance exclusions and/or statements of partial conformance and/or reference to on-demand source feedback reports to inform end-users about features/functions that do not conform to the target standard and/or remain a work in a progress.

Common exclusions resulting in conformance clarifications, as documented through source feedback reports, include: flash objects, highly visual/dynamic display widgets/modules, high volume content changes, maps, inaccessible PDFs, videos without captioning and/or audio descriptions, and 3rd party content.

6. CLIENT RESPONSIBILITIES

Client will identify a project lead to function as a single point of contact for the project.

Client will make all reasonable efforts to address conformance exclusions indicated within the source remediation report.

Client will make all reasonable efforts to educate AudioEye on the specific technical constraints of its Web environment, including details about its publication and hosting environments.

Prior to execution of this Agreement, Client to inform AudioEye of anticipated traffic exceeding 20 million monthly impressions. Client understands and agrees that AudioEye will charge Client the following overage fees, to be billed at the end of the current month, in which the overage occurred: $52 per million impressions above and beyond the monthly allotment. Please note: some single page requests may make multiple requests to AudioEye, and, therefore, trigger multiple impressions (i.e. iFrames on the page).

Client to provide advanced notification to AudioEye prior to implementing or removing the AudioEye JavaScript within their web environment, including but not limited to Client's production, staging, UAT, development, and/or sandbox environment(s).

Client will provide AudioEye with feedback, comments, approvals and acceptance on all deliverables in a timely manner.

If Client receives a legal demand letter or is served a legal notice, Client may request a sustainable testing and remediation (STAR) plan (aka auditor notification letter) to inform plaintiff of the proactive steps already taken and being taken by Client to ensure digital inclusion. Should plaintiff continue to pursue their legal efforts, Client may request consulting or legal support services, which may be separate from and in addition to the Services included in this SOW.

Client will make all reasonable efforts to send project and accessibility stakeholders to attend online accessibility training presentations provided by AudioEye.

7. CHANGE CONTROL PROCEDURES

To make a change to this SOW, Client will submit a written request to CivicPlus specifying the proposed changes in detail. CivicPlus will submit to Client an estimate of the charges and the anticipated changes in the delivery schedule that will result from the proposed change in the services ("Change Order") stated within this SOW. AudioEye will continue performing the services in accordance with this SOW until the CivicPlus and Client agree in writing on the change in scope of work, scheduling, and fees therefore. Any Change Order shall be agreed to by the parties in writing prior to implementation. No additional fees shall be incurred without Client's prior written authorization.

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET COUNTY EST. 1853

Agenda Item:

Human Resources Technical Assistance Program

Primary Originating Division/Dept.: Administration

Meeting Date: 4/27/2021

Contact: Mandy Landkamer Title: Interim County Admin.

Item Type: (Select One) Consent Agenda

Amount of Time Requested minutes

Presenter: Title:

Attachments: ◉ Yes ○ No

County Strategy: (Select One) Programs and Services - deliver value-added quality services

BACKGROUND/JUSTIFICATION:

To allow staff an additional resource with the complex employment needs of human resources professionals.

Note: 2021 membership fee has been prorated for 8 months.

Supporting Documents: ◉ Attached ○ In Signature Folder ○ None

Prior Board Action Taken on this Agenda Item: ○ Yes ◉ No

If "yes", when? (provide year; mm/dd/yy if known)

Approved by County Attorney's Office: ○ Yes ○ No ◉ N/A

ACTION REQUESTED:

Approve Interim County Administrator Landkamer to proceed with annual membership

FISCAL IMPACT: (Select One) NOT in current budget

If "Other", specify

FUNDING

County Dollars = 3,270.00

Other

(Select One)

Total 3,270.00

FTE IMPACT: (Select One) No FTE change

If "Increase or "Decrease" specify:

Related Financial/FTE Comments:

Association *of* Minnesota Counties

HUMAN RESOURCES TECHNICAL ASSISTANCE PROGRAM FOR COUNTIES



WHAT IS THE HR TECHNICAL ASSISTANCE PROGRAM?

The Human Resources Technical Assistance Program is designed to provide timely support for the complex employment needs of county administration and human resources professionals.

Program components include:

- The Human Resources Technical Assistance Helpline, staffed by seasoned county HR professionals;
- Regularly updated, online resources including checklists and templates as well as sample policies and procedures;
- Up-to-the-minute newsletters with legislative updates and alerts regarding human resources policy changes, along with announcements about national or statewide professional development opportunities.

The goal of the program is to provide trustworthy, consistent HR information to counties quickly and at low cost. County HR inquiries can often be complicated and require in-depth research and pages of documentation; yet, with this program, responses are routinely received within 1-2 business days. The intent is that the program decreases potentially expensive errors for counties and reduces costs related to labor attorneys. It is also credited with bolstering county employee recruitment and retention efforts during these times of statewide workforce transition.

HIGHLIGHTS

- Approximately 40 counties/JPAs subscribe to the HR Technical Assistance Program;
- Recent topics include remote workforce considerations, leave guidelines, and virtual staffing and recruitment processes;
- Document library includes 190+ resources, including a county administrative manual template and numerous checklists and toolkits (e.g. Sample Board Resolution for Creation of Personnel Administration System, Personnel Board of Appeals Overview, Access to Minnesota County Government Personnel Data; Performance Management – Difficult Discussions)

BACKGROUND

The Association of Minnesota Counties (AMC) identified a statewide need for human resources technical assistance several years ago. In 2017, AMC sought grant funding from the Sourcewell Service Cooperative to create this new program for members. Nearly 80 counties/JPAs submitted 1100+ helpline inquiries during the three-year grant period. This was provided at no cost to participating entities.

As the grant ended in 2020, AMC engaged with members to explore strategies to secure permanent funding and the program is now shifted to an annual subscription fee model for those who are interested.

WHO CAN PARTICIPATE?

Counties and JPAs associated with counties. AMC secured funds to continue the program in 2021, based on the number of entities committed to participate. Sourcewell offered to provide bridge funding to support the first year of this subscription model with supplemental AMC funding.

HOW WAS THE ANNUAL PROGRAM FEE DETERMINED?

AMC set the $4,900 annual program fee based on cost projections and assumptions of the number of counties/JPAs might participate. A flat fee model was established because it best reflects program use, with each county/JPA having equal access to all materials. We know that many found this program particularly valuable during COVID-19 emergency response transitions and managing statewide workforce changes.

TESTIMONIALS

"The position of County HR Director is a specialized job. There are not many resources available to assist. This resource is needed as another tool to do the job as County HR representatives."

"This is an awesome resource! Answers come within a day. The information provided is more than just an answer to the question, there is reference to the applicable case laws, statutes, regulations etc. I learn more by being given this information, it gives me reference to questions that may arise in the future. The other factor that is by far most helpful is getting answers from someone with experience in HR in the Public Sector."

"The support has been terrific. Response time is very fast, allows me to take action quickly. Answers are thorough, contain the basis for the decision (including links to relevant statutes) and providing examples that I can use right away. The updates on key legislative activity also keeps me up to date. On several occasions I wasn't aware of a particular legislative change and this kept me in the know on a timely basis."

"As a new county HR person, I utilize this service weekly (if not more!). We have actually reduced our spending with legal costs because this helpline is able to answer many, MANY questions! I feel much more comfortable in my position knowing there is someone I can ask for help and get full, detailed responses from in an extremely timely way. Thank You for having this service!"



CONTACT INFORMATION

Please contact Heather Bandeen, AMC Research and Program Development Manager, at hbandeen@mncounties.org.

Association of Minnesota Counties
125 Charles Avenue
St. Paul, MN 55103-2108
651-789-4338

Invoice No. 58466

INVOICE

Sold To:
Nicollet County
501 S Minnesota Avenue
Saint Peter, MN 56082-2543

Ship To:
501 S Minnesota Avenue
Saint Peter, MN 56082-2543

Account No.	Purchase Order No.	Order Date	Order Number	Terms	Invoice Date	Shipping Method
52		4/21/2021	65095	NET 30	4/21/2021	

Qty Ordered	Qty Shipped	Back-Ordered	Item Code Description	Unit Price	Extended Price
1	1		HR Human Resources Technical Assistance Program May - December 2021	3,270.00	3,270.00

Line Item Total	Freight	Handling	Restocking/ Cancellation Fee	Tax	Subtotal	Amount Received	Amount Due
3,270.00					3,270.00		3,270.00

Remit To:
P.O. Box 64689
St. Paul, MN 55164

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET COUNTY EST. 1853

Agenda Item:
COVID-19 Response Update

Primary Originating Division/Dept.: Health and Human Services

Contact: Cassandra Sassenberg Title: HHS Director

Amount of Time Requested 5 minutes

Presenter: C. Sassenberg Title: HHS Director

Meeting Date: 04-27-2021

Item Type: (Select One) Regular Agenda

Attachments: ○ Yes ◉ No

County Strategy: (Select One) Programs and Services - deliver value-added quality services

BACKGROUND/JUSTIFICATION:
HHS Director will provide an update on the response of Health and Human Services to the COVID-19 pandemic.

Supporting Documents: ○ Attached ○ In Signature Folder ◉ None

Prior Board Action Taken on this Agenda Item: ○ Yes ◉ No

If "yes", when? (provide year; mm/dd/yy if known)

Approved by County Attorney's Office: ○ Yes ○ No ◉ N/A

ACTION REQUESTED:

FISCAL IMPACT: Other (Select One)

If "Other", specify

FUNDING
County Dollars =

Other (Select One)

Total

FTE IMPACT: No FTE change (Select One)

If "Increase or "Decrease" specify:

Related Financial/FTE Comments:

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET COUNTY EST. 1853

Agenda Item:

Quarter 1 2021 Donations

Primary Originating Division/Dept.:

Contact: Heather McCormick Title: Finance Director

Amount of Time Requested 5 minutes

Presenter: Heather McCormick Title: Finance Director

Meeting Date: 04/27/21

Item Type: (Select One) Regular Agenda

Attachments: ◉ Yes ○ No

County Strategy: (Select One) Programs and Services - deliver value-added quality services

BACKGROUND/JUSTIFICATION:

This is to present the Quarter 1 2021 Donations received for approval by resolution.

Supporting Documents: ◉ Attached ○ In Signature Folder ○ None

Prior Board Action Taken on this Agenda Item: ○ Yes ◉ No

If "yes", when? (provide year; mm/dd/yy if known)

Approved by County Attorney's Office: ○ Yes ○ No ◉ N/A

ACTION REQUESTED:

Approval of Donations

FISCAL IMPACT: (Select One) Other

If "Other", specify Donations

FUNDING

County Dollars = ($310.00)

Other (Select One)

Total ($310.00)

FTE IMPACT: (Select One) No FTE change

If "Increase or "Decrease" specify:

Related Financial/FTE Comments:

RESOLUTION APPROVING THE ACCEPTANCE OF DONATIONS

WHEREAS, MN Statute 465.03 states any city, county, school district or town may accept a grant or devise of real or personal property and maintain such property for the benefit of its citizens in accordance with the terms prescribed by the donor. Nothing herein shall authorize such acceptance or use for religious or sectarian purposes. Every such acceptance shall be by resolution of the governing body adopted by a two-thirds majority of its members, expressing such terms in full.

WHEREAS, the Nicollet County Finance Office has compiled a list of donations made to the County from January 1 through March 31, 2021.

THEREFORE, BE IT RESOLVED that the Nicollet County Board of Commissioners approve the following donations made to the County from January 1 through March 31, 2021:

Donations received by Nicollet County
January 1 through March 31, 2021

FROM WHOM	AMOUNT	PURPOSE
Various Donations	$ 310.00	Loan Closet
Total	$ 310.00	

Dated this 27th day of April, 2021.

Terry Morrow, Chair
Nicollet County Board of Commissioners

ATTEST:

Jaci Kopet
Clerk to the Board

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET COUNTY EST. 1853

Agenda Item:

April 19, 2021 Planning & Zoning Advisory Commission Meeting

Primary Originating Division/Dept.: PPSD - Property Services

Meeting Date: 04/27/2021

Contact: Jon Hammel Title: DZA

Item Type: (Select One) Regular Agenda

Amount of Time Requested 20 minutes

Presenter: Jon Hammel Title: DZA

Attachments: ◉ Yes ○ No

County Strategy: (Select One) Programs and Services - deliver value-added quality services

BACKGROUND/JUSTIFICATION:

1) Lincoln Langhorst/Jaclyn Langhorst Rev. Trust - Registered Land Survey No. 77.

2) LJ Farms, LLC - Modify an existing cattle feedlot into a swine feedlot.

3) Mark and Julie Frankamp - After the fact conditional use permit for a level 2 home occupation.

4) Willis Walter - Three year review of a mineral extraction permit to mine, crush, and stockpile gravel.

5) W. Lorentz & Sons Construction, Inc. - Mineral extraction permit to mine, crush, stockpile, process, recycle and wash gravel

6) Forest-Lawn Holsteins/Paul and Cynthia Swenson - Modify an existing cattle feedlot.

7) John and Varlerie Rieke - Modify an existing swine feedlot.

Supporting Documents: ○ Attached ◉ In Signature Folder ○ None

Prior Board Action Taken on this Agenda Item: ○ Yes ◉ No

If "yes", when? (provide year; mm/dd/yy if known)

Approved by County Attorney's Office: ○ Yes ○ No ◉ N/A

ACTION REQUESTED:

Approval of conditional use permits and attached findings of fact.

FISCAL IMPACT: (Select One) No fiscal impact

If "Other", specify

FUNDING
County Dollars = 0

Other
(Select One)

FTE IMPACT: (Select One) No FTE change

Total

If "Increase or "Decrease" specify:

Related Financial/FTE Comments:

NICOLLET COUNTY EST. 1853

Planning & Zoning Advisory Commission

MINUTES APRIL 19, 2021 8:29 PM NICOLLET COUNTY GOVERNMENT CENTER

BOARD MEMBERS	David Hermanson ☒ ***Chair***	David Wendinger ☒ ***Vice Chair***	Marie Dranttel ☒ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☒	Ron Regenscheid ☒	Dave Ubel ☒
ABSENT EXCUSED	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐
ABSENT	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐
STAFF PRESENT	Property and Public Services Director Mandy Landkamer ☒		
	Deputy Zoning Administrator/Planner Jon Hammel ☒		
	Assistant County Attorney Megan E. Gaudette Coryell ☒		
	Other Staff ☐		

REVIEW OF CANCELLATIONS & ADDITIONS	None.			
MOTION TO APPROVE MINUTES OF JANUARY 25, 2021		APPROVE ☒	APPROVE WITH REVISIONS ☐	
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☒ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
			Terry Morrow ☐ ***Commissioner, Alternate***	
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐	
2ND	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
			Terry Morrow ☐ ***Commissioner, Alternate***	
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☒	
VOTE TO APPROVE MINUTES		PASS ☒	FAIL ☐	VOTE: 6-0
PUBLIC APPEARANCES	None.			

DRAFT

PUBLIC HEARINGS:

APPLICANT: LINCOLN LANGHORST/JACLYN LANGHORST REVOCABLE TRUST
FILE: PLN21-13
DESCRIPTION: REGISTERED LAND SURVEY NO. 77

APPLICANT COMMENT	Lincoln Langhorst was present. He explained the request was part of a land exchange with a neighboring property owner.			
PUBLIC COMMENT	Chris Krohn called to inquire about the proposal. He did not object to the request.			
PUBLIC TESTIMONY	None.			
PUBLIC PARTICIPATION	None.			
MOTION	APPROVE WITH CONDITIONS ☒		DENY ☐	
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☒	
2nd	David Hermanson ☐ ***Chair***	David Wendinger ☒ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☐	
COMMISSIONER DISCUSSION	None.			
VOTE TO APPROVE REQUEST	PASS ☒	FAIL ☐	VOTE:6-0	

APPLICANT: LJ FARMS, LLC
FILE: PLN21-07
DESCRIPTION: MODIFY AN EXISTING CATTLE FEEDLOT INTO A SWINE FEEDLOT

APPLICANT COMMENT	Lincoln Langhorst was present. He stated the conditions were acceptable.			
PUBLIC COMMENT	Chris Krohn called to inquire about the proposal. He did not object to the request.			
PUBLIC TESTIMONY	None.			
PUBLIC PARTICIPATION	None.			
MOTION	APPROVE WITH CONDITIONS ☒		DENY ☐	
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☒ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☐	
2nd	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☒	
COMMISSIONER DISCUSSION	Regensheid asked about manure storage capacity. Langhorst responded the facility will have one year capacity. For safety purposes they would spread manure twice a year.			
VOTE TO APPROVE REQUEST	PASS ☒	FAIL ☐	VOTE: 6-0	
MOTION TO ADOPT FINDINGS OF FACT				
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
	Justin Laven ☐	Ron Regenscheid ☒	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☐	
2ND	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☒ ***Commissioner***	
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☐	

DRAFT

VOTE TO ADOPT FINDINGS OF FACT	PASS ☒	FAIL ☐	VOTE: 6-0

APPLICANT: MARK AND JULIE FRANKAMP
FILE: PLN21-10
DESCRIPTION: AFTER-THE-FACT CONDITIONAL USE PERMIT FOR A LEVEL 2 HOME OCCUPATION

APPLICANT COMMENT	Paul Tanis was present representing the applicant. He had no comment.		
PUBLIC COMMENT	None.		
PUBLIC TESTIMONY	None.		
PUBLIC PARTICIPATION	None.		
MOTION	APPROVE WITH CONDITIONS ☐		DENY ☐
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☒	Ron Regenscheid ☐	Dave Ubel ☐
2nd	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☐	Ron Regenscheid ☒	Dave Ubel ☐
COMMISSIONER DISCUSSION	None.		
VOTE TO APPROVE REQUEST	PASS ☒	FAIL ☐	VOTE: 6-0
MOTION TO ADOPT FINDINGS OF FACT			
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☒	Ron Regenscheid ☐	Dave Ubel ☐
2ND	David Hermanson ☐ ***Chair***	David Wendinger ☒ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐
VOTE TO ADOPT FINDINGS OF FACT	PASS ☒	FAIL ☐	VOTE: 6-0

APPLICANT: WILLIS WALTER
FILE: PLN21-01
DESCRIPTION: THREE-YEAR REVIEW OF A MINERAL EXTRACTION PERMIT TO MINE, CRUSH, AND STOCKPILE GRAVEL

APPLICANT COMMENT	Willis Walter was present. He had no comment.		
PUBLIC COMMENT	None.		
PUBLIC TESTIMONY	None.		
PUBLIC PARTICIPATION	None.		
MOTION	APPROVE WITH CONDITIONS ☒		DENY ☐
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☒
2nd	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☒	Ron Regenscheid ☐	Dave Ubel ☐
COMMISSIONER DISCUSSION	Commissioner Dranttel recused herself from the hearing.		

DRAFT

VOTE TO APPROVE REQUEST		PASS ☒	FAIL ☐	VOTE: 6-0
MOTION TO ADOPT FINDINGS OF FACT				
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
	Justin Laven ☐	Ron Regenscheid ☒	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☐	
2ND	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☒	
VOTE TO ADOPT FINDINGS OF FACT		PASS ☒	FAIL ☐	VOTE: 6-0

APPLICANT: W. LORENTZ & SONS CONSTRUCTION, INC.
FILE: PLN21-12
DESCRIPTION: MINERAL EXTRACTION PERMIT TO MINE, CRUSH, STOCKPILE, PROCESS, RECYCLE, AND WASH GRAVEL

APPLICANT COMMENT	Andrew and Nicholas Lorentz were present representing the applicant.			
PUBLIC COMMENT	Kenneth Drill called and objected to the request.			
PUBLIC TESTIMONY	Darin Drill testified on behalf of Kenneth Drill. He said that as far as he knows there is no existing access easement for the proposed mine.			
PUBLIC PARTICIPATION	None.			
MOTION	APPROVE WITH CONDITIONS ☒		DENY ☐	
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
	Justin Laven ☒	Ron Regenscheid ☐	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☐	
2nd	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☒	
COMMISSIONER DISCUSSION	Wendinger asked what would happen if the adjacent pit operator mined into the existing driveway. Nicholas Lorentz replied the landowner has an existing prescriptive easement to access the proposed mine. Wendinger asked if the easement was recorded. Lorentz said it was not. He stated the driveway would not be allowed to be removed because of the prescriptive easement. Landkamer noted condition 13 would address issues regarding access. Wendinger asked if access could come from CR25. Lorentz said it would be easier to access the site from CR25. Landkamer stated the road authority would have to approve any access to CR25. Lorentz noted he had discussed access from CR25 with the County Engineer but they had not reached an agreement. Laven stated he supported condition 13 requiring access verification. Landkamer stated the condition would allow the request to move forward and allow the parties to resolve access or look for an alternate access prior to issuance of the conditional use permit. Laven stated he met individually with the landowner on the property. Wendinger stated he too had visited the property.			
VOTE TO APPROVE REQUEST		PASS ☒	FAIL ☐	VOTE: 6-0
MOTION TO ADOPT FINDINGS OF FACT				
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
	Justin Laven ☐	Ron Regenscheid ☒	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☐	
2ND	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☒ ***Commissioner***	
	Justin Laven ☐	Ron Regenscheid ☐	Terry Morrow ☐ ***Commissioner, Alternate***	
			Dave Ubel ☐	

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VOTE TO ADOPT FINDINGS OF FACT	PASS ☒	FAIL ☐	VOTE: 6-0

APPLICANT: FOREST-LAWN HOLSTEINS, INC.
FILE: PLN21-15
DESCRIPTION: MODIFY AN EXISTING CATTLE FEEDLOT

APPLICANT COMMENT	Paul and Ashley Swenson were present. Mr. Swenson stated their existing facility is overcrowded and they do not have enough manure storage capacity. The proposal would alleviate both of these issues.		
PUBLIC COMMENT	None.		
PUBLIC TESTIMONY	None.		
PUBLIC PARTICIPATION	None.		
MOTION	APPROVE WITH CONDITIONS ☐		DENY ☐
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☒	Ron Regenscheid ☐	Dave Ubel ☐
2nd	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☒
COMMISSIONER DISCUSSION	Chair Hermanson recused himself from the hearing.		
VOTE TO APPROVE REQUEST	PASS ☒	FAIL ☐	VOTE: 6-0
MOTION TO ADOPT FINDINGS OF FACT			
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☒ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐
2ND	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☐	Ron Regenscheid ☒	Dave Ubel ☐
VOTE TO ADOPT FINDINGS OF FACT	PASS ☒	FAIL ☐	VOTE: 6-0

APPLICANT: JOHN AND VALERIE RIEKE
FILE: PLN21-16
DESCRIPTION: MODIFY AN EXISTING SWINE FEEDLOT

APPLICANT COMMENT	John and Valerie Rieke were present and had no comment.		
PUBLIC COMMENT	None.		
PUBLIC TESTIMONY	None.		
PUBLIC PARTICIPATION	None.		
MOTION	APPROVE WITH CONDITIONS ☐		DENY ☐
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☒ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐
2nd	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***
			Terry Morrow ☐ ***Commissioner, Alternate***
	Justin Laven ☒	Ron Regenscheid ☐	Dave Ubel ☐

DRAFT

COMMISSIONER DISCUSSION	None.			
VOTE TO APPROVE REQUEST	PASS ☒		FAIL ☐	VOTE: 6-0
MOTION TO ADOPT FINDINGS OF FACT				
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☒ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
			Terry Morrow ☐ ***Commissioner, Alternate***	
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐	
2ND	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☒ ***Commissioner***	
			Terry Morrow ☐ ***Commissioner, Alternate***	
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐	
VOTE TO ADOPT FINDINGS OF FACT	PASS ☒		FAIL ☐	VOTE: 6-0

OTHER:

OLD BUSINESS	None.			
OTHER BUSINESS	Laven asked if there was a way to have an alternative meeting date scheduled in case weather prohibited meeting on the original date – as was the case in March of 2020. Landkamer noted there were scheduling and noticing concerns with designating alternative dates. The bylaws would also need to be amended. In the past several years there have been only two instances where meetings had to be postponed due to weather.			
REVIEW OF PERMITS	The permits for the month of March were reviewed.			
COMMUNICATIONS	None.			
MOTION TO ADJOURN	10:18 P.M.			
1ST	David Hermanson ☐ ***Chair***	David Wendinger ☒ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
			Terry Morrow ☐ ***Commissioner, Alternate***	
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☐	
2ND	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
			Terry Morrow ☐ ***Commissioner, Alternate***	
	Justin Laven ☐	Ron Regenscheid ☐	Dave Ubel ☒	
VOTE TO ADJOURN		PASS ☒	FAIL ☐	VOTE: 6-0

DAVID HERMANSON, CHAIR		**DATE**	
JON HAMMEL, DEPUTY ZONING ADMINISTRATOR/ PLANNER		**DATE**	

DRAFT

Nicollet County Planning and Zoning Advisory Commission

April 19, 2021

The meeting will begin following the adjournment of the Nicollet County Board of Adjustment and Appeals Meeting

Doors Open at 6:45 PM

County Board Room, Nicollet County Government Center, 501 South Minnesota Avenue, Saint Peter MN 56082

Due to the COVID-19 (coronavirus) pandemic and resulting state and federal emergency declarations and guidance about limiting unnecessary person-to-person contact, the Planning and Zoning Advisory Commission meetings will be conducted under Minnesota Statute 13D.021 – Meetings by Telephone or Other Electronic Means. Some members may participate by telephone or other electronic means.

Due to the current health pandemic, only a limited number of persons will be allowed in the meeting room at one time. Persons in attendance must maintain proper social distancing at all times while in the building.

Copies of the meeting agenda and packet are available on the Nicollet County website at: https://mn-nicolletcounty.civicplus.com/AgendaCenter

Questions or comments regarding the meeting can be directed to Mandy Landkamer, Property Services Director, at 507-934-7074, or mandy.landkamer@co.nicollet.mn.us.

1. Call to Order
2. Roll Call
3. Review of Cancellations and Additions
4. Approval of Minutes: *January 25, 2021*
5. **PUBLIC HEARING PLN 21-13**
   Applicant: Lincoln Langhorst
   Owner: Jaclyn Langhorst Revocable Trust
   Request: Registered Land Survey No. 77
   Location: Part of the Western 1/2 of Section 32-111-28 in New Sweden Township
   Parcel Number: 08.032.0400

6. **PUBLIC HEARING PLN 21-07**
Applicant/Owner: LJ Farms, LLC
Request: Modify an existing cattle feedlot into a swine feedlot
Location: Part of the Northwest 1/4 of the Southwest 1/4 in Section 5-111-28 in New Sweden Township
Parcel Number: 08.005.0100

7. **PUBLIC HEARING PLN 21-10**
Applicants/Owners: Mark and Julie Frankamp
Request: After-the-fact conditional use permit for a level 2 home occupation
Location: Part of the Northeast 1/4 of the Northeast 1/4 of Section 32-111-28 in New Sweden Township
Parcel Number: 08.741.0200

8. **PUBLIC HEARING PLN 21-01**
Applicant/Owner: Willis Walter
Request: Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel
Location: Eastern 1/2 of the Northwest 1/4 of Section 05-110-026 in Traverse Township
Parcel Number: 12.105.0200

9. **PUBLIC HEARING PLN 21-12**
Applicant: W. Lorentz & Sons Construction, Inc.
Owner: River Valley Enterprises, LLC.
Request: Mineral extraction permit to mine, crush, stockpile, process, recycle, and wash gravel
Location: Part of the Western 1/2 of the Northwest 1/4 of Section 9-109-29 in Courtland Township
Parcel Number: 04.309.0710

10. **PUBLIC HEARING PLN 21-15**
Applicant: Forest-Lawn Holsteins, Inc.
Owner: Paul and Cynthia Swenson
Request: Modify an existing cattle feedlot
Location: Southwest 1/4 of the Southeast 1/4 in Section 22-111-28 in New Sweden Township
Parcel Number: 08.022.1105

11. **PUBLIC HEARING PLN 21-16**
Applicant/Owner: John and Valerie Rieke
Request: Modify an existing swine feedlot
Location: Part of the Northeast 1/4 of the Northeast 1/4 of Section 10-111-32 in Ridgely Township
Parcel Number: 11.110.0300

12. Review Permits
13. Old Business
14. Other Business
15. Communications
16. Adjourn

NICOLLET COUNTY EST. 1853

Planning & Zoning Advisory Commission

MINUTES JANUARY 25, 2021 7:44 PM NICOLLET COUNTY BOARD ROOM

BOARD MEMBERS	David Hermanson ☒ ***Chair***	David Wendinger ☒ ***Vice Chair***	Marie Dranttel ☒ ***Commissioner***	
			Terry Morrow ☐ ***Commissioner, Alternate***	
	Justin Laven ☐	Ron Regenscheid ☒	David Ubel ☒	Vacant ☐
ABSENT EXCUSED	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
			Terry Morrow ☐ ***Commissioner, Alternate***	
	Justin Laven ☒	Ron Regenscheid ☐	David Ubel ☐	Vacant ☐
ABSENT	David Hermanson ☐ ***Chair***	David Wendinger ☐ ***Vice Chair***	Marie Dranttel ☐ ***Commissioner***	
			Terry Morrow ☐ ***Commissioner, Alternate***	
	Justin Laven ☐	Ron Regenscheid ☐	David Ubel ☐	Vacant ☐
STAFF PRESENT	Property and Public Services Director Mandy Landkamer ☒			
	Deputy Zoning Administrator/Planner Jon Hammel ☒			
	Assistant County Attorney Megan E. Gaudette Coryell ☒			

ELECTION OF OFFICERS	
CHAIR	Wendinger nominated Hermanson for Chair, seconded by Regenscheid. The Commission voted unanimously to elect David Hermanson as Chair for 2021.
VICE CHAIR	Regenscheid nominated Wendinger for Vice-Chair, seconded by Hermanson. The Commission voted unanimously to elect David Wendinger as Vice-Chair for 2021.

REVIEW OF CANCELLATIONS & ADDITIONS None.

MOTION TO APPROVE MINUTES OF NOVEMBER 16, 2020 APPROVE ☒ APPROVE WITH REVISIONS ☐

1ST	Marie Dranttel ☐	David Hermanson ☐	Justin Laven ☐	Ron Regenscheid ☐
	Terry Morrow, Alt. ☐			
	David Ubel ☐	David Wendinger ☒	Vacant ☐	
2ND	Marie Dranttel ☐	David Hermanson ☐	Justin Laven ☐	Ron Regenscheid ☐
	Terry Morrow, Alt. ☐			
	David Ubel ☒	David Wendinger ☐	Vacant ☐	

VOTE TO APPROVE MINUTES PASS ☒ FAIL ☐ VOTE 5-0

PUBLIC APPEARANCES None.

Public Hearings

NEW ULM QUARTZITE QUARRIES, INC.	PLN21-02	THREE-YEAR REVIEW OF A MINERAL EXTRACTION PERMIT TO MINE, CRUSH, PROCESS, AND STOCKPILE QUARTZITE, INCLUDING AN ASPHALT HOT MIX PLANT AND CONCRETE BATCH PLANT

APPLICANT COMMENT	Andrew Gieseke was present on behalf of the applicant. He had no comment.
PUBLIC COMMENT	Brenda Guldan inquired about the request prior to the meeting. She did not object to the request.
PUBLIC TESTIMONY	None.
COMMISSIONER DISCUSSION	None.
MOTION	APPROVE WITH ATTACHED CONDITIONS ☒ DENY ☐

1ST	Marie Dranttel ☐	David Hermanson ☐	Justin Laven ☐	Ron Regenscheid ☐
	Terry Morrow, Alt. ☐			
	David Ubel ☐	David Wendinger ☒	Vacant ☐	
2nd	Marie Dranttel ☐	David Hermanson ☐	Justin Laven ☐	Ron Regenscheid ☐
	Terry Morrow, Alt. ☐			
	David Ubel ☒	David Wendinger ☐	Vacant ☐	
VOTE		PASS ☒	FAIL ☐	VOTE 5-0
MOTION TO ADOPT FINDINGS				
1ST	Marie Dranttel ☒	David Hermanson ☐	Justin Laven ☐	Ron Regenscheid ☐
	Terry Morrow, Alt. ☐			
	David Ubel ☐	David Wendinger ☐	Vacant ☐	
2nd	Marie Dranttel ☐	David Hermanson ☐	Justin Laven ☐	Ron Regenscheid ☒
	Terry Morrow, Alt. ☐			
	David Ubel ☐	David Wendinger ☐	Vacant ☐	
VOTE TO ADOPT FINDINGS		PASS ☒	FAIL ☐	VOTE 5-0

OLD BUSINESS	Landkamer distributed copies of the approved 2020 Comprehensive Plan to the Commission.
OTHER BUSINESS	None.
REVIEW OF PERMITS	The permits for November and December were reviewed.
COMMUNICATIONS	None.
MOTION TO ADJOURN	8:01 PM

1ST	Marie Dranttel ☐	David Hermanson ☐	Justin Laven ☐	Ron Regenscheid ☐
	Terry Morrow, Alt. ☐			
	David Ubel ☐	David Wendinger ☒	Vacant ☐	
2nd	Marie Dranttel ☐	David Hermanson ☐	Justin Laven ☐	Ron Regenscheid ☐
	Terry Morrow, Alt. ☐			
	David Ubel ☒	David Wendinger ☐	Vacant ☐	
VOTE TO ADJOURN		PASS ☒	FAIL ☐	VOTE 5-0

DAVID HERMANSON **CHAIR**	David Hermanson	**DATE**	4-19-2021
JON HAMMEL **PLANNER/DEPUTY ZONING ADMINISTRATOR**	J Hammel	**DATE**	4-22-21

NICOLLET
EST. COUNTY 1853

REGISTERED LAND SURVEY NO. 77

LINCOLN LANGHORST / JACLYN LANGHORST REVOCABLE TRUST

PLN21-13

NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION

SUBJECT:	PLN21-13
APPLICANT:	Lincoln Langhorst
LANDOWNER:	Jaclyn Langhorst Revocable Trust
LOCATION:	Part of the Western 1/2 of Section 32-111-28 in New Sweden Township
EXISTING ZONING:	Agricultural
HEARING DATE:	April 19, 2021
COUNTY BOARD:	April 27, 2021

REQUEST

The applicants have submitted a request for Registered Land Survey No. 77. The purpose of the request is to split the existing 120.01 acre property into two new properties. The proposed Tract A would contain 39.94 acres and Tract B would contain 80.07 acres. Tract A would then be sold to a neighboring landowner. The ownership of Tract B would not change. The existing property has a Torrens Title and cannot be split using a metes and bounds description. As such, a Registered Land Survey is required (see Minnesota Statute 508.47, Subd. 2).

Existing Land Use:
The existing land use is agricultural cropland. The property is undeveloped and does not contain a building site.

Surrounding Land Use:
The neighboring land use is agricultural.

NEIGHBOR NOTIFICATION

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

RECOMMENDATIONS

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

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.

2. The applicant shall record the registered land survey within 60 days of approval of this request.

Parcel No: 08.032.0400
Map No: 0632300001

Applicant:
Landowner:

PLN21-13

ATTACHMENT A **Application**

ATTACHMENT B **Location Map**

ATTACHMENT C **Site Aerial**

ATTACHMENT D **Neighbor Notification List**

ATTACHMENT E **Documents Submitted by Applicant**

E.1 Registered Land Survey No. 77

E.2 Surveyor Email, Re: Purpose of Request

NICOLLET COUNTY EST. 1853

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

PLANNING & ZONING ADVISORY COMMISSION
APPLICATION

Total Fees: $

Map#: 0632300001
Parcel#: 080320400
Permit#: PLN21-00013
Date: March 23, 2021

Applicant: LINCOLN LANGHORST, JACLYN R LANGHORST REVOCABLE TRUST, 14 NEWCASTLE CT, NORTH MANKATO MN 56003
Phone: 237-5581
Owner: LANGHORST JACLYN R REVOCABLE TRUST, 14 NEWCASTLE CT, NORTH MANKATO MN 56003
Property Address: 0,
Abbreviated Legal Description: W 1/2 OF E 1/2 OF NW 1/4 ACRES 40.00 W 1/2 OF E 1/2 OF SW 1/4 ACRES 40.00 SW 1/4 OF SW 1/4 ACRES 40.00
Township: New Sweden Township

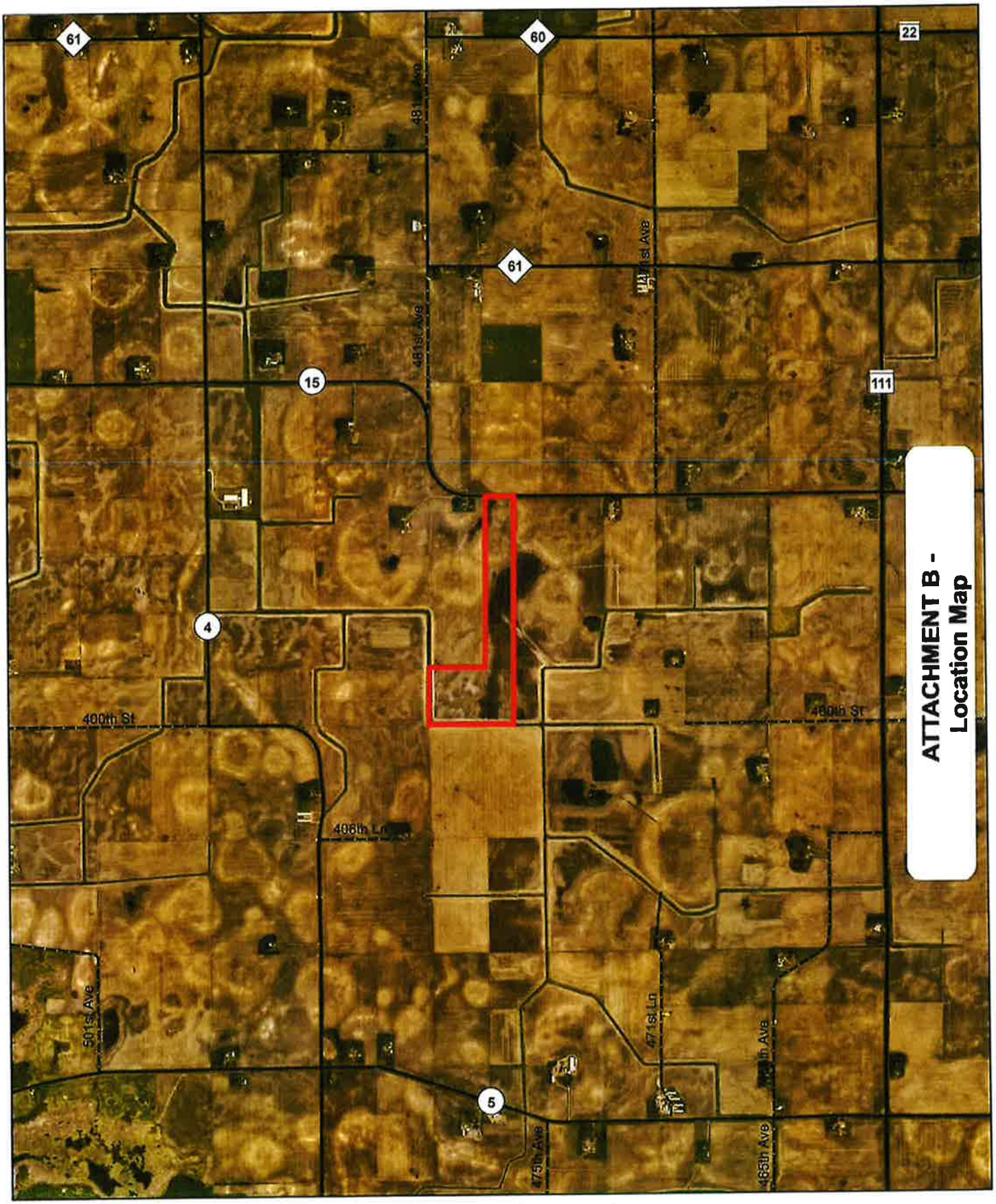
Record Type: Final Plat
Category:
Project Description: Registered Land Survey No. 77. Ref: Subdivision Ordinance 502, 503.

Planning Commission Hearing Date: 04/19/2021
Board of Commissioners Date: 04/27/2021

APPLICANT SIGNATURE

3-23-21
DATE

ATTACHMENT A - Application



ATTACHMENT B - Location Map

Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

N W E S

0 1,400 2,800 Feet

1:35,000

1 inch = 2,917 feet



Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

N W E S

0 300 600 Feet

1:7,200

1 inch = 600 feet

CARL BETZING
48388 FORT RD
NICOLLET MN 56074-4269

BLUESTEM LAND LLC
42505 COUNTY ROAD 15
SAINT PETER MN 56082

CALEB BOETTCHER
47785 COUNTY ROAD 15
NICOLLET MN 56074

ARDEN ENTER LIVING TRUST
46437 400TH ST
NICOLLET MN 56074

DEAN G & PAMELA J ENTER
1707 MISSION LN
SAINT PETER MN 56082

MARION C GIEFER
820 WELS CT
NICOLLET MN 56074

HERMEL FARMS LLC
524 N 7TH ST
SAINT PETER MN 56082

JEFFREY R & ANGELA M HERRLEY
47739 COUNTY ROAD 15
NICOLLET MN 56074

DIANE K KROHN TRUST AGREEMENT
40778 465TH AVE
NICOLLET MN 56074

LORI E KROHN TRUST
47430 FORT RD
NICOLLET MN 56074

JACLYN LANGHORST REV TRUST
14 NEWCASTLE CT
NORTH MANKATO MN 56003

STEVEN LANGHORST REV TRUST
50128 370TH ST
LAFAYETTE MN 56054

JOHN & LORIE RENNEKE
37308 471ST AVE
NICOLLET MN 56074

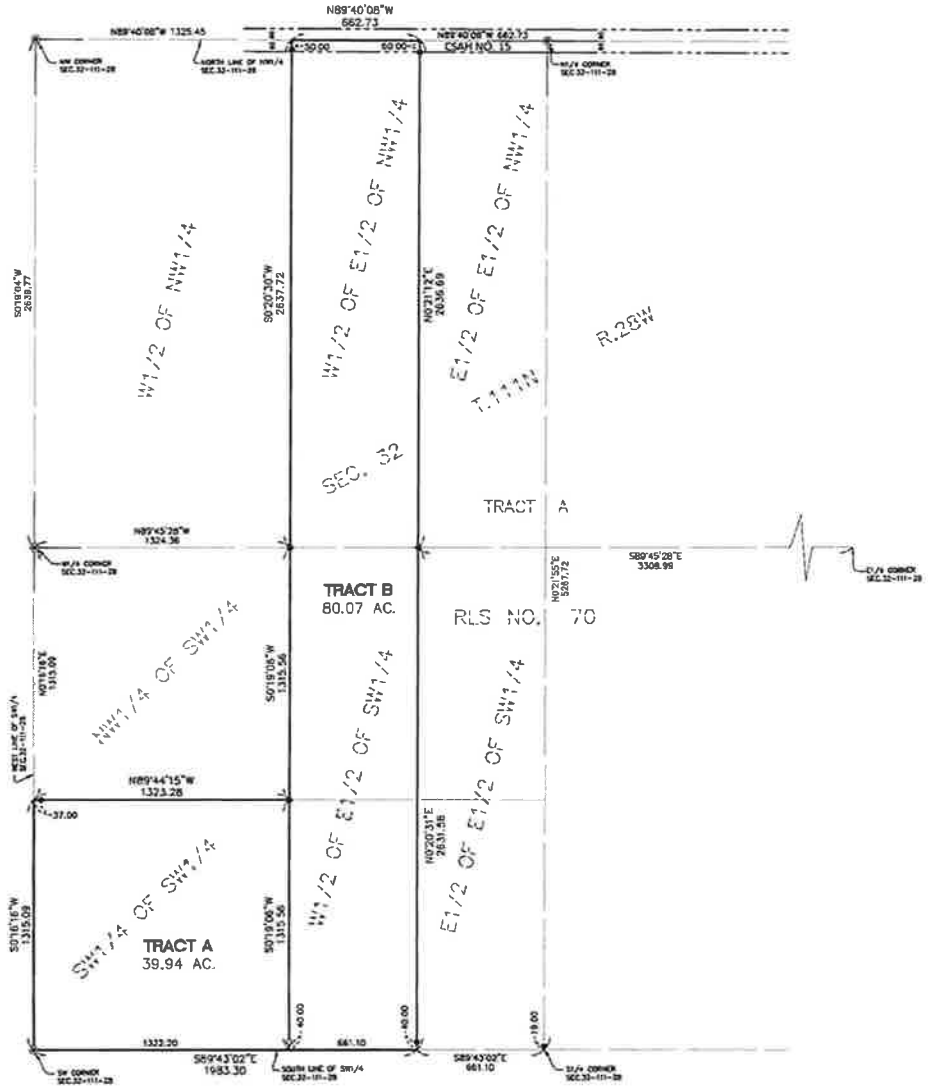
ALAN & VIRGINIA SCHEURER
105 ELLA CT
MANKATO MN 56001

JEFFREY F WILLS
43306 451ST AVE
NICOLLET MN 56074

NEW SWEDEN TOWNSHIP
36329 STATE HIGHWAY 22
NICOLLET MN 56074

ATTACHMENT D - Neighbor Notification List

REGISTERED LAND SURVEY NO. 77



SURVEYOR'S CERTIFICATE

I hereby certify that in accordance with the provisions of Minnesota Statutes, Section 508.47, I have surveyed the following described property situated in the County of Nicollet, State of Minnesota

TORRENS CERTIFICATE NO. 13157

West Half of the East Half of the Northwest Quarter, West Half of the East Half of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 32, Township 111 North, Range 28 West, Nicollet County, Minnesota

I hereby certify that this Registered Land Survey was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that this Registered Land Survey is a correct representation of said parcel of land

Dated this ___ day of _____, 2021.

_____

Luke Krenz, Licensed Surveyor

Minnesota License No. 48535

NOTARY'S CERTIFICATE

State of Minnesota

County of Sibley

The foregoing Surveyor's Certificate was acknowledged before me, this ___ day of _____, 2021 by Luke Krenz, Licensed Land Surveyor.

_____ _____

Signature Name Printed

Notary Public, Sibley County, Minnesota

My commission expires _____.

TOWNSHIP BOARD OF SUPERVISORS

Township of New Sweden

I/We do hereby certify that on the ___ day of _____, 2021, the Board of Supervisors for the Township of New Sweden, Nicollet County, Minnesota has approved the REGISTERED LAND SURVEY NO. 77

_____ _____

Town Chair Town Clerk

NICOLLET COUNTY BOARD

I/We hereby certify that on the ___ day of _____, 2021 the Board of Commissioners of Nicollet County, Minnesota approve the REGISTERED LAND SURVEY NO. 77.

_____ _____

Chair Clerk

PLANNING COMMISSION

I/We hereby certify that on the ___ day of _____, 2021, the Planning and Zoning Advisory Commission Nicollet County, Minnesota, did duly approve this REGISTERED LAND SURVEY NO. 77

_____ _____

Chair Secretary

NICOLLET COUNTY PUBLIC SERVICES

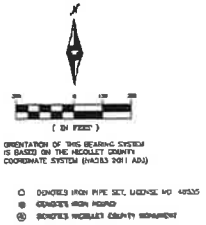
I hereby certify that taxes payable and/or special assessments in the year 2021 on the lands described within are paid in full and there are no delinquent taxes and that transfer was entered this ___ day of _____, 2021.

_____

Nicollet County Public Services Manager

VICINITY MAP
SEC. 32 TWP. 111 N, RGE. 28 W.
NICOLLET COUNTY, MINNESOTA
(NOT TO SCALE)





ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NICOLLET COUNTY COORDINATE SYSTEM (NAD83 2011 ADJ)

○ DENOTES IRON PIPE SET, LICENSE NO 48535
● DENOTES IRON MONUMENT FOUND
Ⓐ DENOTES NICOLLET COUNTY MONUMENT

ATTACHMENT E.1 -
RLS No. 77

From: Luke Kranz [mailto:lukeckranz@gmail.com]
Sent: Monday, March 22, 2021 7:46 AM
To: Jon Hammel; lincoln_langhorst@wakefieldpork.com
Subject: Re: Proposed RLS 77

Hello Jon,

Let's plan on the client signing the application. I've included Lincoln Langhorst to this email. Assuming coming into your office for signing and paying the fee is appropriate? Below is the brief project description as requested. I'm planning on sending you the final PDF later today or tomorrow.

The owners of a 120 acre parcel in Section 32 of New Sweden Township would like to sell off a 40 acre parcel to a neighboring property. The 120 acre property is owned by Jaclyn Langhorst Rev. Trust, Parcel 08.032.0400. They are wanting to sell the southwesterly 40 acres to the neighbor to the north, Hermel Farms LLC, Parcel 08.0320205. The Langhorst property has a Torrens title so a Registered Land Survey is required. The Registered Land Survey creates a Tract A and a Tract B; whereas Tract A is to be sold off to Hermel Farms, LLC.

Please let me know if you have any questions.

Luke Kranz

L & S Surveying, LLC

612.916.3019

ATTACHMENT E.2 - Surveyor Email

NICOLLET
EST. COUNTY 1853

CONDITIONAL USE PERMIT

MODIFY AN EXISTING CATTLE FEEDLOT INTO A SWINE FEEDLOT

LJ FARMS, LLC

PLN21-07

NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION

SUBJECT:	PLN21-07, Conditional Use Permit
APPLICANT:	LJ Farms, LLC
LOCATION:	Part of the Northwest 1/4 of the Southwest 1/4 in Section 5-111-28 in New Sweden Township
PARCEL NO:	08.005.0100
EXISTING ZONING:	Agricultural Preservation
HEARING DATE:	April 19, 2021

REQUEST

The applicant proposes to modify an existing cattle feedlot into a swine feedlot. The existing feedlot facility consists of 30 dairy heifers (21 animal units) and 44 feeder cattle (30.8 animal units) in two partial confinement barns and one 14,600 square-foot open lot without runoff controls. The total existing number of animals is 74 and the total number of animal units is 51.8. The proposal involves the removal of the existing animals from the site. It also involves the demolition and removal of existing structures, including the open lot without runoff controls.

The proposed feedlot facility would consist of 2,328 swine more than 300 pounds (931.2 animal units) and 160 swine between 55 and 300 pounds (48 animal units) in two total confinement barns with two below barn concrete tank liquid manure storage areas. The total proposed number of animals is 2,488 and the total number of animal units is 979.2.

The number of animals at the facility would increase from 74 cattle to 2,488 swine, or by a total of 2,414 animals. The number of animal units would increase from 51.8 to 979.2, or by a total of 927.4 animal units.

	Current # of Animals and Animal Units		**Proposed # of Animals and Animal Units**	
Animal Type	**Number**	**A.U.**	**Number**	**A.U.**
Dairy heifers	30	21	0	0
Feeder cattle	44	30.8	0	0
Swine weighing between 55 lbs. and 300 lbs.	0	0	160	48
Swine weighing more than 300 lbs.	0	0	2,328	931.2
TOTAL	**74**	**51.8**	**2,488**	**979.2**

Existing Feedlot Components*

Size	Structure Type	Animal Type	Number of Animals
55' x 70'	Partial confinement barn	Feeder cattle	30
60' x 90'	Partial confinement barn	Dairy heifers	44
14,600 sf	Open lot with no runoff controls	n/a	n/a

**These structures are to be demolished and removed as part of proposal.*

Proposed Feedlot Components*

Size	Structure Type	Animal Type	Number of Animals
132' x 330'	Total confinement barn with slatted floor	Swine weighing between 55 lbs. and 300 lbs.	160
		Swine over 300 lbs.	432
132' x 330' x 2'	Below barn concrete tank	n/a	n/a
142' 8" x 520'	Total confinement barn with slatted floor	Swine over 300 lbs.	1,896
142' 8" x 520' x 10'	Below barn concrete tank	n/a	n/a

**These structures would be new construction.*

Existing Land Use:
The project involves a 202.9 acre property. The majority of the property is cropland. The property has an existing farm building site. The proposal is to split the existing building site off from the current property. The new lot would be approximately 26 acres in size. The existing building site includes a dwelling, garage, milking parlor, two loafing sheds, two machine sheds, and a granary. There are ten other structures on the property. These structures are in various states of dilapidation and the Assessor assigns them no-value.

Surrounding Land Use:
The surrounding land use is predominantly agricultural. The property is along the Nicollet/Sibley county line. The property is located 7.5 miles east of the City of Lafayette, 0.75 miles north of County Road 1, and 1 mile west of State Highways 22 and 111.

Access:
The site has an existing access onto 481st Avenue. The road authority is New Sweden Township.

Dead Animal Disposal:
The applicant's method of disposal is to compost.

Manure Management Plan:
A Manure Management Plan has been submitted in accordance with Minnesota Rules Section 7020.2225. The applicant has 865.73 spreading acres available. Only 384 spreading acres are required per year.

Manure Handling:
The manure from the total confinement barn will be stored in the below barn concrete pits. The manure will be emptied in the fall and will be transported and incorporated in accordance with Minnesota Pollution Control Agency rules.

Septic System:
The applicant may construct an office with toilet and shower facilities as part of the project. If so, the applicant will be required to submit a sewage treatment system design. The design must be prepared by a septic system designer licensed in the State of Minnesota. If the system design is for a holding tank, the design must be accompanied by a signed pumping contract.

Setbacks:
The proposal exceeds the County's requirements for development in the AG district. The proposed setbacks are as follows:

Minimum Setbacks

Type	Required	Proposed
Front Yard (W)	35'	455'
Side Yard (N)	20'	196'
Side Yard (S)	20'	149'
Rear Yard (E)	20'	243'
Ditch (NE)	100'	1,313'
OFFSET Odor Modeling 93% to non-associated dwelling (NW)	2,909'	3,012'
OFFSET Odor Modeling 99% to City of Lafayette (W)	2.7 miles	7.5 miles

Solid Waste:
The solid waste associated with the demolition and removal of the existing structures, and with the construction of the new structures, must be disposed of in accordance with the Nicollet County Solid Waste Ordinance and Minnesota Pollution Control Agency standards and requirements.

MINNESOTA POLLUTION CONTROL AGENCY STANDARDS

The project met the large concentrated animal feeding operation (CAFO) threshold for issuance of a state permit. The threshold is 2,500 or more swine weighing 55 pounds or more. The proposal is for 2,488 swine weighing more than 55 pounds and does not meet the aforementioned threshold as a CAFO. The applicant would be applying for a Construction Short Form Permit through Nicollet County.

NEIGHBOR NOTIFICATION

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

CONDITIONAL USE PERMIT CRITERIA

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

   True, because:

   - The proposed facility meets the applicable standards of Sections 505, 602, and 715 of the Zoning Ordinance for feedlots in the Agricultural Preservation zoning district.
   - The size and design of the barn appears to be typical of feedlot developments within the county.
   - The proposal appears to meet the applicable Minnesota Pollution Control Agency standards for swine feedlots.

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

   True, because:

   - The site contains an existing cattle feedlot.
   - The size and function of the proposed facility is not unreasonable for the surrounding infrastructure.
   - It appears the existing public infrastructure is suited for agricultural development.

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

   True, because:

   - The location is within a predominantly agricultural area.
   - The proposal meets the required OFFSET setback from neighboring dwellings.

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

   True, because:

   - The predominant land use in the area is agricultural in nature.
   - The barn size and function appears to be typical of feedlot development within the county.
   - The proposal meets all applicable setbacks, including the front, side, and rear yard and OFFSET setbacks.
   - The proposal involves the removal of existing dilapidated structures (e.g. cattle barns, machine sheds, dwelling, etc.).

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

   True, because:

   - The requested use meets the applicable setbacks, standards, and requirements found in Sections 505, 602, and 715 of the Zoning Ordinance for feedlots in the Agricultural Preservation zoning district.

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

   True, because:

   - The plan notes the importance of agriculture to the county and to the local economy.
   - The proposal is for an agricultural use within an existing agricultural area.

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

   True, because:

   - The barn will be of a size and function that is typical for a swine feedlot.
   - The proposal meets the required OFFSET setback.
   - The applicable county and state standards for manure handling and manure management will be met.
   - The existing dilapidated structures (e.g. cattle barns, dwelling, etc.) will be removed from the property and disposed of in accordance with Minnesota Pollution Control Agency standards and the Nicollet County Solid Waste Ordinance.

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

   True, because:

   - The property already contains a feedlot.
   - The surrounding land use is predominantly agricultural.
   - The site is located in an existing farm landscape.

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

   True, because:

   - The site meets the required OFFSET setback to nearby non-associated residences.
   - The proposal will meet the applicable county and state standards for manure handling and management.
   - The facility will follow Board of Animal Health regulations for the disposal of dead animals.

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

Will Not – True, because:

- The request is proposed to meet the standards for feedlots in the Agricultural Preservation zone, with no apparent adverse effects to the public health, safety, and welfare.

RECOMMENDATIONS

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

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.

2. The zoning permit is invalid if the holder has not substantially completed the building within the period of time allowed on the zoning permit connected with this conditional use permit.

3. The conditional use permit will be periodically reviewed by the county to ensure compliance with the permit and permit conditions.

4. 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.

5. The applicant must provide, maintain, and follow an approved manure management plan under the guidelines set forth in Minnesota Rules Chapter 7020.2225.

6. Manure that is in liquid or slurry form is to be injected or spread and incorporated within 24 hours of spreading.

7. Manure when transported by truck/spreader to fields off site must be covered or in a leak proof tank to avoid any potential manure spills on public roads.

8. If required, the applicant must obtain a Department of Natural Resources Division of Waters' Water Appropriations Permit.

9. Dead animals must be disposed of in accordance with the Board of Animal Health regulations.

10. The applicant must notify Property Services at least three days prior to start of construction, including any related earth work.

11. If required, a Construction Stormwater permit must be obtained prior to start of construction.

12. Before construction begins, the applicants must have the appropriate county feedlot and zoning permits in hand.

13. The approved feedlot permit application, conditional use permit, and supporting information will remain on file with Property Services.

14. The applicants must maintain the described and necessary technology to meet the 93% and 99% OFFSET Annoyance Free Odor Rating.

15. Prior to the issuance of a zoning permit for the feedlot facility, a sewage treatment system design, prepared by a septic system designer licensed in the State of Minnesota, must be submitted and approved by Property Services.

16. Any solid waste associated with the removal of the existing structures must meet all applicable regulations for the disposal of solid waste, including the Nicollet County Solid Waste Ordinance and Minnesota Pollution Control Agency Rules.

17. All boreholes associated with the proposed barn construction must be sealed throughout the entire depth, as per Minnesota Rules Chapter 7020.2100 Subpart 4 (A.3).

18. The existing septic system for the existing dwelling on the property must be abandoned per Minnesota Rules Chapter 7080.2500 within 90 days of the issuance of the conditional use permit.

19. The property must have two identified septic system locations, as per the Nicollet County Zoning Ordinance Section 734.4(1.C) and Minnesota Rules Chapter 7082.100 Subpart 3(F). The primary and secondary/alternative septic system locations shall be protected from being disturbed until such time that both areas are used for the soil treatment area portion of the septic system.

Parcel No: 08.005.0100
Map No: 0605100001

Applicant/Landowner: LJ Farms, LLC

PLN21-07

ATTACHMENT A **Application**

ATTACHMENT B **Criteria for Conditional Use Permit**

ATTACHMENT C **Location Map**

ATTACHMENT D **Aerial**

- D.1 Large Aerial
- D.2 Small Aerial

ATTACHMENT E **Neighbor Notification List**

ATTACHMENT F **Documents Submitted by Applicant**

- F.1 Permission Statement
- F.2 Site Plan
- F.3 MPCA Permit Application
- F.4 Geotechnical Report
- F.5 Manure Storage Manual
- F.6 Pit Plans

ATTACHMENT G **OFFSET Model**

ATTACHMENT H **Assessor Diagram**

NICOLLET COUNTY EST. 1853

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

PLANNING & ZONING ADVISORY COMMISSION APPLICATION

Total Fees: $446.00

Map#: 0605100001
Parcel#: 080050100
Permit#: PLN21-00007
Date: February 23, 2021

Applicant: Lincoln Langhorst, LJ Farms, LLC, 410 Main Avenue E, Gaylord MN 56334
Phone: 237-5581
Owner: HERMEL FARMS LLC, 524 N 7TH ST, SAINT PETER MN 56082
Property Address: 34701 481ST AVE, GAYLORD MN 55334
Abbreviated Legal Description: NW 1/4 ACRES 162.59 NW 1/4 OF SW 1/4 ACRES 40.00
Township: New Sweden Township

Record Type: Conditional Use
Category: Feedlot
Project Description: To modify an existing cattle feedlot into a swine feedlot with the construction of two total confinement swine barns (132' x 330' and 142'8" x 520') with two below barn concrete tank liquid manure storage areas (132' x 330' x 2' and 142'8" x 520' x 10'). The total proposed number animal units will increase from 51.8 to 979.2. This includes 2,328 swine more than 300 pounds (931.2 animal units) and 160 swine between 55 and 300 pounds (48 animal units). The project includes the removal of two partial confinement cattle barns (55' x 70' and 60' x 90') and one 14,600 square-foot open lot without runoff controls. Ref: Zoning Ordinance 505, 602.3, 715.

Planning Commission Hearing Date: 03/15/2021
Board of Commissioners Date: 03/23/2021

APPLICANT SIGNATURE

2-23-21
DATE

ATTACHMENT A
Application

NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION
CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant/ Property Owner: L J Farms, LLC
Date: April 19, 2021
File: PLN21-07
Use Requested: Modify an existing cattle feedlot into a swine feedlot

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.

Marie Dranttel	☒ YES	☐ NO	**WHY: The size and design of the barn is typical of feedlot development in the county. The proposal meets the applicable MPCA standards for swine feedlots.**
David Hermanson	☒ YES	☐ NO	
Justin Laven	☒ YES	☐ NO	
Ron Regenscheid	☒ YES	☐ NO	
David Ubel	☒ YES	☐ NO	
David Wendinger	☒ YES	☐ NO	

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

Marie Dranttel	☒ YES	☐ NO	**WHY: The existing public infrastructure is suitable for agricultural development. The site contains an existing cattle feedlot. The use is not unreasonable for the surrounding infrastructure.**
David Hermanson	☒ YES	☐ NO	
Justin Laven	☒ YES	☐ NO	
Ron Regenscheid	☒ YES	☐ NO	
David Ubel	☒ YES	☐ NO	
David Wendinger	☒ YES	☐ NO	

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

Marie Dranttel	☒ YES	☐ NO	**WHY: The proposal meets the required OFFSET setback from neighboring dwellings. The location is in a predominantly agricultural area.**
David Hermanson	☒ YES	☐ NO	
Justin Laven	☒ YES	☐ NO	
Ron Regenscheid	☒ YES	☐ NO	
David Ubel	☒ YES	☐ NO	
David Wendinger	☒ YES	☐ NO	

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

Marie Dranttel	**☒ YES**	**☐ NO**	**The size and design of the barn is typical of swine feedlot development in the county. The location is in a predominantly agricultural area. The proposal includes the removal of deteriorated structures. The proposal meets all applicable setbacks.**
David Hermanson	**☒ YES**	**☐ NO**	
Justin Laven	**☒ YES**	**☐ NO**	
Ron Regenscheid	**☒ YES**	**☐ NO**	
David Ubel	**☒ YES**	**☐ NO**	
David Wendinger	**☒ YES**	**☐ NO**	

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

Marie Dranttel	**☒ YES**	**☐ NO**	**WHY: The proposal meets the applicable standards and requirements of Sections 505, 602, and 715 of the Zoning Ordinance for feedlots in the Agricultural zoning district.**
David Hermanson	**☒ YES**	**☐ NO**	
Justin Laven	**☒ YES**	**☐ NO**	
Ron Regenscheid	**☒ YES**	**☐ NO**	
David Ubel	**☒ YES**	**☐ NO**	
David Wendinger	**☒ YES**	**☐ NO**	

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

Marie Dranttel	**☒ YES**	**☐ NO**	**WHY: The proposal is for an agricultural use in. an existing agricultural area. It is an Ag use in the Ag district.**
David Hermanson	**☒ YES**	**☐ NO**	
Justin Laven	**☒ YES**	**☐ NO**	
Ron Regenscheid	**☒ YES**	**☐ NO**	
David Ubel	**☒ YES**	**☐ NO**	
David Wendinger	**☒ YES**	**☐ NO**	

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

Marie Dranttel	**☒ YES**	**☐ NO**	**WHY: The proposal meets the county and state standards for manure handling and management. The size of the facility is typical for the county. The proposal includes modern noise and odor control measures. The applicant will be removing unsightly structures.**
David Hermanson	**☒ YES**	**☐ NO**	
Justin Laven	**☒ YES**	**☐ NO**	
Ron Regenscheid	**☒ YES**	**☐ NO**	
David Ubel	**☒ YES**	**☐ NO**	
David Wendinger	**☒ YES**	**☐ NO**	

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

Marie Dranttel	**☒ YES**	**☐ NO**	**WHY: The site already contains an existing feedlot. The site is located in an existing farm landscape.**
David Hermanson	**☒ YES**	**☐ NO**	
Justin Laven	**☒ YES**	**☐ NO**	
Ron Regenscheid	**☒ YES**	**☐ NO**	
David Ubel	**☒ YES**	**☐ NO**	
David Wendinger	**☒ YES**	**☐ NO**	

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

Marie Dranttel	**☒ YES**	**☐ NO**	**WHY: The site meets the required OFFSET setbacks to non-associated residences. The proposal meets the county and state standards for manure management and odor control.**
David Hermanson	**☒ YES**	**☐ NO**	
Justin Laven	**☒ YES**	**☐ NO**	
Ron Regenscheid	**☒ YES**	**☐ NO**	
David Ubel	**☒ YES**	**☐ NO**	
David Wendinger	**☒ YES**	**☐ NO**	

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

Marie Dranttel	**☒ YES**	**☐ NO**	**WHY: The proposal meets the standards for feedlot development in the Agricultural zone of Nicollet County.**
David Hermanson	**☒ YES**	**☐ NO**	
Justin Laven	**☒ YES**	**☐ NO**	
Ron Regenscheid	**☒ YES**	**☐ NO**	
David Ubel	**☒ YES**	**☐ NO**	
David Wendinger	**☒ YES**	**☐ NO**	

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

THE NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION:
(APPROVES __X___) (DENIES _____) THE REQUESTED CONDITIONAL USE PERMIT

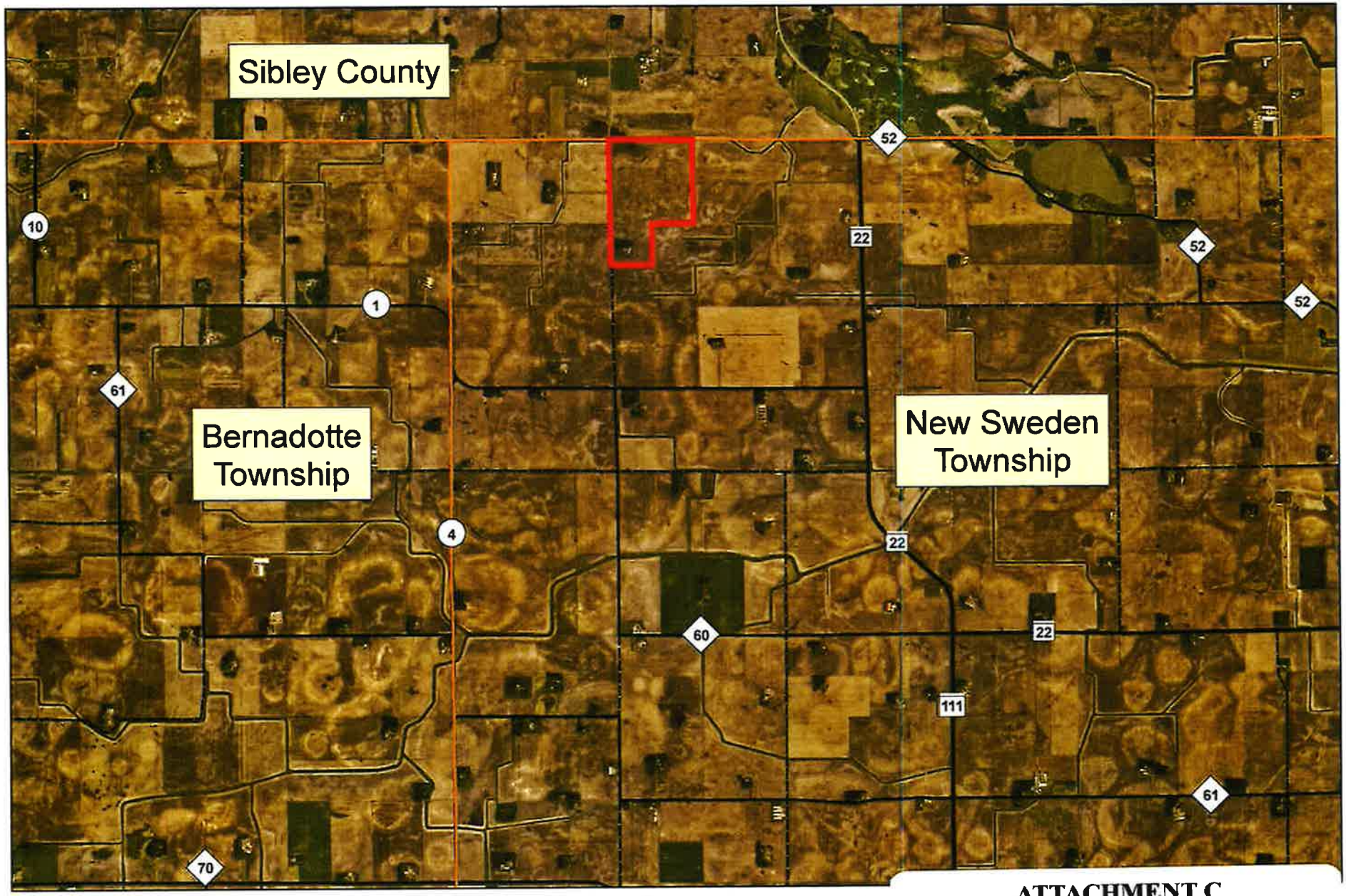
This decision is based on:
__X___ Application
__X____ Staff report
__X___ Pictures
__X___ Information received at public hearing

_____Viewed by Members of Commission:

Dranttel ____ Regenscheid ____
Hermanson ____ Ubel ____
Laven ____ Wendinger

Facts supporting the answer to each question above are hereby certified to be the Findings of the Nicollet County Planning and Zoning Advisory Commission.

Date: _____ Chair: _____



Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual o- consequential damage incurred as a result of any user's reliance on this data.

1:50,000 1 inch = 4,167 feet

N W E S

0 2,000 4,000 Feet

Legend

- L J Farms
- Township Boundary

ATTACHMENT C
Location Map

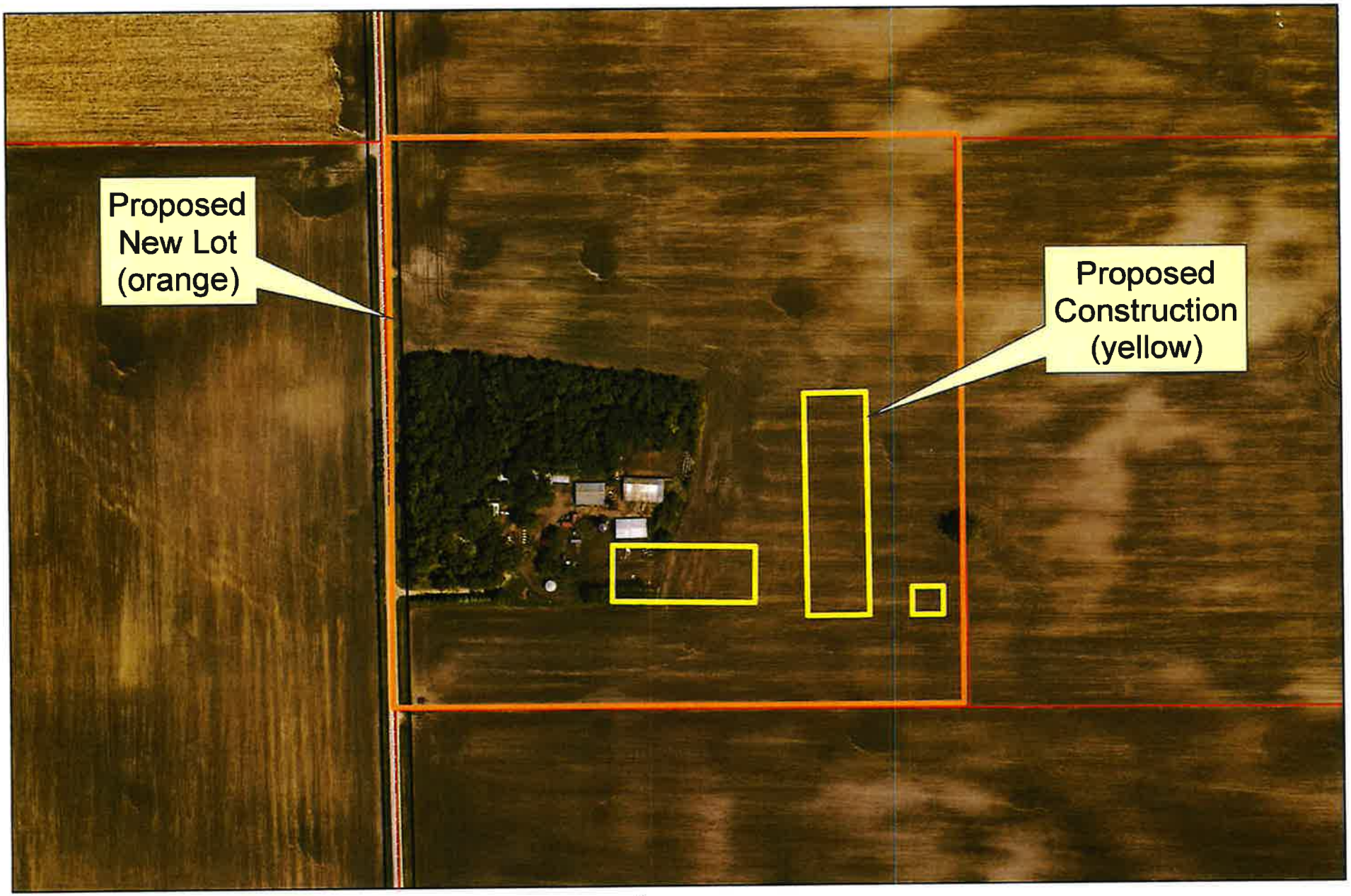


Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

1:6,000 1 inch = 500 feet

N W E S

0 250 500 Feet



Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

1:3,600 1 inch = 300 feet

N W E S

0 150 300 Feet

ATTACHMENT D.2
Small Aerial

AMRY LANGHORST REV TRUST
410 MAIN AVE E
GAYLORD MN 55334

BLUESTEM LAND LLC
42505 COUNTY ROAD 15
SAINT PETER MN 56082

DORIS KADUCE TRUST
1927 ROCK RIDGE LN
SAINT PETER MN 56082

GALEN HANSCH
1305 NORETTA DR
NORTH MANKATO MN 56003

HERMEL FARMS LLC
524 N 7TH ST
SAINT PETER MN 56082

JOHN VANDER LOUW
5680 DEER TRL
WOODBURY MN 55129

LARRY VANDER LOUW
917 S BROADWAY
NEW ULM MN 56073

LINDA & GREGORY REINERT
34318 481ST AVE
GAYLORD MN 55334

MEYER FAMILY LLLP
30924 STATE HWY 22
GAYLORD MN 55334

RONALD & JEANNE BRUSS
34541 491ST AVE
LAFAYETTE MN 56054

STEVEN & BONNA GOSTOMCZIK
524 N 9TH ST
SAINT PETER MN 56082

SUSAN SCHOTT
34472 STATE HWY 22
GAYLORD MN 55334

NEW SWEDEN TOWN BOARD
36329 STATE HIGHWAY 22
NICOLLET MN 56074

ATTACHMENT E
Neighbor Notification List

To Whom It May Concern:

Hermel Farms, LLC, is the current owner of certain real property that is located in Nicollet County, Minnesota, and is legally described as follows:

> the South 858 feet of the Northwest Quarter of the Southwest Quarter of Section 5, Township 111 North, Range 28 West, Nicollet County, Minnesota (comprising 26.0 acres, more or less)

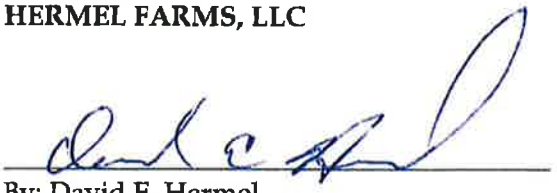
(the "Building Site"). The Building Site is currently part of a larger parcel of real property that is identified as Parcel ID No. 08.005.0100.

Hermel Farms, LLC, has entered into an Exchange Agreement dated February 19, 2021, pursuant to which it has agreed to convey the Building Site to LJ Farms, LLC. In anticipation of this conveyance, Hermel Farms, LLC, hereby grants permission to LJ Farms, LLC, and/or Wakefield Pork, Inc., to apply for a conditional use permit to construct and operate a hog feedlot on the Building Site.

The registered office for Hermel Farms, LLC, is located at 100 Oak Terrance Court, North Mankato, MN 56003.

Thank you for your attention concerning this matter.

HERMEL FARMS, LLC

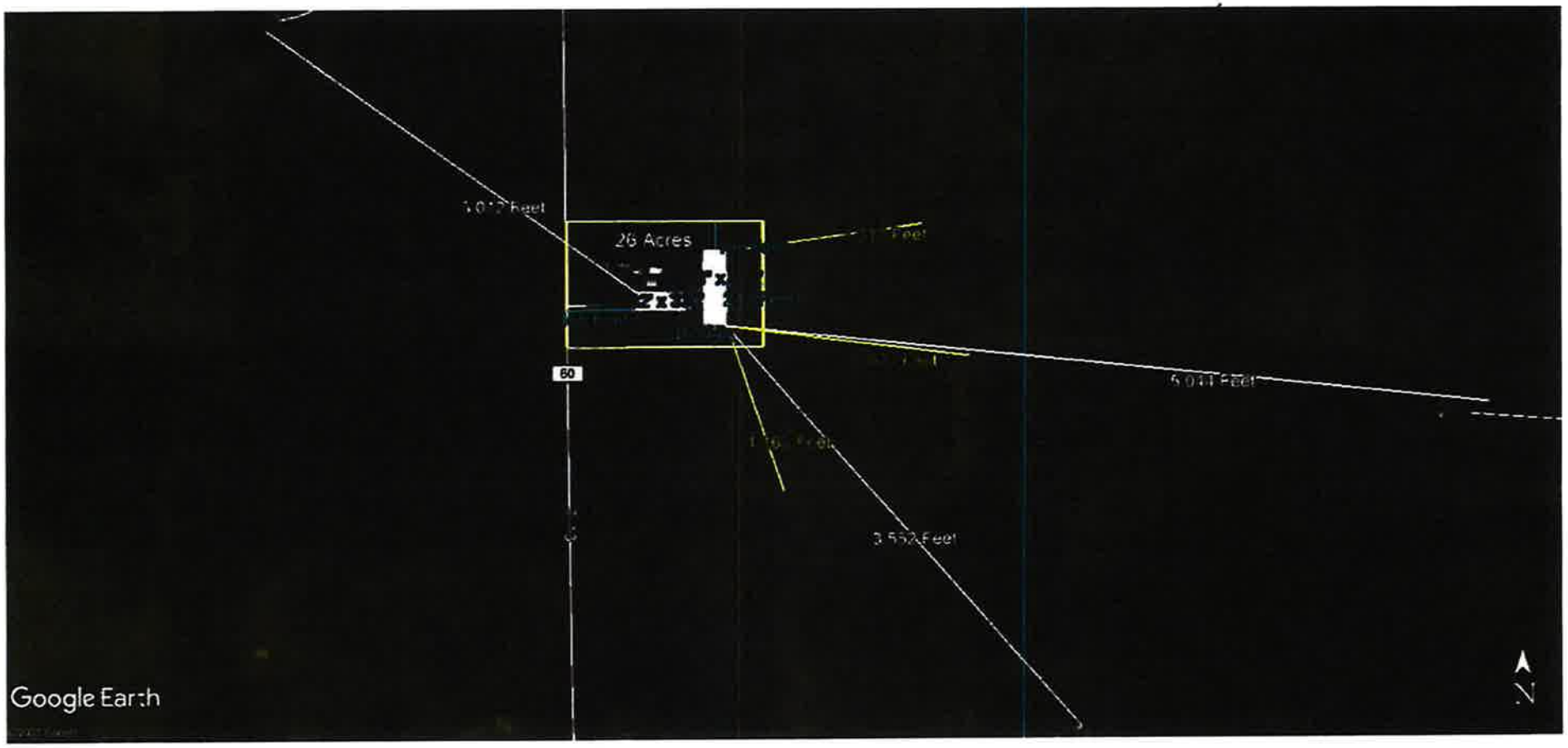


Dated: February 19, 2021

By: David E. Hermel
Its: Manager

ATTACHMENT F.1
Permission Statement

RECEIVED
FEB 19 2021
NICOLLET COUNTY
PROPERTY SERVICES



Lincoln Langhorst 2-19-21

ATTACHMENT F.2
Site Plan

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North
St. Paul, MN 55155-4194

Animal feedlot or manure storage area permit application

CSF and Interim Permit Program

Doc Type: Permit Application

Applicability: Use this form to obtain, modify, or extend the term of a construction short form (CSF) or interim permit.
Keep a copy of this application form and all submittals for your records.

After completing and signing this form, submit it and any required enclosures as instructed below:

For facilities located in a delegated county, send the signed form and any enclosures to the County Feedlot Officer (CFO).
All other facilities must submit this form and any enclosures to the Minnesota Pollution Control Agency (MPCA) as follows:

- Scan and email the signed form and any enclosures to FeedlotSubmittal.pca@state.mn.us.
- If submission via email is not possible, you can mail the signed form and any enclosures to:

  Attn: Feedlot Master File Staff
  Minnesota Pollution Control Agency
  18 Wood Lake Drive SE
  Rochester, MN 55904

I. Permit type and reason for application

Feedlot Registration Number: 103-97796

Please indicate which type of feedlot permit you are applying for *(choose only one)*:

☒ Construction Short Form ☐ Interim (correcting a pollution hazard)

Please indicate the reason for the permit application *(choose only one)*:

☒ New Permit
(No existing CSF or interim permit)
☐ Permit Modification
(Changes to sites with an existing CSF or interim permit)
☐ Permit Extension - Current CSF or Interim Permit number: ____
(Work not completed prior to permit expiration)

Indicate below the reason(s) the work may not be completed prior to permit expiration

Estimated amount of time required to complete the work: _____ ☐ days ☐ months
Note: The length of the extension is limited to 24 months for CSF permits and 90 days for interim permits

A permit extension request only requires completion of pages 1 and 6 of this application form (the remaining pages can be left blank).

Note: When the notice to neighbors and property owners is applicable (page 6) the content of the notice must include the date the original permit was issued and the new proposed completion date as well as the normally required information.

ATTACHMENT F.3
MPCA Permit Application

II. Owner's name(s) and address(es) - (All partners of a Limited Liability Partnership (LLP) must be listed.)

Primary owner – Will be used as the mailing address

Name: LJ Farms, LLC
Address: 410 Main Ave E
City: Gaylord State: MN
Phone: 507-237-5581 Zip: 55334
Email:

Additional owner – attach additional sheets as necessary

Name:
Address:
City: State:
Phone: Zip:
Email:

Note: The term owner includes all persons having possession, control, or title to an animal feedlot or manure storage area (including lessees or renters). All owners must be listed. Attach to this application the names, addresses, and phone numbers of all additional owners.

III. Facility name and site address

Site Name: Willow Tree
☐ Facility is a MN Ag Water Quality Certified Farm (MAWQCP)
Complete if facility address is different than the primary owner address:
Street: 34701 481st Ave
City: Gaylord State: MN
Phone: Zip: 55334

Contact person for day-to-day activities

Name: Todd Marotz
Street: 410 Main Ave E
City: Gaylord State: MN
Phone: 507-237-5581 Zip: 55334
Cell phone: 507-276-5564
Email: Todd_Marotz@wakefieldpork.com
(General letters/notices may be sent by email where one is indicated.)

IV. Facility location

County: Nicollet Township name: New Sweden

Township (26 – 71 or 101 – 168)	Range (1 – 51)	Section (1 – 36)	¼ Section (160 acre) (NW, NE, SW, SE)	¼ of ¼ Section (40 acre) (NW, NE, SW, SE)
T 111 N	R 28 W	5	SW	NW

V. Sensitive features

1. Is any part of the facility within 1,000 feet of any type of surface waters or tile intake? ☐ Yes ☒ No
   If Yes, select all types below
   ☐ Lake ☐ River ☐ Stream (Perennial or Intermittent) ☐ Tile Intake
   ☐ Pond ☐ Creek ☐ Ditch ☐ Wetland ☐ Calcareous Fen ☐ Unknown
2. Is any part of the facility located within 300 feet of a river/stream? ☐ Yes ☒ No
3. Is any part of the facility located within a delineated flood plain *(100 year flood)*? ☐ Yes ☒ No
4. Is any part of the facility located within designated shoreland? ☐ Yes ☒ No
5. Is any part of the facility located within 1,000 feet of a karst feature? ☐ Yes ☒ No
   (sinkholes, caves, disappearing springs, resurgent springs, karst windows, dry valleys, or blind valleys)
   If Yes, complete a. and b. below:
   a. Are there 4 or more sinkholes within 1,000 feet? ☐ Yes ☐ No
   b. Is any part of the facility within 300 feet of a known sinkhole? ☐ Yes ☐ No
6. Is any part of the facility located within 1,000 feet of the following types of wells: ☐ Yes ☒ No
   If Yes, select the applicable well type below:
   ☐ a community water supply well
   ☐ a well serving a public school as defined under Minn. Stat. § 120A.05
   ☐ a well serving a private school excluding home school sites
   ☐ a well serving a licensed child care center where the well is vulnerable (Minn. R. 4720.5550, subp. 2)

VI. Environmental Review (complete when construction or expansion is proposed)

Mandatory environmental review is required when the addition of 1,000 or more animal units (AU) is proposed as part of the construction/expansion at any facility. The threshold when environmental review is mandatory is reduced to 500 AU when any part of the facility is located within a "sensitive area". The facility is within a sensitive area when any of the following apply.

- Any part of the facility is within a delineated floodplain (yes to question 3 above)
- Any part of the facility is within designated shoreland (yes to question 4 above)
- Any part of the facility is within 1,000 feet of a karst feature (yes to question 5 above)
- Any part of the facility is within a vulnerable drinking water supply management area
- Any part of the facility is within a federal, state, or local wild and scenic river district
- Any part of the facility is located within the Minnesota River Project Riverbend area or the Mississippi headwaters area

Additionally mandatory environmental review is required for "Phased actions". Phased actions are defined under Minnesota law (Minn. R. ch. 4410) as two or more projects located in the same geographic area and constructed sequentially within three years of each other by the same proposer. When this is the case, the animal units from all projects are combined to determine if environmental review is required. The following will assist the MPCA to evaluate if your project qualifies as a "phased action".

Do you have ownership interest in another livestock operation that was constructed/expanded within the past three years or are you substantially certain you will be constructing/expanding another livestock operation within the next three years?

☐ Yes ☒ No

If Yes, how far away *(straight-line distance)* is it located from the project proposed in this application? _____ miles

There are also rule provisions to require completion of the environmental review process in the event of a citizen petition or upon the discretion of the MPCA. Please see the MPCA fact sheet entitled "When is Environmental Review Required for Feedlots" (available on the MPCA website at https://www.pca.state.mn.us/quick-links/environmental-review and/or Minn. R. 4410 for further details.

VII. Animal numbers and animal unit (AU) calculation

Complete the table below to identify the **maximum** number of animals housed at that facility. All animal numbers and animal sizes used to complete this table should reflect the animal holding **capacity** of the facility even if the facility does not currently house or propose to house that number of animals. At no time is the number of animals at the facility allowed to exceed the capacity provided below without first obtaining a permit or permit modification.

Current Capacity - List the current head count **capacity** for each animal type in column 3 below. For sites with a permit, this should match the currently permitted number of animals. Next, multiply the AU Factor in column 2 by the number of animals listed in column 3 to get the *Current AU Capacity* for each animal type (column 4). Finally, add together all AU's in column 4 to get a total at the bottom of the chart. *If this application is for a brand-new feedlot site leave columns 3 and 4 blank. (ie. bare piece of ground)*

Final Capacity - List the final head count **capacity** for each animal type in column 5 below. This number should include current animals plus or minus any expansion or reduction in each animal type. This should reflect the maximum AU capacity requested with this permit application. Next, multiply the AU Factor in column 2 by the number of animals listed in column 5 to get the *Final AU Capacity* for each animal type (column 6). Finally, add together all AU's in column 6 to get a total at the bottom of the chart.

		***Current* facility capacity**		***Final* facility capacity** (Current +/- Changes)	
1. Animal type	**2. Animal unit factor**	**3. Head count**	**4. Animal units = column 2 x column 3**	**5. Head count**	**6. Animal units = column 2 x column 5**
A. Dairy cattle					
Mature cow (milked or dry) over 1,000 lbs.	1.4				
Mature cow (milked or dry) under 1,000 lbs.	1.0				
Heifer	0.7	30	21		
Calf	0.2				
B. Veal					
Veal	0.2				
C. Beef cattle					
Slaughter steer/heifer, stock cow, or bull	1.0				
Feeder cattle (stocker or backgrounding), heifer	0.7	44	30.8		
Cow and calf pair	1.2				
Calf (weaned)	0.2				
D. Swine					
Over 300 lbs.	0.4			2328	931.2
Between 55 and 300 lbs.	0.3			160	48
Under 55 lbs.	0.05				
E. Horses					
Horse	1.0				
F. Sheep					
Sheep or Lamb	0.1				
G. Chickens with a *liquid* manure system					
Layer Hens or Broilers	0.033				
H. Chickens with a *dry* manure system					
Broilers over 5 lbs.	0.005				
Broilers under 5 lbs.	0.003				
Layer Hens over 5 lbs.	0.005				
Layer Hens under 5 lbs.	0.003				
I. Turkeys					
Over 5 lbs.	0.018				
Under 5 lbs.	0.005				
J. Ducks					
Duck (with a liquid manure handling system)	0.01				
Duck (with a dry manure handling system)	0.01				
K. Animals not listed in A to J (AU factor in column 2 = average weight of the animal type divided by 1,000 lbs.)					
Animal type:					
Total animal unit capacity Add all numbers in column 4 for Current AU total Add all numbers in column 6 for Final AU total			**Current AU capacity** **51.8**		**Final AU capacity** **979.2**

VIII. Animal holding areas

Complete the table below for all your animal holding areas.
If you have more than six animal holding areas on your site, continue your list on an additional copy of this page.

Animal holding area ID	***List each animal holding area in a separate column***					
Facility Site Sketch ID (i.e., #1, A, Barn 1)	1	2	4	5		
Status: (check one box only) *Proposed* - not permitted previously *Approved* - permitted but not yet operational *Existing* - current operational component *Modifying* - change to a permitted component	☒Proposed ☐Approved ☐Existing ☐Modifying ☐Eliminating	☒Proposed ☐Approved ☐Existing ☐Modifying ☐Eliminating	☐Proposed ☐Approved ☐Existing ☐Modifying ☒Eliminating	☐Proposed ☐Approved ☐Existing ☐Modifying ☒Eliminating	☐Proposed ☐Approved ☐Existing ☐Modifying ☒Eliminating	☐Proposed ☐Approved ☐Existing ☐Modifying ☐Eliminating
Distance to nearest well (ft.)	>100'	>100'	180'	140'		
Pasture Access	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No

Type of animal holding areas (indicate dimensions and floor type)	***Write approximate dimensions in feet in the space below*** *(width x length or area with units for irregular shapes)*					
Total confinement barn (slatted floor)	132' x 330'	142'8" x 520'				
Total confinement barn (solid floor)						
Partial confinement barn			60' x 90'	55' x 70'		
Open lot with runoff controls						
Open lot without runoff controls			77' x 95'	77' x 95'		
Animal Holding Area Floor Type (check all that apply)	☒Concrete ☐Asphalt ☐Soil ☐Other	☒Concrete ☐Asphalt ☐Soil ☐Other	☐Concrete ☐Asphalt ☒Soil ☐Other	☐Concrete ☐Asphalt ☒Soil ☐Other	☐Concrete ☐Asphalt ☐Soil ☐Other	☐Concrete ☐Asphalt ☐Soil ☐Other

Animal numbers	***Indicate the maximum capacity (number of animals) of each animal holding area*** *The total number of all animals listed should match the final animal numbers listed on page 3.*					
Mature dairy cows (over 1,000 lbs.)						
Mature dairy cows (under 1,000 lbs.)						
Dairy heifers				30		
Dairy calves						
Veal						
Slaughter steer/heifer, stock cow or bull						
Feeder cattle-stocker/background/heifer			44			
Cow and calf pair						
Beef calves (weaned)						
Swine over 300 lbs.	432	1896				
Swine between 55 and 300 lbs.	160					
Swine under 55 lbs.						
Horses						
Sheep or lamb						
All chickens with liquid manure system						
Broiler chickens over 5 lbs. - dry system						
Broiler chickens under 5 lbs. - dry system						
Laying hens over 5 lbs. - dry system						
Laying hens under 5 lbs. - dry system						
Turkeys - over 5 lbs.						
Turkeys - under 5 lbs.						
Ducks						
Other:						

IX. Manure handling, feed storage, and dead animal areas

Complete the table below for your manure storage, feed/silage storage areas and dead animal disposal areas on your site. If you have more than six manure storage, feed/silage storage, and dead animal management areas on your site, continue your list on an additional copy of this page.

Manure, feed, or dead animal areas	***List each manure handling, feed storage, and dead animal area in a separate column***					
Facility Site Sketch ID (i.e., #1, A, Basin 1)	1	2	3	4	5	
Status: (check one box only) *Proposed* - not permitted previously *Approved* - permitted but not yet operational *Existing* - current operational component *Modifying* - change to a permitted component	☒Proposed ☐Approved ☐Existing ☐Modifying ☐Eliminating	☒Proposed ☐Approved ☐Existing ☐Modifying ☐Eliminating	☒Proposed ☐Approved ☐Existing ☐Modifying ☐Eliminating	☐Proposed ☐Approved ☐Existing ☐Modifying ☒Eliminating	☐Proposed ☐Approved ☐Existing ☐Modifying ☒Eliminating	☐Proposed ☐Approved ☐Existing ☐Modifying ☐Eliminating
Distance to nearest well (ft.)	>100'	>100'	>100'	180'	140'	
Type of liquid manure or process wastewater storage/treatment areas (indicate dimensions)	***Write approximate top dimensions in feet in the space below (width x length x depth or volume with units for irregular shapes)***					
Earthen or GCL lined basin						
Below barn concrete tank	132'x330'x2'	142'8"x520'x10'				
In-ground concrete tank/basin (outdoor)						
Above-ground concrete tank						
Synthetic lined (HDPE, EPDM, etc.) basin						
Steel tank (i.e., slurry-store)						
Composite lined (2 liner types) basin/tank						
Vegetated Infiltration Area						
Other (describe):						
Type of solid manure, feed storage, and dead animal areas (indicate dimensions and floor type)	***Write approximate dimensions in feet in the space below (width x length or area with units for irregular shapes)***					
Permanent Stockpile						
Dead Animal Management Area			50' x 80'			
Covered Feed Storage Area						
Uncovered Feed Storage Area						
Sweet Corn Silage Storage Storage Pad Area						
Tonnage on site at any one time						
Other (describe): manure pack on floor				60'x90'x1'	55'x70'x1'	
Stockpile, Feed Storage, or Mortality Area Floor/Liner Type (check all that apply)	☐Concrete ☐Asphalt ☐Soil ☐Other	☐Concrete ☐Asphalt ☐Soil ☐Other	☒Concrete ☐Asphalt ☐Soil ☐Other	☐Concrete ☐Asphalt ☐Soil ☐Other	☐Concrete ☐Asphalt ☐Soil ☐Other	☐Concrete ☐Asphalt ☐Soil ☐Other

X. Changes to groundwater monitoring plan (complete only if applicable)

If groundwater monitoring is required at the facility, this application can request changes to the MPCA-approved groundwater monitoring plan. In order to request changes to the groundwater monitoring plan, please indicate the type of change requested.

☐ Elimination of monitoring ☐ Change to sampling frequency

☐ Change to sample testing protocol ☐ Other

When a change is requested, please include with this permit application documentation from a qualified professional that provides a technical analysis and justification for the requested changes.

XI. Non-delegated county public meeting minutes (complete only if applicable)

A county which has not accepted delegation of the feedlot program must hold a public meeting prior to issuance of a feedlot permit by the MPCA for an animal feedlot with a capacity of 300 or more animal units.

Date meeting has occurred or is scheduled to occur: _____

Verification of public meeting.

A copy of the meeting minutes must be provided to the MPCA for verification of completion prior to permit issuance.

XII. 500 or more AU: Notice to residents and property owners within 5,000 feet

When required. A notice is required in ***either*** of the following situations:

- ***Construction of a new*** feedlot, or manure storage area, which will have a capacity of 500 AU or more.
- ***Expansion of an existing*** feedlot, or manure storage area, which currently has, or will have upon completion of the expansion, a capacity of 500 AU or more.

Notice methods. The owner shall not less than 20 business days before the anticipated issuance date of the permit, provide notice to each resident and each owner of real property within 5,000 feet of the perimeter of the proposed facility. This notice *must* include, at a minimum, the information provided in Minn. R. 7020.2000, subp.4.

An example notice can be found in the factsheet *Permit Notification Requirements – Feedlots with more than 500 Animal Units* available on the MPCA website https://www.pca.state.mn.us/sites/default/files/wq-f3-09.pdf.

Verification of notice. The MPCA must verify that this notice has been completed prior to permit issuance. Documentation that this notice has been completed can be provided with the permit application (preferred) or submitted at a later date, prior to permit issuance.

When the notice has been completed prior to this application

Please include with this application one of the following to provide verification that the required notice has been completed:

- An affidavit of publication from a newspaper of general circulation used to provide this notification.
- A list of all parties, with their location, that were notified by certified mail and copies of all signed mail return receipts.
- A list of all parties, with their location, that were personally visited with a date and signature from each party and certification signed by a notary public indicating in detail what was discussed.

When the notice has not been completed prior to this application

Please include with this permit application both of the following:

- A copy of the content of the notification
- Date notification is scheduled to occur: TBD

Note: The permit cannot be issued prior to receiving verification that the notice has actually taken place. This verification must be one of the three items listed above.

XIII. Certifications and signature

Notification to local officials

The Applicant certifies that, if the application includes construction of a new facility or expansion of an existing facility, all local zoning authorities have been notified in accordance with Minn. R. 7020.2000 subp. 5.

Construction Stormwater (CSW) Requirements

The Applicant certifies that, if construction will disturb 5 or more acres, they have made a separate application for a CSW permit. For construction activities that disturb at least 1 acre but less than 5 acres, the Applicant certifies to comply with the requirements of the current CSW NPDES general permit (Minn. R. 7090.2020 provides permit coverage even though no application has been made).

Need for NPDES or SDS permit

If the MPCA determines that a NPDES or SDS permit is required, the Applicant certifies that this application will serve as an application for a NPDES or SDS permit, as appropriate. The Applicant agrees to submit additional information, as requested by the MPCA, in order to complete the NPDES or SDS permit application process including payment of the applicable permit application fee.

Applicant Signature

I hereby certify that the design, construction, and operation of the facility will be in accordance with this application and plans, specifications, reports, and related communications approved by the MPCA, and in accordance with applicable permit conditions or regulations/standards of the MPCA. I also certify under penalty of law that this document and all attachments were prepared under my direction or supervision and the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

The person that signs this application must be one of the following:

A. For a corporation, a principal executive officer of at least the level of vice president
B. For a partnership, a general partner
C. For a sole proprietorship, the proprietor

Print name: Lincoln Langhorst Print official title: Owner

Office phone: 507-237-5581 Cell phone: 612-756-4832

Signature: [signature] Date: 2-19-2021

To sign up for electronic communications including the MPCA feedlot newsletters, please go to the MPCA website at https://public.govdelivery.com/accounts/MNPCA/subscriber/new.

Required enclosures (Permit applications submitted without all required enclosures are incomplete.)

All forms are available on the *CSF & Interim permits* page of the MPCA feedlot program website at: https://www.pca.state.mn.us/feedlots

☐ A. A site sketch/aerial photograph indicating the location of the existing and proposed facility components.

☐ B. A Manure/Nutrient Management Plan (MMP) – The following are optional forms to assist with MMP development:

When **all** manure is transferred to another entity for utilization, complete a MMP using the form:

MMP requirements when ownership of manure is transferred.

When **any** portion of manure is applied to land owned, rented, or leased by the applicant(s), or applied to other land where nutrient application decisions are made by the applicant(s), complete a MMP using the spreadsheet form:

MPCA Manure Management Planner.

Notes: The MMP requirements when ownership of manure is transferred form is incorporated into the spreadsheet to account for instances when only some of the manure is transferred.

A hand-entry version of the MPCA Manure Management Planner.

☐ C. Plans and Specifications for construction, modification, or expansion of any liquid manure storage area.

☐ D. **Conditional** - Environmental Assessment Worksheet (EAW) Fee

When the project requires environmental review **and** is located in a county that has not accepted delegation of the county feedlot program, there is a fee of $4,650 for processing of an Environmental Assessment Worksheet (EAW) that must be included with this permit application. (**Check payable to:** Minnesota Pollution Control Agency)

☐ E. **Optional** – Verification of the notifications required in part XII of this application. If not submitted with the application, the MPCA must receive the verification prior to permit issuance. It is strongly recommended that the applicable verifications be included with the permit application.

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

Emergency Response Plan

NPDES and SDS Permit Program
Feedlot Program

Doc Type: Permit Application

Applicability: This *Emergency Response Plan* is to be used in case of an emergency spill, leak, or failure at the production facility or land application area and to assist with response to catastrophic animal mortality events (barn fires, tornadoes, etc.). You must submit this form as part of an application for National Pollutant Discharge Elimination System (NPDES) or State Disposal System (SDS) feedlot permit coverage.

Facility name: Willow Tree
Feedlot registration no.: 103-97796
Owner/Operator name:
Feedlot permit no.:

List of critical phone numbers and contacts

	Contact person (or Company)	Phone number	
Emergency contacts			
• Fire/Ambulance	----------	**911**	
• County Sheriff	Nicollet	507-931-1570	
Agency contacts			
• **Minnesota Duty Officer**	----------	**1-800-422-0798**	**Provide the Minnesota Duty Officer:** • Your contact information • Incident location, date, and time • For spills – spill type – spill amount – surface water or field tile impacted • Progress made in response to the spill or catastrophic mortality event
• Minnesota Pollution Control Agency (MPCA) Field Office	Mankato	507-344-5260	
• County Feedlot Officer (CFO)	Nicollet	507-934-7073	
• Board of Animal Health Contact	Dr Greg Suskovic	651-238-2503	
Other contacts			
• Insurance company			
• Gopher State One Call	----------	**1-800-252-1166**	
•			
Local vendors for spill and/or catastrophic mortality response assistance			
• Manure pumper	MPI	507-674-3920	
• Manure loading equipment	MPI	507-674-3920	
• Earth moving equipment	Todd Marotz	507-276-5564	
• Tiling equipment	Todd Marotz	507-276-5564	
• Containment/Absorption materials (hay, straw, cornstalks, sawdust)	Todd Marotz	507-276-5564	
•			

Manure Spill Emergency Response Procedures*

1. Immediately stop the source of a liquid manure leak or spill:
   - Turn off pumps or valves
   - Clamp hoses or park tractor on hoses
2. Contain spilled manure:
   - Use skid loader or tractor with blade to make berms
   - Install bale checks and block downstream culverts
   - Insert sleeves around tile intakes (or plug/cap)
   - Use tillage equipment to work ground ahead of spill
   - Use absorptive materials
3. Make necessary phone calls as listed in the chart above:
   - Notify Minnesota Duty Officer at 1-800-422-0798
   - Notify sheriff's office if spilled on public roads or right-of-ways
4. Cleanup:
   - Clean up spill immediately from road and roadside
   - Clean up all material, including the contaminated soil, as soon as possible by scraping, or by other means
   - Land apply manure at agronomic rates or place manure back in the manure storage area/ solid manure stockpile
   - Follow recommendations of MPCA staff and/or CFO
   - Restore site to its original conditions
   - If rain is expected prior to completion of cleanup; actions need to be taken to contain manure contaminated runoff from solid manure spills
5. Document your actions:
   - Keep records of all actions related to the spill and follow up activities

**A detailed site map should be displayed on site to assist employees identify sensitive receptors near the facility (surface water, wells, tile intakes, etc.).*

Catastrophic Animal Mortality Response

1. Make necessary phone calls as listed in the chart above:
   - Notify Minnesota Duty Officer at 1-800-422-0798
   - Notify Minnesota Board of Animal Health
   - Notify MPCA and CFO
2. Cleanup
   - Dispose of mortalities according to recommendations of MN Board of Animal Health Representative
   - Locate disposal area for mortalities to prevent impacts to surface and/or groundwater (consult MPCA/CFO)
3. Document your actions
   - Keep records of all actions related to the animal mortality disposal activities

If burial of animal mortalities is necessary, the burial site must meet the following:
- Located 1000 feet from lakes and 300 feet from rivers and streams
- Mortalities are not buried within 5 feet of the seasonal water table
- Mortalities are not buried within 10 feet of karst susceptible bedrock
- Soils are not sandy or gravelly

Describe approximate location(s) of potential burial site(s) below:

contact BOAH

MINNESOTA POLLUTION CONTROL AGENCY
520 Lafayette Road North
St. Paul, MN 55155-4194

Manure Management Plan (MMP) requirements when ownership of manure is transferred

Feedlot Program

Doc Type: Permit Information Form

Are you transferring ownership of manure?

MMP and record-keeping requirements for feedlot owners are different when manure ownership is transferred. Manure ownership is not considered to be transferred (i.e., feedlot owner/operator retains ownership) when you answer "yes" to either question:

1. ☐ Yes ☒ No Is manure from the feedlot facility applied onto land that is owned, leased, or rented by the feedlot owner/operator?
2. ☐ Yes ☒ No For manure application sites not owned, leased, or rented by the feedlot owner/operator, have you as the feedlot owner/operator or employees working under your direction been given control of the crop and nutrient planning decisions, including planning for manure application rates, timing, and methods?

If you answered "No" to both questions, then you are transferring ownership of your manure and the feedlot operator may use these guidelines to complete a MMP.

If you answered "Yes" to either question, you are retaining ownership of manure and must complete a more comprehensive MMP. More information on the requirements when manure ownership is retained and resources to develop a retained ownership MMP can be found on the Minnesota Pollution Control Agency's (MPCA) website at https://www.pca.state.mn.us/water/feedlots.

If only a portion of your manure is considered to have transferred ownership, then use this form to develop a MMP for the manure which has transferred ownership, and develop the more comprehensive MMP for the manure which is not transferred.

MMP development

The MMP can be developed using this form or by using other formats that include all required information in Minn. R. ch. 7020.

Name of feedlot facility or operator: Willow Tree Registration number: 103-97796

1. **Describe the manure storage and handling system and the expected amount of manure and nutrients that will need to be land applied.**

   a) How is the manure stored and handled? What happens to the manure from the time it is generated to the time it is either sold or land applied? Where is it kept? For how long?

   Manure is stored in a below barn LMSA unitl the time of application

   b) How many months can manure be stored before the storage capacity is exceeded?

   There is 12 months of storage at the site

   c) When will manure be provided to the recipient? Which months do you expect that manure will be applied?

   Manure is provided to the recipient after their crop is harvested usaully in September, October and November

   d) How much manure is removed from barns or storage areas per year? How much manure will eventually need to be land-applied?

   Amount removed from barns or storage: 3.6M ☐ Tons ☒ Gallons

   Amount land applied: 3.6M ☐ Tons ☒ Gallons

   e) How much of this manure will be transferred ownership: 100%

f) How many pounds of nitrogen (N) and phosphorus (P_2O_5) will need to be land applied per year? (Multiply the expected nutrient content from Part 3.c) by the amount of manure land applied from Part 1.d) to get your answer.) (e.g., 77 pounds N + 1,000 gallons x 1,300,000 gallons = 100,100 pounds of N **or alternatively** 45 pounds per ton x 3,000 tons = 135,000 pounds of N) (figure P_2O_5 using the same calculations)

N: 72,000 lbs N P_2O_5: 32,400 lbs P

g) For new or expanding feedlot facilities, is there enough land potentially available for spreading manure in accordance with allowable rates? ☒ Yes ☐ No

How will you ensure that enough land owners in the area are willing to purchase your manure or otherwise receive your manure? (e.g., enough land to allow spreading in accordance with state nutrient rate limits)

Land application agreements with local farms

2. Describe the manure application methods and equipment.

a) How will the manure be applied? What method(s) and type(s) of equipment do you expect will be used for manure application by the recipient of your manure, if known?

Manure is applied by drag hose and injected or incorporated immediately

3. Describe your nutrient testing methods, the frequency of testing, and the expected nutrient content of the manure to be applied.

a) How often will manure be sampled and sent to a laboratory for nutrient analysis? (Minimum state requirements are: annual sampling at National Pollutant Discharge Elimination System [NPDES]-permitted facilities; annual sampling for the first three years and once every four years for other feedlots.)

Samples are collected yearly and sent to the lab

b) How will the manure samples be collected to ensure that representative samples are obtained for nutrient analysis? (e.g., How many subsamples? When collected? Where collected? University of Minnesota Extension Service publications may be referenced.)

Multiple samples are taken at the time of land application

c) What is the expected nutrient content of manure to be collected? (e.g., What is the nitrogen and phosphorus content expected from each major type of manure storage area?

N: 20 ☐ Pounds per Ton ☒ Pounds per 1,000 Gallons

P_2O_5: 9 ☐ Pounds per Ton ☒ Pounds per 1,000 Gallons

4. Describe how Minnesota's manure application requirements will be provided to manure recipients.

a) Attach a copy of the state manure application requirements that you will provide to all recipients of your transferred manure. Will you be using Attachment A or another list of state requirements?

Attachment A or record keeping with required information will be used

b) How will you, as a feedlot owner/operator, maintain records associated with the manure transfer and land application sites/rates? Will you use MPCA recordkeeping forms for transferred ownership (Attachment B) or will you use a different form? **Note**: Attachments A and B can be obtained from MPCA offices or on the MPCA's website at https://www.pca.state.mn.us/water/feedlots.

Attachment A & B or record keeping with required information will be used.

c) How will you provide the manure recipient with manure nutrient test results and expected manure nutrient content? You may use Attachment B or other forms which include test results.

Manure test results will be included with application records

Animal mortality management (NPDES and SDS permitted sites only)

Indicate with a check mark the anticipated method(s) of dead animal disposal.

☒ **Rendering**

Carcasses at the pick-up point will comply with the following:

- Kept in an animal-proof, enclosed area.
- At least 200 yards from a neighbor's buildings.
- Picked up within 72 hours (7 days if refrigerated to less then 45 degrees).
- Other: _____

☒ **Composting**

The composting area will comply with the following:

- Built on an impervious, weight-bearing pad that is large enough to allow equipment to maneuver.
  Note: Class V gravel material is not considered to be impervious.
- Covered with a roof to prevent excessive moisture on the composting material, but if sawdust or other water-repelling material is used as the bulking agent, a roof may not be necessary.
- Built of rot-resistant material that is strong enough to withstand the force exerted by equipment.
- Large enough to handle each day's normal mortality through the endpoint of the composting which consists of a minimum of two (2) heat cycles.
- Other: _____

☐ **Burial**

The following operational practices will be implemented:

- Stay 5 feet above seasonal high water table.
- Stay 1000 feet away from lakes and 300 feet away from rivers, streams, ditches, etc.
- Be covered immediately with enough soil to keep scavengers out (three feet is sufficient).
- Not be placed in sandy or gravelly soil types.
- Maintain at least 10 feet vertical separation between dead animals and bedrock.
- Other: _____

☐ **Incineration**

The incinerator will meet the following:

- Capable of producing emissions not to exceed 20 percent opacity.
- Fitted with an afterburner that maintains flue gases at 1,200 degrees Fahrenheit for at least 0.3 seconds.
- Ash from the incinerator must be handled in such a manner as to prevent particulate matter from becoming airborne.

☐ **Other Method**

The following operational practices will be implemented (describe the alternative method below):

Attachment A – Minimum state requirements for applying manure

Provide this information to the manure recipient

Manure analysis

N _____ P _____ K _____

I. Nitrogen rate limits

Limit rates so that estimated plant-available N from all manure and fertilizer sources combined does not exceed the nitrogen recommendations of the University of Minnesota. For corn crops, rates should be consistent with the MRTN.

- 195 lbs/N for corn following corn (as of 2020)
- 150 lbs/N for corn following soybeans (as of 2020)

All sources of nitrogen must be considered when calculating nitrogen application rates. This includes residual nitrogen from alfalfa grown two years ago, commercial fertilizer (starter or supplemental), nitrates in groundwater, and manure applied last year.

Crop-available manure N applied to legumes cannot exceed legume nitrogen removal rates; 3.5 lbs N per bushel of soybeans, 50 lbs N per ton of alfalfa, 27 lbs N per ton grass hay.

Summer applications – Plant a cover crop where manure is applied in June, July, or August to harvested fields that would otherwise remain without crop cover for the rest of the growing season.

Calculating N available this year from manure applied to the previous crop

Application rate last year (tons or gal/acre)	÷ 1000 Liquid only	X Availability factor 0.15 for swine 0.25 for all others	X N Test last year	= N available this year (lbs/acre)

Calculating a manure application rate for the upcoming crop

Desired amount of N from manure	÷ Availability factor (# from table 1/100)	÷ Manure N Test	X 1000 Liquid only	= Application Rate (tons or gal/acre)

Calculating N available from manure applied for the upcoming crop

Application rate (tons or gal/acre)	÷ 1000 Liquid only	X Availability factor (# from table 1/100)	X N Test this year	= N available this year (lbs/acre)

II. Manure application setbacks

Manure application must comply with the following setbacks. County setbacks may be more restrictive.

Feature	Surface application	Incorporation within 24 hrs
Lakes, streams	300'*	25'
Wetlands (10+ ac)	300'*	25'
Drainage ditches w/o berms	300'*	25'
Open Tile Intakes	300'	0'
Sinkholes w/o berms		
Downslope	50'	50'
Upslope	300'	50'
Wells and quarries	50'	50'

** 100' vegetated buffer can be used instead of 300' setback for non-winter applications (50' buffer for wetlands/ditches)*

Table 1. Percent of total manure nitrogen available the first year

Animal Type	Broadcast: Incorporation after 4 days	Broadcast: Incorporation 12 - 96 hrs	Broadcast: Incorporation within 12 hrs	Injection: Knife	Injection: Sweep
Beef	25	45	60	50	60
Dairy	20	40	55	50	55
Swine	35	55	75	70	80
Poultry	45	55	70	70	70

If you have a manure spill contact the state duty officer at 1-800-422-0798

III. Soil phosphorus (P) management

Soil P testing – Test soils for P at least once every four years.

*Avoid P build-up within 300 feet of waters** – Where soils test P levels exceed 21 Bray P-1 or 16 Olsen, the rate and frequency of manure applications must not allow soil phosphorus build-up over a six year period, unless a 50-100' vegetative buffer is established along the waters. Single year applications can be based on nitrogen if the remaining phosphorus is removed by subsequent crops.

Avoid extremely high P soils – Avoid manure application onto fields where soils exceed:

- 150 ppm Bray P-1 or 120 ppm Olsen
- 75 ppm Bray P-1 or 60 ppm Olsen within 300 feet of water or tile intakes.

** "waters" refers to lakes, streams, intermittent streams, wetlands over 10 acres, and drainage ditches without protective berms.*

IV. Manure recipient record keeping requirements

The cropland manager must keep records of the following for at least three years (six years if applying near waters):

- Manure test dates and results
- Field ID and acreage
- Soil P test dates and results
- Crop grown and yield goal
- Previous crop grown
- N recommendation for the crop grown
- N from irrigation water
- Carry-over N from previous manure applications
- Date and rate of manure application
- Method of application and incorporation timing
- Manure N and P_2O_5 available
- Fertilizer N and P_2O_5 applied
- Total lbs N available/acre (all sources)
- Total lbs P_2O_5 available/acre (all sources)

V. Short-term stockpiling practices

Follow all stockpiling setbacks for waters and conduits to waters (ranging from 50 to 300 feet); avoid sandy soils and high water table soils (<2'); avoid slopes over 6%; use diversions if slopes exceed 2%; and keep records as required in Minn. R. 7020.2125. The stockpile size must not exceed the amount of manure needed to supply nutrient needs to the tract of land where applied.

More information: For more information, contact the MPCA or visit the website at https://www.pca.state.mn.us/water/feedlots.

Attachment B

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North
St. Paul, MN 55155-4194

Records when manure ownership is transferred 300 or more animal units

Feedlot Program

Records for feedlot owners (manure generator) and commercial applicators

Doc Type: Permit Information Form

Instructions: This record keeping form is for feedlot owners that transfer the ownership of manure generated by 300 animal units or more. The form must be completed by the feedlot owner, where the manure is generated, and the manure applicator. It can also be used by commercial applicators to complete their record keeping requirements.

You will need to make three copies of this form for each transfer. Triplicate copies are available.
- Copy 1: Kept by feedlot owner where manure is generated after completion of step #1.
- Copy 2: Kept by applicator after completion of step #3.
- Copy 3: Returned to feedlot owner where manure was generated after completion of step #3.

Step 1: Manure generation *(Completed by feedlot owner where manure is generated)*

Facility name where manure generated: _____

Facility address: _____

City: _____ State: _____ Zip: _____

Manure analysis results *(Must be representative of manure transferred)*

Manure source: _____ Date analyzed (mm/dd/yyyy): _____

N: _____ P_2O_5: _____ K_2O: _____ Units: ☐ lb/ton ☐ lb/1000 gallons

Name of company or individual taking manure from feedlot: _____

Address: _____

City: _____ State: _____ Zip: _____

Total quantity transferred: _____ ☐ tons ☐ gallons Date(s) transferred: _____

Step 2: Short-term stockpiling *(Completed by owner of the stockpile - Provide form to person applying manure.)*

If no stockpile, go to step 3.

Stockpile location(s)				Quantity stockpiled (tons)	Date stockpile established (mm/dd/yyyy)	Date land applied (mm/dd/yyyy)
County	Township	Section	Quarter			

Step 3: Manure application *(Completed by person applying manure.)*

Name of company or individual that applied manure: _____

Address: _____

City: _____ State: _____ Zip: _____

Minnesota Department of Agriculture commercial applicator license number (if used): _____

Field ID	County	Township	Section	Application rate (tons or gallons/ac)	Application method (see choices below)

Application methods: Incorp. within 12 hours., Incorp. 12 – 96 hours, Incorp. after 96 hours, Sweep injection, Knife injection

Site Map - Not to Scale



Anez Consulting

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008

Map Center: 44° 26' 49.27, -94° 13' 43.61

0ft 225ft 449ft

5-111N-28W
Nicollet County
Minnesota

N W E S

2/16/2021

Odors From Feedlots Setback Estimation Tool

OFFSET Ver 2.0
University of Minnesota
10/1/2018

Farm Name	Willow Tree
Address or County	Nicollet
Evaluator	Jeff Bauman
Date	2/16/2021

Clear All

OFFSET
Annoyance-free
95%

Source Edge to Nearest Neighbor (ft)	3700
Source Edge to Property Line (ft)	150

Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Swine Farrowing - pull plug	132	330	1	43560	None	
Swine Gestation or Farrow -	143	520	1	74360	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
Dry crusted stockpile	Rectangle	50	80	4000	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
Add Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add a Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
Add a Source Type	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
Add Control Technology	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

OFFSET Summary and Results

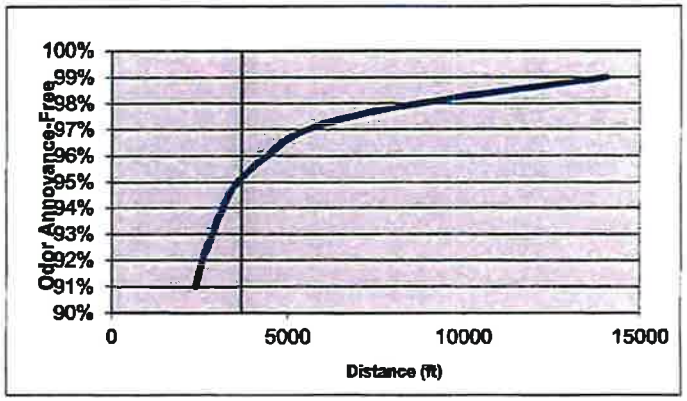
OFFSET Ver 2.0
University of Minnesota
10/1/2010

Farm Name	Willow Tree
County	Nicollet
Evaluator	Jeff Bauman
Date	2/16/2021

Source Characteristics Summary					Flux Rates				Emission Rates		
	Similar Sources	Emit Area sq ft	Control Technology Type	Percent Treated	Odor ou/s/m2	OFFSET OER	H2S ug/s/m2	Ammonia ug/s/m2	Odor ou/s	H2S ug/s	Ammonia ug/s
Buildings											
Swine Farrowing - pull plug	1	43560	None	0%	4.2	14	1.1	9.0	17005.5	4453.822	38440.36
Swine Gestation or Farrow -deep pit	1	74360	None	0%	15.4	50	6.0	99.0	106441.9	41470.85	684269
Area Sources											
Dry crusted stockpile		4000	None		2.2	2		#VALUE!	817.9655	#VALUE!	#VALUE!

Site Emissions	
Total Site Area (ft2)	121,920
Total Odor Emission Factor (TOEF)	433
Total Site H2S Emissions (mg/s)	46
Total Site H2S Emission AVERAGE (lbs/day)	9
Total Site H2S Emission MAX (lbs/day)	17
Total Site H2S Emissions (tons/yr)	2
Total Site Ammonia Emissions (mg/s)	#VALUE!
Total Site Ammonia Emission AVERAGE (lbs/day)	#VALUE!
Total Site Ammonia Emissions MAX (lbs/day)	#VALUE!
Total Site Ammonia Emissions (tons/yr)	#VALUE!

Source Edge to Nearest Neighbor (ft)	3780
OFFSET Annoyance-free frequency	95%



Notice of Application
To Permit A Livestock Feedlot

Notice is hereby given per Minnesota Statute 116.07 subd, 7 (a) that

LJ Farms LLC
34701 481st Ave
Gaylord, MN 56334

has applied to Nicollet County to modify a feedlot permit with more than 500 animal units.

The facility is in the NW ¼ of the SW ¼, Section 5, New Sweden Township, Nicollet County.

The facility is currently registered for 30 head of dairy heifers (21 AU) and 44 head of feeder cattle (30.8 AU). Components listed on the registration include a 60' x 90' partial confinement barn and a 55' x 70' partial confinement barn. Both components share a 14,600 sq foot open lot without runoff controls.

The applicant is proposing to modify the feedlot by constructing a 132' x 330' x 2' total confinement barn with below barn concrete tank LMSA and a 142'8" x 520' x 10' total confinement barn with below barn concrete tank LMSA. The applicant is also proposing to add 2328 head (931.2 AU) of swine more than 300 lbs and 160 head (48 AU) of swine 55 – 300 lbs to the facility. A 50' x 80' compost facility will also be added.

The 30 head of dairy heifers and 44 head of feeder cattle will be removed from the registration along with the 60' x 90' and the 53' x 70' partial confinement barns. The open lots without runoff controls will also be eliminated.

After construction, the total animal units will be 979.2.

This publication shall constitute as notice to each resident and each owner of real property within 5000 feet of the perimeter of the proposed feedlot as required by Minnesota State Law.

1700 Technology Dr. NE, Suite 130, Willmar, MN 56201 320.235.1970 Fax 320.235-1986
www.AnezConsulting.com

CVT
Chosen Valley Testing, Inc.

Geotechnical Evaluation Report:

Proposed Wakefield Pork Willow Tree Sow Site
SW ¼ Section 5, T11N, Range 28W
New Sweden Twp., Nicollet County, Minnesota

Prepared for:

Todd Marotz
Wakefield Pork Inc.

January 27, 2021
CVT Project: 17809.21.MNS

ATTACHMENT F.4
Geotechnical Report

COLBY T. VERDEGAN
LICENSED PROFESSIONAL ENGINEER
18983
STATE OF MINNESOTA

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly licensed engineer under the laws of the State of Minnesota.

Colby T. Verdegan, PE
Geotechnical Engineer
Registration Number 18983
Date: January 27, 2021

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D.3. Grading 6
D.4. Bearing Capacity and Settlement 6
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APPENDIX 8

SOIL BORING LOCATION SKETCH
LOG OF BORING # 1-5
LEGEND TO SOIL DESCRIPTION

Chosen Valley Testing, Inc.

Geotechnical Engineering and Testing, 1410 7th Street NW, Rochester, Minnesota 55901, (507) 281-0968, fax (507) 289-2523

Mr. Todd Marotz
Wakefield Pork Inc.
410 Main Ave. East
Gaylord, MN 55334
Todd_Marotz@wakefieldpork.com

January 27, 2021

cc: Mr. Matt Hudson
I&S Group
matt.hudson@is-grp.com

Re: Geotechnical Evaluations
Proposed Wakefield Pork, Willow Tree Sow Site
SW ¼ Section 5, T111N, Range 28W
New Sweden Twp.
Nicollet County, Minnesota
CVT Project Number: 17809.21.MNS

Dear Mr. Marotz,

As authorized, we have completed the geotechnical evaluation of the proposed Wakefield Pork Willow Tree Sow Site near Sweden TWP, Minnesota. This brief report summarizes the results of the borings.

A. Introduction

The intent of this report is to present our findings and describe the means used to collect the data. The data was collected for a specific purpose and may not be suitable for other purposes. We should be consulted before attempting to use the data for other uses. A complete and thorough review of the entire document, including its assumptions and its appendices, should be undertaken immediately upon receipt.

A.1. Scope

To provide data for analysis, a total of five (5) penetration test borings were performed. The borings were drilled to the planned depths of about 11 to 14.9 feet. Our engineering scope consisted of providing geotechnical recommendations for the proposed structures.

A.2. Boring Locations

The boring locations were selected and staked in the field by I&S Group. The Soil Boring Location Sketch in the Appendix shows the approximate locations as drilled and was based on superposing the project layout onto a satellite view of the site using Google Earth software.

Elevations at the boring stakes were provided to Chosen Valley Testing provided by I&S.

A.3. Geologic Background

A geotechnical report is based on subsurface data collected for the specific structure or problem. Available geologic data from the region can help interpretation of the data and is briefly summarized in this section.

Geologic maps and well data suggest that the natural upper soil in the area consist primarily of washed till. Bedrock is understood to be more than 350 feet below the surface and not a consideration.

B. Subsurface Data

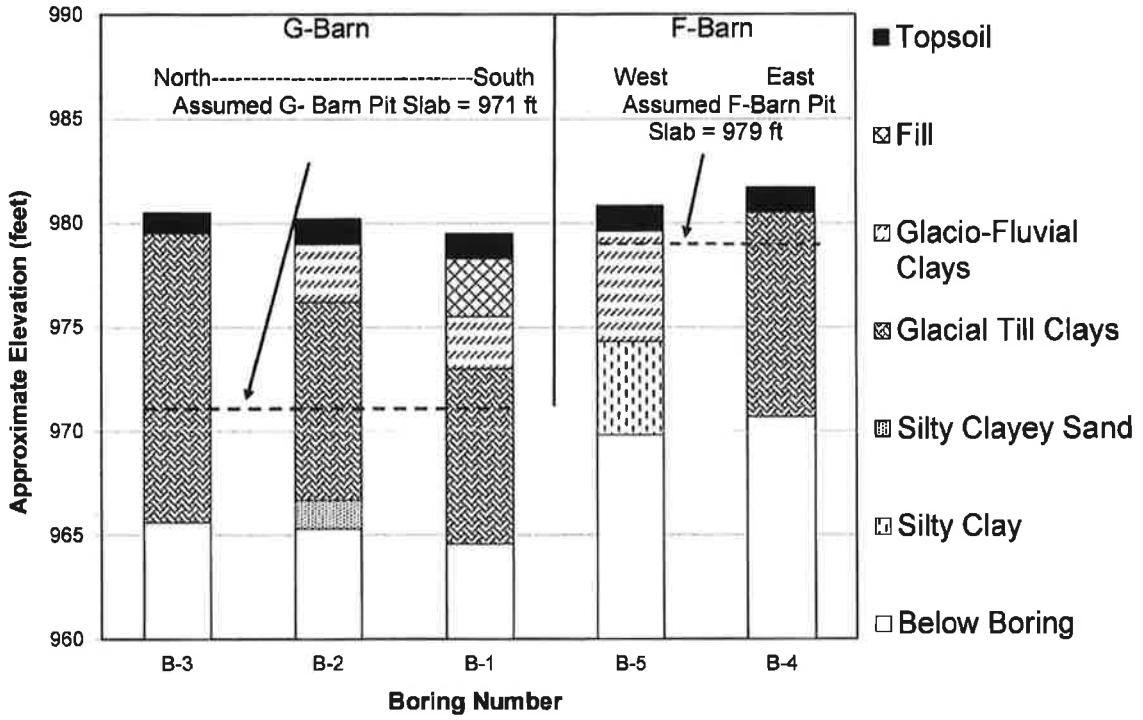
The borings were performed using penetration test procedures (Method of Test D1586 of the American Society for Testing and Materials). This procedure allows for the extraction of intact soil specimen from deep in the ground. With this method, a hollow-stem auger is drilled to the desired sampling depth. A 2-inch OD sampling tube is then screwed onto the end of a sampling rod, inserted through the hole in the auger's tip, and then driven into the soil with a 140-pound hammer dropped repeatedly from a height of 30 inches above the sampling rod. The sampler is driven 18 inches into the soil, unless the material is too hard. The samples are generally taken at 2½ to 5-foot intervals. The core of soil obtained was classified and logged by our drilling personnel at the site and a representative portion was then sealed and delivered to our laboratory for further review.

B.1. Strata

At the surface, the borings encountered about 1 foot of topsoil materials. Below the topsoil, the southern boring for the gestation building met dark materials which appeared to be fill to about 4 feet. The existence of fill at this location seems improbable, though this boring was at the lowest elevation among the borings. The materials observed this might represent disturbance from tile installation or possibly gradual filling in of a low area as a result of erosion after tilling the field.

The soils below the topsoil or possible fill were dominated by glacial clays. The uppermost materials consisted of soft fluvial sandy lean clays at three locations. This layer was underlain by silty clay in the west boring for the farrowing barn, and that boring terminated in the silty clay. The dominant materials at depth in the other four borings were glacial till sandy lean clays and three borings terminated in those deposits. The central boring for the gestation building terminated in a layer of silty clayey sand.

The soil boring data have been summarized in the following cross-section. For the reader's convenience, the approximate elevations of the planned pit slabs are also indicated on the cross-section. Please refer to the Log of Boring sheets in the Appendix for more detailed information.



B.2. Penetration Test Results

Penetration Test Results: The number of blows needed for the hammer to advance the penetration test sampler is an indicator of soil characteristics. The results tend to be more meaningful for natural mineral soils, than for fill soils. In fill soils, density tests are more meaningful.

A penetration resistance value ("N" Values) of 4 blows per foot (BPF) was recorded in the fill materials. N Values recorded in the natural fluvial clays ranged from 4 to 6 BPF, indicating they were rather soft to medium. The glacial till soil's N Values ranged from 5 to 16 BPF, indicating the sands were very loose to medium dense and the clays were rather soft to very stiff.

A key to the descriptors used to qualify the relative density of soil (such as *soft, stiff, loose,* and *dense,*) can be found on the Legend to Soil Description in the Appendix.

B.3. Groundwater Data

During drilling, the drillers may note the presence of moisture on the sampler, in the cuttings, or in the borehole itself. These findings are reported on the Logs of Boring. Because water levels vary with weather, time of year, and other factors, the presence or lack of water during exploration is subject to interpretation and is not always conclusive.

Free water was not observed in any of the borings. The uppermost soils in most borings were very wet often mottle, and this appears to be the result of surface water perching or ponding on the glacial till soils. In the deeper borings, the soils tended to be brown, but transitioned to gray at about 12 feet, suggesting the static water is more commonly about 12 feet below the surface.

Because the soils have very low permeabilities, long-term water level monitoring would likely be required to more accurately measure the water levels at the site. We would expect groundwater levels to fluctuate similarly to nearby creeks and rivers, along with local weather patterns.

The Unites States Department of Agriculture Soil Survey suggest groundwater levels are 0 to 8 inches below the surface.

C. Design Data

Because each structure has a different loading configuration and intensity, different grades, and different structural or performance tolerances, the results of a geotechnical exploration will mean different things for different facilities. If the design of the facility changes, we should be contacted to discuss the possible implications of the changes. Without a chance to review such changes, the recommendations of the soils engineer may no longer be valid or appropriate.

The proposed project consists of the construction of a farrowing barn and gestation barn. Plans for the structure were preliminary. I&S indicated a preliminary pit slab for the gestation barn to be at about elevation 971 and a pit elevation for the farrowing barn of about 979 feet.

D. Analysis

D.1. Bedrock Considerations

According to the Minnesota Rules Chapter 7020, manure in a concrete-lined pit must be kept at least 5 feet above soluble bedrock, with this rule further dependent on pit size, the use of additional liners, and other karst factors. Bedrock was not encountered during our exploration and is expected to be more than 350 feet below the surface.

The County Feedlot officer or Minnesota Pollution Control Agency (MPCA) should be contacted to determine the type of preparations needed for this facility in consideration of the several factors involved. We do not anticipate the need for a secondary liner since the estimated manure pit bottom elevation is over 350 feet above bedrock.

D.2. Groundwater/De-Watering

Basin bottoms must be maintained above the water table or a drain tile should be installed to maintain water levels below the basin. The soil coloration suggests possible water perching near the surface with a static water level more like 12 feet below the surface or about elevation 968 feet. A perimeter drain tile

is recommended as a precaution against surface water problems and to prevent excess moisture from collecting behind the walls.

D.3. Grading

The topsoil is not suitable for foundation support and should be removed from below the barns, along with any existing fill. The stripped or excavated surface should be extended at least 1 foot past the perimeter barn footings for each foot of fill needed below footing grade. At the locations explored, it appears that these materials will be removed in order to attain pit slab elevations.

The soils at most locations were medium to rather soft and will likely be easily disturbed by construction equipment. Construction equipment should not be allowed to drive on the soils or instability may result. Excavations should be performed using a backhoe moving backward which "back casts" the excavated soil while progressing backwards, in order to limit disturbance to the soils. The backhoe should have a smooth lip to result in a smooth even surface for placing concrete and reinforcement.

All fill placed below the structures should be compacted to at least 95% of its standard Proctor density. For ease in construction, clean sands are preferred materials for filling below structures.

D.4. Bearing Capacity and Settlement

Based on the boring data and the assumed pit bottom elevation, the foundation of the proposed manure structures are expected to bear on glacial till or fluvial clays, and compacted sand fill over natural clays. We recommend sizing foundation pressures to 2,000 psf. This value assumes of factor of safety of 3 against shear failure. Based on the data and the assumed loads, total settlement of the farrowing barn is expected to be about 1 inch. Settlement of the gestation barn is expected to be minimal.

D.5. Backfilling and Lateral Earth Pressure

The soils on-site are considered generally suitable for backfilling around the structures provided they are adequately compacted. To limit perimeter settlement as well as infiltration of water into the backfill, we recommend compacting all fill to 95% of its maximum standard Proctor density. The ground surface around the structure should be sloped away from the buildings for drainage reasons and to prevent undue pressures on the foundation walls.

Earth pressures on the walls will depend on the soil used, its compaction, drainage and slopes around the structure, along with the allowable deformation of the walls. We suggest using an equivalent fluid pressure of 80 pcf for preliminary design.

D.6. Construction Phase Testing

The MPCA requires construction testing and inspection on all manure storage structures. Typical requirements would include:

- Evaluation of the natural soils after topsoil stripping and before placing any fill
- Compaction testing on fills used for embankments, subgrades, etc, and
- Inspection and testing of structural components, such as documentation of reinforcement, control joints, water stops, drain tile, etc.

Although our firm provides most of the needed services, the necessity and extent of such services will need to be determined by consultation between the design consultant and the appropriate regulatory services and your design consultant may also provide many of these services as well.

E. Level of Care

The services provided for this project have been conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in this area, under similar budget and time constraints. This is our professional responsibility. No other warranty, expressed or implied, is made.

Appendix

Soil Boring Location Sketch

Log of Boring # 1-5

Legend to Soil Description

CVT

Chosen Valley Testing, Inc.

Legend

⊙ Boring Locations

N

Boring Location Sketch

Wakefield Pork Complex

SW ¼ of Section 5, T111N, R28W

New Sweden Twp, Nicollet County Minnesota

17809.20.MNS



LOG OF BORING

CHOSEN VALLEY TESTING **CVT**

PROJECT: 17809.20.MNS
Design Phase Geotechnical Evaluation Willow Tree Manure Storage
SW 1/4 of Section 5, T111N, R28W
New Sweden Twp. and Nicollet Co., Minnesota

BORING: **B-01**

LOCATION: See attached sketch.

DATE: 1/12/2021 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
979.5	0.0	OL	**TOPSOIL**, Slightly Organic Silty Clayey Sand, fine-to-medium grained, trace Roots, black, wet.			Elevations were provided by the client on the boring stakes.
978.3	1.2	CL	**POSSIBLE FILL**, Lean Clay, gray and black mixed, wet.	4		PP=1 1/4 tsf MC=34.1%
975.5	4.0	CL	**SANDY LEAN CLAY**, grayish brown, wet, medium. (Glacio-Fluvium)	6		PP= 1/2 MC=29.2%
973.0	6.5	CL	**SANDY LEAN CLAY**, brown to 12 feet then gray, wet, medium to rather stiff. (Glacial Till)	6 8 9 12		MC=25.1%
964.6	14.9		End boring. Water was not observed. Boring was sealed upon completion.			

CVT STANDARD 17809.20.MNS (NICOLLET Willow Tree MANURE STORAGE).GPJ LOG A GNNN08.GDT 1/20/21

LOG OF BORING

CHOSEN VALLEY TESTING **CVT**

PROJECT: 17809.20.MNS
Design Phase Geotechnical Evaluation Willow Tree Manure Storage
SW 1/4 of Section 5, T111N, R28W
New Sweden Twp. and Nicollet Co., Minnesota

BORING: **B-02**

LOCATION:
See attached sketch.

DATE: 1/12/2021

SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
980.2	0.0	OL	**TOPSOIL**, Slightly Organic Silty Clayey Sand, fine-to-medium grained, trace Roots, black, wet.			
979.0	1.2	CL	**SANDY LEAN CLAY**, trace Gravel, gray, wet, rather soft. (Glacio-Fluvium)	4		PP= 2 1/4 tsf MC=19.4%
976.2	4.0	CL	**SANDY LEAN CLAY**, trace Gravel, brown to 12 feet then gray, wet, rather soft to medium. (Glacial Till)	5		PP=1 1/4 tsf MC=22.9%
				6		
				7		MC=17.6%
				9		
966.7	13.5	SC SM	**SILTY CLAYEY SAND**, fine grained, trace Gravel, gray, wet, medium dense. (Glacial Till)	16		
965.3	14.9		End boring. Water was not observed. Boring was sealed upon completion.			

CVT STANDARD 17809.20.MNS (NICOLLET Willow Tree MANURE STORAGE).GPJ LOG A GNNN06.GDT 1/20/21

LOG OF BORING

CHOSEN VALLEY TESTING **CVT**

PROJECT: 17809.20.MNS
Design Phase Geotechnical Evaluation Willow Tree Manure Storage
SW 1/4 of Section 5, T111N, R28W
New Sweden Twp. and Nicollet Co., Minnesota

BORING: **B-03**

LOCATION: See attached sketch.

DATE: 1/12/2021 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
980.5	0.0	OL	**TOPSOIL**, Slightly Organic Silty Clayey Sand, fine-to-medium grained, trace Roots, black, wet.			
979.5	1.0	CL	**SANDY LEAN CLAY**, trace Gravel, brown to 12 feet then gray, wet, medium to rather stiff. (Glacial Till)	6		PP=1 1/4 tsf MC=23.9%
				8		PP= 1 1/2 tsf MC=26.3%
				6		
				6		MC=20.2%
				9		
				10		
965.6	14.9		End boring. Water was not observed. Boring was sealed upon completion.			

CVT STANDARD 17809.20 MNS (NICOLLET Willow Tree MANURE STORAGE).GPJ LOG A GNNN08.GDT 1/20/21

LOG OF BORING

CHOSEN VALLEY TESTING **CVT**

PROJECT: 17809.20.MNS Design Phase Geotechnical Evaluation Willow Tree Manure Storage SW 1/4 of Section 5, T111N, R28W New Sweden Twp. and Nicollet Co., Minnesota	BORING: **B-04** LOCATION: See attached sketch. DATE: 1/12/2021 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
981.7	0.0	OL	**TOPSOIL**, Slightly Organic Silty Clayey Sand, fine-to-medium grained, trace Roots, black, wet.			
980.5	1.2	SC	**CLAYEY SAND**, fine-to-medium grained, trace Gravel, brown, wet, loose to medium dense. (Glacial Till)	9		MC=20.3%
				7		
				10		MC=17.9%
				13		
970.7	11.0		End boring. Water was not observed. Boring was sealed upon completion.			

CVT STANDARD 17809.20.MNS (NICOLLET Willow Tree MANURE STORAGE).GPJ LOG A GNNN26.GDT 1/20/21

LOG OF BORING

CHOSEN VALLEY TESTING CVT

PROJECT: 17809.20.MNS Design Phase Geotechnical Evaluation Willow Tree Manure Storage SW 1/4 of Section 5, T111N, R28W New Sweden Twp. and Nicollet Co., Minnesota	BORING: **B-05** LOCATION: See attached sketch. DATE: 1/12/2021 SCALE: 1" = 3'

Elev.	Depth	USCS Symbol	Description of Materials (ASTM D 2487/2488)	BPF	WL	Tests and Notes
980.8	0.0	OL	**TOPSOIL**, Slightly Organic Silty Clayey Sand, fine-to-medium grained, trace Roots, black, wet.			
979.6	1.2	CL	**SANDY LEAN CLAY**, trace Gravel, gray to 5 feet then brown and gray mottled, wet, rather soft. (Glacio-Fluvium)	4		PP= 3/4 tsf MC=24.4%
				5		PP= 1 tsf MC=30.6%
974.3	6.5	CL	**SILTY CLAY**, brown, wet, rather soft to medium. (Glacio-Fluvium)	6		
969.8	11.0		End boring. Water was not observed. Boring was sealed upon completion.	5		

CVT STANDARD 17809.20.MNS (NICOLLET Willow Tree MANURE STORAGE).GPJ LOG A GNNN06.GDT 1/20/21

ATTACHMENT F.5
Manure Storage Manual

Willow Tree Sow Site

SW 1/4 Section 5, T111N, R28W

New Sweden Township, Nicollet County

Date: February, 2021

Project No.: 20-24835

ISG

Architecture
Engineering
Environmental
Planning

ISGinc.com

OWNER:
Wakefield Pork, Inc
410 Main Avenue, East
Gaylord, MN 55334

FROM:
ISG – Mankato
115 East Hickory Street, Suite 300
Mankato, MN 56001
Contact: Matt Hudson
Phone: 507-317-2526
Email: matt.hudson@isginc.com

CONCRETE LINED STORAGE STRUCTURE

A Concrete lined manure structure is a fabricated structure for the temporary storage of animal or other organic wastes to conserve nutrients, prevent pollution and protect the environment. The following guidelines are provided for your use in operating and maintaining your structure:

A. Animal manure shall be handled and utilized as specified in the Manure Management plan.

B. Poisonous, noxious or explosive gases produced in the tank must be controlled by ventilation. Evacuate the building if practical during agitation.

C. Regular inspection should be made of the structure and its surroundings for leaks, deterioration of grills, slats, covers, and ladders. Deteriorating items should be replaced to avoid future accidents.

D. Concrete should be checked for large cracks, which could expose the reinforcing steel to corrosive elements. Joints should be inspected for unusual openings.

E. Concrete surfaces should be checked for erosion, scaling and exposed reinforcing steel.

F. If any concrete deterioration is evident, call your local MPCA office. Depending on the damage, an engineer may be needed to evaluate the pit and propose a solution.

G. Regular inspections should be made of the perimeter tile, shut off valves, and inspection risers to ensure proper operations of the system.

PRE-CONSTRUCTION MEETING

A pre-construction meeting is a meeting that involves the owner, the contractor, the design engineer, the inspector and the MPCA or the County feedlot officer. The object of the meeting is to ensure that the structure is built to comply with the rules of the MPCA and the designed plans. Any questions or comments can be discussed at this meeting. Any changes to the plans or specifications must be submitted to the Engineer and the MPCA / County prior to the start of construction.

The project schedule, proper notifications, contact information for contractors, owners, MPCA and County Feedlot Officer, and any sub-contractor information will be discussed at this meeting.

The Pre-construction meeting shall be scheduled at least one week before construction is to begin on the structure. This will be determined mainly by when the contractor can begin work and the owner and engineer's agreement to the timing of the meeting. A time of day and location for the meeting shall be agreed upon by the contractor, owner, design engineer and inspector. The owner shall be responsible for contacting all of the above and scheduling the meeting.

INSPECTION PLAN

An owner constructing a liquid manure storage area, except for concrete lined manure storage areas with a capacity of 20,000 gallons or less, shall have plans designed by a licensed engineer and inspections completed during the construction process which comply with the following:

A. The inspector must be one or more of the following:

1. A professional engineer licensed in the State of Minnesota or a person working under the Professional Engineer's direct supervision;

2. A qualified Natural Resources Conservation Services Staff Person; or

3. If the manure storage area has a concrete liner, an American Concrete Institute or Minnesota Department of Transportation concrete field testing technician grade/level I certified and concrete field inspector level II certified.

B. The General Contractor / Owner is required to call the inspector a minimum of 48 hours prior to beginning excavation and 24 hours prior to placing concrete. Contact will be kept with the inspector throughout the project until the concrete lined storage area is complete.

C. The General Contractor / Owner is required to call the MPCA / County Feedlot Officer 3 days before any construction activity begins.

D. The General Contractor / Owner is required to call the MPCA / County Feedlot Officer 3 days before the perimeter pit walls are backfilled. A final inspection by the MPCA / County Feedlot Officer is required prior to backfill.

E. During construction of each manure storage area the inspector shall record observations related to conformance to the design plans and specifications and construction standards of the following:

1. Subgrade conditions prior to liner placement including soil texture, strength and moisture content, and presence of any frozen soils;

2. Location and proper functioning of the perimeter drainage tile system, if required, and inspection/monitoring access;

3. For all concrete-lined manure storage areas:
   a. Reinforcing steel size, grade, spacing, cover, and that steel is free of loose rust, oil, or other debris;
   b. Handling, placement, consolidation, and finishing of concrete;
   c. Curing and protection of concrete after placement, including hot and cold weather protective measures;
   d. Location, forming, and surface preparation of construction, contraction, and expansion joints;
   e. Placement of flexible waterstop materials in joints; and
   f. Application of surface applied or injected crack and joint sealant materials;

4. Repair of construction defects; and

5. Conformance to the liner penetration prohibitions

F. Concrete Testing:

1. A test of concrete shall include all of the following: Cylinders, Slump, Air Content and Temperature. A test shall be taken once every 100 cubic yardsof concrete placed and at least one test every day 10 or more cubic yards of concrete are placed. Additional testing is required to represent new mixes and different concrete suppliers.

2. Three (3) concrete cylinders shall be taken for each 100 cubic yards of concrete placed but not less than three 3 test cylinders each day that 10 or more cubic yards are placed. Keep one of each three cylinders on the job site and allow to field cure. Within two days, deliver two of the three cylinders to a licensed testing laboratory to be cured and tested at seven 7 days and 28 days. Additional testing and cylinders are required to represent new mixes and different concrete suppliers.

3. Concrete Rebound Hammer tests may be taken after the pit is complete and at least 7 days after the concrete to be tested was poured. Concrete shall be tested according to ASTM C 805.

G. The owner shall ensure that the following information is submitted to the Design Engineer for incorporation into the construction report.

1. The name and qualifications of the inspector;

2. The name of the Concrete Contractor.

Minnesota Pollution Control Agency
520 Lafayette Road North
St. Paul, MN 55155-4194

Liquid Manure Storage Area Construction Inspection Form

Feedlot Program

Doc Type: Inspection

Applicability: This form must be utilized to document construction of a liquid manure storage area (LMSA). Both the required inspector and the contractor that installed the LMSA liner must contribute information to this form. This form must be provided to the design engineer to incorporate into the final construction report. All instances of construction of a LMSA must utilize this form except for LMSAs that are concrete-lined with a capacity of 20,000 gallons or less or for those that qualify for the exemption of Minn. R. 7020.2100, subp 1. item D or E.

Return this completed form to the design engineer: The owner must submit a construction report to the Minnesota Pollution Control Agency (MPCA) or county feedlot pollution control officer within 60 days of the completion of any new or modified manure storage area. The report must be prepared and signed by the design engineer and must contain an assessment of whether the completed manure storage area conforms to the design plans and specifications submitted to the commissioner or county feedlot pollution control officer.

I. Facility Information

Name of owner(s): _____

Legal name of facility: _____ Permit number_____

Location: _____ _____ ____ ____ ____
County *Township* *Sect.* *¼ Sec.* *¼ of ¼*

II. Inspector's Information *(inspector must complete Parts 3 to 6 of this form)*

Name of inspector: _____ Phone:__

Company/Agency: _____

Inspector qualifications (check all that apply):

☐ Professional engineer licensed in the state of Minnesota. License No.: _____

☐ Person working under the direct supervision of a professional engineer.
Engineer's name: _____ MN license no.: _____

☐ Natural Resources Conservation Services staff.

☐ American Concrete Institute (ACI) or Minnesota Department of Transportation (MNDOT) concrete field testing technician Grade/Level I certified and concrete field inspector Level II certified.
Note: *For concrete-lined structures only.* List certificate no.:_____

III. Notifications

A. Did the owner notify the **design engineer** a minimum of three business days *prior to commencement of construction*? ☐ Yes ☐ No
Date notification given: _____ *(mm/dd/yyyy)*

B. Did the owner notify the **MPCA or county feedlot officer** a minimum of three business days *prior to commencement of construction*? ☐ Yes ☐ No
Date notification given: _____ *(mm/dd/yyyy)*

C. Did the owner notify the MPCA or county feedlot officer within three business days *following completion of the manure storage area liner*? ☐ Yes ☐ No
Date notification given: _____ *(mm/dd/yyyy)*

1. If a concrete-lined structure, did the owner complete the notice before the vertical walls of the concrete structure were backfilled ☐ Yes ☐ No ☐ N/A

IV. Inspection Checklist and Observations

This section (A-H, below) must be completed by the inspector listed in Part II. The liner contractor does not need to complete this section. Attach additional sheets for comments as needed.

	Yes	No	N/A
A. Were subgrade conditions adequate for liner placement, including soil texture, strength, and moisture content, and no frozen soils were present?	☐	☐	
Comments:			
B. Was a perimeter drain tile system specified in the design plans? If yes, answer Questions 1 to 4. If no, go to Question C.	☐	☐	
1. If concrete-lined, is drainage tile located a horizontal distance of at least 1 ft. outside the footing of a concrete-lined structure (unless incorporated into the form material)?	☐	☐	
2. Is a dedicated drain tile system in place for each manure storage area?	☐	☐	
3. Is a dedicated tile riser, manhole, or other access (i.e. daylight) that allows collection of tile-water samples in place and functioning for each dedicated tile system?	☐	☐	
Comments:			
C. **Concrete-lined LMSAs *only*** - Did you verify that the following items (1-7 below) were in conformance with the design engineer's plans and specifications:	☐	☐	☐
1. Reinforcing steel size, grade, spacing, cover, and that steel was free of loose rust, oil, or other debris?	☐	☐	
2. Concrete quality for air entrainment, temperature, and strength? (include test results with photocopy of laboratory results for strength)	☐	☐	
3. Handling, placement, consolidation, and finishing of concrete?	☐	☐	
4. Curing and protection of concrete after placement, including hot and cold weather protective measures?	☐	☐	
5. Location, forming, and preparation of construction and contraction/expansion joints?	☐	☐	
6. Specified product, placement, and installation of flexible waterstop materials in joints?	☐	☐	
7. Specified product and installation of surface applied or injected crack and joint sealant materials?	☐	☐	
Comments:			
D. Were there any construction defects that needed repair?	☐	☐	
If yes, describe:			
E. Were any water supply systems, fuel lines, electrical conduit, or other equipment not solely functioning as part of the manure handling or transfer system installed to penetrate the liner of the liquid storage structure?	☐	☐	
F. Was testing completed according to the methods and frequencies specified in the design engineer's quality assurance and quality control plan? (results should be forwarded to the engineer)	☐	☐	
G. Were any engineering changes or modifications made related to the liner specifications, structure location, depth, or separation distance to bedrock?	☐	☐	
If yes, complete 1 and 2 below:			
1. Describe the changes:			
2. Were these changes approved by the MPCA or county feedlot officer prior to commencement of construction of the change?	☐	☐	
H. Other comments:			

V. Inspector's Certification

I hereby certify that I am the inspector listed in Part II of this form. I hereby certify that the construction of the facilities referenced in this form were completed in accordance with all plans, specifications, reports, permit application submittals, and related communications approved by the MPCA or delegated county feedlot officer. By my signature below, I represent that the information submitted in this form is, to the best of my knowledge and belief, true, accurate, and complete.

Signature of Inspector: _____ Date:__

VI. Contractor's Information and Certification

Contact name: _____ Phone:_____

Liner Contractor Company: ____

Indicate type of liner installed: (Check all that apply) ☐ Earthen ☐ Concrete ☐ Steel Tank ☐ HDPE, LLDPE, or EPDM ☐ GCL (bentonite)
☐Other: _____

I hereby certify that I represent the liner contractor and further certify that the construction of the liner indicated above, was completed in accordance with the design plans and specifications and construction standards.

Signature of Contractor: _____ Date:__

Second Liner Contractor *(if used)*

Contact name: _____ Phone:_____

Liner Contractor Company: ____

Indicate type of liner installed: (Check all that apply) ☐ Earthen ☐ Concrete ☐ Steel Tank ☐ HDPE, LLDPE, or EPDM ☐ GCL (bentonite)
☐Other: _____

I hereby certify that I represent the liner contractor and further certify that the construction of the liner indicated above, was completed in accordance with the design plans and specifications and construction standards.

Signature of Contractor: _____ Date:__

OPERATION AND MAINTENANCE PLAN

A plan for operation, inspections, and maintenance of the manure storage area should be created to ensure the quality of the existing pit.

A. Pit Inspections & Maintenance:

1. Routine inspections should be made of the structure and its surroundings for leaks, deterioration of grills, slats, covers, and ladders.

    a. Monitor the frequency of manure removal from the storage structure and note any significant fluctuations (an increase or decrease) in time between successive manure removal events.

    b. Control the level of the liquid manure inside such that the maximum operating depth is not exceeded.

    c. Records shall be kept explaining the type of defects, location, and repair methods. If any leaking is detected, contact your local MPCA office.

    d. Prior to initial manure loading, consult with the design engineer to determine the need for protecting the foundation and floor slab from freezing temperatures. It may be advisable to add water to the structure to prevent frost damage. It may also be advisable to obtain, and have analyzed, a perimeter tile water sample prior to the addition of manure to the structure.

B. Perimeter Tile Inspections:

1. Routine inspections of the perimeter tile outlets and inspection manholes should be done to ensure proper operations of the tile system. Follow your MPCA / County Livestock Permit requirements for the frequency of tile inspections and testing.

    a. The tile should be inspected for traces of manure, high flows in a dry period, broken tile, and anything else unusual.

    b. Records should be kept on the dates the tile was inspected, methods of inspection, and what was observed. If manure is observed in the tile, contact your local MPCA office immediately.

End of Operation and Maintenance Plan

STRUCTURAL NOTES

A. General:

1. Notes and details on the structural drawings take precedence over these structural notes.

2. The contractor shall verify all dimensions, elevations, and site conditions before starting work. The engineer shall be notified of any changes.

3. In no case shall dimensions be scaled from plans, sections, or details on the structural drawings.

4. All materials and workmanship shall conform to the requirements of the following codes:

   a. International Building Code (IBC)
   b. Minnesota State Building Code
   c. American Concrete Institute (ACI)
   d. Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice

B. Drain Tile:

1. The drain tile shall be heavy-duty perforated polyethylene tubing 4" diameter.

2. The tile shall be covered with a washed aggregate, up to the top of the footing elevation, as shown on the plans.

2. Connect the drain tile to an existing farm tile if available, discharge to surface drainage, or drain to a sump and pump to surface.

C. Temporary Bracing and Backfill:

1. Provide temporary lateral support for all walls where grade varies on the two sides until the permanent structural support system is in place.

3. Backfill only after the floor slats or solid floor has been installed.

D. Footings and Foundations:

1. Soil bearing design value: 2500 PSF (Assumed) on virgin soil or compacted fill for footings.

2. Protect foundation excavations from frost. Do not place concrete on frozen ground.

3. Foundation excavation shall be kept free of loose material and standing water.

4. Anchor bolts shall be ½" diameter with 7" embedment and 2 ¾" projection.

E. Reinforced Concrete:

1. Concrete shall have a minimum 28-day compressive strength of F'c = 4000 psi.

2. Water cement ratio shall be 0.45 maximum.

3. Cement shall conform to ASTM C150, Type I.

4. Coarse aggregate shall be ¾" Max.

5. Ready-mix concrete shall be mixed and delivered in accordance with ASTM C94.

6. Slump shall be a maximum of 6".

7. Air Content shall be between 4%-6%.

8. Concrete work shall conform to all the requirements of ACI 301.

9. Admixtures may be used with prior approval of the engineer for the purpose of increasing the workability but not to reduce the specified minimum cement content. Calcium chloride shall not be used.

F. Reinforcing Steel:

1. Bar reinforcement shall be ASTM A615, Grade 40 or 60.

2. Minimum lap splice or reinforcing bar, based on ACI 318, Class B, shall be as follows unless noted otherwise:
   a. #3 Bars – 15"
   b. #4 Bars – 20"
   c. #5 Bars – 24"
   d. #6 Bars – 30"
   e. #7 Bars – 36"
   f. #8 Bars – 42"

3. Reinforcing steel shall be provided with the following minimum cover unless noted otherwise:

   a. Concrete placed against earth – 3"

   b. Formed concrete exposed to earth or weather:

      1) #6 Bars through #8 Bars – 2"
      2) #5 Bars and smaller – 1 ½"
      3) Stirrups & Ties – 1 ½"

4. All reinforcing steel, anchor bolts, dowels, and inserts shall be secured in position with wire positioners, or equal, before placing concrete.

5. Dowels between footings and walls shall be the same grade, size, and spacing as vertical wall reinforcement.

6. All lap splices shall be tied at 3 locations.

G. Tolerances and Quality Control:

1. Column finish elevations shall be + or – ¼" from design elevation.

2. Wall alignment (horizontal) shall deviate no more than ¼" in 10 feet and no more than 3/4" over the full length of the wall.

3. Wall bearing ledge elevations shall be + or –1/4" from design from design elevation in 10 feet and no more than 1/2" over the full length of the wall.

4. Overall foundation length and width dimensions and diagonal dimensions should be within ½" of plan dimensions.

5. Minor honeycombing shall be repaired on the same day that the forms are removed. Major honeycombing (greater than 1 ½" deep) shall be inspected by the engineer and repaired or removed at his direction.

6. Cracks which may extend through the concrete liner must be cleaned and sealed with MasterSeal NP1 Polyurethane Sealant, or approved equal. Larger cracks or defects may need an inspection by the engineer to determine the proper repair.

7. Test Cylinders: Take three (3) test cylinders for each 100 cubic yards of concrete placed but not less than three (3) test cylinders each day that 10 or more cubic yards are placed. Keep one of each three cylinders on the job and allow to field cure. Deliver two of the three cylinders to a licensed testing laboratory to be cured and tested at 7 days and 28 days.

H. Electrical Ground:

1. Install reinforcing bars as shown on the drawing. Verify Electrical Ground requirements with Electrical Contractor. Notify electrical inspector for inspection prior to placing concrete.

I. Cold Weather Concrete:

1. When, for more than 3 successive days, the mean daily temperature drops below 40 degrees Fahrenheit, the contractor shall place and protect the concrete in accordance with ACI 306.

J. Hot Weather Concreting:

1. When it is likely that temperatures between 75 degrees Fahrenheit and 100 degrees Fahrenheit will be approached or exceeded; that low relative humidity is present, or wind velocity will exceed 10 mph, the contractor shall place and protect the concrete in accordance with Chapter 4 & 5 of ACI 305.

K. Waterstops:

1. Waterstop can be 3/8" x ¾" Bentonite/Butyl rubber, Equal to waterstop – RX, Ultrastop, Swellstop or a 4" ribbed with center bulb PVC Waterstop, Equal to Vinylex RCB -4316. Waterstops shall be placed in all construction joints on the floor and in the perimeter walls. Location and number of construction joints are to be determined by the contractor.

L. Fibermesh:

1. Fibermesh fibers shall be added to the concrete mix at a minimum rate of 2.0 pounds per cubic yard of concrete. The fibermesh shall be fibrillated polypropylene Olefin fibers, ¾" in length.

CAST-IN-PLACE CONCRETE

This section includes specifications for formwork, reinforcement, accessories, cast-in-place concrete, finishing and curing.

A. Quality Assurance:

1. Construct and erect concrete formwork in accordance with ACI 301
2. Perform concrete reinforcing work in accordance with ACI Manual of Practice
3. Perform cast-in-place concrete work in accordance with ACI 318

B. Form Materials and Accessories:

1. Plywood: sound undamaged sheets with clean true edges
2. Lumber: grade as required
3. Prefabricated Steel Type: matched, tight fitting, stiffened to support weight of concrete
4. Pan Type: Steel of size and profile required
5. Tubular Column Type: Round, spirally wound laminated materials, inside surface treated with release agent, of size required
6. Form Ties: Snap-off, metal type of adjustable length
7. Form Release Agent: Colorless mineral oil which will not stain concrete or impair natural bonding characteristics of coating intended for use on concrete

C. Reinforcement Materials:

1. Reinforcing Steel: ASTM A615; deformed billet steel bars, plain finish.
2. Cement: ASTM C150, Normal-Type I Portland type.
3. Water: Clean and not detrimental to concrete.

4. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for support of reinforcing.

5. Fabricate concrete reinforcing in accordance with ACI 318 and CRSI.

D. Compounds, Hardeners and Sealer:

1. Curing Compound: ASTM C309, Type 1, Class B type by:
   Master Kure by Master Builders Technologies
   Super Pliocure by Euclid Chemical Company
   Dress and Seal #30 by L & M Construction Chemicals

2. Absorptive Mats: ASTM C171, Burlap-Polyethylene.

E. Concrete Mix:

1. Mix and deliver concrete in accordance with ASTM C94, Alternative 2.

2. Provide concrete of the following specifications:

3. Compressive strength 4000 psi 28 day (floors, walls, piers, and footings).

4. Slump shall be a maximum of 6 inches, 9" with the use of superplasticizers. Testing should follow ASTM C 143.

5. Maximum water/cement ratio: 0.45.

6. Concrete shall be placed according to ASTM C 94 on normal temperature days with an Air Content of 4.0% to 6.0%. Samples shall be obtained and tested in accordance with ASTM C 172.

7. Concrete temperature shall be tested according to ASTM C 1064. Concrete temperature during normal daytime temperatures shall be below 90 Deg. F.

F. Formwork Erection:

1. Erect formwork, shoring and bracing to achieve design requirements.

2. Camber slabs and framing to achieve ACI 301 tolerances.

3. Provide bracing to ensure stability of formwork.
4. Apply form release agent to formwork in accordance with manufacturer's

instructions, prior to placing for accessories and reinforcement.

5. Clean forms as erection proceeds, to remove foreign matter.

G. Inserts, Embedded Components and Openings:

1. Provide formed openings where required for work to be embedded in and passing through concrete members.

2. Coordinate work of other sections in forming and setting openings, slots, recesses, chases, sleeves, bolts, anchors, and other inserts.

3. Install concrete accessories straight, level, and plumb.

4. Install waterstops where shown on the plan and at all pit penetrations and cold joints.

H. Reinforcement Placement:

1. Place reinforcement, supported and secured against displacement.

2. Ensure reinforcing is clean, free of loose scale, dirt, or other foreign coatings.

I. Placing Concrete:

1. Place concrete continuously between predetermined expansion, control and construction joints. Screed floors, slabs-on-grade and concrete toppings level.

J. Form Removal:

1. Do not remove forms or bracing until concrete has gained sufficient strength to carry its own weight and imposed loads. Remove formwork progressively and in accordance with code requirements.

K. Finishing:

1. Uniformly spread, screed, and float concrete.

2. Maintain surface flatness, with maximum variation of 1/4 inch in 10 ft.

L. Curing:

1. Immediately after placement, protect concrete from premature drying.

2. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.

M. Concrete Testing:

1. A test of concrete shall include all of the following: Cylinders, Slump, Air Content and Temperature. Each test shall be taken once every 100 cubic yards of concrete placed and at least one test every day 10 or more cubic yards of concrete are placed. Additional testing is required to represent new mixes and different concrete suppliers.

2. Concrete cylinders:
    a. Take three 3 test cylinders for 100 cubic yards of concrete placed but not less than three 3 test cylinders each day that 10 or more cubic yards are placed. Keep one of each three cylinders on the job site and allow to field cure. Within two days, deliver two of the three cylinders to a licensed testing laboratory to be cured and tested at seven 7 days and 28 days. Additional testing is required to represent new mixes and different concrete suppliers.

3. Concrete Rebound Hammer:
    a. Rebound hammer tests may be taken after the pit is complete and at least 7 days after the last concrete was poured. Concrete shall be tested according to ASTM C 805.

N. Defective Concrete:

1. Modify or replace concrete not conforming to required lines, details, elevations or strength as directed by Engineer.

2. Cracks which may extend through the concrete liner must be cleaned and sealed with MasterSeal NP1 Polyurethane Sealant, or approved equal. Larger cracks or defects may need an inspection by the Engineer to determine the proper repair.

3. Honeycombing shall be patched with a sand/grout mix or commercial patching products such as TK-Complete Concrete Patch, Meadow-Patch 5 or approved equal.

COLD WEATHER CONCRETING

A. Cold weather is defined as a period when for more than 3 successive days the mean daily temperature drops below 40°F. When temperatures above 50°F occur during more than half of any 24-hour period, the concrete should no longer be regarded as winter concrete. Cold weather concrete shall be placed, cured, and protected according to ACI 306 COLD WEATHER CONCRETING and these abbreviated specifications taken from ACI 306 COLD WEATHER CONCRETING.

B. Plans to protect fresh concrete from freezing and to maintain temperatures above the designated minimum for the required time after placing should be made in advance of expected freezing temperatures. Preparation for cold weather concreting consists primarily in insuring that all surfaces to be in contact with newly placed concrete are at a temperature that cannot cause early freezing or seriously delay proper curing (hardening) of the concrete. Originally, the temperature of these contact surfaces, including sub-grade materials, need not be higher than a few degrees above freezing.

C. In moderately cold weather, when heavy frost or freezing is forecast at the job site, all unformed concrete surfaces should be protected from freezing for at least 24-hrs after it is placed.

D. During colder weather when mean daily temperatures are generally below 40°F, concrete shall be placed at a temperature not lower than:

1. 60°F when temperature is above 30°F.
2. 65°F when temperature is 0°F to 30°F.
3. 70°F when temperature is below 0°F.
4. Maintain the placed concrete at a minimum temperature of 55°F for that time period indicated in E. below.
5. Concrete should be placed at or near the lowest allowable temperature and not more than 10°F above the temperatures indicated above.

E. **Air entrained concrete (5% to 7%) shall be used for cold weather concrete.** Footings and pit floor slabs shall be maintained at a minimum temperature of 55°F for 2 days following placement. Walls shall be maintained at a minimum temperature of 55°F for 3 days following placement.

F. Heated enclosures, if used, must be strong, windproof, and weatherproof. Heating units should be vented and not permitted to heat or dry the concrete locally.

G. Generally, the outline below should be followed:

1. Never place concrete on frozen ground or on snow or ice.

2. Supply the concrete mix at a temperature in accordance with D. above but not less than 55°F.

3. After placement of the concrete mix, keep the concrete at a temperature of 55°F for 2 days (floors and footings) and 3 days (walls) by the use of insulated blankets, straw, or the use of properly applied heat. Leave forms in-place during these days.

4. Be particularly concerned with thin concrete, edges, and openings that will be exposed to wind or drafts.

5. Have the necessary insulating material on site before placement of concrete when cold weather is likely to occur.

HOT WEATHER CONCRETING

Hot Weather is defined as any combination of high air temperature, low relative humidity, and wind velocity tending to impair the quality of fresh or hardened concrete or otherwise resulting in abnormal properties. When any of these conditions are present, the contractor shall place and protect the concrete in accordance with Chapter 4 of ACI 305 as described below:

4.1 General

4.1.1 The requirements for good results in hot weather concrete placing and curing is no different than in other seasons. The same necessities exist:

- **a.** That concrete be handled and transported with a minimum of segregation and slump loss.
- **b.** That concrete is placed where it is to remain.
- **c.** That the concrete be placed in layers shallow enough to assure vibration well into the layer below.
- **d.** That joints be made on sound, clean concrete.
- **e.** That finishing operations and their timing be guided only by the readiness of the concrete for them, and nothing else.
- **f.** That curing be conducted in such a manner that at no time during the prescribed period will the concrete lack ample moisture and temperature control, so that hydration continues to develop the full potential of strength and durability of the concrete.

4.2 Preparations for placing and curing

4.2.1 Preparations for placing and curing in hot weather include recognition at the start of work that certain abnormal conditions will exist which will require some items of preparation that cannot readily be provided the last minute before concrete is placed. If concrete temperatures as placed are expected to be abnormally high, preparation must be made to transport, place, consolidate, and finish the concrete at the fastest possible rate.

4.2.1.1 This means, first, delivery of concrete to the job must be scheduled so it will be placed promptly on arrival, particularly the first batch. Many concrete operations get off to a bad start because concrete was ordered before the job was ready and slump control was lost at this most critical time.

4.2.1.2 Equipment for placing the concrete must have adequate capacity to perform its functions efficiently so there will be no delays at distant portions of the work. There should be ample vibration equipment and manpower to consolidate the concrete quickly after placement and to maintain the rate of

placement in difficult areas. All equipment should be in first class operating condition. Breakdowns or delays that stop or slow the placement can seriously affect the quality of the work. Cold joints may be apparent when forms are removed; vibration failure can cause obvious lack of consolidation.

4.2.1.3 Due to more rapid slump loss in hot weather, the strain on vibrating equipment will be greater. Accordingly, provision should be made for an ample number of standby vibrators, at least one standby for each three vibrators in use. A concrete placing operation is in serious trouble, especially in hot weather, when vibration equipment fails and the standby equipment is inadequate. If possible, arrangements should be made in advance to secure another crane or pump quickly, in event of an equipment breakdown.

4.2.2 When there is to be flatwork on grade, early planning may make it feasible to plan a temporary windbreak or provide shade. In any event, the job should be equipped with ample water supply hose. The subgrade should be moist but free of standing water and soft spots at the time of concreting. Fogging can be used to cool and moisten surrounding air to prevent excessive evaporation form flatwork during finishing. Fog nozzles for this use should produce a fog blanket and they should not be confused with the common garden hose nozzles, which produce an excessive washing spray.

4.2.3 Preparation for placing includes proper location and preparation of construction joints. In hot weather, due to faster setting and hardening of the concrete, the timing of clean up by various methods, such as green cutting or surface retardant application, becomes more critical. Preparation must be made for prompt and adequate attention to these matters at the right time.

4.2.4 Work plans should include preparation to limit the temperature of concrete as placed. As the selected limiting temperature, usually but not always between 75 F (24C) and 100 F (38C) is approached and exceeded, it is increasingly likely that the unfavorable effects of high temperature will occur.

4.2.4.1 Whatever temperature limitation is considered worthwhile can be maintained to best advantage if mixers, belts, pump lines, and chutes are shaded. Where they cannot be shaded, they will absorb appreciably less heat from the sun if painted white and kept white. Pump lines and other surfaces can be kept appreciably cooler by covering them with damp burlap, kept damp with soil soaker hose. When daytime temperature and drying conditions may be critical, scheduling concrete placement to begin in the late afternoon will materially improve placing conditions. On massive slabs and pavements this has been found to result in much less thermal shrinkage and cracking. Concrete placed during the early morning may attain an undesirably high temperature, particularly during the middle of the day, when the maximum sun radiation and heat of hydration occur. Such concrete could subsequently be exposed to severe thermal stress on cooling.

4.2.5 Finally, preparation for placing concrete in hot weather includes the special provisions necessary for its hot proper protection and curing, since hot weather causes rapid drying. To avoid serious damage and cracking, facilities must be ready to protect promptly all exposed surfaces from drying. Water curing is much to be preferred for most concrete work, but it is recognized that prompt application of white-pigmented curing compound (ASTM C309) Type 2, is more practical for curing vast areas of flatwork on subgrade. Other alternatives for curing are described in ACI 308. Water curing must be continuous and the continuity of water curing is best assured if provision is made for covering all exposed surfaces, vertical, horizontal, and otherwise, with saturated material (burlap, cotton mats, old carpets, etc.) kept wet with soil soaker hose. This material should be kept in direct contact with the concrete surface at all times. Alternate cycles of wetting and drying promote the development of pattern cracking, and should be avoided. Curing water should not be much colder than the concrete because of temperature change stresses, which could be introduced with resultant cracking.

4.3 Placement and Finishing

4.3.1 Speed-up of placement and finishing materially reduces hot weather difficulties. Delays increase slump loss and invite the addition of water to offset it. Each operation in concrete finishing should be carried out promptly when the concrete is ready for it. It is necessary to make sure that concrete is not placed in the forms faster than it can be properly consolidated by men and equipment, or be properly finished by the men at hand. If the placing rate is not coordinated with available men and equipment, a job will soon be marked with cold joints, poor consolidation, and irregular surface finishes.

4.3.2 Regardless of the thickness of layers of concrete as placed under normal temperatures, each layer may have to be shallower in hot weather to assure coverage of the previous layer while it will still respond readily to vibration. The interval between monolithic wall and deck placements (to let the wall concrete develop its settlement shrinkage) becomes very short in hot weather, especially with warm concrete.

4.3.3 In placing beam and deck concrete, it is necessary in hot weather to keep the operation confined to a small area and to proceed on a front having a minimum amount of exposed surface to which concrete is to be added. A fog nozzle should be used generously to cool the air, to cool the forms and steel immediately ahead, and to lessen rapid evaporation from the concrete surface before and after each finishing operation. Excessive fog spraying (that which would wash the fresh concrete surface or cause water to stand on the surface during floating or troweling) must be avoided.

4.3.3.1 Without such fog spray between the finishing operations in hot weather, particularly if it is windy and humidity is low, water may be evaporated from the surface faster than it will rise naturally to the surface. This will create a growing tension in the surface, which often causes irregular, plastic-shrinkage cracking. Careful use of the fog spray previously mentioned, spreading and removing polyethylene sheeting between finishing operations, or application of monomolecular films after the strike-off, are recommended. Sometimes in relatively massive placement, revibration prior to floating will prevent the development of plastic-shrinkage cracking. When such cracking occurs prior to the final set, the cracks can be closed by striking the surface on each side of the crack with a float. It serves no lasting purpose to merely trowel slurry over them.

4.3.4 In summary, for best assurance of good results with concrete placing in hot weather, the initial concrete placement temperature should be limited to preferably between 75F (24C) and 100F (38C) as discussed in Sections 2.2.2 and 4.2.4. Every effort should be made to keep the concrete temperature uniform. All necessary precautions should be taken to see that concrete is promptly placed on arrival at the job and immediately vibrated after placement. Flatwork should be protected from excessive drying during finishing operations, and each operation should be performed without delay as soon as the concrete is ready for it. Under extreme conditions of high ambient temperature, exposure to direct rays of the sun, low relative humidity, and wind – perhaps aggravated by a slow rate of placement due to complexity of the structure in size and shape – careful and complete adherence to the foregoing practices may not produce the degree of quality desired for the work. Under such circumstances, it has been found worthwhile to restrict concrete placement to late afternoon or evening.

4.4 Curing and Protection

4.4.1 Curing and protection have been largely covered under Section 4.2. It should be emphasized that in hot weather there is great need for continuous curing, preferably by water. The need is greatest during the first few hours, and in fact throughout the first day after concrete is placed. All surfaces should be protected from drying, even intermittently, as this contributes to development of pattern cracking.

4.4.2 For water containment structures absorptive wood forms remaining in place should not be considered as a satisfactory means of curing in hot, drying weather. Forms should be covered and kept moist. The forms should be loosened, as soon as this can be done without damage to the concrete, and provisions made for the curing water to run down inside them. During form removal, care should be taken to provide wet cover to newly exposed surfaces to avoid exposure to hot sun and wind. Form tie cone holes can be filled and any necessary repairs made by uncovering a small portion at a time as necessary to carry on this work. These repairs should be completed in the first few days after stripping, so the repairs and

cone hole fillings can cure with the surrounding concrete. At the end of the prescribed curing period (7 days minimum; 10 is better), the coverage should be left in place without wetting for several (4 days suggested), so that the concrete surface will dry slowly and be less subject to surface shrinkage cracking. The effects of drying are further minimized by closing such structures as tunnels and pipelines against drafts and free circulation of drying air.

4.4.3 In summary, providing proper temperature and moisture conditions for curing of concrete are much more critical and important in hot weather than under normal temperatures. It is, therefore, of first importance that curing be promptly commenced, ample in coverage, and continued without interruption.

WILLOW TREE SOW SITE



VICINITY MAP
SCALE: 1"=1000'

N

PROJECT CONTACTS

OWNERS

WAKEFIELD PORK
410 MAIN AVENUE, EAST
GAYLORD, MN 55334
TODD MORATZ 507-276-5564

DESIGN ENGINEER

ISG
115 EAST HICKORY STREET
MANKATO, MN 56003
PROJECT MANAGER
MATT HUDSON 507-317-2526

SHEET INDEX

TITLE SHEET

T1 SHEET INDEX, CONTACT INFORMATION, AERIAL PHOTO -SITE LOCATION MAP
T2 LIQUID MANURE STORAGE AREA SPECIFICATIONS AND SITE LAYOUT

STRUCTURAL PLANS

S1 GESTATION BARN - FOOTINGS & FOUNDATION PLAN
S2 GESTATION BARN - FOOTINGS & FOUNDATION PLAN
S3 GESTATION BARN - DETAILS
S4 GESTATION BARN - DETAILS
S5 GESTATION BARN - ROOF STRUCTURE DETAILS
S6 GESTATION BARN - ROOF STRUCTURE SPECIFICATIONS
S7 FARROWING BARN - FOOTINGS & FOUNDATION PLAN
S8 FARROWING BARN - PULL PLUG LAYOUT
S9 FARROWING BARN - DETAILS
S10 FARROWING BARN - DETAILS

CONSTRUCTION NOTIFICATIONS

☐ NICOLLET COUNTY
DEANNA BIEHN
507-934-7073

3 DAY PRE CONSTRUCTION NOTIFICATION

☐ THE OWNER SHALL NOTIFY THE MPCA/CFO 3 BUSINESS DAYS BEFORE ANY CONSTRUCTION BEGINS.
DATE OF NOTIFICATION: _____

3 DAY POST CONSTRUCTION NOTIFICATION

☐ THE OWNER SHALL NOTIFY THE MPCA/CFO WITHIN 3 BUSINESS DAYS FOLLOWING COMPLETION OF CONSTRUCTION, BEFORE BACKFILL
DATE OF NOTIFICATION _____

CONSTRUCTION INSPECTIONS

☐ NOTIFY ISG A MINIMUM OF 24 HOURS PRIOR TO ALL CONCRETE POURS.
PROJECT MANAGER - MATT HUDSON
507-317-2526

ISG

KEY PLAN

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 UNDER THE LAWS OF THE STATE OF MINNESOTA

JASON E. HOEHN

Jason E. Hoehn

DATE 2-19-21 LIC. NO. 40422

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DATE LIC. NO.

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PROJECT

WILLOW TREE SOW SITE

410 EAST MAIN STREET
GAYLORD, MN 55334
SW 1/4 SECTION 5, T111N, R28W
NEW SWEDEN TWP., NICOLLET CO., MN

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	2-19-21	Issue Preliminary Bidding Provision

PROJECT NO	20-24835
FILE NAME	24835-T1-T2
DRAWN BY	MDH
DESIGNED BY	MDH
REVIEWED BY	JEH
ISSUE DATE	2-19-21
CLIENT PROJECT NO	

TITLE

TITLE SHEET

SHEET

T1

ATTACHMENT F.6
Pit Plans

STRUCTURAL NOTES

A. GENERAL
1. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THESE STRUCTURAL NOTES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY CHANGES.
3. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES:
   a. INTERNATIONAL BUILDING CODE (IBC)
   b. MINNESOTA STATE BUILDING CODE
   c. AMERICAN CONCRETE INSTITUTE (ACI)
   d. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE.

B. DRAIN TILE
1. **THE DRAIN TILE SHALL BE HEAVY DUTY** PERFORATED POLYETHYLENE TUBING, 4" DIAMETER.
2. CONNECT THE DRAIN TILE TO AN EXISTING FARM TILE IF AVAILABLE; DISCHARGE TO SURFACE DRAINAGE; OR DRAIN TO A SUMP AND PUMP TO THE SURFACE.

C. TEMPORARY BRACING AND BACKFILL
1. PROVIDE TEMPORARY LATERAL SUPPORT FOR **ALL WALLS WHERE GRADE VARIES ON THE** TWO SIDES UNTIL THE PERMANENT STRUCTURAL SUPPORT SYSTEM IS INPLACE.
2. BACKFILL ONLY AFTER THE FLOOR SLATS OR SOLID FLOOR HAS BEEN INSTALLED.

D. **FOUNDATION FILL MATERIAL**:
1. COMPACTED CLAY FILL SHALL BE PLACED AND **COMPACTED TO 95% OF STANDARD PROCTOR** DENSITY.
2. COMPACTION EQUIPMENT (ROLLERS) SHALL HAVE A TOOTH LENGTH LONGER THAN THE MAXIMUM LIFT THICKNESS IN ORDER TO **PROVIDE ADEQUATE KNEADING ACTION TO** JOIN THE LIFTS TOGETHER. THE **CONTRACTOR SHALL HAVE EQUIPMENT ON** SITE TO WET OR DRY THE SOIL TO OBTAIN **THE REQUIRED MOISTURE CONTENT FOR** PROPER COMPACTION.
3. CHOSEN VALLEY TESTING SHALL BE CONTACTED FOR COMPACTION TESTING ON FILL MATERIAL USED FOR PROPOSED BUILDING PADS.

E. FOOTINGS AND FOUNDATION
1. SOIL BEARING DESIGN VALUE: 3000 PSF (ASSUMED) ON VIRGIN SOIL OR COMPACTED FILL FOR FOOTINGS.
2. PROTECT FOUNDATION EXCAVATIONS FROM FROST. DO NOT PLACE CONCRETE ON FROZEN GROUND.
3. FOUNDATION EXCAVATION SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER.
4. ANCHOR BOLTS SHALL BE 1/2" DIAMETER WITH 7" EMBEDMENT AND 2-3/4" PROJECTION.

F. REINFORCED CONCRETE
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF F'c=4000 PSI.
2. **WATER CEMENT RATIO SHALL BE 0.45 MAXIMUM.**
3. **CEMENT SHALL CONFORM TO ASTM C150 TYPE 1**
4. COARSE AGGREGATE SHALL BE 3/4" MAX.
5. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.
6. SLUMP SHALL BE 6" MAXIMUM.
7. CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF ACI 301.
8. ADMIXTURES MAY BE USED WITH PRIOR **APPROVAL OF THE ENGINEER FOR THE PURPOSE OF INCREASING THE WORKABILITY BUT NOT TO REDUCE THE SPECIFIED** MINIMUM CEMENT CONTENT. CALCIUM **CHLORIDE SHALL NOT BE USED.**

G. REINFORCING STEEL
1. BAR REINFORCEMENT SHALL BE ASTM A615, GRADE 60.
2. MINIMUM LAP SPLICE OF REINFORCING BAR, BASED ON ACI 318, CLASS B, SHALL BE AS FOLLOWED, UNLESS NOTED OTHERWISE:
   a. #3 BARS ... 15"
   b. #4 BARS ... 20"
   c. #5 BARS ... 24"
   d. #6 BARS ... 30"
   e. #7 BARS ... 36"
   f. #8 BARS ... 42"
3. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING MINIMUM COVER UNLESS NOTED OTHERWISE.
   a. CONCRETE PLACED AGAINST EARTH ... 3"
   b. FORMED CONCRETE EXPOSED TO EARTH **OR WEATHER:**
      1) #8 BARS THROUGH #8 BARS ... 2"
      2) #5 BARS AND SMALLER ... 1 1/2"
      3) STIRRUPS & TIES ... 1 1/2"
4. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE SECURED IN POSITION WITH WIRE POSITIONERS, OR EQUAL, BEFORE PLACING CONCRETE.
5. DOWELS BETWEEN FOOTINGS AND WALLS **SHALL BE THE SAME GRADE, SIZE, AND** SPACING AS VERTICAL WALL REINFORCEMENT.
6. ALL LAP SPLICES SHALL BE TIED AT 3 LOCATIONS.

H. TOLERANCES AND QUALITY CONTROL
1. COLUMN FINISH ELEVATIONS SHALL BE +/- 1/4" FROM DESIGN ELEVATION.
2. WALL ALIGNMENT (HORIZONTAL) SHALL DEVIATE NO MORE THAN 1/4" IN 10' NOR MORE THAN 3/4" OVER THE FULL LENGTH OF THE WALL.
3. WALL BEARING LEDGE ELEVATIONS SHALL BE +/- 1/4" FROM DESIGN ELEVATION IN 10' AND NO MORE THAN 1/2" OVER THE FULL LENGTH OF THE WALL.
4. OVERALL FOUNDATION LENGTH AND WIDTH DIMENSIONS AND DIAGONAL DIMENSIONS SHOULD BE WITHIN 1/2" OF PLAN DIMENSIONS.
5. MINOR HONEYCOMBING SHALL BE REPAIRED ON THE SAME DAY THAT THE FORMS ARE **REMOVED. MAJOR HONEYCOMBING** (GREATER THAN 1-1/2" DEEP) SHALL BE INSPECTED BY THE ENGINEER AND REPAIRED OR REMOVED AT HIS DIRECTION.
6. TEST CYLINDERS: TAKE THREE (3) TEST CYLINDERS FOR EACH 100 CUBIC YARDS OF CONCRETE PLACED BUT NOT LESS THAN **THREE (3) TEST CYLINDERS EACH DAY THAT** 10 OR MORE CUBIC YARDS ARE PLACED. KEEP ONE OF EACH THREE CYLINDERS ON THE JOB SITE AND ALLOW TO FIELD CURE. DELIVER 2 OF THE 3 CYLINDERS TO A LICENSED TESTING LABORATORY TO BE CURED AND TESTED AT 7 AND 28 DAYS.

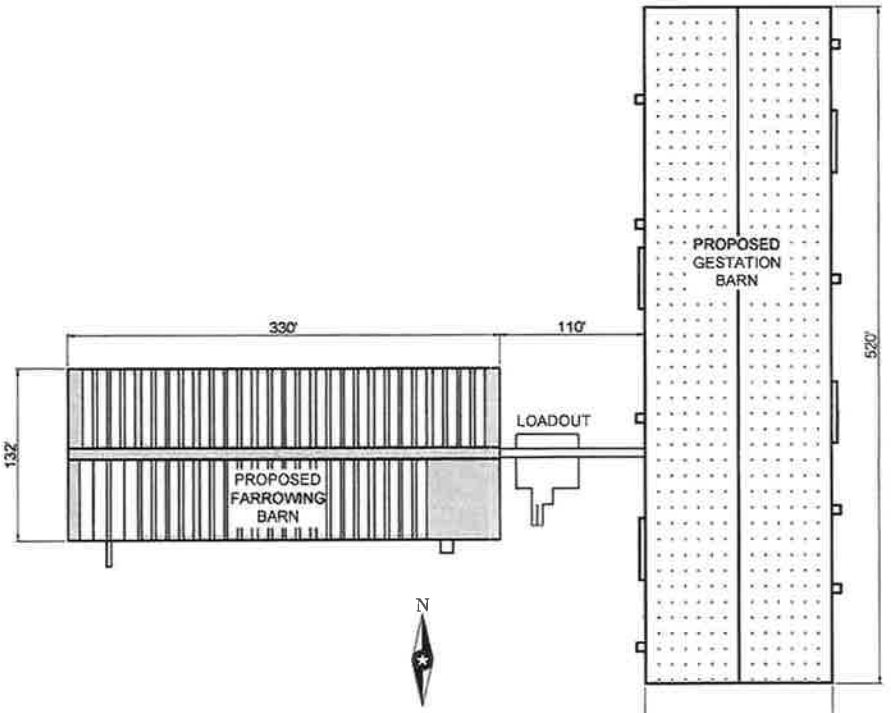
I. ELECTRICAL GROUND
1. INSTALL REINFORCING BARS AS SHOWN ON THE DRAWING. VERIFY ELECTRICAL GROUND REQUIREMENTS WITH ELECTRICAL **CONTRACTOR. NOTIFY ELECTRICAL** INSPECTOR FOR INSPECTION PRIOR TO PLACING CONCRETE.

J. COLD WEATHER CONCRETE
1. WHEN, FOR MORE THAN 3 SUCCESSIVE DAYS, **THE MEAN DAILY TEMPERATURE DROPS** BELOW 40 DEG. F., THE CONTRACTOR SHALL PLACE AND PROTECT THE **CONCRETE IN ACCORDANCE WITH ACI 306**

K. HOT WEATHER CONCRETE
1. WHEN IT IS LIKELY THAT TEMPERATURES BETWEEN 75 DEG. F AND 100 DEG. F. WILL BE APPROACHED OR EXCEEDED, THAT LOW RELATIVE HUMIDITY IS PRESENT; OR WIND VELOCITY WILL EXCEED 10 MPH, THE CONTRACTOR SHALL PLACE AND PROTECT THE CONCRETE IN ACCORDANCE WITH **CHAPTERS 4 & 5 OF ACI 305.**

L. WATERSTOPS
1. **WATERSTOP CAN BE BENTONITE/BUTYL** RUBBER, EQUAL TO WATERSTOP-RX, ULTRASTOP, SWELLSTOP OR A 4" RIBBED WITH CENTER BULB PVC WATERSTOP, EQUAL TO VINYLEX RCB-4316. WATERSTOP SHALL BE **PLACED IN ALL CONSTRUCTION JOINTS ON** THE FLOOR AND IN THE PERIMETER WALLS. LOCATION AND NUMBER OF CONSTRUCTION **JOINTS ARE TO BE DETERMINED BY THE** CONTRACTOR.

M. FIBERMESH
1. FIBERMESH FIBERS SHALL BE ADDED TO THE CONCRETE MIX AT A MINIMUM RATE OF 2.0 LBS PER CUBIC YARD OF CONCRETE. **THE FIBERMESH SHALL BE FIBRILLATED** POLYPROPYLENE OLEFIN FIBERS, 3/4" IN LENGTH.



BUILDING LAYOUT
NOT TO SCALE

NOTES

STEM WALLS
PIT CONTRACTOR SHALL COORDINATE WITH THE OWNER, BUILDING CONTRACTOR AND EQUIPMENT CONTRACTOR FOR DIMENSIONS OF STEM WALLS AND LOCATIONS OF FAN OPENINGS AND DOOR OPENINGS

FAN OPENINGS:
PIT CONTRACTOR SHALL COORDINATE WITH THE OWNER, BUILDING CONTRACTOR AND EQUIPMENT CONTRACTOR FOR DIMENSIONS OF FAN OPENINGS, TYPES OF FANS AND LOCATIONS OF ALL FAN OPENINGS

CONCRETE SLATS / NURSERY FLOORING.
PIT CONTRACTOR SHALL COORDINATE WITH THE OWNER, BUILDING CONTRACTOR AND EQUIPMENT **CONTRACTOR FOR DIMENSIONS AND LOCATIONS OF SLAT LEDGE AND TYPE OF FLOORING.** PRECAST CONCRETE BEAMS AND SLATS SHALL BE INSTALLED AND GROUTED PRIOR TO BACKFILL OF **THE PERIMETER PIT WALLS.**

A PERFORATED DRAIN TILE SHALL SHALL BE INSTALLED AROUND EACH BARN. EACH BARN WILL HAVE A SEPARATE INSPECTION RISER. THE TILE WILL DRAIN AND DAYLIGHT TO THE EAST SIDE OF THE BARNS, WITHIN THE LIMITS OF THE PROPERTY.

WATER SUPPLY LINES, FUEL LINES, ELECTRICAL CONDUIT, OR OTHER EQUIPMENT NOT SOLELY FUNCTIONING AS PART AS PART OF THE MANURE HANDLING OR TRANSFER SYSTEM MUST NOT BE DESIGNED OR CONSTRUCTED TO PENETRATE THE LINER OF THIS LIQUID MANURE STORAGE AREA.

VOLUME OF PROPOSED GESTATION PIT
10'-0" DEEP PIT
- 1'-3" FREEBOARD
4,735,100 GALLONS - 12 MONTH STORAGE

VOLUME OF PROPOSED FARROWING PIT
2'-0" DEEP PIT, TEMPORARY STORAGE, DRAINS INTO PROPOSED GESTATION BARN

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JASON E. HOEHN
DATE 2-15-21 LIC. NO. 49422

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DATE ____ LIC. NO. ____

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PROJECT
WILLOW TREE SOW SITE

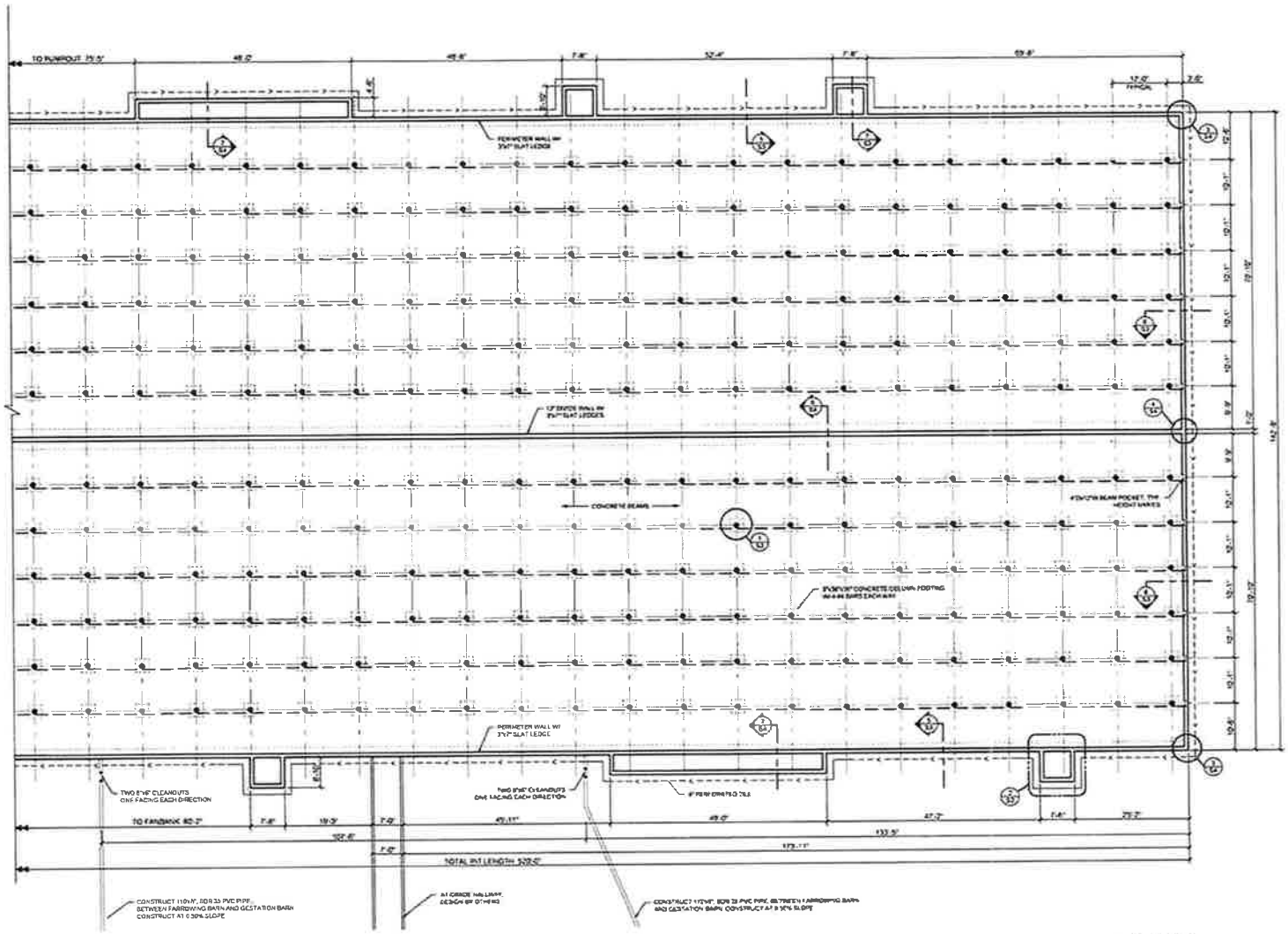
410 EAST MAIN STREET
GAYLORD, MN 55334
SW 1/4 SECTION 5, T111N, R28W
NEW SWEDEN TWP., NICOLLET CO., MN

NO	DATE	DESCRIPTION

PROJECT NO	20-24835
FILE NAME	SHEET1-T2
DRAWN BY	MDH
DESIGNED BY	MDH
REVIEWED BY	JEH
ISSUE DATE	2.15.21
CLIENT PROJECT NO	

TITLE
SPECIFICATIONS

SHEET
T2



N

1/S1 **PIT PLAN**

SCALE 3/32" = 1'-0"

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Jason E. Hoehn

DATE 2-11-21 LIC. NO. 40422

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PROJECT

WILLOW TREE SOW SITE

410 EAST MAIN STREET
GAYLORD, MN 55334
SW 1/4 SECTION 5, T111N, R28W
NEW SWEDEN TWP., NICOLLET CO., MN

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

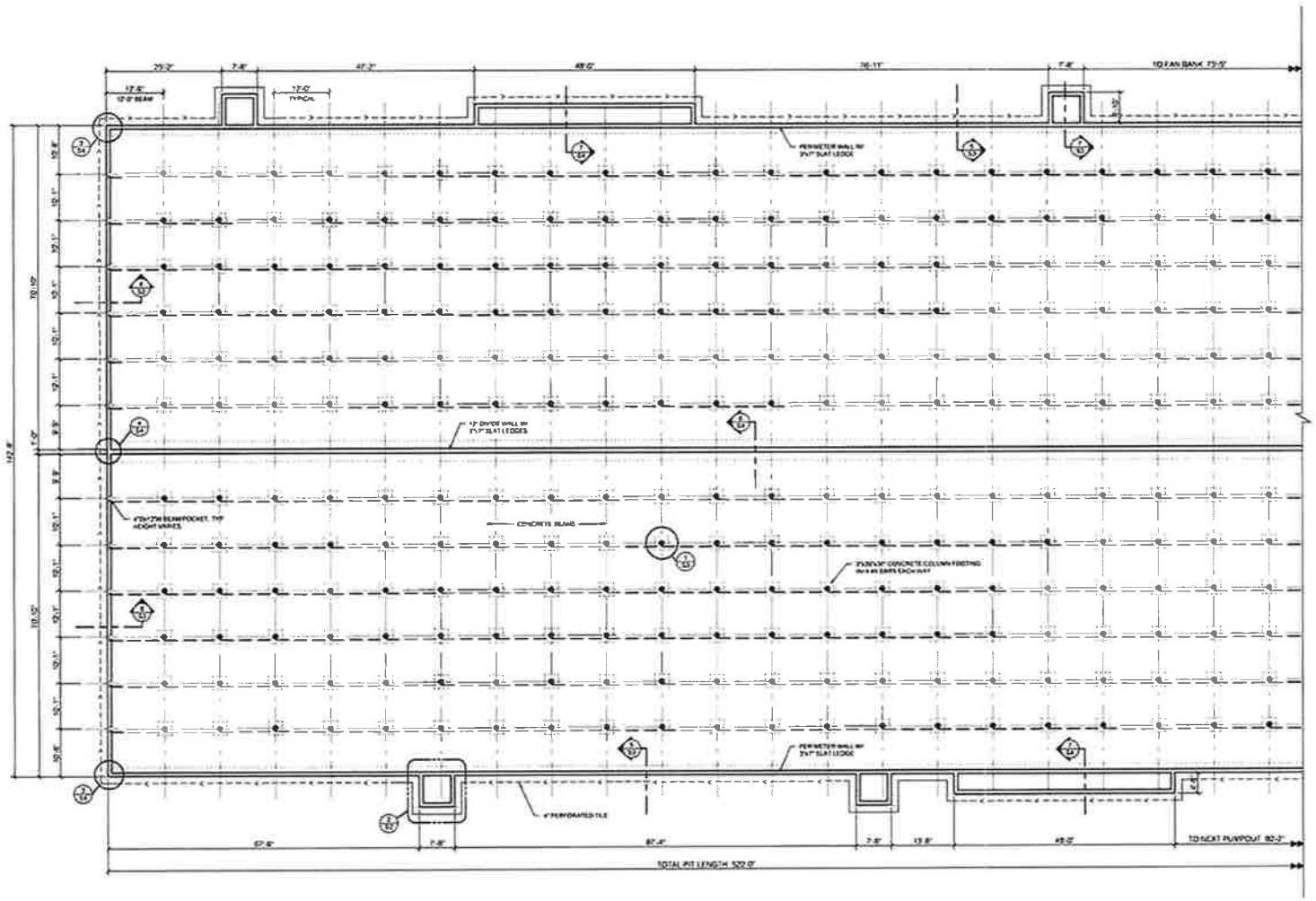
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FILE NAME	24635 S1.DS
DRAWN BY	MDH
DESIGNED BY	JEH
REVIEWED BY	JEH
ISSUE DATE	2-11-21
CLIENT PROJECT NO.	

TITLE

GESTATION BARN FOOTINGS AND FOUNDATION PLAN

SHEET

S1



N

1/S2 **PIT PLAN**
SCALE 3/32" = 1'-0"

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JASON E. HOEHN

Jason E. Hoehn

DATE 2-11-21 LIC. NO. 45423

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PROJECT

WILLOW TREE SOW SITE

410 EAST MAIN STREET
GAYLORD, MN 55334
SW 1/4 SECTION 5, T111N, R28W
NEW SWEDEN TWP., NICOLLET CO., MN

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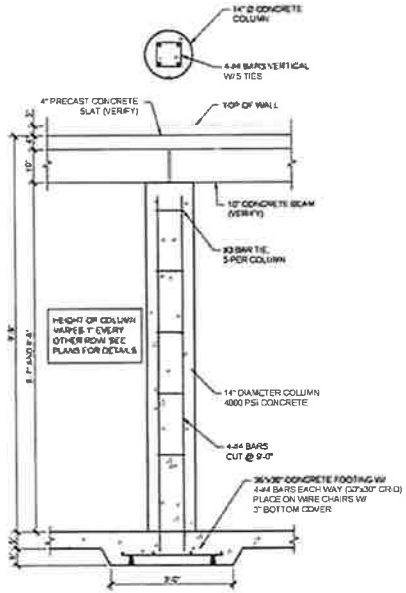
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FILE NAME	24835 S1-20
DRAWN BY	JEH
DESIGNED BY	JEH
REVIEWED BY	JEH
ISSUE DATE	2.11.21
CLIENT PROJECT NO	

TITLE

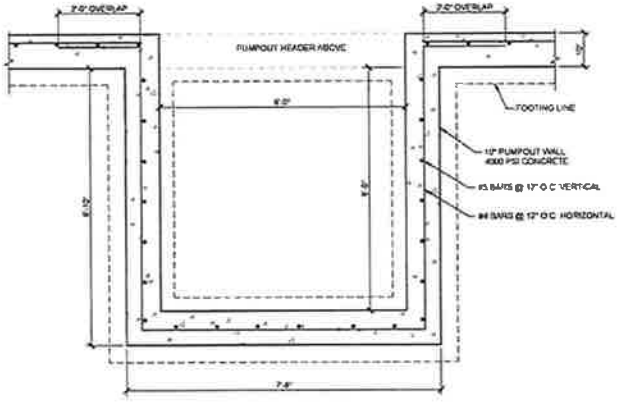
GESTATION BARN FOOTINGS AND FOUNDATION PLAN

SHEET

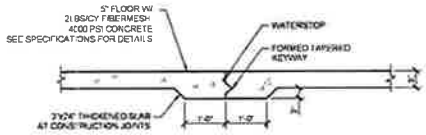
S2



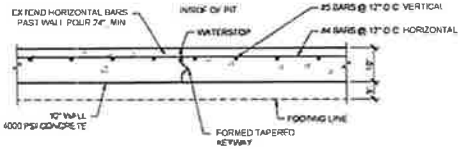
1/S3 **COLUMN DETAIL**
SCALE 3/4" = 1'-0"



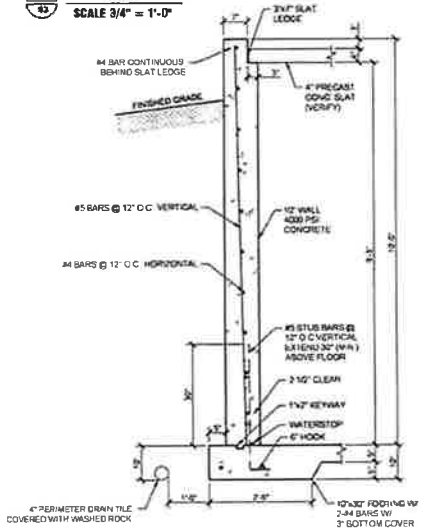
2/S3 **PUMPOUT DETAIL**
SCALE 3/4" = 1'-0"



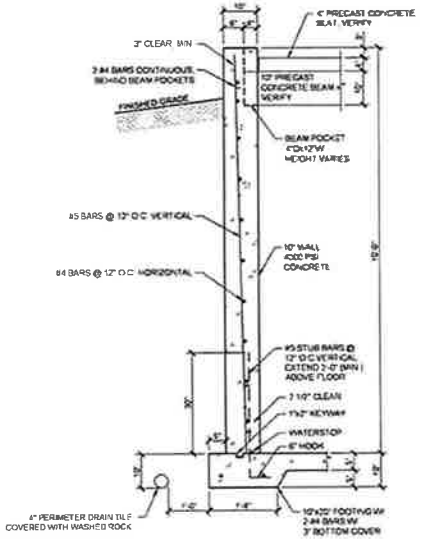
3/S3 **FLOOR SECTION**
SCALE 3/4" = 1'-0"



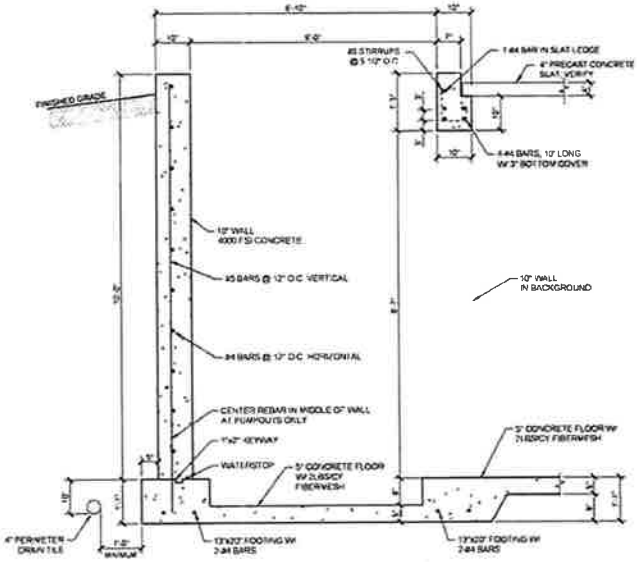
4/S3 **WALL CONSTRUCTION JOINT DETAIL**
SCALE 3/4" = 1'-0"



5/S3 **SIDEWALL DETAIL**
SCALE 3/4" = 1'-0"



6/S3 **ENDWALL DETAIL**
SCALE 3/4" = 1'-0"



7/S3 **PUMPOUT DETAIL**
SCALE 3/4" = 1'-0"

ISG

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PROJECT

WILLOW TREE SOW SITE

410 EAST MAIN STREET
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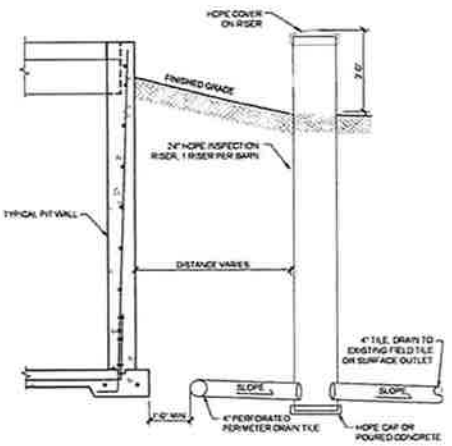
PROJECT NO	20-24035
FILE NAME	24035-S1-05
DRAWN BY	MDH
DESIGNED BY	JEH
REVIEWED BY	JEH
ISSUE DATE	2-11-21
CLIENT PROJECT NO	

TITLE

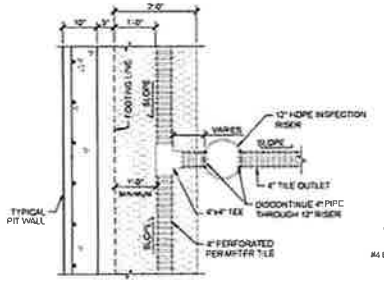
GESTATION BARN DETAILS

SHEET

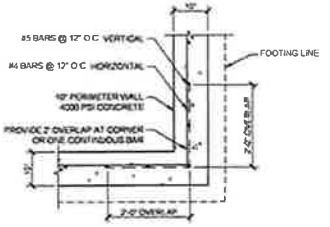
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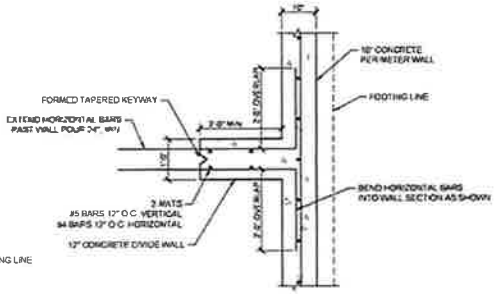
1/S4 **INSPECTION RISER DETAIL - SECTION VIEW**
SCALE 3/4" = 1'-0"



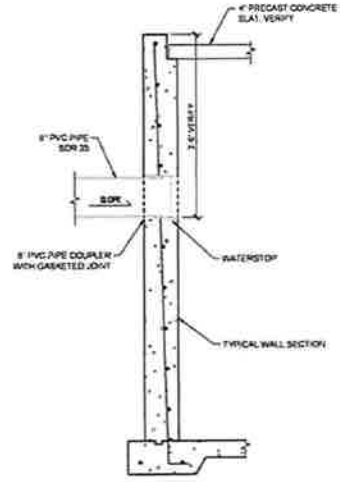
2/S4 **INSPECTION RISER DETAIL - PLAN VIEW**
SCALE 3/4" = 1'-0"



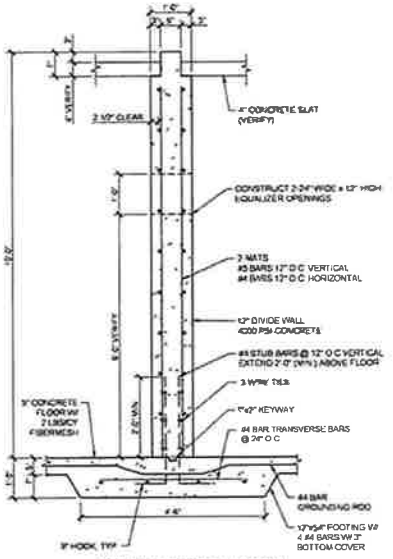
3/S4 **CORNER DETAIL**
SCALE 3/4" = 1'-0"



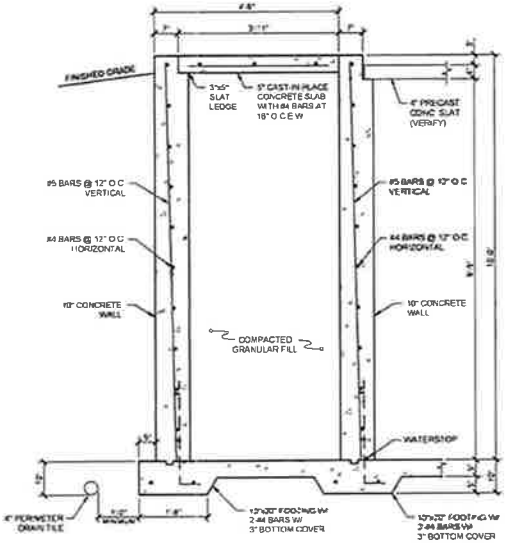
4/S4 **12" DIVIDE WALL DETAIL**
SCALE 3/4" = 1'-0"



5/S4 **PIPE INLET SECTION THROUGH WALL**
SCALE 3/4" = 1'-0"



6/S4 **12" DIVIDE WALL SECTION**
SCALE 3/4" = 1'-0"



7/S4 **FAN BANK DETAIL**
SCALE 3/4" = 1'-0"

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JASON E. KRAHN
Jason E. Krahn
DATE 2-11-21 LIC. NO. 40422

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DATE LIC NO

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PROJECT

WILLOW TREE SOW SITE

410 EAST MAIN STREET
GAYLORD, MN 55334
SW 1/4 SECTION 5, T111N, R28W
NEW SWEDEN TWP., NICOLLET CO., MN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

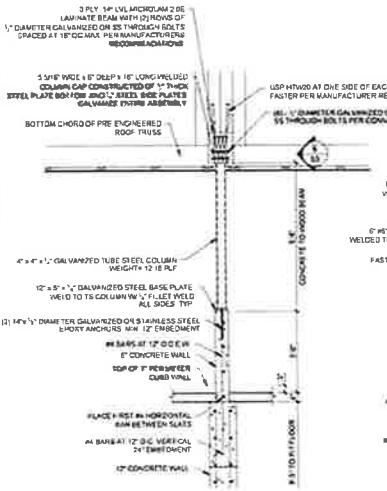
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FILE NAME	24835 S1-09
DRAWN BY	MDH
DESIGNED BY	JDH
REVIEWED BY	JDH
ISSUE DATE	2-11-21
CLIENT PROJECT NO	

TITLE

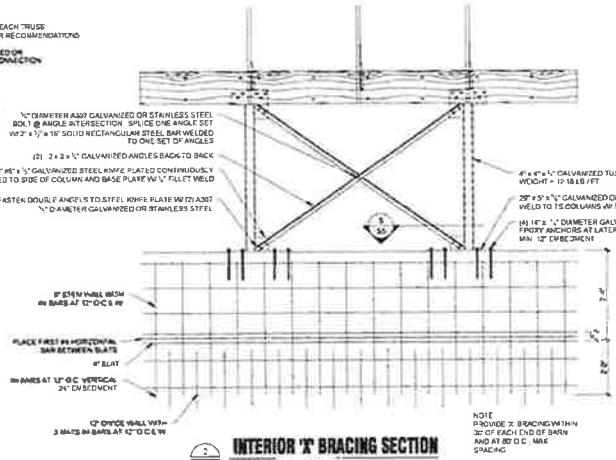
GESTATION BARN DETAILS

SHEET

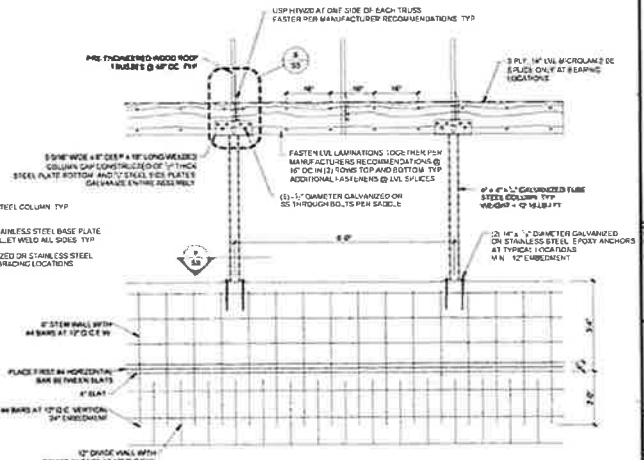
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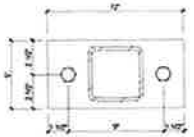
INTERIOR WALL SECTION
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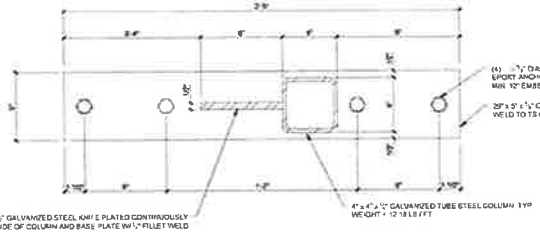
INTERIOR 'X' BRACING SECTION
SCALE 1/4" = 1'-0"



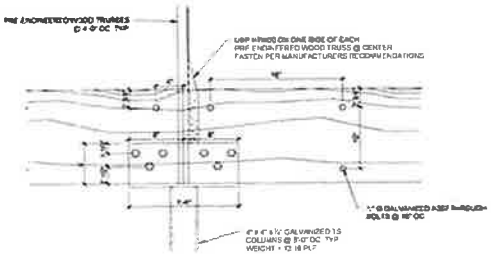
INTERIOR SUPPORT BEAM ELEVATION
SCALE 1/2" = 1'-0"



INTERIOR BASE PLATE DETAIL
SCALE 3" = 1'-0"



INTERIOR 'X' BRACING BASE PLATE
SCALE 3" = 1'-0"



CONNECTION DETAIL
SCALE 1/2" = 1'-0"

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JASON E. HOFHN
Jason E. Hofhn
DATE 2-11-21 LIC. NO. 40422

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DATE LIC. NO.

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PROJECT

WILLOW TREE SOW SITE

410 EAST MAIN STREET
GAYLORD, MN 55334
SW 1/4 SECTION 5, T111N, R26W
NEW SWEDEN TWP., NICOLLET CO., MN

Mark	Date	Description

PROJECT NO	20-24835
FILE NAME	24835-20-SE STRUCTURAL
DRAWN BY	MLH
DESIGNED BY	JEH
REVIEWED BY	JEH
ISSUE DATE	2-11-21
CLIENT PROJECT NO	

TITLE

GESTATION BARN

ROOF BEAM DETAILS

SHEET

S5

STRUCTURAL NOTES

I. GENERAL

A. Notes and Details on the Structural Drawings take precedence over these Standard Structural Notes. Typical Details shall be used whenever applicable.

B. The Contractor shall verify all dimensions, elevations, and site conditions before starting work; and the Engineer shall be immediately notified, in writing, of any discrepancies.

C. In no case shall dimensions be scaled from Plans, Sections, or Details on the Structural Drawings.

D. The Contractor shall determine the location of utility services in the area to be excavated before beginning excavation.

E. No pipes, ducts, sleeves, chases, etc., shall be placed in slabs or walls, nor shall any structural member be cut for pipes, ducts, etc.

F. All material and workmanship shall conform to the requirements of the following Codes (latest edition):

1. 2006 International Building Code (IBC)
2. Minnesota State Building Code.
3. American Concrete Institute (ACI)
4. Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice (for placing and detailing of all reinforcing)
5. American Institute of Steel Construction (AISC).
6. American Welding Society (AWS) Standards for Welding as modified by A.I.S.C. Spec

II. FOOTINGS AND FOUNDATION

A. PER SHEET S1

III REINFORCED CONCRETE

A. PER SHEET S1

IV REINFORCING STEEL

A. PER SHEET S1

V, VII. STRUCTURAL STEEL

A. Design Stresses:

1. Fy = 36,000 psi (A36) for structural steel except W shapes.
2. Fy = 50,000 psi (A992) for structural steel wide flange shapes (W shapes)
3. Fy = 46,000 psi (A500 Grade B) for structural tubing.
4. Fy = 35,000 psi (A53 Type E Grade B) for pipes

VI. MISCELLANEOUS METAL

A. General: Work includes steel plates, saddles, etc.

B. Materials:

1. Steel Sections: ASTM A36.
2. Steel Plate: ASTM A283
3. Steel Tubing: ASTM A500, Grade B
4. Pipe: ASTM A53, Grade B Schedule 40.
5. Sheet Steel: ASTM A446.
6. Bolts, Nuts, and Washers: ASTM 307.
7. Primer: Zinc rich type.

C. Fabrication:

1. All steel to be hot-dip-galvanized or stainless steel

VII. WOOD

A. General:

1. All wood members shall be as follows (unless approved by the Engineer):
   a. Studs - Spruce Pine Fir (SPF) Stud grade or Southern Pine Stud grade.
   b. Headers/Joists - Douglas Fir-Larch (DF-L) No. 2 or better, Hem-Fir No. 2 or better, or Southern Pine No. 2 or better.
2. All sheathing shall be APA Rated Sheathing.
3. Cutting, notching, or drilling of beams or joists shall be permitted only as detailed or approved by the Engineer.
4. All nailing shall conform to Nailing Schedule IBC Table 2304.9.1, unless noted otherwise.
5. All sills or plates resting on concrete or masonry, which is in contact with earth or resting on foundations, shall be pressure treated Southern Pine No. 2.
6. All member sizes given or drawings are nominal dimensions.
7. Spacing of bridging for joists shall not exceed 8'.
8. Wood joists and headers shall have a full 3" length of bearing at each end.
9. Double all joists under parallel partitions.
10. All beams and joists not bearing on supporting members shall be framed with joist hangers.
11. Wood joists shall bear the full width of supporting members. (load walls, beams, etc.) unless otherwise noted.

B. Sill plates shall be bolted to foundation wall with 1/2" round G185 hot dipped galvanized, Type 304 or Type 316 stainless bolts (typical for all fasteners/connectors in contact with ACQ treated lumber) at 4'-0" maximum o.c. bolts to extend 8" minimum into CIP concrete.

C. Epoxy anchors to be set with Hilti HY-150 or approved equivalent installed per manufacturers recommendations.

D. Wood Trusses:

1. Lumber for wood trusses shall be in accordance with manufacturer's recommendations.
2. Wood trusses shall have bridging and bracing in accordance with manufacturer's requirements.
3. Roof trusses shall be designed for loads indicated on the drawings.
4. Total Load Deflection Limitations:
   a. Roof Trusses less than L/360.
   b. Vertical Stressers trusses less than 3/4".
5. Submit complete shop drawings for approval, showing the erection plan, all bearing conditions, and connections. Calculations certified by a Professional Engineer will be required for all wood trusses.
6. Wood truss supplier shall detail end bearing of trusses so as not to exceed stress perpendicular to grain of wood plates that support the trusses.

D. Laminated Veneer Lumber (LVL) or Parallel Strand Lumber (PSL):

1. Design Stresses:
   a. E = 1,800,000 p.s.i.
   b. Fb = 2,800 p.s.i.
   c. Fv = 285 p.s.i.

E. Multiple member beams shall be assembled in accordance with manufacturer's recommendations, but not less than nailing specified in dimension lumber sections of these notes.

VIII. XIII. DESIGN LOADS

A. Wind load criteria:

1. Code used: 2006 International Building Code
2. Wind Velocity: 90 MPH (3 second gusts)
3. Wind Load Importance Factor: 1.0
4. Wind Load Exposure: (C)
5. Wind Topographic Factor: 1.0

B. Snow Load Criteria:

1. Code used: 2006 International Building Code (ASCE 7-05)
2. Design Roof Snow Load (Balanced): 35 PSF
3. Unbalanced Snow Load: On plan if applicable
4. Snow Drifting: On plan if applicable

C. Dead Loads:

1. Roof: 7 PSF
2. Collateral: 8 PSF

END STRUCTURAL NOTES



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JASON E. HOEHN

Jason E. Hoehn

DATE 3-11-21 LIC. NO. 40422

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DATE _____ LIC. NO. _____

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PROJECT

WILLOW TREE SOW SITE

410 EAST MAIN STREET
GAYLORD, MN 55334
SW 1/4 SECTION 5, T111N, R28W
NEW SWEDEN TWP., NICOLLET CO., MN

Issue Schedule		
Mark	Date	Description

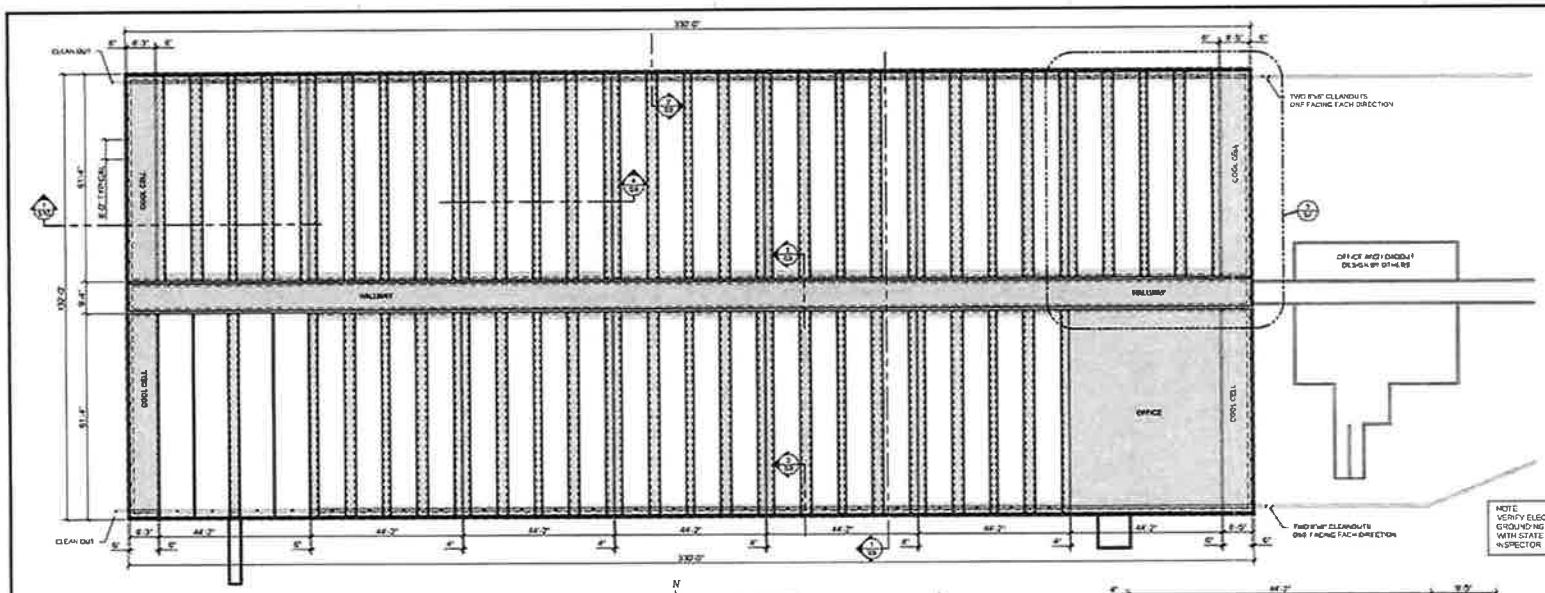
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FILE NAME	24835-SS-S6 STRUCTURAL
DRAWN BY	WDH
DESIGNED BY	JEH
REVIEWED BY	JEH
ISSUE DATE	3-11-21
CLIENT PROJECT NO	

TITLE

GESTATION BARN STRUCTURAL SPECIFICATIONS

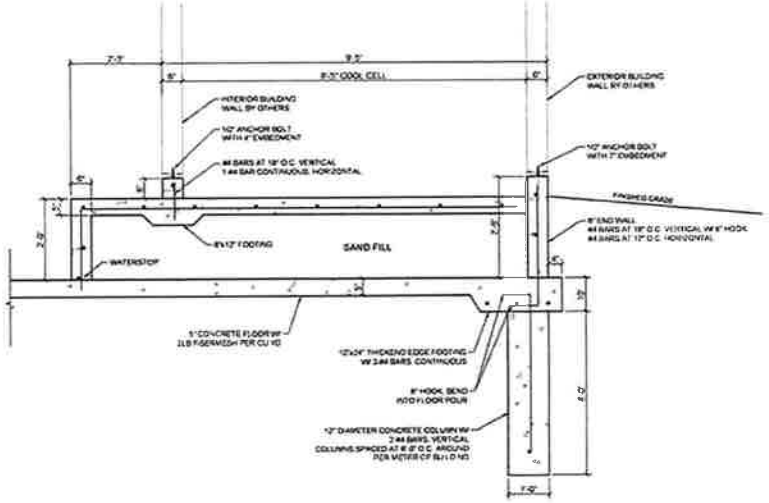
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S6

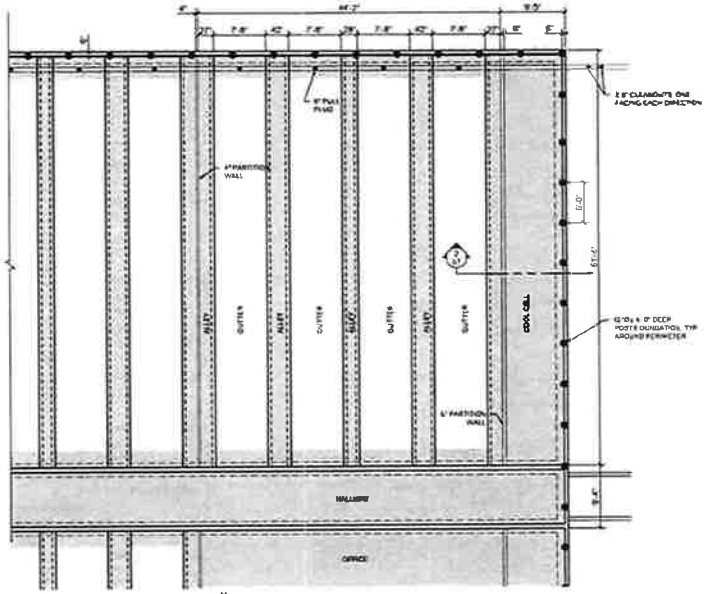


N

1/S7 **PIT PLAN**
SCALE 1/16" = 1'-0"



2/S7 **ENDWALL SECTION**
SCALE 3/4" = 1'-0"



N

1/S7 **PIT PLAN DETAIL**
SCALE 1/8" = 1'-0"

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JASON E. HOEHN

DATE 2-15-21 LIC. NO. 40422

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PROJECT

WILLOW TREE SOW SITE

410 EAST MAIN STREET
GAYLORD, MN 55334
SW 1/4 SECTION 5, T111N, R28W
NEW SWEDEN TWP., NICOLLET CO., MN

REVISION SCHEDULE

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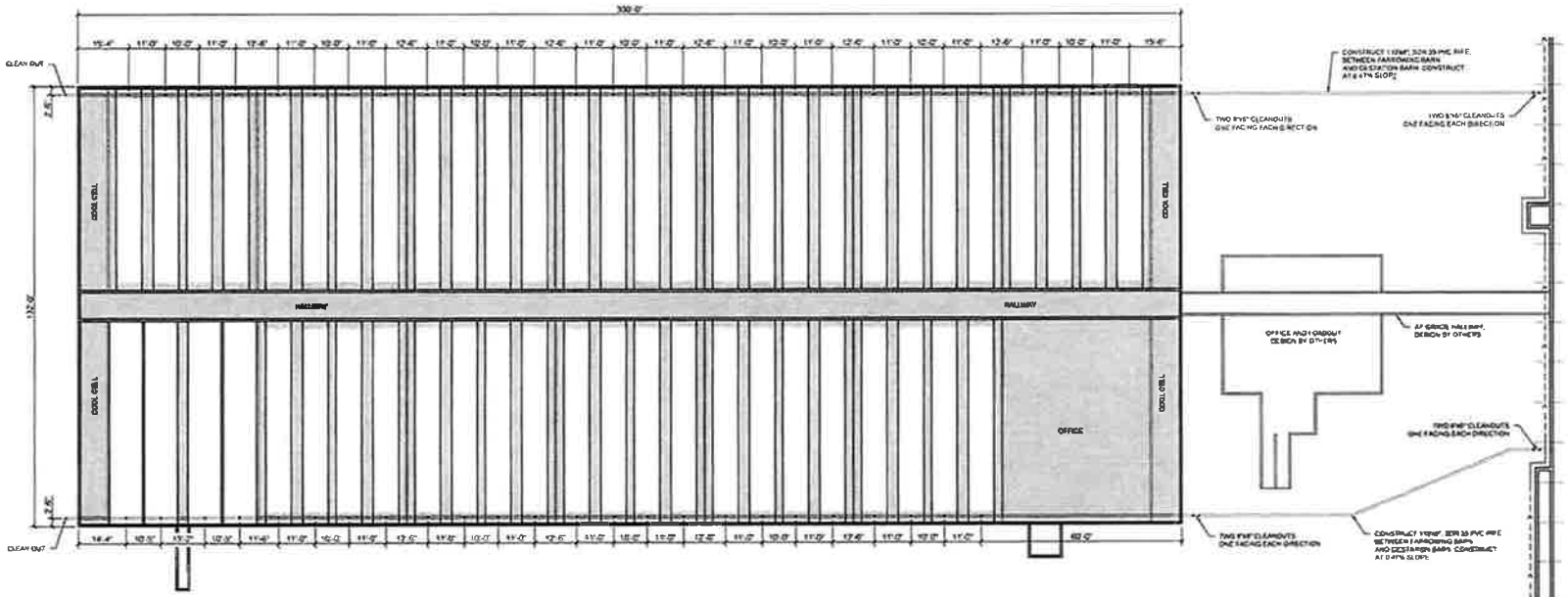
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FILE NAME	24835.S1.DS
DRAWN BY	MCH
DESIGNED BY	JEH
REVIEWED BY	JEH
ISSUE DATE	2.11.21
CLIENT PROJECT NO	

TITLE

FARROWING BARN FOOTINGS LAYOUT

SHEET

S7



N

1/S8 **PIT PLAN - PULL PLUGS**

SCALE 1/16" = 1'-0"

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JASON E. HOEHN

Jason E. Hoehn

DATE 2-15-21 LIC. NO. 45422

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PROJECT

WILLOW TREE SOW SITE

410 EAST MAIN STREET
GAYLORD, MN 55334
SW 1/4 SECTION 5, T111N, R28W
NEW SWEDEN TWP., NICOLLET CO., MN

REVISION SCHEDULE

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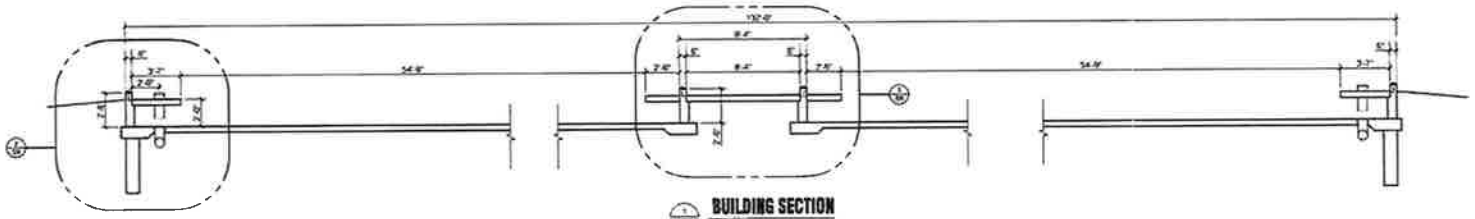
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FILE NAME	24835 S1.dgn
DRAWN BY	MDH
DESIGNED BY	JEH
REVIEWED BY	JEH
ISSUE DATE	2-15-21
CLIENT PROJECT NO	

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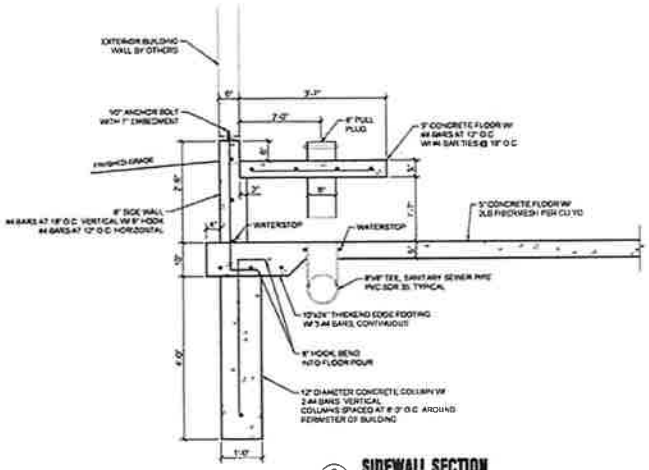
FARROWING BARN PULL PLUG LAYOUT

SHEET

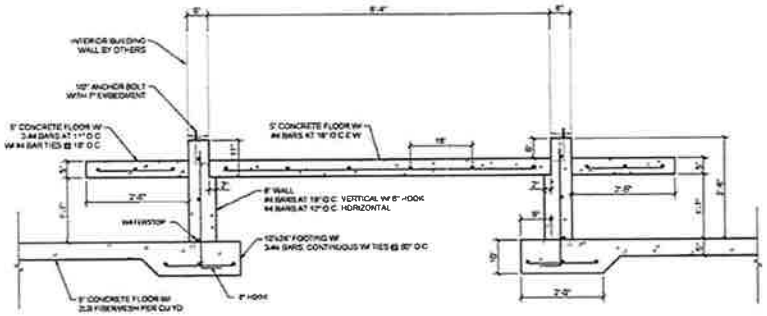
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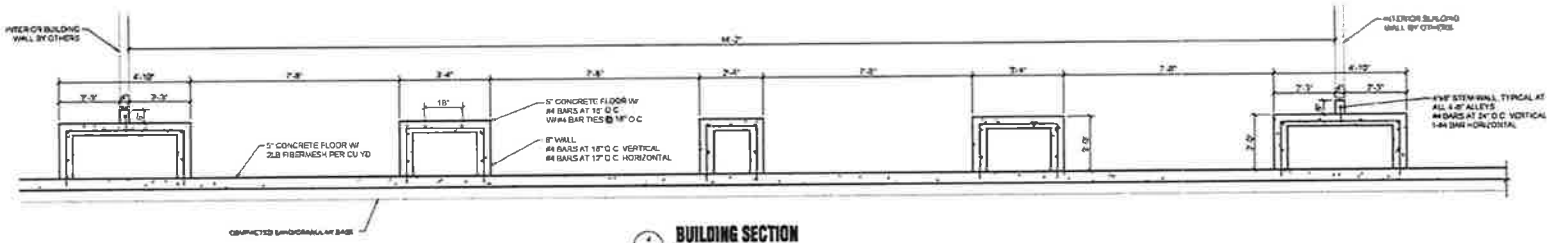
1/S9 **BUILDING SECTION**
SCALE 1/4" = 1'-0"



2/S9 **SIDEWALL SECTION**
SCALE 3/4" = 1'-0"



3/S9 **CENTER HALLWAY SECTION**
SCALE 3/4" = 1'-0"



4/S9 **BUILDING SECTION**
SCALE 1/2" = 1'-0"

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JASON E. HOSKINS

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PROJECT

WILLOW TREE SOW SITE

410 EAST MAIN STREET
GAYLORD, MN 55334
SW 1/4 SECTION 5, T111N, R28W
NEW SWEDEN TWP., NICOLLET CO., MN

REVISION SCHEDULE

NO	DATE	DESCRIPTION
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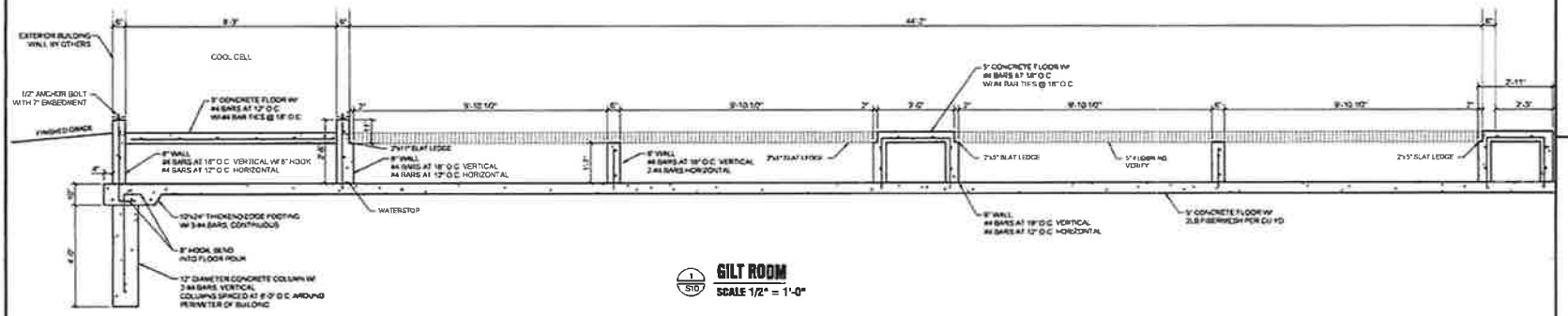
PROJECT NO	20-24835
FILE NAME	SHEET S1.00
DRAWN BY	MDH
DESIGNED BY	JEH
ROUTINED BY	JEH
ISSUE DATE	2.11.21
CLIENT PROJECT NO	

TITLE

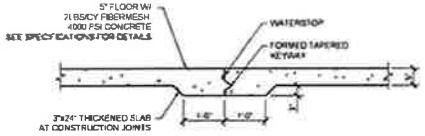
FARROWING BARN DETAILS

SHEET

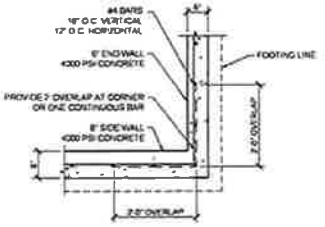
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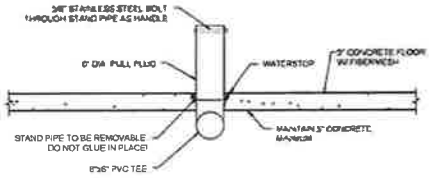
1/S10 **GILT ROOM**
SCALE 1/2" = 1'-0"



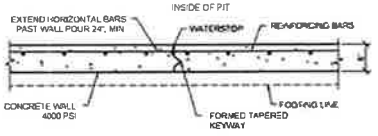
2/S10 **FLOOR SECTION**
SCALE 3/4" = 1'-0"



3/S10 **CORNER DETAIL**
SCALE 3/4" = 1'-0"



4/S10 **PULL PLUG SECTION**
SCALE 3/4" = 1'-0"



5/S10 **TYPICAL WALL CONSTRUCTION JOINT DETAIL**
SCALE 3/4" = 1'-0"

ISG

KEY PLAN

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.

JASON E. HOEHN

Jason E. Hoehn

DATE 2-11-21 LIC. NO. 49422

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE LIC. NO.

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PROJECT

WILLOW TREE SOW SITE

410 EAST MAIN STREET
GAYLORD, MN 55334
SW 1/4 SECTION 5, T111N, R28W
NEW SWEDEN TWP., NICOLLET CO., MN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

PROJECT NO	20-24835
FILE NAME	24835-S1.dwg
DRAWN BY	MDH
DESIGNED BY	JEH
REVIEWED BY	JEH
ISSUE DATE	2-11-21
CLIENT PROJECT NO	

TITLE

FARROWING BARN DETAILS

SHEET

S10

2/19/2021
Willow Tree
Proposed NICO-CSF0393
06-05-100-001
Dairy 21 au Beef 30.8 au to be eliminated; Proposed Swine breeding site 979.2 AU

Odor From Feedlots Setback Estimation Tool (OFFSET)

		width (ft)	length (ft)	# of source	Odor emission #	Odor control factor	Odor emission factor
Source 1	Barn #1 Dairy & Beef eliminating	60	90	0	6	1	0.00
Source 2	Barn #2 Dairy & Beef eliminating	55	70	0	6	1	0.00
Source 3	Shared open lot eliminating	121	121	0	4	1	0.00
Source 4	Proposed barn 1 Swine Farrow; pull plug	132	330	1	14	1	60.98
Source 5	Proposed barn 2 Swine Gestation; deep pit	143	520	1	50	1	371.80
Source 6							0.00
Source 7							0.00

Total odor emission factor 432.78

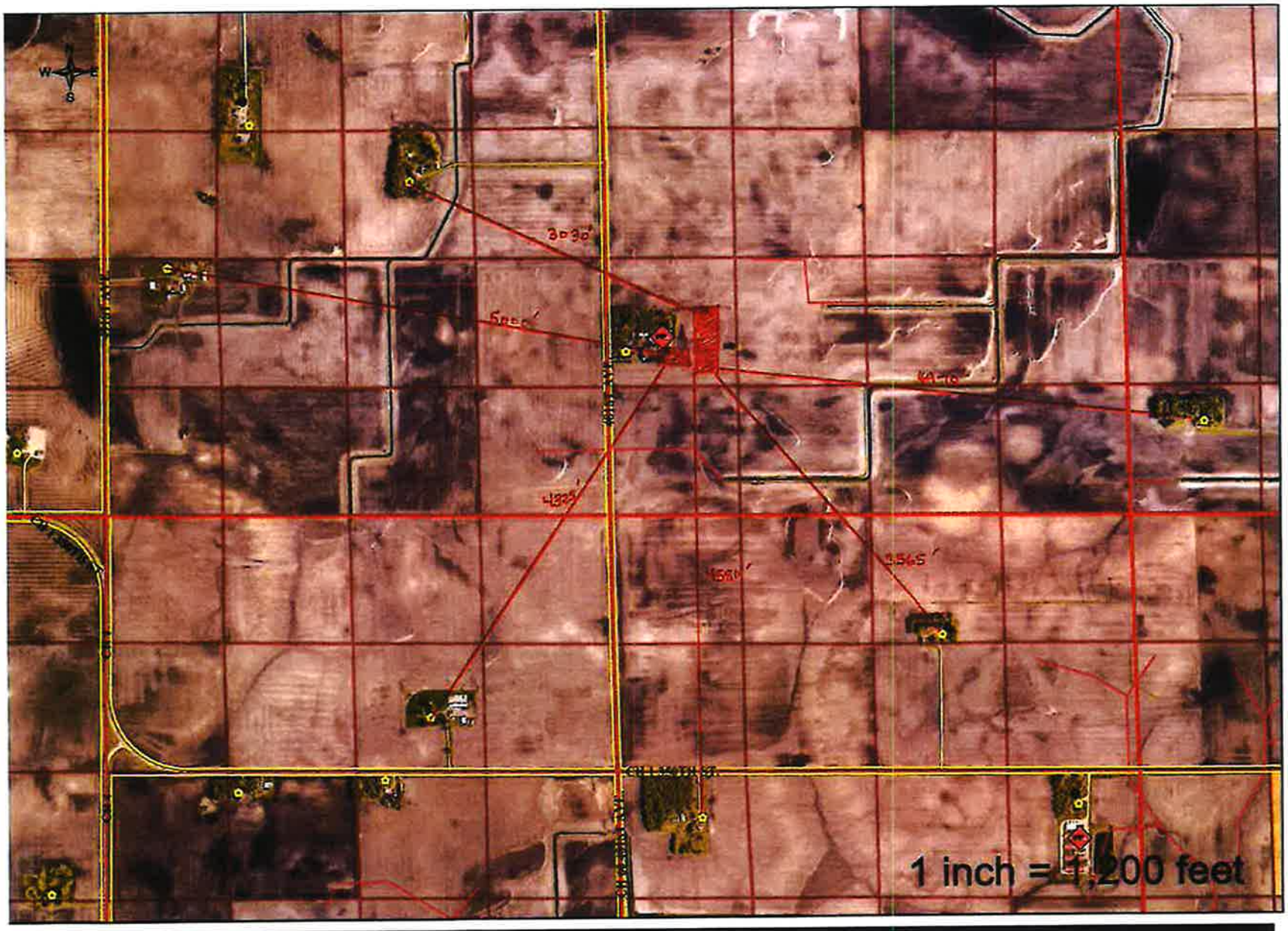
Distance to nearest non accessory dwelling

3030' to NW
5000' to W
4325' to SW
4580' to S
3565' to SE
4970' to E

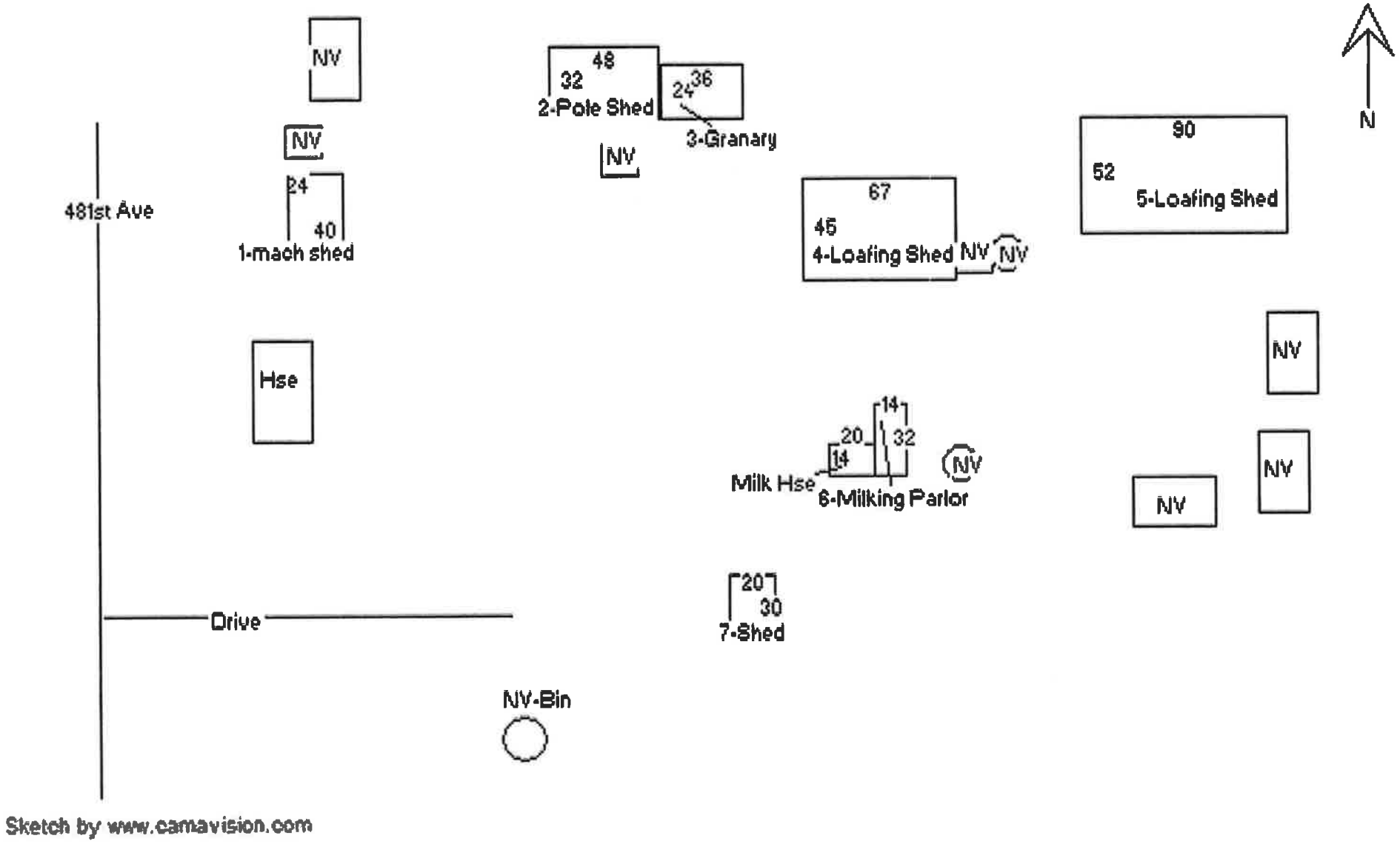
Annoyance free level	Setbacks (feet)	Setbacks (mile)
99%	14054.59	2.66
98%	8696.54	1.65
97%	5577.02	1.06
96%	4436.97	0.84
94%	3175.61	0.60
93%	2908.35	0.55
91%	2389.55	0.45

lote: Frequencies 99%, 98%, 97%, 96%, 95%, 93% are equivalent to ,14,22, 36, 50 hrs. /mo, respectively

ATTACHMENT G
OFFSET Model



Disclaimer: The information hereon is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability or reliability of this data for any purpose. Property Services Department of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.



ATTACHMENT H
Assessor Diagram

NICOLLET
EST. COUNTY 1853

AFTER-THE-FACT CONDITIONAL USE PERMIT

LEVEL 2 HOME OCCUPATION

MARK & JULIE FRANKAMP

PLN21-10

NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION

SUBJECT:	PLN21-10, Conditional Use Permit
APPLICANT/OWNER:	Mark and Julie Frankamp
LOCATION:	Part of the Northeast 1/4 of the Northeast 1/4 of Section 32-111-28 in New Sweden Township
PARCEL NO:	08.741.0200
EXISTING ZONING:	Agricultural Preservation
HEARING DATE:	April 19, 2021

REQUEST

The applicants have submitted a request for an after-the-fact conditional use permit for a Level 2 Home Occupation. The home occupation business is known as "New Sweden Woodworks, LLC." The business builds wooden pallets and boxes for shipping purposes. Raw materials are brought onsite where the product is built. Product is then delivered to other businesses for use. Lumber and product are moved around the site using a skid loader. A pickup truck and trailer are used to bring lumber to the property and remove product for delivery. The business utilizes a small office in the dwelling on the property. This area is off limits to employees and is also used for personal/non-business related uses.

Existing Land Use:
The existing land use is residential. The property contains the applicants' dwellings, shop, and three sheds. The property contains 8.29 acres and is zoned Agricultural Preservation.

Surrounding Land Use:
The surrounding land use is agricultural.

Access:
The property has an existing access onto County Road 15.

Appearance:
Areas used for the business are partially screened by existing vegetation and buildings. The applicant proposes to side one of the sheds used for the business storage to help screen the contents of the shed from the roadway. The proposal calls for the temporary storage of units of lumber and completed product outside on the property. No signage is proposed.

Building Code:
All areas accessible to employees or the public are required to meet all applicable codes, including, but may not limited to, the following:

- Americans with Disabilities Act
- MN State Building Code
- MN State Plumbing Code
- MN State Fire Code

Employees:
The maximum number of employees, other than the occupants of the dwelling, for a Level 2 Home Occupation is 6. The applicants are proposing to have a total of 5 part-time employees. However, normally only 1-3 employees would be onsite at a time. The number of employees is limited by the amount of workspace available.

Floor Use Area:
The floor use area includes all areas dedicated to business use. The maximum floor use area for a Level 2 Home Occupation is 5,000 square feet. The applicants are requesting 5,000 square feet of floor use area, broken down as follows:

Area:	Square Footage:
Hog Barn	1,750
Shop	975
Pickup & Trailer Parking	380
Dumpsters	42
Employee Parking	600
Home Office	82
Bathroom	27
Hay Shed	940
Completed skids/Units of Lumber	204
Total:	**5,000**

These areas correspond to the site plan submitted by the applicants (see Attachment F.2). Materials stored on licensed and road ready vehicles or trailers do not count towards the overall floor use area.

Hazardous Materials:
The business does not utilize any hazardous materials. The main materials are untreated lumber and nails.

Nuisance Potential:
The business does not produce any nuisance odors or noise. The only sound associated with the business may come from the use of nail guns used to assemble product and the equipment utilized to move lumber and product around the site. The nearest neighboring dwelling is approximately 1/4 mile east of the property.

Signage:
No signage is proposed.

Traffic Trips:
The maximum number of traffic trips per day for a Level 2 Home Occupation is 12. The applicants state the number of trips per day ranges from 0-5. The average number of trips per day is expected to be 2-3.

Waste Disposal:
The applicants have two dumpsters on the property where personal and business waste can be stored until disposal. The dumpsters are emptied bi-monthly. Garbage from the business consists of boxes, sawdust, wood scraps and lumber wraps. The wood scraps are burned by the applicants for heat.

The applicants have an American with Disabilities Act accessible portable toilet onsite for use by the employees. The applicants contract with J.R. Bruender Construction for maintenance of the portable toilet. The applicants intend to eventually have an indoor bathroom for employees to use. The applicants are currently remodeling one of the dwellings on the property. The new business bathroom would be located in the garage of the remodeled dwelling. The garage will be required to meet all American with Disabilities Act and all applicable Minnesota State Building and Plumbing Codes.

NEIGHBOR NOTIFICATION

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

CONDITIONAL USE PERMIT CRITERIA

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

   True, because:

   - The proposed facility meets the applicable standards of Sections 505 and 602 of the Zoning Ordinance for Level 2 Home Occupations as a conditional use in the Agricultural Preservation zoning district.
   - The proposal adheres to the Level 2 Home Occupation standards found in Section 718.3(1) for maximum floor use area, number of employees, and number of traffic trips.
   - Business areas that are open to employees or the public are required to meet all applicable standards of the Americans with Disabilities Act and State Building Codes.

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

   True, because:

   - The property has an existing direct access onto County Road 15. State Highway 111 is located approximately 1 mile east of the site along County Road 15. State Highway 111 and County Road 15 are both 10 ton roads.
   - The applicant will not exceed the allowed maximum number of traffic trips for a Level 2 Home Occupation.
   - The size and function of the proposed business is not unreasonable for the surrounding infrastructure.

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

   True, because:

   - Areas used for the business are partially screened by vegetation and existing buildings.
   - The location is within a predominantly agricultural area.
   - The applicants live onsite and the primary use of the property remains residential.
   - The business does not cause nuisance odors or noise.
   - No signage is proposed at this time.

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

   True, because:

   - The predominant land use in the area is agricultural in nature.
   - The size and function of the business appears to be reasonable for home occupation development within the county.
   - Most of the business activities would occur within existing buildings.
   - The buildings used for the business are not out of place in the surrounding agricultural landscape.
   - The proposal meets all applicable setbacks, including the front, side, and rear yard setbacks.

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

   True, because:

   - The requested use meets the applicable setbacks, standards, and requirements found in Sections 602 and 718 of the Zoning Ordinance for home occupations in the Agricultural Preservation zoning district.

- The request meets standards of Section 505 of the Zoning Ordinance, pertaining to the approval and issuance of conditional use permits.

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

   True, because:

   - The county will ensure that land is used in the most appropriate manner, by minimizing conflicts between land uses.
   - The proposal does not increase the potential for land use conflict. The business is partially screened by existing vegetation and buildings; does not produce any harmful wastes or byproducts; and meets all applicable setbacks and requirements for Level 2 Home Occupations.

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

   True, because:

   - The proposal would not produce noise, vibration, glare, fumes, odors, or electrical interference detectable offsite.
   - The business would be partially screened by existing buildings and vegetation.

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

   True, because:

   - The property is zoned Agricultural Preservation.
   - Level 2 Home Occupations are an allowed conditional use in the Agricultural Preservation zoning district.
   - The proposal appears to meet the applicable standards for home occupations within the county.

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

   True, because:

   - The business does not produce nuisance odors, glare, or vibrations.
   - The applicants have an Americans with Disabilities Act compliant portable toilet that is serviced regularly.
   - Areas that are open to the public or employees would be required to meet all applicable standards of State Building Codes and the Americans with Disabilities Act.

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

Will Not – True, because:

- The request is proposed to meet the standards for Home Occupations in the Agricultural Preservation zone, with no apparent adverse effects to the public health, safety, and welfare.

RECOMMENDATIONS

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

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.

2. The zoning permit is invalid if the holder has not substantially completed the building within the period of time allowed on the zoning permit connected with this conditional use permit.

3. The conditional use permit will be periodically reviewed by the county to ensure compliance with the permit and permit conditions.

4. 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.

5. Any structural alteration, expansion, intensification of use, or similar change shall be treated in the same manner as a request for a new conditional use permit.

6. The applicants must maintain the existing level of screening. Additional screening may be added. Screening shall consist of vegetation, privacy fencing, or other approved methods.

7. Parking and/or material storage is prohibited within the right-of-way.

8. Any future signage must conform to sign standards in Section 735 of the Zoning Ordinance. Signs require a zoning permit prior to placement.

9. The disposal of solid waste associated with the business must meet all applicable regulations, including the Nicollet County Solid Waste Ordinance and Minnesota Pollution Control Agency Rules.

10. The disposal of sewage associated with the business must meet all applicable regulations, including the Nicollet County Zoning Ordinance and Minnesota Pollution Control Agency Rules.

11. The applicants must make application for a zoning permit for the Level 2 Home Occupation within sixty (60) days of approval of this conditional use permit.

12. If applicable, the applicants must submit to the Property Services Division verification from a building official or architect licensed in the State of Minnesota that the property/structures are in compliance with the standards and requirements of the Minnesota Accessibility Code prior to issuance of the conditional use permit. If the business is found to be noncompliant, the applicant must bring the property into compliance and submit verification of compliance prior to issuance of the conditional use permit.

13. If applicable, the applicants must submit to the Property Services Division verification from a building official or architect licensed in the State of Minnesota that the structures utilized for the business have been reviewed by a design professional. Alternatively, verification can be submitted that the structure is exempted from review by a design professional. This must be completed prior to issuance of the conditional use permit.

14. Home occupation activities shall not result in debris, mud, or other materials accumulating on public roadways. Any such accumulation shall be removed immediately by the applicant.

Parcel No: 08.741.0200
Map No: 0632200005

Applicant/Landowner: Mark & Julie Frankamp

PLN21-10

ATTACHMENT A **Application**

ATTACHMENT B **Criteria for Conditional Use Permit**

ATTACHMENT C **Location Map**

ATTACHMENT D **Aerial**

ATTACHMENT E **Neighbor Notification List**

ATTACHMENT F **Documents Submitted by Applicant**

F.1 Written Proposal

F.2 Site Plan

F.3 Photos

NICOLLET COUNTY EST. 1853

APPLICATION FOR CONDITIONAL USE PERMIT

File Date: 03/18/2021

Application Status: Hearing Scheduled
Application Type: Conditional Use

Description of Work: After-the-fact conditional use permit for a Level 2 Home Occupation. The business builds pallets and boxes for shipping. Maximum floor use area of 5,000 square feet. Ref: 505, 602.3, 718.

Address: 47225 COUNTY ROAD 15, NICOLLET, MN 56074
Owner Name: FRANKAMP MARK & JULIE K FRANKAMP
Owner Address: 47225 COUNTY ROAD 15, NICOLLET, MN 56074

Parcel No: 0632200005

Total Fee Invoiced: $1,046.00
Total Fee Paid: $1,046.00
Balance: $0.00

Category: Level 2 Home Occupation

Zoning: AG

Planning Commission: 04/19/2021
County Board: 04/27/2021

Applicant: Mark and Julie Frankamp by [signature] Paul H. Ianiš, Jr., Attorney Date: 3-18-21

Property Services: [signature] Date: 3-18-21

ATTACHMENT A - Application

NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION
CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant/ Property Owner: Mark & Julie Frankamp

Date: April 19, 2021

File #: PLN21-10

Use Requested: After-the-fact conditional use permit for a level 2 home occupation

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.

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets the standards of Sections 505 and 602 of the Zoning Ordinance for Level 2 Home Occupations.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The size and function of the proposed business is not unreasonable for the surrounding infrastructure. The site is located along County Road 15, which is a ten ton road.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The business does not cause nuisance odor or noise. The business is partially screened by vegetation.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets the applicable setbacks. Most business activities will occur in existing buildings. The surrounding area is agricultural.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets all applicable setbacks and standards found in Sections 505, 602, and 718 of the Zoning Ordinance for home occupations.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The business is partially screened by existing buildings and vegetation and does not cause nuisance odors or noise. The proposal does not increase the potential for land use conflict. The business does not have any harmful waste.

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	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The business will be partially screened by existing buildings and vegetation. The business does not created any noise, vibrations, glare, or odors/fumes.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets the applicable standards for home occupations in the county. Home occupations are an allowed conditional use in the Ag district.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: Areas that are open to the public or employees will be required to meet all applicable standards of state building codes and the ADA requirements. The business does not produce any odors, fumes, or vibrations. The business has an ADA compliant toilet facility.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The request meets the standards for home occupations in the Agricultural Preservation zone.

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

THE NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION:

(☒ APPROVES) (☐ DENIES)

THE REQUESTED CONDITIONAL USE PERMIT

This decision is based on:

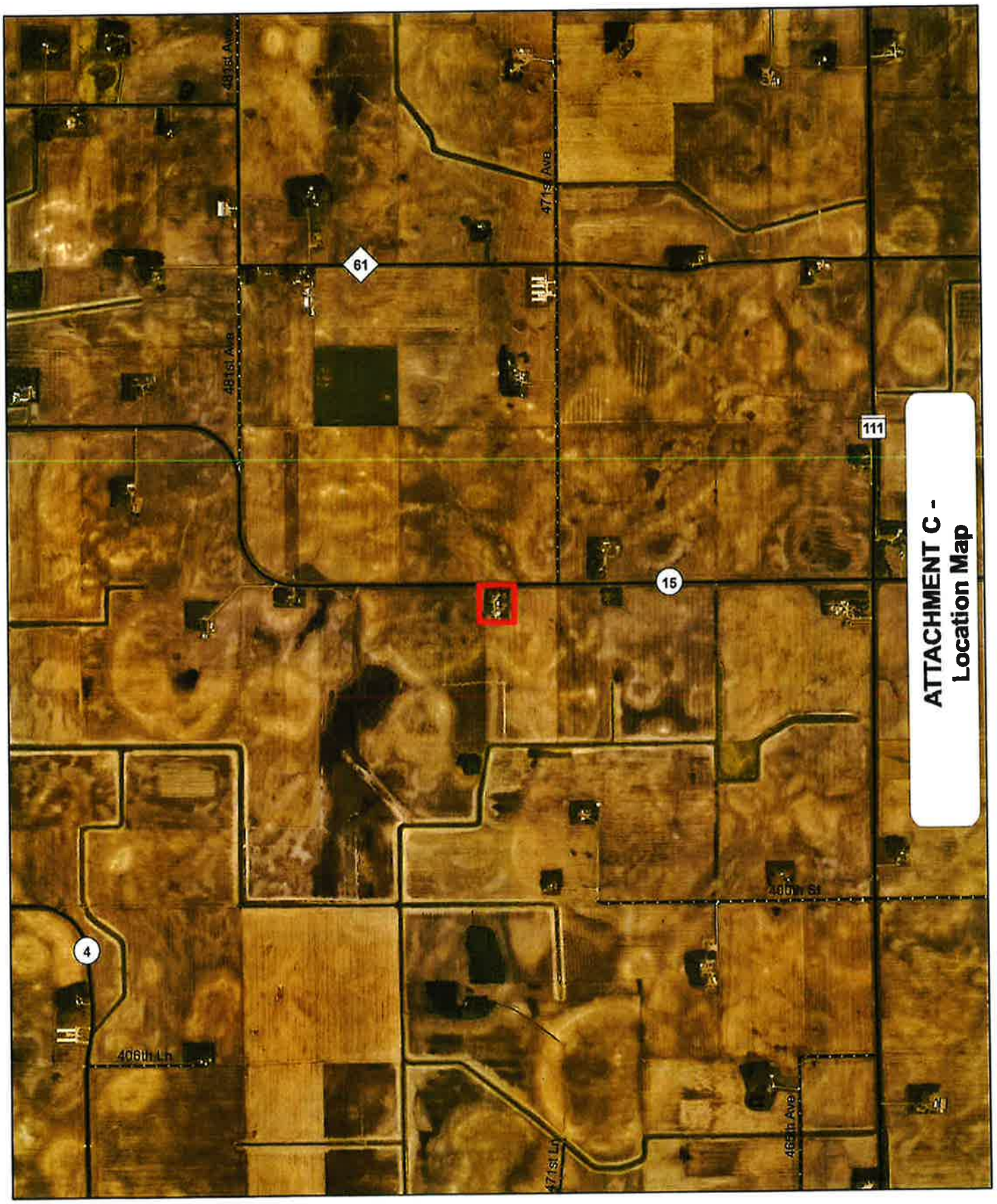
- ☒ Application
- ☒ Staff Report
- ☒ Pictures
- ☐ Information received at public hearing

Viewed by Members of Board:

- ☐ Hermanson
- ☐ Wendinger
- ☐ Laven
- ☐ Dranttel
- ☐ Regenscheid
- ☐ Ubel

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: _____



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N W E S

0 1,000 2,000 Feet

1:25,000

1 inch = 2,083 feet



ATTACHMENT D - Aerial

Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

N W E S

0 50 100 Feet

1:1,200

1 inch = 100 feet

JAMES K & JANET A ALLERSON
1426 11TH ST N
NEW ULM MN 56073

JEFFERY T & RAINY L ALLERSON
38372 471ST AVE
NICOLLET MN 56074

EUGENE R DORN REV TRUST
42113 451ST AVE
NICOLLET MN 56074

RANDY DORN
45178 STATE HIGHWAY 111
NICOLLET MN 56074

MARK & JULIE K FRANKAMP
47225 COUNTY ROAD 15
NICOLLET MN 56074

JENNY HENDRYCKS LE
PO BOX 636
NICOLLET MN 56074

HERMEL FARMS LLC
524 N 7TH ST
SAINT PETER MN 56082

JEFFREY R & ANGELA M HERRLEY
47739 COUNTY ROAD 15
NICOLLET MN 56074

JACLYN R LANGHORST REV TRUST
14 NEWCASTLE CT
NORTH MANKATO MN 56003

STEVEN LANGHORST REV TRUST
50128 370TH ST
LAFAYETTE MN 56054

JOHN RENNEKE
37308 471ST AVE
NICOLLET MN 56074

WAYNE & BETTY SANDEEN
46944 COUNTY ROAD 15
NICOLLET MN 56074

ALAN & VIRGINIA SCHEURER
105 ELLA CT
MANKATO MN 56001

THOMAS J WEAR
47985 380TH ST
NICOLLET MN 56074

CINDY K WENDT TRUST
46698 400TH ST
NICOLLET MN 56074

WOESTEHOFF FAMILY FARM
PROPERTIES LLC
15466 W 270TH ST
BELLE PLAINE MN 56011

NEW SWEDEN TOWNSHIP
36329 STATE HIGHWAY 22
NICOLLET MN 56074

ATTACHMENT E -
Neighbor Notification List

MICHAEL K. RILEY, SR.
PAUL H. TANIS, JR.*

RILEY~TANIS & ASSOCIATES, PLLC

Attorneys & Counselors at Law

MALCOLM K. MACKENZIE (1926-2012)
W.M. GUSTAFSON (1929-2017)

January 18, 2021

Jon Hammel
Nicollet County Property Services
501 S. Minnesota Avenue
St. Peter, MN 56082

Re: Mark & Julie Frankamp – Conditional Use Permit

Mr. Hammel:

I represent Mark and Julie Frankamp and their business, New Sweden Woodworks, LLC. The Frankamps are in the process of applying for a Conditional Use Permit so as to authorize them to continue their small family business which they presently conduct on their home site in rural Nicollet County.

Enclosed are the Frankamp's responses to the Home Occupation Initial Assessment Form. You can see from the responses to the questions that the Frankamps conduct a modest and innocuous business building pallets and boxes for shipping. They emit little noise, no hazardous materials, have very little traffic, and maintain a home site which is typical in appearance of most rural home sites (see photographs enclosed).

This business is the sole financial support for this family. Accordingly it is essential for them to be able to continue their business without significant restrictions or conditions.

Please let me know if you require further information from the Frankamps as your department assesses this rural business.

Very truly yours,

RILEY~TANIS & ASSOCIATES, PLLC

By: Paul H. Tanis, Jr.

PHT:js
Enclosures

cc: Mark & Julie Frankamp-New Sweden Woodworking, LLC

RECEIVED
JAN 21 2021
NICOLLET COUNTY
PROPERTY SERVICES

ATTACHMENT F.1 - Written Proposals

HOME OCCUPATION ASSESSMENT

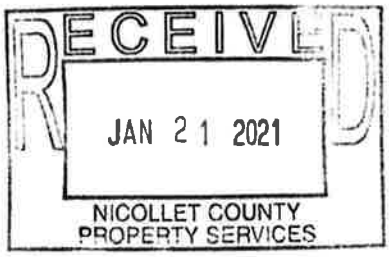
The following are the answers of Mark and Julie Frankamp to the "Home Occupation Initial Assessment Form" provided to the Frankamps by the Nicollet County Property & Public Services Department:

1. **Contact Information:**
   Mark and Julie Frankamp, 47225 County Road 15, Nicollet, MN 56074
   Phone: (507) 246-5081 E-mail: franniekamp@gmail.com
   Business Name: New Sweden Woodworks, LLC

2. **The type of business we are proposing:** We build wooden pallets and boxes to be used for shipping purposes that are delivered to other businesses.

3. **The square footage utilized as part of the business:** A maximum of 5,000 sq. ft. at any given time.

Hog Barn	1,750 sq. ft.
Shop	975 sq. ft.
Truck & Trailer	380 sq. ft.
Dumpsters (2)	42 sq. ft.
Employee Parking	224 sq. ft.
Office	110 sq. ft.
*Completed Skids (apx.)	104 sq. ft.
*Units of Lumber (apx.)	376 sq. ft.
*Hay Shed Storage (apx.)	1,039 sq. ft.



*These numbers will vary. The amounts we have listed represent the maximum total combination of floor space.

4. Number of Employees: We have 5 part-time employees. Most of them work sporadically and there is normally only 1 or 2 working on a given day.

5. Number of Traffic trips per day: The traffic trips range from 0 to 5 per day, with 2-3 being the normal average.

6. Nuisance Potential: The only noise produced is from nail guns (used inside of the buildings) and skid loaders.

7. Outside Appearance: There won't be any equipment that is kept outside. There will be outside storage of units of lumber not visible from the road. There will be temporary outside storage of completed pallets and boxes prior to delivery. There will not be any signs. Essentially, it will continue to look like an ordinary farm site.

8. Hazardous Materials: We do not utilize any hazardous materials.

9. Waste Disposal: We have 2 dumpsters that are emptied every 2 weeks. The business garbage consists of boxes, sawdust, wood scraps and lumber wraps. Lumber scraps are burned in an outdoor wood burning stove that heats our home.

We are happy to provide additional information as is needed for you to render a decision about the continued usage of this property for our family business.

MARK AND JULIE FRANKAM-CONDITIONAL USE PERMIT

HOME OCCUPATION

ADDITIONAL INFORMATION

In response to your letter dated February 2, 2021, the Frankamps submit the following information and materials:

1. **Site Plan:** Attached to this report is a site plan depicting:
   a. Interior traffic routes and truck turn-around areas associated with the business;
   b. Parking spaces for employees: They only have a maximum of two employees on site at any one time. No parking is within a public right-of-way.
   c. Screening of the business from County Road 15 is primarily natural, in the form of trees and shrubs. However, to screen stored materials stacked in the hay shed, the Frankamps have obtained a bid to "tin" the sides of the hay shed facing County Road 15 to obscure sight of the materials and/or products.
2. **Sewage Treatment Plan:** Previously, sewage generated by the employees was handled by a way of an outhouse service. J.R. Bruender Construction delivers, pumps and maintains/cleans an outhouse for the business. However, the Frankamps have submitted house plans to remodel and expand their home. With these planned revisions, they have provided for a restroom with a sink in the new garage to provide for the future needs of the employees.
3. **Untreated Lumber:** The Frankamps affirm that they do not use treated lumber as a part of they production. Accordingly, any waste lumber is not treated lumber.
4. **Only One Home On The Premises:** Along with this information, I am submitting house plans for the remodeling of the newer home on the property. As soon as that home is completed, the 1900s home will be demolished and the newer home will be connected with the septic system alone.



Interior routes and turn arounds

Fixtures used in Business

Parking spaces dedicated to Employees

Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

1:1,200 1 inch = 100 feet

N W E S

0 50 100 Feet

Name: _____

Date: _____

Mark and Julie Frankamp

Additional Information/Revisions

Parking: The site plan has been revised to accommodate the 600 square feet of employee parking.

Sewage Treatment: We have a handicap accessible portable toilet provided and serviced by J. R. Bruender Construction, Eagle Lake. When the home remodel is done there will be a toilet off of the garage that will meet ADA requirements, as will the entry and access areas.

Site Plan: The site plan has been revised. The office and bathroom will be in the remodeled house and garage, so they do not show on the site plan. However, the portable toilet is included on the drawing.

Truck & Trailer: The pickup truck and trailer are used to deliver the pallets and boxes and also to bring lumber home. The unit is generally parked in the yard.



J.R. BRUENDER CONSTRUCTION, INC.
60318 206th Street
Eagle Lake, MN 56024-4400

RECEIVED
MAR 12 2021
NICOLLET COUNTY
PROPERTY SERVICES

Port-O-John Rental Agreement

Please sign and return one copy of this lease agreement within ten (10) days.

Customer New Sweden Woodwork	Office Telephone # 246-5081	Ordered By: Mark Frankamp	On-Site Contact:
Order Date: March 5, 2021	On-Site Phone# Cell 995-4143	PO #	Sales Person: Office ~~Lisa~~ Kara Manager
Lessee/Customer Address: New Sweden Woodwork Mark Frankamp 47225 County Road 15 Nicollet, MN 56074		Delivery Date: March 5, 2021	Pickup Date: Customer Will Call
		Rate: $273.81 Per Month (Tax Included) $0.00 Delivery/Pickup Charge	
Delivery Address: New Sweden Woodwork Mark Frankamp 47225 County Road 15 Nicollet, MN 56074		Comments: All Port-O-Johns are billed on a 28-day billing cycle and billed in advance! The unit will be serviced once a week and supply hand sanitizer and toilet paper while supplies last.	
TERMS: CREDIT CARD Any accounts that are not paid up in full by the next months billing WILL BE REMOVED!! Finance charges of 1 ½% per month will be applied to any unpaid balances		Leaser and Licence LS7 J.R. Bruender Construction 60318 206th St Eagle Lake, MN 56024 507-257-3238	

J. R. Bruender Construction, Inc. dba Port-O-John Service, hereby leases to the customer (lessee) named above portable restroom facilities and will deliver to lessee's at the location named above and date. The leaser will furnish said equipment and service at the rate and terms shown above. The lessee agrees to pay or reimburse the leaser for all breakage or damage to said equipment. **THE LESSEE IS RESPONSIBLE FOR ANY ADDITIONAL COSTS ASSOCIATED TO OVER USAGE, WIND TIPPING, AND EXTRA CLEANING/SERVICE.** (Once weekly service included in price).

The leaser shall have reasonable access with a pumper truck and within 20' of the leased equipment at the location named above 24 hours a day, seven days a week. If the lessee relocates the leased equipment, the leaser must be notified 24 hours before the service date for proper servicing. The leaser will not be responsible for servicing the leased equipment if not as stated above. If additional services are requested, the lessee will be charged accordingly.

Mark Frankamp Customer Signature	President Title	3/5/2021 Date
Kara Boughey J.R. Bruender Construction, Inc.	Office Manager Title	3/5/2021 Date

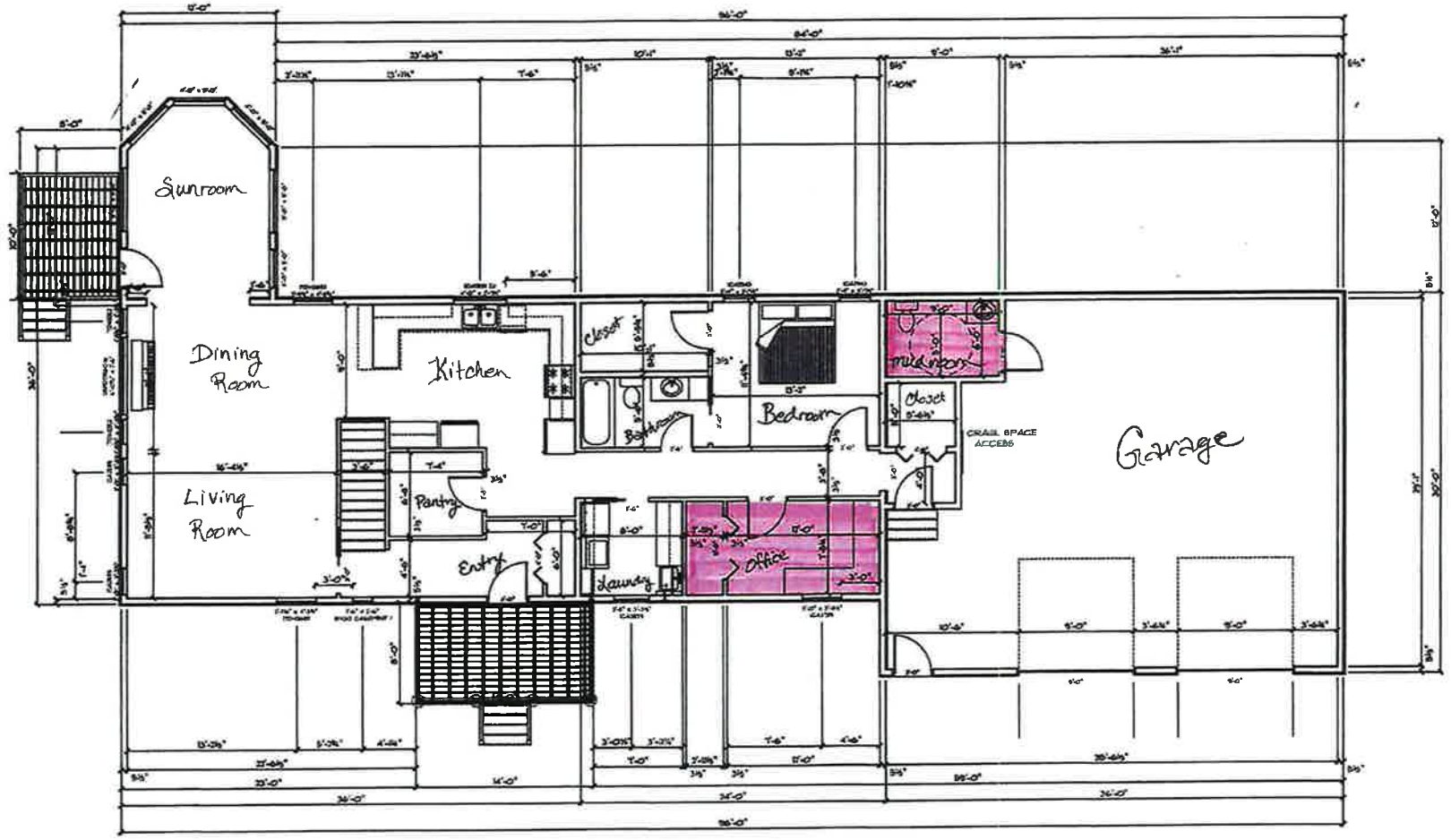
Mark and Julie Frankamp

Hog Barn	1750 Sq. Ft.
Shop	975 Sq. Ft.
Pickup Truck & Trailer	380 Sq. Ft.
Dumpsters (2) - Personal Use, too	42 Sq. Ft.
Employee Parking	600 Sq. Ft.
Office - 75% Business	82 Sq. Ft.
Bathroom - 50% Business	27 Sq. Ft.
*Hay Shed	940 Sq. Ft.
*Completed Skids & Units of Lumber	204 Sq. Ft.
Total	5,000 Sq. Ft.

*The amounts we have listed represent the maximum total combination of floor space.

When materials are delivered or products are ready for shipment, some items will be temporarily (less than 36 hours) outside of the foregoing footprint of the business.



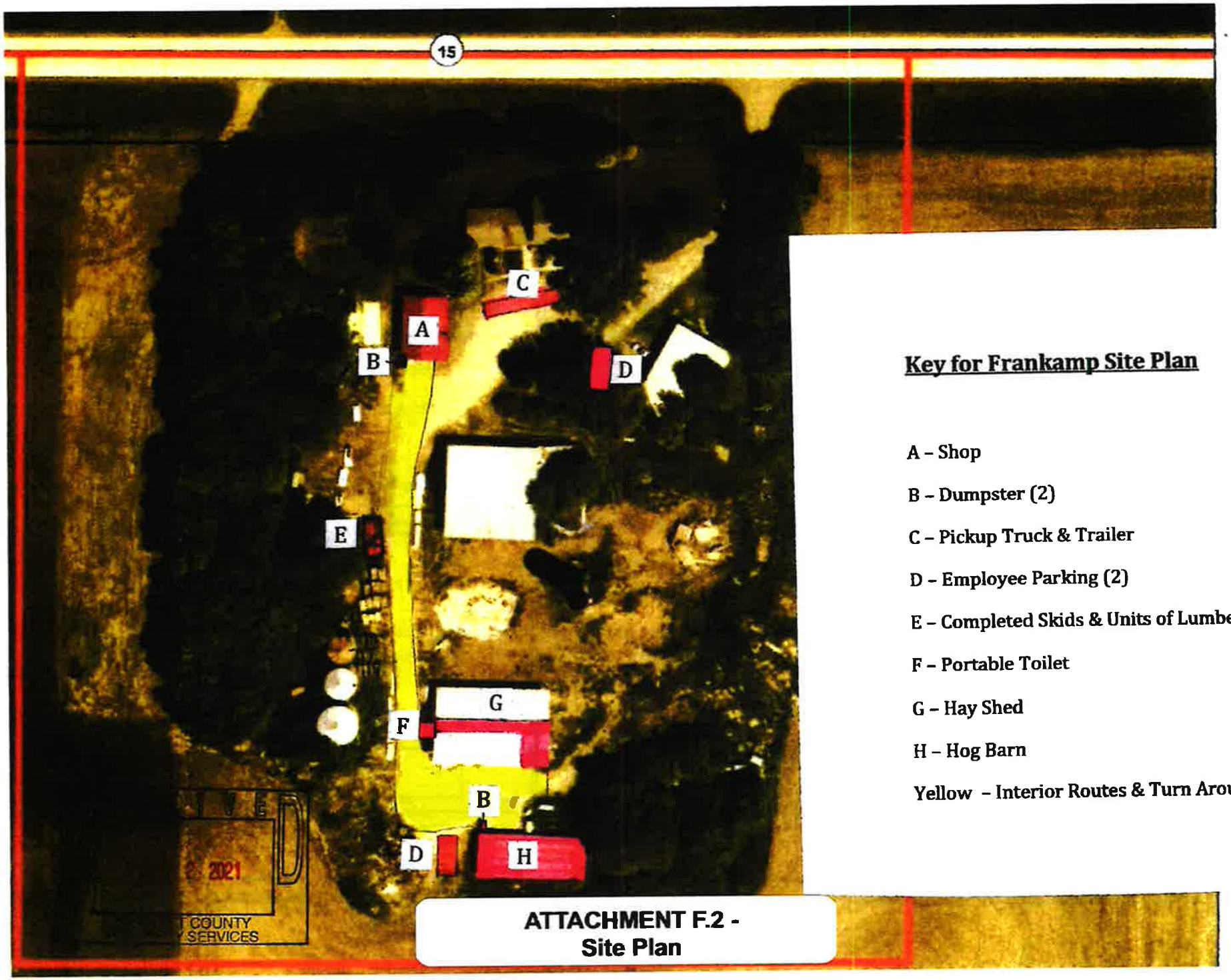


RECEIVED
MAR 12 2021
NICOLLET COUNTY PROPERTY SERVICES

Contractor to verify all building & code issues before construction
Contractor to verify all rough openings before construction
No responsibility assumed for ommisions, deficiencies, or errors in design
Codes govern over drawings

LLOYD LUMBER COMPANY
NORTH MANKATO, MN.

SCALE 1/4"=1'-0"	APPROVED	DRAWN BY GS
DATE NOV. 19, 2020		REVISED March 04, 2021
RANDY POEHLER		BC 647503
FRANKAMP		DRAWING NUMBER



Key for Frankamp Site Plan

A – Shop

B – Dumpster (2)

C – Pickup Truck & Trailer

D – Employee Parking (2)

E – Completed Skids & Units of Lumber

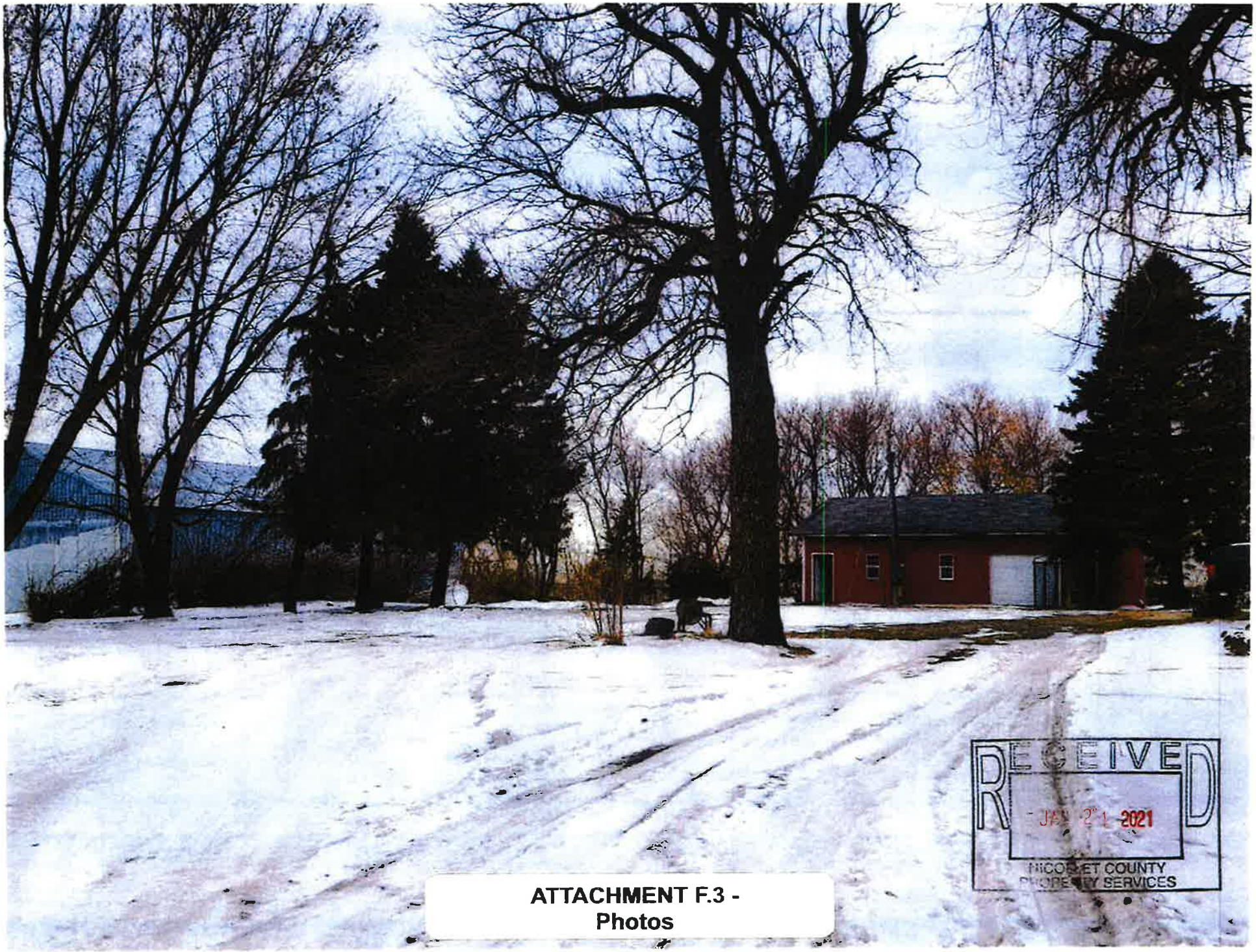
F – Portable Toilet

G – Hay Shed

H – Hog Barn

Yellow – Interior Routes & Turn Arounds

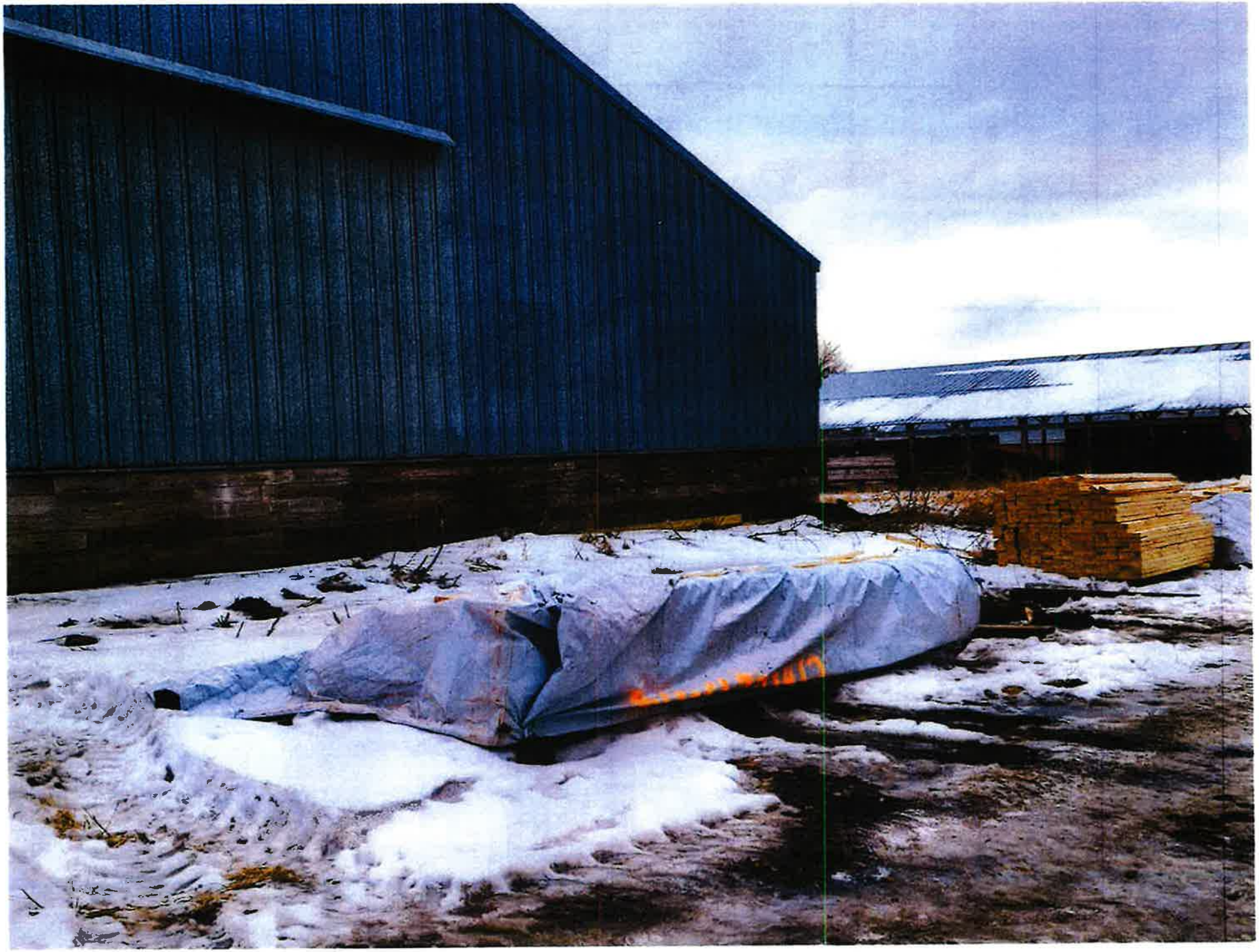
ATTACHMENT F.2 -
Site Plan



ATTACHMENT F.3 -
Photos


RECEIVED
JAN 21 2021
NICOLLET COUNTY
PROPERTY SERVICES


JAN 21 2021
NICOLLET COUNTY
SERVICES







CONDITIONAL USE PERMIT

THREE-YEAR REVIEW OF MINERAL EXTRACTION PERMIT

WILLIS WALTER

PLN21-01

NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION

SUBJECT:	PLN21-01, Conditional Use Permit
APPLICANT/OWNER:	Willis Walter
LOCATION:	Eastern 1/2 of the Northwest 1/4 of Section 05-110-026 in Traverse Township
PARCEL NO:	12.105.0200
EXISTING ZONING:	Agricultural Preservation, Conservancy, Shoreland
HEARING DATE:	April 19, 2021

REQUEST

The applicant has submitted a request for a three-year review and renewal of a conditional use permit for mineral extraction – to mine, crush, and stockpile gravel in an open pit facility. Gravel has been mined at the site for more than 33 years. The original county permit for this pit was granted in May of 1988. The original permit was issued to William Walter of Walter Brothers Construction Company. In 1997, the permittee changed to Willis Walter, William Walter's son and the current applicant.

The permit allowed an area of up to ten acres of the site to be mined. Historically, two acres were mined until 2001, when the mine began expanding. By 2014 the mine had expanded to four acres. In 2015, the applicant began to extend the mined area southward. The last three-year review occurred in 2015.

According to the applicant's 2019 map depicting the existing and proposed mining areas, the mine has expanded southward to cover an additional 3.6 acres, increasing the mined area to 8.3 acres. An area of 1.23 acres of the expansion is within the required residential structure and right of way setbacks for mineral extraction.

In 2018, staff became aware of the encroachment into the required setbacks and a violation notice was issued to the applicant. In November of 2020, the applicant's request for an after-the-fact variance to the residential structure and right of way setbacks was denied by the Board of Adjustment and Appeals. The applicant is required to reestablish the encroached areas within 9 months of the denial (August 16, 2021). The violation and variance request delayed the applicant's 2017 review and renewal until now.

With this review, the applicant is requesting to expand the facility to a total of 21.17 acres. This includes 2.37 acres actively being mined, 4.7 acres mined but not yet reclaimed, and 14.1 acres to be mined in the future [see Attachment F.2].

The tonnage of material removed from the site varies. Over the last three years 10,130 tons of material were removed.

Existing Land Use:
The property currently contains 82 acres of land. The site contains the applicant's single family dwelling, a 40' x 65' pole shed/garage, and a 40' x 80' machine shed. The site also contains the existing gravel mine and approximately 35 acres of crop land.

Surrounding Land Use:
The property is surrounded by a mix of crop land and natural environment. The area contains farm and non-farm residences. Roger's Creek, a Department of Natural Resources protected public waterway, flows west to east across the northern third of the site. County Road 20 runs along the eastern border of the property and Lake Prairie and Anderson Bellig Subdivisions are located directly north of the property.

Access:
The site has two existing accesses onto County Road 20.

Appearance:
The mine is partially visible from County Road 20. The mine is set into a ravine bluff and there are berms to help screen the facility.

Blasting:
No blasting is to occur at the facility.

Bond:
Per Section 724.2(4) of the Nicollet County Zoning Ordinance, a bond shall be valid for a period of not less than one year beyond the expiration date of the permit. The applicant presently has a valid bond in place with Granite Re, Inc. for $22,500 to cover 9 actively mined and not yet reclaimed acres. As the mine expands, the bond will need to be increased accordingly.

Dust, Noise, and Odor Control:
When necessary, roads will be treated with water to control dust. The berms help to lessen any dust or noise from the facility. Any complaints received regarding the facility will be directed to the applicant for resolution.

Hours of Operation:
The operation will adhere to the standard operating hours of 7 a.m. to 7 p.m. Deviation from this standard is allowed for emergencies and equipment repair. Any such deviation requires notification be made to Nicollet County Property Services and may require an amended conditional use permit.

Reclamation Plan:
An End Use Plan is on file [see Attachment F.3]. The intent is to return the site to crop land after the facility closes down.

Water:
Stormwater drains into a basin, where the water is allowed to naturally filter into the ground.

Waste Disposal:
All potentially hazardous substances, such as engine oil, hydraulic oil, anti-freeze, and other maintenance fluids, are enclosed in appropriate containers within the machine shed. Waste will be placed in a dumpster onsite.

MINNESOTA POLLUTION CONTROL AGENCY STANDARDS

The applicants are required to maintain a National Pollutant Discharge Elimination System (NPDES) permit from the Minnesota Pollution Control Agency.

NEIGHBOR NOTIFICATION

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

CONDITIONAL USE PERMIT CRITERIA

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

   True, because:

   - The proposal appears to be typical of mining operations within the County.
   - There exist no extraordinary circumstances regarding the project.
   - The operation meets the applicable standards of the Zoning Ordinance and Shoreland Management Ordinance for mines in the Agricultural, Preservation, Conservancy, and Shoreland zoning districts.
   - The operation appears to meet the applicable Minnesota Pollution Control Agency standards for mines.

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

   True, because:

   - The existing infrastructure is suited for mining operations.
   - The size and function of the facility is not unreasonable for the location. The facility is located along County Road 20, which is a 10 ton road.

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

   True, because:

   - The surrounding land use is predominantly agricultural, residential, and natural environment.
   - The Agricultural Preservation, Conservancy, and Shoreland zones allow mineral extraction as a conditional use.
   - There are four other active mines within one mile of the site.

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

   True, because:

   - The operation appears to be typical for mines within the county.
   - Within one mile of the site there are four other active mines.

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

   True, because:

   - It meets the applicable standards and requirements found in Sections 602, 603, and 724 of the Zoning Ordinance, and Section 501 of the Shoreland Management Ordinance, for mining operations in the Agricultural Preservation, Conservancy, and Shoreland zoning districts.
   - The request meets standards of Section 505 of the Zoning Ordinance, pertaining to the approval and issuance of conditional use permits.

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

   True, because:

   - The applicant has a reclamation plan in place for the site.
   - The plan states that the aggregate industry provides vital jobs for residents and revenue for local businesses.

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

   True, because:

   - The facility appears to be typical for mines within the county.
   - Roads are treated with water to control dust, as needed.

- The mine is primarily surrounded by natural environment, agricultural, and residential land.
- The mining area is partially screened by changes in topography and a berm along County Road 20.

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

True, because:

- The surrounding land use is a mix of agriculture and natural environment.
- The mine is located in the Agricultural, Conservancy, and Shoreland zoning districts – all of which allow mining as a conditional use.
- There are four other active mines within one mile of the site.

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

True, because:

- The proposal meets the applicable county and state standards for mining operations.
- The operation appears to be typical for mines within the county.
- The site maintains a National Pollutant Discharge Elimination System permit from the Minnesota Pollution Control Agency.

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

Will Not – True, because:

- The request is proposed to meet the standards for mineral extraction in the Agricultural Preservation, Conservancy, and Shoreland zones, with no apparent adverse effects to the public health, safety, and welfare.

RECOMMENDATIONS

Staff suggests that if the request is recommended for approval, 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 permit shall be periodically reviewed by the county to assure compliance with the permit and permit conditions.

3. 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.

4. The conditional use permit to mine, crush, and stockpile gravel must be reviewed in April of 2024.

5. The bond shall be amended as needed to cover the amount of actively mined acres. The bond must be kept in force not less than one year beyond the expiration date of this conditional use permit.

6. A continuation certificate of the bond shall be sent to Nicollet County Property Services with no lapse in time during the course of this permit.

Parcel No: 12.105.0200
Map No: 1405100002

Applicant/Landowner: Willis Walter

PLN21-01

ATTACHMENT A **Application**

ATTACHMENT B **Criteria for Conditional Use Permit**

ATTACHMENT C **Location Map**

ATTACHMENT D **Aerial**

ATTACHMENT E **Neighbor Notification List**

ATTACHMENT F **Documents Submitted by Applicant**

F.1 Checklist

F.2 Proposed Operations Map

F.3 Reclamation Plan

NICOLLET COUNTY EST. 1853

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

PLANNING & ZONING ADVISORY COMMISSION APPLICATION

Total Fees: $446.00

Map#: 1405100002
Parcel#: 121050200
Permit#: PLN21-00001
Date: March 12, 2021

Applicant: WALTER WILLIS JOSEPH, , 40512 COUNTY RD 20, SAINT PETER MN 56082
Phone: 381-2139
Owner: WALTER WILLIS JOSEPH, 40512 COUNTY RD 20, SAINT PETER MN 56082
Property Address: 40512 COUNTY ROAD 20, ST PETER MN 56082
Abbreviated Legal Description: E 1/2 NW 1/4 ACRES 82.00
Township: Traverse Township

Record Type: Conditional Use
Category: Mineral Extraction
Project Description: Three-year review of mineral extraction permit to mine, crush, and stockpile gravel. Ref: 505, 602.3, 603.3, 724.

Planning Commission Hearing Date: 04/19/2021
Board of Commissioners Date: 04/27/2021

Willis J. Walter
APPLICANT SIGNATURE

3/12/21
DATE

ATTACHMENT A - Application

NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION
CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant/
Property Owner: Willis Walter

Date: April 19, 2021
File #: PLN21-01

Use Requested: Three-year review of a mineral extraction permit to mine, crush, and stockpile gravel

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.

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☐	☐	☒	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal appears to be typical for mining operations in the county.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☐	☐	☒	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The existing infrastructure is suited to mining operations. The site is located along County Road 20, which is a ten ton road.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☐	☐	☒	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: There are four other active mines within one mile of the site. The surrounding land is mostly agricultural. Mineral extraction is an allowed use in the Agricultural, Conservancy, and Shoreland zones.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☐	☐	☒	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The facility is typical for mines within the county and area.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☐	☐	☒	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets the standards and requirements of Section 505 of the Zoning Ordinance. It meets the requirements for the Agricultural and Conservancy zones. The proposal meets all standards for mineral extraction.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☐	☐	☒	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The plan states the aggregate industry provides vital jobs for residents and revenue for local businesses and the county. The applicant has a reclamation plan in place.

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	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☐	☐	☒	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The facility is a typical mine for Nicollet County. The roads are treated with water for dust control, as needed.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☐	☐	☒	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The surrounding land use is a mix of agricultural and natural environment. There are four other active mines within one mile of the site.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☐	☐	☒	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets the applicable county and state standards for mining operations. No blasting occurs on site. The mine is typical for the county. The mine has an NPDES permit with the MPCA.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☐	☐	☒	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets all standards for mining in an agricultural area.

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

THE NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION:

(☒ APPROVES) (☐ DENIES)

THE REQUESTED CONDITIONAL USE PERMIT

This decision is based on:

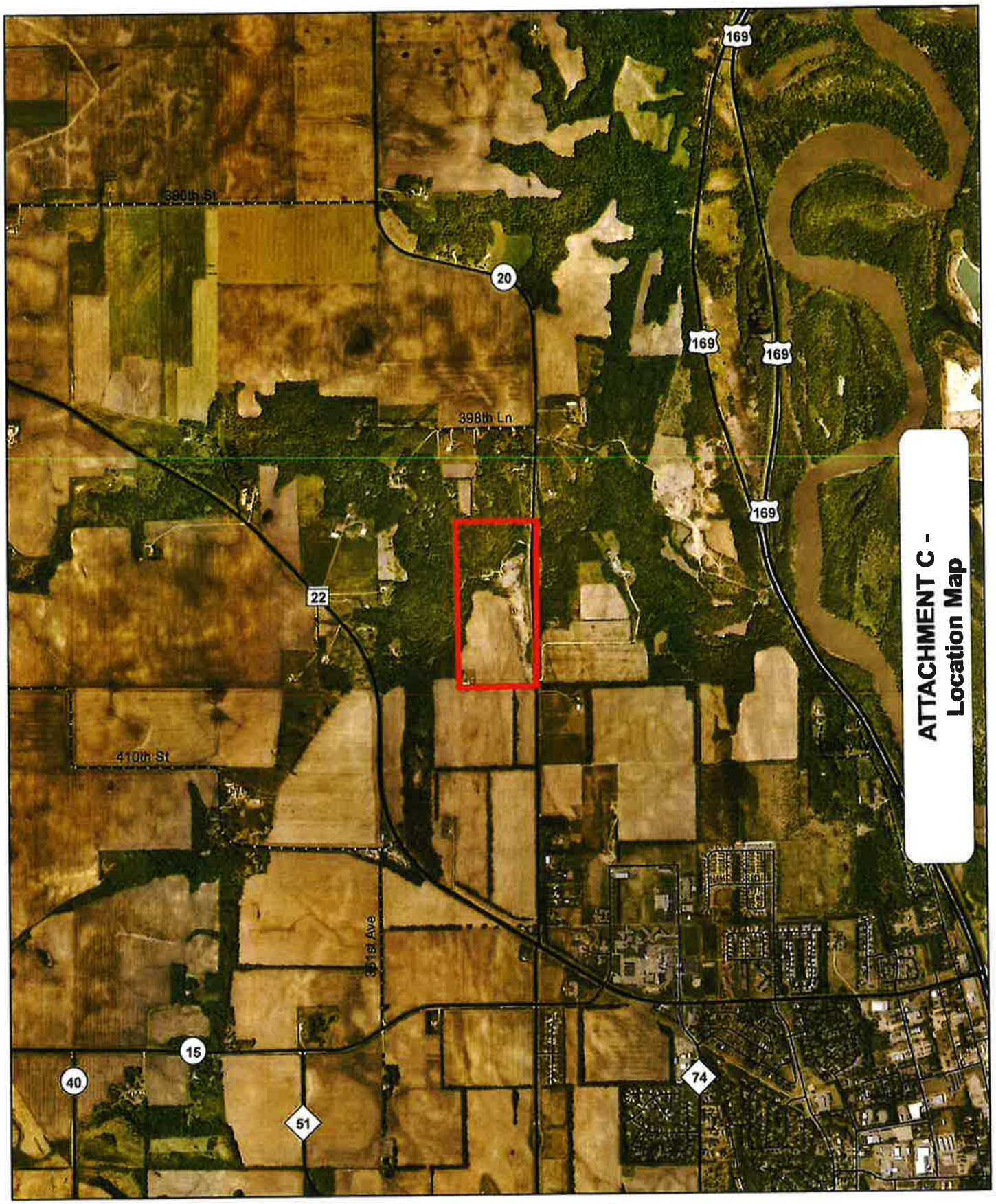
- ☒ Application
- ☒ Staff Report
- ☒ Pictures
- ☐ Information received at public hearing

Viewed by Members of Board:

- ☐ Hermanson
- ☐ Wendinger
- ☐ Laven
- ☐ Dranttel
- ☐ Regenscheid
- ☐ Ubel

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: _____



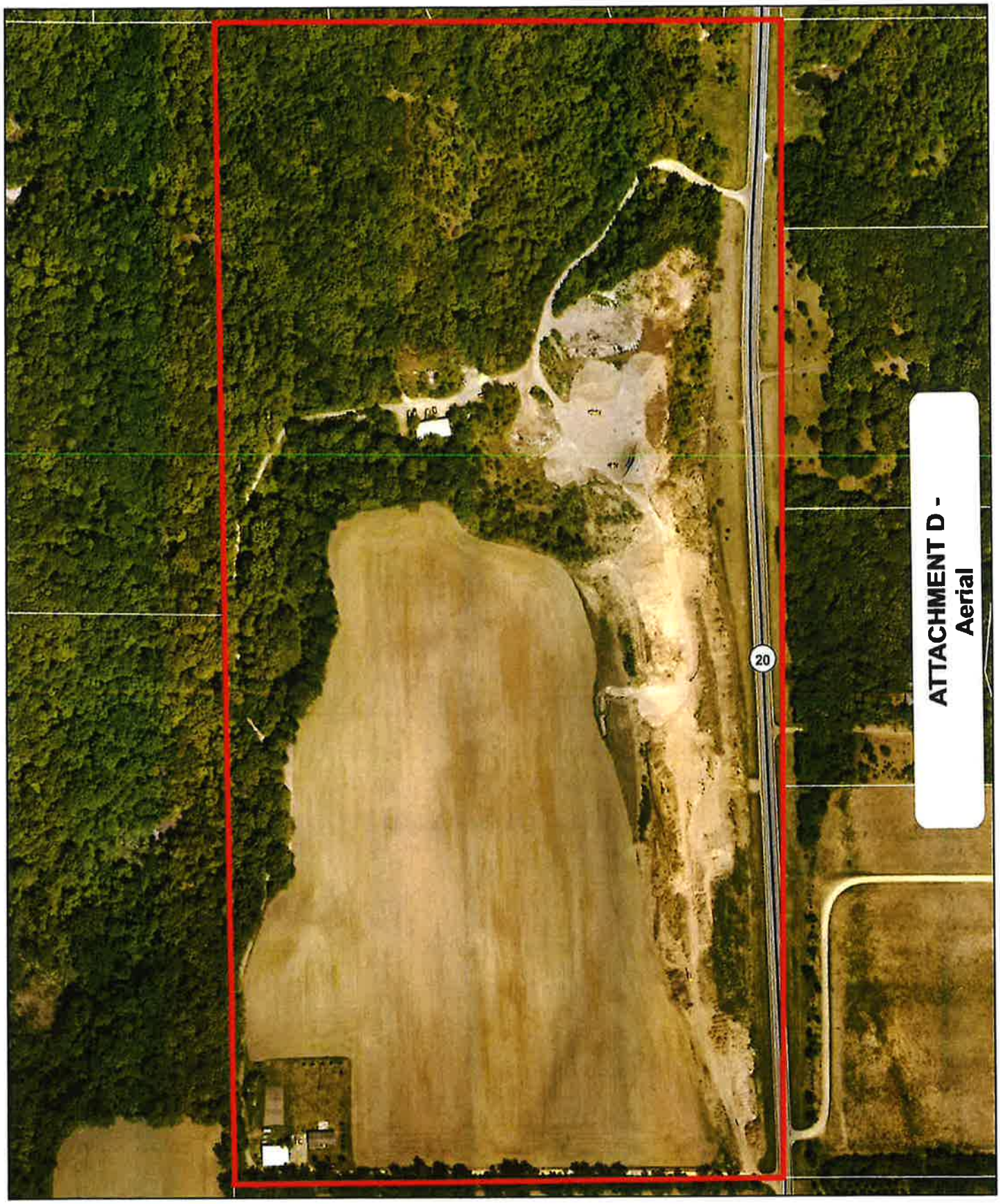
Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

N W E S

0 1,000 2,000 Feet

1:25,000

1 inch = 2,083 feet



Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

N W E S

0 150 300 Feet

1:3,600

1 inch = 300 feet

KIRK H & AMY M ANDERSON
39870 COUNTY ROAD 20
SAINT PETER MN 56082

BRADLEY W & KIMBERLY J BAKKER
40535 COUNTY ROAD 20
SAINT PETER MN 56082

TORREY C & JULIE A CARLBLOM
35545 398TH LN
SAINT PETER MN 56082

HERBERT CHILMAN JR
1754 DES JARDINES PO BOX 230172
HOUSTON TX 77023

JAMES & KATHRYN CONLON FAMILY
IRREVOCABLE TRUST
40297 STATE HIGHWAY 22
SAINT PETER MN 56082

JAMES S & ANNE L DAVIS
39835 COUNTY ROAD 20
SAINT PETER MN 56082

MARIE DRANTTEL
34697 DAISY LN
SAINT PETER MN 56082

SCOTT R EMICH
35627 398TH LN
SAINT PETER MN 56082

NICHOLAS J GANSEN
40999 COUNTY RD 20
SAINT PETER MN 56082

MARILYN C HART
35697 398TH LN
SAINT PETER MN 56082

RICHARD L & NANCY S HELGESON TRUST
35615 398TH LN
SAINT PETER MN 56082

JEFFREY J & KIM M KEELEY
35667 398TH LN
SAINT PETER MN 56082

JEFFERY L & DEBORAH J KIENHOLZ
35693 398TH LN
SAINT PETER MN 56082

AMBROSE & SCHELLI REVOCABLE TRUST
40497 COUNTY ROAD 20
SAINT PETER MN 56082

GARY A & JOANN L MILLER
40415 STATE HWY 22
SAINT PETER MN 56082

SANDRA K OLSON
40323 COUNTY ROAD 20
SAINT PETER MN 56082

WESLEY H & KAREN E QUICK
35623 398TH LN
SAINT PETER MN 56082

FRANKLIN P SELLY
40557 STATE HIGHWAY 22
SAINT PETER MN 56082

JENNIFER T E & THOMAS J SEVERSON
35571 3989TH LN
SAINT PETER MN 56082

DAVID MICHAEL & ROSEMARIE SKOOG
35689 398TH LN
SAINT PETER MN 56082

WILLIAM A JR & BETH A SODERLUND
40293 STATE HWY 22 PO BOX 492
SAINT PETER MN 56082

JACEK T & MALGORZATA D SOROKA
39877 COUNTY ROAD 20
SAINT PETER MN 56082

JOHN D & CHERYL M THOEMKE
35631 398TH LN
SAINT PETER MN 56082-4333

PETER J & WANDA A TROCKE
40301 STATE HIGHWAY 22
SAINT PETER MN 56082

JEREMY WALTER & LISA FERRETTI
39761 COUNTY ROAD 20
SAINT PETER MN 56082-4337

WILLIS JOSEPH WALTER
40512 COUNTY RD 20
SAINT PETER MN 56082

TRAVERSE TOWNSHIP
41416 403RD AVENUE
SAINT PETER MN 56082

GARRY BENNETT
20596 HIGHWAY 7
HUTCHINSON MN 55350

ATTACHMENT E - Neighbor Notification List

NICOLLET COUNTY EST. 1853

Property & Public Services Department

Property Services

Mandy Landkamer, Director

MINERAL EXTRACTION CHECKLIST

The following information is required to be provided for a conditional use permit application. Additional information may be required, as determined necessary by the Zoning Administrator and per Section 724 of the Zoning Ordinance.

NUMBER OF ACRES AS FOLLOWS:

9 Acres being mined or used for mining purposes (stockpiles, equipment storage, haul roads, etc).

14.1 Acres permitted and remaining to be mined in future phases.

0 Acres where land reclamation has occurred.

58.9 Acres not permitted to be mined (non-mining related acres).

82 Total acreage of property.

RECEIVED
DEC 23 2020
NICOLLET COUNTY PROPERTY SERVICES

TONNAGE OF MATERIAL REMOVED:

10,130 Tons of material removed from site over the past three (3) years, or since last permit renewal date.

Include a copy of the renewed **BOND** or **LETTER OF CREDIT** for the site. Continuation letters must to be sent to the Property Services Office on years when the permit is not scheduled for renewal.

ATTACHMENT F.1 - Checklist

PLEASE PRINT:

Property Owner: WILLY WALTER

Owner's Address: 40512 COUNTY 20

Contractor working the site: SAME

Contractor's address: SAME

Contractor's phone number: (507) 381-2139

Date: 12/20/20

Applicant (Landowner or Contractor) Signature: _____

Parcel No. 12.105.0200 Map No. 14-05-100-002

Revised 11-29-18 JH

ATTACHMENT F.2 - Proposed Operations Map

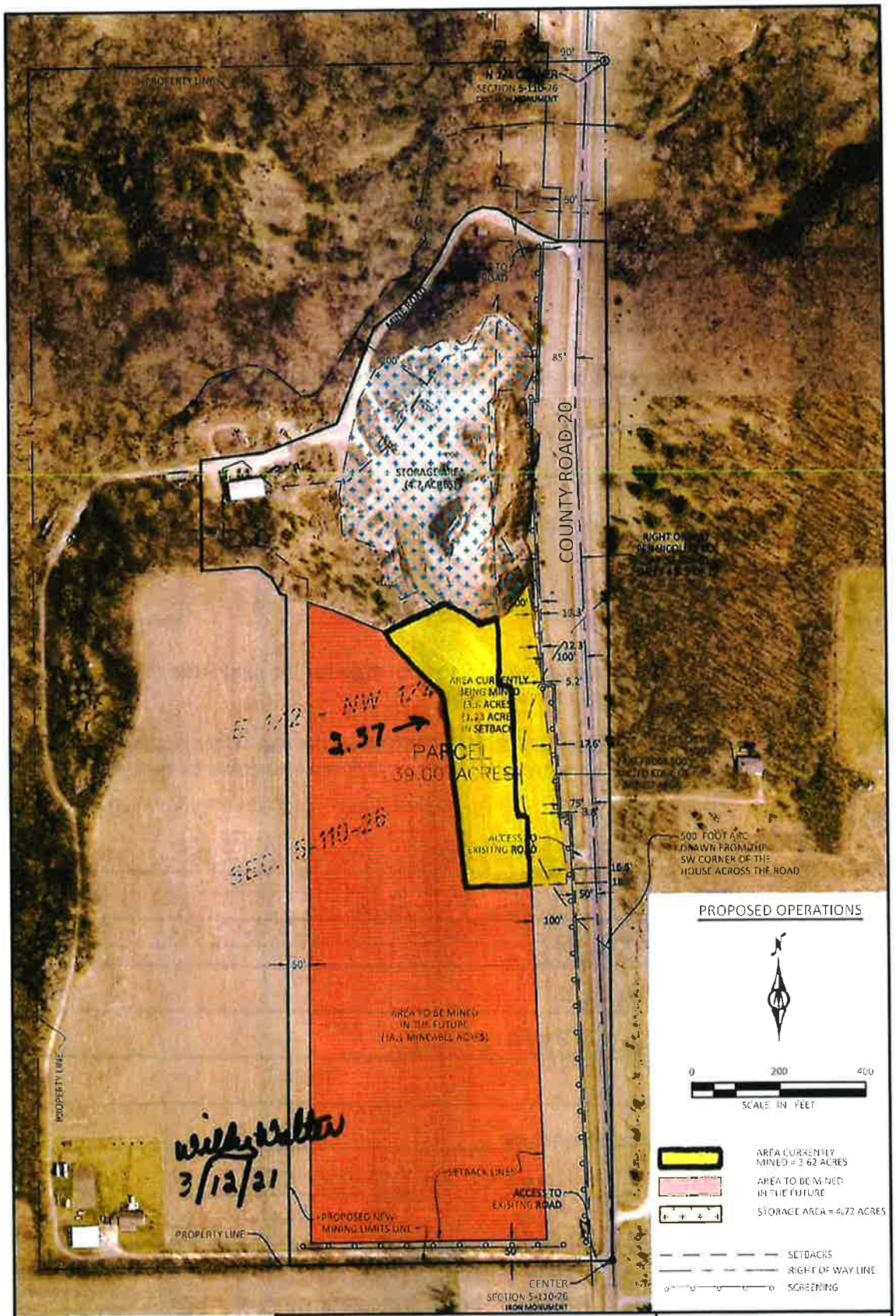


EXHIBIT SKETCH
NICOLLET COUNTY, MINNESOTA

BOLTON & MENK
1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507) 625-4171

PART OF THE E 1/2 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 110 NORTH, RANGE 26 WEST, NICOLLET COUNTY, MINNESOTA

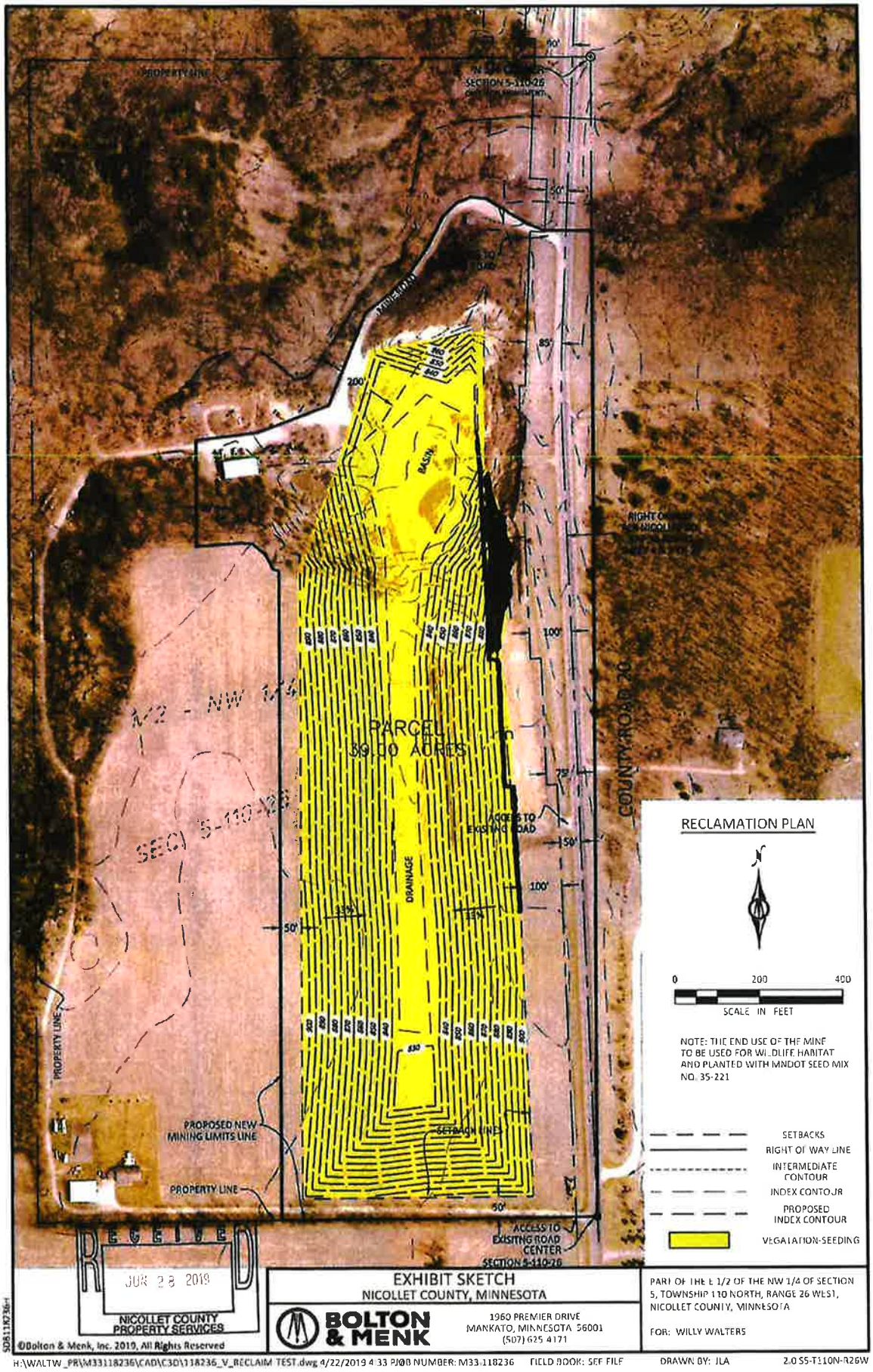
FOR: WILLY WALTERS

©Bolton & Menk, Inc. 2020, All Rights Reserved

S:\81\18236\

H:\WALTW_PRM\81\18236\CAD\C3D\118236_V_PROP_N1 FOR VARIANCE.dwg 4/2/2020 10:35 AM JOB NUMBER: M33.118236 FIELD BOOK: SEE FILE DRAWN BY: TLA 2.0 S5-T110N-R26W

ATTACHMENT F.3 - Reclamation Plan



NICOLLET
EST. COUNTY 1853

CONDITIONAL USE PERMIT

MINERAL EXTRACTION PERMIT

W. LORENTZ & SONS CONSTRUCTION, INC. / RIVER VALLEY ENTERPRISES, LLC

PLN21-12

NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION

SUBJECT:	PLN21-12, Conditional Use Permit
APPLICANT:	W. Lorentz & Sons Construction, Inc.
LANDOWNER:	River Valley Enterprises, LLC.
LOCATION:	Part of the Western 1/2 of the Northwest 1/4 of Section 9-109-29 in Courtland Township
PARCEL NO:	04.309.0710
EXISTING ZONING:	Agricultural Preservation, Conservancy
HEARING DATE:	April 19, 2021

REQUEST

The applicant has submitted a request that would establish a new mineral extraction facility. The facility would mine, crush, stockpile, process, recycle, and wash aggregate materials on up to 20 acres of land. The proposal includes the placement of storage containers on the property. The containers would be used to store shop equipment and fuel. All mining would be done by front end loaders, scrapers, and excavators. Mining will not occur in phases. The mine will be excavated in one continuous expansion.

Existing Land Use:
The existing land use is agricultural and industrial. The northern portion of the property is cropland. The southernmost portion of the property has already been mined as part of the neighboring Drill pit. The property consists of 20.1 acres and is zoned a mix of Agricultural Preservation and Conservancy.

Surrounding Land Use:
The surrounding land use is a mix of agricultural, industrial, and municipal. The property is approximately 525 feet east of the City of Courtland. The portion of the City that is closest to the property is used for industrial purposes. The Ulland Pit No.1 is located directly to the west and the Drill pit is located directly to the southeast. Both pits are actively being used for mineral extraction.

Access:
The site has an easement to access 506th Avenue by crossing the adjacent Drill property. From 506th Avenue the facility has access to County Road 25 and U.S. Highway 14. Courtland Township has approved the existing access point onto 506th.

Appearance:
The applicant proposes to construct a 6-foot high by 10-foot wide berm along County Road 25. The berm would be constructed out of stripped topsoil from the mine. It would be seeded and topped with a row of trees. The trees would be spaced 10 feet apart. The mine would be partially screened, but still visible from public roadways due to the topography of the area. The eastern boundary of the mine would have a 6-foot berm and the southern boundary would have an 8-foot berm. The applicant is proposing to mine up to the western property line adjacent to the Ulland pit. Prior to this the applicant would be required to submit verification from the adjacent land owner that states the applicant is allowed to mine into the setback. If no agreement is reached, the 50-foot setback must be maintained.

Blasting:
No blasting would occur onsite.

Bond:
Per Section 724.2(4) of the Nicollet County Zoning Ordinance, a bond in the amount of at least $5,000 per actively mined and not yet reclaimed acres is required. It must be valid for a period of not less than one year beyond the expiration date of the permit. A bond will be required prior to issuance of this conditional use permit.

Dust, Noise, and Odor Control:
The facility will be ringed with berms to help control dust and noise. When needed, water or calcium chloride will be used to control dust on haul roads. The proposal does not include an asphalt hot mix plant or concrete batch plant.

Hours of Operation:
The applicant proposes to adhere to the standard hours of operation, which are 7 a.m. to 7 p.m., Monday through Saturday. Deviation from this standard is allowed for emergencies and equipment repair. Any such deviation requires notification be made to Nicollet County Property Services.

Reclamation Plan:
The applicant has submitted a reclamation plan. The proposed end use is wildlife habitat (grassland) or agricultural cropland. The topsoil stored in the berms would be regraded onto the mined area at a depth of at least 3 inches, as per required in the Zoning Ordinance.

Setbacks:
The proposal meets all applicable setbacks for mineral extraction. There is a dwelling located on an adjacent property south of the site. This structure is within the 500' residential setback for mineral extraction. However, the dwelling is owned by the owners of River Valley Enterprises. As such, the residential setback does not apply to this dwelling. The second closest dwelling is located approximately 1,000 feet northeast of the proposed facility.

Setback	Required	Proposed
Property Line	50'	50'
Right of Way	100'	100'
Residential	500'	1,000'

Water:
The applicant estimates that, on average, 12,000 gallons of water per day would be used onsite. A well may be necessary to assist with water needs. The goal is to eventually reuse as much water as possible from the onsite pond system. Wastewater and rainwater would be collected within the 3-stage onsite pond system and would be allowed to naturally filter into the ground.

Waste Disposal:
All hazardous substances, such as engine oil, hydraulic oil, anti-freeze, and other maintenance fluids, would be enclosed within a storage container placed onsite. The mine would utilize portable toilets and human waste would be disposed of by a sanitation company. There would be a dumpster onsite for garbage generated at the facility.

MINNESOTA POLLUTION CONTROL AGENCY STANDARDS

The applicants are required to maintain a National Pollutant Discharge Elimination System (NPDES) permit from the Minnesota Pollution Control Agency.

NEIGHBOR NOTIFICATION

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

CONDITIONAL USE PERMIT CRITERIA

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

   True, because:

   - The proposal appears to be typical of mining operations within the County.
   - There exist no extraordinary circumstances regarding the project.
   - The operation would meet Sections 602.3, 603.3, and 724 of the Zoning Ordinance for mines in the Agricultural Preservation and Conservancy zoning districts.
   - The operation appears to meet the applicable Minnesota Pollution Control Agency standards for mines.

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

   True, because:

   - The existing infrastructure appears to be suited for mining operations.
   - The size and function of the facility is not unreasonable for the location. The facility is located within close proximity to County Road 25 and U.S. Highway 14, both of which are 10 ton roads.

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

   True, because:

   - The facility will be partially screened with berms and vegetation.
   - The surrounding land use is predominantly agricultural, industrial, and natural environment.
   - There are five other mines within one mile of the site.
   - The applicant has submitted a reclamation plan.

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

   True, because:

   - The operation appears to be typical for mines within the county.
   - The mine would be partially screened from County Road 25 and U.S. Highway 14 by a berm lined with trees.
   - Within one mile of the site there are five other mines.

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

   True, because:

   - The mine would meet the applicable standards and requirements found in Sections 602, 603, and 724 of the Zoning Ordinance for mining operations in the Agricultural Preservation and Conservancy zoning districts.
   - The request appears to meet the standards of Section 505 of the Zoning Ordinance, pertaining to the approval and issuance of conditional use permits.

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

   True, because:

   - The applicant has submitted a reclamation plan. The proposed end use is wildlife habitat or cropland.
   - The plan states that the aggregate industry provides vital jobs for residents and revenue for local businesses.

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

   True, because:

   - The applicant would apply water or calcium chloride to control dust.

- The mine would be screened by berms and vegetation.
- No blasting would occur onsite.

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

   True, because:

   - The mine is located in the Agricultural Preservation and Conservancy zoning districts, which allow mining as a conditional use.
   - There are five other mines within one mile of the site.
   - The request does not increase the potential for land use conflict. The site is surrounded largely by agricultural, industrial, and natural environment land uses. The proposed facility meets all applicable setbacks.

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

   True, because:

   - The proposal meets the applicable county and state standards for mining operations.
   - The operation appears to be typical for mines within the county.
   - The site would be required to maintain a National Pollutant Discharge Elimination System permit from the Minnesota Pollution Control Agency.

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

    Will Not – True, because:

    - There are no apparent adverse effects since the request is proposed to meet the mining standards.

RECOMMENDATIONS

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

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.

2. The zoning permit is invalid if the holder has not substantially completed the building within the period of time allowed on the zoning permit connected with this conditional use permit.

3. The conditional use permit will be periodically reviewed by the county to ensure compliance with the permit and permit conditions.

4. 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.

5. The conditional use permit to mine, crush, wash, process, and stockpile quartzite rock must be reviewed on a three (3) year basis (renewal required in April of 2024).

6. The applicant shall conduct mining and extraction operations between 7 a.m. to 7 p.m., except in the event of an emergency or when reasonable or necessary repairs to equipment are required to be made.

7. If needed, the applicant must obtain a water appropriations permit from the Department of Natural Resources.

8. Any increase in the amount of acres actively being mined or not yet reclaimed will require an additional/amended bond covering the additional acreage to be submitted to Property Services.

9. A continuation certificate of the bond shall be sent to Property Services with no lapse in time during the course of this permit.

10. The applicant shall maintain a National Pollutants Discharge Elimination System Permit and Industrial Storm Water permit (or a combined permit) with the Minnesota Pollution Control Agency that will cover the entire project area prior to the commencement of mining operations.

11. If consent is received from neighboring property owners allowing for mining to occur up to the property line, a signed copy of the written consent agreement shall be submitted to the Zoning Administrator.

12. Dust control measures shall be implemented, as needed.

Parcel No: 04.309.0710
Map No: 1609100005

Applicant: W. Lorentz & Sons Construction, Inc.
Landowner: River Valley Enterprises, LLC.

PLN21-12

ATTACHMENT A **Application**

ATTACHMENT B **Criteria for Conditional Use Permit**

ATTACHMENT C **Location Map**

ATTACHMENT D **Aerial**

ATTACHMENT E **Neighbor Notification List**

ATTACHMENT F **Documents Submitted by Applicant**

F.1 Written proposal

F.2 Site Plans

F.3 Borings

F.4 Access Letter

F.5 Threatened and Endangered Species Letter

NICOLLET COUNTY EST. 1853

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

PLANNING & ZONING ADVISORY COMMISSION APPLICATION

Total Fees: $446.00

Map#: 1609100005
Parcel#: 043090710
Permit#: PLN21-00012
Date: March 29, 2021

Applicant: ANDREW LORENTZ, W LORENTZ & SONS CONST, INC, PO BOX 847, MANKATO MN 56001
Phone: 381-4182
Owner: RIVER VALLEY ENTERPRISES LLC, 54 ROSYLN RD,
Property Address: 0 506th ST, Courtland MN 56021
Abbreviated Legal Description: Comm at W 1/4 cor, N 1848', E 993.17 to POB, S 62.05', W 154.12', W 188.71', S 932.48', E 560.87', S 281.68', S 66.39', S 70.69', S 68.90', S 113.31', E 125.92', N 1543.14', W 360.22' to POB = 20.10 ac
Township:

Record Type: Conditional Use
Category: Mineral Extraction
Project Description: Mineral extraction permit to mine, crush, stockpile, process, recycle, and wash gravel on up to 20 acres. Ref 505, 602.3, 603.3, 724.

Planning Commission Hearing Date: 04/19/2021
Board of Commissioners Date: 04/27/2021

APPLICANT SIGNATURE

3-29-2021
DATE

ATTACHMENT A - Application

NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION
CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant: W. Lorentz & Sons Construction, Inc. **Date:** April 19, 2021
Property Owner: River Valley Enterprises, LLC **File #:** PLN21-12

Use Requested: Mineral extraction permit to mine, crush, stockpile, process, recycle, and wash gravel

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.

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal/mine is typical for the county. The operation meets all MPCA standards for mining.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The existing infrastructure is suited for mining operations. The mine must provide access verification. County Road 25 is suited for heavy traffic. The facility is in close proximity to two ten-ton roads.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The facility will be partially screened with berms and vegetation. It is a typical mining operation. There are five other mines within one mile of the site. The applicant has submitted a reclamation plan.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The operation is typical of mines within the county. There are five other mines in the area. The mine will be partially screened by berms and trees.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets the standards and requirements of Sections 505, 602, 603, and 724 of the Zoning Ordinance.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The applicant has submitted a reclamation plan. The end use is wildlife habitat or cropland. The plan states that the aggregate industry provides vital jobs for residents and revenue for businesses.

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	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The applicant will apply water or calcium chloride to control dust. There is no blasting at the site. The hours of operation will be 7 a.m. to 7 p.m. The mine will be screened by berms and vegetation.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: There are five other mines in the area. The use does not cause land use conflict.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The site is required to maintain a NPDES permit from the MPCA. It is a typical mine within the county. The proposal meets all county and state standards for mining.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The request is proposed to meet all applicable county mining standards.

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

THE NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION:
(☒ APPROVES) (☐ DENIES)
THE REQUESTED CONDITIONAL USE PERMIT

This decision is based on:

- ☒ Application
- ☒ Staff Report
- ☒ Pictures
- ☐ Information received at public hearing

Viewed by Members of Board:

- ☐ Hermanson
- ☐ Wendinger
- ☐ Laven
- ☐ Dranttel
- ☐ Regenscheid
- ☐ Ubel

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: _____



ATTACHMENT C - Location Map

Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

N W E S

0 1,000 2,000 Feet

1:25,000

1 inch = 2,083 feet



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N W E S

0 95 190 Feet

1:2,343

1 inch = 195 feet

BENTS RALPH W & CAROL A BENTS
116 HIGH VIEW CT
COURTLAND MN 56021

BERANEK DARLENE J
166 531ST AVE
COURTLAND MN 56021

BODE GLENN A & BONNIE L BODE
4 FIEMEYER DR
COURTLAND MN 56021

BRAUN DALE M & BETTY M BRAUN
113 HIGH VIEW CT
COURTLAND MN 56021

DRILL DARIN & KRISTEN DRILL
52605 506TH ST
COURTLAND MN 56021

EVELINE DRILL - LE
52497 US HIGHWAY 14
COURTLAND MN 56021

KENNETH & JANICE DRILL
28 FIEMEYER DR
COURTLAND MN 56021

MARVIN & LISA DRILL
54 ROSYLN RD
NEW ULM MN 56073

CAROL FOLSOM
53038 US HIGHWAY 14
COURTLAND MN 56021

LAURA GROSSMANN
8 FIEMEYER DR
COURTLAND MN 56021

HANCOCK CONCRETE PRODUCTS LLC
17 ATLANTIC AVE
HANCOCK MN 56244

TODD JANOWSKI
103 HIGHVIEW CT
COURTLAND MN 56021

MN VALLEY FOREST PRODUCTS, INC
PO BOX 10
COURTLAND MN 56021

JAMES & JESSICA MORRISON
101 HIGHVIEW CT
COURTLAND MN 56021

DEBRA PIERSON & BRYAN CLANCY
109 HIGH VIEW CT
COURTLAND MN 56021

RIVER VALLEY ENTERPRISES LLC
54 ROSYLN RD
NEW ULM MN 56073

JAMES STOLZ
16 FIEMEYER DR
COURTLAND MN 56021

ULLAND BROTHERS INC
1634 HWY 210
CARLTON MN 55718

TIMOTHY & AMBER WAIBEL
105 HIGH VIEW CT
COURTLAND MN 56021

DAVID & BECKY WILFAHRT
107 HIGH VIEW CT
COURTLAND MN 56021

TAMMY WILLS
45395 STATE HIGHWAY 99
NICOLLET MN 56074

COURTLAND TOWN BOARD
43370 541ST AVE
COURTLAND MN 56021

ATTACHMENT E - Neighbor Notification List

October 23, 2020

Nicollet County Planning & Zoning
501 South Minnesota Ave
St Peter, MN 56082

RE: Drill Pit

Wendell Lorentz & Sons, Inc requests of the Nicollet County Planning & Zoning Commission and the Nicollet County Board of Commissioners the approval of a Condition Use Permit for mineral extraction and processing in a certain tract of land consisting of 20 acres, see attached for the legal description.

Wendell Lorentz & Sons, Inc proposes to mine the aggregates, operate a wash plant, crush and screen materials on an as needed basis. Reclamation will be completed only after the site has been closed down permanently. Actual life of the site is hard to estimate due to the market demand of the materials.

The road access will be on existing driveway, running East to 560th St.

All mining will be done by front end loaders, scrapers, and excavators. Wendell Lorentz & Sons, Inc will adhere to all setbacks as required by the Zoning Ordinance. There will be a need to bring additional materials onto the site, i.e.: sand, gravel, clay, recycled asphalt, recycled concrete, quarts and limestone.

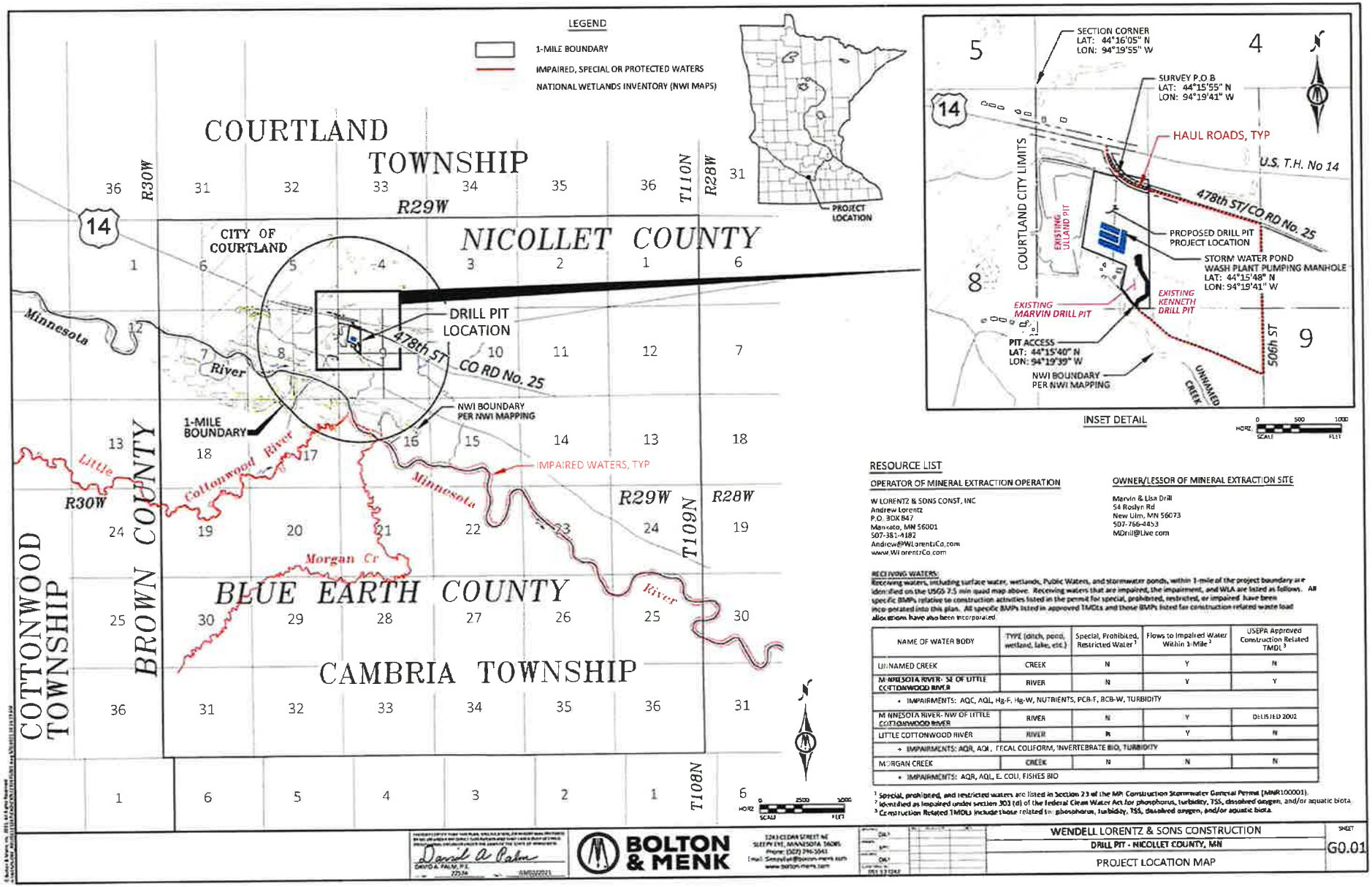
Mining operations will be monitored by the Mine Safety and Health Administration (MSHA) and the Minnesota pollution Control Agency (MPCA).

All equipment and storage areas will be temporary which will be on an as needed basis, soil and erosion and sediment will be controlled under present MPCA rules and including the property NPDES and Storm Water Construction permits. Dust control will be with water and calcium chloride.

There will be no explosives used in this area. All hazardous substances such as engine oils, hydraulic oils, anti-freeze and other maintenance fluids will be enclosed in waterproof buildings.

Wendell Lorentz & Sons, Inc
By: Andrew Lorentz

ATTACHMENT F.1 - Written Proposal



RESOURCE LIST

OPERATOR OF MINERAL EXTRACTION OPERATION

W LORENTZ & SONS CONST, INC
Andrew Lorentz
P.O. BOX 847
Mankato, MN 56001
507-381-4182
Andrew@WLorentzCo.com
www.WLorentzCo.com

OWNER/LESSOR OF MINERAL EXTRACTION SITE

Marvin & Lisa Drail
54 Roslyn Rd
New Ulm, MN 56073
507-766-4453
MDrail@Live.com

RECEIVING WATERS

Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water [1]	Flows to Impaired Water Within 1-Mile [2]	USEPA Approved Construction Related TMDL [3]
UNNAMED CREEK	CREEK	N	Y	N
MINNESOTA RIVER- SE OF LITTLE COTTONWOOD RIVER	RIVER	N	Y	Y
• IMPAIRMENTS: AQC, AQL, Hg-F, Hg-W, NUTRIENTS, PCB-F, PCB-W, TURBIDITY				
MINNESOTA RIVER- NW OF LITTLE COTTONWOOD RIVER	RIVER	N	Y	DELISTED 2002
LITTLE COTTONWOOD RIVER	RIVER	N	Y	N
• IMPAIRMENTS: AQR, AQL, FECAL COLIFORM, INVERTEBRATE BIO, TURBIDITY				
MORGAN CREEK	CREEK	N	N	N
• IMPAIRMENTS: AQR, AQL, E. COLI, FISHES BIO				

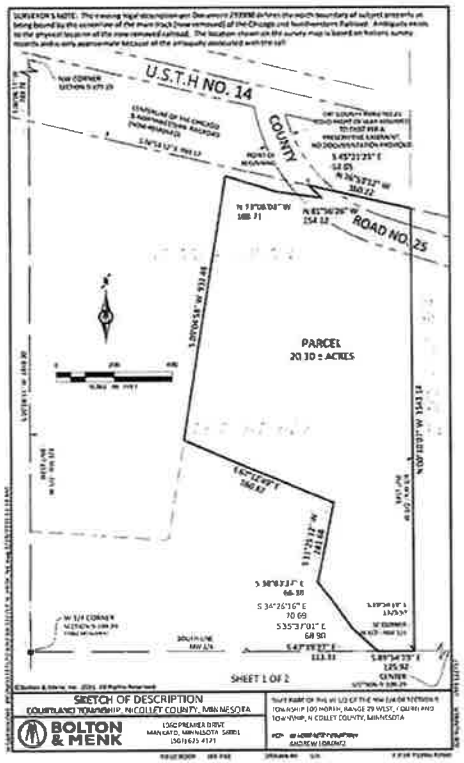
[1] Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).
[2] Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.
[3] Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

BOLTON & MENK

WENDELL LORENTZ & SONS CONSTRUCTION
DRILL PIT - NICOLLET COUNTY, MN
PROJECT LOCATION MAP

SHEET G0.01

ATTACHMENT F.2 -
Site Plans



SKETCH OF DESCRIPTION
COURTLAND TOWNSHIP, NICOLLET COUNTY, MINNESOTA

BOLTON & MENK
1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507)625-4171

That part of the West Half of the Northwest Quarter of Section 9, Township 109 North, Range 29 West, Nicollet County, Minnesota, described as follows

Commencing at the West Quarter Corner of Section 9; thence North 00 degrees 06 minutes 11 seconds East (bearings based on the Nicollet County Coordinate System NAD83, 1996 Adjustment) on the west line of said West Half, a distance of 1848.00 feet to the centerline of the Chicago and Northwestern Railroad, now removed; thence South 76 degrees 53 minutes 12 seconds East on said centerline, a distance of 993.17 feet to the point of beginning; thence South 45 degrees 21 minutes 21 seconds East, a distance of 62.05 feet; thence North 35 degrees 36 minutes 24 seconds West, a distance of 154.12 feet; thence North 73 degrees 05 minutes 01 seconds West, a distance of 188.71 feet; thence South 09 degrees 04 minutes 58 seconds West, a distance of 932.48 feet; thence South 67 degrees 12 minutes 49 seconds East, a distance of 560.87 feet; thence South 11 degrees 25 minutes 12 seconds West, a distance of 281.68 feet; thence South 38 degrees 03 minutes 37 seconds East, a distance of 66.39 feet; thence South 34 degrees 26 minutes 16 seconds East, a distance of 70.69 feet; thence South 25 degrees 37 minutes 01 seconds East, a distance of 68.90 feet; thence South 47 degrees 19 minutes 27 seconds East, a distance of 133.31 feet to the south line of said Northwest Quarter; thence South 89 degrees 54 minutes 19 seconds East on said south line, a distance of 125.92 feet to the Southeast Corner of said West Half of the Northwest Quarter; thence North 00 degrees 10 minutes 07 seconds West on the east line of said West Half of the Northwest Quarter, a distance of 1841.34 feet to the centerline of said Chicago and Northwestern Railroad, now removed; thence North 76 degrees 53 minutes 12 seconds West on said centerline, a distance of 360.22 feet to the point of beginning

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota

Signature
Typed name
License number 20728

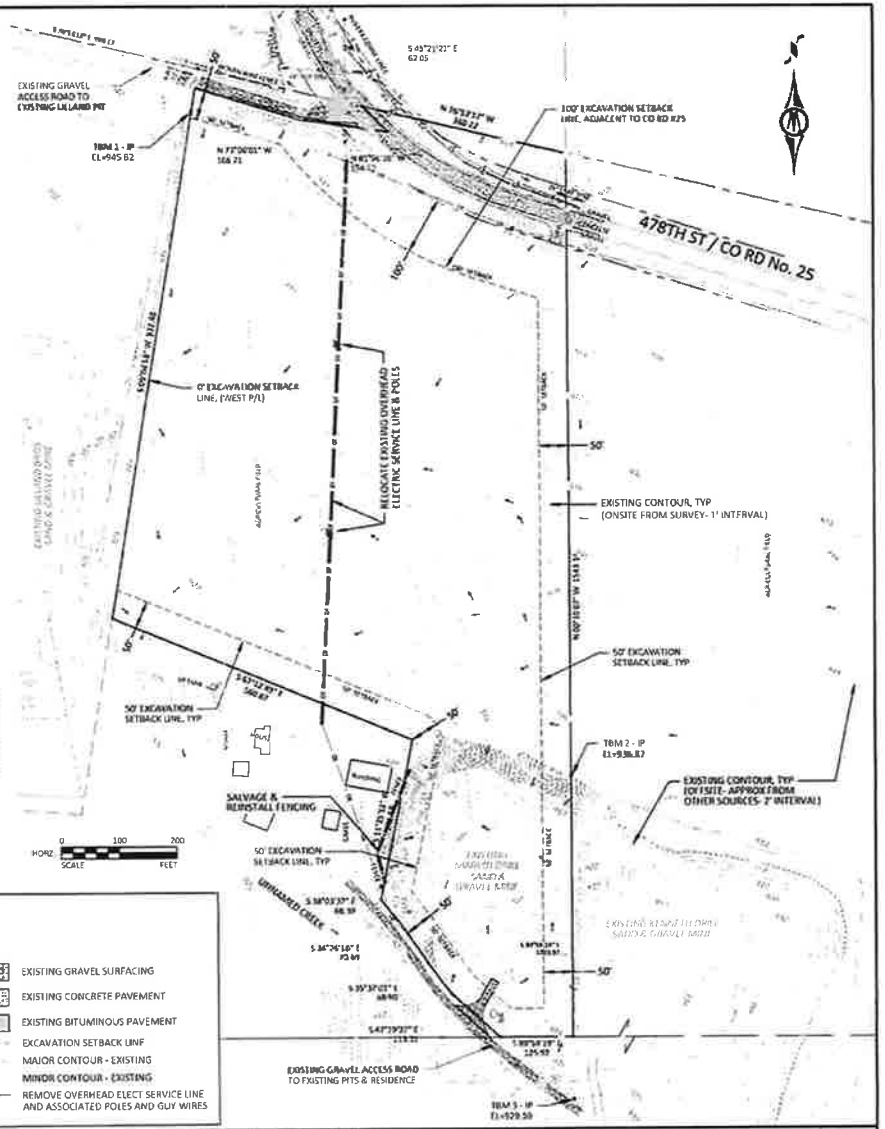
date

SHEET 2 OF 2

SKETCH OF DESCRIPTION
COURTLAND TOWNSHIP, NICOLLET COUNTY, MINNESOTA

BOLTON & MENK
1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
(507)625-4171

THAT PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 9 TOWNSHIP 109 NORTH RANGE 29 WEST, COURTLAND TOWNSHIP, NICOLLET COUNTY, MINNESOTA



LEGEND

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- CULVERT END
- FLARED END / APRON
- GUY WIRE ANCHOR
- PEDESTAL-COMMUNICATION
- POLE-UTILITY
- COMMUNICATION UNDERGROUND
- OVERHEAD ELECTRIC
- FENCE
- STORM SEWER
- EDGE OF TREES
- EXISTING GRAVEL SURFACING
- EXISTING CONCRETE PAVEMENT
- EXISTING BITUMINOUS PAVEMENT
- EXCAVATION SETBACK LINE
- MAJOR CONTOUR - EXISTING
- MINOR CONTOUR - EXISTING
- REMOVE OVERHEAD ELECT SERVICE LINE AND ASSOCIATED POLES AND GUY WIRES

Horizontal Datum: HARN 2011 Nicollet County Coordinate System
Vertical Datum: NAVD 1988 in Feet

TBM 1 - IP
EL=945.82
LOCATED APPROX 341' WEST OF INTERSECTION ACCESS RD & CO RD No. 25

TBM 2 - IP
EL=936.82
LOCATED APPROX 1452' SOUTH OF CO RD No. 25 ALONG THE PROPERTY LINE BEING THE EAST LINE, WEST 1/2-NW 1/4

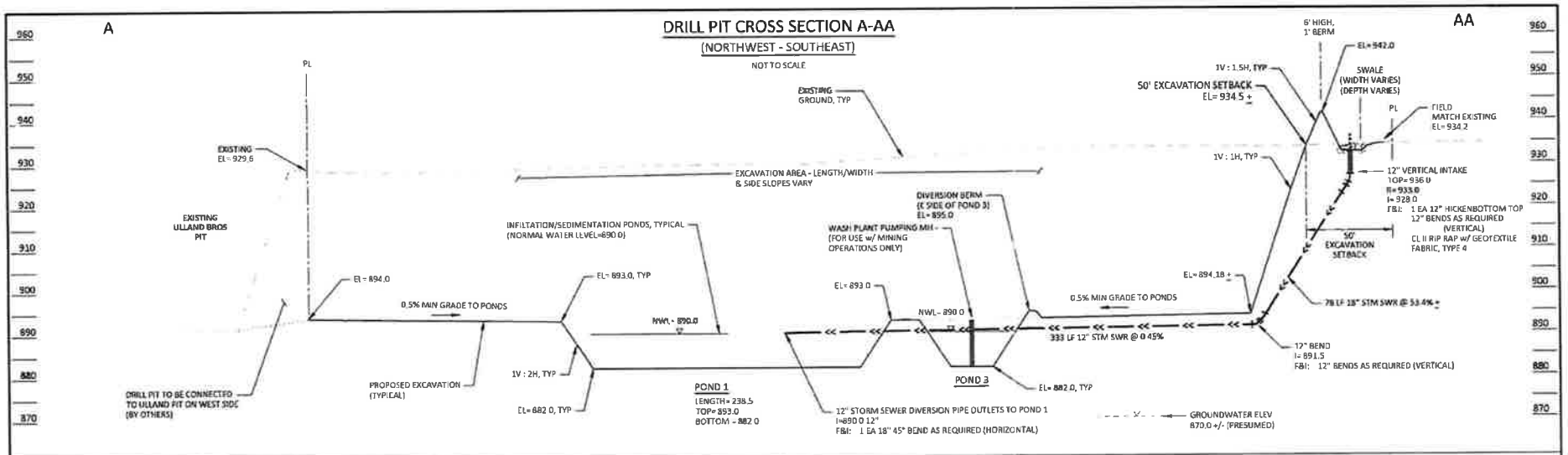
TBM 3 - IP
EL=929.59
LOCATED APPROX 110' SOUTH AND 167' SOUTHEAST OF THE TWO SOUTH PROPERTY CORNERS ON THE SOUTH LINE OF THE NW 1/4, ALONG NORTHERLY EDGE OF THE GRAVEL ACCESS ROAD TO EXISTING PITS & RESIDENCE

DAVID A. PALM, P.E.
47534
DATE 03/20/2025

BOLTON & MENK
1245 CEDAR STREET W.
SLEEPY EYE, MINNESOTA 56085
Phone: (507) 794-5941
Email: Sleepyeye@bolton-menk.com
www.bolton-menk.com

WENDELL LORENTZ & SONS CONSTRUCTION
DRILL PIT - NICOLLET COUNTY, MN
EXISTING CONDITIONS & REMOVALS PLAN

SHEET C0.01



NOTE: DETAILS ARE NOT TO SCALE

DAVID A. PALM, P.E. 22574 03/03/2025

BOLTON & MENK

1243 CEDAR STREET NE SLEEPY EYE, MINNESOTA 56085 Phone: (507) 794-5541 Email: Sleepyeye@bolton-menk.com www.bolton-menk.com

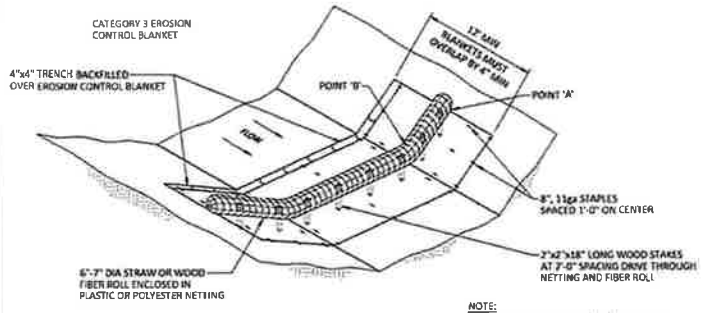
DAP | CA | DSA 12 0747

WENDELL LORENTZ & SONS CONSTRUCTION

DRILL PIT - NICOLLET COUNTY, MN

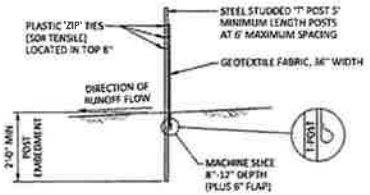
DRILL PIT CROSS SECTIONS

SHEET C1.01

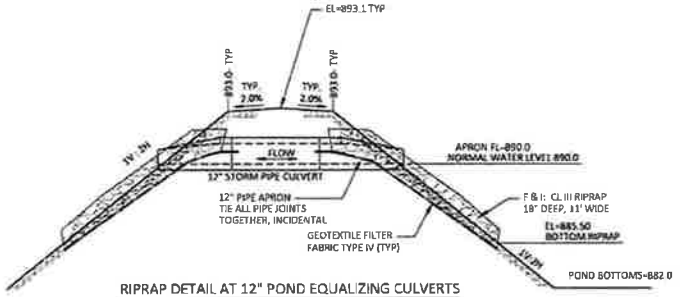


DITCH CHECK - BIOROLL
NOT TO SCALE

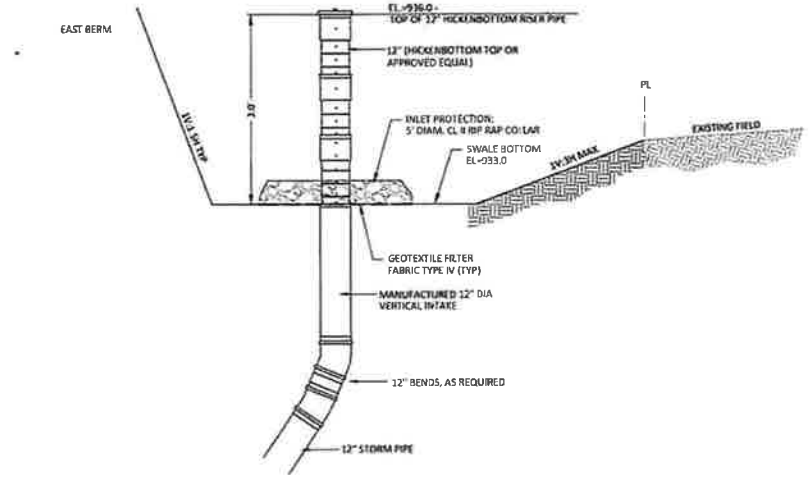
NOTE:
POINT 'A' MUST BE 1'-0" MIN HIGHER THAN POINT 'B' TO ENSURE THAT WATER FLOWS OVER THE DITCH CHECK AND NOT AROUND THE ENDS



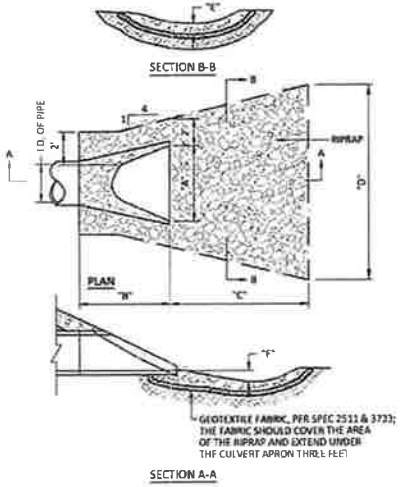
SILT FENCE - MACHINE SLICED
NOT TO SCALE



RIPRAP DETAIL AT 12" POND EQUALIZING CULVERTS
NOT TO SCALE



STORM SURFACE WATER INTAKE RISER
NOT TO SCALE



DIA OF ROUND PIPE (IN)	E (FT)	CLASS II d50=6" 12" DEPTH RIPRAP (CU YD)	CLASS III d50=9" 18" DEPTH RIPRAP (CU YD)	CLASS IV d50=12" 24" DEPTH RIPRAP (CU YD)
12	8	5	8	10
18	10	5	8	10

NOTE: RIP RAP DIMENSIONS IN TABLE ARE MINIMUM REQUIREMENTS, SEE DETAILS & PLANS FOR MODIFIED DIMENSIONS

RIPRAP TABLE

I.D. OF PIPE	A	B	C	D	E	F
12"	30"	6'	8'	11'	1'	1'
18"	36"	6'	10'	11'	1'	1'

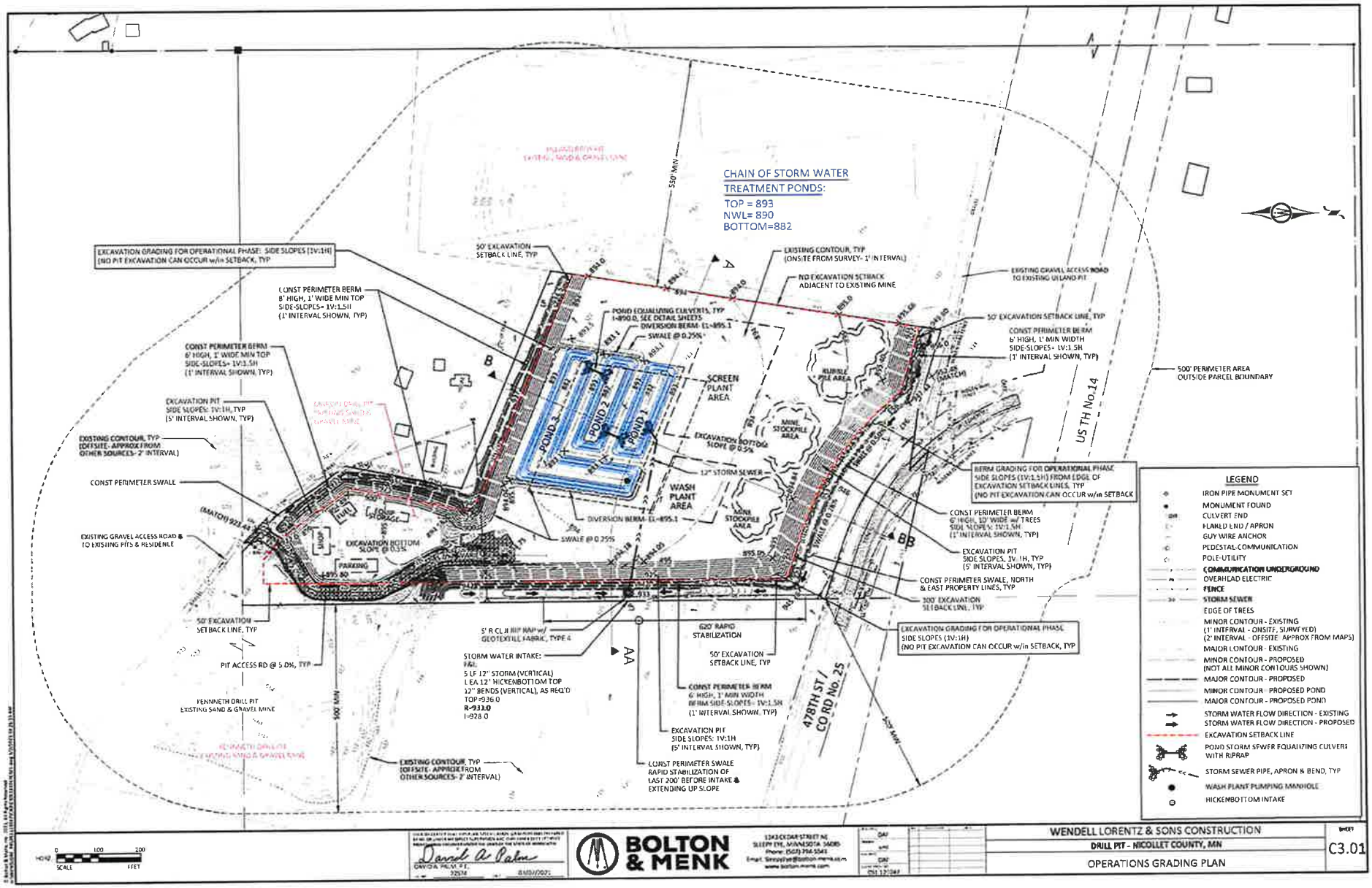
RIPRAP AT STORM CULVERT END
NOT TO SCALE

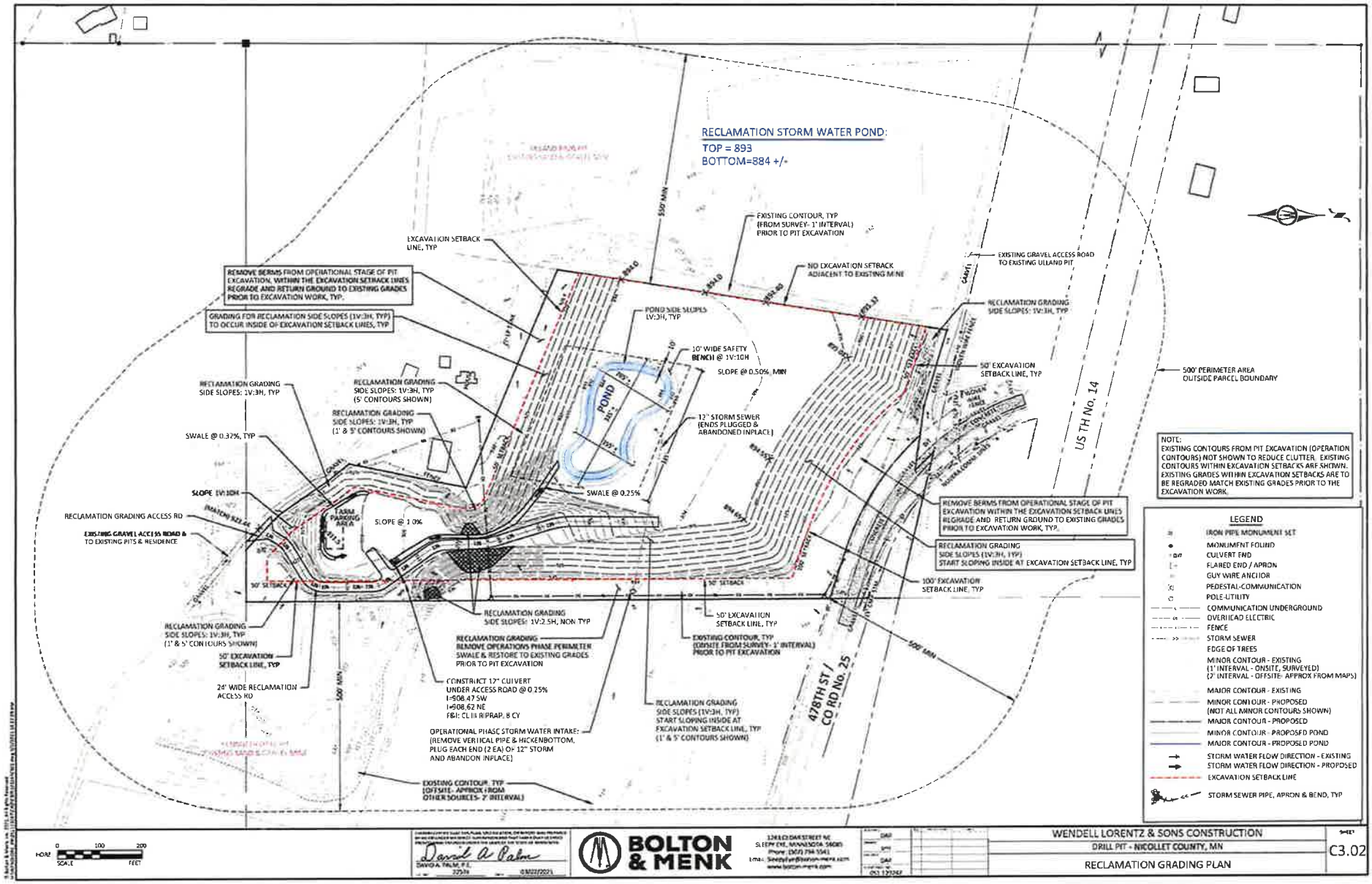
NOTE: DETAILS ARE NOT TO SCALE

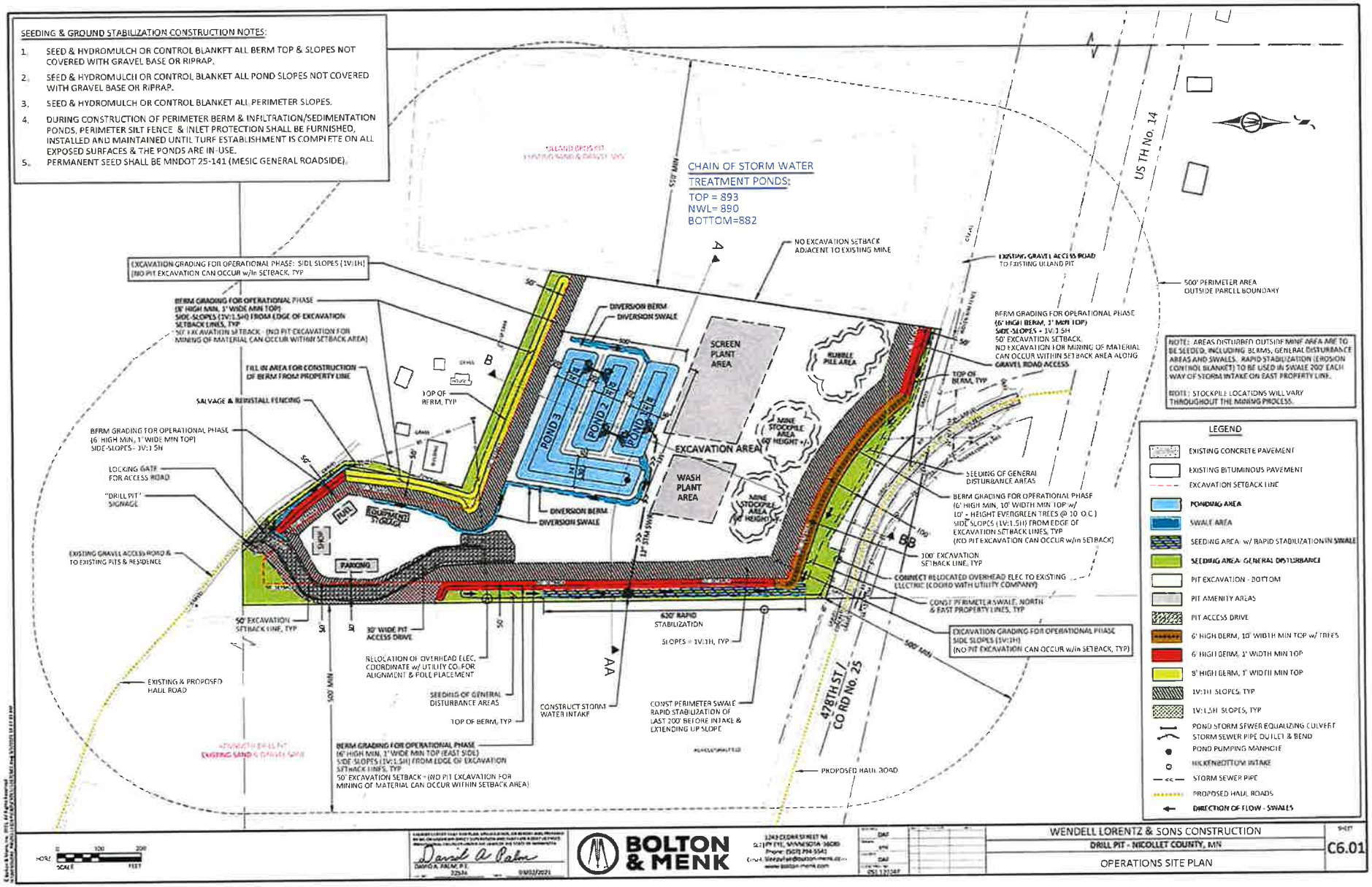
David A. Palm
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22534
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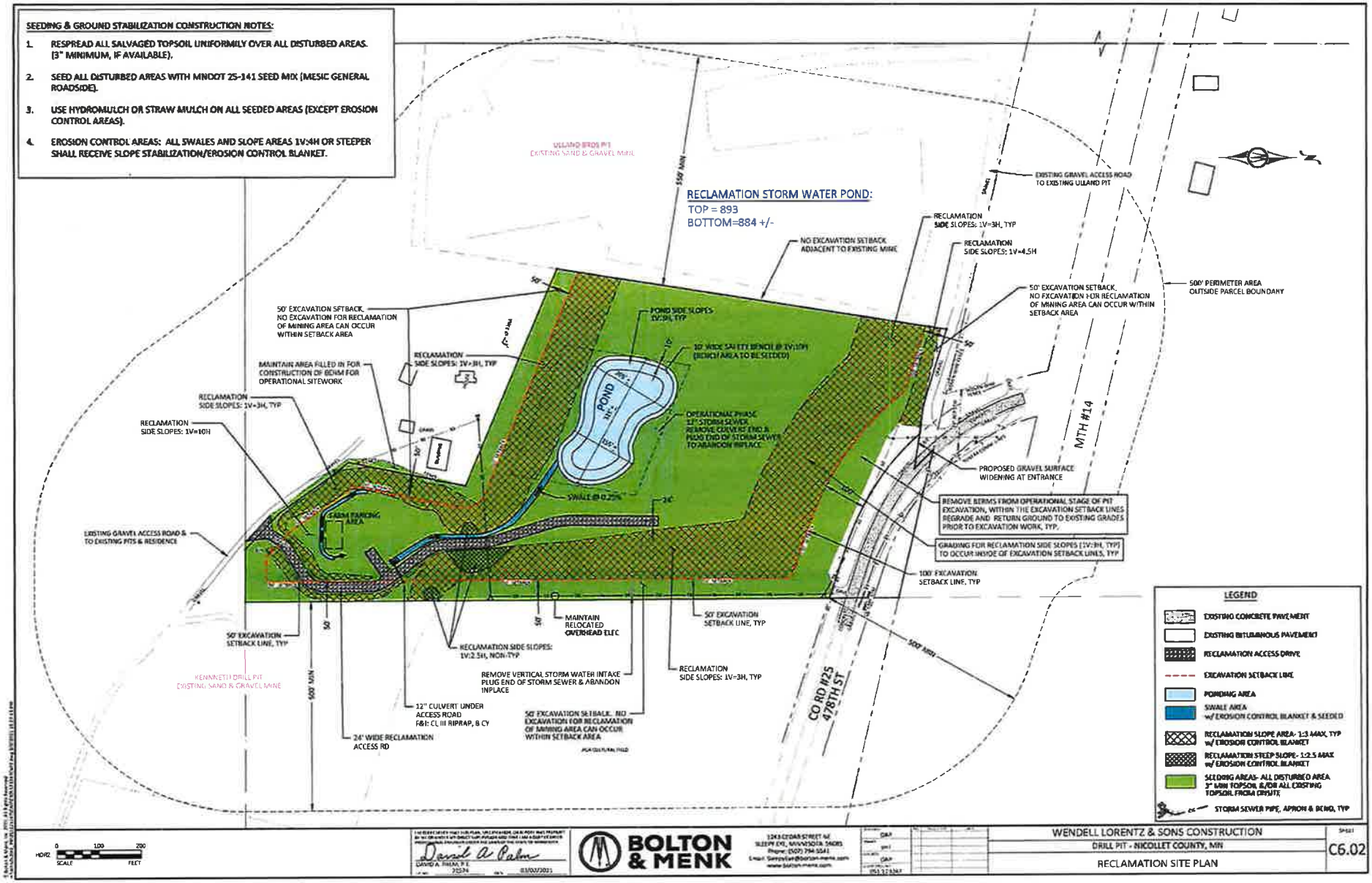
WENDELL LORENTZ & SONS CONSTRUCTION
DRILL PIT - NICOLLET COUNTY, MN
DETAILS

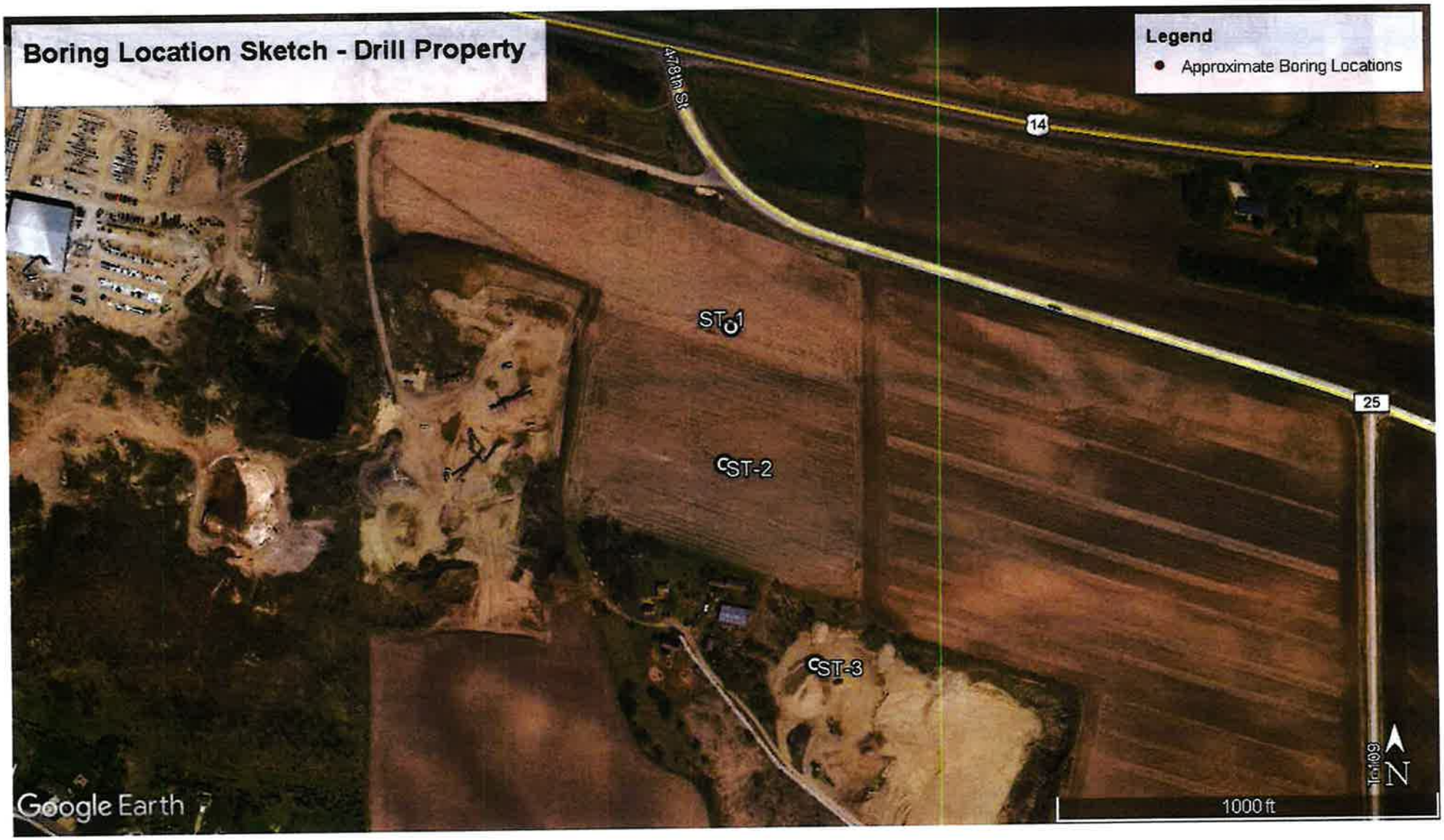
SHEET C1.02


CHAIN OF STORM WATER TREATMENT PONDS:
TOP = 893
NWL= 890
BOTTOM=882
EXCAVATION GRADING FOR OPERATIONAL PHASE: SIDE SLOPES (1V:1H) (NO PIT EXCAVATION CAN OCCUR w/in SETBACK, TYP
50' EXCAVATION SETBACK LINE, TYP
CONST PERIMETER BERM 8' HIGH, 1' WIDE MIN TOP SIDE-SLOPES= 1V:1.5H (1' INTERVAL SHOWN, TYP)
CONST PERIMETER BERM 6' HIGH, 1' WIDE MIN TOP SIDE-SLOPES= 1V:1.5H (1' INTERVAL SHOWN, TYP)
EXCAVATION PIT SIDE SLOPES: 1V:1H, TYP (5' INTERVAL SHOWN, TYP)
EXISTING CONTOUR, TYP (OFFSITE- APPROX FROM OTHER SOURCES- 2' INTERVAL)
CONST PERIMETER SWALE
EXISTING GRAVEL ACCESS ROAD & TO EXISTING PITs & RESIDENCE
50' EXCAVATION SETBACK LINE, TYP
PIT ACCESS RD @ 5.0%, TYP
PENNNETH DRILL PIT EXISTING SAND & GRAVEL MINE
EXISTING CONTOUR, TYP (OFFSITE- APPROX FROM OTHER SOURCES- 2' INTERVAL)
EXISTING CONTOUR, TYP (ONSITE FROM SURVEY- 1' INTERVAL)
NO EXCAVATION SETBACK ADJACENT TO EXISTING MINE
EXISTING GRAVEL ACCESS ROAD TO EXISTING UPLAND PIT
POND EQUALIZING CULVERTS, TYP I=890.0, SEE DETAIL SHEETS
DIVERSION BERM- EL=895.1
SWALE @ 0.25%
SCREEN PLANT AREA
POND 1
POND 2
POND 3
RUBBLE PILE AREA
MINE STOCKPILE AREA
EXCAVATION BOTTOM SLOPE @ 0.5%
12" STORM SEWER
WASH PLANT AREA
DIVERSION BERM- EL=895.1
SWALE @ 0.25%
EXCAVATION BOTTOM SLOPE @ 0.5%
SHOP
FUEL
PARKING
5' R CLASS III RAP w/ GEOTEXTILL FABRIC, TYPE 4
STORM WATER INTAKE: FAE 5 LF 12" STORM (VERTICAL) 1 EA 12' HICKENBOTTOM TOP 12" BENDS (VERTICAL), AS REQ'D TOP=936.0 R-933.0 I=928.0
620' RAPID STABILIZATION
50' EXCAVATION SETBACK LINE, TYP
CONST PERIMETER BERM 6' HIGH, 1' MIN WIDTH BERM SIDE-SLOPES= 1V:1.5H (1' INTERVAL SHOWN, TYP)
EXCAVATION PIT SIDE SLOPES: 1V:1H (5' INTERVAL SHOWN, TYP)
CONST PERIMETER SWALE RAPID STABILIZATION OF LAST 200' BEFORE INTAKE & EXTENDING UP SLOPE
BERM GRADING FOR OPERATIONAL PHASE SIDE SLOPES (1V:1.5H) FROM EDGE OF EXCAVATION SETBACK LINES, TYP (NO PIT EXCAVATION CAN OCCUR w/in SETBACK
CONST PERIMETER BERM 6' HIGH, 10' WIDE w/ TREES SIDE SLOPES= 1V:1.5H (1' INTERVAL SHOWN, TYP)
EXCAVATION PIT SIDE SLOPES: 1V:1H, TYP (5' INTERVAL SHOWN, TYP)
CONST PERIMETER SWALE, NORTH & EAST PROPERTY LINES, TYP
300' EXCAVATION SETBACK LINE, TYP
EXCAVATION GRADING FOR OPERATIONAL PHASE SIDE SLOPES (1V:1H) (NO PIT EXCAVATION CAN OCCUR w/in SETBACK, TYP
500' PERIMETER AREA OUTSIDE PARCEL BOUNDARY
US TH No.14
478TH ST / CO RD No. 25
500' MIN
LEGEND
IRON PIPE MONUMENT SET
MONUMENT FOUND
CULVERT END
FLARED END / APRON
GUY WIRE ANCHOR
PEDESTAL-COMMUNICATION
POLE-UTILITY
COMMUNICATION UNDERGROUND
OVERHEAD ELECTRIC
FENCE
STORM SEWER
EDGE OF TREES
MINOR CONTOUR - EXISTING (1' INTERVAL - ONSITE, SURVEYED) (2' INTERVAL - OFFSITE APPROX FROM MAPS)
MAJOR CONTOUR - EXISTING
MINOR CONTOUR - PROPOSED (NOT ALL MINOR CONTOURS SHOWN)
MAJOR CONTOUR - PROPOSED
MINOR CONTOUR - PROPOSED POND
MAJOR CONTOUR - PROPOSED POND
STORM WATER FLOW DIRECTION - EXISTING
STORM WATER FLOW DIRECTION - PROPOSED
EXCAVATION SETBACK LINE
POND STORM SEWER EQUALIZING CULVERT WITH RIPRAP
STORM SEWER PIPE, APRON & BEND, TYP
WASH PLANT PUMPING MANHOLE
HICKENBOTTOM INTAKE
SCALE 0 100 200 FEET
BOLTON & MENK
WENDELL LORENTZ & SONS CONSTRUCTION
DRILL PIT - NICOLLET COUNTY, MN
OPERATIONS GRADING PLAN
C3.01


RECLAMATION STORM WATER POND:
TOP = 893
BOTTOM=884 +/-
EXISTING CONTOUR, TYP (FROM SURVEY- 1' INTERVAL) PRIOR TO PIT EXCAVATION
EXCAVATION SETBACK LINE, TYP
NO EXCAVATION SETBACK ADJACENT TO EXISTING MINE
EXISTING GRAVEL ACCESS ROAD TO EXISTING ULLAND PIT
REMOVE BERMS FROM OPERATIONAL STAGE OF PIT EXCAVATION, WITHIN THE EXCAVATION SETBACK LINES REGRADE AND RETURN GROUND TO EXISTING GRADES PRIOR TO EXCAVATION WORK, TYP.
GRADING FOR RECLAMATION SIDE SLOPES (1V:3H, TYP) TO OCCUR INSIDE OF EXCAVATION SETBACK LINES, TYP
POND SIDE SLOPES 1V:3H, TYP
10' WIDE SAFETY BENCH @ 1V:10H
SLOPE @ 0.50%, MIN
RECLAMATION GRADING SIDE SLOPES: 1V:3H, TYP
50' EXCAVATION SETBACK LINE, TYP
500' PERIMETER AREA OUTSIDE PARCEL BOUNDARY
RECLAMATION GRADING SIDE SLOPES: 1V:3H, TYP
RECLAMATION GRADING SIDE SLOPES: 1V:3H, TYP (5' CONTOURS SHOWN)
RECLAMATION GRADING SIDE SLOPES: 1V:3H, TYP (1' & 5' CONTOURS SHOWN)
12" STORM SEWER (ENDS PLUGGED & ABANDONED INPLACE)
POND
US TH No. 14
SWALE @ 0.32%, TYP
SLOPE 1V:3H
SWALE @ 0.25%
RECLAMATION GRADING ACCESS RD
EXISTING GRAVEL ACCESS ROAD & TO EXISTING PITS & RESIDENCE
FARM PARKING AREA
SLOPE @ 1.0%
REMOVE BERMS FROM OPERATIONAL STAGE OF PIT EXCAVATION WITHIN THE EXCAVATION SETBACK LINES REGRADE AND RETURN GROUND TO EXISTING GRADES PRIOR TO EXCAVATION WORK, TYP.
RECLAMATION GRADING SIDE SLOPES (1V:3H, TYP) START SLOPING INSIDE AT EXCAVATION SETBACK LINE, TYP
100' EXCAVATION SETBACK LINE, TYP
50' SETBACK
RECLAMATION GRADING SIDE SLOPES: 1V:2.5H, NON TYP
50' EXCAVATION SETBACK LINE, TYP
RECLAMATION GRADING SIDE SLOPES: 1V:3H, TYP (1' & 5' CONTOURS SHOWN)
50' EXCAVATION SETBACK LINE, TYP
RECLAMATION GRADING REMOVE OPERATIONS PHASE PERIMETER SWALE & RESTORE TO EXISTING GRADES PRIOR TO PIT EXCAVATION
EXISTING CONTOUR, TYP (OFFSITE FROM SURVEY- 1' INTERVAL) PRIOR TO PIT EXCAVATION
500' MIN
24' WIDE RECLAMATION ACCESS RD
CONSTRUCT 12" CULVERT UNDER ACCESS ROAD @ 0.25% I=908.47 SW I=908.62 NE FES: CL III RIPRAP, 8 CY
OPERATIONAL PHASE STORM WATER INTAKE: (REMOVE VERTICAL PIPE & HICKENBOTTOM, PLUG EACH END (2 EA) OF 12" STORM AND ABANDON INPLACE)
RECLAMATION GRADING SIDE SLOPES (1V:3H, TYP) START SLOPING INSIDE AT EXCAVATION SETBACK LINE, TYP (1' & 5' CONTOURS SHOWN)
478TH ST / CO RD No. 25
EXISTING CONTOUR, TYP (OFFSITE- APPROX FROM OTHER SOURCES- 2' INTERVAL)
NOTE:
EXISTING CONTOURS FROM PIT EXCAVATION (OPERATION CONTOURS) NOT SHOWN TO REDUCE CLUTTER. EXISTING CONTOURS WITHIN EXCAVATION SETBACKS ARE SHOWN. EXISTING GRADES WITHIN EXCAVATION SETBACKS ARE TO BE REGRADED MATCH EXISTING GRADES PRIOR TO THE EXCAVATION WORK.
LEGEND
IRON PIPE MONUMENT SET
MONUMENT FOUND
CULVERT END
FLARED END / APRON
GUY WIRE ANCHOR
PEDESTAL-COMMUNICATION
POLE-UTILITY
COMMUNICATION UNDERGROUND
OVERHEAD ELECTRIC
FENCE
STORM SEWER
EDGE OF TREES
MINOR CONTOUR - EXISTING (1' INTERVAL - ONSITE, SURVEYED) (2' INTERVAL - OFFSITE- APPROX FROM MAPS)
MAJOR CONTOUR - EXISTING
MINOR CONTOUR - PROPOSED (NOT ALL MINOR CONTOURS SHOWN)
MAJOR CONTOUR - PROPOSED
MINOR CONTOUR - PROPOSED POND
MAJOR CONTOUR - PROPOSED POND
STORM WATER FLOW DIRECTION - EXISTING
STORM WATER FLOW DIRECTION - PROPOSED
EXCAVATION SETBACK LINE
STORM SEWER PIPE, APRON & BEND, TYP
HORZ SCALE 0 100 200 FEET
David A Palm
DAVID A. PALM, P.E.
BOLTON & MENK
WENDELL LORENTZ & SONS CONSTRUCTION
DRILL PIT - NICOLLET COUNTY, MN
RECLAMATION GRADING PLAN
SHEET C3.02


SEEDING & GROUND STABILIZATION CONSTRUCTION NOTES:
1. SEED & HYDROMULCH OR CONTROL BLANKFT ALL BERM TOP & SLOPES NOT COVERED WITH GRAVEL BASE OR RIPRAP.
2. SEED & HYDROMULCH OR CONTROL BLANKET ALL POND SLOPES NOT COVERED WITH GRAVEL BASE OR RIPRAP.
3. SEED & HYDROMULCH OR CONTROL BLANKET ALL PERIMETER SLOPES.
4. DURING CONSTRUCTION OF PERIMETER BERM & INFILTRATION/SEDIMENTATION PONDS, PERIMETER SILT FENCE & INLET PROTECTION SHALL BE FURNISHED, INSTALLED AND MAINTAINED UNTIL TURF ESTABLISHMENT IS COMPLETE ON ALL EXPOSED SURFACES & THE PONDS ARE IN-USE.
5. PERMANENT SEED SHALL BE MNDOT 25-141 (MESIC GENERAL ROADSIDE).
CHAIN OF STORM WATER TREATMENT PONDS:
TOP = 893
NWL= 890
BOTTOM=882
US TH No. 14
EXCAVATION GRADING FOR OPERATIONAL PHASE: SIDE SLOPES (1V:1H) (NO PIT EXCAVATION CAN OCCUR w/in SETBACK, TYP
BERM GRADING FOR OPERATIONAL PHASE (6' HIGH MIN, 1' WIDE MIN TOP) SIDE SLOPES (1V:1.5H) FROM EDGE OF EXCAVATION SETBACK LINES, TYP 50' EXCAVATION SETBACK - (NO PIT EXCAVATION FOR MINING OF MATERIAL CAN OCCUR WITHIN SETBACK AREA)
FILL IN AREA FOR CONSTRUCTION OF BERM FROM PROPERTY LINE
SALVAGE & REINSTALL FENCING
BERM GRADING FOR OPERATIONAL PHASE (6' HIGH MIN, 1' WIDE MIN TOP) SIDE SLOPES= 1V:1.5H
LOCKING GATE FOR ACCESS ROAD
"DRILL PIT" SIGNAGE
EXISTING GRAVEL ACCESS ROAD & TO EXISTING PITS & RESIDENCE
EXISTING & PROPOSED HAUL ROAD
50' EXCAVATION SETBACK LINE, TYP
30' WIDE PIT ACCESS DRIVE
RELOCATION OF OVERHEAD ELEC, COORDINATE w/ UTILITY CO. FOR ALIGNMENT & POLE PLACEMENT
SEEDING OF GENERAL DISTURBANCE AREAS
TOP OF BERM, TYP
CONSTRUCT STORM WATER INTAKE
BERM GRADING FOR OPERATIONAL PHASE (6' HIGH MIN, 1' WIDE MIN TOP (EAST SIDE) SIDE SLOPES (1V:1.5H) FROM EDGE OF EXCAVATION SETBACK LINES, TYP 50' EXCAVATION SETBACK - (NO PIT EXCAVATION FOR MINING OF MATERIAL CAN OCCUR WITHIN SETBACK AREA)
CONST PERIMETER SWALE RAPID STABILIZATION OF LAST 200' BEFORE INTAKE & EXTENDING UP SLOPE
PROPOSED HAUL ROAD
478TH ST / CO RD No. 25
EXCAVATION GRADING FOR OPERATIONAL PHASE SIDE SLOPES (1V:1H) (NO PIT EXCAVATION CAN OCCUR w/in SETBACK, TYP)
CONNECT RELOCATED OVERHEAD ELEC TO EXISTING ELECTRIC (COORD WITH UTILITY COMPANY)
CONST PERIMETER SWALE, NORTH & EAST PROPERTY LINES, TYP
100' EXCAVATION SETBACK LINE, TYP
BERM GRADING FOR OPERATIONAL PHASE (6' HIGH MIN, 10' WIDTH MIN TOP w/ 10' + HEIGHT EVERGREEN TREES @ 10' O.C.) SIDE SLOPES (1V:1.5H) FROM EDGE OF EXCAVATION SETBACK LINES, TYP (NO PIT EXCAVATION CAN OCCUR w/in SETBACK)
SEEDING OF GENERAL DISTURBANCE AREAS
NO EXCAVATION SETBACK ADJACENT TO EXISTING MINE
EXISTING GRAVEL ACCESS ROAD TO EXISTING UELAND PIT
500' PERIMETER AREA OUTSIDE PARCEL BOUNDARY
BERM GRADING FOR OPERATIONAL PHASE (6' HIGH BERM, 1' MIN TOP) SIDE SLOPES = 1V:1.5H 50' EXCAVATION SETBACK. NO EXCAVATION FOR MINING OF MATERIAL CAN OCCUR WITHIN SETBACK AREA ALONG GRAVEL ROAD ACCESS
NOTE: AREAS DISTURBED OUTSIDE MINE AREA ARE TO BE SEEDED, INCLUDING BERMS, GENERAL DISTURBANCE AREAS AND SWALES. RAPID STABILIZATION (EROSION CONTROL BLANKET) TO BE USED IN SWALE 200' EACH WAY OF STORM INTAKE ON EAST PROPERTY LINE.
NOTE: STOCKPILE LOCATIONS WILL VARY THROUGHOUT THE MINING PROCESS.
LEGEND
EXISTING CONCRETE PAVEMENT
EXISTING BITUMINOUS PAVEMENT
EXCAVATION SETBACK LINE
POND/BMP AREA
SWALE AREA
SEEDING AREA: w/ RAPID STABILIZATION IN SWALE
SEEDING AREA: GENERAL DISTURBANCE
PIT EXCAVATION - BOTTOM
PIT AMENITY AREAS
PIT ACCESS DRIVE
6' HIGH BERM, 10' WIDTH MIN TOP w/ TREES
6' HIGH BERM, 1' WIDTH MIN TOP
3' HIGH BERM, 1' WIDTH MIN TOP
1V:3H SLOPES, TYP
1V:1.5H SLOPES, TYP
POND STORM SEWER EQUALIZING CULVERT
STORM SEWER PIPE OUTLET & BEND
POND PUMPING MANHOLE
HUKENBOTTOM INTAKE
STORM SEWER PIPE
PROPOSED HAUL ROADS
DIRECTION OF FLOW - SWALES
POND 1
POND 2
POND 3
SCREEN PLANT AREA
WASH PLANT AREA
EXCAVATION AREA
RUBBLE PILE AREA
MINE STOCKPILE AREA (40' HEIGHT +/-)
SHOP
PARKING
EQUIPMENT STORAGE
HOUSE
SCALE
HORZ
FEET
BOLTON & MENK
WENDELL LORENTZ & SONS CONSTRUCTION
DRILL PIT - NICOLLET COUNTY, MN
OPERATIONS SITE PLAN
SHEET
C6.01


SEEDING & GROUND STABILIZATION CONSTRUCTION NOTES:
1. RESPREAD ALL SALVAGED TOPSOIL UNIFORMLY OVER ALL DISTURBED AREAS. (3" MINIMUM, IF AVAILABLE).
2. SEED ALL DISTURBED AREAS WITH MNDOT 25-141 SEED MIX (MESIC GENERAL ROADSIDE).
3. USE HYDROMULCH OR STRAW MULCH ON ALL SEEDED AREAS (EXCEPT EROSION CONTROL AREAS).
4. EROSION CONTROL AREAS: ALL SWALES AND SLOPE AREAS 1V:4H OR STEEPER SHALL RECEIVE SLOPE STABILIZATION/EROSION CONTROL BLANKET.
ULLAND BROS PIT
EXISTING SAND & GRAVEL MINE
RECLAMATION STORM WATER POND:
TOP = 893
BOTTOM=884 +/-
NO EXCAVATION SETBACK ADJACENT TO EXISTING MINE
EXISTING GRAVEL ACCESS ROAD TO EXISTING ULLAND PIT
RECLAMATION SIDE SLOPES: 1V=3H, TYP
RECLAMATION SIDE SLOPES: 1V=4.5H
500' PERIMETER AREA OUTSIDE PARCEL BOUNDARY
50' EXCAVATION SETBACK, NO EXCAVATION FOR RECLAMATION OF MINING AREA CAN OCCUR WITHIN SETBACK AREA
50' EXCAVATION SETBACK, NO EXCAVATION FOR RECLAMATION OF MINING AREA CAN OCCUR WITHIN SETBACK AREA
POND SIDE SLOPES 1V:3H, TYP
10' WIDE SAFETY BENCH @ 1V:10H (BENCH AREA TO BE SEEDED)
RECLAMATION SIDE SLOPES: 1V=3H, TYP
MAINTAIN AREA FILLED IN FOR CONSTRUCTION OF BERM FOR OPERATIONAL SITEWORK
POND
OPERATIONAL PHASE 12" STORM SEWER, REMOVE CULVERT END & PLUG END OF STORM SEWER TO ABANDON INPLACE
RECLAMATION SIDE SLOPES: 1V=3H, TYP
RECLAMATION SIDE SLOPES: 1V=10H
MTH #14
PROPOSED GRAVEL SURFACE WIDENING AT ENTRANCE
SWALE @ 0.25%
FARM PARKING AREA
REMOVE BERMS FROM OPERATIONAL STAGE OF PIT EXCAVATION, WITHIN THE EXCAVATION SETBACK LINES REGRADE AND RETURN GROUND TO EXISTING GRADES PRIOR TO EXCAVATION WORK, TYP.
GRADING FOR RECLAMATION SIDE SLOPES (1V:3H, TYP) TO OCCUR INSIDE OF EXCAVATION SETBACK LINES, TYP
EXISTING GRAVEL ACCESS ROAD & TO EXISTING PITS & RESIDENCE
100' EXCAVATION SETBACK LINE, TYP
50' EXCAVATION SETBACK LINE, TYP
MAINTAIN RELOCATED OVERHEAD ELEC
50' EXCAVATION SETBACK LINE, TYP
500' MIN
RECLAMATION SIDE SLOPES: 1V:2.5H, NON-TYP
REMOVE VERTICAL STORM WATER INTAKE PLUG END OF STORM SEWER & ABANDON INPLACE
RECLAMATION SIDE SLOPES: 1V=3H, TYP
CO RD #25 478TH ST
KENNKETH DRILL PIT
EXISTING SAND & GRAVEL MINE
12" CULVERT UNDER ACCESS ROAD F&I: CL III RIPRAP, 8 CY
50' EXCAVATION SETBACK, NO EXCAVATION FOR RECLAMATION OF MINING AREA CAN OCCUR WITHIN SETBACK AREA
24' WIDE RECLAMATION ACCESS RD
500' MIN
LEGEND
EXISTING CONCRETE PAVEMENT
EXISTING BITUMINOUS PAVEMENT
RECLAMATION ACCESS DRIVE
EXCAVATION SETBACK LINE
PONDING AREA
SWALE AREA w/ EROSION CONTROL BLANKET & SEEDED
RECLAMATION SLOPE AREA- 1:3 MAX, TYP w/ EROSION CONTROL BLANKET
RECLAMATION STEEP SLOPE- 1:2.5 MAX w/ EROSION CONTROL BLANKET
SEEDING AREAS- ALL DISTURBED AREA 3" MIN TOPSOIL &/OR ALL EXISTING TOPSOIL FROM ONSITE
STORM SEWER PIPE, APRON & BEND, TYP
HORZ 0 100 200 SCALE FEET
DAVID A. PALM P.E. 25534 03/03/2021
BOLTON & MENK
WENDELL LORENTZ & SONS CONSTRUCTION
DRILL PIT - NICOLLET COUNTY, MN
RECLAMATION SITE PLAN
SHEET C6.02



ATTACHMENT F.3 -
Borings

BRAUN INTERTEC

LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2008803.07
Geotechnical Evaluation
Drill Property
Southeast of 478th St. & U.S. Hwy 14
Courtland, Minnesota

BORING: ST-1
LOCATION: See attached sketch
NORTHING: 251740 EASTING: 483920
DRILLER: E. Rislov LOGGED BY: C. Burke
START DATE: 12/22/20 END DATE: 12/22/20
SURFACE ELEVATION: 935.9 ft RIG: 75010 METHOD: 3 1/4" HSA
SURFACING: Plowed Field WEATHER: 32 degrees, cloudy

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
934.9		CLAYEY SAND (SC), trace roots, dark brown, frozen (dry when thawed) (TOPSOIL FILL)					
1.0		SANDY SILT (ML), brown, moist, very loose (ALLUVIUM)		2-2-2 (4) 0"			No sample recovery
928.9			5	3-1-2 (3) 16"			
7.0		POORLY GRADED SAND with SILT and GRAVEL (SP-SM), fine to coarse-grained, brown, dry to moist, medium dense (GLACIAL OUTWASH)		7-9-8 (17) 14"			
923.9			10	7-8-11 (19) 12"			
12.0		POORLY GRADED SAND with GRAVEL (SP), medium to coarse-grained, brown, dry to moist, medium dense (GLACIAL OUTWASH)		6-7-6 (13) 13"			
921.9							
14.0		POORLY GRADED SAND with SILT and GRAVEL (SP-SM), fine to coarse-grained, brown, moist, medium dense (GLACIAL OUTWASH)	15	4-5-8 (13) 8"			
918.9							
17.0		POORLY GRADED GRAVEL (GP), coarse-grained, brown, dry, medium dense (GLACIAL OUTWASH)		12-12-12 (24) 2"			Retrieved as 3-pieces of gravel in split-spoon sampler
916.9							
19.0		POORLY GRADED SAND with SILT and GRAVEL (SP-SM), fine to coarse-grained, brown, moist, medium dense (GLACIAL OUTWASH)	20	6-6-5 (11) 9"			
913.9							
22.0		POORLY GRADED SAND with GRAVEL (SP), fine to coarse-grained, brown, moist, medium dense (GLACIAL OUTWASH)		5-7-9 (16) 8"			
911.9							
24.0		POORLY GRADED SAND with SILT and GRAVEL (SP-SM), fine to coarse-grained, brown, moist, medium dense (GLACIAL OUTWASH)	25	5-7-12 (19) 8"			
906.9							
29.0		*Trace Gravel at 27 1/2 feet*	30	7-9-8 (17) 10"			
903.9		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained, trace Gravel, brown, moist, medium dense		6-9-14 (23) 12"			
32.0		POORLY GRADED SAND with SILT and GRAVEL (SP-SM), fine to coarse-grained, brown, moist, medium dense (GLACIAL OUTWASH)		7-8-9 (17) 12"			
897.9			35	7-9-9 (18) 12"			
38.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained, trace Gravel, brown, moist, medium dense (GLACIAL OUTWASH)		5-7-9 (16) 13"			
893.9			40	7-10-10 (20) 14"			
42.0		Continued on next page					

BRAUN INTERTEC

LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2008803.07
Geotechnical Evaluation
Drill Property
Southeast of 478th St. & U.S. Hwy 14
Courtland, Minnesota

BORING: ST-1
LOCATION: See attached sketch
NORTHING: 251740 EASTING: 483920
DRILLER: E. Rislov LOGGED BY: C. Burke
START DATE: 12/22/20 END DATE: 12/22/20
SURFACE ELEVATION: 935.9 ft RIG: 75010 METHOD: 3 1/4" HSA
SURFACING: Plowed Field WEATHER: 32 degrees, cloudy

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		POORLY GRADED SAND with SILT (SP-SM), fine-grained, light brown, moist to wet, medium dense to dense (GLACIAL OUTWASH)		10-13-20 (33) 12"			
		Trace Gravel at 42 feet	45	10-12-14 (26) 14"			
				10-14-23 (37) 14"			
			50	15-25-25 (50) 16"			
	▽			10-21-27 (48) 14"			
		Brown from 55 feet	55	10-17-29 (46) 14"			
876.9				12-12-12 (24) 16"			
59.0		POORLY GRADED SAND (SP), fine-grained, brown, wet, medium dense (GLACIAL OUTWASH)	60	6-9-16 (25) 15"			
				16"			
			65	6-12-10 (22) 16"			
				6-10-10 (20) 16"			
		Light brown at 70 feet	70	16"			Started mud rotary drilling at 69 1/2 feet
863.9							
72.0		SANDY LEAN CLAY (CL), trace Gravel, with Sand lenses, brown, moist, hard (GLACIAL TILL)	75	100-65-75 (140) 12"			
859.9				12"			
76.0		CLAYEY SAND (SC), trace Gravel, brown, moist, hard, iron oxide staining (GLACIAL TILL)		6-17-52 (69) 12"			
857.4							
78.5		END OF BORING	80				Water observed at 52.5 feet while drilling.
		Boring immediately backfilled with bentonite grout					

BRAUN INTERTEC

LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2008803.07
Geotechnical Evaluation
Drill Property
Southeast of 478th St. & U.S. Hwy 14
Courtland, Minnesota

BORING: ST-2
LOCATION: See attached sketch
NORTHING: 251407 EASTING: 483902
START DATE: 01/05/21 END DATE: 01/05/21
SURFACING: Field WEATHER: 20 degrees, dark

DRILLER: E. Rislov LOGGED BY: M. Tuel
SURFACE ELEVATION: 932.2 ft RIG: 75010 METHOD: 3 1/4" HSA

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
931.0		SANDY LEAN CLAY (CL), trace Gravel, dark brown, moist (TOPSOIL)					
1.3		POORLY GRADED SAND with SILT and GRAVEL (SP-SM), fine to coarse-grained, brown, moist (GLACIAL OUTWASH)		6-8-10 (18) 10"			
			5	17-14-11 (25) 10"			
925.2							
7.0		POORLY GRADED SAND with SILT and GRAVEL (SP-SM), medium to coarse-grained, brown, moist, iron oxide staining (GLACIAL OUTWASH)		4-9-6 (15) 14"			
			10	6-7-6 (13) 14"			
920.2							
12.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained, little Gravel, brown, moist (GLACIAL OUTWASH)		6-9-11 (20) 10"			
			15	30-27-30 (57)			No recovery at 15 feet
				5-6-7 (13) 12"			
913.2							
19.0		POORLY GRADED SAND with SILT and GRAVEL (SP-SM), fine to medium-grained, brown, moist (GLACIAL OUTWASH)	20	5-8-6 (14) 12"			
910.2							
22.0		POORLY GRADED SAND with SILT (SP-SM), fine to coarse-grained, little Gravel, brown, moist, iron oxide staining (GLACIAL OUTWASH)		4-8-9 (17) 12"			
			25	7-6-5 (11) 14"			
				8-8-8 (16) 12"			
			30	8-11-13 (24) 12"			
900.2							
32.0		POORLY GRADED SAND with SILT (SP-SM), fine-grained, little Gravel, light brown, moist (GLACIAL OUTWASH)		14-14-10 (24) 12"			
897.2			35	6-8-8 (16) 12"			
35.0		POORLY GRADED SAND with SILT (SP-SM), fine-grained, with Silt lenses, brown, moist (GLACIAL OUTWASH)					
895.2							
37.0		POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown, moist (GLACIAL OUTWASH)		7-8-11 (19) 14"			
			40	6-6-7 (13) 14"			

Continued on next page

BRAUN INTERTEC

LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2008803.07
Geotechnical Evaluation
Drill Property
Southeast of 478th St. & U.S. Hwy 14
Courtland, Minnesota

BORING: ST-2
LOCATION: See attached sketch
NORTHING: 251407 EASTING: 483902
START DATE: 01/05/21 END DATE: 01/05/21
SURFACING: Field WEATHER: 20 degrees, dark

DRILLER: E. Rislov LOGGED BY: M. Tuel
SURFACE ELEVATION: 932.2 ft RIG: 75010 METHOD: 3 1/4" HSA

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown, moist (GLACIAL OUTWASH)		7-11-11 (22) 14"			
		Trace Gravel at 45 feet	45	5-9-11 (20) 14"			
				13-17-15 (32) 14"			
		Trace Gravel at 50 feet	50	5-16-17 (33) 12"			
	▽			13-13-13 (26) 14"			
878.2							
54.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained, trace Gravel, brown, wet, iron oxide staining (GLACIAL OUTWASH)	55	5-9-9 (18) 12"			
				8"			
873.2							
59.0		SILTY SAND (SM), fine-grained, brown, wet, iron oxide staining (GLACIAL OUTWASH)	60	12-15-15 (30) 14"			
870.2							
62.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained, brown, wet (GLACIAL OUTWASH)		8-10-9 (19) 10"			
			65	10-20-12 (32) 14"			
				6-15-12 (28) 14"			
			70	9-13-11 (24) 16"			
858.2				8-12-18 (30) 16"			
74.0		SANDY LEAN CLAY (CL), trace Gravel, grayish brown, moist, iron oxide staining (GLACIAL TILL)	75	10-18-20 (38) 12"			
				19-12-20 (32) 12"			
			80	23-16-47 (63) 10"			
851.2							
81.0		END OF BORING					Water observed at 52.0 feet while drilling.
		Boring immediately backfilled with bentonite grout					

BRAUN INTERTEC

LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2008803.07
Geotechnical Evaluation
Drill Property
Southeast of 478th St. & U.S. Hwy 14
Courtland, Minnesota

BORING: **ST-3**
LOCATION: See attached sketch
NORTHING: 250859 EASTING: 484124
START DATE: 01/05/21 END DATE: 01/05/21
SURFACE ELEVATION: 907.8 ft RIG: 75010 METHOD: 3 1/4" HSA
SURFACING: Dirt WEATHER: 15 degrees, clear
DRILLER: E. Rislov LOGGED BY: M. Tuel

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
907.0		SILTY SAND with GRAVEL (SM), fine to coarse-grained, trace roots, brown, moist (TOPSOIL)		6-5-6 (11) 12"			
0.8		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained, brown, moist (ALLUVIUM)		5-6-6 (12) 10"			
903.8		SILTY SAND (SM), fine to coarse-grained, little Gravel, brown, moist, iron oxide staining (ALLUVIUM)	5	20-16-13 (29)			No recovery at 7 1/2 feet
4.0		POORLY GRADED SAND with SILT (SP-SM), medium to coarse-grained, with Gravel, brown, moist (GLACIAL OUTWASH)	10	16-33-40 (73)			
899.8				24-33-40 (73)			
8.0			15	4-9-18 (27) 12"			
892.8		POORLY GRADED SAND with SILT and GRAVEL (SP-SM), fine to coarse-grained, brown, moist (GLACIAL OUTWASH)		10-18-20 (38) 12"			
15.0		SANDY LEAN CLAY (CL), trace Gravel, gray, moist, iron oxide staining (GLACIAL OUTWASH)	20	7-9-5 (14) 12"			
888.8		POORLY GRADED SAND with SILT and GRAVEL (SP-SM), fine to coarse-grained, brown, moist, iron oxide staining (GLACIAL OUTWASH)		19-24-17 (41) 12"			
19.0			25	25-28-28 (56) 6"			
885.8				3-5-8 (13) 14"			
22.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained, with Clay lenses, brown, wet, iron oxide staining (GLACIAL OUTWASH)	30	4-4-3 (7) 14"			
880.8		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained, brown, wet (GLACIAL OUTWASH)		17-33-30 (63) 14"			
27.0		POORLY GRADED SAND with SILT (SP-SM), fine-grained, light brown, moist, iron oxide staining (GLACIAL OUTWASH)	35	5-9-12 (21) 14"			
878.8		POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown, wet (GLACIAL OUTWASH)		3-4-6 (10) 14"			
29.0							
876.8							
31.0							
873.8							
34.0							
868.8							
39.0		POORLY GRADED SAND with SILT (SP-SM), fine-grained, with Silt seams, brown, wet, iron oxide staining (GLACIAL OUTWASH)	40	10-16-24 (40) 14"			
865.8							
42.0		Continued on next page					

BRAUN INTERTEC

LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2008803.07
Geotechnical Evaluation
Drill Property
Southeast of 478th St. & U.S. Hwy 14
Courtland, Minnesota

BORING: **ST-3**
LOCATION: See attached sketch
NORTHING: 250859 EASTING: 484124
START DATE: 01/05/21 END DATE: 01/05/21
SURFACE ELEVATION: 907.8 ft RIG: 75010 METHOD: 3 1/4" HSA
SURFACING: Dirt WEATHER: 15 degrees, clear
DRILLER: E. Rislov LOGGED BY: M. Tuel

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		POORLY GRADED SAND with SILT (SP-SM), fine-grained, brown, wet (GLACIAL OUTWASH)		3-6-5 (11) 8"			
			45	4-5-7 (12) 14"			
				5-5-5 (11)			No recovery at 47 1/2 feet
			50	5-8-8 (16) 12"			
				6-4-10 (14) 14"			
			55	6-9-10 (19) 14"			
850.8							
57.0		POORLY GRADED SAND with SILT (SP-SM), fine-grained, with Silt lenses, trace Gravel, light brown (GLACIAL OUTWASH)		8-8-8 (16) 14"			
848.8			60	6-6-13 (19) 8"			
59.0		SANDY LEAN CLAY (CL), trace Gravel, gray, moist (GLACIAL TILL)					
845.8				8-9-20 (29) 12"			
62.0		SANDY LEAN CLAY (CL), trace Gravel, greenish gray, moist (GLACIAL TILL)	65	17-33-50 (83) 12"			Water observed at 32.0 feet while drilling.
842.8							
65.0		END OF BORING					
		Boring immediately backfilled with bentonite grout					
			70				
			75				
			80				

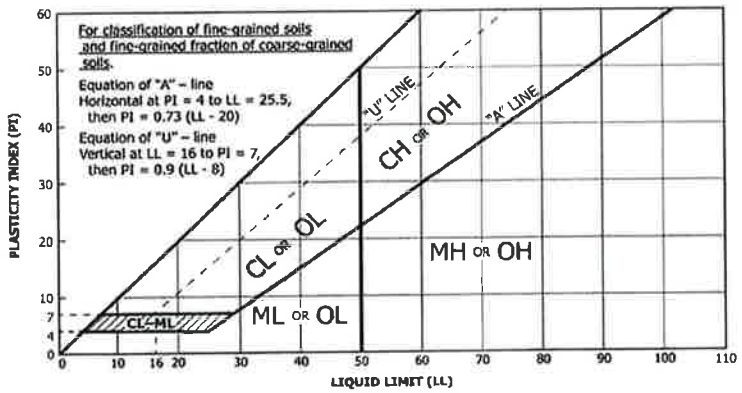
BRAUN INTERTEC
The Science You Build On.

Descriptive Terminology of Soil

Based on Standards ASTM D2487/2488
(Unified Soil Classification System)

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests[A]				Soil Classification	
				Group Symbol	Group Name[B]
Coarse-grained Soils (more than 50% retained on No. 200 sieve)	Gravels (More than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (Less than 5% fines[C])	$C_u \geq 4$ and $1 \leq C_c \leq 3^D$	GW	Well-graded gravel[E]
			$C_u < 4$ and/or $(C_c < 1$ or $C_c > 3)^D$	GP	Poorly graded gravel[E]
		Gravels with Fines (More than 12% fines[C])	Fines classify as ML or MH	GM	Silty gravel[E,F,G]
			Fines Classify as CL or CH	GC	Clayey gravel[E,F,G]
	Sands (50% or more coarse fraction passes No. 4 sieve)	Clean Sands (Less than 5% fines[C])	$C_u \geq 6$ and $1 \leq C_c \leq 3^D$	SW	Well-graded sand[I]
			$C_u < 6$ and/or $(C_c < 1$ or $C_c > 3)^D$	SP	Poorly graded sand[I]
		Sands with Fines (More than 12% fines[C])	Fines classify as ML or MH	SM	Silty sand[F,G,I]
			Fines classify as CL or CH	SC	Clayey sand[F,G,I]
Fine-grained Soils (50% or more passes the No. 200 sieve)	Silts and Clays (Liquid limit less than 50)	Inorganic	PI > 7 and plots on or above "A" line[J]	CL	Lean clay[K,L,M]
			PI < 4 or plots below "A" line[J]	ML	Silt[K,L,M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried < 0.75	OL	Organic clay[K,L,M,N] / Organic silt[K,L,M,O]
	Silts and Clays (Liquid limit 50 or more)	Inorganic	PI plots on or above "A" line	CH	Fat clay[K,L,M]
			PI plots below "A" line	MH	Elastic silt[K,L,M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried < 0.75	OH	Organic clay[K,L,M,P] / Organic silt[K,L,M,Q]
Highly Organic Soils		Primarily organic matter, dark in color, and organic odor		PT	Peat

A. Based on the material passing the 3-inch (75-mm) sieve.
B. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
C. Gravels with 5 to 12% fines require dual symbols:
   GW-GM well-graded gravel with silt
   GW-GC well-graded gravel with clay
   GP-GM poorly graded gravel with silt
   GP-GC poorly graded gravel with clay
D. $C_u = D_{60} / D_{10}$ $C_c = (D_{30})^2 / (D_{10} \times D_{60})$
E. If soil contains ≥ 15% sand, add "with sand" to group name.
F. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
G. If fines are organic, add "with organic fines" to group name.
H. Sands with 5 to 12% fines require dual symbols:
   SW-SM well-graded sand with silt
   SW-SC well-graded sand with clay
   SP-SM poorly graded sand with silt
   SP-SC poorly graded sand with clay
I. If soil contains ≥ 15% gravel, add "with gravel" to group name.
J. If Atterberg limits plot in hatched area, soil is CL-ML, silty clay.
K. If soil contains 15 to < 30% plus No. 200, add "with sand" or "with gravel", whichever is predominant.
L. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to group name.
M. If soil contains ≥ 30% plus No. 200 predominantly gravel, add "gravelly" to group name.
N. PI ≥ 4 and plots on or above "A" line.
O. PI < 4 or plots below "A" line.
P. PI plots on or above "A" line.
Q. PI plots below "A" line.



Particle Size Identification

Boulders..... over 12"
Cobbles..... 3" to 12"
Gravel
  Coarse..... 3/4" to 3" (19.00 mm to 75.00 mm)
  Fine..... No. 4 to 3/4" (4.75 mm to 19.00 mm)
Sand
  Coarse..... No. 10 to No. 4 (2.00 mm to 4.75 mm)
  Medium..... No. 40 to No. 10 (0.425 mm to 2.00 mm)
  Fine..... No. 200 to No. 40 (0.075 mm to 0.425 mm)
Silt..... No. 200 (0.075 mm) to .005 mm
Clay..... < .005 mm

Relative Proportions[L,M]

trace..... 0 to 5%
little..... 6 to 14%
with..... ≥ 15%

Inclusion Thicknesses

lens..... 0 to 1/8"
seam..... 1/8" to 1"
layer..... over 1"

Apparent Relative Density of Cohesionless Soils

Very loose ..... 0 to 4 BPF
Loose ..... 5 to 10 BPF
Medium dense..... 11 to 30 BPF
Dense..... 31 to 50 BPF
Very dense..... over 50 BPF

Consistency of Cohesive Soils	Blows Per Foot	Approximate Unconfined Compressive Strength
Very soft	0 to 1 BPF	< 0.25 tsf
Soft	2 to 4 BPF	0.25 to 0.5 tsf
Medium	5 to 8 BPF	0.5 to 1 tsf
Stiff	9 to 15 BPF	1 to 2 tsf
Very Stiff	16 to 30 BPF	2 to 4 tsf
Hard	over 30 BPF	> 4 tsf

Moisture Content:

Dry: Absence of moisture, dusty, dry to the touch.
Moist: Damp but no visible water.
Wet: Visible free water, usually soil is below water table.

Drilling Notes:

Blows/N-value: Blows indicate the driving resistance recorded for each 6-inch interval. The reported N-value is the blows per foot recorded by summing the second and third interval in accordance with the Standard Penetration Test, ASTM D1586.

Partial Penetration: If the sampler could not be driven through a full 6-inch interval, the number of blows for that partial penetration is shown as #/x" (i.e. 50/2"). The N-value is reported as "REF" indicating refusal.

Recovery: Indicates the inches of sample recovered from the sampled interval. For a standard penetration test, full recovery is 18", and is 24" for a thinwall/shelby tube sample.

WOH: Indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WOR: Indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

Water Level: Indicates the water level measured by the drillers either while drilling (▽), at the end of drilling (▼), or at some time after drilling (▼).

Laboratory Tests

DD	Dry density, pcf	**OC**	Organic content, %	**LL**	Liquid limit
WD	Wet density, pcf	q_p	Pocket penetrometer strength, tsf	**PL**	Plastic limit
P200	% Passing #200 sieve	**MC**	Moisture content, %	**PI**	Plasticity index
		q_u	Unconfined compression test, tsf		

12/2020

SANDQUIST
Law Office, LLC

Christopher Sandquist
Attorney-at-Law

Shelly Henk
Paralegal

March 22, 2021

Nicollet County Property Services
Nicollet County Government Center
501 S Minnesota Avenue
St. Peter, MN 56082

RE: Wendell Lorentz & Sons Construction Inc.
Drills Mining Lease/CUP Application

Dear Nicollet County Property Services staff:

My office is counsel for Wendell Lorentz & Sons Construction Inc. ("***Lorentz***") who has entered into a lease with property owner Marvin Drill (via a holding entity River Valley Enterprises, LLC) for property in Nicollet County with a parcel ID number of 04.309.0700 ("***Leased Property***"). Lorentz intends to extract aggregate from the Leased Property and is in the process of obtaining a conditional use permit for that purpose. Part of that process is identifying to your office the location of the primary road access point for vehicular travel onto and from the Leased Property from public roads.

At present, there is vehicular access, for both personal vehicles as well as mining trucks and equipment, on an easement road from the Leased Property to 560th Street (T-109) ("***Easement***"). I include with this correspondence an image from Google Maps with the Easement highlighted in red marker and the general outlines of the Leased Property in black dotted marker. While not a recorded easement, the Easement is best described as a prescriptive easement which has served the Leased Property and other adjacent property owned by Marvin Drill for decades. Although not currently permitted for mining, in the past, I understand the Leased Property has been used by Marvin Drill for aggregate extraction and that the Easement was used for access/egress purposes that mining for decades. A simple review of historical overhead imaging available from public sources is consistent with this history from Marvin Drill.

403 South Broad Street, Ste. 50 | Mankato, MN 56001 | **Phone**: 507-779-7558
Email: Chris@sandquistlawoffice.com | Shelly@sandquistlawoffice.com|
Website: www.sandquistlawoffice.com

ATTACHMENT F.4 - Access Letter

It is my legal opinion, based on the facts and history provided by Mr. Drill supported by consistent historical aerial imaging, that Lorentz has the legal right to use the Easement as part of its intended, if permitted, mining activities on the Leased Property to enter and egress from the Leased Property.

Please let me know if you have any questions.

Thank you.

Sincerely,



Christopher Sandquist

Encl.

Google Maps



Imagery ©2021 Maxar Technologies, USDA Farm Service Agency, Map data ©2021 1000 ft

BOLTON & MENK
Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

March 25, 2021

David Palm, PE
Bolton & Menk, Inc.
1243 Cedar St NE
Sleepy Eye, MN 56085

RE: Drill Pit Courtland, MN
T 109 N R 29 W Sections 4, 5, 8, and 9
Rare Natural Features Review

David,

The State of Minnesota, Department of Natural Resources (DNR), Division of Ecological and Water Resources provided data concerning known rare and natural features within a 1-mile buffer of the proposed site. This data includes any known State threatened or endangered species as well as known rare natural features.

The DNR data identified no species of concern in the project limits. The DNR data identified nine species of concern within 1-mile of the project site. The table below lists the species and the potential impacts.

Category	Scientific Name	Common Name	Potential Impacts
Invertebrate Animal	Actinonaias ligamentina	Mucket	These species are mussels that are found in medium to large rivers. This project as proposed does not include any work within a river. Installation and maintenance of proper erosion and sediment controls will minimize the potential for impacts to these species.
Invertebrate Animal	Arcidens confragosus	Rock Pocketbook	
Invertebrate Animal	Lampsilisteres	Yellow Sandshell	
Invertebrate Animal	Ligumia recta	Black Sandshell	
Invertebrate Animal	Quadrula nodulata	Wartyback	
Mussel Survey	Quadrula pustulosa	Pimpleback	
Vascular Plant	Trillium nivale	Snow Trillium	Potential threats erosion are greatest in areas where trails pass through the population. The plant location is approximately ¼ mile from the proposed project. The project as proposed will not impact this species.
Vertebrate Animal	Apalone mutica	Smooth Softshell	These turtles prefer large unpolluted rivers, with sandy substrates. This project as proposed does

ATTACHMENT F.5 - Threatened & Endangered Species Letter

Bolton & Menk is an equal opportunity employer.

			not include any work within a river. Installation and maintenance of proper erosion and sediment controls will minimize the potential for impacts to this species.
Vertebrate Animal	Chondestes grammacus	Lark Sparrow	Lark Sparrows typically occur in dry grasslands with a specific set of components and characteristics: short and/or sparse grasses (usually native) in areas of sand or gravel soils, with at least some bare ground and widely-scattered or patchy trees. The DNR data indicates that the Lark Sparrow is known to be found approximately ¼ from the project site, but not on the site. Pastures, gravel pits, restored prairie-savanna, brushy fence lines, and similar areas all may provide habitat for Lark Sparrows. The project will not reduce habitat or forage areas. The project as proposed may provide habitat opportunities that do not currently exist for this species.
Vertebrate Animal	Myotis septentrionalis	Northern Long-eared Bat	There are no known Maternity Roost Trees or Hibernacula Entrances within 1-mile of the project. This project as proposed may rely on the Service's 1/5/2016, Programmatic Biological Opinion on Final 4(d) Rule for the Northern Long-Eared Bat and Activities Excepted from Take Prohibitions to fulfill its Section 7(a)(2) consultation obligation.

Based on my review of the information provided by the DNR, this project as proposed will have a low potential for impact to endangered or threatened species if proper erosion and sediment control best management practices are installed and maintained for the life of the project.

Sincerely,

Bolton & Menk, Inc.

Teresa J. Burgess, PE, CPESC
Senior Project Engineer

Bolton & Menk is an equal opportunity employer.

NICOLLET
EST. COUNTY 1853

CONDITIONAL USE PERMIT

MODIFY AN EXISTING CATTLE FEEDLOT

FOREST-LAWN HOLSTEINS / PAUL & CYNTHIA SWENSON

PLN21-15

NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION

SUBJECT:	PLN21-15, Conditional Use Permit
APPLICANT:	Forest-Lawn Holsteins, Inc.
LANDOWNER:	Paul and Cynthia Swenson
LOCATION:	Southwest 1/4 of the Southeast 1/4 in Section 22-111-28 in New Sweden Township
PARCEL NO:	08.022.1105
EXISTING ZONING:	Agricultural Preservation
HEARING DATE:	April 19, 2021

REQUEST

The applicant proposes to modify an existing dairy cattle feedlot with the construction of one 64' x 92' total confinement barn addition, one 14' x 22' pit room with a 8' x 8' x 10' concrete pit, and one 150' x 300' x 18' earthen liquid manure storage basin. The proposal does not increase the number of animal units.

The existing feedlot facility consists of three total confinement barns, one milking parlor, three partial confinement barns, three open lots, and one earthen liquid manure storage area. All of the existing structures would remain in use.

Existing Feedlot Components*

Size	Structure Type	Animal Type	Maximum Number of Animals
24' x 60'	Total confinement barn	Dairy heifers	30
92' x 184'	Total confinement barn	Mature dairy cows	240
30' x 60'	Total confinement barn	Dairy calves	85
36' x 156' & 32' x 66'	Partial confinement barn	Mature cows	50
		Dairy calves	15
32' x 80'	Partial confinement barn	Dairy heifers	120
40' x 80'	Partial confinement barn	Dairy heifers	80
40' x 118'	Milking parlor		
20' x 150'	Open lot		
20' x 140'	Open lot		
32'x 80'	Open lot		
116' x 286' x 8.5'	Earthen liquid manure storage area		

**These structures would remain in use.*

Proposed Feedlot Components*

Size	Structure Type	Animal Type	Number of Animals
64' x 92'	Total confinement barn	Mature dairy cows	10
150' x 300' x 18'	Earthen liquid manure storage area		
8' x 8' x 10'	Concrete liquid manure storage area (pit)		

**These structures would be new construction.*

The existing feedlot consists of 285 mature cows over 1,000 pounds, 260 heifers, and 100 calves. The proposed feedlot would consist of 300 mature cows over 1,000 pounds, 230 heifers, and 100 calves. The proposal would decrease the number of animals from 645 to 630. The number of animal units would not change and would remain at 601.

	Current # of Animals and Animal Units		Proposed # of Animals and Animal Units	
Animal Type	Number	A.U.	Number	A.U.
Mature dairy cows over 1,000 lbs.	285	399	300	420
Dairy heifers	260	182	230	161
Dairy calves	100	20	100	20
TOTAL	**645**	**601**	**630**	**601**

Existing Land Use:
The existing land use is agricultural. The property contains an existing dairy cattle feedlot and consists of 40.47 acres. It is zoned Agricultural Preservation.

Surrounding Land Use:
The surrounding land use is agricultural.

Access:
The site has an existing access onto County Road 61. The road authority is Nicollet County Public Works.

Dead Animal Disposal:
The applicant's method of disposal is to render.

Manure Management Plan:
A Manure Management Plan has been submitted in accordance with Minnesota Rules Section 7020.2225. The applicant has 706 spreading acres available. Only 197 spreading acres are required per year.

Manure Handling:
The manure from the total confinement barn will be stored in the earthen basins. The manure will be emptied in the fall and will be transported and incorporated in accordance with Minnesota Pollution Control Agency rules.

Setbacks:
The proposal exceeds the County's requirements for development in the Agricultural Preservation zoning district. The proposed setbacks are as follows:

Minimum Setbacks

Type	Required	Proposed
Front Yard (S)	35'	325'
Side Yard (E)	20'	590'
Side Yard (W)	20'	100'
Rear Yard (N)	20'	570'
Ditch (S)	100'	275'
OFFSET Odor Modeling 93% to non-associated dwelling (SE)	963'	2,365'
OFFSET Odor Modeling 99% to City of Nicollet (S)	1.1 miles	7.9 miles

MINNESOTA POLLUTION CONTROL AGENCY STANDARDS

The project does not meet the large concentrated animal feeding operation (CAFO) animal number threshold nor the animal unit threshold for issuance of a state issued feedlot permit. The federal threshold is 700 mature dairy cattle, whether milked or dry, or 1,000 cattle other than mature dairy cows. The state threshold is 1,000 animal units or more. The proposal is for 300 mature dairy cows and 330 dairy heifers or calves, which is equivalent to 601 animal units. It does not meet the aforementioned thresholds. The applicant has applied for a Construction Short Form Permit through Nicollet County.

NEIGHBOR NOTIFICATION

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

CONDITIONAL USE PERMIT CRITERIA

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

   True, because:

   - The proposed facility meets the applicable standards of Sections 505, 602, and 715 of the Zoning Ordinance for feedlots in the Agricultural Preservation zoning district.
   - The size and design of the barn appears to be typical of feedlot developments within the county.
   - The proposal appears to meet the applicable Minnesota Pollution Control Agency standards for cattle feedlots.

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

   True, because:

   - The site contains an existing cattle feedlot.
   - The size and function of the proposed facility is not unreasonable for the surrounding infrastructure.
   - It appears the existing public infrastructure is suited for agricultural development.

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

   True, because:

   - The location is within a predominantly agricultural area.
   - The proposal meets the required OFFSET setback from neighboring dwellings.

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

   True, because:

   - The predominant land use in the area is agricultural in nature.
   - The barn size and function appears to be typical of feedlot development within the county.
   - The proposal meets all applicable setbacks, including the front, side, and rear yard and OFFSET setbacks.

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

   True, because:

   - The requested use meets the applicable setbacks, standards, and requirements found in Sections 602 and 715 of the Zoning Ordinance for feedlots in the Agricultural Preservation zoning district.
   - The request meets standards of Section 505 of the Zoning Ordinance, pertaining to the approval and issuance of conditional use permits.

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

   True, because:

   - The plan notes the importance of agriculture to the county and to the local economy.
   - The proposal is for an agricultural use within an existing agricultural area.

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

   True, because:

   - The barn will be of a size and function that is typical for a cattle feedlot.
   - The proposal meets the required OFFSET setback.
   - The applicable county and state standards for manure handling and manure management will be met.

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

   True, because:

   - The property already contains a feedlot.
   - The surrounding land use is predominantly agricultural.
   - The site is located in an existing farm landscape.

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

   True, because:

   - The site meets the required OFFSET setback to nearby non-associated residences.
   - The proposal will meet the applicable county and state standards for manure handling and management.
   - The facility will follow Board of Animal Health regulations for the disposal of dead animals.

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

    Will Not – True, because:

    - The request is proposed to meet the standards for feedlots in the Agricultural Preservation zone, with no apparent adverse effects to the public health, safety, and welfare.

RECOMMENDATIONS

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

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.

2. The zoning permit is invalid if the holder has not substantially completed the building within the period of time allowed on the zoning permit connected with this conditional use permit.

3. The conditional use permit will be periodically reviewed by the county to ensure compliance with the permit and permit conditions.

4. 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.

5. The applicant must provide, maintain, and follow an approved manure management plan under the guidelines set forth in Minnesota Rules Chapter 7020.2225.

6. Manure that is in liquid or slurry form is to be injected or spread and incorporated within 24 hours of spreading.

7. Manure when transported by truck/spreader to fields off site must be covered or in a leak proof tank to avoid any potential manure spills on public roads.

8. If required, the applicant must obtain a Department of Natural Resources Division of Waters' Water Appropriations Permit.

9. Dead animals must be disposed of in accordance with the Board of Animal Health regulations.

10. The applicant must notify Property Services at least three days prior to start of construction, including any related earth work.

11. If required, a Construction Stormwater permit must be obtained prior to start of construction.

12. Before construction begins, the applicants must have the appropriate county feedlot and zoning permits in hand.

13. The approved feedlot permit application, conditional use permit, and supporting information will remain on file with Property Services.

14. The applicants must maintain the described and necessary technology to meet the 93% and 99% OFFSET Annoyance Free Odor Rating.

Parcel No: 08.022.1105
Map No: 0622400006

Applicant: Forest-Lawn Holsteins, Inc.
Landowner: Paul & Cynthia Swenson

PLN21-15

ATTACHMENT A **Application**

ATTACHMENT B **Criteria for Conditional Use Permit**

ATTACHMENT C **Location Map**

ATTACHMENT D **Aerial**

ATTACHMENT E **Neighbor Notification List**

ATTACHMENT F **Documents Submitted by Applicant**

F.1 Site Plan

F.2 MPCA Permit Application

ATTACHMENT G **OFFSET Model**

NICOLLET COUNTY EST. 1853

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

PLANNING & ZONING ADVISORY COMMISSION APPLICATION

Total Fees: $446.00

Map#: 0622400006
Parcel#:
Permit#: PLN21-00015
Date: March 26, 2021

Applicant: Paul and Cynthia Swenson, , 45672 380th St, Nicollet MN 56074
Phone: 507-276-5202
Owner: Paul and Cynthia Swenson, 45672 380th St, Nicollet MN 56074
Property Address: 45672 380th St, Nicollet MN 56074
Abbreviated Legal Description:
Township: New Sweden

Record Type: Conditional Use
Category: Feedlot
Project Description: Modify an existing cattle feedlot with the construction of a total confinement barn addition (64' x 92') with a 14' x 22' pit room containing a 8' x 8' x 10' pit - concrete liquid manure storage area. The construction will also include a 150' x 300' x 18' earthen/concrete basin. The will be no change in animal units and facility will remain at 601 a.u. Ref. Zoning Ordinance 505, 602.3, and 715

Planning Commission Hearing Date: 04/19/2021
Board of Commissioners Date: 04/27/2021

Paul Swenson
APPLICANT SIGNATURE

3/26/21
DATE

ATTACHMENT A - Application

NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION
CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant: Forest-Lawn Holsteins, Inc. **Date:** April 19, 2021
Property Owner: Paul & Cynthia Swenson **File #:** PLN21-15

Use Requested: Modify an existing cattle feedlot

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.

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☐	☐	☒	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets the applicable MPCA standards. It is a typical feedlot in the county. The design of the feedlot is typical for the county. The proposal meets the applicable standards of Sections 505, 602, and 715 of the Zoning Ordinance.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☐	☐	☒	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The size and function of the facility is not unreasonable for the surrounding infrastructure. It is an existing feedlot. The existing public infrastructure is suitable for agricultural development.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☐	☐	☒	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal exceeds the required OFFSET setback from neighboring dwellings. The site is in an agricultural area.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☐	☐	☒	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The barn size and function appears to be typical for feedlots within the county. The area is predominantly agricultural. It is an Ag use in an Ag district.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☐	☐	☒	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The use meets the setbacks, standards, and requirements of Section 505 of the Zoning Ordinance.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☐	☐	☒	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The plan notes the importance of agricultural to the county and the local economy. The proposal helps keep Ag production keep going in the county.

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	ABSTAINED	ABSENT
David Hermanson	☐	☐	☒	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets the required OFFSET setback. The barn has the typical size and function of a cattle feedlot. The standards for manure management and handling will be met. The request will improve animal welfare.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☐	☐	☒	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The property already contains an existing feedlot. The area is predominantly agricultural. The site is located in an existing farm landscape.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☐	☐	☒	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal will follow the applicable county and state standards for manure management and handling. The facility will follow Board of Animal Health standards for dead animal disposal. The site meets the required OFFSET setback for non-associated residences.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☐	☐	☒	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The request is proposed to meet the standards for feedlots in the Agricultural Preservation zone.

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

THE NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION:
(☒ APPROVES) (☐ DENIES)
THE REQUESTED CONDITIONAL USE PERMIT

This decision is based on:

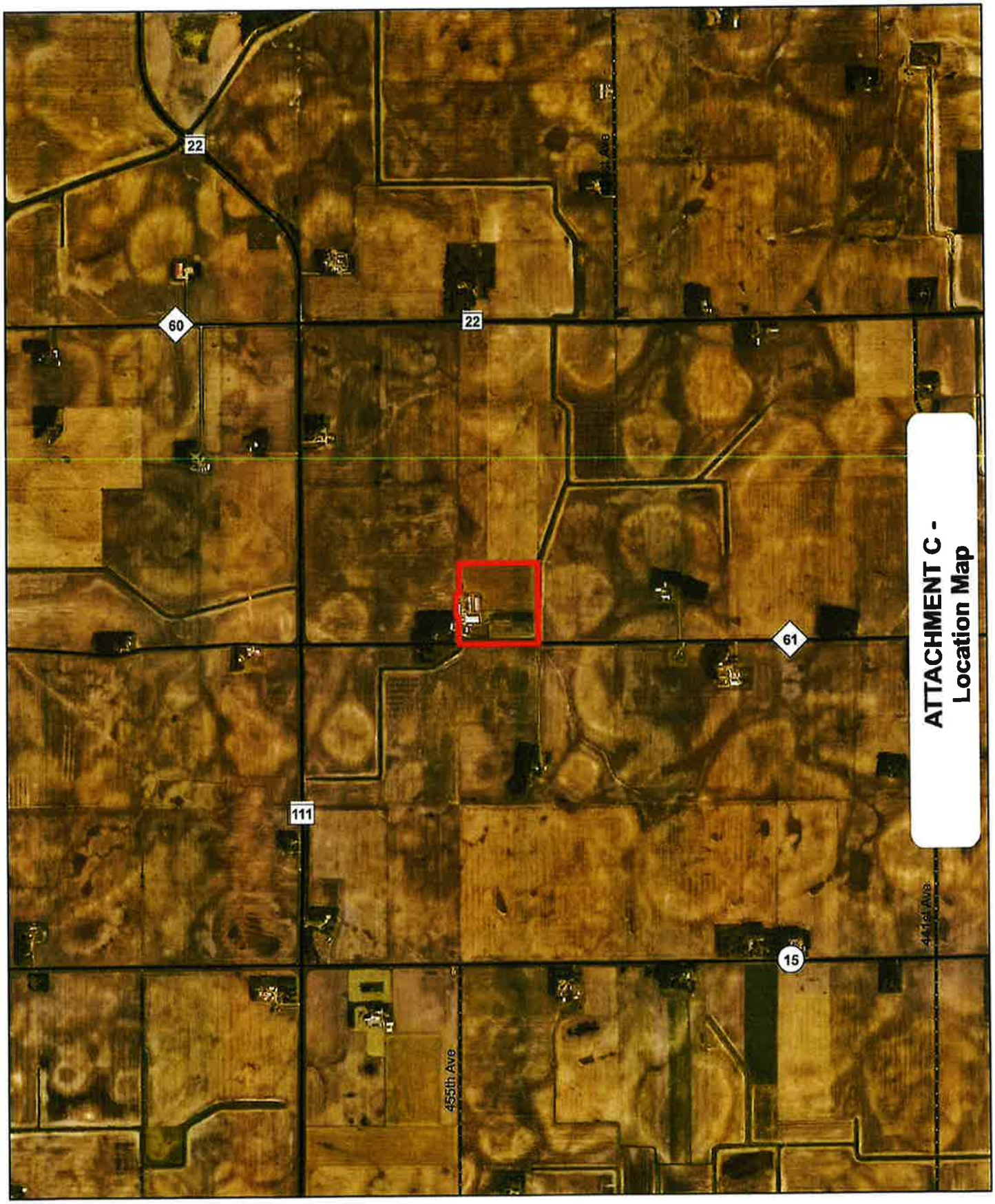
- ☒ Application
- ☒ Staff Report
- ☒ Pictures
- ☐ Information received at public hearing

Viewed by Members of Board:

- ☐ Hermanson
- ☐ Wendinger
- ☐ Laven
- ☐ Dranttel
- ☐ Regenscheid
- ☐ Ubel

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: _____



ATTACHMENT C - Location Map

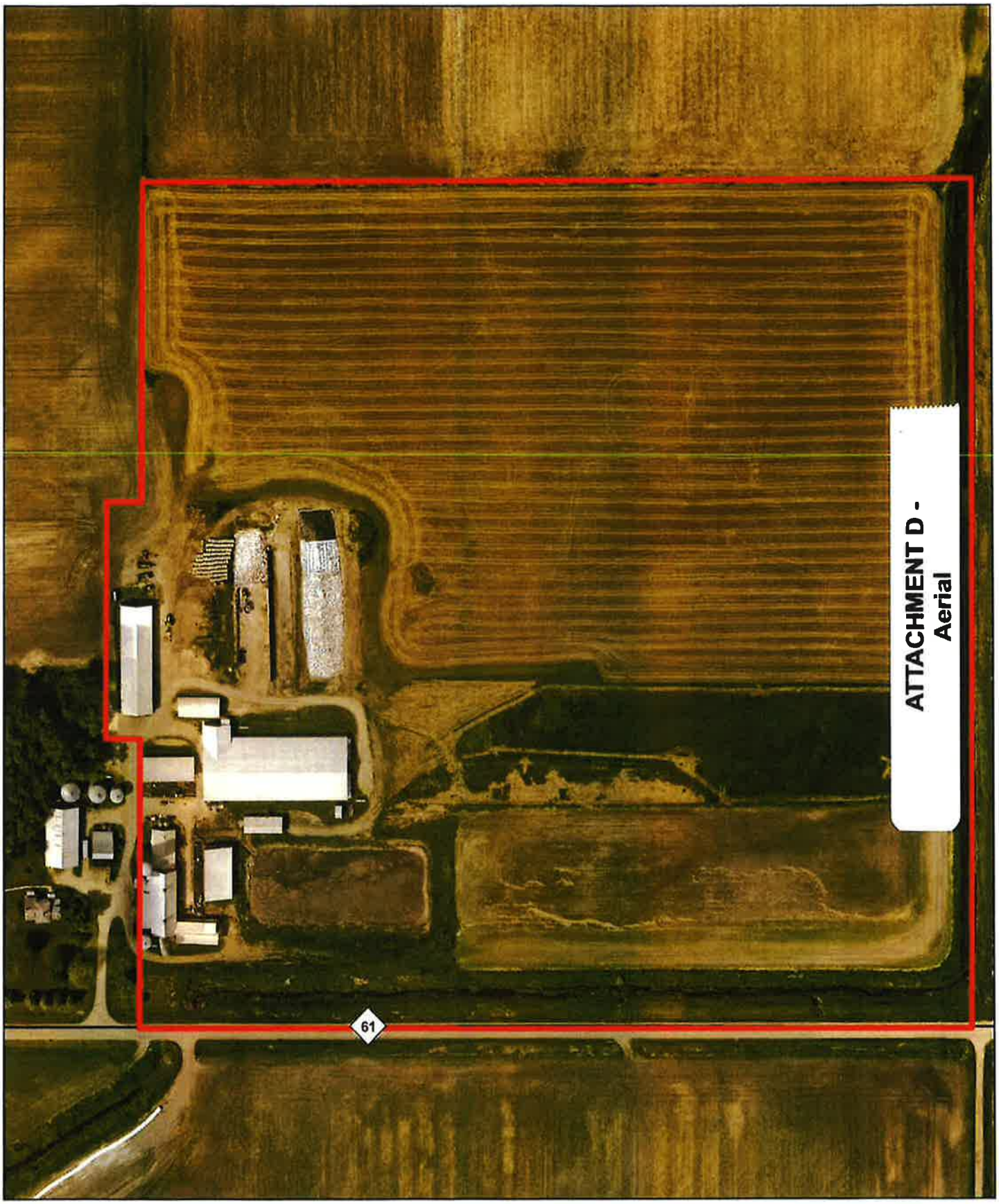
Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

N W E S

0 1,000 2,000 Feet

1:25,000

1 inch = 2,083 feet



ATTACHMENT D - Aerial

Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

N W E S

0 100 200 Feet

1:2,400

1 inch = 200 feet

DOROTHY ANTHONY - LE
3755 STATE HWY 22
SAINT PETER MN 56082

DALE & WAYNE BJORKLUND
36610 451ST AVE
SAINT PETER MN 56082

WAYNE & DALE BJORKLUND
36329 STATE HIGHWAY 22
NICOLLET MN 56074

DAVID & MICHELE GRAN
37135 425 AVE
SAINT PETER MN 56082

ALEX & HEATHER JOHNSON
44900 380TH ST
NICOLLET MN 56074

SCOTT & AMY REGNER
45345 380TH ST
NICOLLET MN 56074

MARTIN LEE SCHOTT
37371 STATE HIGHWAY 111
NICOLLET MN 56074

ASHLEY SWENSON & DAVID HANSON
45711 380TH ST
NICOLLET MN 56074

EVELYN SWENSON
1302 W TRAVERSE RD # 209
SAINT PETER MN 56082

HOWARD & JANE SWENSON TRUST
45612 380TH ST
NICOLLET MN 56074

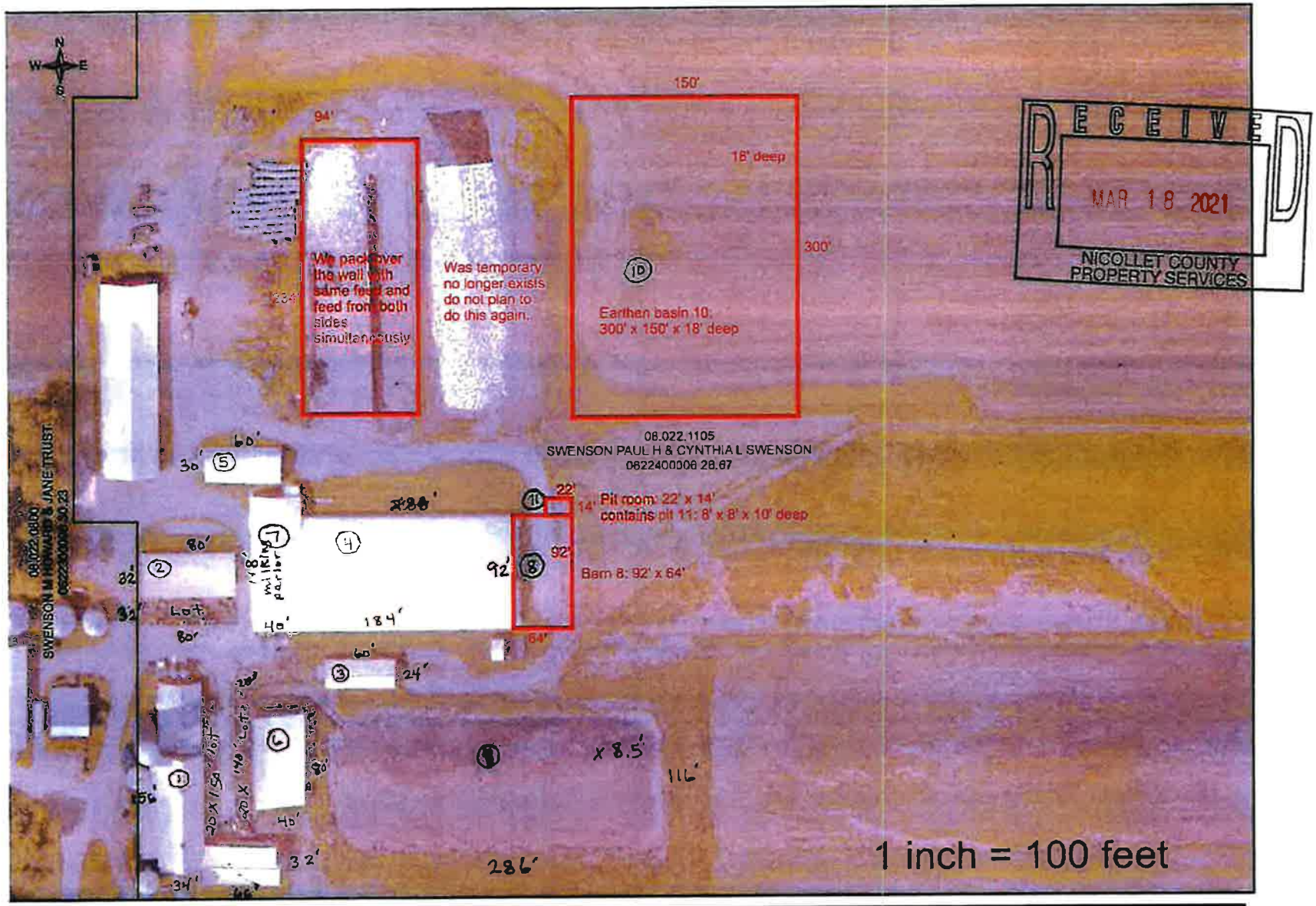
MARK & KAREN SWENSON
6100 BERKSHIRE LN
PLYMOUTH MN 55446

PAUL & CYNTHIA SWENSON
45672 380TH ST
NICOLLET MN 56074

WEBSTER FAMILY ACRES LLC
36612 425TH AVE
SAINT PETER MN 56082

NEW SWEDEN TOWN BOARD
36329 STATE HIGHWAY 22
NICOLLET MN 56074

ATTACHMENT E - Neighbor Notification List



Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability,or reliability of this data for any purpose. Property Services Department of Nicollet County assumes no responsibility for actual or consequentialdamage incurred as a result of any user's reliance on this data.

ATTACHMENT F.1 -
Site Plan

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North
St. Paul, MN 55155-4194

Animal feedlot or manure storage area permit application

CSF and Interim Permit Program

Doc Type: Permit Application

Applicability: Use this form to obtain, modify, or extend the term of a construction short form (CSF) or interim permit.
Keep a copy of this application form and all submittals for your records.

After completing and signing this form, submit it and any required enclosures as instructed below:

For facilities located in a delegated county, send the signed form and any enclosures to the County Feedlot Officer (CFO).
All other facilities must submit this form and any enclosures to the Minnesota Pollution Control Agency (MPCA) as follows:

- Scan and email the signed form and any enclosures to FeedlotSubmittal.pca@state.mn.us.
- If submission via email is not possible, you can mail the signed form and any enclosures to:

  Attn: Feedlot Master File Staff
  Minnesota Pollution Control Agency
  7381 Airport View Drive SW
  Rochester, MN 55902

I. Permit type and reason for application

Feedlot Registration Number: 103-98229

Please indicate which type of feedlot permit you are applying for *(choose only one)*:

☒ Construction Short Form ☐ Interim (correcting a pollution hazard)

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Please indicate the reason for the permit application *(choose only one)*:

☒ New Permit
(No existing CSF or interim permit)

☐ Permit Modification
(Changes to sites with an existing CSF or interim permit)

☐ Permit Extension - Current CSF or Interim Permit number: ____
(Work not completed prior to permit expiration)

For extension requests only - Indicate below the reason(s) the work may not be completed prior to permit expiration

60 days = May 17, 202

Estimated amount of time required to complete the work: _____ ☐ days ☐ months
Note: The length of the extension is limited to 24 months for CSF permits and 90 days for interim permits

Note: When the notice to neighbors and property owners is required the content of the notice must include the date the original permit was issued and the new proposed completion date as well as the normally required information.

ATTACHMENT F.2 - MPCA Permit Application

II. Owner's name(s) and address(es) - (All partners of a Limited Liability Partnership (LLP) must be listed.)

Primary owner – Will be used as the mailing address

Name: Paul & Cindy Swenson
Address: 45672 380th St
City: Nicollet State: MN
Phone: 507-276-5202, 507-276-6973 Zip: 56074
Email: swenfarm83@gmail.com

Additional owner – attach additional sheets as necessary

Name: Ashley Swenson
Address: 45711 380th St
City: Nicollet State: MN
Phone: 507-241-0544 Zip: 56074
Email: aekswenson@gmail.com

Note: *The term owner includes all persons having possession, control, or title to an animal feedlot or manure storage area (including lessees or renters). All owners must be listed. Attach to this application the names, addresses, and phone numbers of all additional owners.*

III. Facility name and site address

Site Name: Forest-Lawn Holsteins Inc.
☐ Facility is a MN Ag Water Quality Certified Farm (MAWQCP)
Complete if facility address is different than the primary owner address:
Street: 45672 380th St
City: Nicollet State: MN
Phone: 507-276-5202 Zip: 56074

Contact person for day-to-day activities

Name: Paul Swenson
Street: 45672 380th St
City: Nicollet State: MN
Phone: - Zip: 56074
Cell phone: 507-276-5202
Email: swenfarm83@gmail.com
(General letters/notices may be sent by email where one is indicated.)

IV. Facility location

County: Nicollet Township name: New Sweden

Township (26 – 71 or 101 – 168)	Range (1 – 51)	Section (1 – 36)	¼ Section (160 acre) (NW, NE, SW, SE)	¼ of ¼ Section (40 acre) (NW, NE, SW, SE)
T 111 N	R 28 W	22	SE	SW

V. Sensitive features

1. Is any part of the facility within 1,000 feet of any type of surface waters or tile intake? ☒ Yes ☐ No
   If Yes, select all types below
   ☐ Lake ☐ River ☐ Stream (Perennial or Intermittent) ☐ Tile Intake
   ☐ Pond ☐ Creek ☒ Ditch ☐ Wetland ☐ Calcareous Fen ☐ Unknown
2. Is any part of the facility located within 300 feet of a river/stream? ☐ Yes ☒ No
3. Is any part of the facility located within a delineated flood plain *(100 year flood)*? ☐ Yes ☒ No
4. Is any part of the facility located within designated shoreland? ☐ Yes ☒ No
5. Is any part of the facility located within 1,000 feet of a karst feature? ☐ Yes ☒ No
   (sinkholes, caves, disappearing springs, resurgent springs, karst windows, dry valleys, or blind valleys)
   If Yes, complete a. and b. below:
   a. Are there 4 or more sinkholes within 1,000 feet? ☐ Yes ☐ No
   b. Is any part of the facility within 300 feet of a known sinkhole? ☐ Yes ☐ No
6. Is any part of the facility located within 1,000 feet of the following types of wells: ☐ Yes ☒ No
   If Yes, complete a. and b. below:
   a. What is the shortest distance from a well to any animal holding area? _____ ft.
      What is the shortest distance from a well to any manure storage area? _____ ft.
   b. Indicate if the well is any of the following types:
      ☐ a community water supply well
      ☐ a well serving a public school as defined under Minn. Stat. § 120A.05
      ☐ a well serving a private school excluding home school sites
      ☐ a well serving a licensed child care center where the well is vulnerable (Minn. R. 4720.5550, subp. 2)

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VI. Environmental Review (complete when construction or expansion is proposed)

Mandatory environmental review is required for the addition of 1,000 or more animal units (AU) at any facility. This threshold is reduced to 500 AU in "sensitive areas". The facility is within a sensitive area when any of the following apply.

- Any part of the facility is within a delineated floodplain (yes to question 3 above)
- Any part of the facility is within designated shoreland (yes to question 4 above)
- Any part of the facility is within 1,000 feet of a karst feature (yes to question 5 above)
- Any part of the facility is within a vulnerable drinking water supply management area
- Any part of the facility is within a federal, state, or local wild and scenic river district
- Any part of the facility is located within the Minnesota River Project Riverbend area or the Mississippi headwaters area

Additionally mandatory environmental review is required for "Phased actions". Phased actions are two or more projects located in the same geographic area and constructed within three years of each other by the same proposer. When this is the case, the animal units from all projects are combined to determine if environmental review is required.

Do you have ownership interest in another livestock operation that was constructed/expanded within the past three years or are you substantially certain you will be constructing/expanding another livestock operation within the next three years?

☐ Yes ☒ No

If Yes, how far away *(straight-line distance)* is it located from the project proposed in this application? _____ miles

There are also rule provisions to require completion of the environmental review process in the event of a citizen petition or upon the discretion of the MPCA. Please see the MPCA fact sheet entitled "When is Environmental Review Required for Feedlots" (available on the MPCA website at https://www.pca.state.mn.us/quick-links/environmental-review and/or Minn. R. 4410 for further details.

VII. Animal numbers and animal unit (AU) calculation

Complete the table below to identify the **maximum** number of animals housed at that facility. All animal numbers and animal sizes used to complete this table should reflect the animal holding **capacity** of the facility even if the facility does not currently house or propose to house that number of animals. At no time is the number of animals at the facility allowed to exceed the capacity provided below without first obtaining a permit or permit modification.

Current Capacity - List the current head count **capacity** for each animal type in column 3 below. For sites with a permit, this should match the currently permitted number of animals. Next, multiply the AU Factor in column 2 by the number of animals listed in column 3 to get the *Current AU Capacity* for each animal type (column 4). Finally, add together all AU's in column 4 to get a total at the bottom of the chart. *If this application is for a brand-new feedlot site leave columns 3 and 4 blank. (ie. bare piece of ground)*

Final Capacity - List the final head count **capacity** for each animal type in column 5 below. This number should include current animals plus or minus any expansion or reduction in each animal type. This should reflect the maximum AU capacity requested with this permit application. Next, multiply the AU Factor in column 2 by the number of animals listed in column 5 to get the *Final AU Capacity* for each animal type (column 6). Finally, add together all AU's in column 6 to get a total at the bottom of the chart.

1. Animal type	2. Animal unit factor	***Current* facility capacity** 3. Head count	4. Animal units = column 2 x column 3	***Final* facility capacity** (Current +/- Changes) 5. Head count	6. Animal units = column 2 x column 5
A. Dairy cattle					
Mature cow (milked or dry) over 1,000 lbs.	1.4	285	399	300	420
Mature cow (milked or dry) under 1,000 lbs.	1.0				
Heifer	0.7	260	182	230	161
Calf	0.2	100	20	100	20
B. Veal					
Veal	0.2				
C. Beef cattle					
Slaughter steer/heifer, stock cow, or bull	1.0				
Feeder cattle (stocker or backgrounding), heifer	0.7				
Cow and calf pair	1.2				
Calf (weaned)	0.2				
D. Swine					
Over 300 lbs.	0.4				
Between 55 and 300 lbs.	0.3				
Under 55 lbs.	0.05				
E. Horses					
Horse	1.0				
F. Sheep					
Sheep or Lamb	0.1				
G. Chickens with a *liquid* manure system					
Layer Hens or Broilers	0.033				
H. Chickens with a *dry* manure system					
Broilers over 5 lbs.	0.005				
Broilers under 5 lbs.	0.003				
Layer Hens over 5 lbs.	0.005				
Layer Hens under 5 lbs.	0.003				
I. Turkeys					
Over 5 lbs.	0.018				
Under 5 lbs.	0.005				
J. Ducks					
Duck (with a liquid manure handling system)	0.01				
Duck (with a dry manure handling system)	0.01				
K. Animals not listed in A to J (AU factor in column 2 = average weight of the animal type divided by 1,000 lbs.)					
Animal type:					
Total animal unit capacity Add all numbers in column 4 for Current AU total Add all numbers in column 6 for Final AU total			**Current AU capacity** 601		**Final AU capacity** 601

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VIII. Animal holding areas

Do any animals at the facility have access to pasture? ☐ Yes ☐ No

Complete the table below for the following animal holding areas. If needed, continue your list on an additional copy of this page.

1. **Total confinement barn with underfloor pit** - A barn where animals cannot access an outdoor area and liquid manure enters storage directly beneath the floor. This includes "shallow pits" or "pull plugs".
2. **Total confinement barn** - A barn where animals cannot access an outdoor area.
3. **Partial confinement barn** - A barn where animals can directly access an outdoor area (ie. associated open lot).
4. **Open lot** - An uncovered area where animals are housed outdoors.
5. **Individual animal housing area** - A structure that houses only one animal at a time (ie. calf huts/hutches).
6. **Working-Sorting-Hospital area** - A structure or area, covered or uncovered, where animals temporarily enter during load-out or load-in events or when additional care is needed to address medical issues with the animal.
7. **Milk parlor-Holding area** - A structure or area where animals temporarily enter prior to or during milking.

List each animal holding area in a separate column

Animal holding area ID	*Use the far right column for non-rectangular holding areas*					*Non-Rectangular*
Facility Site Sketch ID (i.e., #1, A, Barn 1)	Barn 1	Barn 2	Barn 3	Barn 4 & Barn 7	Barn 5	
Status: (check one box only) *Proposed* - not permitted previously or permitted but not yet operational *Existing* - current operational component	☐Proposed ☒Existing ☐Eliminating	☐Proposed ☒Existing ☐Eliminating	☐Proposed ☒Existing ☐Eliminating	☐Proposed ☒Existing ☐Eliminating	☐Proposed ☒Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating

List approximate holding area dimensions in feet

Type of animal holding areas	*(If non-rectangular, use the far right column and list surface area)*					*Non-Rectangular*
	Length X Width	*Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*(Surface Area)*
Total confinement barn with underfloor pit Underfloor pit maximum depth (ft) Underfloor pit volume (gal)	X Pit Depth: gal	X Pit Depth: gal	X Pit Depth: gal	X Pit Depth: gal	X Pit Depth: gal	sq. ft Pit Depth: gal
Total confinement barn	X	X	60' X 24'	184' 92' 118' X 40' milking parlor	60' X 30'	sq. ft
Partial confinement barn	156' X ~~36'~~ ~~24'~~ 66' 32'	80' X 32'	X	X	X	sq. ft
Associated open lot dimensions (list area for non-rectangular lots)	X sq. ft	80' X 32' sq. ft	X sq. ft	X sq. ft	X sq. ft	X sq. ft
Open lot	150' X 20'	X	X	X	X	sq. ft
Individual animal housing area (ie calf huts/hutches that house one animal)	X Quantity:	X Quantity:	X Quantity:	X Quantity:	X Quantity:	sq. ft Quantity:
Working-Sorting-Hospital area	X	X	X	X	X	sq. ft
Milk parlor-Holding area	X	X	X	X	X	sq. ft
Other buildings for animal husbandry	X	X	X	X	X	sq. ft

Indicate the maximum capacity (number of animals) of each animal holding area

Animal numbers	*The total number of all animals listed should match the final animal numbers listed on page 3.*					
Mature dairy cows (over 1,000 lbs.)	50			240		
Mature dairy cows (under 1,000 lbs.)						
Dairy heifers		120	30			
Dairy calves	15				85	
Veal						
Slaughter steer/heifer, stock cow or bull						
Feeder cattle-stocker/background/heifer						
Cow and calf pair						
Beef calves (weaned)						
Swine over 300 lbs.						
Swine between 55 and 300 lbs.						
Swine under 55 lbs.						
Horses						
Sheep or lamb						
All chickens with liquid manure system						
Broiler chickens over 5 lbs. - dry system						
Broiler chickens under 5 lbs. - dry system						
Laying hens over 5 lbs. - dry system						
Laying hens under 5 lbs. - dry system						

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VIII. Animal holding areas

Do any animals at the facility have access to pasture? ☐ Yes ☐ No

Complete the table below for the following animal holding areas. If needed, continue your list on an additional copy of this page.

1. **Total confinement barn with underfloor pit** - A barn where animals cannot access an outdoor area and liquid manure enters storage directly beneath the floor. This includes "shallow pits" or "pull plugs".
2. **Total confinement barn** - A barn where animals cannot access an outdoor area.
3. **Partial confinement barn** - A barn where animals can directly access an outdoor area (ie. associated open lot).
4. **Open lot** - An uncovered area where animals are housed outdoors.
5. **Individual animal housing area** - A structure that houses only one animal at a time (ie. calf huts/hutches).
6. **Working-Sorting-Hospital area** - A structure or area, covered or uncovered, where animals temporarily enter during load-out or load-in events or when additional care is needed to address medical issues with the animal.
7. **Milk parlor-Holding area** - A structure or area where animals temporarily enter prior to or during milking.

List each animal holding area in a separate column
Use the far right column for non-rectangular holding areas

Animal holding area ID						*Non-Rectangular*
Facility Site Sketch ID (i.e., #1, A, Barn 1)	Barn 6	Barn 8				
Status: (check one box only) *Proposed* - not permitted previously or permitted but not yet operational *Existing* - current operational component	☐Proposed ☒Existing ☐Eliminating	☒Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating

List approximate holding area dimensions in feet
(If non-rectangular, use the far right column and list surface area)

Type of animal holding areas	*Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*Non-Rectangular (Surface Area)*
Total confinement barn with underfloor pit Underfloor pit maximum depth (ft) Underfloor pit volume (gal)	X Pit Depth: gal	X Pit Depth: gal	X Pit Depth: gal	X Pit Depth: gal	X Pit Depth: gal	sq. ft Pit Depth: gal
Total confinement barn	X	92' X 64'	X	X	X	sq. ft
Partial confinement barn	80' X 40'	X	X	X	X	sq. ft
Associated open lot dimensions (list area for non-rectangular lots)	X sq. ft	X sq. ft	X sq. ft	X sq. ft	X sq. ft	X sq. ft
Open lot	140' X 20'	X	X	X	X	sq. ft
Individual animal housing area (ie calf huts/hutches that house one animal)	X Quantity:	X Quantity:	X Quantity:	X Quantity:	X Quantity:	sq. ft Quantity:
Working-Sorting-Hospital area	X	X	X	X	X	sq. ft
Milk parlor-Holding area	X	X	X	X	X	sq. ft
Other buildings for animal husbandry	X	X	X	X	X	sq. ft

Indicate the maximum capacity (number of animals) of each animal holding area
The total number of all animals listed should match the final animal numbers listed on page 3.

Animal numbers						
Mature dairy cows (over 1,000 lbs.)		10				
Mature dairy cows (under 1,000 lbs.)						
Dairy heifers	80					
Dairy calves						
Veal						
Slaughter steer/heifer, stock cow or bull						
Feeder cattle-stocker/background/heifer						
Cow and calf pair						
Beef calves (weaned)						
Swine over 300 lbs.						
Swine between 55 and 300 lbs.						
Swine under 55 lbs.						
Horses						
Sheep or lamb						
All chickens with liquid manure system						
Broiler chickens over 5 lbs. - dry system						
Broiler chickens under 5 lbs. - dry system						
Laying hens over 5 lbs. - dry system						
Laying hens under 5 lbs. - dry system						
Turkeys - over 5 lbs.						
Turkeys - under 5 lbs.						
Other:						

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Turkeys - over 5 lbs.							
Turkeys - under 5 lbs.							
Other:							

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IX. Liquid Manure Storage Areas (LMSA)

Complete the table below for all your LMSAs based upon liner type. If needed, continue your list on an additional copy of this page.

Additional Instructions:

1. **Do not list below barn LMSAs in this table** – This information has been captured in the animal holding areas table.
2. LMSAs with more than one liner type - List this LMSA in the category that represents the sidewall primary liner type.
   For example: a LMSA with a concrete floor and earthen sidewalls should be listed in the LMSA - Earthen category.
3. LMSAs with dual liners, which is a primary liner underlain by a secondary liner (typically only in karst susceptible areas) - List the LMSA in the category that represents the primary liner; which is, the liner in direct contact with the manure.
   For example: a HDPE plastic lined LMSA underlain by a compacted clay liner should be listed in the LMSA - Synthetic category.
4. Use the two right columns for circular and other non-rectangular shapes.

LMSA ID	***List each LMSA in a separate column***					*Circular*	*Non-Rectangular*
Facility Site Sketch ID	Earthen Basin 9	Earthen Basin 10	Pit 11				
Status: (check only one) *See animal holding area table for definitions*	☐Proposed ☒Existing ☐Eliminating	☒Proposed ☐Existing ☐Eliminating	☒Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating

List approximate LMSA dimensions in feet

Type of LMSA Liner *Do not list below barn LMSAs*	*(If non-rectangular, use the appropriate column and list diameter or surface area)*						*Non-Rectangular*
	Length X Width	*Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*Circular*	*(Surface Area)*
LMSA - Earthen Maximum depth (ft)	286' X 116' Depth: 8.5'	300' X 150' Depth: 18'	X Depth:	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:
LMSA - Concrete Maximum depth (ft)	X Depth:	X Depth:	8' X 8' Depth: 10'	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:
LMSA – Synthetic [a] Maximum depth (ft)	X Depth:	X Depth:	X Depth:	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:
LMSA – GCL [b] Maximum depth (ft)	X Depth:	X Depth:	X Depth:	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:
LMSA – Steel tank [c] Maximum depth (ft)	X Depth:	X Depth:	X Depth:	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:
LMSA – Other Maximum depth (ft)	X Depth:	X Depth:	X Depth:	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:

List the LMSA volume in gallons

Volume of LMSA (gal)	1,300,000 gal	3,800,000 gal	4,309 gal				

a. Synthetic liners include all plastic or rubber liners (HDPE, EPDM, LDPE, LLDPE, PVC, etc.).
b. GCL refers to all types of geosythetic clay liners where bentonite clay is confined between two synthetic membranes (ie. bentomat®).
c. Steel tank refers to above ground steel tanks including those with concrete floors (ie. slurrystore®).

X. Other Facility Components

Complete the table below for the following facility components. If needed, continue your list on an additional copy of this page.

1. **Permanent Stockpile** - An area where solid manure is stored or processed. Do not list temporary stockpiles
2. **Feed Storage Area** - Areas where any type of feed is stored in outdoor piles/bunkers, including those covered with plastic. **DO NOT** list vertical silos, grain bins, commodity sheds, or other totally enclosed structures.
3. **Mortality Compost Area** - **ONLY** list mortality management areas that compost dead animals with litter or manure.
4. **Vegetated Infiltration Area (VTA)** - A vegetated area with berms on all sides so that liquid can only leave via infiltration into the soil.
5. **Filter-Buffer Strip** - A vegetated area where liquid flows over a grassed area and is allowed to leave the area via surface flow.

List each component in a separate column

Component ID	*Use the two far right columns for non-rectangular shapes*					*Non-Rectangular*	*Non-Rectangular*
Facility Site Sketch ID	Feed Storage						
Status: (check only one) *See animal holding area table for definitions*	☐Proposed ☒Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating

List approximate component dimensions in feet

(If non-rectangular, use one of the two far right columns and list surface area)

Type of Component	*Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*Non-Rectangular*	*Non-Rectangular*
Permanent Stockpile	X	X	X	X	X	sq. ft	sq. ft

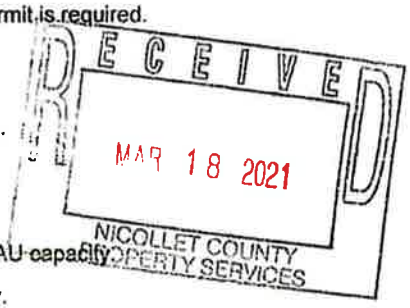
Feed Storage Area	234' X 94'	X	X	X	X	sq. ft	sq. ft
Mortality Compost Area	X	X	X	X	X	sq. ft	sq. ft
Infiltration Area (VTA)	X	X	X	X	X	sq. ft	sq. ft
Filter-Buffer Strip	X	X	X	X	X	sq. ft	sq. ft

XI. Construction stormwater (CSW) requirements (complete only if construction is proposed)

When construction activities are proposed, indicate the expected acreage of soil disturbance: _____ acres

Construction at the facility disturbs one acre or more but less than 5 acres must comply with the requirements of the CSW NPDES general permit, unless a separate application is made for a CSW permit.

Prior to construction at the facility that disturbs 5 or more acres an application for a CSW permit is required.



XII. Notifications and public meetings

The notifications and public meetings below are required to be done **before** permit issuance.

A. Notification to local zoning officials

When required. This notification is required in ***either*** of the following situations:

- ***Construction of a new*** feedlot, or manure storage area (i.e. new site) of any AU capacity.
- ***Expansion of an existing*** feedlot, or manure storage area of any AU capacity.

Notification methods. The applicant must provide notification of the construction or expansion to all local zoning authorities, including county, town, and city zoning authorities, at least 30 days prior to commencement of the construction or expansion. This notification *must* include, at a minimum, the information provided in Minn. R. 7020.2000, subp.4.,A (1) (a) (i to v).

An example notification can be found in the factsheet *Public Notification Requirements – Feedlots* available on the MPCA website at https://www.pca.state.mn.us/feedlots.

B. Notice to residents and property owners within 5,000 feet of a proposed project

When required. This notice is required in ***either*** of the following situations:

- ***Construction of a new*** feedlot, or manure storage area, which will have a capacity of 500 AU or more (i.e. new site).
- ***Expansion of an existing*** feedlot, or manure storage area, which currently has, or will have upon completion of the expansion, a capacity of 500 AU or more.

Notice methods. The owner shall not less than 20 business days before the anticipated issuance date of the permit, provide notice to each resident and each owner of real property within 5,000 feet of the perimeter of the proposed facility. This notice *must* include, at a minimum, the information provided in Minn. R. 7020.2000, subp.4.

An example notice can be found in the factsheet *Public Notification Requirements – Feedlots* available on the MPCA website at https://www.pca.state.mn.us/feedlots.

Verification of notice.

The MPCA must verify that this notice has been completed prior to permit issuance.
Please include with this permit application one of the following options that provides verification that the required notice has been completed:

- An affidavit of publication from a newspaper of general circulation used to provide this notification.
- A list of all parties, with their location, that were notified by certified mail and copies of all signed mail return receipts.
- A list of all parties, with their location, that were personally visited with a date and signature from each party and certification signed by a notary public indicating in detail what was discussed.

C. Non-delegated county public meeting minutes (Minn. Stat. § 116.07, subd. 7(l))

A county which has not accepted delegation of the feedlot program must hold a public meeting prior to issuance of a feedlot permit by the MPCA for an animal feedlot with a capacity of 300 or more animal units.

Date meeting has occurred or is scheduled to occur: _____

Verification of public meeting.

A copy of the meeting minutes must be provided to the MPCA for verification of completion of this requirement prior to permit issuance.

XIII. Certifications and signature

Notification to local officials

The Applicant certifies that, if the application includes construction of a new facility or expansion of an existing facility, all local zoning authorities have been notified in accordance with Minn. R. 7020.2000 subp. 5.

Construction Stormwater (CSW) Requirements

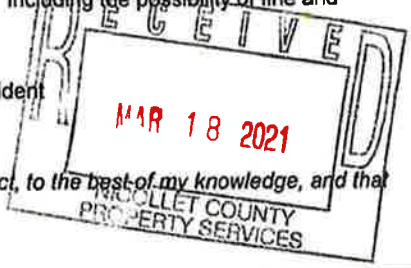
The Applicant certifies that, if construction will disturb 5 or more acres, they have made a separate application for a CSW permit. For construction activities that disturb at least 1 acre but less than 5 acres, the Applicant certifies to comply with the requirements of the current CSW NPDES general permit (Minn. R. 7090.2020 provides permit coverage without the need for an application).

Need for NPDES or SDS permit

If the MPCA determines that a NPDES or SDS permit is required, the Applicant certifies that this application will serve as an application for a NPDES or SDS permit, as appropriate. The Applicant agrees to submit additional information, as requested by the MPCA, in order to complete the NPDES or SDS permit application process including payment of the permit application fee.

Applicant Signature

I hereby certify that the design, construction, and operation of the facility will be in accordance with this application and plans, specifications, reports, and related communications approved by the MPCA, and in accordance with applicable permit conditions or regulations/standards of the MPCA. I also certify under penalty of law that this document and all attachments were prepared under my direction or supervision and the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.



The person that signs this application must be one of the following:

A. For a corporation, a principal executive officer of at least the level of vice president
B. For a partnership, a general partner
C. For a sole proprietorship, the proprietor

By typing/signing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Signature: Paul Swenson, Cindy Swenson, Ashley Swenson Title: Owners

(This document has been electronically signed.)

Date (mm/dd/yyyy): 3/17/2021

Office phone: - Cell phone: 507-276-5202

To sign up for electronic communications including the MPCA feedlot newsletters, please go to the MPCA website at https://public.govdelivery.com/accounts/MNPCA/subscriber/new.

Required enclosures (Permit applications submitted without all required enclosures are incomplete.)

All forms are available on the ***CSF & Interim permits*** page of the MPCA feedlot program website at: https://www.pca.state.mn.us/feedlots

☐ A. A site sketch/aerial photograph indicating the location of the existing and proposed facility components.

☐ B. A Manure/Nutrient Management Plan (MMP) – The following are optional forms to assist with MMP development:

When **all** manure is transferred to another entity for utilization, complete a MMP using the form:

MMP requirements when ownership of manure is transferred.

When **any portion** of manure is applied to land owned, rented, or leased by the applicant(s), or applied to other land where nutrient application decisions are made by the applicant(s), complete a MMP using the spreadsheet form:

MPCA Manure Management Planner.

Notes: The MMP requirements when ownership of manure is transferred form is incorporated into the spreadsheet to account for instances when only some of the manure is transferred.

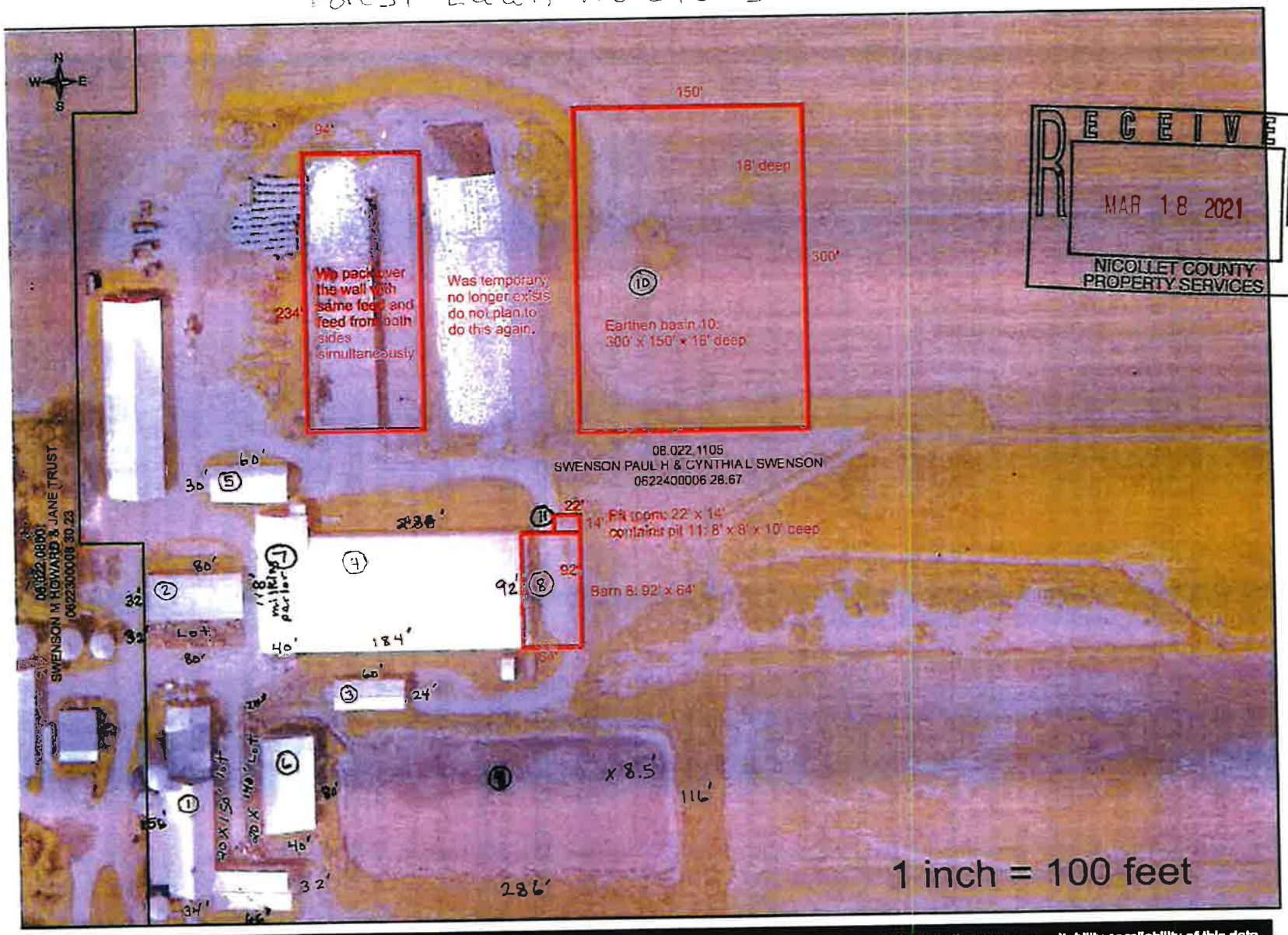
☐ C. Plans and Specifications for construction, modification, or expansion of any of the following:

- Liquid manure storage area
- Vegetative infiltration area (VTA)
- Permanent manure stockpile
- Filter-Buffer strip

☐ D. Environmental Assessment Worksheet (EAW) Fee. When environmental review is required **and the site** is located in a non-delegated county, there is a fee of $4,650 for processing of an Environmental Assessment Worksheet (EAW). The fee must be included with this permit application. **(Check payable to:** Minnesota Pollution Control Agency)

☐ E. Verification of the notifications required in part XII of this application. If not submitted with the application, the MPCA must receive the verification prior to permit issuance. It is strongly recommended that the applicable verifications be included with the permit application.

Forest Lawn Holsteins



RECEIVED
MAR 18 2021
NICOLLET COUNTY PROPERTY SERVICES

Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability,or reliability of this data for any purpose. Property Services Department of Nicollet County assumes no responsibility for actual or consequentialdamage incurred as a result of any user's reliance on this data.

MINNESOTA POLLUTION CONTROL AGENCY
520 Lafayette Road North
St. Paul, MN 55155-4194

CSF and Interim Feedlot Permit application review checklist

Feedlot Program

Doc Type: Application Review

Instructions: This document will assist you in reviewing an application for a Construction Short Form (CSF) or Interim Permit. This checklist does not address every blank/checkbox on the application form but rather focuses on the critical information to help you determine: 1) if the facility can be permitted, 2) if an Environmental Assessment Worksheet (EAW) is required, and 3) if more information is required. Even though a particular item may not be directly addressed on this checklist, the information should still be present on the application form if it is applicable to the facility/applicant.

General information

Facility name: Forest-Lawn Holsteins Inc. Registration number: 103-98229
Owner/Operator: Paul & Cindy Swenson, Ashley Swenson TEMPO AI: 89115
Project Engineer: Brent Krohn Reviewed by: Deanna Biehn
Consultant: - Date (mm/dd/yyyy): 3-16-21

Make sure that the permit application and all supporting materials have been date stamped. 3-18-21

Animal unit (AU) summary

Existing AU: ~~601~~ 601 Proposed AU increase: 0 Final AU: 601

- **If the final AU is 500 or more and the site is in a vulnerable Drinking Water Supply Management Areas (DWSMA),** Minnesota Pollution Control Agency (MPCA) staff must issue this permit.
- **If the final AU is 1,000 or more, you cannot issue this type of permit.** *This includes multi-site operations (see policy).*
- **If any of the large Concentrated Animal Feeding Operation (CAFO) thresholds (see Table 1) are exceeded,** MPCA staff must issue this permit. *This includes multi-site operations (see policy).*

Table 1. Common large CAFO thresholds *(all large CAFO thresholds are available at the end of this checklist)*

Animal type	CAFO threshold (Head count)	Animal type	CAFO threshold (Head count)
Mature dairy cows	700	Laying hens with solid manure system	82,000
Cattle (any size/age) or cow/calf pairs excluding mature dairy cows	1,000	Chickens with a solid manure system excluding laying hens	125,000
Swine over 55 pounds (lbs.)	2,500	Chickens with liquid manure system	30,000
Swine under 55 lbs.	10,000	Turkeys (any size/age)	55,000

All cattle, other than mature dairy cows, are counted in aggregate towards the large CAFO threshold.

Section I. Permit type and reason for application

☐ Section complete

☒ CSF Permit ☐ Interim Permit *(correcting a pollution hazard)*

*Verify that applicant actually qualifies for desired permit – **existing sites need a site inspection prior to permit issuance.***

Reason for application:

☒ New permit *(No existing CSF or Interim Permit)* ☐ Permit modification *(Changes to sites with an existing CSF or Interim Permit)* Wrong one marked *

☐ Permit extension - current CSF or Interim permit number: _____

(Work not completed prior to permit expiration) Note: Extension is limited to 24 months for CSF Permits and 90 days for Interim Permits

Section II. Owner's name(s) and address(es)

☒ Section complete

Are the names and addresses of all owners identified? ☒ Yes ☐ No *(All partners of a LLP, LLLP, or LP must be listed)*

Common issues: Missing name, contact information, or addresses

Indicate below any pertinent information from review of this section:

Section III. Facility name and site address, contact person

☒ Section complete

Is the facility contact information listed? ☒ Yes ☐ No

Common issues: Missing name, contact information, or addresses or incorrect legal name

Indicate below any pertinent info from review of this section:

Section IV. Facility location

☒ Section complete

Is all facility location Information correctly identified? ☒ Yes ☐ No

Common issues: Incorrect Township, Range, or Section information

Indicate below any pertinent info from review of this section:

Section V. Sensitive features

☒ Section complete

a) Is any part of the facility within 1,000 feet of any type of surface waters or tile intake? ☒ Yes ☐ No Ditch

If yes– verify no pollution hazard exists

b) Is any part of the facility within 300 feet of a river/stream? ☐ Yes ☒ No

If yes– verify no pollution hazard exists

c) Is any part of the facility within the 100 year floodplain? ☐ Yes ☒ No

If yes – No construction or expansion allowed in the floodplain
(unless less than 300 AU and correcting a pollution hazard with a liquid manure storage area [LMSA])

d) Is any part of the facility within designated shoreland? ☐ Yes ☒ No

If yes

- **New** feedlot or manure storage area facilities cannot be constructed
- **Existing** feedlot or manure storage area facilities may expand when the following apply:
  - ☐ The facility will have a total capacity of less than 1,000 AU and
  - ☐ The expanded components are no closer to the ordinary high water level.

e) Is any part of the facility within 1,000 feet of any type of karst feature? ☐ Yes ☒ No

If yes– verify no pollution hazard exists

- The volume of the liquid manure storage area is limited to 250,000 gallons when 4 or more sinkholes are present within 1,000 feet of the proposed LMSA.
- Animal holding areas and manure storage areas cannot be constructed or expanded within 300 feet of a sinkhole.

f) Is any part of the facility within 1,000 feet of a community water supply well, a well serving a public or private school (excluding home school locations), or a vulnerable well serving as a licensed child care center? ☐ Yes ☒ No

If yes - A new animal feedlot or manure storage area cannot be constructed within 1,000 feet of the well unless all of the following conditions are met:

- ☐ Minnesota Department of Health (MDH) has an approved DWSMA
- ☐ The feedlot or manure storage area is not within the DWSMA
- ☐ The feedlot or manure storage area is not within 200 feet of the well

Note: There are restrictions for other types of wells that are addressed in other sections of this checklist or within the well isolation table at the end of this checklist.

Indicate below any pertinent info from review of this section:

Section VI. Environmental review

☒ **Section complete or no construction/expansion**
☐ **EAW required – application incomplete**

a) Is any part of the facility located within any of the following sensitive areas? ☐ Yes ☒ No

- ☐ a delineated floodplain
- ☐ designated shoreland
- ☐ 1,000 feet of a karst feature
- ☐ a vulnerable drinking water supply management area
- ☐ a federal, state, or local wild and scenic river district
- ☐ the Minnesota River Project Riverbend area or the Mississippi Headwaters area

If yes – Including any expansions at this facility within the last three years, does the cumulative AU increase equal 500 or more? ☐ Yes ☐ No

If yes – environmental review is required

b) Does the proposer have ownership in another livestock operation, within the same geographic area (as a rule of thumb - six miles), that has constructed or expanded within the last three years? ☐ Yes ☒ No

If yes - the project may be considered a phased action

Including any expansions within the last three years at these sites, does the cumulative total of AU increase equal 1,000 or more (500 if in a sensitive area)? ☐ Yes ☐ No

If yes – this is likely a phased action and environmental review is likely required, contact EAW staff in St. Paul to make a final determination if the proposal is indeed a phased action.

When an EAW is mandatory, the permit application is considered incomplete until the environmental review process is complete.

More information is found on the MPCA website at https://www.pca.state.mn.us/quick-links/feedlot-environmental-review.

Indicate below any pertinent info from review of this section:

Section VII. Animal numbers and AU calculation

☒ **Section complete**

a) Does the head count in column three match current registration? *(Blank for new sites)* ☒ Yes ☒ No ok

b) Does column five represent the total number of animals after expansion? *(Existing plus expansion)* ☒ Yes ☐ No – total

c) Are AUs in columns four and six (including current and final totals) calculated correctly? ☒ Yes ☐ No
(National Pollutant Discharge Elimination System [NPDES] or State Disposal System [SDS] Permit required if final AU capacity is 1,000+ AU)

The facility must be permitted based on capacity of the animal holding areas. Below are some common stocking densities taken from industry or university resources and MPCA historical permitting data. If stocking densities differ greatly from these typical numbers, more information may be needed to verify physical capacity of the facility.

Animal types	Typical stocking densities for confinement barns
Mature dairy cows	80 square feet (sq. ft.) per head
Dairy young stock	50 sq. ft. per head (heifer) – 30 sq. ft. per head (calves)
Beef slaughter steers	50 sq. ft. per head (monsoslope) - 30 sq. ft. per head (slatted barn)
Swine - finishing	8 sq. ft. per head
Swine - nursery	4 sq. ft. per head
Chickens - Broilers	0.5 sq. ft. per head
Chickens - Layers	0.38 sq. ft. per head
Turkeys - mature	3.5 sq. ft. per head (toms) – 2.5 sq-ft per head (hens)

It is also helpful to ask for floor plans for free-stall barns and swine gestation/farrowing barns and then count the stalls/crates.

Indicate below any pertinent info from review of this section:

Section VIII. Animal holding areas

☒ Section complete

a) Are all animal holding areas identified as proposed, approved, existing modifying, or eliminating? ☒ Yes ☒ No

b) Do the proposed/modified animal holding areas comply with the well setbacks in Table 2a below? ☒ Yes ☐ No

Note: For existing components – the applicability of the well code (Minn. R. ch. 4725) is complicated due to historical changes; therefore, questions should be discussed with MDH (or visit the MDH website at http://www.health.state.mn.us/divs/eh/wells/index.html).

Table 2a – Well Isolation distances for animal holding areas

Feedlot component	Isolation distance
Animal feedlot	100 ft.
Animal holding area (not considered a feedlot)	50 ft.*

**Isolation distance must be doubled when the well has less than 50 ft. of watertight casing where the casing does not penetrate a confining layer or multiple layers of confining materials with an aggregate thickness of 10 ft. or more.*

c) Are the dimensions listed for each animal holding area? ☒ Yes ☐ No Need proposed ✓
(listing surface area is okay for irregular shapes)

d) Are animal holding area floor types listed? ☒ Yes ☐ No What form says

e) Do the total number of animals match the final animal numbers from Section VII? ☐ Yes ☒ No

f) If the facility has open lots, is the runoff adequately controlled or contained? ☒ Yes ☐ No ☐ N/A
(You should assess the adequacy of any existing runoff controls.)

If no - one of the following must happen:

☐ Plans and Specs for runoff controls have been:
1. provided with the application or
2. will be a required submittal in an Interim Permit.

☐ MinnFARM needs to be run to determine compliance and to determine correct permit type. If MinnFARM indicates problem, plans will be a required submittal in an Interim Permit.

☐ Open lots will be closed by permit expiration

Indicate below any pertinent info from review of this section:

Section IX. Manure handling, feed storage, and dead animals

☒ Section complete

a) Are all manure storage, feed storage and dead animal storage areas identified as proposed, approved, existing, modifying, or eliminating? ☒ Yes ☐ No Feed area dimensions

b) Do the proposed/modified manure storage, feed storage, and dead animal storage areas comply with the well setbacks in Table 2b below? ☒ Yes ☐ No

Note: For existing components – the applicability of the well code (Minn. R. ch. 4725) is complicated due to historical changes; therefore, questions should be discussed with MDH (or visit the MDH website at http://www.health.state.mn.us/divs/eh/wells/index.html).

Table 2b – Well Isolation distances for manure storage, feed storage and dead animal storage areas

Feedlot component	Isolation distance	
LMSA *(including settling basin, stacking slab, or wedge pit)*	Unpermitted/Non-certified (any liner type)	300 ft.*
	Earthen liner	150 ft.*
	Concrete, synthetic, or composite liner	100 ft.*
Manure stockpiles	100 ft.	
Feed storage areas, dead animal treatment areas, filter strip/vegetative treatment area, or waste pipelines /"dirty water" diversions.	50 ft.*	
Other: Any feature designed to pipe, convey, relocate, scrape, or otherwise move, collect, process, store or treat manure, manure contaminated runoff, milk house waste, silage leachate, or other feedlot related wastes.	50 ft.*	

**Isolation distance must be doubled when the well has less than 50 ft. of watertight casing where the casing does not penetrate a confining layer or multiple layers of confining materials with an aggregate thickness of 10 ft. or more.*

c) Are the dimensions listed for each manure storage, feed storage and dead animal storage area? ☒ Yes ☐ No
(listing surface area is okay for irregular shapes) No dead area

Liquid manure storage areas (LMSA) subsection ☐ Complete or N/A

d) For new LMSAs, are plans and specs included? ☐ Yes ☒ No

If no – Application is incomplete, unless plans and specs will be a required submittal in an Interim Permit

If yes – Review the plans for adequacy

CFOs: ☐ Complete LMSA checklist (contact MPCA engineer if questions remain after attempting checklist)

MPCA: ☐ Plans forwarded to MPCA engineer for review

e) Are any existing LMSAs unpermitted or noncertified? ☐ Yes ☒ No ☐ N/A
(see rule definition for guidance on what is unpermitted/non-certified (7020.0300 subp.25))

If yes - one of the following must be met:

☐ The LMSA will be closed

☐ Evidence that the LMSA has a capacity of less than 20,000 gallons and;

- *Was constructed of man–made and noncorrosive materials*
- *was constructed according to standard engineering principles at the time of construction and;*
- *remains in good operating condition.*

☐ Approval to operate from the MPCA or CFO in (accordance with Minn. R ch. 7020.2110, subp. 5A)

Manure stockpiles subsection ☒ Complete or N/A

f) Is runoff from permanent stockpile adequately controlled or contained? ☒ Yes ☐ No
none

If no - one of the following must happen:

☐ Plans and Specs for runoff controls have been:

1. provided with the application or
2. will be a required submittal in an Interim Permit.

☐ Stockpile will be closed by permit expiration

Dead animal areas subsection ☒ Complete or N/A

g) Does the dead animal area create a pollution hazard (*i.e., runoff/seepage)*? ☐ Yes ☒ No
Render

If yes - one of the following must happen:

☐ Plans and Specs for necessary improvements have been:

1. provided with the application or
2. will be a required submittal in an Interim Permit.

Refer to Minn.R.ch. 1721 for Minnesota Board of Animal Health for requirements for mortality management procedures.

Other process wastewater subsection ☒ Complete or N/A
(i.e., Milk house waste, egg wash water, truck wash water and feed storage runoff)

h) Are sources of process wastewater adequately controlled or contained? ☒ Yes ☐ No
to basin

If no - one of the following must happen:

☐ Plans and Specs for necessary improvements have been:

1. provided with the application or
2. will be a required submittal in an Interim Permit.

All process wastewater generated must be accounted for in the facility's Manure Management Plan (MMP).

Sweet corn silage subsection ☒ Complete or N/A

If the facility stores 1,000 tons or more of sweet corn silage at any one time, the facility must obtain a NPDES or SDS Permit.

Indicate below any pertinent info from review of this section:

Section X. Changes to groundwater monitoring Plan

NA

☒ Section complete or N/A

If monitoring is required and a change is requested, technical analysis and justification must be provided by a qualified professional. The changes must be approved by the MPCA.

Indicate below any pertinent info from review of this section:

Section XI. Non-delegated county public meeting minutes

☒ Section complete or N/A

A county which has not accepted delegation of the feedlot program must hold a public meeting prior to issuance of a permit by the MPCA for a feedlot with a capacity of 300 or more AU.

Were a copy of these meeting minutes included with application? ☐ Yes ☐ No

If no – application can be considered complete but a copy of the meeting minutes must be provided prior to permit issuance.

Indicate below any pertinent info from review of this section:

— County will notice —

Section XII. Notice to residents and owners within 5,000 feet

☐ Section complete or N/A

Is this a new site proposing 500+ AU or an existing site that will have a capacity of 500+ AU after expansion? ☐ Yes ☐ No

If "Yes", this "Good Neighbor" Notice is required. It must include all of the following:

☐ Owner/Facility name ☐ Location (¼, Section, Township, County) ☐ Total AU
☐ Type of livestock ☐ Type of animal holding areas ☐ Type of manure storage areas

Did the application include one of the notice verification methods identified below? ☐ Yes ☐ No

☐ Affidavit of publication from newspaper
☐ List of all parties with certified mail report of delivery or attempted delivery
☐ Notarized List of all parties visited indicating in detail what was discussed
☐ List of all parties visited in person with date and their signature

If no – the application can be considered complete if it includes a copy of the content of the notification and the date the notification will occur. Verification of completion of this notice must be received prior to permit issuance.

The permit cannot be issued until **20 business days** after the date the notification occurred.

Indicate below any pertinent info from review of this section:

Section XIII. Certifications and signature

☒ Section complete

electronic

The application must be signed and dated by one of the following:

- For a corporation, a principal executive officer of at least the level of vice president
- For a partnership, a general partner
- For a sole proprietorship, the proprietor

Required enclosures

☐ Section complete

These are always required *(Note: The following links can be found on the MPCA Feedlot website at https:\\www.pca.state.mn.us\feedlots)*:

☑ A site sketch/aerial photograph that shows all existing and proposed components, all tile intakes, all wells and all sensitive features within 1,000 feet of the facility. (Component ID's must match sections VIII and IX)

☑ A MMP – The following are optional forms to assist with MMP development:

When **all** manure is transferred to another entity for utilization, complete a MMP using the form:

MMP requirements when ownership of manure is transferred.

When **any** portion of manure is applied to land owned, rented, or leased by the applicant(s), or applied to other land where nutrient application decisions are made by the applicant(s), complete a MMP using the **spreadsheet** form:

MPCA Manure Management Planner.

Notes: The MMP requirements when ownership of manure is transferred form is incorporated into the spreadsheet to account for instances when only some of the manure is transferred.

A hand-entry version of the MPCA Manure Management Planner.

(Use the MMP checklist for review – available at: https://www.pca.state.mn.us/sites/default/files/wq-f8-14b.doc)

When a LMSA is proposed:

☑ Plans and specifications for construction, modification, or expansion of any LMSA.
(Use the LMSA checklist for review available at: https://www.pca.state.mn.us/sites/default/files/wq-f3-36.docx)

3-22-21 revised 3-25-21 3-26-21 - Additional questions

TEMPO process

For CFO's - You must scan and email the application form to Feedlotpermit.PCA@state.mn.us in order to start the TEMPO activity.

☐ Appropriate action and data entry has been completed in TEMPO

Useful resources

Well isolation table

The table below summarizes the well isolation distances required by Minn. R. 4725.4450 and/or Minn. R. ch. 7020 (whichever is most restrictive) for construction/expansion of **new feedlot components**. The isolation distances for existing wells and feedlot components is complicated due to the historical changes in the well code (Minn. R. ch. 4725), therefore questions regarding the well code's applicability to existing components should be discussed with MDH (or visit the MDH website at http://www.health.state.mn.us/divs/eh/wells/index.html).

Feedlot component (with rule cites)	Isolation Distance	
LMSA *Minn. R. 4725.4450, subp.1 A(6)* *Minn. R. 4725.4450, subp.1 B(6)* *Minn. R. 4725.4450, subp.1 C(5)*	Unpermitted/Non-certified (any liner type)	300 ft.*
	Earthen liner	150 ft.*
	Concrete, synthetic, or composite liner	100 ft.*
Settling basin, stacking slab, or wedge pit	Follow the isolation distances for LMSA	
Manure stockpiles *Minn. R. 4725.4450, subp.1*	100 ft.	
Animal feedlot *Minn. R. 4725.4450, subp.1*	100 ft.	
Animal holding area (not considered a feedlot) *Minn. R. 4725.4450, subp.1 E(4)*	50 ft.*	
Feeding or watering area within a pasture *Minn. R. 4725.4450, subp.1 E(3)*	50 ft.*	
Feed storage areas, dead animal treatment areas, filter strip/vegetative treatment area, or waste pipelines /"dirty water" diversions. *Minn. R. 4725.4450, subp.1 E(11)*	50 ft.*	
Other: Any feature designed to pipe, convey, relocate, scrape, or otherwise move, collect, process, store or treat manure, manure contaminated runoff, milk house waste, silage leachate, or other feedlot related wastes. *Minn. R. 4725.4450, subp.1 E(11)*	50 ft.*	

**Minn. R. 4725.4450, subp.2 requires the isolation distance to double when the well is considered sensitive which is defined as a water-supply well with less than 50 ft. of watertight casing where the casing does not penetrate a confining layer or multiple layers of confining materials with an aggregate thickness of 10 ft. or more.*

Large CAFO table

The table below summarizes the large CAFO thresholds. If a facility exceeds any one of these thresholds it is a large CAFO. Reminder – CFO's cannot issue a feedlot permit to any site that is a large CAFO.

Animal type	Large CAFO threshold (number of animals)
cattle or cow/calf pairs (all types/ages/sizes except mature dairy cows and veal calves)	1,000 or more
mature dairy cattle	700 or more
veal calves	1,000 or more
swine (weighing over 55 pounds)	2,500 or more
swine (weighing less than 55 pounds)	10,000 or more
horses	500 or more
sheep or lambs	10,000 or more
turkeys	55,000 or more
laying hens or broilers (liquid manure handling systems)	30,000 or more
chickens other than laying hens (other than a liquid manure handling systems)	125,000 or more
laying hens (other than a liquid manure handling systems)	82,000 or more
ducks (other than a liquid manure handling systems)	30,000 or more
ducks (liquid manure handling systems)	5,000 or more

Links

Minn. R. ch. 7020 (Revisor) - https://www.revisor.mn.gov/rules/?id=7020

MPCA Construction stormwater factsheet - https://www.pca.state.mn.us/sites/default/files/wq-f6-75.pdf

MPCA Truck wash permitting flow chart - https://www.pca.state.mn.us/sites/default/files/wq-f5-17.pdf

MPCA Feedlot Environmental review - https://www.pca.state.mn.us/quick-links/feedlot-environmental-review

Minnesota Department of Natural Resources (DNR) Protected Waters Inventory maps - https://www.dnr.state.mn.us/waters/watermgmt_section/pwi/maps.html

DNR Water Appropriations Program - https://files.dnr.state.mn.us/waters/forms/livestockgp.pdf

MDH county well index - https://apps.health.state.mn.us/cwi/

Minnesota Department of Agriculture, DWSMA, and wellhead protection - http://www.mda.state.mn.us/protecting/waterprotection/waterprotectionmapping.aspx

Board of Animal Health - https://www.bah.state.mn.us/carcass-disposal/

MPCA Multiple Site Determination Policy - https://www.pca.state.mn.us/sites/default/files/wq-f6-63.pdf

For CFOs, ensure all permitting minimum program requirements as written in the Delegation Agreement are met:

- Permits are issued within the 60/120 day time period.
  - Ensure all permit application materials are date stamped.
  - For incomplete applications, notify the Permittee in writing within 15 business days.
- The permit file includes the application review checklist and, as applicable, a MMP review and LMSA review checklist.
- Verification that 500+AU notification requirements have been met, and the permit is issued at least 20 business days after the notification to okay place.
- The CFO conducted an inspection, as necessary, to ensure the proper permit is issued.

Odor From Feedlots Setback Estimation Tool (OFFSET)

3/11/2021
Paul Swenson, Forest-Lawn Holsteins Inc.
NICO-F0166R1
06-22-400-006
Dairy 601 au Proposed Construction

		width (ft)	length (ft)	# of source	Odor emission #	Odor control factor	Odor emission factor
Source 1	Dairy cow barn #1; scrape; 1895; 1983	36	156	0	6	1	0.00
Source 2	Addition to Dairy cow barn #1; scrape; 1979	32	66	0	6	1	0.00
Source 3	Open lot #1 Pre 2000	76	76	0	4	1	0.00
Source 4	Dairy cow barn #2; free stall; 1988	32	80	0	6	1	0.00
Source 5	Open lot barn #2 Pre 2000	32	80	0	4	1	0.00
Source 6	Dairy heifer barn #3; free stall; 1980	24	60	0	6	1	0.00
Source 7	Dairy cow barn #4; free stall; 1996	92	184	0	6	1	0.00
Source 8	Open lot barn #4 Pre 2000	190	475	0	4	1	0
Source 9	Dairy calf barn #5; 2005	30	60	1	2	1	0.36
Source 10	Dairy heifer barn #6; free stall; 2007	40	80	1	6	1	1.92
Source 11	Milking Parlor #7; 2013	40	118	1	6	1	2.83
Souce 12	Earthen basin; 1996	116	286	0	13	1	0
Source 13	Proposed earthen basin	150	300	1	13	1	58.5
Source 14	Proposed pump pit	8	20	1	13	1	0.208
Source 15	Proposed addition to barn 4	64	92	1	6	1	3.5328
					Total odor emission factor		**67.35**

Distance to nearest non accessory dwelling

2365' to se
3380' to e
4135' to nw
3650' to w

Annoyance free leve	Setbacks (feet)	Setbacks (mile)
99%	5409.98	1.02
98%	3204.93	0.61
97%	2043.48	0.39
96%	1496.03	0.28
94%	1074.12	0.20
93%	962.27	0.18
91%	745.14	0.14

Note: Frequencies 99%, 98%, 97%, 95%, 93% are equivalent to 7,14,22, 36, 50 hrs. /mo, respectively

ATTACHMENT G -
OFFSET Model

NICOLLET
EST. COUNTY 1853

CONDITIONAL USE PERMIT

MODIFY AN EXISTING SWINE FEEDLOT

JOHN & VALERIE RIEKE

PLN21-16

NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION

SUBJECT:	PLN21-16, Conditional Use Permit
APPLICANT/OWNER:	John and Valerie Rieke
LOCATION:	Part of the Northeast 1/4 of the Northeast 1/4 of Section 10-111-32 in Ridgely Township
PARCEL NO:	11.110.0300
EXISTING ZONING:	Agricultural Preservation
HEARING DATE:	April 19, 2021

REQUEST

The applicant proposes to modify an existing swine feedlot. The project includes the demolition and disposal of one 28' x 96' total confinement barn. An 18' x 72' portion of an existing 30' x 72' barn would be converted to storage. The remaining 12' x 72' portion of the barn, and its 12' x 72' x 8' underfloor liquid manure storage area, will continue to be used as part of the feedlot. The project includes the construction of one new 53' x 153' 4" total confinement barn with an 8' deep underfloor liquid manure storage area.

The existing permitted feedlot facility consists of five total confinement barns with underfloor liquid manure storage areas. Four of the five permitted barns will continue to be used as part of the feedlot.

Existing Feedlot Components*

Size	Structure Type	Animal Type	Number of Animals
40' x 120'	Total confinement barn	Swine between 55 lbs. and 300 lbs.	600
40' x 120' x 8'	Underfloor liquid manure storage area		
36' x 120'	Total confinement barn	Swine between 55 lbs. and 300 lbs.	540
36' x 120' x 8'	Underfloor liquid manure storage area		
12' x 72'	Total confinement barn	Swine between 55 lbs. and 300 lbs.	108
12' x 72' x 8'	Underfloor liquid manure storage area		
40' x 60'	Total confinement barn	Swine between 55 lbs. and 300 lbs.	280
40' x 60' x 8'	Underfloor liquid manure storage area		

**These structures would remain in use.*

Existing Permitted Feedlot Components To Be Removed

Size	Structure Type	Animal Type	Number of Animals
28' x 96'	Total confinement barn	Swine between 55 lbs. and 300 lbs.	0

There are two barns which were not on the feedlot permit and do not presently contain animals, see below. These barns will also be removed as part of the proposal. The 30' x 40' x 8' underfloor liquid manure storage area is below the 30' x 82' barn.

Other Structures To Be Removed (Not on the Feedlot Permit)

Size	Structure Type	Animal Type	Number of Animals
28' x 30'	Total confinement barn		
30' x 82'	Total confinement barn		
30' x 40' x 8'	Underfloor liquid manure storage area		

The proposal includes the construction of one new barn, see below.

Proposed Feedlot Components*

Size	Structure Type	Animal Type	Number of Animals
53' x 153' 4"	Total confinement barn	Swine between 55 lbs. and 300 lbs.	940
53' x 153' 4" x 8'	Underfloor liquid manure storage area		

**This structure would be new construction.*

The existing swine facility consists of 1,950 swine between 55 pounds and 300 pounds. The proposed facility would consist of 2,468 swine between 55 pounds and 300 pounds. The number of animals would increase by 518. The number of animal units would increase from 585 to 740.4.

	Current # of Animals and Animal Units		Proposed # of Animals and Animal Units	
Animal Type	Number	A.U.	Number	A.U.
Swine between 55 lbs. and 300 lbs.	1,950	585	2468	740.4
TOTAL	**1,950**	**585**	**2468**	**740.4**

Existing Land Use:
The existing land use is agricultural. The property contains the applicants' dwelling and existing swine feedlot. The property consists of 8.24 acres and is zoned Agricultural Preservation.

Surrounding Land Use:
The surrounding land use is predominantly agricultural. Little Rock Creek is located approximately 475 feet east of the property.

Access:
The site has an existing access onto 693rd Avenue. The road authority is Ridgely Township.

Dead Animal Disposal:
The applicant's method of disposal is to render.

Manure Management Plan:
A Manure Management Plan has been submitted in accordance with Minnesota Rules Section 7020.2225. The applicant has 494 spreading acres available. Only 190 spreading acres are required per year.

Manure Handling:
The manure from the total confinement barn will be stored in the below barn concrete pits. The manure will be emptied in the fall and will be transported and incorporated in accordance with Minnesota Pollution Control Agency rules.

Setbacks:
The proposal exceeds the County's requirements for development in the Agricultural Preservation zoning district. The proposed setbacks are as follows:

Minimum Setbacks

Type	Required	Proposed
Front Yard (W)	35'	100'
Side Yard (N)	20'	45'
Side Yard (S)	20'	245'
Rear Yard (E)	20'	115'
OFFSET Odor Modeling 93% to non-associated dwelling (NE)	489'	1,135'
OFFSET Odor Modeling 99% to City of Lafayette (E)	0.6 miles	13.1 miles
Little Rock Creek (E)	200'	525'

Solid Waste:
The solid waste associated with the demolition and removal of existing structures, and with the construction of the new structures, must be disposed of in accordance with the Nicollet County Solid Waste Ordinance and Minnesota Pollution Control Agency standards and requirements.

MINNESOTA POLLUTION CONTROL AGENCY STANDARDS

The project does not meet the large concentrated animal feeding operation (CAFO) animal number threshold nor the animal unit threshold for issuance of a state issued feedlot permit. The federal threshold is 2,500 or more swine weighing 55 pounds or more. The state threshold is 1,000 animal units or more. The proposal is for 2,468 swine weighing 55 pounds or more which is equivalent to 740.4 animal units. It does not meet the aforementioned thresholds. The applicant has applied for a Construction Short Form Permit through Nicollet County.

NEIGHBOR NOTIFICATION

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

CONDITIONAL USE PERMIT CRITERIA

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

   True, because:

   - The proposed facility meets the applicable standards of Sections 505, 602, and 715 of the Zoning Ordinance for feedlots in the Agricultural Preservation zoning district.
   - The size and design of the barn appears to be typical of feedlot developments within the county.
   - The proposal appears to meet the applicable Minnesota Pollution Control Agency standards for swine feedlots.

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

   True, because:

   - The site contains an existing swine feedlot.
   - The size and function of the proposed facility is not unreasonable for the surrounding infrastructure.
   - It appears the existing public infrastructure is suited for agricultural development.

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

   True, because:

   - The location is within an agricultural area.
   - The proposal meets the required OFFSET setback from neighboring dwellings.

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

   True, because:

   - The land use in the area is agricultural in nature.
   - The barn size and function appears to be typical of feedlot development within the county.
   - The proposal meets all applicable setbacks, including the front, side, and rear yard and OFFSET setbacks.

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

   True, because:

   - The requested use meets the applicable setbacks, standards, and requirements found in Sections 602 and 715 of the Zoning Ordinance for feedlots in the Agricultural Preservation zoning district.
   - The request meets standards of Section 505 of the Zoning Ordinance, pertaining to the approval and issuance of conditional use permits.

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

   True, because:

   - The plan notes the importance of agriculture to the county and to the local economy.
   - The proposal is for an agricultural use within an existing agricultural area.

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

   True, because:

   - The barn will be of a size and function that is typical for a swine feedlot.
   - The proposal meets the required OFFSET setback.
   - The applicable state standards for manure handling and manure management will be met.

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

   True, because:

   - The property already contains a feedlot.
   - The surrounding land use is agricultural.
   - The site is located in an existing farm landscape.

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

   True, because:

   - The site meets the required OFFSET setback to nearby non-associated residences.
   - The proposal will meet the applicable state standards for manure handling and management.
   - The facility will follow Board of Animal Health regulations for the disposal of dead animals.

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

Will Not – True, because:

- The request is proposed to meet the standards for feedlots in the Agricultural Preservation zone, with no apparent adverse effects to the public health, safety, and welfare.

RECOMMENDATIONS

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

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.

2. The zoning permit is invalid if the holder has not substantially completed the building within the period of time allowed on the zoning permit connected with this conditional use permit.

3. The conditional use permit will be periodically reviewed by the county to ensure compliance with the permit and permit conditions.

4. 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.

5. The applicant must provide, maintain, and follow an approved manure management plan under the guidelines set forth in Minnesota Rules Chapter 7020.2225.

6. Manure that is in liquid or slurry form is to be injected or spread and incorporated within 24 hours of spreading.

7. Manure when transported by truck/spreader to fields off site must be covered or in a leak proof tank to avoid any potential manure spills on public roads.

8. If required, the applicant must obtain a Department of Natural Resources Division of Waters' Water Appropriations Permit.

9. Dead animals must be disposed of in accordance with the Board of Animal Health regulations.

10. The applicant must notify Property Services at least three days prior to start of construction, including any related earth work.

11. If required, a Construction Stormwater permit must be obtained prior to start of construction.

12. Before construction begins, the applicants must have the appropriate county feedlot and zoning permits in hand.

13. The approved feedlot permit application, conditional use permit, and supporting information will remain on file with Property Services.

14. The applicants must maintain the described and necessary technology to meet the 93% and 99% OFFSET Annoyance Free Odor Rating.

15. Any solid waste associated with the removal of existing structures must meet all applicable regulations for the disposal of solid waste, including the Nicollet County Solid Waste Ordinance and Minnesota Pollution Control Agency Rules.

Parcel No: 11.110.0300
Map No: 0210200017

Applicant/Landowner: John & Valerie Rieke

PLN21-16

ATTACHMENT A **Application**

ATTACHMENT B **Criteria for Conditional Use Permit**

ATTACHMENT C **Location Map**

ATTACHMENT D **Aerial**

ATTACHMENT E **Neighbor Notification List**

ATTACHMENT F **Documents Submitted by Applicant**

F.1 Site Plan

F.2 Floor Plan

F.3 MPCA Permit Application

ATTACHMENT G **OFFSET Model**

NICOLLET COUNTY EST. 1853

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

PLANNING & ZONING ADVISORY COMMISSION APPLICATION

Total Fees: $446.00

Map#: 0210200017
Parcel#:
Permit#: PLN21-00016
Date: March 26, 2021

Applicant: John and Valerie Rieke, , 50565 600th Ave, Fairfax MN 55332
Phone: 507-276-1298
Owner: John and Valerie Rieke, 50565 600th Ave, Fairfax MN 55332
Property Address: 50565 600th Ave, Fairfax MN 55332
Abbreviated Legal Description:
Township: Ridgely

Record Type: Conditional Use
Category: Feedlot
Project Description: Modify an existing swine feedlot with the construction of one total confinement swine barn (53' x 153.4') with a below barn concrete liquid manure storage area (53' x 153.4' x 8') and remodel the existing 30' x 72' total confinement barn and reducing the dimensions to 12' x 72' and will continue to use the 12' x 72' x 8' below barn concrete liquid manure storage area. The project removes the existing 28' x 96' total confinement barn and a 30' x 110' total confinement barn and the 30' x 40' x 8' below barn liquid manure storage area. The total proposed number of animal units will increase from 585 a.u. to 740.4 a.u. or an increase of 1,950 finishing swine to 2,468 finishing swine. Site address: 35144 693rd Ave, Fairfax, MN 55332

Planning Commission Hearing Date: 04/19/2021
Board of Commissioners Date: 04/27/2021

Valerie Rieke
APPLICANT SIGNATURE

3/26/21
DATE

ATTACHMENT A - Application

NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION
CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant/
Property Owner: John & Valeria Rieke

Date: April 19, 2021
File #: PLN21-16

Use Requested: Modify an existing swine feedlot

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.

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets the applicable MPCA standards for swine feedlots. It is a typical feedlot in the county. The site already contains a feedlot. The proposal is consistent with agricultural development. The size and design is typical for feedlot development in the county.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The size and design of the proposed facility is not unreasonable for the surrounding infrastructure. It is an existing feedlot. Public infrastructure is suitable for this size operation.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal meets the required OFFSET setback from neighboring dwellings. The site is located in an Ag area.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The land use in the area is agricultural. The site is in the Agricultural district. The proposal meets all setbacks. The proposal, design, and size are typical for feedlot development in the county.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The requested use meets the standards of Sections 505, 602, and 715 of the Zoning Ordinance for feedlots.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The proposal is for an agricultural use within an existing agricultural area/district. Agriculture is important to the county and local economy.

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	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The applicable state standards for manure management and handling will be met. The barn is typical for swine feedlots in the county. The proposal meets the required OFFSET setback.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The property already contains an existing feedlot. The surrounding land use is agricultural.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The site meets the applicable OFFSET setback to non-associated residences. The proposal meets standards for manure handling and management. The facility will follow Board of Animal Health regulations for the disposal of dead animals.

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

	YES	NO	ABSTAINED	ABSENT
David Hermanson	☒	☐	☐	☐
David Wendinger	☒	☐	☐	☐
Justin Laven	☒	☐	☐	☐
Marie Dranttel	☒	☐	☐	☐
Ron Regenscheid	☒	☐	☐	☐
Dave Ubel	☒	☐	☐	☐

WHY: The request is proposed to meet the standards for feedlots in the Agricultural Preservation zone.

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

THE NICOLLET COUNTY PLANNING AND ZONING ADVISORY COMMISSION:

(☒ APPROVES) (☐ DENIES)

THE REQUESTED CONDITIONAL USE PERMIT

This decision is based on:

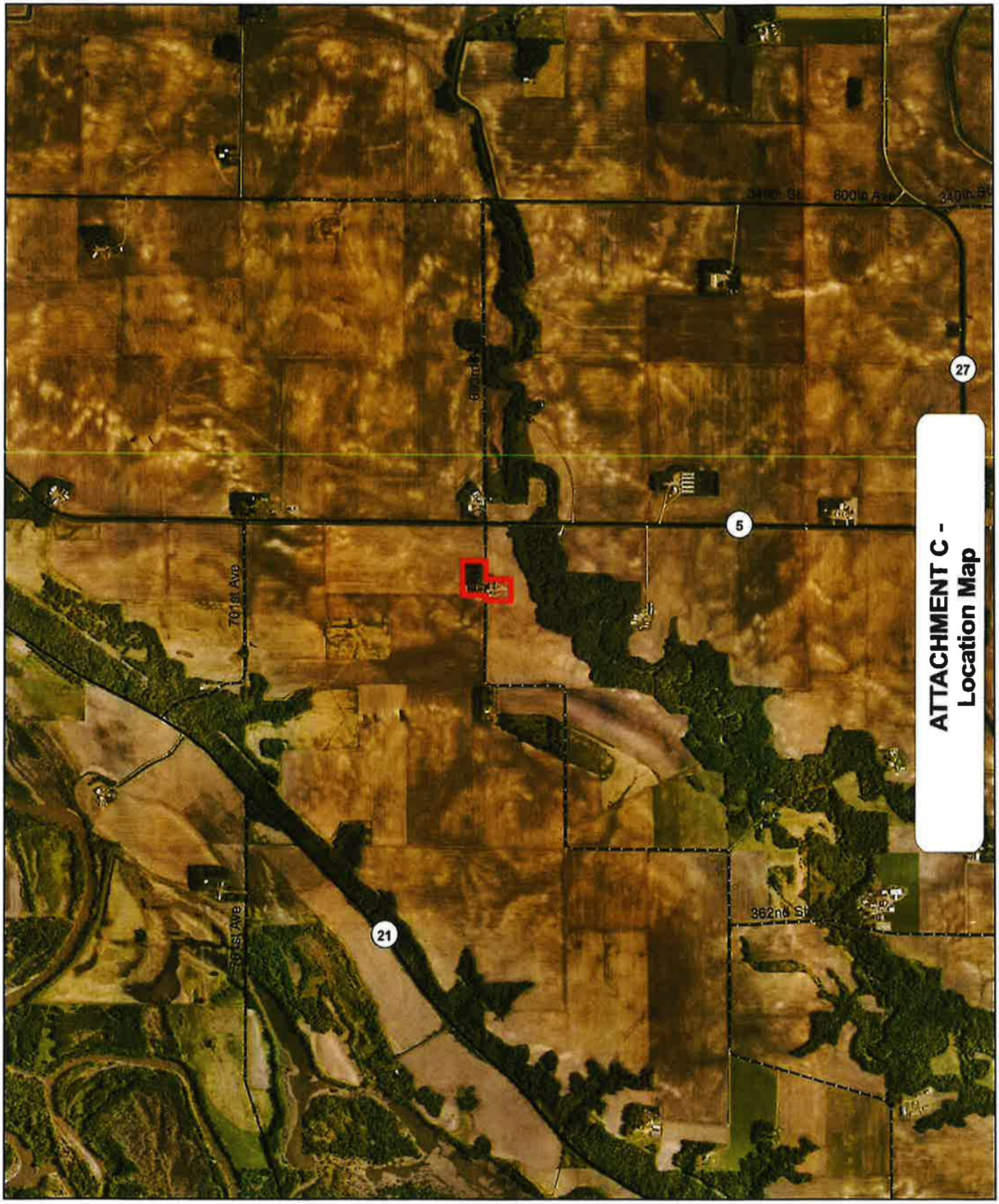
- ☒ Application
- ☒ Staff Report
- ☒ Pictures
- ☐ Information received at public hearing

Viewed by Members of Board:

- ☐ Hermanson
- ☐ Wendinger
- ☐ Laven
- ☐ Dranttel
- ☐ Regenscheid
- ☐ Ubel

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: _____



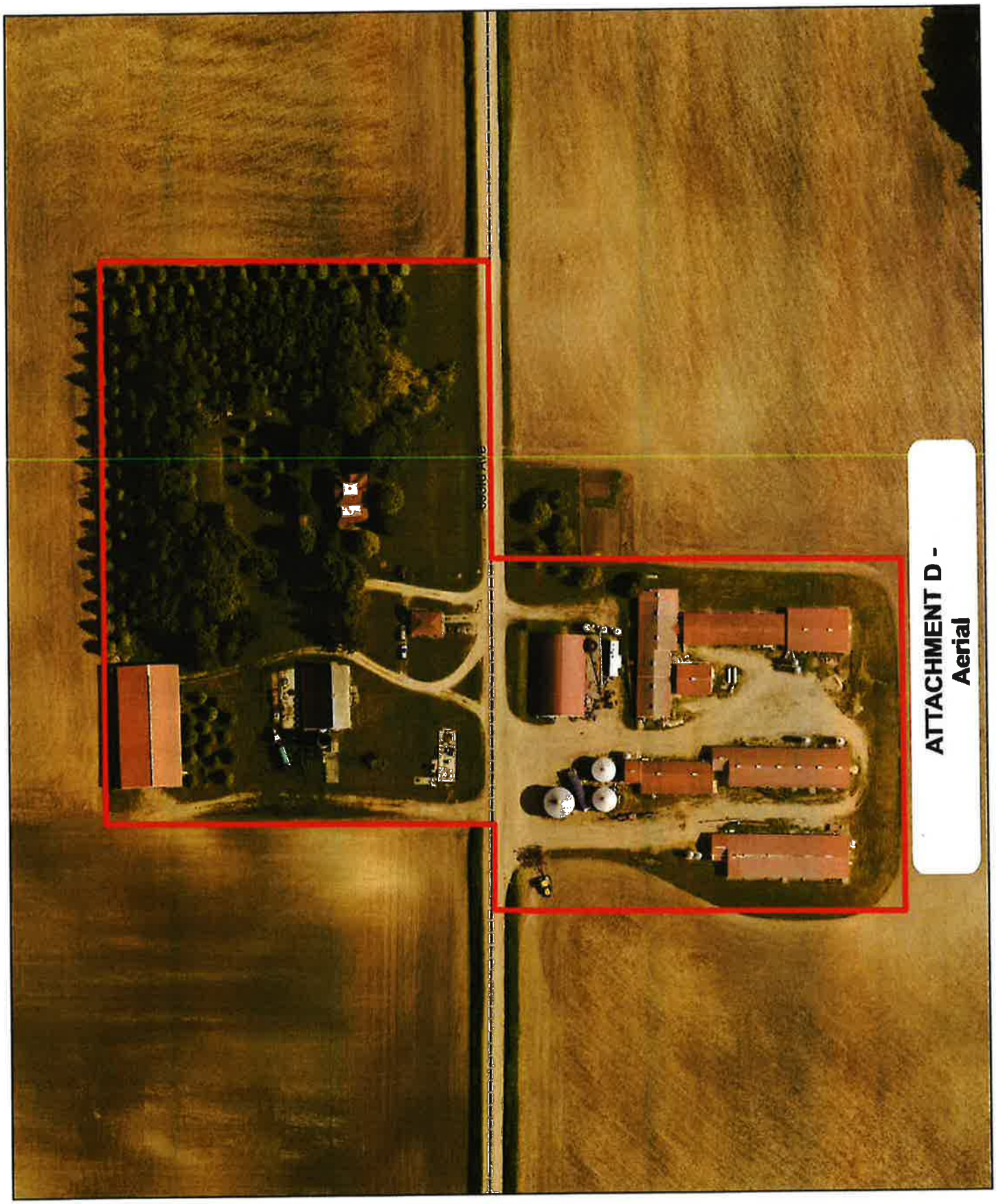
Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

N W E S

0 1,000 2,000 Feet

1:25,000

1 inch = 2,083 feet



Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

N W E S

0 62.5 125 Feet

1:1,500

1 inch = 125 feet

JEROME BASTIAN
35410 693RD AVE
FAIRFAX MN 55332

THOMAS & KAREN BORTH
60121 490TH ST
FAIRFAX MN 55332

RICHARD PAUL DUCKSTAD ETAL
22077 WAGON WHEEL TRL
LAKEVILLE MN 55044

FREDERICK KIENLEN LIVING TRUST
68093 COUNTY ROAD 21
FAIRFAX MN 55332

DARYL, DOUGLAS, & JANE NOSBUSH
69328 FORT RD
FAIRFAX MN 55332

DOUGLAS & LOUETTE NOSBUSH
68849 FORT RD
FAIRFAX MN 55332

JOHN & ELAINE PALMER LIV TRUST
70474 FORT RD
FAIRFAX MN 55332

JEROME PEICHEL LIV TRUST
7205 DAHLGREN RD
CHASKA MN 55318

RIDGELY FARMS LLC
68808 FORT RD
FAIRFAX MN 55332

JOHN & VALERIE RIEKE
50565 600TH AVE
FAIRFAX MN 55332

SCHOOL DIST 1284 & RIDGELY TOWN HALL
69239 FORT RD
FAIRFAX MN 55332

WILLIAM SCHWAB LIV TRUST
69105 FORT RD
FAIRFAX MN 55332

RIDGELY TOWN BOARD
68849 FORT ROAD
FAIRFAX MN 55332

ATTACHMENT E - Neighbor Notification List

John + Valerie Ricke



Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

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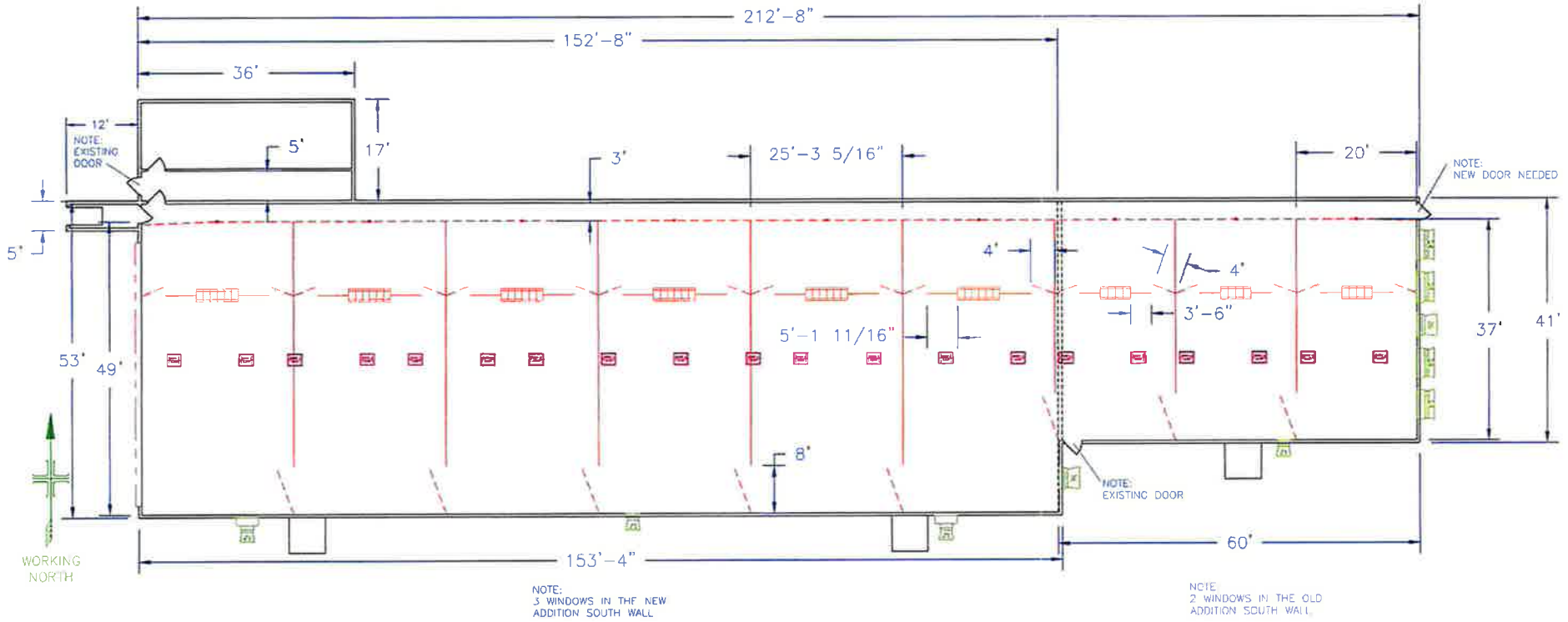
1 inch = 50 feet

0 25 50 Feet

N W E S

ATTACHMENT F.1 -
Site Plan

HEAD COUNT:
1220



PENS, STEEL

GATES, STEEL

CURTAIN

SDI FEEDER
6 HOLE DBL 84"
ONE DROP TUBE

SDI FEEDER
4 HOLE DBL 60"
ONE DROP TUBE

DOUBLE L
DL3127
CEILING INLET
R.O. 29" x 24.75"

21" EXHAUST FAN
WALL MOUNTED
R.O. 27" x 27"

21" EXHAUST FAN
ON PIT TRANSITION

PUMP-OUT
PIT ACCESS

36" EXHAUST FAN
WALL MOUNTED
R.O. 44.5" x 44.5"

54" EXHAUST FAN
WALL MOUNTED
R.O. 61.5" x 61.5"

Please Note: Positions and measurements are suggested installation locations. Actual location may vary upon installation. This document is to be used as an example of where to install equipment. PALS will not be held responsible for any liability from use/misuse of this document.

ATTACHMENT F.2 - Floor Plan

PALS Supplier Of Choice

JOHN RIEKE
35144 693RD AVE
FAIRFAX, MN 55332

P1127-F1-21	FINISHER	A. HAPPE
03/02/2021	03/26/2021	GENERAL LAYOUT
B.G.WATSON	B.G.WATSON	ARCH C

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North
St. Paul, MN 55155-4194

Animal feedlot or manure storage area permit application

CSF and Interim Permit Program

Doc Type: Permit Application

Applicability: Use this form to obtain, modify, or extend the term of a construction short form (CSF) or interim permit.
Keep a copy of this application form and all submittals for your records.

After completing and signing this form, submit it and any required enclosures as instructed below:

For facilities located in a delegated county, send the signed form and any enclosures to the County Feedlot Officer (CFO).
All other facilities must submit this form and any enclosures to the Minnesota Pollution Control Agency (MPCA) as follows:

- Scan and email the signed form and any enclosures to FeedlotSubmittal.pca@state.mn.us.
- If submission via email is not possible, you can mail the signed form and any enclosures to:

  Attn: Feedlot Master File Staff
  Minnesota Pollution Control Agency
  7381 Airport View Drive SW
  Rochester, MN 55902

I. Permit type and reason for application

Feedlot Registration Number: ~~103-97455~~

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Please indicate which type of feedlot permit you are applying for *(choose only one)*:

☒ Construction Short Form ☐ Interim (correcting a pollution hazard)

Please indicate the reason for the permit application *(choose only one)*:

☒ New Permit
(No existing CSF or interim permit)

☐ Permit Modification
(Changes to sites with an existing CSF or interim permit)

☐ Permit Extension - Current CSF or Interim Permit number: _____
(Work not completed prior to permit expiration)

For extension requests only - Indicate below the reason(s) the work may not be completed prior to permit expiration

Estimated amount of time required to complete the work: 8 ☐ days ☑ months
Note: The length of the extension is limited to 24 months for CSF permits and 90 days for interim permits

Note: When the notice to neighbors and property owners is required the content of the notice must include the date the original permit was issued and the new proposed completion date as well as the normally required information.

ATTACHMENT F.3 - MPCA Permit Application

II. Owner's name(s) and address(es) - (All partners of a Limited Liability Partnership (LLP) must be listed.)

Primary owner – Will be used as the mailing address

Name: John and Valerie Rieke
Address: 50565 600th Ave
City: Fairfax State: MN
Phone: 507-276-0455 Zip: 55332
Email: jrieke@redred.com

Additional owner – attach additional sheets as necessary

Name:
Address:
City: State:
Phone: 507-276-1297 Valerie's Zip: i
Email:

Note: *The term owner includes all persons having possession, control, or title to an animal feedlot or manure storage area (including lessees or renters). All owners must be listed. Attach to this application the names, addresses, and phone numbers of all additional owners.*

III. Facility name and site address

Site Name: John and Valerie Rieke - Peichel Site
☐ Facility is a MN Ag Water Quality Certified Farm (MAWQCP)
Complete if facility address is different than the primary owner address:
Street: 35144 693rd Ave
City: Fairfax State: MN
Phone: Zip:

Contact person for day-to-day activities

Name: John Rieke
Street: same as above
City: State:
Phone: 507-426-7874 Zip:
Cell phone: 507-276-0455
Email: jrieke@redred.com
(General letters/notices may be sent by email where one is indicated.)

IV. Facility location

County: Nicollet Township name: Ridgely

Township (26 – 71 or 101 – 168)	Range (1 – 51)	Section (1 – 36)	¼ Section (160 acre) (NW, NE, SW, SE)	¼ of ¼ Section (40 acre) (NW, NE, SW, SE)
T 111 N	R 32-33 W	10	NE	NE

V. Sensitive features

1. Is any part of the facility within 1,000 feet of any type of surface waters or tile intake? ☒ Yes ☐ No

   If Yes, select all types below

   ☐ Lake ☐ River ☐ Stream (Perennial or Intermittent) ☒ Tile Intake
   ☐ Pond ☒ Creek ☐ Ditch ☐ Wetland ☐ Calcareous Fen ☐ Unknown

2. Is any part of the facility located within 300 feet of a river/stream? ☐ Yes ☒ No
3. Is any part of the facility located within a delineated flood plain *(100 year flood)*? ☐ Yes ☒ No
4. Is any part of the facility located within designated shoreland? ☐ Yes ☒ No
5. Is any part of the facility located within 1,000 feet of a karst feature? ☐ Yes ☒ No
   (sinkholes, caves, disappearing springs, resurgent springs, karst windows, dry valleys, or blind valleys)

   If Yes, complete a. and b. below:

   a. Are there 4 or more sinkholes within 1,000 feet? ☐ Yes ☐ No
   b. Is any part of the facility within 300 feet of a known sinkhole? ☐ Yes ☐ No
6. Is any part of the facility located within 1,000 feet of the following types of wells: ☐ Yes ☒ No

   If Yes, complete a. and b. below:

   a. What is the shortest distance from a well to any animal holding area? _____ ft.
      What is the shortest distance from a well to any manure storage area? _____ ft.
   b. Indicate if the well is any of the following types:
      ☐ a community water supply well
      ☐ a well serving a public school as defined under Minn. Stat. § 120A.05
      ☐ a well serving a private school excluding home school sites
      ☐ a well serving a licensed child care center where the well is vulnerable (Minn. R. 4720.5550, subp. 2)

VI. Environmental Review (complete when construction or expansion is proposed)

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Mandatory environmental review is required for the addition of 1,000 or more animal units (AU) at any facility. This threshold is reduced to 500 AU in "sensitive areas". The facility is within a sensitive area when any of the following apply.

- Any part of the facility is within a delineated floodplain (yes to question 3 above)
- Any part of the facility is within designated shoreland (yes to question 4 above)
- Any part of the facility is within 1,000 feet of a karst feature (yes to question 5 above)
- Any part of the facility is within a vulnerable drinking water supply management area
- Any part of the facility is within a federal, state, or local wild and scenic river district
- Any part of the facility is located within the Minnesota River Project Riverbend area or the Mississippi headwaters area

Additionally mandatory environmental review is required for "Phased actions". Phased actions are two or more projects located in the same geographic area and constructed within three years of each other by the same proposer. When this is the case, the animal units from all projects are combined to determine if environmental review is required.

Do you have ownership interest in another livestock operation that was constructed/expanded within the past three years or are you substantially certain you will be constructing/expanding another livestock operation within the next three years?

☐ Yes ☒ No

If Yes, how far away *(straight-line distance)* is it located from the project proposed in this application? _____ miles

There are also rule provisions to require completion of the environmental review process in the event of a citizen petition or upon the discretion of the MPCA. Please see the MPCA fact sheet entitled "When is Environmental Review Required for Feedlots" (available on the MPCA website at https://www.pca.state.mn.us/quick-links/environmental-review and/or Minn. R. 4410 for further details.

VII. Animal numbers and animal unit (AU) calculation

Complete the table below to identify the **maximum** number of animals housed at that facility. All animal numbers and animal sizes used to complete this table should reflect the animal holding **capacity** of the facility even if the facility does not currently house or propose to house that number of animals. At no time is the number of animals at the facility allowed to exceed the capacity provided below without first obtaining a permit or permit modification.

Current Capacity - List the current head count **capacity** for each animal type in column 3 below. For sites with a permit, this should match the currently permitted number of animals. Next, multiply the AU Factor in column 2 by the number of animals listed in column 3 to get the *Current AU Capacity* for each animal type (column 4). Finally, add together all AU's in column 4 to get a total at the bottom of the chart. *If this application is for a brand-new feedlot site leave columns 3 and 4 blank. (ie. bare piece of ground)*

Final Capacity - List the final head count **capacity** for each animal type in column 5 below. This number should include current animals plus or minus any expansion or reduction in each animal type. This should reflect the maximum AU capacity requested with this permit application. Next, multiply the AU Factor in column 2 by the number of animals listed in column 5 to get the *Final AU Capacity* for each animal type (column 6). Finally, add together all AU's in column 6 to get a total at the bottom of the chart.

1. Animal type	2. Animal unit factor	*Current* facility capacity: 3. Head count	4. Animal units = column 2 x column 3	*Final* facility capacity (Current +/- Changes): 5. Head count	6. Animal units = column 2 x column 5
A. Dairy cattle					
Mature cow (milked or dry) over 1,000 lbs.	1.4				
Mature cow (milked or dry) under 1,000 lbs.	1.0				
Heifer	0.7				
Calf	0.2				
B. Veal					
Veal	0.2				
C. Beef cattle					
Slaughter steer/heifer, stock cow, or bull	1.0				
Feeder cattle (stocker or backgrounding), heifer	0.7				
Cow and calf pair	1.2				
Calf (weaned)	0.2				
D. Swine					
Over 300 lbs.	0.4				
Between 55 and 300 lbs.	0.3	1950	585	2468	~~739.6~~ 740.4
Under 55 lbs.	0.05				
E. Horses					
Horse	1.0				
F. Sheep					
Sheep or Lamb	0.1				
G. Chickens with a *liquid* manure system					
Layer Hens or Broilers	0.033				
H. Chickens with a *dry* manure system					
Broilers over 5 lbs.	0.005				
Broilers under 5 lbs.	0.003				
Layer Hens over 5 lbs.	0.005				
Layer Hens under 5 lbs.	0.003				
I. Turkeys					
Over 5 lbs.	0.018				
Under 5 lbs.	0.005				
J. Ducks					
Duck (with a liquid manure handling system)	0.01				
Duck (with a dry manure handling system)	0.01				
K. Animals not listed in A to J (AU factor in column 2 = average weight of the animal type divided by 1,000 lbs.)					
Animal type:					
Total animal unit capacity Add all numbers in column 4 for Current AU total Add all numbers in column 6 for Final AU total			**Current AU capacity** 585	2468	**Final AU capacity** ~~739.6~~ 740.4

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3-26-21 DB per phone w/ VR

VIII. Animal holding areas

Do any animals at the facility have access to pasture? ☐ Yes ☒ No

Complete the table below for the following animal holding areas. If needed, continue your list on an additional copy of this page.

1. **Total confinement barn with underfloor pit** - A barn where animals cannot access an outdoor area and liquid manure enters storage directly beneath the floor. This includes "shallow pits" or "pull plugs".
2. **Total confinement barn** - A barn where animals cannot access an outdoor area.
3. **Partial confinement barn** - A barn where animals can directly access an outdoor area (ie. associated open lot).
4. **Open lot** - An uncovered area where animals are housed outdoors.
5. **Individual animal housing area** - A structure that houses only one animal at a time (ie. calf huts/hutches).
6. **Working-Sorting-Hospital area** - A structure or area, covered or uncovered, where animals temporarily enter during load-out or load-in events or when additional care is needed to address medical issues with the animal.
7. **Milk parlor-Holding area** - A structure or area where animals temporarily enter prior to or during milking.

List each animal holding area in a separate column

Animal holding area ID *Use the far right column for non-rectangular holding areas*						*Non-Rectangular*
Facility Site Sketch ID (i.e., #1, A, Barn 1)	5	4	3 Total Slats	2	1 (old barn)	
Status: (check one box only) *Proposed* - not permitted previously or permitted but not yet operational *Existing* - current operational component	☐Proposed ☒Existing ☐Eliminating	☐Proposed ☒Existing ☐Eliminating	☐Proposed ☒Existing ☐Eliminating	☐Proposed ☒Existing ☐Eliminating	☐Proposed ☐Existing ☒Eliminating	☐Proposed ☐Existing ☐Eliminating

List approximate holding area dimensions in feet

Type of animal holding areas *(If non-rectangular, use the far right column and list surface area)*	*Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*Non-Rectangular (Surface Area)*
Total confinement barn with underfloor pit	40 X 120	36 X 120	30 X 72	40 X 60	X	sq. ft
Underfloor pit maximum depth (ft)	Pit Depth: 8	Pit Depth: 8	Pit Depth: 8	Pit Depth: 8	Pit Depth:	Pit Depth:
Underfloor pit volume (gal)	250992 gal	225893 gal	45179 gal	125496 gal	gal	gal
Total confinement barn	X	X	X	X	28 X 96	sq. ft
Partial confinement barn	X	X	X	X	X	sq. ft
Associated open lot dimensions (list area for non-rectangular lots)	X sq. ft	X sq. ft	X sq. ft	X sq. ft	X sq. ft	X sq. ft
Open lot	X	X	X	X	X	sq. ft
Individual animal housing area (ie calf huts/hutches that house one animal)	X Quantity:	X Quantity:	X Quantity:	X Quantity:	X Quantity:	sq. ft Quantity:
Working-Sorting-Hospital area	X	X	X	X	X	sq. ft
Milk parlor-Holding area	X	X	X	X	X	sq. ft
Other buildings for animal husbandry	X	X	X	X	X	sq. ft

Indicate the maximum capacity (number of animals) of each animal holding area

Animal numbers *The total number of all animals listed should match the final animal numbers listed on page 3.*						
Mature dairy cows (over 1,000 lbs.)						
Mature dairy cows (under 1,000 lbs.)						
Dairy heifers						
Dairy calves						
Veal						
Slaughter steer/heifer, stock cow or bull						
Feeder cattle-stocker/background/heifer						
Cow and calf pair						
Beef calves (weaned)						
Swine over 300 lbs.	600	540	108	280	0	
Swine between 55 and 300 lbs.						
Swine under 55 lbs.						
Horses						
Sheep or lamb						
All chickens with liquid manure system						
Broiler chickens over 5 lbs. - dry system						
Broiler chickens under 5 lbs. - dry system						
Laying hens over 5 lbs. - dry system						
Laying hens under 5 lbs. - dry system						
Turkeys - over 5 lbs.						
Turkeys - under 5 lbs.						
Other:						

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VIII. Animal holding areas

Do any animals at the facility have access to pasture? ☐ Yes ☐ No

Complete the table below for the following animal holding areas. If needed, continue your list on an additional copy of this page.

1. **Total confinement barn with underfloor pit** - A barn where animals cannot access an outdoor area and liquid manure enters storage directly beneath the floor. This includes "shallow pits" or "pull plugs".
2. **Total confinement barn** - A barn where animals cannot access an outdoor area.
3. **Partial confinement barn** - A barn where animals can directly access an outdoor area (ie. associated open lot).
4. **Open lot** - An uncovered area where animals are housed outdoors.
5. **Individual animal housing area** - A structure that houses only one animal at a time (ie. calf huts/hutches).
6. **Working-Sorting-Hospital area** - A structure or area, covered or uncovered, where animals temporarily enter during load-out or load-in events or when additional care is needed to address medical issues with the animal.
7. **Milk parlor-Holding area** - A structure or area where animals temporarily enter prior to or during milking.

List each animal holding area in a separate column

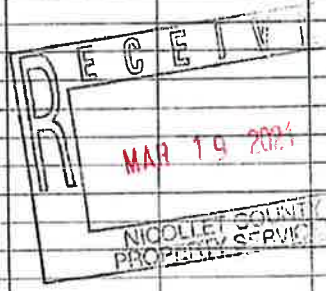
Animal holding area ID	*Use the far right column for non-rectangular holding areas*					*Non-Rectangular*
Facility Site Sketch ID (i.e., #1, A, Barn 1)	Barn 3 no slats	New Barn 1				
Status: (check one box only) *Proposed* - not permitted previously or permitted but not yet operational *Existing* - current operational component	☐Proposed ☐Existing ☒Eliminating	☒Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating

List approximate holding area dimensions in feet

Type of animal holding areas	*(If non-rectangular, use the far right column and list surface area)*					*Non-Rectangular (Surface Area)*
	Length X Width	*Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*(Surface Area)*
Total confinement barn with underfloor pit Underfloor pit maximum depth (ft) Underfloor pit volume (gal)	X Pit Depth: gal	153½" X 53 Pit Depth: 8 383,000 gal	X Pit Depth: gal	X Pit Depth: gal	X Pit Depth: gal	sq. ft Pit Depth: gal
Total confinement barn	18 X 72	X	X	X	X	sq. ft
Partial confinement barn	X	X	X	X	X	sq. ft
Associated open lot dimensions (list area for non-rectangular lots)	X sq. ft	X sq. ft	X sq. ft	X sq. ft	X sq. ft	X sq. ft
Open lot	X	X	X	X	X	sq. ft
Individual animal housing area (ie calf huts/hutches that house one animal)	X Quantity:	X Quantity:	X Quantity:	X Quantity:	X Quantity:	sq. ft Quantity:
Working-Sorting-Hospital area	X	X	X	X	X	sq. ft
Milk parlor-Holding area	X	X	X	X	X	sq. ft
Other buildings for animal husbandry	X	X	X	X	X	sq. ft

Indicate the maximum capacity (number of animals) of each animal holding area

Animal numbers	*The total number of all animals listed should match the final animal numbers listed on page 3.*					
Mature dairy cows (over 1,000 lbs.)						
Mature dairy cows (under 1,000 lbs.)						
Dairy heifers						
Dairy calves						
Veal						
Slaughter steer/heifer, stock cow or bull						
Feeder cattle-stocker/background/heifer						
Cow and calf pair						
Beef calves (weaned)						
Swine over 300 lbs.						
Swine between 55 and 300 lbs.	0	937 940 DB				
Swine under 55 lbs.						
Horses						
Sheep or lamb						
All chickens with liquid manure system						
Broiler chickens over 5 lbs. - dry system						
Broiler chickens under 5 lbs. - dry system						
Laying hens over 5 lbs. - dry system						
Laying hens under 5 lbs. - dry system						
Turkeys - over 5 lbs.						
Turkeys - under 5 lbs.						
Other:						



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IX. Liquid Manure Storage Areas (LMSA)

Complete the table below for all your LMSAs based upon liner type. If needed, continue your list on an additional copy of this page.

Additional Instructions:

1. **Do not list below barn LMSAs in this table** – This information has been captured in the animal holding areas table.
2. LMSAs with more than one liner type - List this LMSA in the category that represents the sidewall primary liner type. *For example: a LMSA with a concrete floor and earthen sidewalls should be listed in the LMSA - Earthen category.*
3. LMSAs with dual liners, which is a primary liner underlain by a secondary liner (typically only in karst susceptible areas) - List the LMSA in the category that represents the primary liner; which is, the liner in direct contact with the manure. *For example: a HDPE plastic lined LMSA underlain by a compacted clay liner should be listed in the LMSA - Synthetic category.*
4. Use the two right columns for circular and other non-rectangular shapes.

LMSA ID	*List each LMSA in a separate column*					*Circular*	*Non-Rectangular*
Facility Site Sketch ID	Pit for barn 1						
Status: (check only one) *See animal holding area table for definitions*	☐Proposed ☐Existing ☒Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating

List approximate LMSA dimensions in feet

Type of LMSA Liner *Do not list below barn LMSAs*	*(If non-rectangular, use the appropriate column and list diameter or surface area)* *Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*Circular*	*Non-Rectangular (Surface Area)*
LMSA - Earthen Maximum depth (ft)	X Depth:	X Depth:	X Depth:	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:
LMSA - Concrete Maximum depth (ft)	30 X 40 Depth: 8	X Depth:	X Depth:	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:
LMSA – Synthetic [a] Maximum depth (ft)	X Depth:	X Depth:	X Depth:	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:
LMSA – GCL [b] Maximum depth (ft)	X Depth:	X Depth:	X Depth:	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:
LMSA – Steel tank [c] Maximum depth (ft)	X Depth:	X Depth:	X Depth:	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:
LMSA – Other Maximum depth (ft)	X Depth:	X Depth:	X Depth:	X Depth:	X Depth:	Diameter: Depth:	sq. ft Depth:

List the LMSA volume in gallons

Volume of LMSA (gal)	62832						

a. Synthetic liners include all plastic or rubber liners (HDPE, EPDM, LDPE, LLDPE, PVC, etc.).
b. GCL refers to all types of geosythetic clay liners where bentonite clay is confined between two synthetic membranes (ie. bentomat®).
c. Steel tank refers to above ground steel tanks including those with concrete floors (ie. slurrystore®).

X. Other Facility Components

Complete the table below for the following facility components. If needed, continue your list on an additional copy of this page.

1. **Permanent Stockpile** - An area where solid manure is stored or processed. Do not list temporary stockpiles
2. **Feed Storage Area** - Areas where any type of feed is stored in outdoor piles/bunkers, including those covered with plastic. **DO NOT** list vertical silos, grain bins, commodity sheds, or other totally enclosed structures.
3. **Mortality Compost Area** - **ONLY** list mortality management areas that compost dead animals with litter or manure.
4. **Vegetated Infiltration Area (VTA)** - A vegetated area with berms on all sides so that liquid can only leave via infiltration into the soil.
5. **Filter-Buffer Strip** - A vegetated area where liquid flows over a grassed area and is allowed to leave the area via surface flow.

List each component in a separate column

Component ID	*Use the two far right columns for non-rectangular shapes*					*Non-Rectangular*	*Non-Rectangular*
Facility Site Sketch ID							
Status: (check only one) *See animal holding area table for definitions*	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating	☐Proposed ☐Existing ☐Eliminating

List approximate component dimensions in feet

Type of Component	*(If non-rectangular, use one of the two far right columns and list surface area)* *Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*Length X Width*	*Non-Rectangular*	*Non-Rectangular*
Permanent Stockpile	X	X	X	X	X	sq. ft	sq. ft
Feed Storage Area	X	X	X	X	X	sq. ft	7 bulk bins sq. ft
Mortality Compost Area	X	X	X	X	X	sq. ft	render sq. ft
Infiltration Area (VTA)	X	X	X	X	X	sq. ft	sq. ft

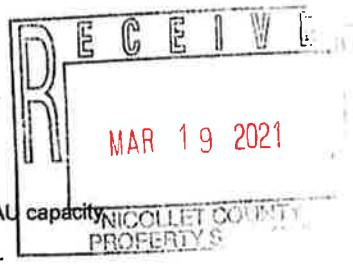
Filter-Buffer Strip	X	X	X	X	X	sq. ft	sq. ft

XI. Construction stormwater (CSW) requirements (complete only if construction is proposed)

When construction activities are proposed, indicate the expected acreage of soil disturbance: .1/2 acres

Construction at the facility disturbs one acre or more but less than 5 acres must comply with the requirements of the CSW NPDES general permit, unless a separate application is made for a CSW permit.

Prior to construction at the facility that disturbs 5 or more acres an application for a CSW permit is required.



XII. Notifications and public meetings

The notifications and public meetings below are required to be done **before** permit issuance.

A. Notification to local zoning officials

When required. This notification is required in ***either*** of the following situations:

- ***Construction of a new*** feedlot, or manure storage area (i.e. new site) of any AU capacity.
- ***Expansion of an existing*** feedlot, or manure storage area of any AU capacity.

Notification methods. The applicant must provide notification of the construction or expansion to all local zoning authorities, including county, town, and city zoning authorities, at least 30 days prior to commencement of the construction or expansion. This notification *must* include, at a minimum, the information provided in Minn. R. 7020.2000, subp.4.,A (1) (a) (i to v).

An example notification can be found in the factsheet *Public Notification Requirements – Feedlots* available on the MPCA website at https://www.pca.state.mn.us/feedlots.

B. Notice to residents and property owners within 5,000 feet of a proposed project

When required. This notice is required in ***either*** of the following situations:

- ***Construction of a new*** feedlot, or manure storage area, which will have a capacity of 500 AU or more (i.e. new site).
- ***Expansion of an existing*** feedlot, or manure storage area, which currently has, or will have upon completion of the expansion, a capacity of 500 AU or more.

Notice methods. The owner shall not less than 20 business days before the anticipated issuance date of the permit, provide notice to each resident and each owner of real property within 5,000 feet of the perimeter of the proposed facility. This notice *must* include, at a minimum, the information provided in Minn. R. 7020.2000, subp.4.

An example notice can be found in the factsheet *Public Notification Requirements – Feedlots* available on the MPCA website at https://www.pca.state.mn.us/feedlots.

Verification of notice.

The MPCA must verify that this notice has been completed prior to permit issuance.
Please include with this permit application one of the following options that provides verification that the required notice has been completed:

- An affidavit of publication from a newspaper of general circulation used to provide this notification.
- A list of all parties, with their location, that were notified by certified mail and copies of all signed mail return receipts.
- A list of all parties, with their location, that were personally visited with a date and signature from each party and certification signed by a notary public indicating in detail what was discussed.

C. Non-delegated county public meeting minutes (Minn. Stat. § 116.07, subd. 7(l))

A county which has not accepted delegation of the feedlot program must hold a public meeting prior to issuance of a feedlot permit by the MPCA for an animal feedlot with a capacity of 300 or more animal units.

Date meeting has occurred or is scheduled to occur: _____

Verification of public meeting.

A copy of the meeting minutes must be provided to the MPCA for verification of completion of this requirement prior to permit issuance.

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NICOLLET COUNTY
PROPERTY SERVICES

XIII. Certifications and signature

Notification to local officials

The Applicant certifies that, if the application includes construction of a new facility or expansion of an existing facility, all local zoning authorities have been notified in accordance with Minn. R. 7020.2000 subp. 5.

Construction Stormwater (CSW) Requirements

The Applicant certifies that, if construction will disturb 5 or more acres, they have made a separate application for a CSW permit. For construction activities that disturb at least 1 acre but less than 5 acres, the Applicant certifies to comply with the requirements of the current CSW NPDES general permit (Minn. R. 7090.2020 provides permit coverage without the need for an application).

Need for NPDES or SDS permit

If the MPCA determines that a NPDES or SDS permit is required, the Applicant certifies that this application will serve as an application for a NPDES or SDS permit, as appropriate. The Applicant agrees to submit additional information, as requested by the MPCA, in order to complete the NPDES or SDS permit application process including payment of the permit application fee.

Applicant Signature

I hereby certify that the design, construction, and operation of the facility will be in accordance with this application and plans, specifications, reports, and related communications approved by the MPCA, and in accordance with applicable permit conditions or regulations/standards of the MPCA. I also certify under penalty of law that this document and all attachments were prepared under my direction or supervision and the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

The person that signs this application must be one of the following:

A. For a corporation, a principal executive officer of at least the level of vice president
B. For a partnership, a general partner
C. For a sole proprietorship, the proprietor

***By typing/signing my name below**, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.*

Signature: John Riehe *(This document has been electronically signed.)*

Title: Owner

Date (mm/dd/yyyy): 3/19/21

Office phone: _____

Cell phone: 507-276-0455

To sign up for electronic communications including the MPCA feedlot newsletters, please go to the MPCA website at https://public.govdelivery.com/accounts/MNPCA/subscriber/new.

Required enclosures (Permit applications submitted without all required enclosures are incomplete.)

All forms are available on the *CSF & Interim permits* page of the MPCA feedlot program website at: https://www.pca.state.mn.us/feedlots

☐ A. A site sketch/aerial photograph indicating the location of the existing and proposed facility components.

☐ B. A Manure/Nutrient Management Plan (MMP) – The following are optional forms to assist with MMP development:

When **all** manure is transferred to another entity for utilization, complete a MMP using the form:

MMP requirements when ownership of manure is transferred.

When **any** portion of manure is applied to land owned, rented, or leased by the applicant(s), or applied to other land where nutrient application decisions are made by the applicant(s), complete a MMP using the spreadsheet form:

MPCA Manure Management Planner.

Notes: The MMP requirements when ownership of manure is transferred form is incorporated into the spreadsheet to account for instances when only some of the manure is transferred.

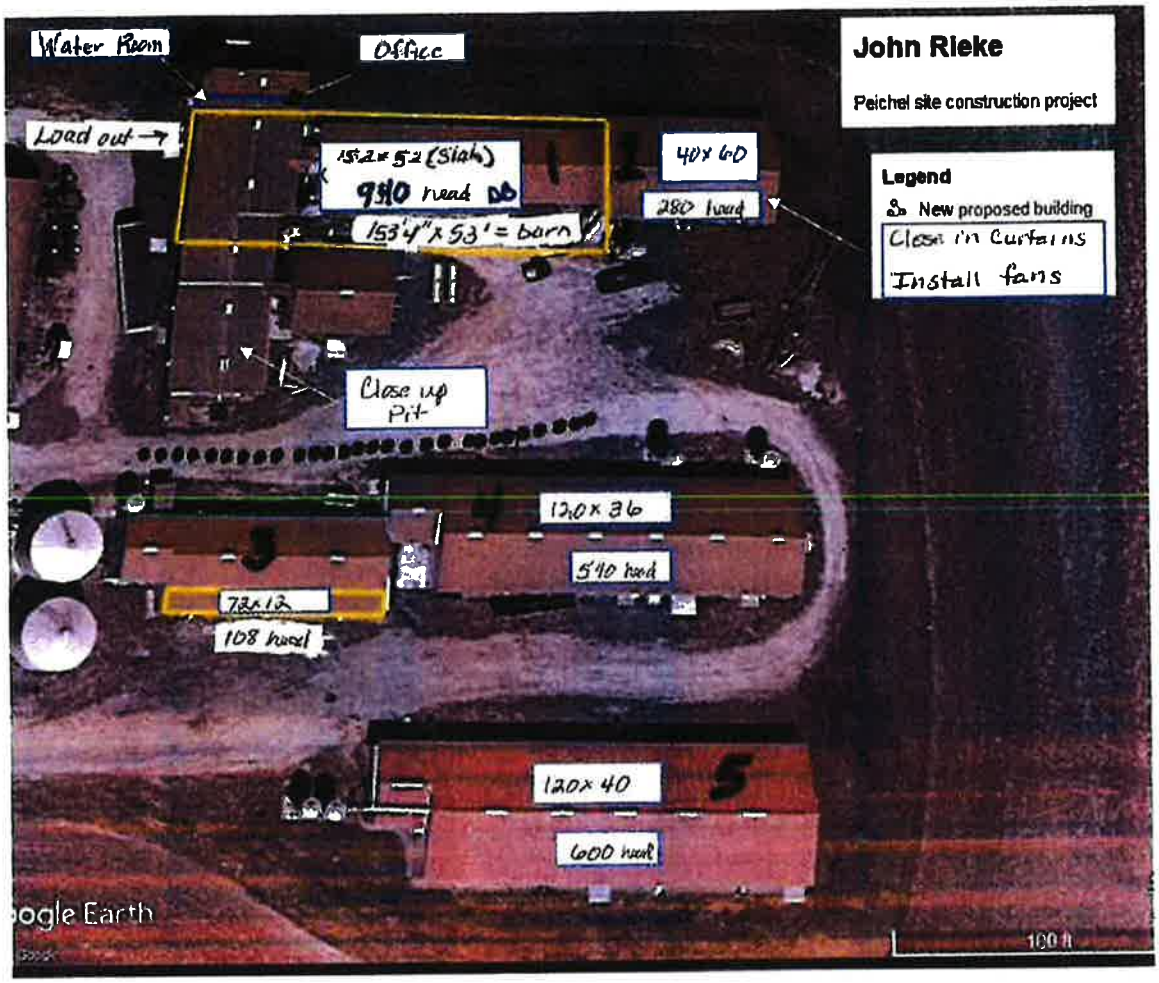
☐ C. Plans and Specifications for construction, modification, or expansion of any of the following:

- Liquid manure storage area
- Permanent manure stockpile
- Vegetative infiltration area (VTA)
- Filter-Buffer strip

☐ D. Environmental Assessment Worksheet (EAW) Fee. When environmental review is required **and** the site is located in a non-delegated county, there is a fee of $4,650 for processing of an Environmental Assessment Worksheet (EAW). The fee must be included with this permit application. **(Check payable to:** Minnesota Pollution Control Agency)

☐ E. Verification of the notifications required in part XII of this application. If not submitted with the application, the MPCA must receive the verification prior to permit issuance. It is strongly recommended that the applicable verifications be included with the permit application.

Revised 3/19/21



New Barn – 152 x 52 (slatted area) with new pit (153' 4") x 53 is outside dimension)

Water room – to connect office to new barn – pressure tanks etc (about 5 feet wide?)

Barn 3 – only use part that is slatted 72 x 12 (108 pig space) – remaining barn space converted into storage area

Barn 2 – (40 x 60) - builders recommend to remodel barn, new slats, close up curtains and install fans – will be one room with new barn

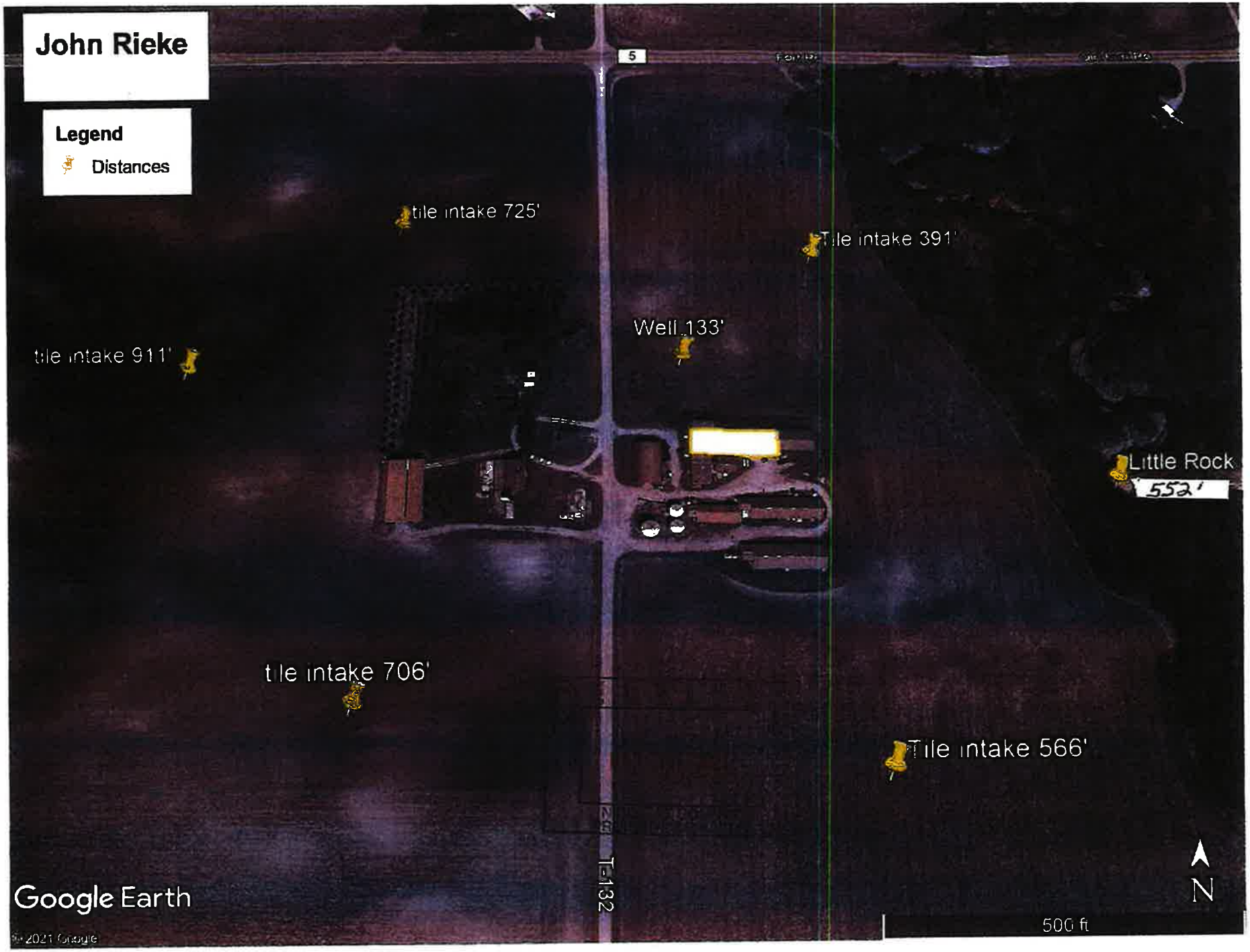
Construct a load out chute west of Barn 1 and 2

Tear down everything except office to north of dotted line and close up pit

Barn 1 & 2 = 1217 pigs (32" alley running entire length on north)
Barn 3 = 108 pigs
Barn 4 = 540 pigs
Barn 5 = 600 pigs
Total pigs = 2465

DB
3-26-21
Amended
1220
108
540
600
2468

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PROPERTY


John Rieke
Legend
Distances
tile intake 725'
Tile intake 391'
Well 133'
tile intake 911'
Little Rock
552'
t le intake 706'
Tile intake 566'
T-132
Google Earth
© 2021 Google
N
500 ft

John + Valerie Ricke



Distance to
North line - 47'
South line - 246'
East line - 112 1/2
West line - 143 3/4
Right-of-way - 110 3/4

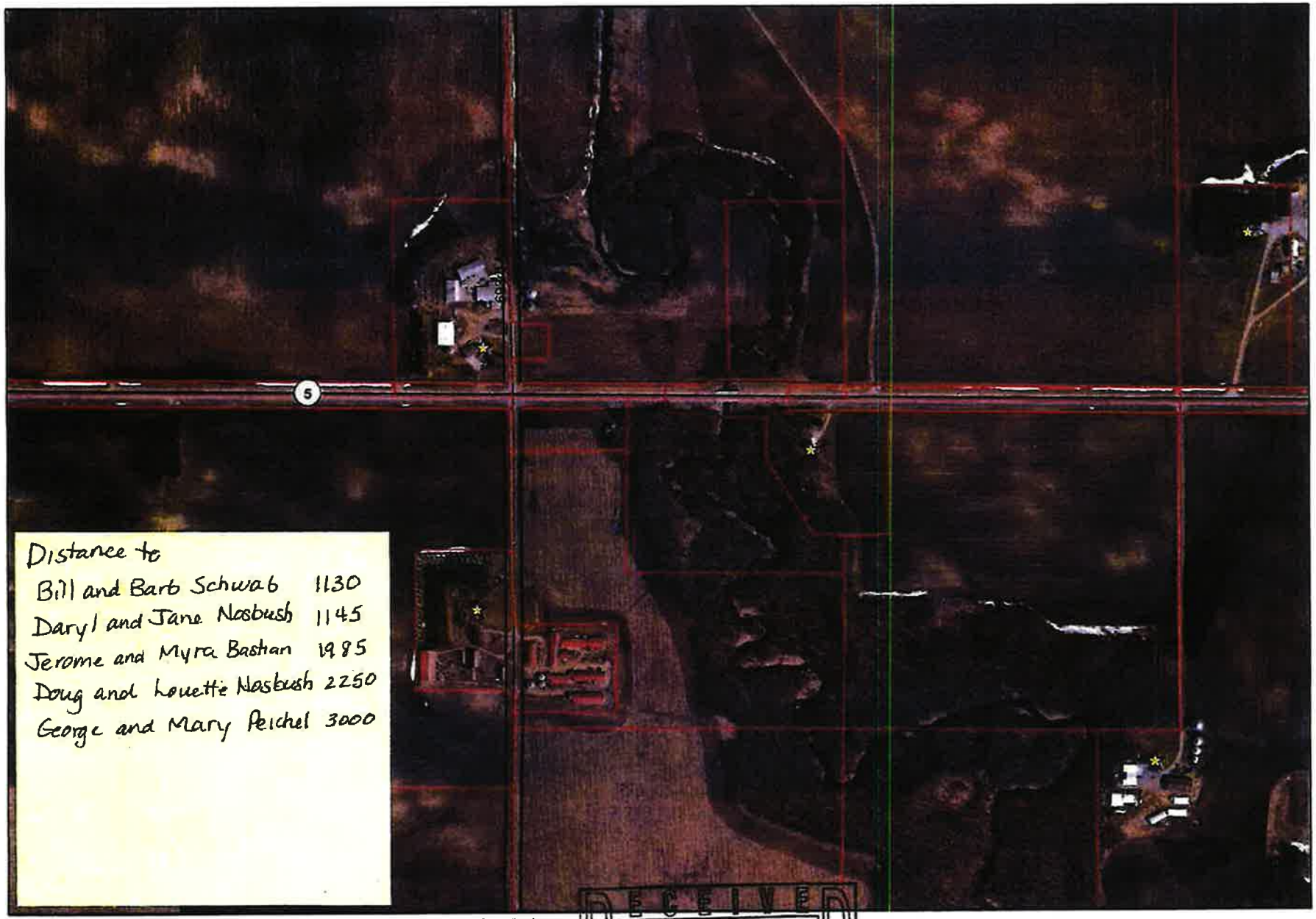
Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, suitability, or reliability of this data for any purpose. The Property Services Division of Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data.

NICOLLET COUNTY PROPERTY SERVICES

1 inch = 50 feet

0 25 50 Feet

N W E S



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1 inch = 500 feet

0 250 500 Feet

N W E S

02-16-200-017

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North
St. Paul, MN 55155-4194

CSF and Interim Feedlot Permit application review checklist

Feedlot Program

Doc Type: Application Review

Instructions: This document will assist you in reviewing an application for a Construction Short Form (CSF) or Interim Permit. This checklist does not address every blank/checkbox on the application form but rather focuses on the critical information to help you determine: 1) if the facility can be permitted, 2) if an Environmental Assessment Worksheet (EAW) is required, and 3) if more information is required. Even though a particular item may not be directly addressed on this checklist, the information should still be present on the application form if it is applicable to the facility/applicant.

General information

Facility name: John + Valerie Rieke - Peichel Site
Owner/Operator: John + Valerie Rieke
Project Engineer: ISG - Jason Hohn
Consultant: —

Registration number: 103-97455
TEMPO AI: 90299
Reviewed by: Deanna Biehn
Date (mm/dd/yyyy): 3-19-21

Make sure that the permit application and all supporting materials have been date stamped.

Animal unit (AU) summary

Existing AU: 585 Proposed AU increase: ~~154.5~~ 155.4 Final AU: ~~739.5~~ 740.4

Proposed Change 3-26-21 per phone w/ VR

- **If the final AU is 500 or more and the site is in a vulnerable Drinking Water Supply Management Areas (DWSMA),** Minnesota Pollution Control Agency (MPCA) staff must issue this permit.
- **If the final AU is 1,000 or more, you cannot issue this type of permit.** *This includes multi-site operations (see policy).*
- **If any of the large Concentrated Animal Feeding Operation (CAFO) thresholds (see Table 1) are exceeded,** MPCA staff must issue this permit. *This includes multi-site operations (see policy).*

Table 1. Common large CAFO thresholds *(all large CAFO thresholds are available at the end of this checklist)*

Animal type	CAFO threshold (Head count)	Animal type	CAFO threshold (Head count)
Mature dairy cows	700	Laying hens with solid manure system	82,000
Cattle (any size/age) or cow/calf pairs excluding mature dairy cows	1,000	Chickens with a solid manure system excluding laying hens	125,000
Swine over 55 pounds (lbs.)	2,500	Chickens with liquid manure system	30,000
Swine under 55 lbs.	10,000	Turkeys (any size/age)	55,000

All cattle, other than mature dairy cows, are counted in aggregate towards the large CAFO threshold.

Section I. Permit type and reason for application

☒ Section complete

☒ CSF Permit ☐ Interim Permit *(correcting a pollution hazard)*

Verify that applicant actually qualifies for desired permit – ***existing sites need a site inspection prior to permit issuance.***

Reason for application:

☒ New permit *(No existing CSF or Interim Permit)*
☐ Permit modification *(Changes to sites with an existing CSF or Interim Permit)*
☐ Permit extension - current CSF or Interim permit number: _____
(Work not completed prior to permit expiration) Note: Extension is limited to 24 months for CSF Permits and 90 days for Interim Permits

Section II. Owner's name(s) and address(es)

☒ Section complete

Are the names and addresses of all owners identified? ☒ Yes ☐ No *(All partners of a LLP, LLLP, or LP must be listed)*

Common issues: Missing name, contact information, or addresses

Indicate below any pertinent information from review of this section:

Section III. Facility name and site address, contact person

☒ Section complete

Is the facility contact information listed? ☒ Yes ☐ No

Common issues: Missing name, contact information, or addresses or incorrect legal name

Indicate below any pertinent info from review of this section:

Section IV. Facility location

☒ Section complete

Is all facility location Information correctly identified? ☒ Yes ☐ No

Common issues: Incorrect Township, Range, or Section information

Indicate below any pertinent info from review of this section:

Section V. Sensitive features

☒ Section complete

a) Is any part of the facility within 1,000 feet of any type of surface waters or tile intake? ☒ Yes ☐ No

If yes– verify no pollution hazard exists

b) Is any part of the facility within 300 feet of a river/stream? ☐ Yes ☒ No

If yes– verify no pollution hazard exists

c) Is any part of the facility within the 100 year floodplain? ☐ Yes ☒ No

If yes – No construction or expansion allowed in the floodplain
(unless less than 300 AU and correcting a pollution hazard with a liquid manure storage area [LMSA])

d) Is any part of the facility within designated shoreland? ☐ Yes ☒ No

If yes

- **New** feedlot or manure storage area facilities cannot be constructed
- **Existing** feedlot or manure storage area facilities may expand when the following apply:
  - ☐ The facility will have a total capacity of less than 1,000 AU and
  - ☐ The expanded components are no closer to the ordinary high water level.

e) Is any part of the facility within 1,000 feet of any type of karst feature? ☐ Yes ☒ No

If yes– verify no pollution hazard exists

- The volume of the liquid manure storage area is limited to 250,000 gallons when 4 or more sinkholes are present within 1,000 feet of the proposed LMSA.
- Animal holding areas and manure storage areas cannot be constructed or expanded within 300 feet of a sinkhole.

f) Is any part of the facility within 1,000 feet of a community water supply well, a well serving a public or private school (excluding home school locations), or a vulnerable well serving as a licensed child care center? ☐ Yes ☐ No

If yes - A new animal feedlot or manure storage area cannot be constructed within 1,000 feet of the well unless all of the following conditions are met:

- ☐ Minnesota Department of Health (MDH) has an approved DWSMA
- ☐ The feedlot or manure storage area is not within the DWSMA
- ☐ The feedlot or manure storage area is not within 200 feet of the well

Note: There are restrictions for other types of wells that are addressed in other sections of this checklist or within the well isolation table at the end of this checklist.

Indicate below any pertinent info from review of this section:

Section VI. Environmental review

☒ Section complete or no construction/expansion
☐ EAW required – application incomplete

a) Is any part of the facility located within any of the following sensitive areas? ☐ Yes ☒ No

- ☐ a delineated floodplain
- ☐ designated shoreland
- ☐ 1,000 feet of a karst feature
- ☐ a vulnerable drinking water supply management area
- ☐ a federal, state, or local wild and scenic river district
- ☐ the Minnesota River Project Riverbend area or the Mississippi Headwaters area

If yes – Including any expansions at this facility within the last three years, does the cumulative AU increase equal 500 or more? ☐ Yes ☒ No

If yes – environmental review is required

b) Does the proposer have ownership in another livestock operation, within the same geographic area (as a rule of thumb - six miles), that has constructed or expanded within the last three years? ☐ Yes ☒ No Does have home site – no expansion there.

If yes - the project may be considered a phased action

Including any expansions within the last three years at these sites, does the cumulative total of AU increase equal 1,000 or more (500 if in a sensitive area)? ☐ Yes ☐ No

If yes – this is likely a phased action and environmental review is likely required, contact EAW staff in St. Paul to make a final determination if the proposal is indeed a phased action.

When an EAW is mandatory, the permit application is considered incomplete until the environmental review process is complete.

More information is found on the MPCA website at https://www.pca.state.mn.us/quick-links/feedlot-environmental-review.

Indicate below any pertinent info from review of this section:

Section VII. Animal numbers and AU calculation

☒ Section complete

a) Does the head count in column three match current registration? *(Blank for new sites)* ☑ Yes ☐ No

b) Does column five represent the total number of animals after expansion? *(Existing plus expansion)* ☑ Yes ☐ No

c) Are AUs in columns four and six (including current and final totals) calculated correctly? ☑ Yes ☐ No
(National Pollutant Discharge Elimination System [NPDES] or State Disposal System [SDS] Permit required if final AU capacity is 1,000+ AU)

The facility must be permitted based on capacity of the animal holding areas. Below are some common stocking densities taken from industry or university resources and MPCA historical permitting data. If stocking densities differ greatly from these typical numbers, more information may be needed to verify physical capacity of the facility.

Animal types	Typical stocking densities for confinement barns
Mature dairy cows	80 square feet (sq. ft.) per head
Dairy young stock	50 sq. ft. per head (heifer) – 30 sq. ft. per head (calves)
Beef slaughter steers	50 sq. ft. per head (monsoslope) - 30 sq. ft. per head (slatted barn)
Swine - finishing	8 sq. ft. per head
Swine - nursery	4 sq. ft. per head
Chickens - Broilers	0.5 sq. ft. per head
Chickens - Layers	0.38 sq. ft. per head
Turkeys - mature	3.5 sq. ft. per head (toms) – 2.5 sq-ft per head (hens)

It is also helpful to ask for floor plans for free-stall barns and swine gestation/farrowing barns and then count the stalls/crates.

Indicate below any pertinent info from review of this section:

3-26-21 Barns 1+2 sq footage could hold more pigs according to animal capacity calculator. If those additional pigs (not listed on application) are add to proposed number, the total is still under the State threshold.

Section VIII. Animal holding areas ☒ Section complete

a) Are all animal holding areas identified as proposed, approved, existing modifying, or eliminating? ☑ Yes ☐ No

b) Do the proposed/modified animal holding areas comply with the well setbacks in Table 2a below? ☑ Yes ☐ No

Note: For existing components – the applicability of the well code (Minn. R. ch. 4725) is complicated due to historical changes; therefore, questions should be discussed with MDH (or visit the MDH website at http://www.health.state.mn.us/divs/eh/wells/index.html).

Table 2a – Well isolation distances for animal holding areas

Well distance not listed on app – all structures > 100ft.

Feedlot component	Isolation distance
Animal feedlot	100 ft.
Animal holding area (not considered a feedlot)	50 ft.*

**Isolation distance must be doubled when the well has less than 50 ft. of watertight casing where the casing does not penetrate a confining layer or multiple layers of confining materials with an aggregate thickness of 10 ft. or more.*

c) Are the dimensions listed for each animal holding area? ☒ Yes ☐ No
(listing surface area is okay for irregular shapes)

d) Are animal holding area floor types listed? ☒ Yes ☐ No

e) Do the total number of animals match the final animal numbers from Section VII? ☒ Yes ☐ No

f) If the facility has open lots, is the runoff adequately controlled or contained? ☐ Yes ☐ No ☒ N/A
(You should assess the adequacy of any existing runoff controls.)

If no - one of the following must happen:

- ☐ Plans and Specs for runoff controls have been:
  1. provided with the application or
  2. will be a required submittal in an Interim Permit.
- ☐ MinnFARM needs to be run to determine compliance and to determine correct permit type. If MinnFARM indicates problem, plans will be a required submittal in an Interim Permit
- ☐ Open lots will be closed by permit expiration

Animal Unit Capacity = 8 sq ft/head

5	600 = 4800	Has 4800	
4	540 = 4320	4320	
3	108 = 864	2160	– tail enders
2	280 = 2240	2400	

Proposed 937 = 7496 — 8109 – Center walk way

-459 — 3' cold/hay, 5' walkway — 765'

7650

Barn layout

Indicate below any pertinent info from review of this section:

* See separate notes about animal vs size

Barn3 – 63 x 12 — 95 spaces

App says 30 x 72 − 18 x 72 = 12 x 72 = 864 ok

Section IX. Manure handling, feed storage, and dead animals ☒ Section complete

a) Are all manure storage, feed storage and dead animal storage areas identified as proposed, approved, existing, modifying, or eliminating? ☒ Yes ☐ No

b) Do the proposed/modified manure storage, feed storage, and dead animal storage areas comply with the well setbacks in Table 2b below? ☒ Yes ☐ No

proposed barn 2: 153'4" x 53' = 8126; 60' x 40' = 2400; 10526

Note: For existing components – the applicability of the well code (Minn. R. ch. 4725) is complicated due to historical changes; therefore, questions should be discussed with MDH (or visit the MDH website at http://www.health.state.mn.us/divs/eh/wells/index.html).

Table 2b – Well Isolation distances for manure storage, feed storage and dead animal storage areas

Feedlot component		Isolation distance	
LMSA *(including settling basin, stacking slab, or wedge pit)*	10526	Unpermitted/Non-certified (any liner type)	300 ft.*
Barn 1+2 walkway 213.33 x 2.67 = 569.59	− 570	Earthen liner	150 ft.*
Pigs #2 280 #1 937 = 1217 pigs	9956	Concrete, synthetic, or composite liner	100 ft.*
Manure stockpiles	Need 9736 / 220 extra	100 ft.	
Feed storage areas, dead animal treatment areas, filter strip/vegetative treatment area, or waste pipelines /"dirty water" diversions.	27 pigs could fit + 2465 proposed = 2492	50 ft.*	
Other: Any feature designed to pipe, convey, relocate, scrape, or otherwise move, collect, process, store or treat manure, manure contaminated runoff, milk house waste, silage leachate, or other feedlot related wastes.		50 ft.*	

**Isolation distance must be doubled when the well has less than 50 ft. of watertight casing where the casing does not penetrate a confining layer or multiple layers of confining materials with an aggregate thickness of 10 ft. or more.*

c) Are the dimensions listed for each manure storage, feed storage and dead animal storage area? ☒ Yes ☐ No
(listing surface area is okay for irregular shapes)

Liquid manure storage areas (LMSA) subsection ☐ Complete or N/A

d) For new LMSAs, are plans and specs included? ☒ Yes ☐ No

If no – Application is incomplete, unless plans and specs will be a required submittal in an Interim Permit

If yes – Review the plans for adequacy

CFOs: ☐ Complete LMSA checklist (contact MPCA engineer if questions remain after attempting checklist)

MPCA: ☐ Plans forwarded to MPCA engineer for review

e) Are any existing LMSAs unpermitted or noncertified? ☐ Yes ☒ No ☐ N/A
(see rule definition for guidance on what is unpermitted/non-certified (7020.0300 subp.25))

If yes - one of the following must be met:

☐ The LMSA will be closed

☐ Evidence that the LMSA has a capacity of less than 20,000 gallons and;

- *Was constructed of man–made and noncorrosive materials*
- *was constructed according to standard engineering principles at the time of construction and;*
- *remains in good operating condition.*

☐ Approval to operate from the MPCA or CFO in (accordance with Minn. R ch. 7020.2110, subp. 5A)

Manure stockpiles subsection ☒ Complete or N/A

f) Is runoff from permanent stockpile adequately controlled or contained? ☐ Yes ☐ No

If no - one of the following must happen:

☐ Plans and Specs for runoff controls have been:

1. provided with the application or
2. will be a required submittal in an Interim Permit.

☐ Stockpile will be closed by permit expiration

Dead animal areas subsection ☒ Complete or N/A

g) Does the dead animal area create a pollution hazard (*i.e., runoff/seepage)*? ☐ Yes ☐ No

Render

If yes - one of the following must happen:

☐ Plans and Specs for necessary improvements have been:

1. provided with the application or
2. will be a required submittal in an Interim Permit.

Refer to Minn.R.ch. 1721 for Minnesota Board of Animal Health for requirements for mortality management procedures.

Other process wastewater subsection ☒ Complete or N/A

(i.e., Milk house waste, egg wash water, truck wash water and feed storage runoff)

h) Are sources of process wastewater adequately controlled or contained? ☐ Yes ☐ No

If no - one of the following must happen:

☐ Plans and Specs for necessary improvements have been:

1. provided with the application or
2. will be a required submittal in an Interim Permit.

All process wastewater generated must be accounted for in the facility's Manure Management Plan (MMP).

Sweet corn silage subsection ☒ Complete or N/A

If the facility stores 1,000 tons or more of sweet corn silage at any one time, the facility must obtain a NPDES or SDS Permit.

Indicate below any pertinent info from review of this section:

Section X. Changes to groundwater monitoring Plan ☒ Section complete or N/A

If monitoring is required and a change is requested, technical analysis and justification must be provided by a qualified professional. The changes must be approved by the MPCA.

Indicate below any pertinent info from review of this section:

Section XI. Non-delegated county public meeting minutes ☒ Section complete or N/A

A county which has not accepted delegation of the feedlot program must hold a public meeting prior to issuance of a permit by the MPCA for a feedlot with a capacity of 300 or more AU.

Were a copy of these meeting minutes included with application? ☐ Yes ☐ No

If no – application can be considered complete but a copy of the meeting minutes must be provided prior to permit issuance.

Indicate below any pertinent info from review of this section:

County does

Section XII. Notice to residents and owners within 5,000 feet ☒ Section complete or N/A

Is this a new site proposing 500+ AU or an existing site that will have a capacity of 500+ AU after expansion? ☐ Yes ☐ No

If "Yes", this "Good Neighbor" Notice is required. It must include all of the following:

☐ Owner/Facility name ☐ Location (¼, Section, Township, County) ☐ Total AU
☐ Type of livestock ☐ Type of animal holding areas ☐ Type of manure storage areas

Did the application include one of the notice verification methods identified below? ☐ Yes ☐ No

☐ Affidavit of publication from newspaper
☐ List of all parties with certified mail report of delivery or attempted delivery
☐ Notarized List of all parties visited indicating in detail what was discussed
☐ List of all parties visited in person with date and their signature

If no – the application can be considered complete if it includes a copy of the content of the notification and the date the notification will occur. Verification of completion of this notice must be received prior to permit issuance.

The permit cannot be issued until **20 business days** after the date the notification occurred.

Indicate below any pertinent info from review of this section:

Section XIII. Certifications and signature ☒ Section complete

The application must be signed and dated by one of the following:

- For a corporation, a principal executive officer of at least the level of vice president
- For a partnership, a general partner
- For a sole proprietorship, the proprietor

Required enclosures

☑ Section complete

These are always required *(Note: The following links can be found on the MPCA Feedlot website at https:\\www.pca.state.mn.us\feedlots)*:

☑ A site sketch/aerial photograph that shows all existing and proposed components, all tile intakes, all wells and all sensitive features within 1,000 feet of the facility. (Component ID's must match sections VIII and IX)

☑ A MMP – The following are optional forms to assist with MMP development:

When **all** manure is transferred to another entity for utilization, complete a MMP using the form:

MMP requirements when ownership of manure is transferred.

When **any** portion of manure is applied to land owned, rented, or leased by the applicant(s), or applied to other land where nutrient application decisions are made by the applicant(s), complete a MMP using the spreadsheet form:

MPCA Manure Management Planner.

Notes: The MMP requirements when ownership of manure is transferred form is incorporated into the spreadsheet to account for instances when only some of the manure is transferred.

A hand-entry version of the MPCA Manure Management Planner.

(Use the MMP checklist for review – available at: https://www.pca.state.mn.us/sites/default/files/wq-f8-14b.doc)

When a LMSA is proposed:

☑ Plans and specifications for construction, modification, or expansion of any LMSA.
(Use the LMSA checklist for review available at: https://www.pca.state.mn.us/sites/default/files/wq-f3-36.docx)

TEMPO process

For CFO's - You must scan and email the application form to Feedlotpermit.PCA@state.mn.us in order to start the TEMPO activity.

☐ Appropriate action and data entry has been completed in TEMPO

Useful resources

Well isolation table
The table below summarizes the well isolation distances required by Minn. R. 4725.4450 and/or Minn. R. ch. 7020 (whichever is most restrictive) for construction/expansion of **new feedlot components**. The isolation distances for existing wells and feedlot components is complicated due to the historical changes in the well code (Minn. R. ch. 4725), therefore questions regarding the well code's applicability to existing components should be discussed with MDH (or visit the MDH website at http://www.health.state.mn.us/divs/eh/wells/index.html).

Feedlot component (with rule cites)	Isolation Distance	
LMSA *Minn. R. 4725.4450, subp.1 A(6)* *Minn. R. 4725.4450, subp.1 B(6)* *Minn. R. 4725.4450, subp.1 C(5)*	Unpermitted/Non-certified (any liner type)	300 ft.*
	Earthen liner	150 ft.*
	Concrete, synthetic, or composite liner	100 ft.*
Settling basin, stacking slab, or wedge pit	Follow the isolation distances for LMSA	
Manure stockpiles *Minn. R. 4725.4450, subp.1*	100 ft.	
Animal feedlot *Minn. R. 4725.4450, subp.1*	100 ft.	
Animal holding area (not considered a feedlot) *Minn. R. 4725.4450, subp.1 E(4)*	50 ft.*	
Feeding or watering area within a pasture *Minn. R. 4725.4450, subp.1 E(3)*	50 ft.*	
Feed storage areas, dead animal treatment areas, filter strip/vegetative treatment area, or waste pipelines /"dirty water" diversions. *Minn. R. 4725.4450, subp.1 E(11)*	50 ft.*	
Other: Any feature designed to pipe, convey, relocate, scrape, or otherwise move, collect, process, store or treat manure, manure contaminated runoff, milk house waste, silage leachate, or other feedlot related wastes. *Minn. R. 4725.4450, subp.1 E(11)*	50 ft.*	

**Minn. R. 4725.4450, subp.2 requires the isolation distance to double when the well is considered sensitive which is defined as a water-supply well with less than 50 ft. of watertight casing where the casing does not penetrate a confining layer or multiple layers of confining materials with an aggregate thickness of 10 ft. or more.*

Large CAFO table

The table below summarizes the large CAFO thresholds. If a facility exceeds any one of these thresholds it is a large CAFO. Reminder – CFO's cannot issue a feedlot permit to any site that is a large CAFO.

Animal type	Large CAFO threshold (number of animals)
cattle or cow/calf pairs (all types/ages/sizes except mature dairy cows and veal calves)	1,000 or more
mature dairy cattle	700 or more
veal calves	1,000 or more
swine (weighing over 55 pounds)	2,500 or more
swine (weighing less than 55 pounds)	10,000 or more
horses	500 or more
sheep or lambs	10,000 or more
turkeys	55,000 or more
laying hens or broilers (liquid manure handling systems)	30,000 or more
chickens other than laying hens (other than a liquid manure handling systems)	125,000 or more
laying hens (other than a liquid manure handling systems)	82,000 or more
ducks (other than a liquid manure handling systems)	30,000 or more
ducks (liquid manure handling systems)	5,000 or more

Links

Minn. R. ch. 7020 (Revisor) - https://www.revisor.mn.gov/rules/?id=7020

MPCA Construction stormwater factsheet - https://www.pca.state.mn.us/sites/default/files/wq-f6-75.pdf

MPCA Truck wash permitting flow chart - https://www.pca.state.mn.us/sites/default/files/wq-f5-17.pdf

MPCA Feedlot Environmental review - https://www.pca.state.mn.us/quick-links/feedlot-environmental-review

Minnesota Department of Natural Resources (DNR) Protected Waters Inventory maps - https://www.dnr.state.mn.us/waters/watermgmt_section/pwi/maps.html

DNR Water Appropriations Program - https://files.dnr.state.mn.us/waters/forms/livestockgp.pdf

MDH county well index - https://apps.health.state.mn.us/cwi/

Minnesota Department of Agriculture, DWSMA, and wellhead protection - http://www.mda.state.mn.us/protecting/waterprotection/waterprotectionmapping.aspx

Board of Animal Health - https://www.bah.state.mn.us/carcass-disposal/

MPCA Multiple Site Determination Policy - https://www.pca.state.mn.us/sites/default/files/wq-f6-63.pdf

For CFOs, ensure all permitting minimum program requirements as written in the Delegation Agreement are met:

- Permits are issued within the 60/120 day time period.
  - Ensure all permit application materials are date stamped.
  - For incomplete applications, notify the Permittee in writing within 15 business days.
- The permit file includes the application review checklist and, as applicable, a MMP review and LMSA review checklist.
- Verification that 500+AU notification requirements have been met, and the permit is issued at least 20 business days after the notification to okay place.
- The CFO conducted an inspection, as necessary, to ensure the proper permit is issued.

2/16/2021
John & Valerie Rieke
NICO-F0296R2
02-10-200-017
Swine 585 AU; Proposed 2400 AU

Odor From Feedlots Setback Estimation Tool (OFFSET)

		width (ft)	length (ft)	# of source	Odor emission #	Odor control factor	Odor emission factor
Source 1	Pit only - total confinement barn not used, to be removed	30	40	0	34	1	0.00
Source 2	Total Confinement Barn (north/south) - not used; to be removed	34	28	0	20	1	0.00
Source 3	Barn #1 Swine Pull plug, to be removed	28	96	-1	20	1	-5.38
Source 4	Barn #2 Swine Deep Pit; 1989	40	60	0	34	1	0.00
Source 5	Barn #3 Partial pit; 1981	30	72	0	34	1	0.00
Source 6	Barn #3 no pit, scrap, 1981	18	72	0	11	1	0.00
Source 7	Barn #4 Swine deep pit; 1987	36	120	0	34	1	0.00
Source 8	Barn #5 Swine deep pit, 1990	40	120	0	34	1	0.00
Source 9	Proposed barn - swine, deep pit, replaces barn #1	52	152	1	34	1	26.87
						Total odor emission factor	**21.50**

Distance to nearest non accessory dwelling:

1135' to ne
1170' to n
1980' to s
2240' to se
3080' to ne
4120' to nw
5080' to sw

Annoyance free level	Setbacks (feet)	Setbacks (mile)
99%	3010.69	0.57
98%	1736.54	0.33
97%	1103.31	0.21
96%	767.53	0.15
94%	552.15	0.10
93%	488.31	0.09
91%	364.39	0.07

Note: Frequencies 99%, 98%, 97%, 95%, 93% are equivalent to 7,14,22, 36, 50 hrs. /mo, respectively

ATTACHMENT G - OFFSET Model

NICOLLET COUNTY EST. 1853

Permit Report - March 2021

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME
BLD21-00027	Structure Permit	After the fact permit for two decks. One 4' x 8' deck addition to the north side of dwelling. One 8' x 16' deck adjacent to above ground pool. Built by landowner.	47052 435TH AVE NICOLLET, MN 56074	THOMPSON STEPHANIE & TYLER THOMPSON
BLD21-00028	Structure Permit	Construct a 42' diameter grain bin and 10' x 24' dump pit. 55,000 bu. Contractors are UFC and Otto Electric. Estimated completion in August of 2021.	0 520TH ST N MANKATO, MN 56003	HENDRYCKS JUSTIN W & JULIE B HENDRYCKS
BLD21-00029	Structure Permit	Construct a 36' x 48' (1,728 sf) storage shed. Dirt floor. No electricity or plumbing. No insulation. Contractor is Genesis Construction Group, LLC. Lic# is BC768075. Estimated completion date of July 2021.	46242 SHADY RIDGE LN NICOLLET, MN 56074	SIEBERG JEREMY J & CARRIE L SIEBERG
BLD21-00030	Structure Permit	Construct a 38' x 72' (2,736 sf) shop. Will be heated and insulated. Concrete floor. Contractor is Bob Stueber.	36628 521ST AVE LAFAYETTE, MN 56054	BODE RICKY L & REBECCA L BODE
BLD21-00031	Structure Permit	Construct a 36' x 56' (2,016 sf) storage building. Not heated or insulated. Cement floor. No plumbing or restroom. Will have electrical. Contractor is Cleary Building Corp.	39806 486TH ST NORTH MANKATO, MN 56003	KRUEGER RICHARD D & LONDA F KRUEGER
BLD21-00032	SSTS Compliance Inspection	Compliance inspection for Property Transfer	45996 350TH ST GAYLORD, MN 55334	Rodning, McKoy D and Stephanie J
BLD21-00033	SSTS Compliance Inspection	Compliance inspection from Property Transfer	42400 541ST AVE NEW ULM, MN 56073	HULKE DUSTIN V
BLD21-00034	SSTS Compliance Inspection	Compliance inspection required with property transfer	51232 448TH LN COURTLAND, MN 56021	ASCHENBRENNER MYRON J
BLD21-00035	SSTS Compliance Inspection	Compliance inspection required from property transfer	51109 506TH ST COURTLAND, MN 56021	STRUSS TIMOTHY HAROLD & JANE MARIE STRUSS
BLD21-00036	Structure Permit	Remodeling dwelling. Remodel includes addition of a 112 sf porch, an 80 sf deck, and a 1,080 sf garage. Total addition equals 1,272 sf. Estimated time frame for completion is 9-1-21. General contractor is Randy Poehler BC 647503. See attached for other contractors. Second dwelling to be removed no later than one year from occupying remodeled dwelling. Estimated time frame from demo and removal is 10-31-21.	47225 COUNTY ROAD 15 NICOLLET, MN 56074	FRANKAMP MARK & JULIE K FRANKAMP
BLD21-00037	SSTS Permit	Holding tank for new barn office	35144 693RD AVE FAIRFAX, MN 55332	RIEKE JOHN & VALERIE RIEKE
BLD21-00038	SSTS Compliance Inspection	Compliance inspection for building permit	39265 472ND LN ST PETER, MN 56082	BORCHERT GREGORY P & CARRI LYNN BORCHERT
BLD21-00039	SSTS Permit	Septic system for a new 4 bedroom house	0	LEE A THOMPSON LLC
BLD21-00040	SSTS Compliance Inspection	Compliance inspection Submitted	41960 387TH AVE ST PETER, MN 56082	JEWISON KAREN P
BLD21-00041	Structure Permit	Place a 10' x 12' (120 sf) pro-build storage shed on property. Gravel pad. No utilities.	47254 391ST LN ST PETER, MN 56082	LANDGRAFF ALLEN V & LINDA K LANDGRAFF
BLD21-00042	Structure Permit	Construct 16' x 16' (256 sf) screened porch. Contractor is Dave Pinske. BC002899.	39265 472ND LN ST PETER, MN 56082	BORCHERT GREGORY P & CARRI LYNN BORCHERT
BLD21-00043	SSTS Permit	Septic system for a new house	0	MEYER LOUANN M
BLD21-00044	SSTS Permit	New Septic for New House	0	MESKAN PAULA
BLD21-00045	Structure Permit	Construct a replacement dwelling (1,512 sf) with a covered concrete porch (128 sf) and an attached two stall garage (896 sf). Total footprint of 2,536 sf. Three bedrooms. Contractor is Lager Construction, BQ446012. See attachments for full list of contractors.	41960 387TH AVE ST PETER, MN 56082	JEWISON KAREN P
BLD21-00046	Structure Permit	Construct a 30' x 65' (1,950 sf) shed for personal storage. Not insulated. Gravel floor. Contractor is landowner. No electrical or plumbing/HVAC. Est. completion date of 6-30-21.	47780 451ST AVE NICOLLET, MN 56074	NETZKE BENJAMIN H
BLD21-00047	SSTS Compliance Inspection	Compliance inspection for Zoning Permit/Variance Application	40111 615TH AVE NEW ULM, MN 56073	ROEPKE BRIAN
BLD21-00048	Structure Permit	Construct a 992 sf replacement attached garage. CI not required. Estimated completion date of Summer '22. Applicant to serve as main contractor. Electrical by applicant and Key City Electric. No HVAC or plumbing.	50791 BIRCH BLUFF DR N MANKATO, MN 56003	SCHOENER JORDAN M

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET COUNTY EST. 1853

Agenda Item:

Nicollet County Community Corrections Advisory Board Resolution/By-Laws

Primary Originating Division/Dept.: Probation Department

Meeting Date: 4/27/2021

Contact: Rich Molitor Title: Director

Item Type: (Select One) Regular Agenda

Amount of Time Requested 5 minutes

Presenter: Rich Molitor Title: Director

Attachments: ◉ Yes ○ No

County Strategy: (Select One) Collaborative Workplace - sustain the core values of our culture

BACKGROUND/JUSTIFICATION:

Establishment of the Nicollet County Community Corrections Advisory Board.

Supporting Documents: ◉ Attached ○ In Signature Folder ○ None

Prior Board Action Taken on this Agenda Item: ○ Yes ◉ No

If "yes", when? (provide year; mm/dd/yy if known)

Approved by County Attorney's Office: ○ Yes ○ No ◉ N/A

ACTION REQUESTED:

Approval of the Resolution By Laws

FISCAL IMPACT: Other
(Select One)

If "Other", specify

FUNDING
County Dollars =

Grant
(Select One)

Total

FTE IMPACT: No FTE change
(Select One)

If "Increase or "Decrease" specify:

Related Financial/FTE Comments:

NICOLLET COUNTY
COMMUNITY CORRECTIONS ADVISORY BOARD

ARTICLE I. ESTABLISHMENT

Section 1. The Nicollet County Community Corrections (NCCC) Advisory Board is to be established by the Nicollet County Board of Commissioners as a result of the resolution passed April 14, 2020 in accordance with the provisions of the Minnesota Community Corrections Act (Chapter 401.08, Laws of Minnesota 1973).

ARTICLE II. PURPOSE

Section 1. The purpose of the NCCC Advisory Board is to advise the County Board on matters relating to the delivery of community corrections services in Nicollet County.

Section 2. To actively participate in the formulation of a comprehensive plan for the development and implementation of community corrections services in Nicollet County.

Section 3. To annually make formal recommendations to the County Board concerning the comprehensive plan and its implementation during the ensuing year.

ARTICLE III. MEMBERSHIP

Section 1. In accordance with Minnesota Statute 401.08, section 401.02 subdivision 1, the NCCC Advisory Board shall consist of at least nine members as appointed by the County Board, to include but not limited to the following or their designee;

A citizen representative
A county commissioner
A representative of corrections
A representative of education
A representative of ethnic minorities
A representative of the judiciary
A representative of law enforcement (3)
A representative of prosecution
A representative of social services

Section 2. Members of the NCCC Advisory Board appointed by the County Board shall serve, from the date of their appointment and shall remain in office until their successors are duly appointed.

Section 3. The NCCC Advisory Board may elect its own officers.

Section 4. The NCCC Advisory Board may make recommendations to the County Board for the reappointment or the successor of any member who departs from the Board.

Section 5. The NCCC Advisory Board's community members or any other member not receiving pay for their attendance at the Advisory Board meetings shall receive a per diem amount set by the Nicollet County Board of Commissioners and mileage according to the current standard mileage reimbursement rates.

ARTICLE IV. POWERS AND DUTIES

Section 1. The NCCC Advisory Board does not have direct policy, administration or operational control over the Nicollet County Community Corrections Department. As an advisory body to the County Board; however, the community corrections department is called upon to inform the NCCC Advisory Board regarding operational activities and specific concerns or needs.

Section 2. The NCCC Advisory Board shall actively participate in the formulation of the Comprehensive Community Corrections Act Plan for the ongoing development, implementation and operation of community corrections services in Nicollet County. The NCCC Advisory Board shall make a formal recommendation to the County Board at least annually concerning the Comprehensive Plan and its implementation during the ensuing year. The NCCC Advisory Board may review and/or recommend legislation related to correctional services and the administration of the Community Corrections Act to the County Board. The County Board may request the NCCC Advisory Board to consider issues specific to community corrections responsibilities.

Section 3. The NCCC Advisory Board may develop and make recommendations to the County Board for the purpose of improving the quality and effectiveness of community corrections in Nicollet County.

Section 4. The NCCC Advisory Board may develop and recommend the publication of various studies and other reports on matters relating to the provision of community corrections in Nicollet County.

Section 5. No action of the NCCC Advisory Board shall be binding on the County Board which shall remain independently responsible for Nicollet County's participation in the Community Corrections Act.

ARTICLE V. OFFICERS

Section 1. The NCCC Advisory Board shall elect a chair and vice-chair.

Section 2. The chair shall preside at all meetings of the NCCC Advisory Board; and shall perform other duties and functions as may be determined by the NCCC Advisory Board.

Section 3. The vice-chair shall preside over and act for the chair during their absence.

Section 4. If both the chair and vice-chair are absent, the NCCC Advisory Board may elect a temporary chair to conduct its business.

Section 5. In the event a vacancy occurs in the office of the chairperson or vice-chairperson, the NCCC Advisory Board shall hold an election to fill the vacancy.

ARTICLE VI. MEETINGS AND GOVERNING PROCEDURES

Section 1. The NCCC Advisory Board shall meet according to a schedule as established by the NCCC Advisory Board.

Section 2. Upon reasonable notice to all NCCC Advisory Board members, a special meeting may be called by the chair or, upon request, by any two NCCC Advisory Board members.

Section 3. Complete and accurate minutes of each NCCC Advisory Board meeting shall be maintained and copies of said minutes distributed to each NCCC Advisory Board member prior to the next meeting.

Section 4. *Robert's Rules of Order* shall govern the NCCC Advisory Board meetings.

Section 5. Each NCC Advisory Board member shall be entitled to one vote and a majority of the membership at any meeting shall constitute a quorum for the transaction of all business, but less than a quorum shall have power to adjourn a meeting.

Section 6. In the event a vacancy occurs, the County Board shall be notified and requested to appoint a new representative.

ARTICLE VII. AMENDMENTS

Section 1. Amendments to these by-laws may be proposed by any NCCC Advisory Board member. The proposed amendment shall be submitted in writing to every member.

Section 2. Any proposed amendments must be consistent with the purpose of the Community Corrections Act and any policies established by the County Board which regulate the county's participation in the Act.

Section 3. Proposed amendments must be approved by the NCCC Advisory Board by a two-thirds majority vote and shall be ratified by the County Board.

Adopted by NCCC Advisory Board on _____

Advisory Board Chair_____

NCCC Advisory Board Bylaws approved by Nicollet County Board of Commissioners on:

_____

_____ _____

County Board Chair County Administrator

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET COUNTY EST. 1853

Agenda Item:

Annual Agricultural Inspector Report

Primary Originating Division/Dept.: Public Works

Meeting Date: 4/27/2021

Contact: Nate Henry Title: Agricultural/Ditch

Item Type: (Select One) Regular Agenda

Amount of Time Requested 10 minutes

Presenter: Nate Henry Title: Agricultural/Ditch

Attachments: ◉ Yes ○ No

County Strategy: (Select One) Collaborative Workplace - sustain the core values of our culture

BACKGROUND/JUSTIFICATION:

Attached is the 2020 annual Agricultural Inspector's Report along with the work plan summary for 2021

Supporting Documents: ◉ Attached ○ In Signature Folder ○ None

Prior Board Action Taken on this Agenda Item: ◉ Yes ○ No

If "yes", when? (provide year; mm/dd/yy if known)

Approved by County Attorney's Office: ○ Yes ○ No ◉ N/A

ACTION REQUESTED:

Approve 2020 annual report and work plan summary for 2021

FISCAL IMPACT: Other (Select One)

If "Other", specify

FUNDING

County Dollars = $13,050.00

Grant (Select One)

Total $13,050.00

FTE IMPACT: No FTE change (Select One)

If "Increase or "Decrease" specify:

Related Financial/FTE Comments:

Nicollet County

Agricultural Inspector's

Annual Report 2020

&

Work plan Summary 2021



ANNUAL WORKPLAN

Hours for Nicollet County CAI Position for Calendar Year 2021

Seed	Hours	Noxious Weed	Hours	Pesticide	Hours					Other	Hours
Seed Sampling	15	Noxious Weed Inspection	120	Pesticide Applicator Testing	35					Biological Control Implementation	5
Seed Inspecting	6	Noxious Weed Control & Education	10	Waste Pesticide Collection							
Seed Education	1	Noxious Weed Violation Follow-up	45	Empty Pesticide Container Collection							
Seed Training		Township Officer Training	5	Pesticide Applicator License Checks	0						
Number of Seed Samples Per Year (8)		CAI Training	20	Retail Pesticide Inspections							
Seed Violation Follow-up		Noxious Weed Program Administration	15	Pesticide Administration							
Seed Program Administration											
Seed Program Subtotal	**22**	**Noxious Weed Program Subtotal**	**215**	**Pesticide Program Subtotal**	**35**					**Other Programs Subtotal**	**2**
										Grand Total Hours	**274**

Background Goal & Objective (Seed): The CAI's objective is to inspect a sufficient number of seed retail facilities, sample a sufficient number of seed lots, review as many seed advertisements as possible, and take appropriate enforcement action, whenever possible, in order to provide effective and uniform administration of the seed law and rules.

Background Goal & Objective (Noxious Weed): A CAI's objective is to see that all lands within the county are inspected for noxious weeds annually and obtain as high a level of voluntary compliance as possible. Cooperation from local governments in the inspection and enforcement of the noxious weed law is necessary in order to maximize the level of voluntary compliance. If voluntary compliance is not achieved, established enforcement procedures are to be used to obtain uniform compliance with the law in the county.

Background Goal & Objective (Ag Chemical): A CAI's objective is to assist MDA staff in making sure agricultural chemicals are properly stored, used, and handled. A CAI will assist in the collection of waste pesticides and empty pesticide containers at collection sites within the county. A CAI may assist MDA staff in making sure only properly licensed individuals are applying pesticides within the county. A CAI may inspect retail facilities to make sure only registered pesticides are offered for sale within the county. A CAI may monitor pesticide applicator license tests to make sure pesticide applications within the county are conducted by properly trained and licensed personnel.

NICOLLET COUNTY AGRICULTURAL INSPECTOR'S ANNUAL REPORT FOR 2020

INSTRUCTIONS: Write or print legibly using black ink. Answer all questions and enter "N/A" if there is no activity. Submit the completed report to the Board of County Commissioners by July 1.

County Agricultural Inspector Training – Hours: 10

☒ Short course ☒ District meetings	☐ Other (Specify):

Administrative Activity – Hours: 10

Types of records:	☐ Activity ☐ Phone record	☐ Computerized ☐ Daily narrative	☒ Other (Specify): Daily Diary	
Miles traveled as a county agricultural inspector:	☐ Personal vehicle ☒ County vehicle:	Miles: 3,500		
Percent Time spent in county agricultural inspector duties:	15%	Percent time spent in other duties (not as a CAI):	85% Ditch	

Noxious Weed Inspection – Hours: 100

No. of assistant weed inspectors appointed:	Townships: 0	Cities: 5
No. of noxious weed inspection tours:	Townships: 1	Cities: 1
Acres of wild or cultivated hemp:	Detected: 0	Controlled: 0

Noxious Weed Control and Violation Follow-up – Hours: 40

Was a "General Weed Notice" published?	☒ Yes ☐ No	Cost: $ 162.18	
No. of landowner contacts (personal visit, telephone call, letter or postcard) made for voluntary compliance:	10		
No. of cities with weed and grass control ordinances:	3	No. of notices served under ordinances:	N/A
No. of "Individual Notices" (Inspector's Notice #1): 0	Served: 0	Appealed: N/A	
AnnuNo. served:	Cooperative Weed Control Agreements: N/A	Inspector's Authorization: N/A	Statement of Costs: N/A

General Education and Outreach Activity – Hours: 10

Other education & outreach activity

Seed, Fertilizer, and Feed Program Activity – Hours: 8

No. of Seed inspections:	4			
No. of official seed samples obtained:	Total: 0	Legal: 0	Warning: 0	Violation: 0

Pesticide Program Activity – Hours: 10

Did you monitor applicator license tests?	No	Other pesticide program activities (Specify): Working w/DOT/DNR Controlling Wild Parsnips

Biocontrol Program Activity – Hours: 2

☒ Leafy Spurge x Other (Please list): Collect Leafy Spurge Flea Beetles from DNR

☐ Purple Loosestrife

Comments: _____

Signatures: Nathan Beers
County Agricultural Inspector

_____
Chairperson, Board of Commissioners (or Authorized Supervisor)

	Expenses For Nicollet County Noxious Weed Control	
	Spraying	Mowing
Equipment	$3,130.00	$4,560.00
Labor	$4,990.28	$4,774.50
Materials	$14,161.32	$0
Grand Total	**$22,281.60**	**$9,334.50**

Nicollet County Board of Commissioners
Board Meeting Agenda Item

Agenda Item:

Families First Coronavirus Response Act Benefits

Primary Originating Division/Dept.: Administration

Meeting Date: 4/27/2021

Contact: Mandy Landkamer Title: Interim County Admin

Item Type: (Select One) Regular Agenda

Amount of Time Requested 10 minutes

Presenter: Mandy Landkamer Title: Interim County Admin

Attachments: ◉ Yes ○ No

County Strategy: (Select One) Programs and Services - deliver value-added quality services

BACKGROUND/JUSTIFICATION:

On March 18th, 2020 the United States Senate passed the Families First Coronavirus Response Act that included provisions for employer provided emergency paid sick leave and expansion to the FMLA.

These policies expired originally on December 31, 2020 and were extended at a county level to March 31, 2021. It is recommended that the county once again extend these policies to April 30, 2021 with consideration of the attached resolution.

On March 11, 2021 the American Rescue Plan was adopted at the Federal Level and provides options for local government. These options are included in the board packet.

Supporting Documents: ◉ Attached ○ In Signature Folder ○ None

Prior Board Action Taken on this Agenda Item: ◉ Yes ○ No

If "yes", when? (provide year; mm/dd/yy if known) January 5, 2021

Approved by County Attorney's Office: ○ Yes ○ No ◉ N/A

ACTION REQUESTED:

Approval of the FFCRA Extension Resolution

FISCAL IMPACT: (Select One) No fiscal impact

If "Other", specify

FUNDING

County Dollars =

Grant

(Select One)

Total

FTE IMPACT: (Select One) No FTE change

If "Increase or "Decrease" specify:

Related Financial/FTE Comments:

RESOLUTION EXTENDING THE FAMILIES FIRST CORONAVIRUS REPSONSE ACT BENEFITS

WHEREAS, the Federal Families First Coronavirus Response Act ("Act") went into effect on April 2, 2020 in response to the COVID-19 pandemic; and

WHEREAS, the Act includes provisions for employer provided emergency paid sick leave and expansion to the Family Medical Leave Act for employees that are unable to work or telework due to COVID-19; and

WHEREAS, the Act expired on December 31, 2020; and

WHEREAS, the Act has not been extended past December 31, 2020 by the Federal Government; and

WHEREAS, the Nicollet County Board of Commissioners approved an extension of the benefits through March 31, 2021, and

WHEREAS, the extension has expired and COVID-19 continues to create a need for employee time off in 2021; and

WHEREAS, the Nicollet County Board continues to be committed to supporting the well-being of its staff and their families during this pandemic.

NOW, THEREFORE, BE IT RESOLVED, the Nicollet County Board of Commissioners approves extending the benefits of the Act to April 30, 2021.

BE IT FURTHER RESOLVED; should the Act be extended or modified by the Federal Government, Nicollet County shall follow said extension and modifications.

Dated this 27th day of April, 2021.

_____

Terry Morrow, Chair
Nicollet County Board of Commissioners

ATTEST:

_____

Jaci Kopet
Public Services Manager and Clerk to the Board

FFCRA

Families First Coronavirus Response Act

05/01/2021 - 09/30/2021

	Description	***Duration***	***Other Counties***	***Observations***
Emergency Paid Sick Leave (EPSL)	Utilized for COVID-19 related reasons (*e.g. quarantine, testing, vaccination*)	Maximum of 80 hours (10 days) per employee	Majority NOT extending this option; employees are to use their own accruals	As of 04/16/2021 payroll, 4,320 hours have been used amongst 108 employees; 17 have used all 80 hours
Emergency FMLA (EFMLA)	Utilized for COVID-19 related reasons; 2/3 paid at regular rate of pay	Maximum of 12 weeks	Majority NOT extending this option	Nicollet County had 2 employees utilize this option for child-care related reasons
Advance of Sick Leave	Employees can request their sick time in advance to use for COVID-19 related reasons	Maximum of 80 hours (10 days) per employee during Public Health Emergency	Majority are opting to extend this option	Was not utilized due to the EPSL being in place; if at least 1 year employment, 40 hours are forgiven, if at least 2+ years employment, 80 hours are forgiven

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET COUNTY EST. 1853

Agenda Item:

Hiring Process HR Director

Primary Originating Division/Dept.: Administration

Meeting Date: 4/27/2021

Contact: Mandy Landkamer Title: Interim County Admin

Item Type: (Select One) Regular Agenda

Amount of Time Requested 15 minutes

Presenter: Mandy Landkamer Title: Interim County Admin

Attachments: ◉ Yes ○ No

County Strategy: (Select One) Financial Security - prudent use of taxpayer resources

BACKGROUND/JUSTIFICATION:

Additional information for the options available for the direction of the hiring process for the HR Director will be provided at the meeting.

Supporting Documents: ◉ Attached ○ In Signature Folder ○ None

Prior Board Action Taken on this Agenda Item: ○ Yes ◉ No

If "yes", when? (provide year; mm/dd/yy if known) Januar

Approved by County Attorney's Office: ○ Yes ○ No ◉ N/A

ACTION REQUESTED:

FISCAL IMPACT: (Select One) No fiscal impact

If "Other", specify

FUNDING

County Dollars =

Grant

(Select One)

Total

FTE IMPACT: (Select One) No FTE change

If "Increase or "Decrease" specify:

Related Financial/FTE Comments:

Nicollet County Board of Commissioners
Board Meeting Agenda Item

NICOLLET COUNTY EST. 1853

Agenda Item:

Review of the David Drown Associates Proposal

Primary Originating Division/Dept.: County Administration	Meeting Date: 04/27/2021
Contact: Mandy Landkamer Title: Interim County Admin	Item Type: (Select One) Regular Agenda
Amount of Time Requested 10 minutes	
Presenter: Mandy Landkamer Title: Interim County Admin	Attachments: ◉ Yes ○ No

County Strategy: (Select One) Programs and Services - deliver value-added quality services

BACKGROUND/JUSTIFICATION:

Consideration of the attached David Drown Associates (DDA) proposal to provide services during the hiring process of the County Administrator position.

Supporting Documents: ◉ Attached ○ In Signature Folder ○ None

Prior Board Action Taken on this Agenda Item: ○ Yes ◉ No

If "yes", when? (provide year; mm/dd/yy if known)

Approved by County Attorney's Office: ○ Yes ○ No ◉ N/A

ACTION REQUESTED:

Approval of the DDA proposal upon review by the County Attorney.

FISCAL IMPACT: (Select One) NOT in current budget

If "Other", specify

FUNDING

County Dollars = 21,000

Other

(Select One)

Total 21,000

FTE IMPACT: (Select One) No FTE change

If "Increase or "Decrease" specify:

Related Financial/FTE Comments:

DDA
Human Resources, Inc.
a David Drown Associates Company

Faribault Office:
1327 Merrywood Court
Faribault, MN 55021
(612) 920-3320x109 | fax: (612) 605-2375
gary@daviddrown.com
www.ddahumanresources.com

April 12, 2021

Sent via email only

Nicollet County Board of Commissioners
Nicollet County Government Center
501 South Minnesota Avenue
St. Peter, MN 56082

Dear Members of the Board,

Thank you for the opportunity to submit a proposal to assist Nicollet County with a search for your next County Administrator. Our firm has extensive experience with local governments, and we thoroughly understand the complexities faced by County Boards in Minnesota. DDA HR uses a proven, comprehensive process ensuring clients can identify the best candidate for their organization and community.

The attached proposal includes several elements that set us apart in our approach to providing this service. Highlights include:

- **Knowledge:** Our firm comprehensively understands county government in Minnesota, and our consultants are former Administrators with significant experience.
- **Brochure/Profile:** We develop a detailed, professional profile to present the County in the most positive manner. A sample is attached.
- **Experience:** DDA has conducted more Minnesota city and county executive searches in the last five years than any other firm by a wide margin. Because of this experience, we know a significant number of potential candidates.
- **Adherence to deadlines:** When a deadline is established, we will meet it.
- **Video Interview:** DDA uses video interviews in the screening process to get quality data that may not be apparent on resumes. These videos are made available to the Board prior to selecting candidates for final interviews.
- **Work Personality Index:** Prior to deciding on final candidates, the Board will also receive a personality index report on each person being considered for an interview.
- **Background check process:** Instead of doing a comprehensive background check on a single finalist, we do a comprehensive background and reference check on all finalists interviewed by the County Board. This is all included in the price.
- **Intellectual Profile:** Each finalist will complete an intellectual profile measuring verbal reasoning, mathematical and logical reasoning, and overall mental aptitude.
- **Comprehensive and competitive service:** We take great pride in providing the best service at a fair price. Our low overhead means you receive more service for the money.

Thank you for your consideration.

Sincerely,

Gary Weiers

Gary Weiers
DDA Human Resources, Inc.

Enclosures

NICOLLET COUNTY EST. 1853

NICOLLET COUNTY

County Administrator Search Proposal

Submitted by **DDA Human Resources, Inc.**

April 12, 2021

DDA
Human Resources, Inc.
a David Drown Associates Company

Prepared by:
Gary Weiers
Management Consultant

CONTENTS OF THE PROPOSAL

- Description of the Firm
- Approach to the Process
- Service Team
- Timeline
- Process Details
- Fees
- Assurance
- References

DESCRIPTION OF THE FIRM

Proudly based in Minnesota, David Drown Associates (DDA) is a full-service consulting firm with more than 20 years working with local governments providing a full range of fiscal and economic development services, along with compensation and classification services and executive searches, to over 450 government clients throughout Minnesota. Over these years, we have gotten to know local government well, and we have worked hard to keep our services up to date to meet the ever-changing needs of our clients.

In 2013, we expanded our scope to provide human resources services — we started with executive recruitment and organizational studies and more recently added classification and compensation studies. Because of growth in our human resource service area, a new human resource affiliate company was created in 2017. DDA Human Resources Inc. currently employs nine individuals serving cities, counties, and special districts throughout Minnesota. The vast majority of our consultants are recent practitioners having served as Administrators or Human Resource Managers.

We have provided executive search services to over 100 cities and counties throughout Minnesota. Therefore, we understand the current challenges, know hundreds of potential candidates, and have our finger on the pulse of hiring City and County Administrators and Managers anywhere in the state.

We take great pride in providing the best service at a fair and equitable price. We think you will find that our small company is nimble, efficient, and personable. We know and understand local government, and that will always guide our work.

APPROACH TO THE PROCESS

Our approach to this search will be to focus on finding the best fit for Nicollet County. This is accomplished, first and foremost, by listening to what you are saying, understanding your goals and objectives, and building the search process off of that foundation.

After gathering background information, we comprehensively advertise the position and make sure that the posting gets into the hands of prospective candidates. In some cases, those persons are not active job seekers, so we will make every effort to find those folks through direct outreach efforts. After the posting closes, an analysis of candidates will be completed so that, when the semifinalists are presented to the County Board, you will be confident that these people are the best matches from the submitted applications.

After the Board selects the finalists, these candidates will be fully researched, and all necessary hiring information will be available prior to the Board making a decision.

Communication with the County Board is a high priority. In addition to our Consultant Gary Weiers being on site regularly, the County Board will receive weekly email updates, and he will always be available for questions.

SERVICE TEAM

GARY WEIERS



Prior to joining DDA in 2013, Gary had over 20 years of county government management experience, the last 11 years as County Administrator in Rice County. Prior to becoming Administrator, Gary served as the Social Service Department Director in Rice County and worked as a Social Service Supervisor in Mower County and Sherburne County. Gary received his bachelor's degree from the University of St. Thomas and has honed his skills by working his way up from an entry level social worker position to be the head of a $50 million organization with over 350 employees.

Gary has worked with local governments ranging in size from a couple thousand residents to communities of over 1 million residents.

In addition to conducting executive searches, Gary has done work with communities on sharing services, organizational analysis, strategic planning, and other management related work.

Gary has conducted over 80 executive searches and numerous organizational studies. Gary will be the project lead.

Contact Information:
gary@daviddrown.com
612-920-3320 x109
1327 Merrywood Court
Faribault, MN 55021

LIZ FOSTER



Liz is an Assistant Consultant that provides support and assistance within our Human Resources Division. Since joining DDA in 2015, Liz has been involved in numerous executive searches and other HR projects.

Some of Liz's duties include community research, creating position profiles, assembling interview materials for our clients, and providing general administrative support to our consultants.

Contact Information:
liz@daviddrown.com
612-920-3320 x108
704 10th Ave SE
Austin, MN 55912

MARK CASEY



Mark joined DDA in September as a Management Consultant specializing in executive searches, strategic planning, and organizational consulting in the Twin Cities metropolitan area. In his thirty-three years of public service, Mark has served as the City Manager for the City of St. Anthony Village, City Administrator for the City of Annandale, and Director of Community Education for both the Annandale and Maple Lake school districts. He also worked for the Cities of Faribault, Saint Peter, and Columbia Heights.

Mark received his undergraduate degree from the University of Minnesota and a master's from St. Cloud State University. He has served on numerous boards and commissions including the League of Minnesota Cities, Metro Cites (President), Metro Area Management Association, and the Allina Hospital Board of Directors (Buffalo, MN), and he has been a frequent guest lecturer at the University of Minnesota, Hamline University, and Metro State University.

Mark will assist with recruitment and consulting as needed.

Contact Information:
mark@daviddrown.com
612-920-3320 x113
2241 17th Street NW
New Brighton, MN 55112

LIZA DONABAUER



Liza came to DDA with both private and public-sector experience. With a background in construction and finance administration, her passion for public sector work led her to Wright County where she provided support to the HR Department, County Coordinator, and Commissioners. While pursuing her MBA, Liza entered city management for Clearwater, Kansas, and then later moved to Arlington, Minnesota.

During her four years in Arlington as a City Administrator, she completed a reorganization of the administration department, developed an orientation and capital planning process for two new councils, conducted compensation studies for several departments, engaged in a strategic planning session, and took part in developing a leadership curriculum for up-and-coming leaders in Sibley County. Her work has centered on human resource management, strong community participation, and leadership development. Liza enjoys working with colleagues throughout the state through her involvement in MCMA, a state affiliation of ICMA. She currently serves on the MCMA Women in the Profession Committee and Annual Conference Planning Committee.

Since joining DDA, Liza has conducted over 30 Administrator/Manager and Department Director searches. Liza will conduct reference checks and will also assist with recruitment and consulting as needed.

Contact Information:
liza@daviddrown.com
612-920-3320 x111
4796 Merganser Drive
St. Bonifacius, MN 55375

TIMELINE

This timeline is tentative. The final timeline will be set after the County Board's decision to proceed.

ITEM	TASK	COMPLETION DATE
Decision by County Board to proceed		April 13, 2021
Information gathering	▪ Gather all pertinent background information ▪ Gather salary information and review job description ▪ Meet with staff, stakeholders, and each member of the County Board	April 30, 2021
Professional position profile	Develop position profile and advertisement	May 11, 2021
Approve position profile	County Board approves profile, job description, salary range, and hiring process	May 18, 2021 Special Meeting
Candidate recruitment	▪ Post position immediately upon approval of profile ▪ Comprehensively advertise ▪ Email and phone calls to prospective candidates	May 19, 2021- June 16, 2021
Screening of applicants	DDA will review and rank applicants based on job related criteria and select semifinalists	June 17, 2021
Personality Index	DDA will administer a work-related personality index to all semifinalists	July 5, 2021
Video interview	Each semifinalist will complete a video interview	July 5, 2021
Selection of finalists	▪ County Board selects finalists for interviews ▪ DDA will notify candidates not selected as finalists	July 13, 2021
Background check of all finalists	Includes: ▪ Criminal background: county, state, national ▪ Sex offender registry ▪ Social Security number verification ▪ Employment and education verification ▪ Credit check	July 27, 2021
Reference check on all finalists	DDA will conduct reference checks with current and former employers on all finalists	July 27, 2021
Intellect profile	DDA will administer an intellect profile measuring verbal reasoning, mathematical and logical reasoning, and overall mental aptitude.	July 27, 2021
Finalist packet	DDA will provide the Board information including: ▪ Summary of references ▪ Results of background checks ▪ Personality index reports ▪ Video interview ▪ Resumes, etc.	July 28, 2021
Interviews	DDA will prepare all interview materials and be present at all interviews and other functions. It is recommended that Board interviews be at a special meeting	August 4, 2021
Decision	County Board will select candidate for offer	August 4, 2021
Offer and agreement	DDA will negotiate agreement with selected candidate	August 6, 2021
Projected start date	New Administrator begins	September 2021
Follow up	DDA will follow up periodically with the new Administrator	September 2022

PROCESS DETAILS

STEP 1: INFORMATION GATHERING

DDA will gather and assemble background information pertaining to the County and position. In addition, Gary will meet individually with all Board members to discuss candidate attributes, experience, and other important qualifications. Others will be interviewed as per the direction of the County. At the same time, the job description will be reviewed and, if needed, we will gather relevant comparative salary information for consideration by the Board. We will quickly develop a comprehensive understanding of the organization, community, and position.

Deliverables:

- In-person information gathering via interviews with the Board
- DDA receives information from the County such as organizational chart, logos/images, budgets, existing job description, etc.

STEP 2: DEVELOPMENT OF POSITION PROFILE

Based on the information received from the County Board and others, DDA will develop a professional position profile that is customized to present Nicollet County in the most positive manner and provides prospective candidates with meaningful information. A draft will be presented to the County Board for consideration and approval prior to advertising. A sample profile is attached.

Deliverables:

- Draft profile sent to County Board for approval
- Review and approval of job description and salary range by Board
- Review and approve proposed search timeline for purposes of advertisement and scheduling

STEP 3: ADVERTISEMENT AND RECRUITMENT

DDA will comprehensively advertise the position and make direct contact with possible candidates who are not active job seekers. Some of the places the position will be advertised include: Association of Minnesota Counties, League of Minnesota Cities, International City/County Management Association, Minnesota Association of City/County Managers, National Association of County Administrators, GovernmentJobs.com, and municipal associations in Iowa, Wisconsin, North Dakota, and South Dakota. In addition, the posting will be shared with professional networks through the Universities of Minnesota, Iowa, Wisconsin, South Dakota, and Nebraska, as well as the MN Private Colleges Consortium, MN State Universities, and other colleges and universities. Beyond the traditional advertising sites, our advertising also penetrates diverse markets such as Woman Leading Government (WLG) and International Network of Asian Public Administrators (I-NAPA). Approximately 50% of our applications come from outside the state of Minnesota.

Other local advertising will be done as per direction from the County. Regular communication with candidates will occur throughout the process.

The simple DDA online application process will be used unless the County prefers to use an existing County methodology. Our online application system enables us to efficiently manage applicant flow, and corresponding reference information, and allows us to communicate with each applicant quickly and effectively. We are known for our communication with both the applicant and our client which engages and informs both parties of each step. Our system also allows us to access, review, and evaluate thousands of prior applicants who may not be actively seeking a job but who may be open the "right opportunity."

Deliverables:

- Advertising outreach begins with posting on identified websites and social media platforms
- Direct contact through established professional network
- We utilize our database of identified prospective candidates to contact via email or phone call

STEP 4: INITIAL SCREENING AND REVIEW

DDA will complete a comprehensive analysis of every application received and determine approximately 8-12 semifinalists based on job related criteria to complete a video interview. Our clients have most notably been pleased with the video interview component of our process. Video interviews allow our clients to determine whether they see the candidate as a good prospect for a final interview and gain additional insight on the candidate's education, experience, personality, as well as their ability to think on their feet, all of which has been said to help lay the foundation for the final interview process. Access to, and viewing of, this information is as simple as clicking on a link from the individual client's laptop, phone, or smart device in a location and at a time that is convenient for them. Candidate confidentiality when the Board is deliberating is maintained by assigning and referring to each semifinalist candidate as a number. Candidates are considered public once they are chosen as a finalist.

Each semifinalist would also complete an information disclosure and a work-related personality index. About one week prior to selecting finalists for interviews, the information disclosure, video interview, personality index, cover letter, and resume from each of the semifinalists will be made available to the Board for viewing. This will allow the Board ample time to comprehensively review candidates prior to determining who to bring in the for the final interviews. Upon reviewing this introductory material, DDA will then assist the Board in selecting its finalists for final interviews. After the Board selects finalists, those not selected as finalists will be notified by DDA.

Deliverables:

- List of approximately 8-12 semifinalists with cover letter, resume, and video interview
- Results of personality assessment
- Results of information disclosure that provides insight about conduct that could be viewed as impacting one's ability to perform the requirements of this leadership role
- Confirm interview schedule and logistics
- DDA will contact those not selected

STEP 5: SELECTION

After the County Board selects finalists, DDA will complete comprehensive background screenings including criminal history, civil court history, verification of recent employment, verification of education, driver's license review, credit check, and other items. Along with background checking all finalists, DDA will conduct character references with current and former supervisors to discuss various work responsibilities, projects, initiatives, leadership style, personality characteristics, etc.

In addition, DDA will administer an intellectual profile measuring verbal reasoning, mathematical and logical reasoning, and overall mental aptitude.

Approximately one week prior to the final interview process, the County Board will have access to each of the candidate's application materials, video interview, background check results, reference information, information disclosure, a work personality report, and an intellectual profile on each person.

Early in the search process, Gary will discuss interview possibilities including leadership staff participation or

virtual and/or in-person options for community involvement through a meet and greet event or interview panel, stakeholder interviews, individual and/or full Board panel interviews, a community tour, lunch with County leadership, or other functions.

Prior to interviews, Gary will prepare questions and then facilitate all interviews and other activities the County Board determines appropriate. Our goal is to make the process smooth and painless so the County Board can focus all its energy on finding the right person for the job and minimize staff disruptions to ensure the County can focus on the tasks at hand.

Deliverables:

- List of 4-6 finalists, confirming interview schedule and logistics
- Leadership staff interview panel including summary of comments
- Video Interview
- Summary of References
- Results of background checks
- Personality Index
- Intellect Profile
- Information Disclosure
- Cover letter and resume

STEP 6: OFFER

After interviews are complete, Gary will assist the County Board with deliberations, and he will facilitate the offer to the selected candidate. Gary will negotiate the terms with the candidate based on the parameters established by the County Board.

Deliverables:

- Employment agreement
- DDA will contact those not selected

STEP 7: FOLLOW UP

DDA will make periodic contact with the new Administrator for at least the first year of employment.

Deliverables:

- Periodic check in with new Administrator and Board representative

LIST OF SEARCH CLIENTS FROM THE PAST TWO YEARS

In addition to the specific references listed on the following page, Nicollet County is encouraged to speak with any of the entities listed below:

Entity	Type of Search	Entity	Type of Search
Hubbard County, MN	Administrator	City of St. Anthony Village, MN	Manager
City of Cannon Falls, MN	Public Works Director	City of Pequot Lakes, MN	Administrator
Monticello, MN	Administrator	Paynesville, MN	Administrator/ED Dir.
Beltrami County, MN	Administrator	Kittson County, MN	Administrator
City of Albert Lea, MN	Manager	Cook County, MN	Administrator
City of Crookston, MN	Administrator	City of Waseca, MN	Director of Engineering
Brainerd HRA, MN	Executive Director	City of Aitkin, MN	Administrator
City of New Brighton, MN	Administrator	City of Lake City, MN	Finance Director
City of St. James, MN	Manager	Waseca County, MN	Administrator
Isanti County, MN	Administrator	City of Brainerd, MN	Administrator
City of Kasson, MN	Administrator	City of Staples, MN	Public Works Director
City of Scandia, MN	Administrator	Mahnomen County, MN	Administrator
City of Sleepy Eye, MN	Manager	Albert Lea HRA, MN	Executive Director
City of Albert Lea, MN	Manager	Sherburne County, MN	Administrator
City of Waseca, MN	Finance Director	Murray County, MN	Administrator
City of Plainview, MN	Public Works Director	City of Montevideo, MN	Police Chief
City of Montevideo, MN	Manager	City of Melrose, MN	Administrator
Kitchigami Regional Library System	Director	City of Dundas, MN	Administrator
City of Maple Lake, MN	Administrator/Clerk/Treasurer	Brown County, MN	Administrator
City of New Ulm, MN	Manager	City of Olivia, MN	Police Chief

DDA is currently conducting searches for the Cities of Chisholm, New Prague, and Staples, Minnesota, the City of Watertown, South Dakota, the Red Wing HRA, and the Counties of Jackson, Kittson, Le Sueur, Mahnomen, Roseau, and Waseca, Minnesota.

FEES

The fee for the search process is $21,000, payable at the completion of the search. This all-inclusive fee covers professional services and all expenses including travel, advertising, personality index, intellectual profile, background checks on all finalists, etc.

If Nicollet County chooses to offer a travel stipend or reimbursement for expenses of the candidates, that cost is handled directly between the County and the candidates. DDA would be available to provide input and guidance on this item.

ASSURANCE

If the newly hired Administrator leaves the organization within the first 24 months of employment, DDA will complete another search without professional service fees. Only actual expenses will be billed to the County.

REFERENCES

Greg Anderson
Commissioner, Isanti County
Administrator Search
Phone Number: 763-444-4497
Email: greg.anderson@co.isanti.mn.us

Jeff Docken
Commissioner, Rice County
Administrator and CFO Searches
Phone Number: 507-339-9711
Email: jdocken@co.rice.mn.us

Royal Ross
Council Member, City of Faribault
Administrator Search
Phone Number: 507-456-2932
Email: rross@ci.faribault.mn.us

Gordy Wagner
Commissioner, Pope County
Coordinator Search
Phone Number: 320-815-3211
Email: gordy.wagner@co.pope.mn.us

Sara Folsted
Administrator, Rice County
Administrator and CFO Searches
Phone Number: 507-332-6121
Email: sfolsted@co.rice.mn.us

Ed Menk
Former Mayor, City of Brainerd
Administrator Search
Phone Number: 218-829-7266
Email: emenk@ci.brainerd.mn.us

Sample Position Profile

Beltrami County

Minnesota
Living the Dream



Mission and Values

Beltrami County will be the catalyst to firmly establish a community that promotes healthy families, environmental quality, expanding economic opportunity, and a quality of life second to none. The County will accomplish this through innovation, commitment, hard work, collaboration, leadership, and customer responsiveness.

Position: County Administrator

Location: Beltrami County, Minnesota

Population: 47,188

2020 Salary Range: $111,405 to $141,565

2021 Salary Range: $114,190 to $145,104





Vision

Beltrami County will be a model of excellence that others seek to emulate. It will lead the way through collaboration and perseverance, successfully resolving the County's toughest problems, and taking advantage of its greatest opportunities. It will create a legacy and tradition of success that expands opportunity for all of its citizens.

THE COUNTY AND ITS COMMUNITIES

Named after the Italian explorer Giacomo Beltrami, the County of Beltrami was created in 1866 and organized in 1896 with 137 townships. It was part of one of the state's original nine counties. Nineteen townships were given to Roseau County in 1895, leaving 118 full and 37 fractional townships. On May 17, 1897, Beltrami County was fully organized, and Bemidji was named the county seat. In 1902, Clearwater County was created by vote of the residents of Beltrami County, and 28 full and two fractional townships went to the new county. The cities in Beltrami County include Bemidji, Blackduck, Funkley, Kelliher, Solway, Tenstrike, Turtle River, and Wilton, and range in size from 10 residents in Funkley to 15,462 residents in Bemidji. Beltrami County's total population is approximately 47,188 residents, and it is home to Red Lake Reservation, a portion of Leech Lake, and is close neighbors to White Earth. The northernmost portion of the Mississippi River also flows through the County. It is considered the fourth largest county in Minnesota by area.



As the first city on the Mississippi, Bemidji is one of the fastest growing communities in Minnesota and is a tourism hub. As a thriving regional center, the City serves a population of more than 100,000 people. Bemidji is a historically charming, progressive, and beautiful north woods city that offers the finest selection of shopping, dining, lodging, education, recreation, medical care, and so much more. The City boasts a lower than average cost of living. The Bemidji Regional Airport represents one of the busiest regional airports in the state with nearly 30,000 flights annually.

The City of Blackduck, with a population of 840, takes great pride in its forward-thinking, growth-centered approach to community. Its business district includes medical services, postal services, a school district, banking, restaurants, lodging, sporting goods, specialty shops, a convenience store, a grocery store, golfing, parks, trails, bowling, a movie theater, and much more. The City of Blackduck is located near Blackduck Lake along the northwest edge of the Chippewa National Forest. With the Continental Divide situated just outside of Blackduck city limits, many people consider the town to be located at the top of the world.



With a population of just 10 residents, the City of Funkley is known as the least populated incorporated area in the state, which once was on the line of the Minnesota and International Railway.

Named for A.O. Kelliher, a businessman in the lumber industry, the City of Kelliher is home to 259 residents and boasts a beautiful city park and recreation area. Kelliher offers multiple dining and lodging options and a business incentive program to encourage the creation and expansion of business in the City.

As bedroom communities for nearby Bemidji, the City of Solway has a population of 89 residents, and the City of Wilton has a population of 244.

Having gotten its name from Mr. M.R. Brown, who was the Mayor of Crookston, Minnesota, around 1900, the City of Tenstrike has a population of 211 residents and was incorporated on March 11, 1901.

Turtle River is a city of 80 residents that is located approximately 17 miles northeast of Bemidji. Until his death in 2014, Gary Burger, lead guitarist and vocalist for the band *The Monks*, was Mayor of Turtle River.

ECONOMIC VITALITY

The region is fortunate to have one of the state's fastest growing and most vibrant economies. With the support of Greater Bemidji, a non-profit organization that works to drive development and promote prosperity in the region, several companies announced major developments within the County over the last few years. In 2019, Delta Dental completed a new, $12 million facility in the Bemidji Technology Park where 165 new jobs were created with the development. Stittsworth Meats completed a substantial expansion in Turtle River. An estimated 25 jobs have been created in the facility which opened in late 2018. Magnum Trucking developed a new terminal in the Bemidji Industrial Park. The terminal can employ 15 people. Top Line Group, LLC. also expanded its operation in the Bemidji Industrial Park and added 35 new jobs. The developments noted are estimated to provide $164,000 annually in property tax to Beltrami County.



Greater Bemidji's LaunchPad is a one-stop-shop for all County entrepreneurs. With the LaunchPad, County residents have access to technical assistance, business planning, mentoring, space, and funding.

Other organizations including the Bemidji Chamber of Commerce, the Northwest Indian Community Development Center, and the Headwaters Regional Development Commission exist to help the region as a whole be successful and move the communities forward.

HEALTHCARE

There are numerous quality medical facilities that serve the residents and visitors of Beltrami County. Sanford Health, one of the largest health systems in the United States, owns and operates a number of facilities in Beltrami County, more specifically in Bemidji, Blackduck, and Kelliher. Sanford in Bemidji offers comprehensive care through its many services including emergency care, surgery, family medicine, pediatrics, cancer care, women's health, and much more. Patients in Blackduck have access to a pharmacy, outpatient rehabilitation, as well as emergency care, palliative care, examinations, vaccinations, and more. The Sanford Health Kelliher Clinic offers specialties and services including family medicine, laboratory services, cancer screening, and immunizations.



Red Lake Hospital Indian Health Service provides a variety of services to American Indians and Alaska Natives of Beltrami County. Services of the facility are comprehensive and include ob/gyn, diabetes care, physical exams, surgery, physical therapy, laboratory and radiology services, dental services, and much more.

Serving veterans of the community is the Bemidji VA Community Based Outpatient Clinic. Veterans have access to primary care providers, behavioral health services, laboratory services, and specialty care referrals to the Fargo VA Medical Center.

EDUCATIONAL OPPORTUNITIES

Beltrami County is served by four great school districts – Bemidji Public School District, Blackduck Public School District, Red Lake Public School District, and Kelliher Public School District.



The Bemidji School District consists of eight elementary schools, one middle school, and one high school and serves over 5,000 students. There is also an alternative high school program for students who wish to remain in a traditional, seat-based program. This district is one of the largest in the state in terms of land area. Students from the Cities of Solway, Tenstrike, Becida, Turtle River, Wilton, Puposky, and portions of Cass Lake attend this district.

Bemidji is also home to four charter schools – Voyageurs Expeditionary School, TrekNorth, Schoolcraft Learning Community, and Aurora Waaskone.



Blackduck Public School District is composed of one elementary school and one junior/senior high school. Serving over 600 students in PreK-12th grade, Blackduck Schools offer a low student/teacher ratio.

Red Lake Public School District is also a PreK-12th grade district that consists of the Ponemah Elementary School, the Red Lake Elementary Complex, and the Red Lake Secondary School. The elementary complex houses nearly 600 students in grades K-5, and the elementary school houses over 200 students in PreK-8th grade. The Red Lake Secondary Complex is comprised of a middle school which serves approximately 230 students in grades 6-8 and a high school that serves approximately 280 students in grades 9-12.

The Kelliher Public School District is a Minnesota Celebration School that houses students in PreK-12th grade. The district serves a diverse population of approximately 300 students. The school facility is only 22 years old and provides many state-of-the-art amenities.

There are also private school options available in the County for those families looking for denominational education. St. Mary's Mission School is a preschool-6th grade Catholic school that serves the Red Lake Indian Reservation. Located in Bemidji are St. Philips School, a Catholic school that serves students in PreK-8th grade, St. Mark's Lutheran School serving students in K-8th grade, and Heartland Christian Academy, a non-denominational school that teaches PreK-12th grade students.

Another notable educational facility in the County is the Concordia Language Villages which is a program of Concordia College. Concordia Language Villages is a world-language and culture program serving youth, adults, educators, and professionals. The facility uses immersion techniques to teach 15 languages and inspire courageous global citizens.



For those looking for higher education options, the County is fortunate to be home to Bemidji State University, Oak Hills Christian College, Northwest Technical College, and Red Lake Nation College.

RECREATIONAL ACTIVITIES

It's no surprise that Beltrami County is your destination for outdoor recreation. This is a great place to be. People work 50 weeks a year to spend two weeks in Beltrami County.

With over 400 fishing lakes in the region, over 440,000 acres of forest in the County, and numerous state, county, and city parks scattered throughout the area, there is no shortage of opportunities for fishing/boating, hiking/biking, hunting, water sports, bird watching, and so much more. Visit the Paul Bunyan Trail, Lake Bemidji State Park, or the Chippewa National Forest, and you will see what makes this a truly breathtaking area.

During the summer, more than 25,000 visitors a month stop to take pictures at the iconic statues of Paul Bunyan and Babe the Blue Ox located on the shore of Lake Bemidji, as Bemidji has been recognized as the home of Paul and Babe.



There are endless opportunities to take in visual and performing arts in the community as well as culture and heritage. Visit the nationally-recognized Sculpture Walk or the Watermark Art Center in Bemidji which features local, regional, and national artists, or visit one of the local theater companies to view award-winning performances. Beltrami County is a great place to immerse yourself in Ojibwe arts and culture as the area is home to three large Indian Reservations – Leech Lake Reservation, Red Lake Reservation, and White Earth Reservation. There are also four great area casinos to visit.

The Sanford Center is the hub of social, cultural, and recreational events in north-central Minnesota. It serves the broader regional community with an estimated $22 million annual impact on the economy. This multipurpose 185,000 square foot, 4,700 seat regional event center, located on the south shore of Lake Bemidji, opened in the fall of 2010.



Dining and shopping opportunities are also abundant throughout the area. With a variety of international cuisine, coffee shops, a microbrewery, a winery, and fine or casual dining restaurants, you can be sure your tastes will be satisfied. Shoppers can find clothing, vintage treasures, artwork, local gifts, home furnishings, and more by browsing at the local shops. When you finish your day, rest your head at one of the many resorts and lodges situated on the area lakes.

You can be assured that when you visit Beltrami County, you will find annual events taking place in the area. Some popular events to check out include the Bemidji Jaycees Annual Water Carnival, the Lake Bemidji Dragon Boat Festival, Kelliher's annual Big Bog Festival, the Beltrami County Fair, the Bemidji Blue Ox Marathon, and so many more.



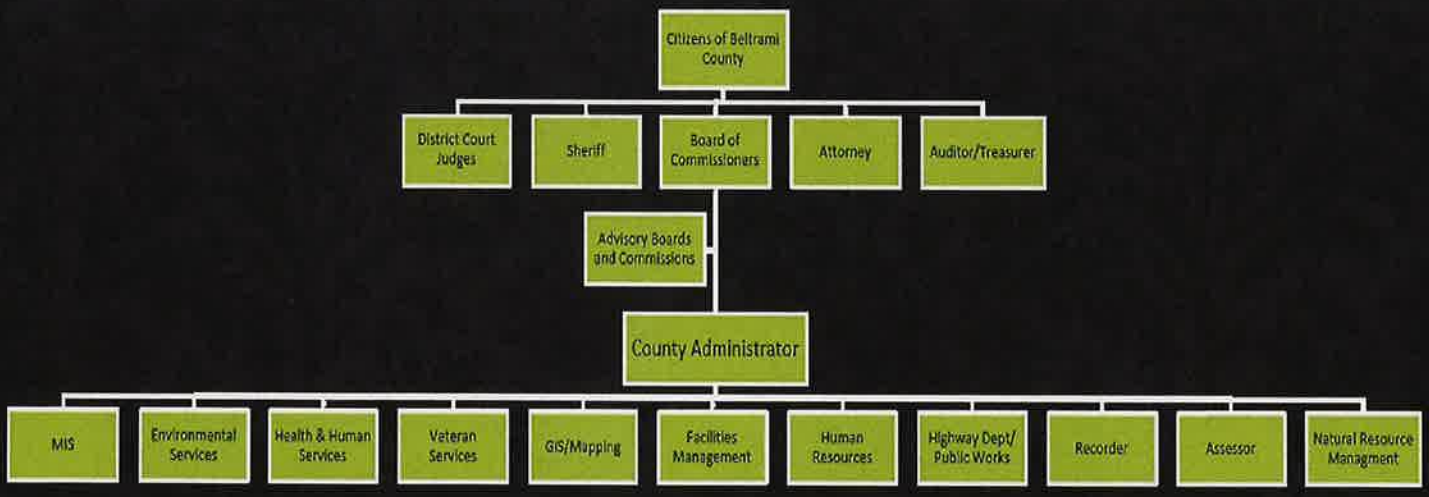
THE ORGANIZATION

Beltrami County is governed by a five-member Board of Commissioners each representing the residents of their own voter district. The Board is charged with overseeing county operations and addressing citizen concerns. Along with the Commissioners, other positions elected by the citizens of Beltrami County include the County Attorney, the County Sheriff, and th Auditor/Treasurer.



Beltrami County employees are the greatest asset of the county government. The County is fortunate to have caring and responsible employees with effective and knowledgeable department heads.

Including the Commissioners, Beltrami County employs 370 full-time, 31 part-time, 6 casual, 19 seasonal, and 3 temporary workers.



Expenditures	2019	2020
General Government	11,111,603	11,790,281
Public Safety	12,176,818	13,049,123
Highway & Streets	19,910,117	16,212,412
Sanitation	4,402,723	3,854,498
Human Services	32,304,123	32,773,753
Health	2,066,108	2,229,270
Culture & Recreation	1,151,174	958,943
Conservation	1,607,847	1,344,831
Economic Development	350,060	339,306
Capital Outlay	280,000	280,000
Debt Service	1,780,675	1,814,988
Total Expenditures	**87,141,248**	**84,647,405**

ESSENTIAL DUTIES OF THE POSITION

- → Communicates with County Commissioners to review, discuss, and provide advice regarding Board policy-making, county resolutions and ordinance activity, and actions required by law to be performed by the County Board of Commissioners; proposes policy recommendations to the Board concerning County administrative affairs.
- → Directs the daily operations of the County; hires, supervises, and evaluates non-elected department directors and other direct reports; communicates with County department directors to provide advice and direction regarding operations, services, and issues encountered in respective departments; ensures that policies and programs enacted by the County Board are effectively implemented by department directors.
- → Measures organizational and individual accomplishments within the County structure against established plans and timelines.
- → Prepares and presents the County budget to the Board of Commissioners; advises the Board on the financial position of the County; enforces provisions of the County budget.
- → Monitors and communicates any federal, state, and local government administrative, legislative, and judicial developments that may affect County operations to the Board, department directors, employees, and the public; lobbies, provides information, coordinates political activity, and orchestrates appropriate partnerships to advance County needs and requirements at the state level.
- → Analyzes County property tax capacity and effect of levy increases on the property tax rate; analyzes and recommends bonding levels and projects to the County Board in relation to program needs, current bonding levels, and tax base.
- → Recommends short- and long-range goals and benchmarks to the County Board.
- → Negotiates labor agreements.
- → Prepares written correspondence, memoranda, and reports on behalf of the County Board and Administrator's office; composes press releases, articles, and budget narratives.





DESIRED ATTRIBUTES

- → Be a good listener
- → Have enthusiasm for the job, the organization, and Beltrami County as a whole
- → Have the ability to build and maintain trust with the Board, staff, and community
- → Be able to build and maintain relationships with community partners and tribal leaders
- → Have the ability to lead the organization in a visionary yet logical way
- → Be an effective decision maker who understands their role in the organization
- → Be firm and fair when dealing with challenges
- → Be open minded
- → Have the ability to turn concepts into reality
- → Have an understanding and appreciation for working effectively with tribal leaders
- → Be able to handle constituent concerns regarding County services
- → Understand and appreciate the rural nature of the County
- → Be a team builder
- → Have a passion for learning
- → Possess high level organizational management skills
- → Lead by example
- → Understand and appreciate how technology can be utilized to increase efficiency and improve customer service
- → Have a deep understanding of cultural matters and be motivated and committed to working with partners on finding solutions
- → Accept responsibility and be accountable in all aspects of the position

GOALS/PRIORITIES

- → Assist in the discussion of long-term facility needs especially as it pertains to a new or remodeled jail
- → Build upon already good relationships with local legislators to ensure Beltrami County has a seat at the table on matters of importance to the County and its citizens
- → Initiate strategies that address succession planning with a focus on the development of talent from within the organization
- → With the Board and leadership staff, develop a strategic vision for the organization that integrates consensus items
- → Develop a technology plan that increases efficiency and enhances the customer experience
- → Continue enhancing policies, procedures, and work practices that are welcoming to all



POSITION ANNOUNCEMENT

Position: County Administrator

Location: Beltrami County, Minnesota

Salary Range: $111,405 to $141,565

General Duties:
Performs complex executive work directing the operations of the County government. Work is performed under the general direction of the Board of Commissioners. Organizational supervision is exercised over department directors and other assigned personnel.

View the full position profile at https://www.ddahumanresources.com/active-searches.

Minimum Qualifications:
Bachelor's degree and eight years of related experience.

Apply:
Visit https://daviddrown.hiringplatform.com/43861-beltrami-county-administrator/153672-application-form/en, and complete the application process by September 3, 2020. Finalists will be selected by the County Board on September 22, 2020, and final interviews will be held on October 14, 2020.

Please direct questions to Gary Weiers at gary@daviddrown.com or 612-920-3320 x109.

DDA
Human Resources, Inc.
a David Drown Associates Company

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OFFICIAL PROCEEDINGS OF THE
NICOLLET COUNTY DRAINAGE AUTHORITY
April 13, 2021

The Nicollet County Drainage Authority met in regular session on Tuesday, April 13, 2021 at 9:48a.m. with Chair Terry Morrow presiding. Commissioners Marie Dranttel, John Luepke, Jack Kolars, and Denny Kemp were present. Also present were Interim County Administrator Mandy Landkamer, Recording Secretary Abigail Lewis and County Attorney Michelle Zehnder Fischer.

The meeting was held via teleconference pursuant to Minnesota Statute 13D.021 due to the coronavirus pandemic. Zoom meeting technology was used to conduct the meeting.

Consent Agenda

Motion by Commissioner Kemp and seconded by Commissioner Luepke to approve the consent agenda items as follows: approval of the March 23, 2021 Drainage Authority minutes. Motion carried with all voting in favor on a roll call vote.

Motion by Commissioner Luepke and seconded by Commissioner Kemp to adjourn the Drainage Authority Meeting. Motion carried with all voting in favor on a roll call vote.

Chair Morrow adjourned the meeting at 9:50 a.m.

_____
TERRY MORROW, CHAIR
BOARD OF COMMISSIONERS

ATTEST:

_____
JACI KOPET
CLERK TO THE BOARD

Nicollet County Drainage Authority Meeting Agenda Item

Agenda Item:
Set Public Hearing Date for CD48A Reestablishment

Primary Originating Division/Dept.: Public Services

Contact: Jaci Kopet Title: Public Services Manager

Amount of Time Requested 5 minutes

Presenter: Jaci Kopet Title: Public Services Manager

Meeting Date:

Item Type: (Select One) Regular Agenda

Attachments: ○ Yes ◉ No

County Strategy: (Select One) Programs and Services - deliver value-added quality services

BACKGROUND/JUSTIFICATION:

On September 22, 2020, the Drainage Authority ordered a Reestablishment of Drainage Records for CD48A, pursuant to Minnesota Statues 103E.101, Subd. 4a.

Chris Otterness, Houston Engineering Inc, was appointed as the engineer to prepare the report.

On April 12, 2021, Chris Otterness submitted the final report to the Public Services Manger.

I would like to set the date of the hearing for June 22, 2021 at 10:00 am.

Supporting Documents: ○ Attached ○ In Signature Folder ◉ None

Prior Drainage Authority Action Taken on this Item: ○ Yes ◉ No

If yes, when? (provide year; mm/dd/yy if known)

Approved by County Attorney's Office: ◉ Yes ○ No ○ N/A

ACTION REQUESTED:

Approval of June 22, 2021 at 10:00 for Public Hearing on Reestablishment of Records for CD48A

FISCAL IMPACT: (Select One) Other

If "Other", specify

FUNDING
Drainage Authority Dollars =

Grant
(Select One)

Total

FTE IMPACT: (Select One) No FTE change

If "Increase or "Decrease" specify:

Related Financial/FTE Comments: