



**LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
507-357-8538**

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD.

DATE: JULY 13, 2017

TIME: 7:00 PM

PLACE: ENVIRONMENTAL SERVICES BUILDING, 515 SOUTH MAPLE AVE, LE CENTER, MN

PURPOSE: To hear testimony from interested parties and consider Rezoning and Conditional Use Permit Applications and other questions pertaining to and as provided by the Zoning Ordinance of Le Sueur County as described below. *Information regarding the applications is available for review at the Environmental Services Building during normal business hours.*

- ITEM #1** Planning Commission Notice of Public Hearing
- ITEM #2** Planning Commission Agenda Meeting Agenda
- ITEM #3** Novel Energy-Vetter Packet
- ITEM #4** Lone Oak Farm Inc-Schwartz, Grading, Excavating and filling Packet
- ITEM #5** Lone Oak Farm Inc Feedlot Packet
- ITEM #6** Blue Sky Dairy Packet
- ITEM #7** Mankato Landshapes-Boots Packet
- ITEM #8** DRAFT June 8, 2017 Meeting Minutes

APPLICANT OR REPRESENTATIVE MUST BE PRESENT IN ORDER FOR THE APPLICATION TO BE HEARD.

KATHY BROCKWAY, LE SUEUR COUNTY PLANNING & ZONING ADMINISTRATOR
MICHELLE R. METTLER, ASSISTANT PLANNING & ZONING ADMINISTRATOR



Le Sueur County, MN

Thursday, July 13, 2017

Regular session

Item 1

Planning Commission Notice of Public Hearing

Staff Contact: Kathy Brockway or Michelle Mettler

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
507-357-8538
www.co.le-sueur.mn.us

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD.

DATE: JULY 13, 2017

TIME: 7:00 P.M.

PLACE: Le Sueur County Environmental Services, 515 South Maple Ave, Le Center, MN.

PURPOSE: To hear testimony from interested parties and consider Rezoning, Amendments and Conditional Use Permit Applications, as provided by the Zoning Ordinance of Le Sueur County, as described below.

Applications are available for review at the Environmental Services Building during normal business hours and on the website on or after **JULY 3, 2017**.

ITEM #1: NOVEL ENERGY SOLUTIONS, ROCHESTER, MN, (APPLICANT); VETTER ENTERPRISES LLC, ST PETER, MN, (OWNER): Request an extension for an existing Conditional Use Permit #16155 to allow the applicant to construct a 3MW solar garden in an Agriculture "A" District. Property is located in the SW1/4, Section 16, Kasota Township.

ITEM #2: LONE OAK FARM INC, LE SUEUR, MN, (APPLICANT); GREGORY & JOAN SCHWARZ, LE SUEUR, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to expand an existing 444.6 animal unit feedlot to a total of 981 animal unit feedlot in an Agriculture "A" District. Property is located in the NE 1/4 SE 1/4, Section 4 & 9, Sharon Township.

ITEM #3: LONE OAK FARM INC, LE SUEUR, MN, (APPLICANT); GREGORY & JOAN SCHWARZ, LE SUEUR, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of approximately 18,097 cubic yards of material in an Agriculture "A" District. Property is located in the NE 1/4 SE 1/4, Section 4 & 9, Sharon Township.

ITEM #4: BLUE SKY DAIRY LLC, COURTLAND, MN, (APPLICANT/OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to expand an existing animal feedlot from 1499.8 animal units to 1505.8 animal units in a Conservancy "C", Agriculture "A", and Special Protection District. Property is located in the SW 1/4, Section 26, Cleveland Township.

ITEM #5: MANKATO LANDSHAPES, EAGLE LAKE, MN, (APPLICANT); STEVE & ELIZABETH BOOTS, MADISON LAKE, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of approximately 12.5 cubic yards of material within a bluff for a bluff stabilization project and stairs in the bluff in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Washington. Property is located at Lot 4, Block 3, Connors Point Subdivision, Section 7, Washington Township.

APPLICANT OR REPRESENTATIVE MUST BE PRESENT IN ORDER FOR THE APPLICATION TO BE HEARD.

KATHY BROCKWAY, LE SUEUR COUNTY PLANNING & ZONING ADMINISTRATOR
MICHELLE R. METTLER, ASSISTANT PLANNING & ZONING ADMINISTRATOR



Le Sueur County, MN

Thursday, July 13, 2017

Regular session

Item 1

Planning Commission Agenda

Meeting Agenda

Staff Contact: Kathy Brockway or Michelle Mettler

**LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
MEETING AGENDA**

ORGANIZATION: LE SUEUR COUNTY PLANNING/ZONING COMMISSION

MEETING DATE: July 13, 2017

MEETING PLACE: Le Sueur County Environmental Service

Beginning Time: 7:00 P.M. **Ending Time:** Approx. 9:00 P.M.

If you CANNOT be at the meeting, contact MINDY at 357-8538

AGENDA:

Meeting Called
to Order.

ITEM #1: NOVEL ENERGY SOLUTIONS, ROCHESTER, MN, (APPLICANT); VETTER ENTERPRISES LLC, ST PETER, MN, (OWNER): Request an extension for an existing Conditional Use Permit #16155 to allow the applicant to construct a 3MW solar garden in an Agricultural "A" District. Property is located in the SW1/4, Section 16, Kasota Township.

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ITEM #5: MANKATO LANDSHAPES, EAGLE LAKE, MN, (APPLICANT); STEVE & ELIZABETH BOOTS, MADISON LAKE, MN, (OWNER): Request that the County grant a Conditional Use Permit to allow grading, excavating, and filling of approximately 12.5 cubic yards of material within a bluff for a bluff stabilization project and stairs in the bluff in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Washington. Property is located at Lot 4, Block 3, Connors Point Subdivision, Section 7, Washington Township.

MINUTES-WARRANTS

ADJOURN **Approximately 9:00 P.M.**

Planning & Zoning Commission Public Hearing Procedure: The Chairman calls the meeting to order, then calls the item to be heard and asks the Applicant or representative present to come to the podium to answer any questions or present any comments. The Chairman opens the meeting to the public. Each speaker comes to the podium and states their name for the record prior to making a statement or posing a question. **All questions or comments are to be directed to the board, NOT THE APPLICANT.** After the public comments the Planning Commission publicly discusses the information and reviews the findings before making a motion. All meetings are recorded.



Le Sueur County, MN

Thursday, July 13, 2017

Regular session

Item 1

Novel Energy-Vetter Packet

Staff Contact: Kathy Brockway or Michelle Mettler



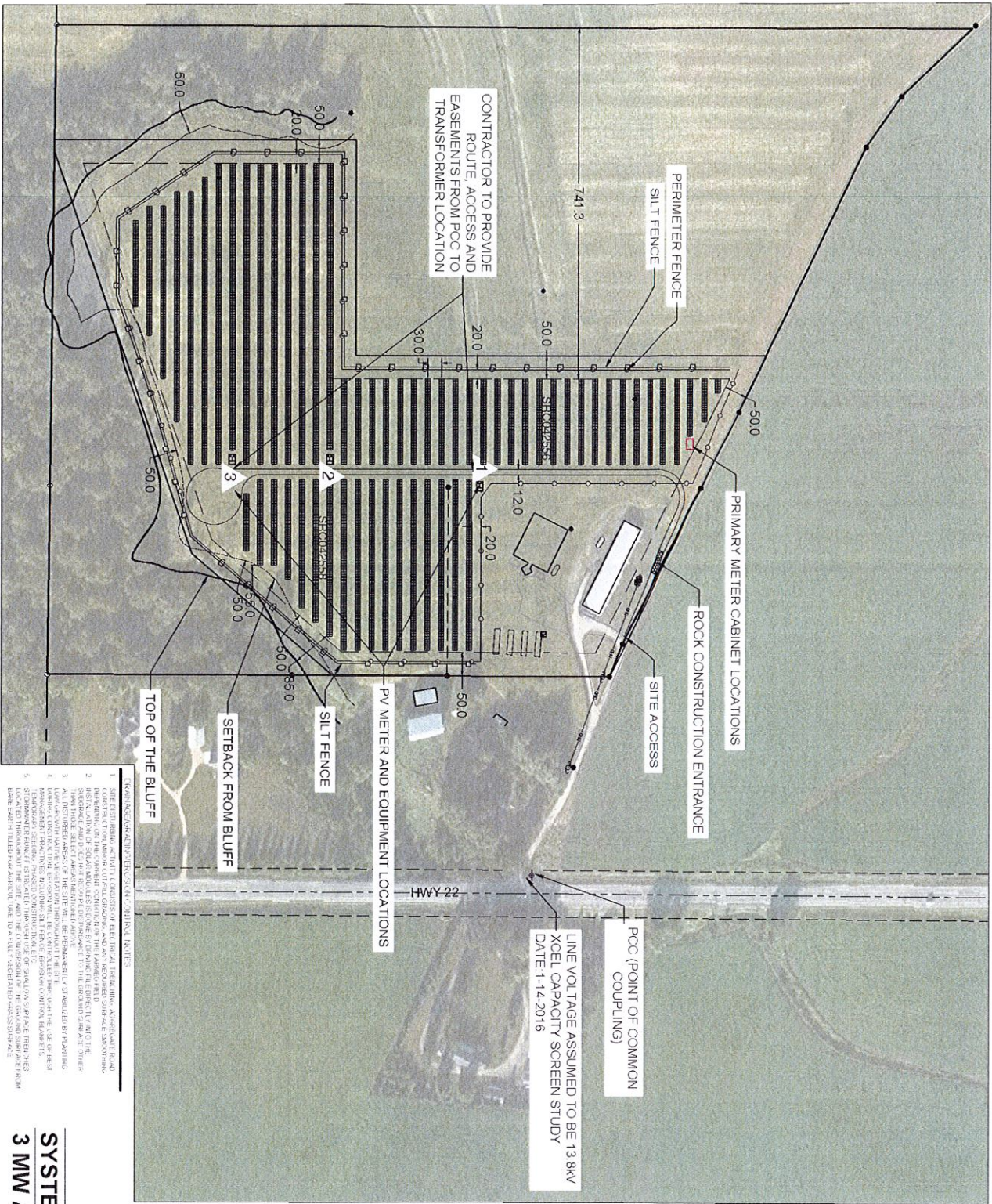
Novel Energy Solutions
1628 2nd Ave SE
Rochester, MN 55904
Duane Hébert 507-961-3550
www.NovelEnergySolutions.com

Vetter Highway 22, 3MW Megawatt Solar Garden

A Novel Energy Solutions Project

Introduction

On August 2, 2016, the Le Sueur County Board of Commissioners approved a 3MW Solar Garden on the Vetter Property (Please see attached Conditional Use Permit). CF Novel Solar Gardens Eleven LLC still plans on constructing the Community Solar Garden, but, the project has not moved forward as quickly as expected due to the fact that interconnection with Xcel Energy hasn't moved as quickly as anticipated. The easement for Xcel has been finalized, however, Xcel is still upgrading their infrastructure. CF Novel Solar Gardens Eleven LLC is hereby requesting an extension to Conditional Use Permit #16155.



1. SITE PERFORMANCE: THE DESIGN OF THE PV ARRAY SHOULD BE BASED ON THE DESIGN CONDITIONS AND ANY RECOMMENDED GRID AND CAPACITY. THE DESIGNER SHALL PROVIDE THE PV ARRAY DESIGN TO THE OWNER FOR REVIEW AND APPROVAL. THE DESIGNER SHALL PROVIDE THE PV ARRAY DESIGN TO THE OWNER FOR REVIEW AND APPROVAL. THE DESIGNER SHALL PROVIDE THE PV ARRAY DESIGN TO THE OWNER FOR REVIEW AND APPROVAL.
2. INTERFERENCES: THE PV ARRAY DESIGN SHALL TAKE INTO ACCOUNT ALL INTERFERENCES, INCLUDING BUT NOT LIMITED TO, POWER LINES, TELEPHONE LINES, AND OTHER UTILITIES. THE DESIGNER SHALL PROVIDE THE PV ARRAY DESIGN TO THE OWNER FOR REVIEW AND APPROVAL.
3. ALL DISTURBED AREAS OF THE SITE SHALL BE PERMANENTLY STABILIZED BY PLANTING AND/OR SOIL ENHANCEMENT TO RESTORE THE SITE TO ORIGINAL OR BETTER CONDITION.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED THROUGHOUT THE SITE AND THE CONSTRUCTION OF THE PV ARRAY SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. THE PV ARRAY DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AND STATE REGULATORY AGENCIES.

SYSTEM SIZE
3 MW AC / 3.564 MW DC
E-101-01

PROFESSIONAL CERTIFICATION
 DATE: 01-12-2016
 PROJECT # 2015-110
 SHEET NUMBER

NOT FOR CONSTRUCTION

LEGEND

[Symbol]	PERIMETER FENCE
[Symbol]	LEADER EXHIBIT/ART
[Symbol]	TRANSMISSION LINES
[Symbol]	GRID (SCALE: 1:500)
[Symbol]	SILT FENCE
[Symbol]	ROAD
[Symbol]	SETBACK FROM BLUFF
[Symbol]	TOP OF THE BLUFF
[Symbol]	PERIMETER FENCE

CLIENT:
CLEAN FOCUS
 INVEST IN SOLAR SUCCESS

PROJECT:
NES-CF OF VETTER ESTATES

LOCATION:
 48812 STATE HWY 22
 KASOTA, MN 56050

SHEET:
PV SITE LAYOUT
PRELIMINARY

DATE:
 01-12-2016

DESIGNER:
 KIM WARD, P.E.
 KIM WARD & ASSOCIATES, INC.
 1001 W. 13TH ST. S.
 KASOTA, MN 56050

NOTES:
 THIS DRAWING IS AN ILLUSTRATIVE ENGINEERING DRAWING. THE USER SHALL VERIFY ALL INFORMATION AND ASSUME ALL RESPONSIBILITIES FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

SCALE:
 1" = 200'

DATE:
 01-12-2016

PROJECT #:
 2015-110

SHEET #:
 E-101-01

PROFESSIONAL CERTIFICATION:
 DATE: 01-12-2016

CLIENT:
CLEAN FOCUS
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LOCATION:
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SHEET:
PV SITE LAYOUT
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DATE:
 01-12-2016

DESIGNER:
 KIM WARD, P.E.
 KIM WARD & ASSOCIATES, INC.
 1001 W. 13TH ST. S.
 KASOTA, MN 56050

CONDITIONAL USE PERMIT

LE SUEUR COUNTY PLANNING AND ZONING

88 SOUTH PARK AVENUE

LE CENTER MN 56057

Direct Dial (507) 357-8538 Fax (507) 357-8541

APPLICATION DATE: 6/13/2016	PERMIT NUMBER: 16155	FEE: \$796.00
60 DAY RULING DATE: 8/1/2016	**FEES ARE NON-REFUNDABLE**	
APPLICANT: NOVEL ENERGY SOLUTIONS	PROPERTY OWNER: VETTER ENTERPRISES LL	
ADDRESS: 1628 2ND AVE SE	ADDRESS: 33201 SHANASKA CREEK RD	
CITY: ROCHESTER	CITY: ST PETER	
STATE: MN ZIP: 55904	STATE: MN	ZIP: 56082
PHONE: 507-961-350	PHONE:	
911: 48812 ST HWY 22, KASOTA, MN		

PARCEL #: 05.116.7500	TOWNSHIP: KASOTA
SEC: 16 SUBDIV: NA	DISTRICT: A/A report Overlay
TWP: 109 LOT: NA	FEMA PANEL # 27079C0355D
RANGE: 26 BLOCK: NA	FLOOD ZONE: X X outside
QTR/QTR: ROAD: ST HWY 22	

I (We), the undersigned, owner(s) and or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Conditional Use Permit, as hereinafter designated, and in support thereof, the following facts are presented:

1.) Reason for Requested Conditional Use Permit.
 TO ALLOW THE APPLICANT TO ESTABLISH A 2 MEGAWATT SOLAR GARDEN
3

2.) Reason for Approval or Denial of Request as Listed in Findings.

3.) Special Conditions of Conditional Use Permit.
 RECORDED LEGAL DESCRIPTION OF PROPERTY MUST BE SUBMITTED PRIOR TO ISSUANCE OF ZONING PERMITS. ADDITIONAL CONDITIONS AS STATED IN RECORD.

<u><i>Dawn Hill</i></u>	6-13-16
APPLICANT/PROPERTY OWNER	DATE
<u><i>Michelle Matthews</i></u>	6-13-16
LE SUEUR COUNTY PLANNING AND ZONING AUTHORITY	DATE

PUBLIC HEARING DATE:	7/14/2016	ACTION: <u>Approved</u>
<input checked="" type="checkbox"/> AS WRITTEN		<input checked="" type="checkbox"/> WITH CONDITIONS
COUNTY BOARD DATE:	8-2-16 7/26/2016	ACTION: <u>Approved</u>
<input checked="" type="checkbox"/> AS WRITTEN		<input checked="" type="checkbox"/> WITH CONDITIONS

<u><i>James T. Doherty</i></u>	7-
CHAIRMAN, LE SUEUR COUNTY PLANNING AND ZONING COMMISSION	DATE
<u><i>Phil King</i></u>	8-2-16
CHAIRMAN, LE SUEUR COUNTY BOARD OF COMMISSIONERS	DATE

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
August 2, 2016

TO: LE SUEUR COUNTY BOARD OF COMMISSIONERS
FROM: LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
SUBJECT: "REQUEST FOR ACTION"

The Planning Commission recommends your action on the following item:

ITEM #1: NOVEL ENERGY SOLUTIONS, ROCHESTER, MN (APPLICANT); VETTER ENTERPRISES, LLC, ST. PETER, MN (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to construct a 3MW solar garden in an Agricultural "A" District. Property is located in the SW1/4, Section 16, Kasota Township.

Based on the information submitted by the applicant, as required by the Le Sueur County Zoning Ordinance, the Planning Commission developed the following findings for this request:

Therefore, the Planning Commission recommends approval of the application with the following conditions:

1. *Approval of site from the FAA prior to construction, if negative response from the FAA, the panels will either be eliminated or moved to the west of the property.*
2. *If site plan changes the applicants shall submit a new drawing to the Department.*
3. *A bond is submitted to the County for decommissioning of the project.*

ACTION: ITEM #1: APPROVED 5-0

DATE: 8/2/16

COUNTY ADMINISTRATOR'S SIGNATURE: 

FINDINGS OF FACT

WHEREAS, NOVEL ENERGY SOLUTIONS, ROCHESTER, MN (APPLICANT); VETTER ENTERPRISES, LLC, ST. PETER, MN (OWNER), has applied for a Conditional Use Permit to allow the applicant to construct a 3MW solar garden in an Agricultural "A" District. Property is located in the SW1/4, Section 16, Kasota Township.

WHEREAS, the Le Sueur County Planning and Zoning Commission held on public hearing on July 14, 2016 in order to hear public testimony from the applicants as well as interested parties pertaining to and as provided by the Zoning Ordinance of Le Sueur County.

WHEREAS, the Le Sueur County Planning and Zoning Commission, acting as an advisory board to the Le Sueur County Board of Commissioners recommends approval of the application with conditions due to the following findings:

1. *With the imposition of the conditions, the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. Agreed.*
2. *With the imposition of the conditions, the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. Agreed.*
3. *With the imposition of the conditions, adequate utilities, access roads, drainage and other facilities are being provided. Agreed.*
4. *With the imposition of the conditions, adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed use. Agreed.*
5. *With the imposition of the conditions, adequate measures will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. Agreed.*
6. *With the imposition of the conditions, the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance? Agreed.*
7. *The Conditional Use Permit consistent with the Comprehensive Land Use Plan? The current Land Use Plan as adopted in 2009, does not make reference to the use as requested.*

WHEREAS, On August 2, 2016, at their regularly scheduled meeting, the Le Sueur County Board of Commissioners APPROVED/DENIED the Conditional Use Permit application as requested by **NOVEL ENERGY SOLUTIONS, ROCHESTER, MN (APPLICANT); VETTER ENTERPRISES, LLC, ST. PETER, MN (OWNER).**

NOW, THEREFORE, IT IS HEREBY RESOLVED, the following Findings of Fact were adopted at the August 2, 2016 Le Sueur County Board meeting in order to protect the public health, safety and general welfare of the citizens of Le Sueur County.

1. *With the imposition of the conditions, the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *With the imposition of the conditions, the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses*

predominant in the area.

3. *With the imposition of the conditions, adequate utilities, access roads, drainage and other facilities are being provided.*
4. *With the imposition of the conditions, adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *With the imposition of the conditions, adequate measures will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *With the imposition of the conditions, as the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
7. *The Conditional Use Permit consistent with the Comprehensive Land Use Plan?*
The current Land Use Plan as adopted in 2009, does not make reference to the use as requested.

BE IT FURTHER RESOLVED, by the Le Sueur County Board of Commissioners that based on the above Findings of Fact, a Conditional Use Permit to allow the applicant to construct a 3MW solar garden in an Agricultural "A" District. Property is located in the SW1/4, Section 16, Kasota Township, is approved/~~denied~~.

ATTEST:



John King, Chairman, Le Sueur County Board of Commissioners.



Darrell Pettis, Le Sueur County Administrator

DATE: 8/2/16



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Duane Hébert 507-961-3550
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Vetter Highway 22, 3MW Megawatt Solar Garden

A Novel Energy Solutions Project

Introduction

Novel Energy Solutions (NES) works to make affordable clean energy available to farms, companies, non-profit organizations, and individuals alike.

We understand that changing government policies and rapid technological developments can make even a small clean energy project appear overwhelming. Our experienced team helps communities make sense of available clean energy technologies, utility incentives, government programs, and financing options. We will assist in devising and implementing a clean energy plan that will both reduce your community's carbon footprint and keep electric utility dollars local.

Community Solar Gardens are supported by the State of Minnesota as a renewable energy supply. The Xcel Energy program was approved by the State of Minnesota as part of the renewable energy jobs package in 2013. The purpose of constructing a community solar garden (solar array) will be to generate offsite solar energy that will be connected directly to the electric grid for the direct benefit of subscribers to the solar garden.

This proposed site is constructed to produce three megawatts (3MW) of electric generation. The electrical energy will be distributed directly to the existing electrical grid for subscribers to the energy produced by the system. The impact to the area is anticipated to be low. Construction and setup are not invasive. The system will reduce the carbon footprint and greenhouse gas emissions of the end users equal to 854 tons of waste hauled to landfills, over six million passenger vehicle miles driven or 2,383 metric tons of greenhouse gas emissions. Subscribers to the community solar garden will save millions of dollars over the 25 year life of the system which can be saved and spent locally in support of the local economy.

Community solar gardens offer numerous benefits to the community. These multi-million dollar construction projects create jobs, and enhance the tax base. NES works with local contractors for various components of the project as needed. Subscribers have an opportunity to keep electric dollars in the area to support the local economy. Land owners have a new option that brings value to their property without impacting the underlying nature of the land. Land owners and the community have an opportunity to be leaders in renewable energy that sets an example for others to follow, and leaves a positive lasting legacy. Distributed solar generation, energy produced at multiple locations across the grid helps prevent line loss and dependence on carbon-based fuel sources. Careful siting standards



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protects the integrity of the land, increases production which increases local revenues and savings, and ensures positive neighbor relations.

Solar panels and systems have been used in the United States for over forty years and have gained in popularity as the cost of solar energy becomes competitive with traditional fossil fuels, and because of the environmental benefits. Solar systems are more widely found on the east and west coasts of the United States due to higher electric costs than Minnesota and the Midwest. Solar systems have been found to be good neighbor land use due to their passive nature, no negative impact on neighbor property values, and benefits to the environment and local economy. The proposed solar systems will not change the underlying nature of the land.

Project Description

The parcel is owned by Brian R., Kevin, and Timothy Vetter

PID#051097900 – Sec 16 Twp 109 Range 26

Legal Description: See attached

Array located on 16 acres in the Agriculture Zoning District

Parcel Description: Parcel is agricultural use. Surrounding property is primarily agricultural use with some residential. Residential properties on the east of the parcel are bordered by trees, and homes generally face away from the proposed solar array. Existing trees will significantly mitigate direct visual impact.

Site access will be off an existing roadway off Highway 22.

Equipment

Novel Energy Systems uses only Tier-1, 300-320 Watt, multicrystalline solar panels. Bloomberg New Energy Finance rates solar panels in tiers based on a variety of factors including financeability. All tier-1 panels used have a 25 year warranty. Panels will be tilted at a 30 degree angle, and not exceed 12 feet in height. Panels will feed inverters which ultimately connect to the electric grid at a point of interconnection located on the existing road access to the site. All equipment complies with the Minnesota State Electric Code. Panels are non-reflective with a south facing orientation.

Posts will be pounded or screwed into the ground at a depth adequate to handle engineered loads and mitigate frost heave. Posts can be pulled from the ground at the end of the system's useful life. Racking, panel, and inverter manufacturers will be site specific depending on engineering, topography and array layout. Xcel Energy will provide final approval of interconnection equipment including



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transformers, meters, disconnects, utility poles and wires as required by the company's interconnection tariff. All equipment is engineered to meet industry, state and federal standards.

Transformers and related equipment will be placed on concrete slab on grade sized 21'x14', with one pad for each 1MW. Xcel Energy required poles will be standard electric utility poles with overhead wires. All non-Xcel Energy equipment, materials, supplies, concrete, etc. can be removed at the end of the useful life of the project.

All equipment must meet Xcel Energy standards for safety and interconnection, and UL listed. Program requirements include adequate levels of insurance coverage, signed interconnection agreement as required by the MN Public Utilities Commission for 25 years and continual production monitoring.

Site Appearance & Impact

The parcel will consist of a 3MW Solar Garden and 12,960 solar panels. The installation will include rows of solar panel with rows separated by 19 feet. The attached layout provides the proposed layout which is subject to engineering and final Xcel approval. The final layout will continue to meet all Le Sueur County requirements and performance standards.

Through all of our projects, NES works with the property owner and permitting authority on any screening and buffering required by Ordinance or preferred by the property owner if multiple options are available. Absent specific requests from Le Sueur County, Kasota Township, or the property owner a 6' chain linked fence will be installed surrounding the entire site. Gated access will be provided with a key code for Xcel Energy and emergency response personnel.

Grade and fill will only occur at the cement pads for the electrical gear, and some work at the main access point to the site. Posts pounded or screwed in the ground of various lengths will accommodate the terrain change without the need for grade and fill activities.

Following construction of the arrays and any other project requirements, vegetation is established to ensure soil stabilization, improve storm water quality, and for site beautification. Low Maintenance Turf MNDOT 260 or similar seed mix is utilized. Native grasses or specific pollinator plantings will be considered upon request of the property owner as long as solar production and maintenance is not compromised. Once established, this site will filtrate surface waters and minimize erosion even better than traditional crop lands. On-going maintenance to control weeds or unsightly conditions will be performed by or contracted by NES. Being a Minnesota owned and operated company provides greater assurance of proper site maintenance.

A viewshed analysis will be performed on neighboring properties to determine if screening is needed. Where screening is needed, NES will add slats to the fence, however we will work with the neighbors and the property owner in the event other screening options are preferred such as smaller evergreen trees or bushes that blend into the local flora.



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Hydrological Features

There are no identified wetlands per the MN DNR Public Waters Inventory or National Wetland Inventory Maps at the array location. Storm water management will be handled by the current best practices. An NPDES permit is not anticipated to be required as less than 1 acre of land is expected to be disturbed per NPDES regulations. Le Sueur County will be notified and receive a copy of the NPDES permit in the event >1 acre will be disturbed.

Geology and Soils

Novel Energy Solutions has completed research relating to the soil types and depth as identified in the Minnesota Geological Survey Surficial Geologic Mapping Mosaic and/or direct borings. This will determine bedrock depth and identify all soils in the project scope. This data will be utilized in the engineering of the posts and racking to ensure adequate wind, snow, and other load factors. Soil review and analysis shows excellent soil types for a solar array.

Potential to Effect the Environment and Public Health

This project is focused on bring additional green energy to a large number of people in Minnesota. The proposed solar array is passive with only small fans in the inverters to prevent overheating, and are designed to capture the sun's rays, not reflect them. Solar panels have an equivalent glare factor as a body of water. Potential neighbor glare issues will be handled through project screening on a case by case basis. Research on potential environmental and public health issues will be through the State of Minnesota and the Federal government data bases to ensure compliance. The addition of year-round ground cover will provide improved storm water control over traditional row cropping providing improved soil retention and greater water infiltration.

Decommissioning & Restoration Plan

Within ninety (90) days of the end of the project useful life, decommissioning will include the removal of all of the solar arrays, cables, electrical components, accessory structures, fencing and other ancillary facilities owned by the solar garden. Since this project includes the establishment of vegetation on site, the soil will be excellent for agricultural utilization upon decommissioning. At year 26, there is almost equal salvage value in the panels and equipment than the costs associated with removing the system.

Detailed decommissioning includes:

- All cables and conduit will be removed
- PV modules will be removed from racking sold or transported to a recycling facility



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- Racking equipment will be dismantled and removed, and either re-used or sold for scrap
- Inverters, transformers, switchgear, etc. will be re-sold or scrapped per industry best practices and regulations
- Concrete foundations will be broken down and removed
- The security fence will be removed
- The site will be returned to its current state

Conclusion

We are excited to complete this project in a strong partnership with the Veters and Le Sueur County. Novel Energy Solutions is committed to following best practices and all state, federal and local rules and regulations to develop a community solar garden providing the many benefits to the local community.



Le Sueur County, MN

Thursday, July 13, 2017

Regular session

Item 2

Lone Oak Farm Inc-Schwartz, Grading, Excavating and filling Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT/OWNER: Lone Oak Farm Inc. Greg & Joan Schwartz
911 ADDRESS: 28678 354th St. Le Sueur MN 56058
PROJECT DESCRIPTION: Grading, Excavating and Filling of approximately 18,997 cubic yards of material in an Agricultural District.

ZONING ORDINANCE SECTIONS: Sections 8 and 18

AG DISTRICT PURPOSE: The Agriculture (A) District is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones and subdivisions. They should be large contiguous land areas with mostly prime soils. Rezoning should only be considered on the zone's borders in order to maintain the Zoning integrity of the District. Dwellings that are allowed should be on the edges of the open farmland where possible or utilize existing abandoned farm sites. The total number of Dwellings shall not exceed sixteen (16) per section of land with the exception of Transfer of Development Right and lots of record. Transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), provided that the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of Record, shall be exempt from density standards.

GOALS AND POLICIES:

Goal #1: Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.

- **Objective 1:** The County will protect the best of its agricultural land as a resource for long term agricultural use.
- **Action 1:** The County will continue using an Agricultural District with the ultimate aim being to preserve large contiguous agricultural land tracts for agricultural use.

SITE INFORMATION

LOCATION: Property is located in the NE 1/4 SE 1/4, Section 4 & 9, Sharon Township.
ZONING: Agricultural "A" District
GENERAL SITE DESCRIPTION: Ag land
ACCESS: Existing Access
EXISTING LAND USE WITHIN ¼ MILE:
North: Ag South: Ag
East: Ag West: Ag

TOWNSHIP BOARD NOTIFICATION

The applicant contacted Ronda Schleeve, Sharon Township Board member on May 9, 2017.

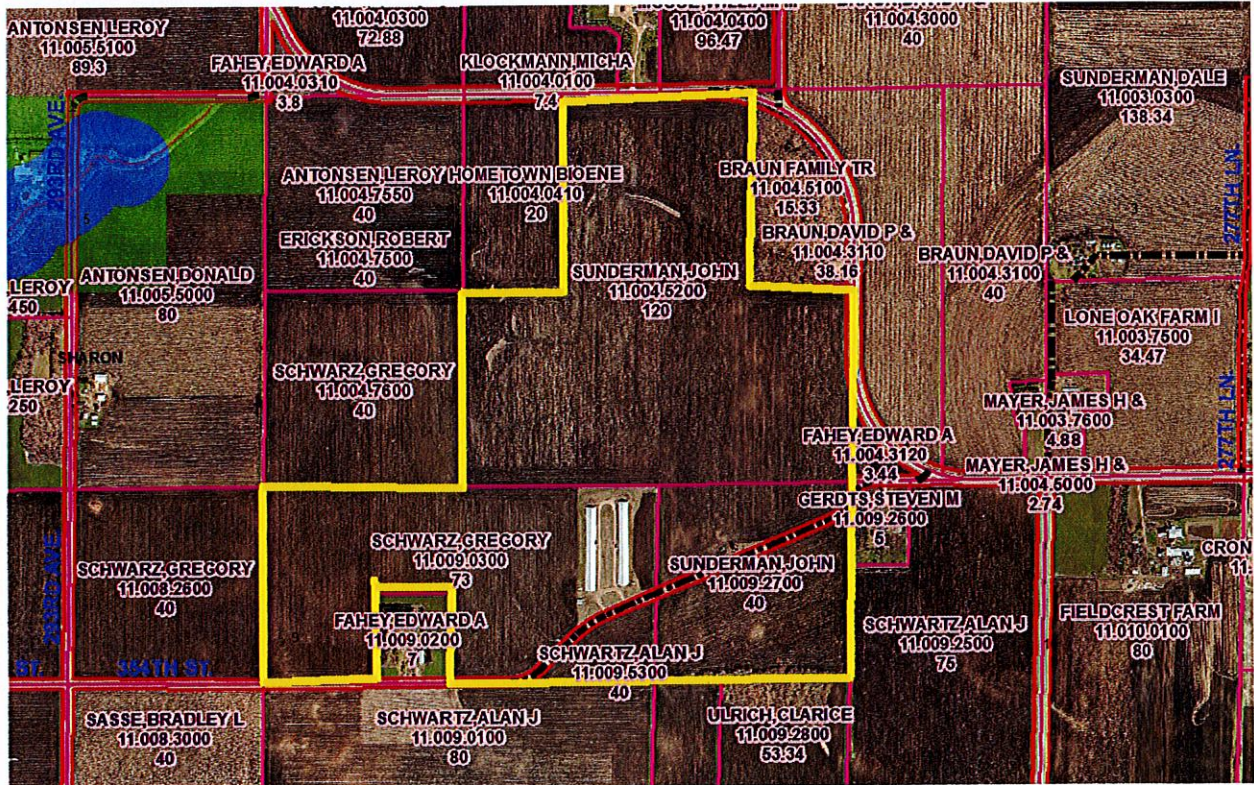
NATURAL RESOURCES INFORMATION

SHORELAND: The proposal is not located within the Shoreland District.
WETLANDS: According to the National Wetlands Inventory, No wetlands located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

Application, Criteria Form, Narrative, Surveys, Insurance on file with the Department.

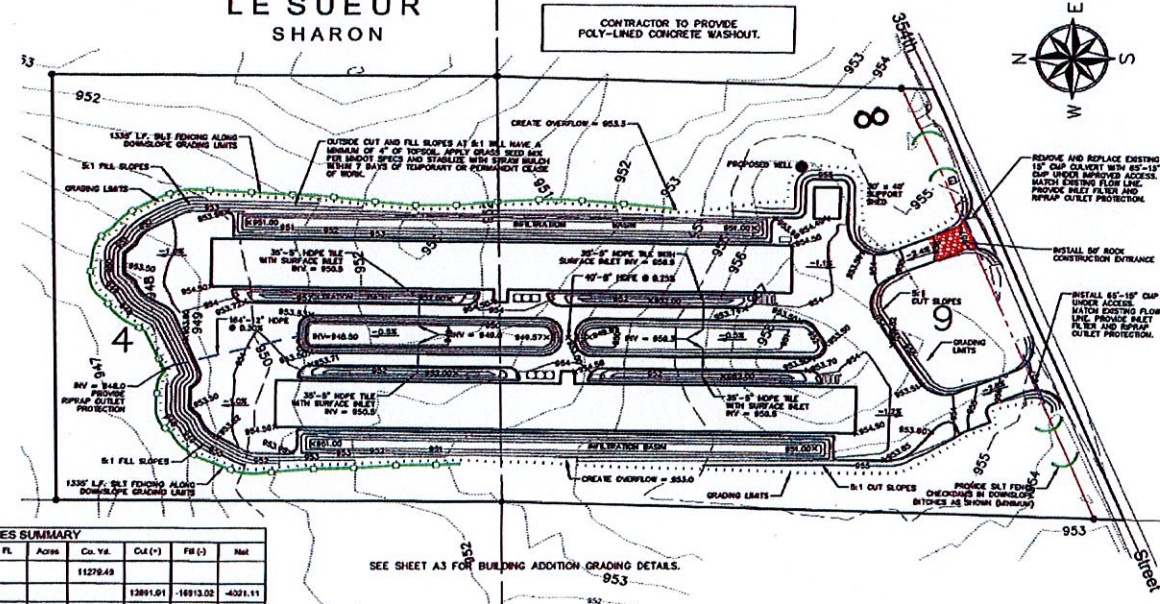
SITE PLAN/AERIAL PHOTO



EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROLS (SILT FENCING AND ROCK CONSTRUCTION ENTRANCES) SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK.
2. THE CONTRACTOR SHALL ADVISE THE PERMITS OFFICE OF ANY CHANGES TO THE INSTALLATION OF THE SILT CHECK DAMS AS NECESSARY.
3. CONTRACTOR SHALL PROVIDE A CONCRETE SODSHEET PILE LINED WITH 6" OR 8" POLYETHYLENE IF CONSTRUCTION IS TO BE UTILIZED ON-SITE. THE SODSHEET PILE AND SODSHEET SHALL BE REMOVED UPON THE COMPLETION OF ALL CONCRETE WORK AND PROPERLY DISPOSED OF.
4. TRACKED SOIL ONTO EXISTING PUBLIC STREETS SHALL BE CLEANED IMMEDIATELY.
5. PERMITS OFFICE SHALL BE INSTALLED DOWNSTREAM OF ALL TOPSOIL STOCKPILES. ALL TOPSOIL STOCKPILES SHALL BE TEMPORARILY COVERED WITH 7 DAYS.
6. ALL EXPOSED SOIL SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
7. A MINIMUM OF 4 INCHES TOPSOIL AND SEED SHALL BE INSTALLED FOR ALL BURNED AREAS NOT PROPOSED AS IMPERVIOUS SURFACES.
8. PERMITS OFFICE SHALL BE INSTALLED FOR ALL LUMPY AREAS. SHALL BE COMMERCIAL "MIX" MIX #25-121 APPLIED AT 225 LBS/AC. SEED MIX AND APPLICATION SHALL COMPLY WITH THE MNR OUT SEEDING MANUAL, 2014 EDITION.
9. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL BMP'S ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
10. THE DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH IN 24 HOURS MUST BE DOCUMENTED. RAINFALL AMOUNTS MUST BE OBTAINED FROM A PROPERLY MAINTAINED RAIN GAUGE LOCATED ON SITE. A RECORDING STATION WITHIN 1/4 MILE OF THE SITE OR A WEATHER REPORTING STATION THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM NEARBY STATIONS.

LESUEUR SHARON



VOLUMES SUMMARY							
Name	Factor	Sq. Ft.	Acres	Co. Yr.	Out (+)	Fill (-)	Net
Topsoil Stockpile (assumes 12")	1.80		11278.49				
Grading Volumes				12891.01	-16913.02	-4021.91	
Cut Factor	1.80						
Fill Factor	1.20						
4" Compacted Class V below buildings			1916.67			1016.67	
2" Fill on Road base on gravel			964.52			964.52	
6" - Class V on roads			9068.24			1068.04	
Total grading area		304543.88	6.99				
Area of cut/soil gravel area		25749.48	0.59				
building area		82362.29	1.89				
Area of interior infiltration basins		68816.25	1.58				
Total gravel area		198826.11	2.44				
Total topsoil/stockpile area		115863.77	2.66				
Totals			92248.64			-51.88	

SITE SOILS

1. J28 Medium loam, 2 to 8 percent slopes 34.28
2. J29 Medium clay loam, 0 to 2 percent slopes 47.88
3. J30 Le Sueur loam, 1 to 3 percent slopes 16.25

INFILTRATION AREA CALCULATIONS

1. TOTAL CAPACITY REQUIRED @ 1" OVER IMPERVIOUS SURFACE = 15,723 cubic feet
2. TOTAL INFILTRATION BASIN CAPACITY @ 1' OF DEPTH = 36,191 cubic feet



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

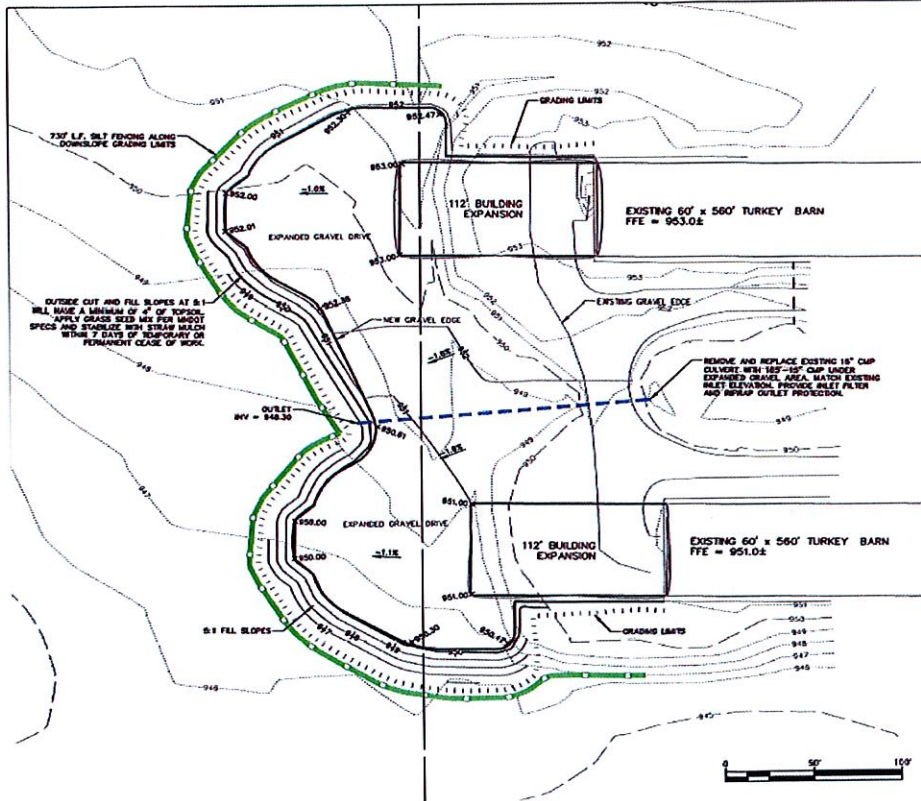
BIDDING/PERMITTING ONLY

Signature: Greg Schwarz
 Title: Professional Engineer
 Registration No: 251482

Date: My Registration Expires June 30, 2018

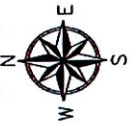
Jennie-O Turkey Store
 Greg Schwarz
GRADING PLAN
 SEC 9, T18N, R 25W
 LE SUEUR COUNTY, MINN.

1" = 100'
 5/22/17
 2/2/18



EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROLS (SILT FENCING AND ROCK CONSTRUCTION ENTRANCE) SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK.
2. THE CONTRACTOR SHALL ADJUST THE PERMETER SILT FENCING TO ACCOMMODATE THE INSTALLATION OF THE DITCH CHECK DAMS AS NECESSARY.
3. CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT PIT LINED WITH 4" M.P. POLYETHYLENE IF CONCRETE IS TO BE UTILIZED ON-SITE. THE WASH PIT AND SLOTTED CONTENTS SHALL BE REMOVED UPON THE COMPLETION OF ALL CONCRETE WORK AND PROPERLY DISPOSED OF.
4. TRACKED SOIL ONTO EXISTING PUBLIC STREETS SHALL BE CLEANED IMMEDIATELY.
5. PERMETER SILT FENCE SHALL BE INSTALLED DOWNSTREAM OF ALL TOPSOIL STOCKPILES. ALL TOPSOIL STOCKPILES SHALL BE TEMPORARILY COVERED AFTER 7 DAYS.
6. ALL EXPOSED SOIL SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
7. A MINIMUM OF 4 INCHES TOPSOIL AND SEED SHALL BE INSTALLED FOR ALL DISTURBED AREAS NOT PROPOSED AS IMPERVIOUS SURFACES.
8. PERMANENT SEED MIX FOR ALL LAWN AREAS SHALL BE COMMERCIAL TYPE MIX #25-111 APPLIED AT 250 LB/ACRE SEED MIX AND APPLICATION SHALL COMPLY WITH THE MN DOT SEEDING MANUAL, 2014 EDITION.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO RECALCULATE AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL, BMP'S IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
10. THE DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2" INCH IN 24 HOURS MUST BE DOCUMENTED. RAINFALL AMOUNTS MUST BE OBTAINED FROM A PROPERLY MAINTAINED RAIN GAGE INSTALLED ON SITE. A WEATHER STATION WITHIN 1 MILE OF THE SITE, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM REMOTE SENSORS.



Name	Factor	Sq. Ft.	Acres	Cu. Yd.	Cut (+)	Fill (-)	Net
Topsoil Stockpile (Assumes 12")	1.00			2998.45			
Grading Volumes					56.21	-932.38	-926.15
Cut Factor	1.00						
Fill Factor	1.20						
4" Compacted Class V below Paving				165.76			165.76
3" Plan-Run Road base on potholes				361.07			361.07
6" - Class V on roads				722.15			722.15
Total grading area		67485.00	1.55				
Area of outside gravel line		36998.07	0.85				
Building area		13440.00	0.31				
Area of interior infiltration basins		9.00	0.00				
Total gravel area		36998.07	0.85				
Total Topsoil/Seed/Gravel area		20498.99	0.47				
Total				3748.43		-4607.17	

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

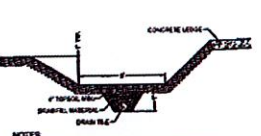
Anez
1700 Technology Drive NE
Suite 150
Winsted, MN 56494
(218) 235-1979

Jennie-O Turkey Store
Greg Schwarz
GRADING PLAN - ADDITION
SEC. 9, TWP. 11N, R. 25W
LE SUEUR COUNTY, MN

Scale: 1" = 30'
Sheet: 582017

Signature: **BIDDING/PERMITTING ONLY**
Alan O. Larson, PE
Registration No. 25452

Date: My Registration Expires June 30, 2018



- NOTES**
1. CONCRETE SLOPES SHALL BE CONSTRUCTED PER PLAN CONTOURS.
 2. CONCRETE SHALL BE OVERLAPPED TO ACCOMMODATE THE PLACEMENT OF A 4" LAYER OF TOPSOIL AND EROSION CONTROL MEASURES.
 3. INITIAL EROSION CONTROL MEASURES INCLUDING OR NOT ACCORDING TO THE LOCAL JURISDICTION OF TOPSOIL AND SEEDING MEASURES.

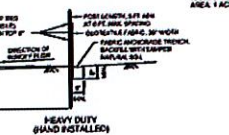
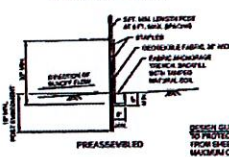
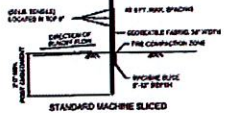
BUILDING SHALES CROSS SECTION DETAIL
A.14

DRAINAGE NOTES:

1. DRAINAGE MATERIALS SHALL BE SAND, GRAVEL, OR 1/2" TO 1" SPHERE GRANULAR FILL. THE MATERIAL SHALL BE CLEAN, FREE FROM ORGANIC MATTER OR OTHER CONTAMINANTS, AND SHALL BE PLACED IN LAYERS THAT SHALL BE COMPACTED TO THE PROPER DENSITY.

2. DRAINAGE MATERIALS SHALL BE PLACED IN A MINIMUM OF 12" TO 18" THICKNESS.

3. THE DRAINAGE SHALL BE PLACED IN A MANNER TO ALLOW COLLECTION OF PARTICLES FROM THE SURFACE AND TO PREVENT THEM FROM ENTERING THE INTERIOR.



NOTES

1. FENCE HEIGHT WITH ACCUMULATED DEBRIS TO BE ABOVE GROUND HEIGHT OF THE FENCE.

SILT FENCE DETAILS
A.15

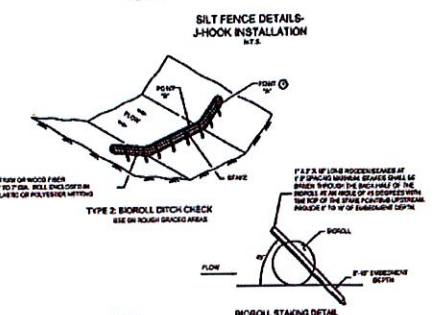
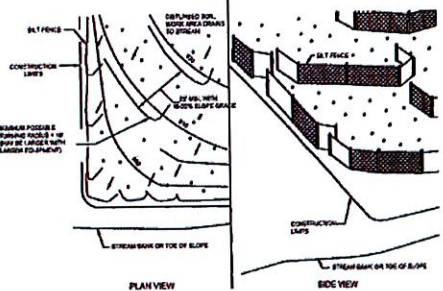
SPECIFICATIONS FOR SEEDING AND STABILIZATION

- TEMPORARY SEEDING**
- SEED MIX : 25-112
 - APPLICATION RATE : 250 LB/ACRE
 - SEEDING METHOD : 1/2" TO 1" SPHERE GRANULAR FILL
 - PERMITS TYPE : PER MANUFACTURERS RECOMMENDATION
 - APPLICATOR TYPE : PER MANUFACTURERS RECOMMENDATION
 - SEEDING RATE : 250 LB/ACRE
 - SEEDING DATE : 250 LB/ACRE
- PERMANENT SEEDING: SEED MIX 25-131**
- APPLICATION RATE : 250 LB/ACRE
 - SEEDING METHOD : 1/2" TO 1" SPHERE GRANULAR FILL
 - PERMITS TYPE : PER MANUFACTURERS RECOMMENDATION
 - APPLICATOR TYPE : PER MANUFACTURERS RECOMMENDATION
 - SEEDING RATE : 250 LB/ACRE
 - SEEDING DATE : 250 LB/ACRE

NON-VEGETATIVE SURFACE STABILIZATION MEDIUM

- TEMPORARY MEDIUM TYPE : 100% OR 50% STABILIZER
- SEEDING METHOD : 1/2" TO 1" SPHERE GRANULAR FILL
- APPLICATOR TYPE : PER MANUFACTURERS RECOMMENDATION
- SEEDING RATE : 250 LB/ACRE
- SEEDING DATE : 250 LB/ACRE

- NOTES**
1. THE SLOSH APPLICATION RATE FOR DITCHES AND B-1 SLOPES SHALL BE 3 TONS PER ACRE AS RECOMMENDED BY THE MANUFACTURER.
 2. STORM AND WIND DAMAGE SHALL BE REPAIR IMMEDIATELY AFTER APPLICATION TO PREVENT EROSION.
 3. SEED MIX AND APPLICATION SHALL COMPLY WITH THE MN DOT SEEDING MANUAL, 2014 EDITION.



NOTES

1. THE SEEDING CONTROL, BIOPROCESSOR DETAIL FOR BIOPROCESSOR DETAIL.
2. SEEDING CONTROL, BIOPROCESSOR DETAIL FOR BIOPROCESSOR DETAIL.
3. SEEDING CONTROL, BIOPROCESSOR DETAIL FOR BIOPROCESSOR DETAIL.

TEMP. SEDIMENT CONTROL TYPE 2 DITCH CHECKS
A.18

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Anez
1700 Technology Drive NE
Suite 150
Winsted, MN 56494
(218) 235-1979

Jennie-O Turkey Store
Greg Schwarz
CONSTRUCTION DETAILS
SEC. 9, TWP. 11N, R. 25W
LE SUEUR COUNTY, MN

Scale: 1" = 30'
Sheet: 582017

Signature: **BIDDING/PERMITTING ONLY**
Alan O. Larson, PE
Registration No. 25452

Date: My Registration Expires June 30, 2018

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance
10. Other factors impacting the public health, safety and welfare.

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:
(Please circle one for each item: *Agree, Disagree, Not Applicable.*)

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*
7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17169

Applicant: LONE OAK FARM INC

Land Owner: GREGORY & JOAN SCHWARZ

Conditional Use Permit Request: GRADING EXCAVATING AND FILLING OF APPROXIMATELY 18,0997.07 CY

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

Le Sueur County

Conditional Use Application-Grading, Excavating & Filling

Activities that involve topographic alterations in all districts shall conform to the standards in Section 18 of the Le Sueur County Zoning Ordinance. Activities within a shoreland district shall conform to the standards in Section 13 of the Le Sueur County Zoning Ordinance.

In addition any activities in any type wetland shall be evaluated in accordance with the Wetland Conservation Act (WCA) regulations, as administered by the Le Sueur County Soil & Water Conservation District (SWCD).

I. Applicant:

Name Lone Oak Farm, Inc
Mailing Address 30012 Lexington Rd
City Le Sueur State MN Zip 56058
Phone # 507-665-2777 Phone # _____

II. Landowner:

Name Gregory & Joan Schwarz
Mailing Address 30012 Lexington Rd
City Le Sueur State MN Zip 56058

Property Address 28678 354th St
City Le Sueur State MN Zip 56058
Phone # 507-665-2777 Phone # _____

III. Parcel Information:

Parcel Number 11.009.0300 11.009.2700 11.004.5200 Parcel Acreage 73, 40, 120
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Sharon Section 9, 4 *mem*
Subdivision _____ Lot _____ Block _____

IV. Township Notification: Township must be notified of proposed use prior to application.

Sharon Township notified on May 9, 2017
(Township Name) (Date)

Board Member Ronda Schleeve regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty Three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.**
- Applications will not be accepted by mail.**



1

VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is doubled.
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

VII. Type of Request: Grading, Excavating or Filling.

Non-Shoreland Cubic yards of material movement: 18,997.07
 Within Bluff Impact Zone Cubic yards of material movement: _____
 Within Bluff Cubic yards of material movement: _____
TOTAL cubic yards of material movement: 18,997.07

Shoreland- Outside Shore Impact Zone Cubic yards of material movement: _____
 Within Shore Impact Zone Cubic yards of material movement: _____
 Within Bluff Impact Zone Cubic yards of material movement: _____
 Within Bluff Cubic yards of material movement: _____
TOTAL cubic yards of material movement: _____

Assurance security shall be required for projects that are >1500 cubic yards.

VIII. Description of Request:

a. A full description of request with detailed information including what operations are to occur and what general types of equipment may be used in the operation must be attached.

b. Complete the following in relationship to the proposed Conditional Use Permit.

1. ENVIRONMENTAL IMPACT: No environmental impact is anticipated
2. ADVERSE IMPACT ON SURROUNDING AREAS: See Description of Request
3. STORMWATER RUNOFF: There will be no change to existing stormwater run-off patterns
4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: NO
5. WETLAND IMPACT: No wetland impacts
6. SLOPE STABILITY: Grading will occur to avoid steep slopes when possible
7. CERTIFICATE OF INSURANCE: see attached
8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS: Meets all county, state and federal regulations
(For example additional licensing and/or permitting)

IX. Site Plan: Shall include but not limited to the following:

- **Parcels < 5 AC** = 2-foot contours depicting existing and proposed topography.
- **Parcels 5-20 AC** = 5-foot contours depicting existing and proposed topography.
- **Parcels >20 AC** = 10-foot contours depicting existing and proposed topography.
- Location of grading, excavating, and/or filling sites.
- Location of areas for obtaining fill or disposing of excavated materials.
- Tree inventory of all trees, indicating trees to be cut or removed.
(Caliper of 6 inches or greater measured 4.5 feet from ground level)



- North point
- Lake
- Existing Structures
- Septic system
- Setbacks
- River
- Proposed Structures
- Well
- Property Lines
- Wetland
- Lot Dimensions
- Access (size & location)
- Road Right-Of-Way
- Stream
- Ponds
- Easements
- Landscape, screening and buffering
- Drainage

Site plan & As-Built must be completed by a surveyor or professional engineer.

X. Restoration Plan: Shall include but not limited to the following:

- Areas of restoration shall include the application of a minimum of 4 inches of topsoil or similar material that will support plant growth. *(Must be included in cubic yards calculation of material.)*
- Reseeded areas indicated with type of vegetation. *(Shall meet minimum standards by the SWCD)*
- Tree replacement plan. *(Areas located within the Bluff Impact Zone, Bluff, Shoreland & Conservancy Distriacts)*
 - Root zone of existing trees shall be preserved and protected during development.
 - Replace one tree for every tree that is removed.
 - Replacement trees shall have a minimum caliper of 2 inches at 4.5 feet from ground level.

XI. Attachments: Shall include but not limited to:

- a. **Description of Request**-See Part VIII for full details and requirements.
- b. **Site Plan**-See Part IX for full details and requirements.
- c. **Full Legal Description**-Not abbreviated description from tax statement.
- d. **Access approval**-Attach approval in writing from proper road authority.
- e. **Township Notification**-See Part IV for details and requirements.
- f. **Septic System Compliance Inspection**
- g. **Erosion Control Plan**-Attach completed and signed plan including map.
- h. **Restoration Plan**-See Part X for full details and requirements.
- i. **Approved Stormwater Pollution Prevention Plan**
-Must meet NPDES requirements and prepared by a licensed professional engineer.

XII. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.



XIII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Gregory G. Schwary
Applicant signature

6-7-2017
Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Gregory G. Schwary
Property Owner signature

6-7-2017
Date

OFFICE USE ONLY

Request: **GRADING, EXCAVATING & FILLING**

- Non-Shoreland
 - Within Bluff Impact Zone
 - Within Bluff

Cubic yards of material movement: 18,997.07
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: 18,997.07

- Shoreland - Outside Shore Impact Zone
 - Within Shore Impact Zone
 - Within Bluff Impact Zone
 - Within Bluff

Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

Pre-App Date 6-7-17
 Meeting Date 7-13-17
 60 Day 8-7-17
 Zoning District A

Lake Classification NA
 Lake NA
 FEMA Panel # 27079C0 130 D
 Flood Zone A-Outside

Feedlot **500'** **1000'** **N**
 Wetland Type **1-2** **3-8** **N**
 Water courses **Y** **N** **CP #50**
 Bluff **Y** **N**

- | | | | |
|---|--|---|---------------------------|
| <input type="checkbox"/> Request Description | <input checked="" type="checkbox"/> Access Approval | <input checked="" type="checkbox"/> Septic | Comp Insp / Design |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Erosion Control Plan | <input checked="" type="checkbox"/> Meeting | Reg / ATF / Spec |
| <input type="checkbox"/> Full Legal | <input checked="" type="checkbox"/> Bond/LOC | <input type="checkbox"/> Fee | \$ <u>7910</u> |
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Penalty | \$ _____ |

Application Complete Michelle R Mitt 6-7-17 17169
 Planning & Zoning Department Signature Date Permit #



DESCRIPTION OF REQUEST

Lone Oak Farm, Inc, 30012 Lexington Rd, Le Sueur, MN is applying for a Conditional Use Permit for Grading, Excavation and Filling during construction of additions of 60' x 112' to the existing barns on the site locate in the NE ¼ of the NW ¼, Section 9, Sharon Township and for the construction of two 60' x 672' total confinement turkey barns located in the NW ¼ of the NE ¼, Section 9, Sharon Township. The site is located at 28678 354th St, Le Sueur, MN.

The total area disturbed is approximately 8.54 acres and requires coverage under the Minnesota Construction Storm Water General Permit (MNR100001). Coverage has been applied for and is in effect as of May 19, 2017.

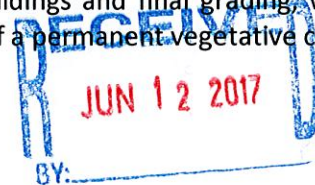
The total impervious area after construction will be approximately 5.44 acres and will consist of the proposed turkey barns and the gravel drives and parking areas. Stormwater run-off will be routed to infiltration areas between and outside the barns. These infiltration areas have been designed to hold greater than 1" of stormwater run-off for the entire impervious area. Culverts installed in the east end of the infiltration areas will allow a timed-release of the stormwater that does not immediately infiltrate

Le Sueur County GIS data shows County Ditch No 56 lies approximately 400 feet to the west of the site. It is unknown if this had been an open drainage ditch at one time. The land is currently farmed. The grading design maintains the overall drainage pattern of the site.

Construction is expected to begin in fall 2017 with the installation of stormwater erosion prevention and sediment control Best Management Practices (BMPs), including silt fence and top soil stripping and stockpiling. Soils excavated during mass grading of the site will be transported and placed for fill during construction of the drives, parking areas and building pads. The project would include the movement of approximately 18,997.07 cubic yards of material. Excess dirt from the site will be excavated and used to supply fill for the southern side of the site and the southwest entrance drive and mortality dumpster pad. It is anticipated that all fill material will originate from the leveling and excavation activities done on site. No off-site material will be needed for construction. Refer to the Grading and Erosion Plan for excavation and fill locations.

Equipment used for grading will include excavators, graders, dozers and scrapers. Final grading may be performed with skid-steers and utility vehicles.

Concrete construction will include placement of the concrete for the barn footings, perimeter walls and floors. The project will conclude with the construction of the buildings and final grading which will coincide with stormwater treatment provisions and establishment of a permanent vegetative cover.



Adverse Impacts

No adverse impacts are expected from the grading, excavating and filling of the site. Silt fencing will be placed on the downslope of the site at the time of construction to reduce or eliminate any soil erosion. Riprap will be used to provide outlet protection. Rock will be used on any new driveway entrances to reduce potential soil erosion. After construction of the site is complete a grass seed mix stabilized with straw mulch will be planted to create an infiltration area for water runoff in the infiltration basins and on the perimeter of the site.



Minnesota Pollution Control Agency

01-Jun-17

Jennie-O Turkey Store, Steve Fladeboe
2505 Willmar Ave SW
Willmar, MN 562012711

RE: NPDES/SDS General Stormwater Permit for Construction Activity (MNR100001) Application
Permit ID Number: C00046213
Project Name: JOTS - Schwarz Site

The JOTS - Schwarz Site Protection CSW project has been granted coverage by the Minnesota Pollution Control Agency (MPCA) under the National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) Stormwater Permit (Permit) for Construction Activity. Permit coverage is effective for this project on Fri May 19, 2017.

You are required to comply with the terms of the Permit to prevent erosion and control sediment from your site with the procedures established in your Stormwater Pollution Prevention Plan (SWPPP). You are also required to upgrade your SWPPP and erosion prevention and sediment control Best Management Practices (BMPs) as site and weather conditions dictate throughout the entire term of the project.

Once all construction activity has been completed at this project, you must submit a Notice of Termination (NOT) form to the MPCA within 30 days of meeting the conditions outlined in Part II (C) of the permit. Please check the MPCA website (<http://www.pca.state.mn.us/water/stormwater>) or call to request an NOT form and fact sheet.

Please save this letter for your records. If you have any questions about permit coverage for this project, please contact the Construction Stormwater Program at 651-757-2119 or toll free at 800-657-3804.

RECEIVED
JUN 07 2017
BY: _____



Minnesota Pollution Control Agency

01-Jun-17

Greg Schwarz, Landowner
30012 Lexington Rd. Le Sueur
Sharon Township, MN 56058

RE: NPDES/SDS General Stormwater Permit for Construction Activity (MNR100001) Application
Permit ID Number: C00046213
Project Name: JOTS - Schwarz Site

The JOTS - Schwarz Site Protection CSW project has been granted coverage by the Minnesota Pollution Control Agency (MPCA) under the National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) Stormwater Permit (Permit) for Construction Activity. Permit coverage is effective for this project on Fri May 19, 2017.

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Once all construction activity has been completed at this project, you must submit a Notice of Termination (NOT) form to the MPCA within 30 days of meeting the conditions outlined in Part II (C) of the permit. Please check the MPCA website (<http://www.pca.state.mn.us/water/stormwater>) or call to request an NOT form and fact sheet.

Please save this letter for your records. If you have any questions about permit coverage for this project, please contact the Construction Stormwater Program at 651-757-2119 or toll free at 800-657-3804.

RECEIVED
JUN 07 2017
BY: _____



Minnesota Pollution Control Agency

COVERAGE CARD

Construction Stormwater National Pollutant Discharge Elimination System/State Disposal System General Permit MNR100001

The Construction site identified below is covered under the National Pollutant Discharge Elimination System/State Disposal System General Permit MNR100001 and is authorized by the Minnesota Pollution Control Agency (MPCA) to discharge stormwater associated with construction activities.

Permit ID Number: C00046213

Owner: Landowner

General Contractor: Jennie-O Turkey Store

Project Name: JOTS - Schwarz Site

Permit Coverage Date: 05/19/2017

If you have questions regarding the stormwater program for construction activity, please access the MPCA Stormwater website at <http://www.pca.state.mn.us/stormwater>, or call the Construction Stormwater Program at 651-757-2119 or toll free at 800-657-3804.





SWPPP Template for Feedlot Construction Activities
Stormwater Pollution Prevention Plan (SWPPP)

Doc Type: Stormwater Pollution Prevention Plan

Instructions: All feedlot construction that disturbs one or more acres must develop a SWPPP. This Stormwater Pollution Prevention Plan (SWPPP) Template is intended to provide a means for feedlot construction sites to comply with the General Stormwater Permit for Construction Activity.

Construction at my feedlot does not include land disturbing activities, or disturbs less than one acre of land; therefore, a SWPPP is not required.

Note: Applications for NPDES feedlot permits using the online application system require the inclusion of a SWPPP even though it may not technically be required.

I. General construction activity information

Project name: Jennie-O Turkey Store - Greg Schwarz Registration Number:

Project location:

County: Le Sueur Township: Sharon Section: 9 1/4 Sect.: NE

Total number of acres to be disturbed: 8.5 (tenths of an acre)

Estimated construction start date: 5/22/2017 Estimated construction end date: 10/1/2017

Pre-construction acres of impervious surface: 0 Post-construction acres of impervious surface: 5.5 Total new impervious surface acres (Post - Pre): 5.5

II. Receiving waters

List all waters within one mile (nearest straight line distance) that are likely to receive stormwater runoff from the project site either during or after construction:

Receiving waters within one mile of project property edge:

Table with 5 columns: Water body ID, Name of water body, Type, Special water?, Impaired Water?. Row 1: Unnamed intermittent stream, Ditch, Special water? No, Impaired Water? No.

1 Water body ID and special and impaired waters information can be obtained with the Construction Stormwater Special Waters search tool available on the MPCA website at: http://pca-gis02.pca.state.mn.us/CSW/index.html.
2 Impaired water for the following pollutant(s) or stressor(s): phosphorus, turbidity, dissolved oxygen, or biotic impairment

Wetland impacts:

Will construction result in any potential adverse impacts to wetlands, including excavation, degradation of water quality, draining, filling, permanent inundation or flooding, conversion to a stormwater pond? Yes No

If yes, describe below impacts and mitigation measures that will be taken to address the impacts and attach to this SWPPP, copies of permits or approvals from an official state wide wetland program issued specifically for this project or site:

RECEIVED JUN 07 2017 BY:

III. Project plans and maps

Attach to this SWPPP site maps and/or plan sheets that depict the following features:

- The project location and construction limits.
- Location and type of all receiving waters, including wetlands, drainage ditches, stormwater ponds or basins, etc. that will receive runoff from the project. Use arrows showing the direction of flow and distance to the water body.
- Existing and final grades, including dividing lines and direction of flow for all pre and post-construction stormwater runoff drainage areas located within the project limits.
- Soil types at the site.
- Locations of impervious surfaces.
- Locations of areas not to be disturbed (e.g., buffer zones, wetlands, etc.).
- Steep slope locations.
- Locations of areas where construction will be phased to minimize duration of exposed soils.
- Locations of all temporary and permanent erosion and sediment controls.
- Standard details for erosion and sediment control Best Management Practices (BMPs) to be installed at the site.
- Portions of the site that drain to a public water with Minnesota Department of Natural Resources (DNR) work in water restrictions for fish spawning timeframes.
- Locations of Buffer zones.
- Locations of potential pollution-generating activities.

IV. Temporary erosion prevention practices

Indicate/describe the types of temporary erosion prevention BMPs expected to be implemented on this site during construction:

- Check dams Rip rap Construction phasing Vegetative buffers
 Terracing Erosion blankets Minimize soil disturbance
 Other (Describe): _____

Describe below installation techniques, procedures, and timelines for implementation of erosion prevention practices (Include estimated quantity of materials):

Erosion prevention practices will include minimizing the area of disturbance, construction scheduling and duration, and minimizing the entrance of stormwater run-off generated off-site. Grading practices, including the use of earthen berms and swales, and the installation of filter logs and silt fencing will direct and control storm water on site and prevent off-site run-off from entering the site.

V. Temporary sediment control practices

Indicate/describe the methods of sediment control BMPs to be implemented at this site during construction to minimize sediment impacts to surface waters, including tile intakes:

- Silt fence Rock construction entrance Vegetative buffers
 Fiber logs Construction phasing Minimize soil disturbance/compaction
 Other (Describe): _____

Describe below installation techniques, procedures, and timelines for implementation of temporary sediment control practices (Include estimated quantity of materials):

Filter logs and silt fencing will be utilized at the site as temporary sediment control. Silt fencing shall be installed, at a minimum, at the grading limits. fiber logs will be installed in low areas, swales and at culvert outlets to serve as energy dissipators. Trapped sediment must be removed from all silt fencing before the deposit reaches 1/3 of the above ground fence height. Operation of equipment on areas that have been final graded and/or stabilized will be prohibited to avoid excessive soil compaction. A rock construction entrance shall be installed to prevent tracking sediment on public roads.

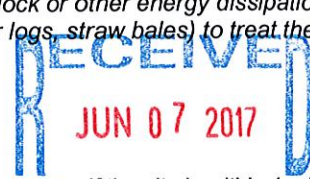
Dewatering:

Describe below measures to be used to treat/dispose of turbid or sediment-laden water and method to prevent erosion or scour of discharge points when dewatering is required at the site:

Dewatering activities, if necessary, will direct sediment-laden water to a splash-block or other energy dissipation system and settling basin or ponding area surrounded by filtration material (ie. silt fence, fiber logs, straw bales) to treat the water prior to discharge to a grassed or vegetated ditch.

Temporary sediment basin:

When the project includes 10 or more acres draining to a common location (5 acres or more if the site is within 1 mile of a special or impaired water) a temporary sediment basin required. Attach to this SWPPP plans for design and construction of the basin.



VI. Permanent stormwater management system

When the project results in one acre or more acres of new impervious surfaces a permanent stormwater management system is required. Indicate which option will be employed at the facility:

Option 1: A water quality volume of **one inch of runoff** from the cumulative new impervious surfaces will be collected and contained within a permitted feedlot component such as a liquid manure storage area or vegetated infiltration area.

Option 2: A separate stormwater management system will be constructed and will account for the following:

- a water quality volume of **one inch of runoff** from the cumulative new impervious surfaces must be retained on site through infiltration unless site specific circumstances are not favorable for the use of infiltration.

Common instances when infiltration is not favorable include:

- Karst susceptibility
- High water table
- Soils with large clay content (i.e., 60%+)
- Soils in hydrologic group D

- If infiltration of stormwater is not favorable, identify the alternative method to handle stormwater:

Sedimentation Basin Filtration Combination of Practices

Other (Describe): _____

- Attach design parameters for the planned permanent stormwater management system, including

- location
- basin depth
- volume calculations
- design of pre-treatment devices
- outlet configurations
- discharge rate calculation
- timing of installation

For more design information consult the Minnesota Stormwater Manual on the MPCA website at http://stormwater.pca.state.mn.us/index.php/Main_Page.

- For infiltration or filtration systems attach information about soil type and distance to the seasonal water table or bedrock (from bottom of the basin) in the location of the infiltration or filtration system.
- For projects that discharge to trout streams, including tributaries to trout streams, attach a method of incorporating temperature controls into the permanent stormwater management system:

VII. Additional considerations (as applicable)

Impaired waters:

Attach to this SWPPP any additional BMPs or other specific construction related implementation activities identified in an approved Total Maximum Daily Load and Waste Load Allocations.

Special waters:

Describe below any additional stormwater mitigation measures that will be implemented when discharge is to special waters:

Not applicable

Environmental review:

Describe below any stormwater mitigation measures that will be implemented, as a result of an environmental review, endangered or threatened species review or archeological site review:

Not applicable

Karst:

Describe below any additional (or different) stormwater management measures required for karst or drinking water supply management areas to protect groundwater standards:

Not applicable



VIII. Pollution prevention management measures

Indicate/describe practices for storage and disposal of the following to minimize exposure to stormwater:

- solid waste
- pesticides, herbicides, insecticides, fertilizers, treatment chemical, and landscape materials
- hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids)
- building products with a potential to leach pollutants

Store in areas protected from precipitation and dispose of materials in accordance with applicable rules and regulations

Other (Describe): _____

Sanitary wastes

Indicate/describe management of sanitary wastes:

Temporary facilities will be used and waste disposed of in accordance with applicable rules and regulations and the facilities will be located away from the active construction area to minimize accidental tipping by equipment.

Existing permanent facilities currently exist at/near the construction site and will be available to construction personnel

Other (Describe): _____

Vehicle Wastes

Wastes related to vehicles will be handled as follows:

- Materials will be on hand to minimize effects from spills related to re-fueling of equipment. Spills will be cleaned up promptly and reported to the Minnesota Duty Officer as required.
- Runoff from exterior vehicle washing will be routed to in-place control structures. No engine de-greasing will take place.

Concrete washout

Concrete washout will take place in accordance with the guidance provided in the MPCA's concrete, paint, stucco, and other washout guidance factsheet available at <http://www.pca.state.mn.us/index.php/view-document.html?gid=7397>.

IX. Inspections and Records

Construction BMPs:

Identify the trained* individual(s) responsible for installing, supervising, repairing, inspecting, and maintaining erosion prevention and sediment control BMPs at the site:

Company name: _____ Site contact: _____

Phone: _____ Email: _____

* Attach training documentation

Permanent stormwater management system:

Identify individual(s) responsible for operation and maintenance of permanent stormwater controls at the site:

Feedlot operator Other:

Company name: LONE OAK FARM INC. Site contact: Greg Schwarz

Phone: (612) 756-2148 Email: loneoak12@gmail.com

Inspections procedures and recordkeeping

All inspections and record keeping procedures will follow the requirements specified in the Minnesota General Stormwater Permit for Construction Activity (MN R100001).

X. Final Stabilization

Indicate/describe the methods of final stabilization to be implemented following completion of construction activities:

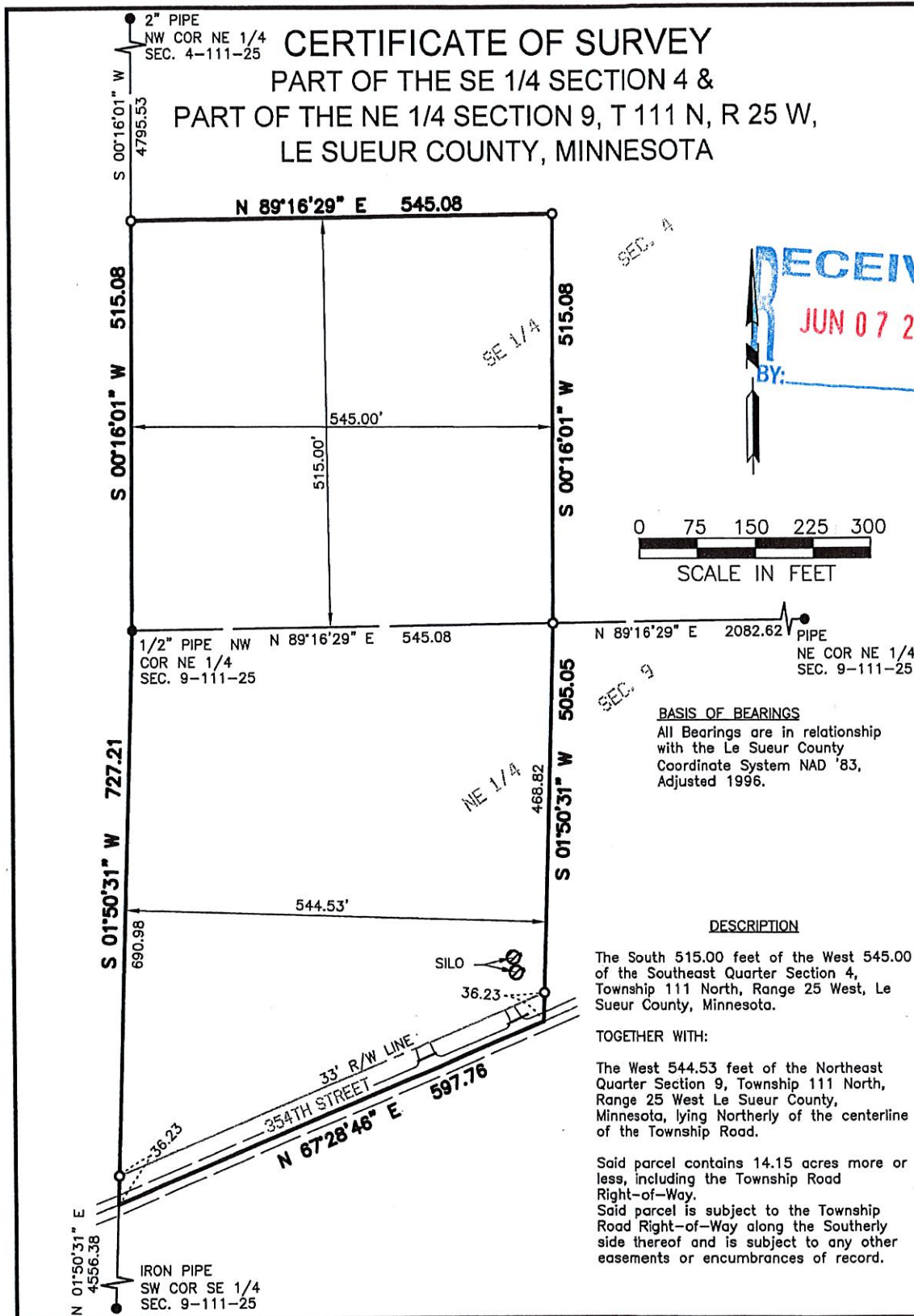
Uniform perennial vegetative cover (70% of expected final growth before removal of temporary measures)

Permanent stormwater controls are installed and functional (if system is required)

Other (Describe): _____

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JUN 07 2017
BY: _____

New barn location.



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JUN 07 2017
BY: _____

SEC. 4

SEC. 9

BASIS OF BEARINGS
All Bearings are in relationship with the Le Sueur County Coordinate System NAD '83, Adjusted 1996.

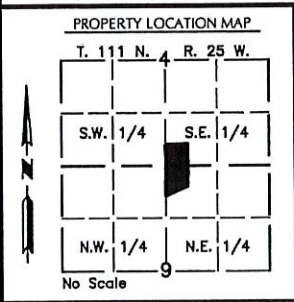
DESCRIPTION

The South 515.00 feet of the West 545.00 of the Southeast Quarter Section 4, Township 111 North, Range 25 West, Le Sueur County, Minnesota.

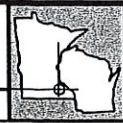
TOGETHER WITH:

The West 544.53 feet of the Northeast Quarter Section 9, Township 111 North, Range 25 West Le Sueur County, Minnesota, lying Northerly of the centerline of the Township Road.

Said parcel contains 14.15 acres more or less, including the Township Road Right-of-Way.
Said parcel is subject to the Township Road Right-of-Way along the Southerly side thereof and is subject to any other easements or encumbrances of record.



MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, FAX NO. 507-634-6560



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.

Date 4-20-17
LIC. NO.: 41814
Richard J. Massey

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
JOTS
FARIBAULT, MN

MONUMENTS
● FOUND (AS INDICATED)
○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

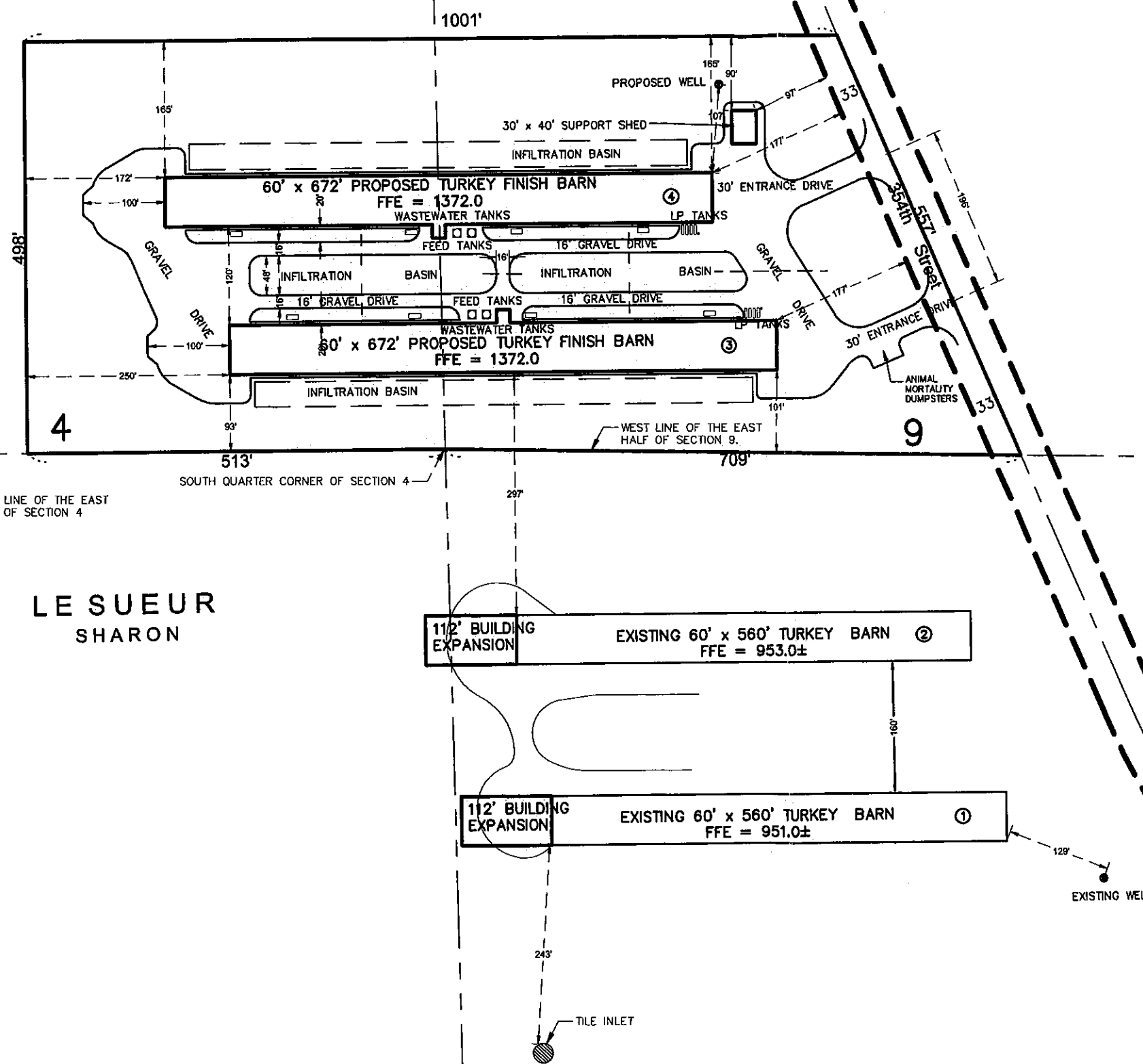
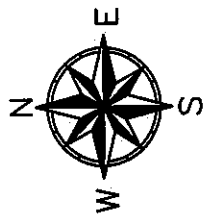
DATE: 4/18/2017
DWG NO. 2642SC01 JOB NO. 2642
DRAWN BY: R.W.Z. SHEET 1 OF 1

Greg Schwarz has permission to continue to use access driveways for his turkey barn site located on 354th St near Le Sueur

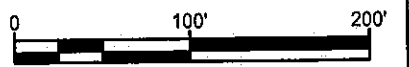
Sharon Township Supervisor

[Handwritten signature]

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JUL 10 7 2017
BY _____



PROPERTY LINES SHOWN ARE APPROXIMATE.



LE SUEUR
SHARON

RECEIVED
JUN 12 2017
BY: *mlm*

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Anez
Consulting, Inc.
1700 Technology Drive NE
Suite 130
Willmar, MN 56201
(320) 235-1970

Signature: PERMITTING PURPOSES ONLY
Alan D. Larsen, PE
Registration No. 25402
Date: _____
My Registration Expires June 30, 2018

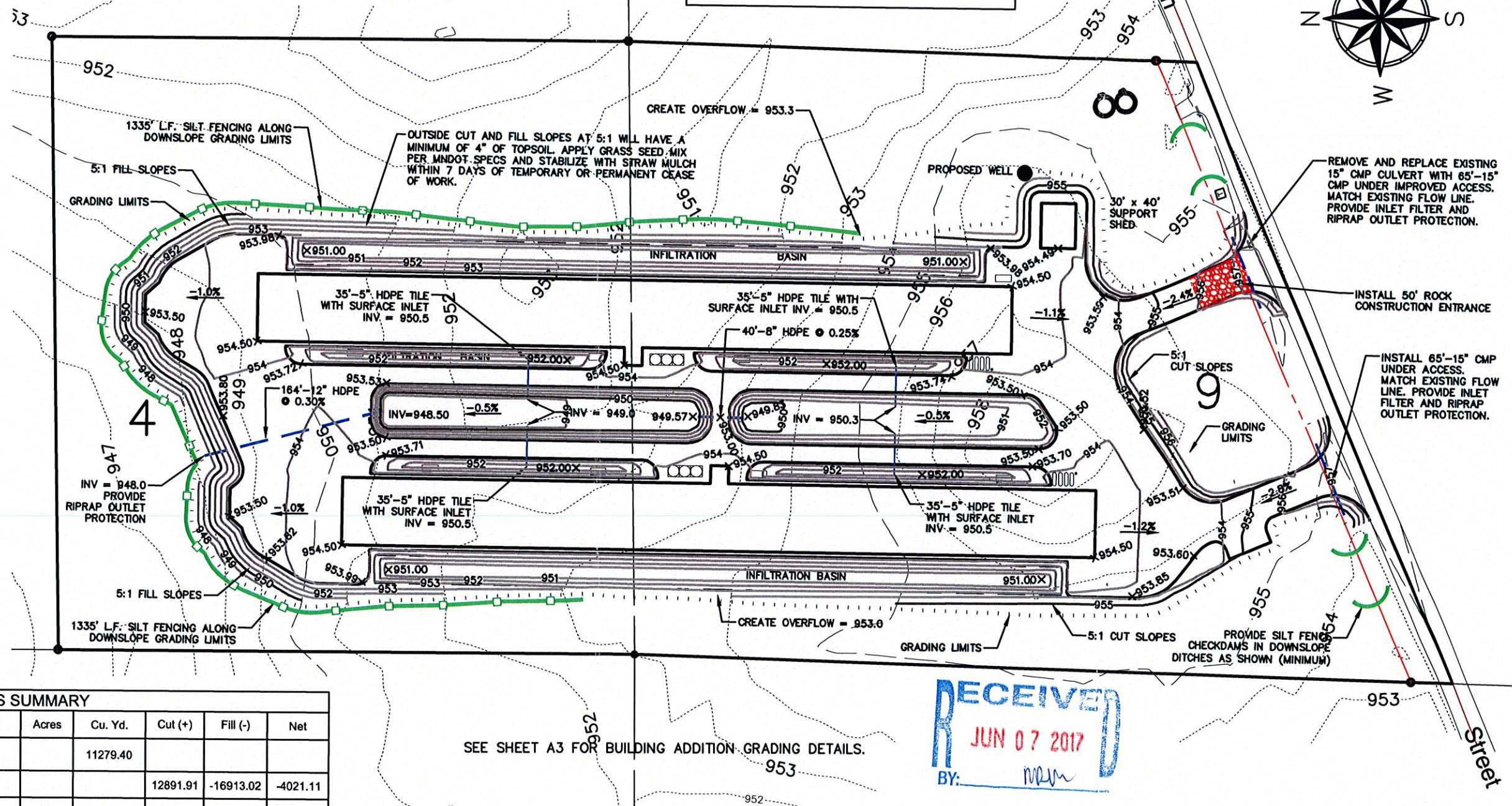
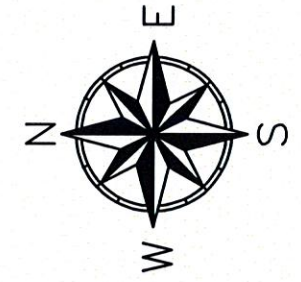
JENNIE-O TURKEY STORE
Greg Schwarz Site
672' SITE PLAN
SEC. 4 & 9, TWP. 111N, R. 25W
LE SUEUR COUNTY, MN.
Scale: 1" = 150'
Date: 6/1/2017
Project Number: _____
Sheet Number: A1

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROLS (SILT FENCING AND ROCK CONSTRUCTION ENTRANCE) SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK.
2. THE CONTRACTOR SHALL ADJUST THE PERIMETER SILT FENCING TO ACCOMMODATE THE INSTALLATION OF THE DITCH CHECK DAMS AS NECESSARY.
3. CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT PIT LINED WITH 6" MIL POLYETHYLENE IF CONCRETE IS TO BE UTILIZED ON-SITE. THE WASH PIT AND DRIED CONTENTS SHALL BE REMOVED UPON THE COMPLETION OF ALL CONCRETE WORK AND PROPERLY DISPOSED OF.
4. TRACKED SOIL ONTO EXISTING PUBLIC STREETS SHALL BE CLEANED IMMEDIATELY.
5. PERIMETER SILT FENCE SHALL BE INSTALLED DOWNSTREAM OF ALL TOPSOIL STOCKPILES. ALL TOPSOIL STOCKPILES SHALL BE TEMPORARILY COVERED AFTER 7 DAYS.
6. ALL EXPOSED SOIL SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
7. A MINIMUM OF 4 INCHES TOPSOIL AND SEED SHALL BE INSTALLED FOR ALL DISTURBED AREAS NOT PROPOSED AS IMPERVIOUS SURFACES.
8. PERMANENT SEED MIX FOR ALL LAWN AREAS SHALL BE COMMERCIAL TURF MIX #25-131 APPLIED AT 220 LB/ACRE. SEED MIX AND APPLICATION SHALL COMPLY WITH THE MN DOT SEEDING MANUAL 2014 EDITION.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL BMP'S IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
10. THE DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH IN 24 HOURS MUST BE DOCUMENTED. RAINFALL AMOUNTS MUST BE OBTAINED FROM A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON SITE, A WEATHER STATION WITHIN 1 MILE OF THE SITE, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.

LE SUEUR SHARON

CONTRACTOR TO PROVIDE POLY-LINED CONCRETE WASHOUT.



SEE SHEET A3 FOR BUILDING ADDITION GRADING DETAILS.

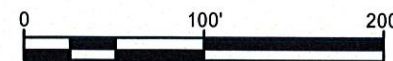
RECEIVED JUN 07 2017 BY: [Signature]

SITE SOILS

1. 39B Wadena loam, 2 to 6 percent slopes 34.2%
2. 109 Cordova clay loam, 0 to 2 percent slopes 47.6%
3. 239B Le Sueur loam, 1 to 3 percent slopes 18.3%

INFILTRATION AREA CALCULATIONS

1. TOTAL CAPACITY REQUIRED @ 1" OVER IMPERVIOUS SURFACE = 15,723 cubic feet
2. TOTAL INFILTRATION BASIN CAPACITY @ 1.0' DEPTH = 38,181 cubic feet



VOLUMES SUMMARY							
Name	Factor	Sq. Ft.	Acres	Cu. Yd.	Cut (+)	Fill (-)	Net
Topsoil Stockpile (assumes 12")	1.00			11279.40			
Grading Volumes					12891.91	-16913.02	-4021.11
Cut Factor	1.00						
Fill Factor	1.20						
4" Compacted Class V below buildings				1015.67			1015.67
3" Pit-run Road base on geotextile				984.52			984.52
6" - Class V on roads				1969.04			1969.04
Total grading area		304543.88	6.99				
Area of outside gravel line		257496.40	5.91				
Building area		82352.00	1.89				
Area of interior infiltration basins		68816.29	1.58				
Total gravel area		106328.11	2.44				
Total topsoil/seed/mulch area		115863.77	2.66				
Totals				15248.64			-51.88

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

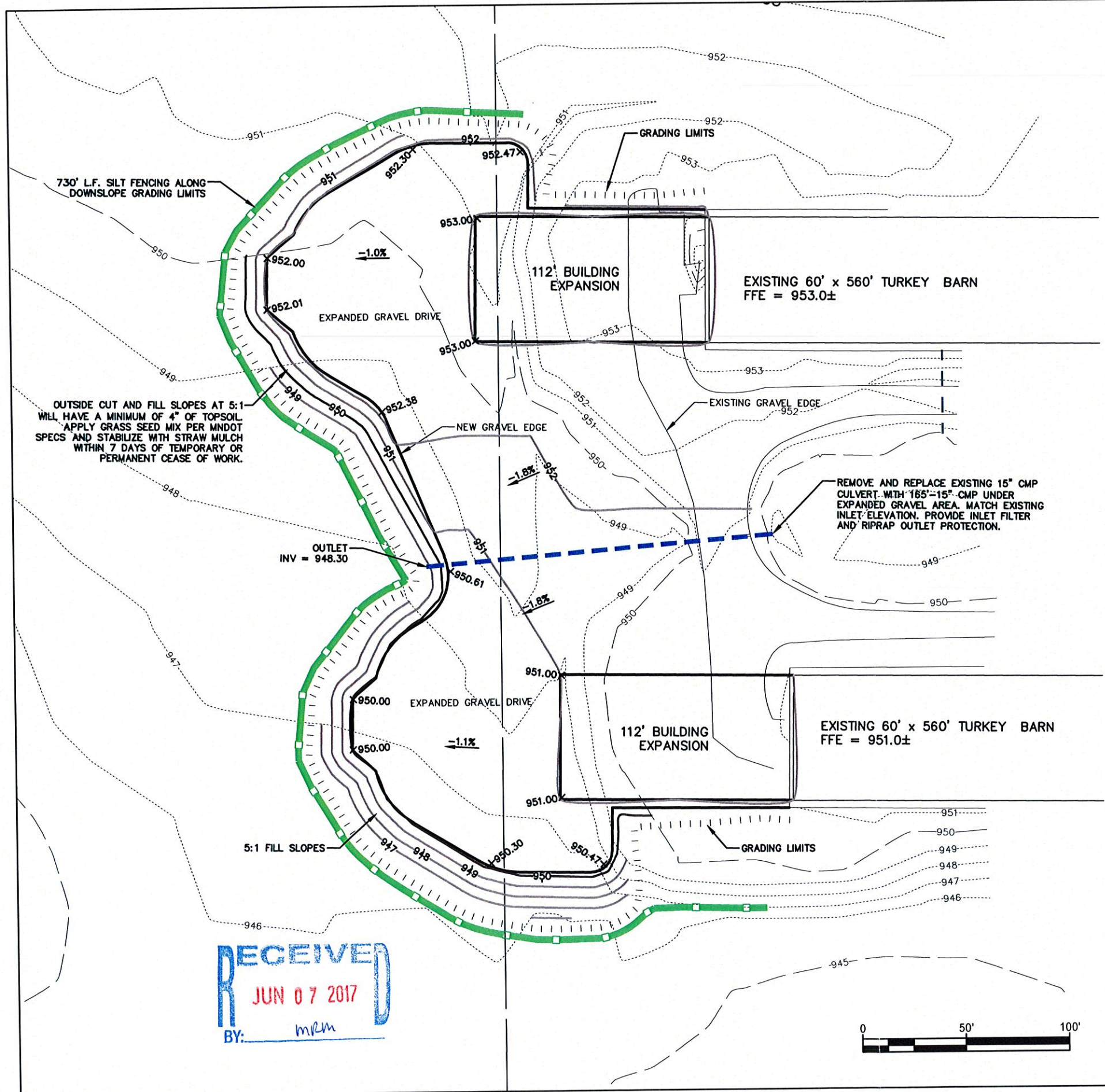
1700 Technology Drive NE
Suite 130
Willmar, MN 56201
(320) 235-1970

Jennie-O Turkey Store
Greg Schwarz
GRADING PLAN
SEC. 9, TWP. 111N, R. 25W
LE SUEUR COUNTY, MN.

Signature: BIDDING/PERMITTING ONLY
Alan D. Larsen, PE
Registration No. 25402

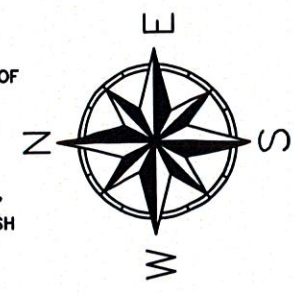
Date: _____
My Registration Expires June 30, 2018

Scale: 1" = 120'
Date: 5/8/2017
Project Number: _____
Sheet Number: A2



EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROLS (SILT FENCING AND ROCK CONSTRUCTION ENTRANCE) SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK.
2. THE CONTRACTOR SHALL ADJUST THE PERIMETER SILT FENCING TO ACCOMMODATE THE INSTALLATION OF THE DITCH CHECK DAMS AS NECESSARY.
3. CONTRACTOR SHALL PROVIDE A CONCRETE WASHOUT PIT LINED WITH 6" MIL POLYETHYLENE IF CONCRETE IS TO BE UTILIZED ON-SITE. THE WASH PIT AND DRIED CONTENTS SHALL BE REMOVED UPON THE COMPLETION OF ALL CONCRETE WORK AND PROPERLY DISPOSED OF.
4. TRACKED SOIL ONTO EXISTING PUBLIC STREETS SHALL BE CLEANED IMMEDIATELY.
5. PERIMETER SILT FENCE SHALL BE INSTALLED DOWNSTREAM OF ALL TOPSOIL STOCKPILES. ALL TOPSOIL STOCKPILES SHALL BE TEMPORARILY COVERED AFTER 7 DAYS.
6. ALL EXPOSED SOIL SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
7. A MINIMUM OF 4 INCHES TOPSOIL AND SEED SHALL BE INSTALLED FOR ALL DISTURBED AREAS NOT PROPOSED AS IMPERVIOUS SURFACES.
8. PERMANENT SEED MIX FOR ALL LAWN AREAS SHALL BE COMMERCIAL TURF MIX #25-131 APPLIED AT 220 LB/ACRE. SEED MIX AND APPLICATION SHALL COMPLY WITH THE MN DOT SEEDING MANUAL 2014 EDITION.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL BMP'S IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
10. THE DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH IN 24 HOURS MUST BE DOCUMENTED. RAINFALL AMOUNTS MUST BE OBTAINED FROM A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON SITE, A WEATHER STATION WITHIN 1 MILE OF THE SITE, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES.



730' L.F. SILT FENCING ALONG DOWNSLOPE GRADING LIMITS

OUTSIDE CUT AND FILL SLOPES AT 5:1 WILL HAVE A MINIMUM OF 4" OF TOPSOIL. APPLY GRASS SEED MIX PER MNDOT SPECS AND STABILIZE WITH STRAW MULCH WITHIN 7 DAYS OF TEMPORARY OR PERMANENT CEASE OF WORK.

OUTLET
INV = 948.30

112' BUILDING EXPANSION
EXISTING 60' x 560' TURKEY BARN
FFE = 953.0±

112' BUILDING EXPANSION
EXISTING 60' x 560' TURKEY BARN
FFE = 951.0±

REMOVE AND REPLACE EXISTING 15" CMP CULVERT WITH 18" x 15" CMP UNDER EXPANDED GRAVEL AREA. MATCH EXISTING INLET ELEVATION. PROVIDE INLET FILTER AND RIPRAP OUTLET PROTECTION.

BUILDING ADDITION VOLUMES SUMMARY

Name	Factor	Sq. Ft.	Acres	Cu. Yd.	Cut (+)	Fill (-)	Net
Topsoil Stockpile (assumes 12")	1.00			2499.45			
Grading Volumes					56.21	-5312.36	-5256.15
Cut Factor	1.00						
Fill Factor	1.20						
4" Compacted Class V below Buildings				165.76			165.76
3" Pit-run Road base on geotextile				361.07			361.07
6" - Class V on roads				722.15			722.15
Total grading area		67485.06	1.55				
Area of outside gravel line		38996.07	0.90				
Building area		13440.00	0.31				
Area of interior infiltration basins		0.00	0.00				
Total gravel area		38996.07	0.90				
Total topsoil/seed/mulch area		28488.99	0.65				
Totals				3748.43			-4007.15

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BY: *mrm*

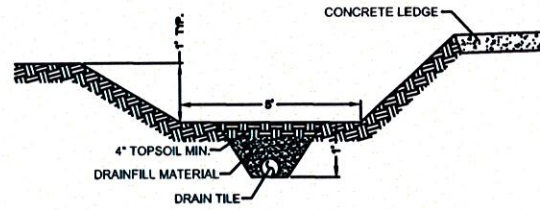
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Signature: BIDDING/PERMITTING ONLY
Alan D. Larsen, PE
Registration No. 25402
Date: My Registration Expires June 30, 2018

1700 Technology Dr
Suite 130
Willmar, MN 56201
(320) 235-1970
Anez
Consulting Inc.

Jennie-O Turkey Store
Greg Schwarz
GRADING PLAN - ADDITION
SEC. 9, TWP. 111N, R. 25W
LE SUEUR COUNTY, MN.

Scale: 1" = 50'
Date: 5/8/2017
Project Number: _____
Sheet Number: A3



NOTES:

1. CHANNEL SLOPES SHALL BE CONSTRUCTED PER PLAN CONTOURS.
2. CHANNELS SHALL BE OVEREXCAVATED TO ACCOMMODATE THE PLACEMENT OF A 4" LAYER OF TOPSOIL AND EROSION CONTROL MEASURES.
3. INSTALL EROSION CONTROL MEASURES (MULCHING OR MATTING) IMMEDIATELY UPON PLACEMENT OF TOPSOIL AND SEEDING AMENDMENTS.

**BUILDING SWALES
CROSS SECTION DETAIL**
N.T.S.

DRAINFILL NOTES:

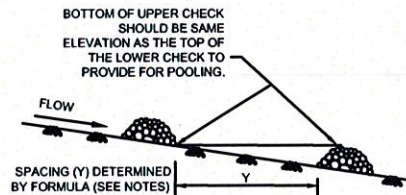
1. DRAINFILL MATERIALS SHALL BE SAND, GRAVEL, CRUSHED STONE, OR MIXTURES THEREOF. THE MATERIAL SHALL BE CLEAN, HARD, DURABLE PARTICLES FREE FROM ORGANIC MATTER OR OTHER DELETERIOUS SUBSTANCES THAT WOULD INTERFERE WITH FREE-DRAINING PROPERTIES.
2. DRAINFILL MATERIAL SHALL BE A REASONABLY WELL GRADED SAND-GRAVEL MIXTURE WITH 50 TO 85 PERCENT PASSING A NO. 4 SIEVE. THE MAXIMUM SIZE OF THE MATERIAL SHALL BE 3 INCHES, NO MORE THAN 5 PERCENT BY WEIGHT SHALL PASS A NO. 200 SIEVE.
3. UNLESS OTHERWISE SPECIFIED, NOT MORE THAN 5 PERCENT BY WEIGHT OF THE MATERIAL FINER THAN A NO. 4 SIEVE SHALL BE CRUSHED LIMESTONE OR DOLOMITE.
4. FOUNDATION SURFACES AND TRENCHES SHALL BE CLEAN AND FREE OF ORGANIC MATTER, LOOSE SOIL, FOREIGN SUBSTANCES, AND STANDING WATER WHEN THE DRAINFILL IS PLACED. EARTH SURFACES UPON OR AGAINST WHICH DRAINFILL WILL BE PLACED SHALL NOT BE SCARIFIED.
5. DRAINFILL SHALL BE PLACED IN UNIFORM LAYERS NOT MORE THAN 12 INCHES IN THICKNESS.
6. THE DRAINFILL SHALL BE PLACED IN A MANNER TO AVOID SEGREGATION OF PARTICLE SIZES. NO FOREIGN MATERIALS WILL BE ALLOWED TO BECOME INTERMIXED WITH OR OTHERWISE CONTAMINATE THE MATERIAL.

GENERAL DESIGN GUIDELINES						
DITCH CHECK TYPE	SILT FENCE	BIOROLL	BIOROLL BLANKET	TRIANGULAR DIKE	ROCK WEEPER	ROCK CHECK
STORM FREQUENCY:	2 YR. - 24 HR.	2 YR. - 24 HR.	2 YR. - 24 HR.	2 YR. - 24 HR.	5 YR. - 24 HR.	5 YR. - 24 HR.
MAX. FLOW VELOCITY:	0% - .5%	1.5% - 3%	1.5% - 3%	1.5% - 2.0%	12 FT./SEC	12 FT./SEC
MAX. DITCH GRADE:	0% - .5%	1.5% - 3%	1.5% - 3%	1.5% - 2.0%	3% - 5%	3% - 5%
MAX. DRAINAGE AREA:	1 ACRE	2 ACRE	2 ACRE	4 ACRE	4+ ACRE	4+ ACRE

NOTES

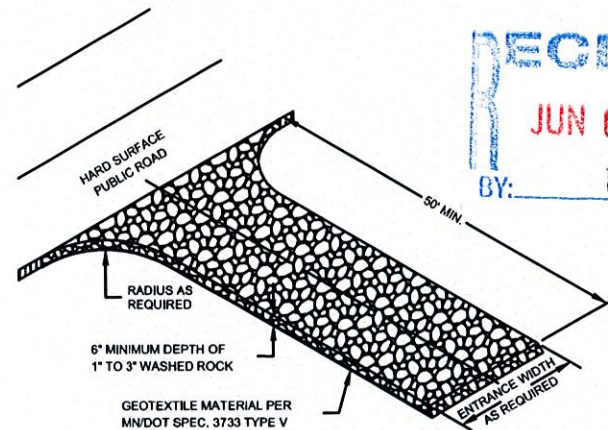
SEE SPECS. 2573, 3601, 3733, 3885, 3886 & 3889.
APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM SPACING FORMULA:
 $(FT.) = Y = \frac{DITCH CHECK HEIGHT (FT.)}{\% CHANNEL SLOPE} \times 100$

1. PERMANENT DITCH CHECKS PLACED WITHIN THE CLEAR ZONE WILL NEED TO BE 18" OR LESS IN HEIGHT. A 1:5 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.



DITCH CHECK SPACING ①

**TEMP. SEDIMENT CONTROL
DITCH CHECKS/BARRIERS**
N.T.S.



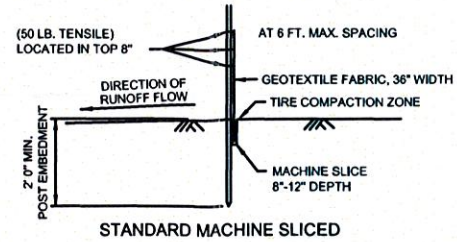
MAINTENANCE (INCIDENTAL)
THE ROCK PAD SHALL BE MAINTAINED TO PREVENT THE TRACKING OF MUD ONTO PAVED ROADS, INCLUDING PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE PAD AS NECESSARY.

**TEMPORARY ROCK
CONSTRUCTION ENTRANCE**
N.T.S.

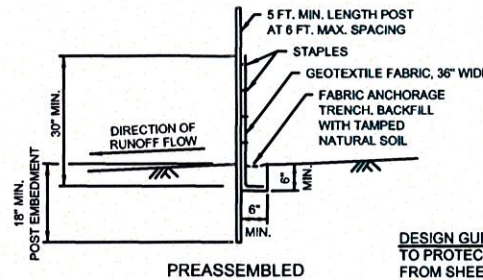
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BY: *mkh*

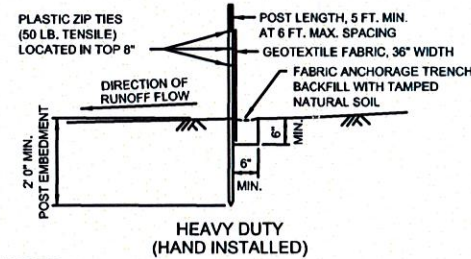


STANDARD MACHINE SLICED



PREASSEMBLED

DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW, MAXIMUM CONTRIBUTING AREA: 1 ACRE



**HEAVY DUTY
(HAND INSTALLED)**

NOTES

1. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE FENCE.

SILT FENCE DETAILS
N.T.S.

**SPECIFICATIONS FOR SEEDING
AND STABILIZATION**

TEMPORARY SEEDING:

FALL SEED MIX : 21-112
APPLICATION RATE : 100 LBS/ACRE
SEEDING PERIOD : 8/1 TO 10/1
FERTILIZER TYPE : PER MANUFACTURES RECOMMENDATION
FERTILIZER :
APPLICATION RATE : PER MANUFACTURES RECOMMENDATION
MULCH TYPE : HAY OR STRAW
MULCH RATE : 2 TONS/ACRE

SPRING/SUMMER SEED MIX : 21-111
APPLICATION RATE : 50 LBS/ACRE
SEEDING PERIOD : 5/1 TO 8/1
FERTILIZER TYPE : PER MANUFACTURES RECOMMENDATION
FERTILIZER :
APPLICATION RATE : PER MANUFACTURES RECOMMENDATION
MULCH TYPE : HAY OR STRAW
MULCH RATE : 2 TONS/ACRE

PERMANANT SEEDING: SEED MIX 25-131

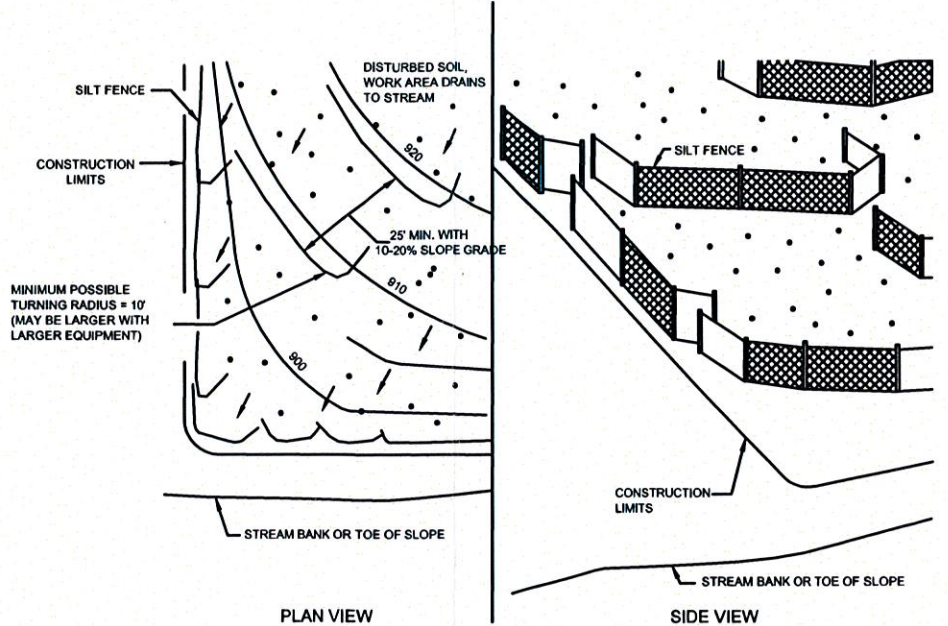
APPLICATION RATE : 220 LBS/ACRE
SEEDING PERIODS : 4/1 TO 6/1, 7/20 TO 10/20
FERTILIZER TYPE : PER MANUFACTURES RECOMMENDATION
FERTILIZER :
APPLICATION RATE : PER MANUFACTURES RECOMMENDATION
LIMING RATE : 2 TONS/ACRE
MULCH TYPE : HAY OR STRAW
MULCH RATE : 2 TONS/ACRE

NON-VEGETATIVE SURFACE STABILIZATION: MULCH

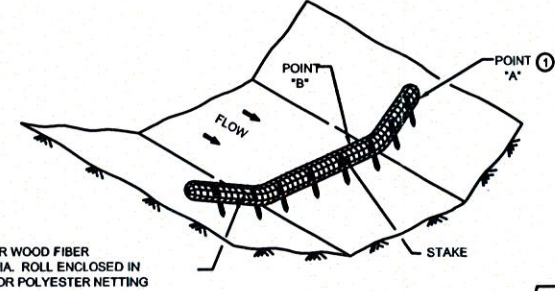
TEMPORARY MULCH TYPE : HAY OR STRAW
APPLICATION RATE : 3 TONS/ACRE
ANCHOR MATERIAL : WOOD CELLULOSE/HYDROSEED
APPLICATION RATE : 800 LBS/ACRE

NOTES:

1. THE MULCH APPLICATION RATE FOR CHANNELS AND 3:1 SLOPES SHALL BE 3 TONS PER ACRE AS INDICATED ON THE PLAN.
2. STRAW AND HAY MULCH SHALL BE DISC ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
3. SEED MIX AND APPLICATION SHALL COMPLY WITH THE MN DOT SEEDING MANUAL 2014 EDITION.

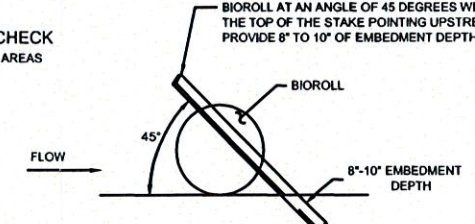


**SILT FENCE DETAILS-
J-HOOK INSTALLATION**
N.T.S.



TYPE 2: BIOROLL DITCH CHECK
USE ON ROUGH GRADED AREAS

1" X 2" X 18" LONG WOODEN STAKES AT 1' 0" SPACING MAXIMUM. STAKES SHALL BE DRIVEN THROUGH THE BACK HALF OF THE BIOROLL AT AN ANGLE OF 45 DEGREES WITH THE TOP OF THE STAKE POINTING UPSTREAM. PROVIDE 8" TO 10" OF EMBEDMENT DEPTH.



BIOROLL STAKING DETAIL

NOTES

1. SEE TEMP. SEDIMENT CONTROL DITCH CHECKS/BARRIERS DETAIL FOR DITCH CHECK SPACING.
2. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT DITCH CHECK DAM.
- ① POINT "A" MUST BE A MINIMUM OF 6 INCHES HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.

**TEMP. SEDIMENT CONTROL
TYPE 2 DITCH CHECKS**
N.T.S.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Signature: BIDDING/PERMITTING ONLY
Alan D. Larsen, PE
Registration No. 25402

Date: _____
My Registration Expires June 30, 2018

1700 Technology Drive NE
Suite 130
Willmar, MN 56201
(320) 235-1970

Anez
Consulting, Inc.

Jennie-O Turkey Store
Greg Schwarz

CONSTRUCTION DETAILS

SEC. 9, TWP. 111N, R. 25W
LE SUEUR COUNTY, MN.

Scale AS SHOWN	Date 5/8/2017
Project Number	Sheet Number A4

Le Sueur County, MN

Thursday, July 13, 2017

Regular session

Item 3

Lone Oak Farm Inc Feedlot Packet

Staff Contact: Kathy Brockway or Michelle Mettler

CONDITIONAL USE PERMIT APPLICATION #17170

LE SUEUR COUNTY

**IN AN AGRICULTURAL ZONING DISTRICT,
AN EXPANSION AND CONSTRUCTION OF AN EXISTING
REGISTERED ANIMAL FEEDLOT CAPABLE OF
HOUSING 981 ANIMAL UNITS
(54,500 HEAD OF TURKEYS OVER 5 POUNDS)**

**NAME: LONE OAK FARM, INC.
GREGORY AND JOAN SCHWARZ**

Subject: Conditional Use Permit Application #17170

Applicant: LONE OAK FARM, INC.

Property Owner: GREGORY AND JOAN SCHWARZ

Location: Existing: NE ¼ of the NW ¼ of Section 9, Sharon Township
Expansion: NW ¼ of the NE ¼ of Section 9, Sharon Township and
SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 4, Sharon Township

Existing Zoning: A- AGRICULTURAL

Date of Hearing: JULY 13, 2017

Reported by: Kathy Brockway-Le Sueur County P & Z Administrator
Amy Beatty- Le Sueur County Feedlot Officer

Applicant Received:

The applicant has received copies of the Le Sueur County Zoning Ordinance Sections 8: Agriculture District, Section 16: Animal Feedlot and Manure Management, and Section 21: Conditional Use Permit.

Township Notification:

The applicant contacted Ronda Schleeve, Sharon Township Clerk on May 31, 2017.

Zoning District:

The Agriculture (A) District is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones, and subdivisions. They should be large contiguous land areas with mostly prime soils. Rezoning should only be considered on the zone's borders in order to maintain the Zoning integrity of the District. Dwellings that are allowed should be on the edges of the open farmland where possible or utilize existing abandoned farm sites. The total number of Dwellings shall not exceed sixteen (16) per section of land with the exception of Transfer of Development Right and lots of record. Transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), provided that the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of Record shall be exempt from density standards.

Goal 1: Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.

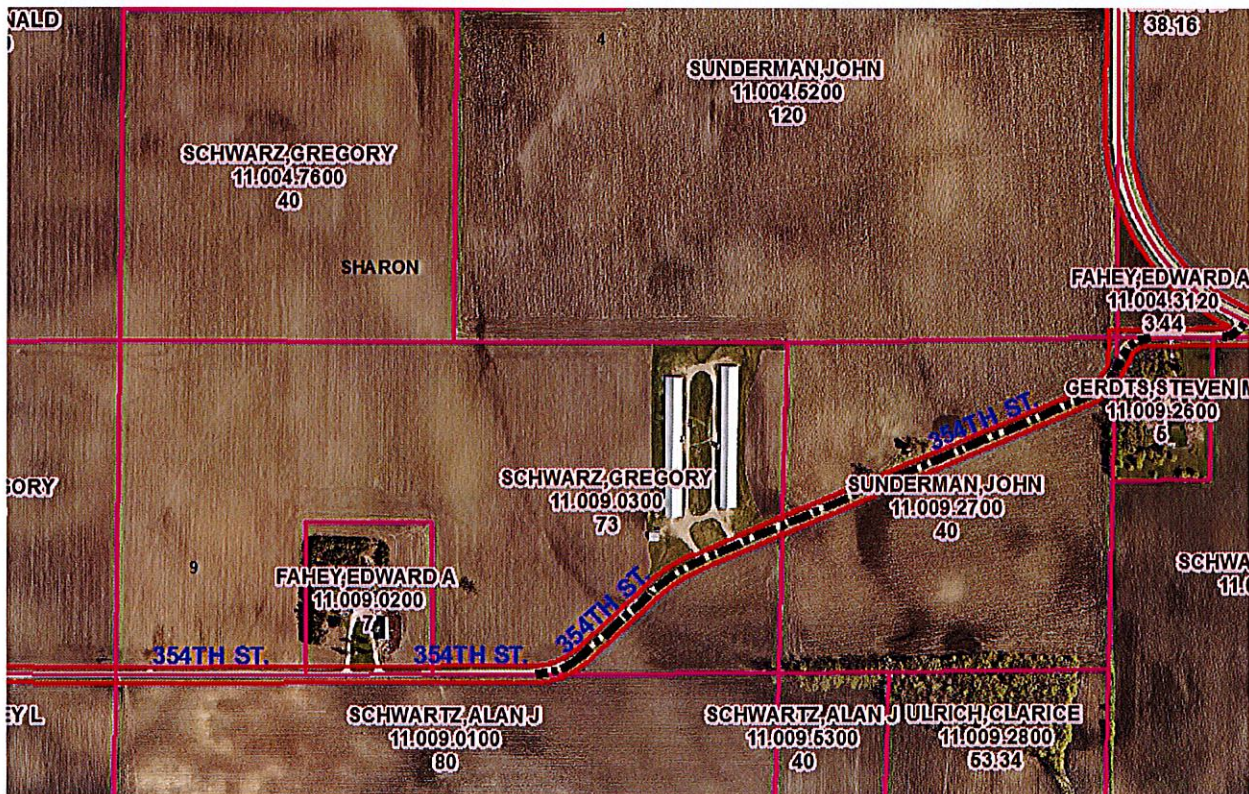
Policy: The County will protect the best of its agricultural land as a resource for long term agricultural use.

Policy: An adequate supply of healthy livestock is essential to the well being of Le Sueur County. The location of livestock feedlots and non-feedlot uses too close to one another can cause conflicts. An effort to combine local needs with state feedlot regulations will ensure local involvement in this issue, help provide minimal disruption to existing agricultural businesses, and help provide rules to protect the environment.

Site Information:

The existing registered animal feedlot is located on a parcel in the NE ¼ of the NW ¼ of Section 9, Sharon Township. The expansion of the animal feedlot will be in NW ¼ of the NE ¼ of Section 9, Sharon Township and SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 4, Sharon Township. The property address for the existing and proposed expansion of the animal feedlot is 28678 354th Street, Le Sueur.

Aerial Photo:



Surrounding Land Uses:

The predominant use of the surrounding land is:

North: Ag South: Ag
East: Ag West: Ag

Shoreland: The existing registered animal feedlot is not located within the Shoreland Zoning District.

Wetlands: No wetlands are located in the quarter-quarter section where the proposed registered animal feedlot is located.

Request:

The applicant is requesting to expand and construct an existing animal feedlot capable of housing 981 animal units or 54,500 head of turkeys over five pounds. See attached narrative from the applicant.

Animal Feedlot Permit Application:

The applicant's animal feedlot permit application was received by the county feedlot officer prior to and on June 7, 2017 and was comprised of:

1. Construction Short-Form Permit Application
2. Air Emissions and Odor Management Plan
3. Emergency Response Plan
4. Manure Management Plan

Per Minn. Stat. §116.07, subd. 7(a), as amended in 2003:

(a) A person who applies to the pollution control agency or a county board for a permit to construct or expand a feedlot with a capacity of 500 animal units or more shall, not less than 20 business days before the date on which a permit is issued, provide notice to each resident and owner of real property within 5,000 feet of the perimeter of the proposed feedlot. The notice may be delivered by first class mail, in person, or by the publication in a newspaper of general circulation within the affected area and must include information on the type of livestock and the proposed capacity of the feedlot.

The applicant's notification was published in the *Le Sueur News Herald's* May 10, 2017 edition.

County and State Requirements:

In an Agricultural Zoning District, a registered animal feedlot may house up to 3,000 animal units through the Conditional Use Permit process.

- The applicant is requesting to expand and construct an existing animal feedlot capable of housing 981 animal units or 54,500 head of turkeys over five pounds in an Agricultural Zoning District.

For a registered animal feedlot between 101 to 2,000 animal units, the minimum lot size and suitable area acreage is ten (10) acres.

- The existing animal feedlot is located on a 73 acre parcel and has a suitable acreage of 73 acres.
- The applicant submitted a Certificate of Survey showing a parcel where the proposed expansion will be constructed. This parcel has a total acreage of 14.15 acres and a suitable area acreage of 14.15.

Per Minnesota Administrative Rules, Chapter 7020.2005, subpart 1 and Chapter 4410.4300, subpart 29, the site meets or exceeds the following requirements for the proposed registered animal feedlot.

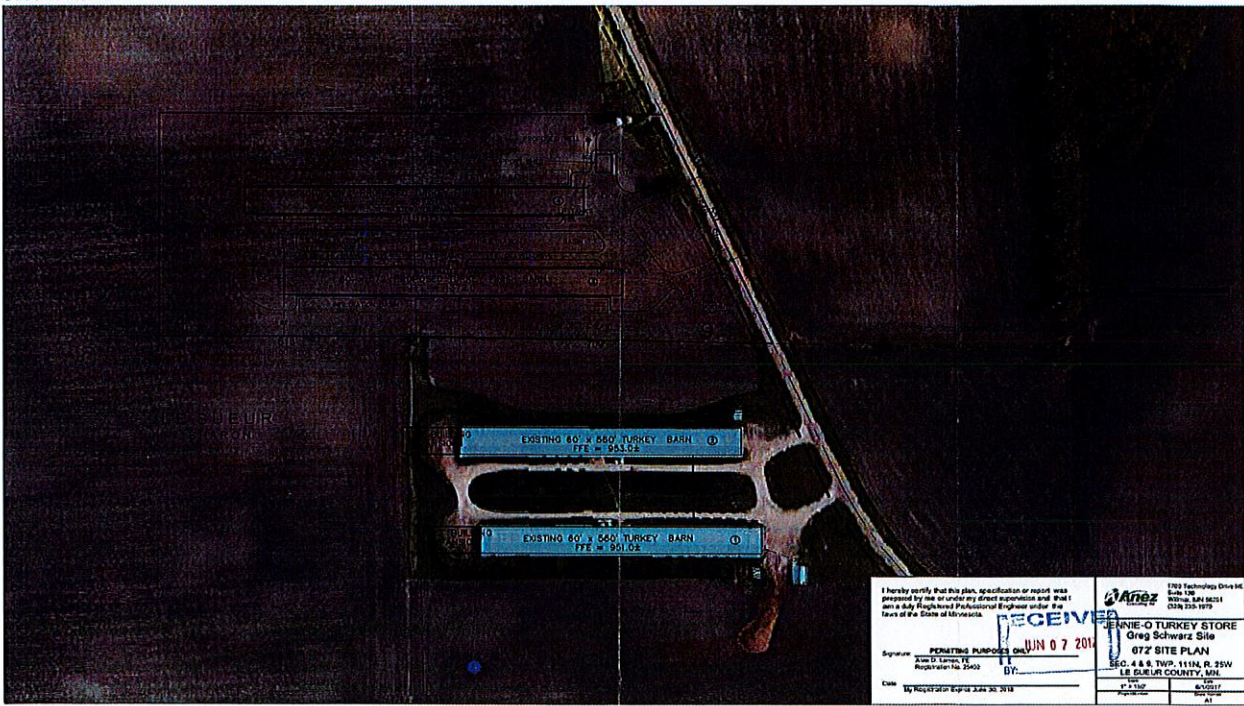
- The existing and proposed expansion of the animal feedlot facility is not
 - Within 1,000 feet of a lake or within 300 feet of a stream;
 - Located within a delineated floodplain;
 - Located in a state or federally designated wild and scenic river district, a Minnesota River Project Riverbend Area, or the Mississippi Headwaters Area; and
 - Located in a drinking water supply management area.
- The applicant will meet or exceed the following setback requirements as listed in the Le Sueur County Zoning Ordinance, Section 16 for the animal feedlot's total confinement buildings.
 - Well – required 100 feet;
 - Existing total confinement buildings: 129 feet to total confinement building #1;
 - Proposed total confinement buildings: 107 feet to total confinement building #4;
 - Property Lines – required 100 feet;
 - 172 feet from proposed total confinement building #4 to the north property line;
 - 165 feet from proposed total confinement building #4 to the east property line;
 - The landowner owns the land within 600 or more feet of the existing and proposed total confinement buildings to the nearest property line.
 - Road right-of-way – required 100 feet;
 - 177 feet to the proposed total confinement buildings #3 and #4;
 - Cemetery – required 500 feet; and
 - No cemetery within 500 feet of the animal feedlot;
 - Existing school, park, golf course, licensed campground, or residential zoning district – required 1,000 feet.
 - No existing school, park, golf course, licensed campground, or residential zoning district within 1,000 feet of the animal feedlot.
 - Existing dwellings – required 1,000 feet.
 - The existing and proposed animal feedlot's total confinement buildings to existing dwellings are more than 1,000 feet.

Existing and Proposed Animal Feedlot Structures:

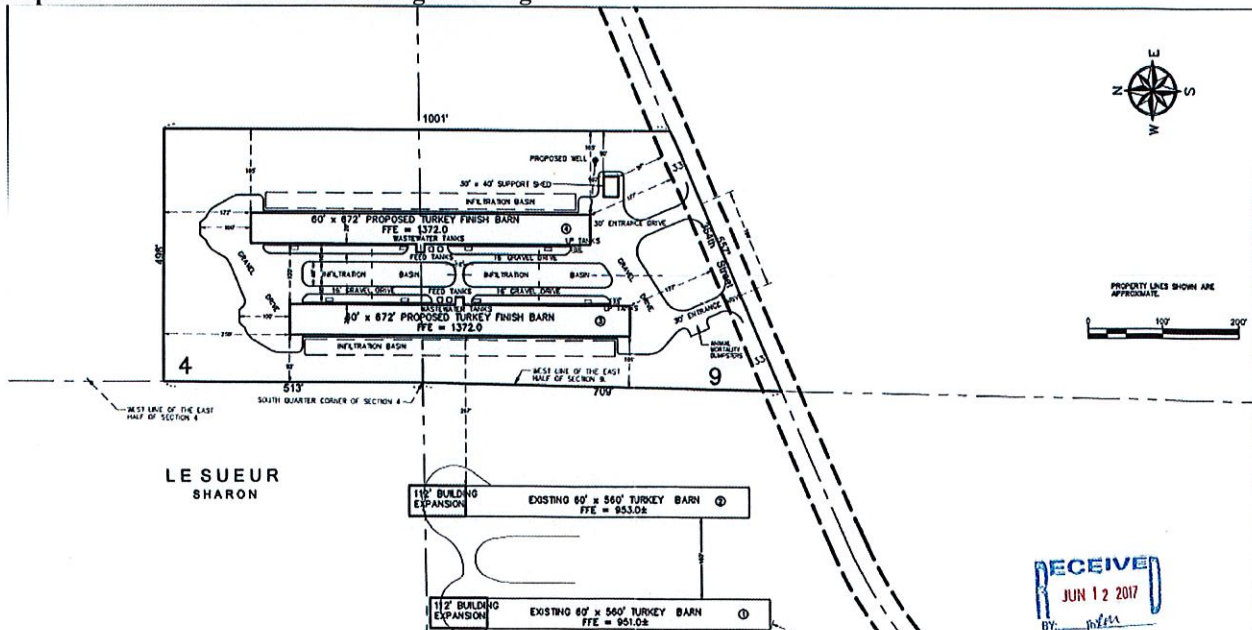
- Existing Total Confinement Buildings:
 - The two (2) existing total confinement buildings measure 60 feet x 560 feet. It is proposed to construct a 60 foot x 112 foot addition onto each of the buildings. After the addition, each of the existing buildings will house 13,625 head of turkeys over five pounds.
 - The two existing total confinement buildings' poultry barn floors will be both soil-lined (existing) and concrete (addition) and when constructed, will meet the requirements of Minnesota Administrative Rules, Chapter 7020.2120, subparts 2 (for concrete) and 3 (for soil).
 - The litter or turkey manure will be in the total confinement buildings until the turkeys are ready to be marketed. On average, the litter in each of the buildings will measure 60 feet by 672 feet by 1 inch.
- Proposed Total Confinement Buildings:
 - The two (2) proposed total confinement buildings will measure 60 feet x 672 feet. Each of the proposed buildings will house 13,625 head of turkeys over five pounds.
 - The two (2) proposed total confinement buildings' poultry barn floors will be constructed of concrete and when constructed, will meet the requirements of Minnesota Administrative Rules, Chapter 7020.2120, subpart 2.

- The litter or turkey manure will be in the total confinement buildings until the turkeys are ready to be marketed. On average, the litter in each of the buildings will measure 60 feet by 672 feet by 1 inch.
- The applicant is proposing to install four-2,000 gallon precast tanks (sewage tanks) per building to collect and store wash water from barn cleanings. Minnesota Administrative Rules, Chapter 7020 defines these tanks as liquid manure storage areas (LMSA) or more specifically "Limited Risk LMSA" that provide for temporary manure storage or processing. Minnesota Administrative Rules, Chapter 7020.2100, subpart 1.D. and E. provides an exemption to the locational restrictions and most of the design requirements of Minnesota Administrative Rules, Chapter 7020.2100 for certain LMSAs that provide for temporary storage or processing of waste. The exemption is only applicable to LMSAs constructed entirely of concrete and in non-karst susceptible areas, a maximum allowable volume of 20,000 gallons. Design plans and specifications for limited risk LMSAs are subject to Minnesota Administrative Rules, Chapter 7020.2100, subpart 3, items C and D, subpart 4, item I, J, and N, subpart 5, item A, and subpart 7. These design plans and specifications are required to be submitted for review and approval. In this case, when a pre-cast tank is proposed, the Minnesota Pollution Control Agency (MPCA) will approve a manufacturer certification that the pre-cast tank meets the requirements of Minnesota Administrative Rules, Chapter 7080 for use as sewage tank in lieu of the typical design information for a poured in place concrete lined LMSA.

Site Plan:



Proposed Total Confinement Building Drawing:



Manure Management Plan:

A manure management plan and a manure management plan requirements when ownership of manure is transferred have been submitted to and reviewed by Department staff. A copy is on file in the office of the Le Sueur County Feedlot Officer. A plan is required to be prepared by the Le Sueur County Zoning Ordinance, Section 16.

All of the manure generated from the existing registered animal feedlot site will be

- Land applied on land owned and/or rented by Mr. Schwarz; or
- All or partially transferred to area cropland managers for stockpiling and land application.

Odor Control:

An Air Emissions and Odor Management Plan has been submitted to and reviewed by Department staff. A copy is on file in the office of the Le Sueur County Feedlot Officer. A plan is required to be prepared by the Le Sueur County Zoning Ordinance, Section 16.

Based upon the Department’s technical review, all application components have been submitted and are found to be complete.

Feedlot Officer Findings:

1. The animal feedlot shall be operated in a manner consistent with the Le Sueur County Zoning Ordinance and Minnesota Administrative Rules, Chapter 7020. Any deviation may necessitate modification of its Conditional Use Permit.
2. Per Minnesota Administrative Rules, Chapter 7020.2120, subpart 6, notification shall be made to the Department three (3) business days prior to onset of construction and within three (3) business days following completion of construction of the poultry barn floors.
3. The limited risk liquid manure storage areas shall conform to Minnesota Administrative Rules, Chapter 7080, be installed per the manufacturer’s specifications, and be tested for watertightness either at the plant or on-site. The sewage tank identification form and watertight testing form shall be submitted to the county feedlot officer. There shall be, on file with the county feedlot officer, a signed service contract between the animal feedlot owner and the appropriately licensed company who will be pumping the limited risk liquid manure storage areas. The pumping records shall be made available to the county feedlot officer upon request.
4. All animal manure from the operation shall be utilized in accordance to its Manure Management Plan and stockpiled and land applied per Minnesota Administrative Rules, Chapter 7020 and the Le Sueur County Zoning Ordinance.
5. Animal mortality disposal shall meet the requirements of the Minnesota Board of Animal Health.
6. The permit holder shall allow the County Feedlot Officer or assigned representee to inspect the site whenever necessary upon notification to permit holder.
7. No animals shall be brought into the newly constructed portion of the facility until all conditions have been met.
8. All applicable requirements as stated in Section 16, Subdivision 9, Standards for Conditional Use Permits, and any additional standards or requirements imposed by the Le Sueur County Board of Commissioners shall be met.

ATTACHMENTS

Application, Criteria Form, Narrative, MPCA Permitting Requirements, Twp Notification, Publication, Maps

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance.
10. Other factors impacting the public health, safety, and welfare.

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

(Please circle one for each item: Agree, Disagree, Not Applicable.)

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*
7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

Le Sueur County

Conditional Use Application

I. Applicant:

Name Lone Oak Farm, Inc
Mailing Address 30012 Lexington Rd
City Le Sueur State MN Zip 56058
Phone # 507-665-2777 Phone # _____

II. Landowner:

Name Gregory & Joan Schwarz
Mailing Address 30012 Lexington Rd
City Le Sueur State MN Zip 56058
Property Address 28678 354th St
City Le Sueur State MN Zip 56058
Phone # 507-665-2777 Phone # _____

III. Parcel Information:

Parcel Number 11.009.0300 11.009.2700 11.004.5200 Parcel Acreage 73, 40, 120
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Sharon Section 9, 4 *m2m*
Subdivision _____ Lot _____ Block _____

IV. Township Notification: Township must be notified of proposed use prior to application.

Sharon Township notified on May 9, 2017
(Township Name) (Date)

Board Member Ronda Schleeve regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

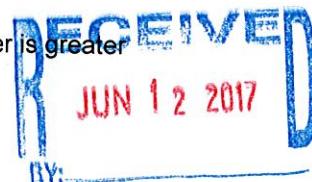
- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made **in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.
- Applications will not be accepted by mail.**

VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is **doubled**.
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater



VII. Type of Request:

- Self Service Storage
- School/Church/Cemetery
- Retail Nursery/Greenhouse
- School/Church/Cemetery
- Value Added Agriculture
- Antique Sales/Service/Repair
- Substation/Transmission Lines etc.
- Other _____

Feed lot - mem

VIII. Description of Request:

- a. A full description of request with detailed information must be attached.
- b. Complete the following in relationship to the proposed Conditional Use Permit.
 - 1. **PROPOSED DAYS AND HOURS OF OPERATION:** 7 days per week, 24 hr per day
 - 2. **ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS:** One to two care takers daily with more at loadout and cleanout time
 - 3. **LIST OF PUBLIC HEALTH PLANS:**
 - i. **Water Supply:** private well on site
 - ii. **Toilet facilities:** none at this time
 - iii. **Solid Waste Collection:** dumpster on site
 - 4. **FIRE PREVENTION:** none
 - 5. **SECURITY PLANS:** locked doors
 - 6. **RETAIL SALES:** none
 - 7. **FOOD OR ALCOHOL SERVED OR FOR SALE:** none
 - 8. **DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control.)**
No additional services required
 - 9. **SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:**
None
 - 10. **EXTERIOR LIGHTING:** Lighting on exterior of the barns, yard light
 - 11. **PARKING AND LOADING:** On site
 - 12. **SIGNAGE:** None
 - 13. **ROAD ACCESS: (Approved by the road authority)** 354th St
 - 14. **CERTIFICATE OF INSURANCE:** attached
 - 15. **MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:**
(For example additional licensing and/or permitting) CSF permit, CUP, DNR Water Appropriations

IX. Site Plan: Shall include but not limited to the following:

- North point
- Setbacks
- Property Lines
- Road Right-Of-Way
- Lake
- River
- Wetland
- Stream
- Existing Structures
- Proposed Structures
- Lot Dimensions
- Ponds
- Septic system
- Well
- Access (size & location)
- Easements
- Parking (Size & location-if applicable to application)
- Landscape, screening and buffering (if applicable to application)
- Location of significant trees to be removed (if applicable to application)

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JUN 07 2017
BY: _____

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17170

Applicant: LONE OAK FARMS INC

Land Owner: GREGORY & JOAN SCHWARZ

Conditional Use Permit Request: EXPAND AN EXISTING 444.6 AU FEEDLOT TO A TOTAL 981 AU FEEDLOT

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

AI	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

Description of Request

Lone Oak Farm, Inc, 30012 Lexington Rd St, Le Sueur, MN, 56058 is applying for a Conditional Use Permit to construct two 60' x 672' total confinement turkey barns on 40 acres in the NW ¼ of the NE ¼ , section 9, Sharon Township. The site is located on 354th St.

The site has two existing 60' x 560' total confinement turkey barns housing 24,700 turkeys over five pounds or 444.6 animal units. . The applicant is also proposing to construct 60' x 112' additions with concrete floors on to the north end of the existing barns on the site. The existing barns are located in the NE ¼ of the NW ¼ of section 9. There are 73 acres in this parcel.

Each barn will house 13,625 turkeys over five pounds. There will be a total of 54,500 turkeys over five pounds on the site. The total animal units for the site will be 981.

Manure will be stored in the barns until the time of cleanout. Cleanouts are determined by the time of the year and number of flocks through the barn. Barns will be empty of turkeys at cleanout time. The applicant has sufficient land application acres for the litter produced. Litter may also be made available to local farmers for stockpiling and application on their fields. MPCA guidelines for stockpiling and field application will be followed. Manure is land applied by a B & H Trucking & Spreading. Their CAWT license number is: 20052499

After the barns are cleaned and swept workers will wash the barns. Drain water will be collected from each barn in a 2000 gallon tank located next to each barn. These tanks will then be pumped by a licensed waste handling company. The drain water is then either land applied or disposed of at a municipal waste facility. Tanks will be installed as per manufacturer's specifications and meet the standards for MN Rules and Regulations for vacuum testing and burying depth. These tanks are considered Low Risk LMSAs.





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: To obtain a construction short form (CSF) or interim permit, you must complete and submit this form to the Minnesota Pollution Control Agency (MPCA), or to the County Feedlot Officer (CFO) in delegated counties.

Keep a copy of this application form and all submittals for your records.

Feedlot Registration Number: 079-66561

I. Permit type and reason for application

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.

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: Gregory Schwarz
Address: 30012 Lexington Rd
City: Le Sueur State: MN
Phone: 507-665-2777 Zip: 56058
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: Lone Oak Farm, Inc
Facility is a MN Ag Water Quality Certified Farm (MAWQCP)
Complete if facility address is different than the primary owner address:
Street: 28678 354th St
City: Le Sueur State: MN
Phone: Zip: 56058

Contact person for day-to-day activities

Name: Greg Schwarz
Street: 30012 Lexington Rd
City: Le Sueur State: MN
Phone: 507-665-2777 Zip: 56058
Cell phone:
Email:

(General letters/notices may be sent by e-mail where one is indicated.)

IV. Facility location

County: Le Sueur

Township name: Sharon

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 25 W	9,4	NW - 9, existing barns, NE - 9, new barns, Sec 4, New Barns	NE - 9, existing barns, NW - 9, new barns, S1/2 - 4, New barns

V. Sensitive features

1. Is any part of the facility within 1,000 feet of any type of surface waters? Yes No

If Yes, complete a. and b. below:

a. List the name of the surface water feature: _____

b. Select the type of surface water feature below:

Lake/Pond larger than 25 acres Wetland Drainage ditch Other

River/Stream Is any part of the facility within 300 feet of the river/stream? Yes No

2. Is any part of the facility located within a delineated flood plain (100 year flood)? Yes No

3. Is any part of the facility located within designated shoreland? Yes No

4. Is any part of the facility located within 1,000 feet of a karst feature? (sinkholes, caves, disappearing springs, resurgent springs, karst windows, dry valleys, or blind valleys) Yes No

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

5. 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)

6. Is any part of the facility located within 1,000 feet of an open tile intake? Yes No

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 2 above)
- Any part of the facility is within designated shoreland (yes to question 3 above)
- Any part of the facility is within 1,000 feet of a karst feature (yes to question 4 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

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		Final facility capacity (Current +/- Changes)	
		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				
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				
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	24700	444.6	54,500	981
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			Current AU capacity	Final AU capacity	
Add all numbers in column 4 for Current AU total			444.6	981	
Add all numbers in column 6 for Final AU total					

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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	3	4		
Status: (check one box only)	<input type="checkbox"/> Proposed	<input type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Proposed	<input type="checkbox"/> Proposed	<input type="checkbox"/> Proposed
<i>Proposed</i> - not permitted previously	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<i>Approved</i> - permitted but not yet operational	<input type="checkbox"/> Existing	<input type="checkbox"/> Existing	<input type="checkbox"/> Existing	<input type="checkbox"/> Existing	<input type="checkbox"/> Existing	<input type="checkbox"/> Existing
<i>Existing</i> - current operational component	<input checked="" type="checkbox"/> Modifying	<input checked="" type="checkbox"/> Modifying	<input type="checkbox"/> Modifying	<input type="checkbox"/> Modifying	<input type="checkbox"/> Modifying	<input type="checkbox"/> Modifying
<i>Modifying</i> - change to a permitted component	<input type="checkbox"/> Eliminating	<input type="checkbox"/> Eliminating	<input type="checkbox"/> Eliminating	<input type="checkbox"/> Eliminating	<input type="checkbox"/> Eliminating	<input type="checkbox"/> Eliminating
Distance to nearest well (ft.)	120'	200'	>100'	>100'		
Pasture Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

Type of animal holding areas

Write approximate dimensions in feet in the space below
(width x length or area with units for irregular shapes)

Total confinement barn (slatted floor)						
Total confinement barn (solid floor)	60'x672"	60'x672'	60'x672'	60'x672'		
Partial confinement barn						
Open lot with runoff controls						
Open lot without runoff controls						
Animal Holding Area Floor Type (check all that apply)	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Soil <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Soil <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Soil <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Soil <input type="checkbox"/> Other	<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Soil <input type="checkbox"/> Other	<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Soil <input type="checkbox"/> 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						
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.	13625	13625	13625	13625		
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)	<input type="checkbox"/> Proposed	<input type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Proposed	<input type="checkbox"/> Proposed
Proposed - not permitted previously	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
Approved - permitted but not yet operational	<input type="checkbox"/> Existing	<input type="checkbox"/> Existing	<input type="checkbox"/> Existing	<input type="checkbox"/> Existing	<input type="checkbox"/> Existing	<input type="checkbox"/> Existing
Existing - current operational component	<input checked="" type="checkbox"/> Modifying	<input checked="" type="checkbox"/> Modifying	<input type="checkbox"/> Modifying	<input type="checkbox"/> Modifying	<input type="checkbox"/> Modifying	<input type="checkbox"/> Modifying
Modifying - change to a permitted component	<input type="checkbox"/> Eliminating	<input type="checkbox"/> Eliminating	<input type="checkbox"/> Eliminating	<input type="checkbox"/> Eliminating	<input type="checkbox"/> Eliminating	<input type="checkbox"/> Eliminating
Distance to nearest well (ft.)	120"	200'	>100'	>100'	>100'	

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						
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					8'x8' dumpster	
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'x672'x1"	60'x672'x1'	60'x672x1"	60'x672x1"		
Stockpile, Feed Storage, or Mortality Area Floor/Liner Type (check all that apply)	<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Soil <input type="checkbox"/> Other	<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Soil <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Soil <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Soil <input type="checkbox"/> Other	<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input checked="" type="checkbox"/> Soil <input type="checkbox"/> Other	<input type="checkbox"/> Concrete <input type="checkbox"/> Asphalt <input type="checkbox"/> Soil <input type="checkbox"/> 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.

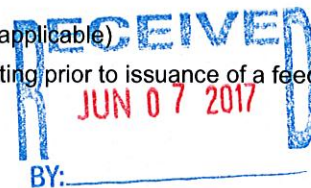
- Elimination of monitoring
- Change to sampling frequency
- Change to sample testing protocol
- Other

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 <http://www.pca.state.mn.us/feedlots>.

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: May 10, 2017

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: Greg Schwarz

Print official title: Owner

Office phone: 507-665-2777

Cell phone: _____

Signature: _____

Date: _____

A "wet signature" is required. No reproductions (i.e., copies or scans) of the signature will be accepted.

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>.

www.pca.state.mn.us • 651-296-6300 • 800-657-3864 • TTY 651-282-5332 or 800-657-3864 • Available in alternative formats
wq-f3-08b • 8/19/16



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

- 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 optional form below:
 Transferred Ownership MMP: <http://www.pca.state.mn.us/index.php/view-document.html?gid=3763>
 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 optional spreadsheet form below:
 MPCA Manure Management Planner: <http://www.pca.state.mn.us/index.php/view-document.html?gid=3548>
Notes: The transferred ownership MMP form is incorporated into the spreadsheet to account for instances when only some of the manure is transferred.
 A paper version is available at: <http://www.pca.state.mn.us/index.php/view-document.html?gid=23197>
- 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.

Permit application submittal

Please mail the completed permit application and all necessary attachments to either the County Feedlot Officer (CFO) or the MPCA as indicated in the chart below. Mailing addresses for the MPCA offices are below.

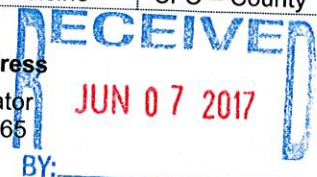
County	Mail To:	County	Mail To:	County	Mail To:
Aitkin	MPCA – Rochester	Isanti	MPCA – Rochester	Pipestone	CFO – County
Anoka	MPCA – Rochester	Itasca	MPCA – Rochester	Polk	CFO – County
Becker	MPCA – Mankato	Jackson	CFO – County	Pope	CFO – County
Beltrami	MPCA – Mankato	Kanabec	MPCA – Rochester	Ramsey	MPCA – Rochester
Benton	MPCA – Rochester	Kandiyohi	CFO – County	Red Lake	CFO – County
Big Stone	CFO – County	Kittson	CFO – County	Redwood	MPCA – Rochester
Blue Earth	CFO – County	Koochiching	MPCA – Rochester	Renville	CFO – County
Brown	CFO – County	Lac Qui Parle	CFO – County	Rice	CFO – County
Carlton	MPCA – Rochester	Lake	MPCA – Rochester	Rock	CFO – County
Carver	CFO – County	Lake Of The Woods	CFO – County	Roseau	MPCA – Mankato
Cass	MPCA – Rochester	Le Sueur	CFO – County	St. Louis	MPCA – Rochester
Chippewa	MPCA – Rochester	Lincoln	CFO – County	Scott	MPCA – Rochester
Chisago	MPCA – Rochester	Lyon	CFO – County	Sherburne	MPCA – Rochester
Clay	CFO – County	Mahnomen	MPCA – Mankato	Sibley	CFO – County
Clearwater	MPCA – Mankato	Marshall	CFO – County	Stearns	CFO – County
Cook	MPCA – Rochester	Martin	CFO – County	Steele	CFO – County
Cottonwood	CFO – County	McLeod	CFO – County	Stevens	CFO – County
Crow Wing	MPCA – Rochester	Meeker	CFO – County	Swift	CFO – County
Dakota	MPCA – Rochester	Mille Lacs	MPCA – Rochester	Todd	CFO – County
Dodge	CFO – County	Morrison	CFO – County	Traverse	CFO – County
Douglas	CFO – County	Mower	CFO – County	Wabasha	MPCA – Rochester
Faribault	CFO – County	Murray	CFO – County	Wadena	CFO – County
Fillmore	CFO – County	Nicollet	CFO – County	Waseca	CFO – County
Freeborn	CFO – County	Nobles	CFO – County	Washington	MPCA – Rochester
Goodhue	CFO – County	Norman	CFO – County	Watsonwan	CFO – County
Grant	MPCA – Mankato	Olmsted	MPCA – Rochester	Wilkin	MPCA – Mankato
Hennepin	MPCA – Rochester	Otter Tail	MPCA – Mankato	Winona	CFO – County
Houston	CFO – County	Pennington	CFO – County	Wright	CFO – County
Hubbard	MPCA – Mankato	Pine	MPCA – Rochester	Yellow Medicine	CFO – County

MPCA – Rochester Mailing Address

MPCA Feedlot Permit Coordinator
 18 Woodlake Drive SE
 Rochester, MN 55904

MPCA – Mankato Mailing Address

MPCA Feedlot Permit Coordinator
 12 Civic Center Plaza, Suite 2165
 Mankato, MN 56001





Air Emissions and Odor Management Plan

NPDES/SDS Permit Program Feedlot Program

Doc Type: Permit Application

Purpose: This *Air Emissions and Odor Management Plan* is incorporated into the National Pollutant Discharge Elimination System (NPDES)/ State Disposal System (SDS) Permit and made an enforceable part of the permit and submitted to the Minnesota Pollution Control Agency (MPCA).

Facility name: Lone Oak Farm, Inc Feedlot registration no. 079-66561
Owner/Operator name: Greg Schwarz Feedlot permit no. _____

Methods/Practices Used to Minimize Air Emissions and Facility Odor Sources and Anticipated Odor Control Strategies

Choose at least one option for each emission source at the facility (Minn. R. 7020.0505, subp 4.B(1)(a) & (c))

ID #	Site sketch identification number (from permit application) and List of air emissions/Odor source(s) Type of Air Emission/Odor Source	Practices employed to minimize emissions List number(s) from below	Complaint response protocol	
			Odor potential (Without BMPs*) High, Med, or Low	Anticipated odor control strategies** List number(s) from below
1	Total Confinement Barn	3, 6-10	Med	24, 28
2	Total Confinement Barn	3, 6-10	Med	24, 28
3	Total Confinement Barn	3, 6-10	Med	24, 28
4	Total Confinement Barn	3, 6-10	Med	24, 28
5	Dead Animal Handling Area	13	High	28
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

*BMP = Best Management Practices

** In the event that odor complaints are received and validated by the MPCA/County Feedlot Officer (CFO), the facility/ownership agrees to implement the identified practices identified in this column, pursuant to MPCA request/approval.

Practices applicable to multiple odor/emissions sources

1. Develop a neighbor relations plan
2. Disperse/mix air with tree plantings
3. Establish adequate separation distances
4. Treatment of escaping air with control technologies
5. Reduce nutrient waste with diet manipulation

Animal holding area(s) specific

6. Maintain clean, dry floors to eliminate manure buildup
7. Eliminate manure buildup under gates, feeders, etc.
8. Promptly clean up any spilled feed
9. Reduce feed waste/water losses
10. Maintain exhaust fans and avoid manure and dust accumulation
11. Use spray oil to reduce dust
12. Higher oil and fat content in feed to reduce dust

Dead animal holding/processing area(s) specific

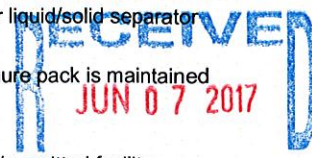
13. Manage mortalities as required by MN Board of Animal Health
14. Compost/manage mortalities in an enclosed structure
15. Use enclosed and refrigerated dead animal holding area

Solid and Liquid Manure Storage Area(s) Specific

16. Maintain crust on basin by switching to organic bedding
17. Cover liquid manure storage area with straw
18. Notify neighbors of manure agitation periods and avoid holidays
19. Cover liquid manure storage area with synthetic cover
20. Addition of chemicals to manure to reduce odor/emissions
21. Add straw or other bedding material to reduce odor/ emissions
22. Separate solids with settling basin or liquid/solid separator
23. Anaerobic digestion
24. Reduce length of time stockpile/manure pack is maintained
25. Solid manure composting
26. Cover the solid manure stockpile
27. Incinerate solid manure at approved/permitted facility

Other practices

28. I will consult the MPCA/CFO to identify changes that can be made to reduce odors following complaints
(*anticipated odor control strategies column only*)
29. Other: _____
30. Other: _____



Response to Documented Exceedance(s)

(Minn. R. 7020.0505, subp 4.B(1)(b))

Initial here: GS,

by initialing here I indicate that I have read, understand, and agree to the requirements/procedures outlined below. (initial is required for all facilities using this form)

In the event testing/monitoring conducted by the MPCA/County identify emissions in excess of standards set in applicable Minnesota Rules, Statutes, or other directives, the facility/ownership agrees to submit a plan of action following MPCA's request, which provides technical documentation that one (or more) of the following technologies will effectively control emissions in the short term as well as into the future:

Liquid Manure Storage Areas (LMSA)

- Chemical additions to the LMSA
- Maintain natural crusting (blow straw to promote crusting if necessary)
- Maintain a straw cover
- Permeable synthetic cover (floating geo-textile, etc.)
- Impermeable synthetic cover (floating High Density Polyethylene [HDPE], etc.)
- Anaerobic digester
- Treatment of escaping air with odor control technologies

Solid Manure Storage Areas

- Cover manure stockpiles with synthetic covers
- Remove manure packs more frequently
- Eliminate stockpiling by more frequent land application
- Incinerate solid manure for electricity
- Composting solid manure

Animal Holding Areas

- Utilize bio-filters or other odor control technology for power ventilated buildings
- Decrease the amount of manure buildup in the animal holding areas

Dead Animal Handling/Processing Areas

- Utilize enclosed and refrigerated dead animal holding area prior to rendering pick-up
- Animal mortality composting

The MPCA will, at its discretion, consider alternatives to the technologies listed above provided proper technical documentation is submitted that illustrates the alternative will undoubtedly minimize the emissions. The MPCA reserves the right to disapprove of the alternative if the MPCA deems the technical documentation incomplete or inaccurate or if the MPCA deems the alternative unsuitable for the unique circumstances at the facility.

The plan of action must identify when the technology will be installed and fully operational and should also identify what temporary measures can be taken to minimize emissions in the event the chosen technology will take a significant amount of time to install and make fully operational. The plan of action will be immediately implemented following approval by the MPCA and become part of this air emission and odor management plan and subsequently an enforceable part of the facility's NPDES/SDS Permit.





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: Lone Oak Farm, Inc
Owner/Operator name: Greg Schwarz

Feedlot registration no.: 079-66561
Feedlot permit no.: _____

List of critical phone numbers and contacts

	Contact person (or Company)	Phone number	
Emergency contacts			
• Fire/Ambulance	-----	911	
• County Sheriff	Le Sueur Co	507-357-4440	
Agency contacts			
• Minnesota Duty Officer	-----	1-800-422-0798	Provide the Minnesota Duty Officer:
• Minnesota Pollution Control Agency (MPCA) Field Office	Mankato	507-389-5977	
• County Feedlot Officer (CFO)	Amy Beatty	507-357-8538	
• Board of Animal Health Contact	Dr. Greg Suskovic	651-238-2503	
• Insurance company			
• Gopher State One Call	-----	1-800-252-1166	• Your contact information
• Anez Consulting, Inc	Jeff	320-235-1970	• Incident location, date, and time
Local vendors for spill and/or catastrophic mortality response assistance			
• Manure pumper			• For spills
• Manure loading equipment	Greg Schwarz	507-665-2777	- spill type
• Earth moving equipment	Greg Schwarz	507-665-2777	- spill amount
• Tiling equipment	Greg Schwarz	507-665-2777	- surface water or field tile impacted
• Containment/Absorption materials (hay, straw, cornstalks, sawdust)	Greg Schwarz	507-665-2777	• Progress made in response to the spill or catastrophic mortality event
•			

Manure Spill Emergency Response Procedures*

- Immediately stop the source of a liquid manure leak or spill:
 - Turn off pumps or valves
 - Clamp hoses or park tractor on hoses
- 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
- 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
- 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
- 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

- 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
- 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)
- 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:

9-T111-R25



BY: _____

May 31, 2017

Anez Consulting, Inc.
1700 Technology Dr. NE, #130
Willmar, MN 56201



Ronda Schleeve
Sharon Township Clerk
29008 E Hwy 112
Le Sueur, MN 56058

Dear Ronda,

This letter is to inform Sharon Township that Greg Schwarz, 30012 Lexington Rd, Le Sueur, MN 56058 has applied to Le Sueur County to modify a feedlot permit with over 500 animal units.

The feedlot is located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 9, Sharon Township, Le Sueur County and is permitted for 24,700 turkeys over 5 pounds. (444.6 AU)

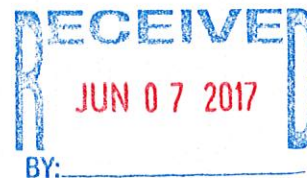
The existing site has two 60' x 560' total confinement turkey barns with on floor manure pack manure storage. The applicant is proposing to add a 60' x 112' addition on to the end of each facility. The applicant is proposing to construct two additional 60' x 672' total confinement turkey barns with on floor manure pack manure storage. There will be a total of 54,500 turkeys over 5 pounds at the site. (981 AU)

The total animal units will be 981.

Sincerely,

A handwritten signature in black ink that reads "Jeff Bauman".

Jeff Bauman
Ag Nutrient Consultant
jeff@anezconsulting.com
(320) 262 – 5713 office
(320) 894 – 3716 cell



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

PRE PAID LEGAL
311 S MINNESOTA AVE
ST PETER MN 56082

REFERENCE: 52760
4102756 FEEDLOT PERM

I do solemnly swear that a copy of the notice, as per the clipping attached, was published in the regular and entire edition of the Le Sueur News Herald, a newspaper of general circulation, published in Le Sueur, County of Le Sueur, State of Minnesota, and not in any supplement. The newspaper has complied with all the requirements constituting qualifications as a legal newspaper, as provided by Minnesota statutes 331A.02, 331A.07, and all other applicable laws, as amended. The attached advertisement appeared in the issue(s) listed below.

Authorized Agent Colleen E Rolling

Sworn to before me this 10 day of July 2017

Kim M Favro
Notary Public, Le Sueur County, Minnesota

PUBLISHED ON: 05/10



TOTAL COST: 87.40
FILED ON: 05/10/17

Lowest classified rate: \$15.80 per inch
Maximum rate allowed by law: \$14.40 per inch

Notice of Application
To Permit a Livestock Feedlot

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

Greg Schwarz
30012 Lexington Rd
Le Sueur MN 56058

has applied to Le Sueur County
to modify a feedlot permit with
over 500 animal units.

The feedlot is located in the NE
1/4 of the NW 1/4 and the NW
1/4 of the NE 1/4, Section 9,
Sharon Township, Le Sueur
County and is permitted for
24,700 turkeys over 5 pounds.
(444.6 AU)

The existing site has two 60' x
560' total confinement turkey
barns with on floor manure pack
manure storage. The applicant is
proposing to add a 60' x 112'
addition on to the end of each
facility. The applicant is
proposing to construct two
additional 60' x 672' total
confinement turkey barns with on
floor manure pack manure
storage. There will be a total of
54,500 turkeys over 5 pounds at
the site. (981 AU)

The total animal units will be
981.

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.

4102756 LSH 5/10

RECEIVED
JUN 07 2017
BY: _____

Notice of Application To Permit A Livestock Feedlot

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

Greg Schwarz
30012 Lexington Rd
Le Sueur, MN 56058

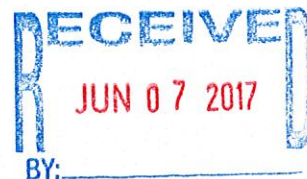
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The total animal units will be 981.

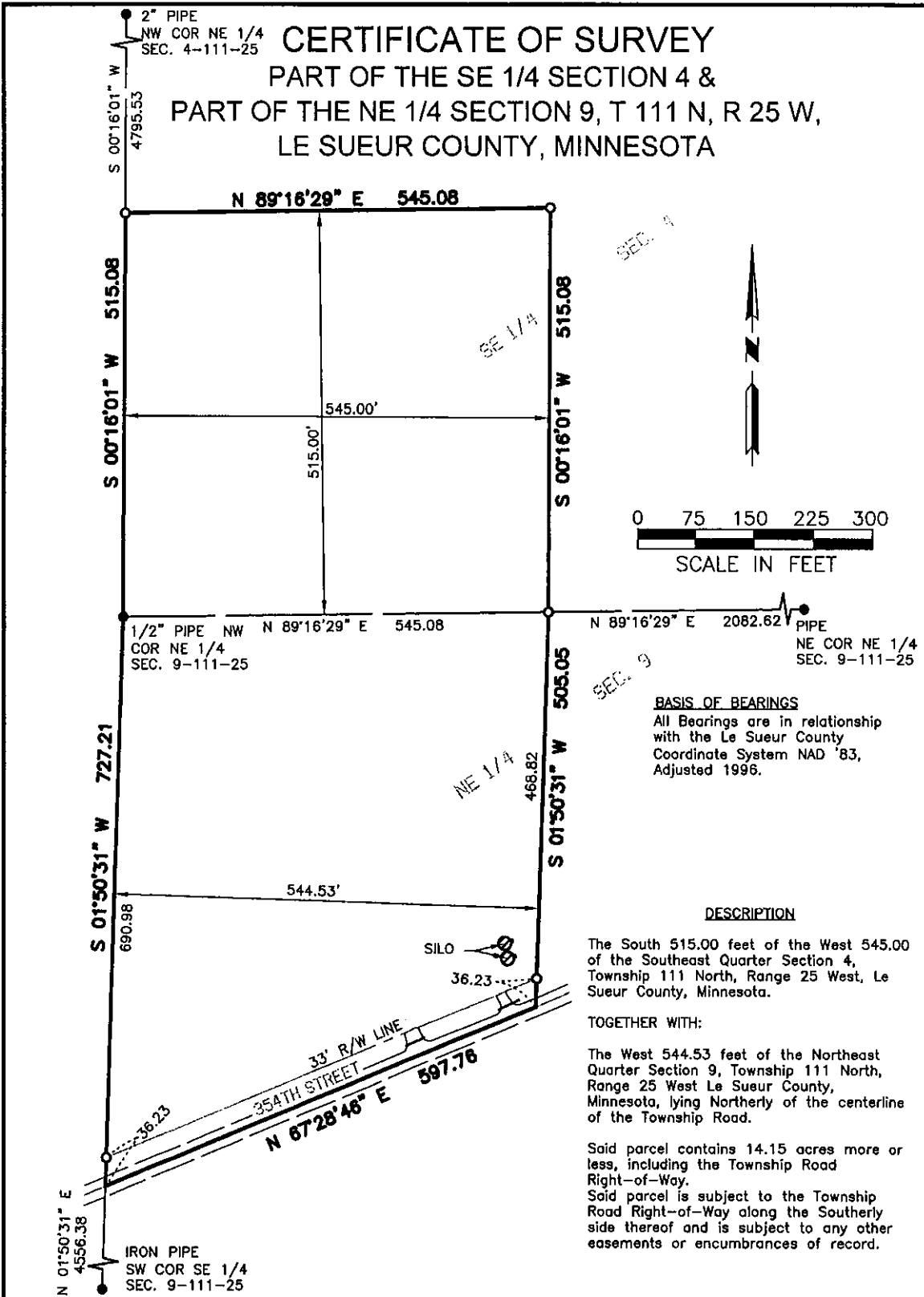
This publication shall constitute as notice to each resident and each owner of real property within 5000 feet of the perimeter of the proposed feedlot as required by Minnesota State Law.



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

CERTIFICATE OF SURVEY

PART OF THE SE 1/4 SECTION 4 & PART OF THE NE 1/4 SECTION 9, T 111 N, R 25 W, LE SUEUR COUNTY, MINNESOTA



BASIS OF BEARINGS
All Bearings are in relationship with the Le Sueur County Coordinate System NAD '83, Adjusted 1996.

DESCRIPTION

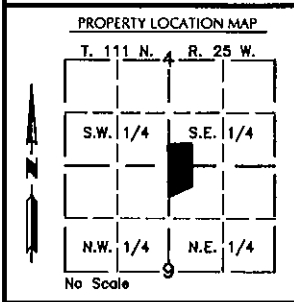
The South 515.00 feet of the West 545.00 of the Southeast Quarter Section 4, Township 111 North, Range 25 West, Le Sueur County, Minnesota.

TOGETHER WITH:

The West 544.53 feet of the Northeast Quarter Section 9, Township 111 North, Range 25 West Le Sueur County, Minnesota, lying Northerly of the centerline of the Township Road.

Said parcel contains 14.15 acres more or less, including the Township Road Right-of-Way.

Said parcel is subject to the Township Road Right-of-Way along the Southerly side thereof and is subject to any other easements or encumbrances of record.



MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, FAX NO. 507-634-6660

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.

Date 4-20-17

Richard J. Massey LIC. NO.: 41814

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

JOTS
FARIBAULT, MN

MONUMENTS

- FOUND (AS INDICATED)
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 4/18/2017

DWG NO. 2642SC01 JOB NO. 2642

DRAWN BY: R.W.Z. SHEET 1 OF 1

Manure Storage, Handling, and Testing Information

Facility Name: Lone Oak Farm, Inc NPDES or SDS Permit? No Permit Number: _____
 Owner/Operator Name: Greg Schwarz Date Last Revised: 5/31/2017 Registration Number: 079-66561

Version 7.05 Last Updated: 10/12/16

Manure Source #1	Manure Source #2	Manure Source #3	Manure Source #4
Manure Sources Description of Manure Source <small>Group sources with similar nutrient content, if they have identical animal type, water usage, feed rations, and manure storage</small>	Existing Turkey Barns	New Turkey Barns	
Livestock Information			
Predominate Animal Type <small>(Contributing to Manure Source)</small>	Turkeys	Turkeys	
Average Animal Weight	25 lbs	25 lbs	lbs
Animal Number	27,250	27,250	lbs
Length of Time Livestock Spend In Facility <small>Additional Animal Type (Contributing to Manure Source)</small>	350 days/yr	350 days/yr	days/yr
Average Animal Weight	lbs	lbs	lbs
Animal Number	days/yr	days/yr	days/yr
Length of Time Livestock Spend In Facility			
Storage Information			
Storage Type	Litter	Litter	
Capacity	2,000 tons	2,000 tons	
Storage Length	365 days	365 days	
Application Methods			
Commercial Applicator (Yes/No or Name)	B & H Trucking & Spreading	B & H Trucking & Spreading	
Spreader Type	Solids Spreader	Solids Spreader	
How Volume/Tonnage Determined per Load	Spreader Volume	Spreader Volume	
How Application Rate is Calibrated	Acres Covered by One Load	Acres Covered by One Load	
Manure Analysis - Existing facilities should use actual manure test results			
Sampling Frequency	Every Year	Every Year	
Sampling Methods	Stockpile Composite	Stockpile Composite	
Date Last Analyzed	11/04/16		
Basis for N, P, & K Values Below	This Year's Sample	Estimate	
Total N - (do not enter lab estimated availability)	43 lbs/ton	43 lbs/ton	
Total P ₂ O ₅ - (do not enter lab estimated availability)	44 lbs/ton	44 lbs/ton	
Total K ₂ O - (do not enter lab estimated availability)	34 lbs/ton	34 lbs/ton	
Annual Generation - Existing facilities should use actual production values			
Total Manure Produced per Year (Estimated)	2,310 tons	2,310 tons	lbs
Total Manure Produced per Year (Actual)	2,000 tons	2,000 tons	lbs
Annual N Produced	86,600 lbs	86,000 lbs	lbs
Annual P ₂ O ₅ Produced	87,600 lbs	88,000 lbs	lbs
Annual K ₂ O Produced	68,300 lbs	68,000 lbs	lbs
Average Book Values			
N	40	40	N
P ₂ O ₅	50	50	P ₂ O ₅
K ₂ O	30	30	K ₂ O

RECEIVED

JUN 07 2017

87.

Sensitive Features Management Worksheet

This worksheet identifies all allowable techniques that can be used to provide protection to sensitive features as required in Minnesota Rules and/or permit conditions. One of the following measures must be employed for the applicable sensitive feature. Any of the identified practices are acceptable.

Tile Intakes

- Option A - Inject or incorporate within 24 hours and prior to rainfall within 300 ft, observe a 25 ft non-manured setback, and avoid long term soil P build-up
- Option B - Inject or incorporate within 24 hours and prior to rainfall within 300 ft.
- Option C - 35 ft grassed buffer
- Option D - 100 ft setback with at least 16.5 ft as grassed buffer

Drainage Ditches

- Option A - Inject or incorporate within 24 hours and prior to rainfall within 300 ft, observe a 25 ft non-manured setback, and avoid long term soil P build-up
- Option B - 50 ft wide grassed buffer
- Option C - 100 ft setback with at least 16.5 ft as grassed buffer
- Option D - Protective Berm (prohibits runoff from entering the ditch)

Lakes, Rivers, and Streams

- Option A - Inject or incorporate within 24 hours and prior to rainfall within 300 ft, observe a 25 ft non-manured setback, and avoid long term soil P build-up
- Option B - 100 ft wide grassed buffer
- Option C - 100 ft setback with at least 16.5 ft as grassed buffer

Intermittent Streams and/or Public Waters Wetlands (over 10 acres)

- Option A - Inject or incorporate within 24 hours and prior to rainfall within 300 ft, observe a 25 ft non-manured setback, and avoid long term soil P build-up
- Option B - 50 ft wide grassed buffer
- Option C - 100 ft setback with at least 16.5 ft as grassed buffer

Wells, Mines, or Quarry

- Option A - 50 ft setback - minimum (100 ft if NPDES permitted)

Sinkholes

- Option A - Inject or incorporate within 24 hours and prior to rainfall upslope and within 300 ft and observe a 50 ft non-manured setback (100 ft non-manured setback for NPDES)
- Option B - Berm that prevents runoff from entering the sinkhole

Application of Manure During the Summer Months (June, July, and August)

- Option A - A cover crop will be planted on all fields that receive manure applications during June, July, and August

Other Conduits to Water

- Option A - Inject or incorporate within 24 hours and prior to rainfall within 300 ft, observe a 25 ft non-manured setback, and avoid long term soil P build-up
- Option B - 50 ft wide grassed buffer
- Option C - 100 ft setback with at least 16.5 ft as grassed buffer
- Option D - Protective Berm (prohibits runoff from entering the waters)

Early Fall Land Application - Unless otherwise required, this only applies to early fall manure application at NPDES or SDS permitted facilities

Option A - Fall Application onto fields that are dominated by coarse-textured soils shall be delayed until soil temperatures in the upper six (6) inches, are less than 50 degrees Fahrenheit, unless otherwise first approved by the MPCA.

Soil Erosion Conservation Measures - Required for ANY field used for winter application and for ALL fields at NPDES permitted sites

- Option A - Establish grassed waterways
- Option B - Contour stripcropping
- Option C - No-Till cropping
- Option D - Terracing
- Option E - Meet tolerable soil erosion rates ("T") as defined by NRCS
- Option F - Use rotations that include other than row crops (alfalfa, grass, etc)
- Option G - Chisel or disk tillage with residue
- Option H - Field edge buffers
- Option I - Contour buffer strip
- Option J - Sediment control basin
- Option K - Plant a cover crop on bare ground



Sensitive Features Management Worksheet

Even though no specific measures are required in Minnesota Rule, a complete MMP is required to identify measures that will be used to provide protection to the following areas. This worksheet will assist you in identifying which techniques will be used to provide protection to the following sensitive features even though **no specific practices are required** in Minnesota Rules.

This worksheet identifies possible techniques that can be used to provide protection to the following sensitive features. One of the following measures will be employed for the applicable sensitive feature. Any of the identified practices are acceptable.

Wetlands Under 10 Acres (uncultivated)

No specific state requirements unless a public waters wetland or other permit conditions apply.

- Option A - Observe a non-manured setback
- Option B - Maintain a grass buffer
- Option C - Incorporate manure near the wetland
- Option D - Prevent long term soil P buildup
- Option E - Utilize soil conservation practices
- Option F - Other: _____

Public Well Management Area & Drinking Water Supply Management Areas

No specific state requirements unless other permit conditions apply.

- Option A - Observe a non-manured setback
- Option B - Follow practices recommended in city wellhead protection plan
- Option C - Soil nitrate test will be used to refine nitrogen rate management decisions
- Option D - Apply no earlier than late October or when soil temperatures are less than 50°F
- Option E - Other: _____

Shallow Bedrock - less than 3 feet of soil over limestone bedrock

No specific state requirements unless other permit conditions apply.

- Option A - Use composted manure or other process which kill bacteria
- Option B - Maximize separation between fractured bedrock and manure
- Option C - Incorporate manure
- Option D - Other: _____

Floodplain

No specific state requirements unless other permit conditions apply.

- Option A - Avoid manure application during peak flooding periods
- Option B - Incorporate or inject manure when there is a risk of flooding
- Option C - Avoid winter-time manure applications
- Option D - Other: _____

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High Soil Test Phosphorus Management

This worksheet identifies all allowable techniques that will be used to manage soil phosphorus levels as required in Minnesota Rules. Based upon the soil test results for the field(s), one of the following measures will be employed to manage soil phosphorus levels on land where manure will be applied. Any of the identified practices are acceptable.

Soil Phosphorus: 22-75 ppm Bray or 17-60 ppm Olsen

Option A - Manure will **NOT** be applied within 300 ft of open tile intakes (NPDES Permits only), lakes, streams, intermittent streams, public waters wetlands, or drainage ditches without protective berms (indicate setbacks on aerial photos)

Option B - I will maintain or reduce soil P levels in this field over a six year period. (Example calculations are provided below)

- Step 1 - Multiply expected crop yields by the P removal of the crop (Table C of this planner) and determine the average crop P removal over 6 years
Ex. 170 bu Corn $[170 * 0.34] = 58 \text{ lbs P removed/year}$ & **45 bu Soybeans** $[45 * 0.82] = 37 \text{ lbs P removed/year}$ (Average of 48 lbs P removed/yr)
- Step 2 - Determine the amount of P that is typically applied in manure applications
Ex. 4000 gals/ac * 35 lbs P/1000 gals * 0.8 = 112 lbs P applied
- Step 3 - Divide step 2 by the average in step 1. (112 lbs P applied/48 lbs P removed = 2.3) Then take 6 years divided by this result and round down.
Ex. 112 lbs P applied/48 lbs P removed = 2.3 THEN 6 years/2.3 = 2.6 (round down to 2 out of 6 years manure can be applied)

Soil Phosphorus: 76-150 ppm Bray or 61-120 ppm Olsen

Option A - Manure will **NOT** be applied within 300 ft of open tile intakes, lakes, streams, intermittent streams, public waters wetlands, or drainage ditches without protective berms (indicate setbacks on aerial photos)

Option B - Use the University of MN soil P index and apply to fields with a low or very low rating and maintain or reduce soil P over six years
 The *Minnesota Soil Phosphorus Index* can be found at : <https://www.swac.umn.edu/extension-outreach/phosphorusloss>

Option C - I will follow all NRCS 590 standards in accordance with the table below and maintain or reduce soil P over six years

Field within 300 feet of waters	Effective 100ft Grassed Buffer	Sheet and Rill Erosion (ton/acre-year)	Manure Application Allowed
No	Yes or No	Any Rate	Yes
Yes	Yes or No	More than 6	No
Yes	No	Less than 4	P removal basis
Yes	No	4 to 6	No
Yes	Yes	Less than 6	P removal basis

Soil Phosphorus: Over 150 ppm Bray or Over 120 ppm Olsen

Option A - Use the University of MN soil P index and apply to fields with a low or very low rating and maintain or reduce soil P over six years
 The *Minnesota Soil Phosphorus Index* can be found at : <https://www.swac.umn.edu/extension-outreach/phosphorusloss>

Option B - I will follow all NRCS 590 standards in accordance with the table below and maintain or reduce soil P over six years

Field within 300 feet of waters	Effective 100ft Grassed Buffer	Sheet and Rill Erosion (ton/acre-year)	Manure Application Allowed
Yes	Yes or No	More than 6	No
Yes	No	Any Rate	No
Yes	Yes or No	2 or less	P removal basis
Yes	Yes or No	More than 2	No
No	No	Less than 4	P removal basis
No	No	More than 4	No
No	Yes	Less than 4	Yes
No	Yes	4 to 6	P removal basis
No	Yes or No	More than 6	No

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6 Year Soil Phosphorus Management Plan

When soil phosphorus levels are required to be maintained (or reduced) over a 6 year period, one of the following crop rotation scenarios will be employed for the applicable field or area near sensitive features. You must complete at least one rotation below or indicate that manure will not be applied within 300 feet of sensitive features.

Manure will not be applied within 300 ft of open tile intakes, lakes, streams, intermittent streams, public waters wetlands, or drainage ditches without protective berms (w hen checked there is no need to complete scenarios below - text will be gray if not applicable due to extremely high soil P test)

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7	Scenario 8
Crop (Year 1)	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu
Yield								
Manure Application Source (1-12) & Rate	1 3 tons	1 5 tons	2 3.25 tons					
2 nd Manure Application Fertilizer P (total)	lbs	lbs	lbs					
Crop (Year 2)	Corn 200 bu	Corn 200 bu	Soybeans 55 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu
Yield								
Manure Application Source (1-12) & Rate	1 2 tons							
2 nd Manure Application Fertilizer P (total)	lbs	lbs	lbs					
Crop (Year 3)	Soybeans 55 bu	Soybeans 55 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu
Yield								
Manure Application Source (1-12) & Rate			2 3.25 tons					
2 nd Manure Application Fertilizer P (total)	lbs	lbs	lbs					
Crop (Year 4)	Corn 200 bu	Corn 200 bu	Soybeans 55 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu
Yield								
Manure Application Source (1-12) & Rate	1 3 tons	1 5 tons						
2 nd Manure Application Fertilizer P (total)	lbs	lbs	lbs					
Crop (Year 5)	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu	Corn 200 bu
Yield								
Manure Application Source (1-12) & Rate	1 2 tons		2 3.25 tons					
2 nd Manure Application Fertilizer P (total)	lbs	lbs	lbs					
Crop (Year 6)	Soybeans 55 bu	Soybeans 55 bu	Soybeans 55 bu	Soybeans 55 bu	Soybeans 55 bu	Soybeans 55 bu	Soybeans 55 bu	Soybeans 55 bu
Yield								
Manure Application Source (1-12) & Rate								
2 nd Manure Application Fertilizer P (total)	lbs	lbs	lbs					

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Results

P Applied over 6 Yrs	350 lbs	318 lbs	350 lbs	350 lbs	350 lbs	350 lbs	350 lbs	350 lbs
P Removed over 6 Yrs	370.2 lbs	370.2 lbs	345.3 lbs	370.2 lbs	370.2 lbs	370.2 lbs	370.2 lbs	370.2 lbs
Will Rotation Build Soil Phosphorus Levels?	No	No	No	No	No	No	No	No

Crop and Nutrient Planning Worksheet (Fields 1-35)



Crop Land Manager's Name:

Cropping Year: September 1, 2017 to August 31, 2018

Field ID	Crop Information				Last Year's Manure App (Nutrients for 2017 Crop) leave blank if none applied				Nutrient Recommendations and Credits						Irrigated Sands		
	Crop Grown to Utilize the Nutrients Applied	Expected Yield (per acre) crop receiving nutrients	Crop Most Recently Harvested	Crop Grown 2 Years Ago	Last Year's Manure Test N	Animal Type of Manure Applied Last Year	Last Year's Application Rate (per acre) Typically 9/1/16 to 8/31/17	N Recommendation after 2017 crop credits	Legume-N Credit from the 2016 Crop	N Credit from Manure Applied to 2017 Crop	N Credit from Irrigation Water	N Needs after all credits	N Removal after all credits	P ₂ O ₅ Needs (based on soil test data)	P ₂ O ₅ Removal (based on crop uptake)	N Needs for Corn on Irrigated Sands	Alternate N Needs displayed if applicable
Example	Corn	180 bu	Corn	Alfalfa-Good	25	Dairy	15,000 gal	180	75	94	---	11	---	0	63	---	---
Donny Antonsen	Corn	210 bu	Corn	Soybeans	43.3	Poultry	6 ton	140	0	65	---	115	---	0	74	---	---
MT Thelemann West	Corn	210 bu	Soybeans	Corn				140	0	---	---	140	---	0	74	---	---
MT Thelemann East	Corn	210 bu	Soybeans	Corn				140	0	---	---	140	---	0	74	---	---
Jim	Corn	210 bu	Corn	Corn	43.3	Poultry	5 ton	180	0	54	---	126	---	0	74	---	---
WI 37	Corn	210 bu	Corn	Corn				180	0	---	---	180	---	0	74	---	---
WI 65	Corn	210 bu	Corn	Corn				180	0	---	---	180	---	0	74	---	---
MM 82	Corn	210 bu	Soybeans	Corn				140	0	---	---	140	---	0	74	---	---
GPA 106	Soybeans	75 bu	Corn	Corn	43.3	Poultry	4 ton	---	0	43	---	---	220	0	62	---	---
W38	Corn	210 bu	Corn	Soybeans	43.3	Poultry	4 ton	180	0	43	---	137	---	0	74	---	---
ULR 40	Corn	210 bu	Corn	Soybeans	43.3	Poultry	4 ton	180	0	43	---	137	---	0	74	---	---
ES 130	Corn	210 bu	Corn	Soybeans	43.3	Poultry	4 ton	180	0	43	---	137	---	0	74	---	---
LAM 45/67	Soybeans	75 bu	Corn	Corn				---	0	---	---	---	263	0	62	---	---
OT	Corn	210 bu	Soybeans	Corn				140	0	---	---	140	---	0	74	---	---
HK	Corn	210 bu	Soybeans	Corn				140	0	---	---	140	---	0	74	---	---
Grieves GG25	Corn	210 bu	Corn	Soybeans				180	0	---	---	180	---	0	74	---	---
Ant E40 (Silage Pile)	Soybeans	75 bu	Corn	Soybeans													
Ant W40	Corn	210 bu	Corn	Soybeans				180	0	---	---	180	---	66	74	---	---
West of Grove	Corn	210 bu	Soybeans	Corn				140	0	---	---	140	---	0	74	---	---
West of Don's	Soybeans	75 bu	Corn	Corn				---	0	---	---	---	263	0	62	---	---
Leroy's	Corn	210 bu	Soybeans	Corn				140	0	---	---	140	---	0	74	---	---

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Nutrient Application Planning Worksheet (Fields 1-25)

Manure Source Summary

Source 1: Existing Turkey Barns (43-3-43.8-34.15)	Source 5:	Source 9:
Source 2: New Turkey Barns (43-44-34)	Source 6:	Source 10:
Source 3:	Source 7:	Source 11:
Source 4:	Source 8:	Source 12:

Field ID	Field Information Summary		Crops Grown Summary		Nutrients Needed to Meet Yield Goal (lb/acre)			Manure Application Information (Nutrients for the 2018 Crop)				Nitrogen (lb N/ac)		Phosphorus (lb P ₂ O ₅ /ac)						
	Acres After Setbacks	2018 Crop	2017 Crop	2018 Crop	2017 Crop	Nitrogen Needs	Nitrogen (Removal)	Phosphorus (Needs)	Manure Source (1-12)	Method of Application and Incorporation	Acres Receiving Manure (reduce to split the field)	Application Rate (gals/tons per acre)	Planned Rate max used if blank	N from Manure (Available this year)	Starter Fertilizer Application (lbs/acre)	Supplemental Fertilizer Application (lbs/acre)	P from Manure (Available this year)	Starter Fertilizer Application (lbs/acre)	Supplemental Fertilizer Application (lbs/acre)	P in Excess of Removal (negative for deficiency)
Donny Antonsen	74	Corn	Corn	Corn	Corn	115	---	0	1	Incorp. within 4 days	74	3	3	71	0	43.7	0	105	0	32
MT Thelemann West	21	Corn	Soybeans	Corn	Soybeans	140	---	0	1	Incorp. within 4 days	21	6	5.5	143			3	210		137
MT Thelemann East	53	Corn	Soybeans	Corn	Soybeans	140	---	0	1	Incorp. within 4 days	53	6	5.5	143			3	210		137
Jim	34	Corn	Corn	Corn	Corn	126	---	0	1	Incorp. within 4 days	34	3	3	71	0	55.2	0	105	0	32
WI 37	37	Corn	Corn	Corn	Corn	180	---	0	1	Incorp. within 4 days	37	5	5	119	0	62.1	1	175	0	102
WI 65	58	Corn	Corn	Corn	Corn	180	---	0	1	Incorp. within 4 days	58	5	5	119	0	62.1	1	175	0	102
MM 82	116	Corn	Soybeans	Corn	Soybeans	140	---	0	1	Incorp. within 4 days	116	6	5.5	143			3	210		137
GPA 106	99	Soybeans	Corn	Corn	Corn	---	220	0						---			-220	---		-62
W38	38	Corn	Corn	Corn	Corn	137	---	0	2	Incorp. within 4 days	38	3	3	71	0	64.4	-2	106	0	33
ULR 40	34	Corn	Corn	Corn	Corn	137	---	0						---			-137	---		-74
ES 130	130	Corn	Corn	Corn	Corn	137	---	0	2	Incorp. within 4 days	130	3	3	71	0	65.3	-1	106	0	33
LAM 45/67	112	Soybeans	Corn	Corn	Corn	---	263	0						---			-263	---		-62
OT	74	Corn	Soybeans	Corn	Soybeans	140	---	0	2	Incorp. within 4 days	74	6		142			2	211		138
HK	85	Corn	Soybeans	Corn	Soybeans	140	---	0	2	Incorp. within 4 days	85	6		142			2	211		138
Grieves GG25	25	Corn	Corn	Corn	Corn	180	---	0	1	Incorp. within 4 days	25	5	5	119	0	62.1	1	175	0	102
Ant E40 (Silage Pile)	38	Soybeans																		
Ant W40	39	Corn	Corn	Corn	Corn	180	---	66	2	Incorp. within 4 days	39	5	5	118	0	62.1	0	176	0	103
West of Grove	15	Corn	Soybeans	Corn	Soybeans	140	---	0	1	Incorp. within 4 days	15	5	5	119	0	20.7	0	175	0	102
West of Don's	54	Soybeans	Corn	Corn	Corn	---	263	0						---			-263	---		-62
Leroy's	80	Corn	Soybeans	Corn	Soybeans	140	---	0	2	Incorp. within 4 days	80	5	5	118	0	20.7	-1	176	0	103

I will transfer ownership of some of the manure.

80
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Nutrient Application Planning Worksheet (Fields 26-50)

Field Information Summary	Crops Grown Summary		Nutrients Needed to Meet Yield Goal (lb/acre)		Manure Application Information (Nutrients for the 2018 Crop)				Nitrogen (lb N/ac)		Phosphorus (lb P ₂ O ₅ /ac)				
	Field ID	Crop Grown to Utilize the Nutrients Applied	Crop Most Recently Harvested	(lb/acre) after credits for nutrients from previous crops and manure applications	Method of Application and Incorporation <small>NPDES/SDS permitted sites cannot apply liquid manure in the winter (unless emergency)</small>	Manure Source (1-12)	Acres Receiving Manure (reduce to split the field)	Application Rate (gals/tons per acre)		N from Manure (Available this year)	Total Fertilizer Application (lbs/acre)	Excess Available N (negative for deficiency)	P from Manure (Available this year)	Total Fertilizer Application (lbs/acre)	P in Excess of Removal (negative for deficiency)
				Calculated Max Rate based on Nitrogen				Planned Rate max used if blank	Starter						

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I will transfer ownership of the remaining amount of manure.

Source	Amount Applied	Amount Remaining	Acres Applied
Source 9:	---	---	---
Source 10:	---	---	---
Source 11:	---	---	---
Source 12:	---	---	---

Source	Amount Applied	Amount Remaining	Acres Applied
Source 5:	---	---	---
Source 6:	---	---	---
Source 7:	---	---	---
Source 8:	---	---	---

Source	Amount Applied	Acres Applied
Source 1:	2,000	433
Source 2:	2,000	447
Source 3:	---	---
Source 4:	---	---

Total Acres (Fields 1 - 50) = 1,218

MMP for Transferred Manure Ownership



Please answer the following questions:

- 1) Is the portion of manure that is transferred from the feedlot facility applied onto land that is owned, leased, or rented by the feedlot owner/operator?
 Yes No
- 2) 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 field and nutrient planning decisions, including planning for manure application rates, timing, and methods?
 Yes No

Name of feedlot facility or operator: Lone Oak Farm, Inc

Registration No.: 079-66561

Permit No.: _____

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?
This information is found on the Manure Storage, Handling, and Testing Information worksheet
- b) How many months can manure be stored before the storage capacity is exceeded?
This information is found on the Manure Storage, Handling, and Testing Information worksheet
- c) When will manure be provided to the recipient? Any month of the year depending on cleanout schedule
Which months do you expect that manure will be applied? April, May, September, October, November
- d) How much manure is removed from barns or storage areas per year and will need to be land-applied?
This information is found on the Manure Storage, Handling, and Testing Information worksheet
- e) How much of this manure will be transferred ownership?
The amount of manure remaining as identified within the table at the bottom of the Nutrient Application worksheet
- f) How much nitrogen and phosphorus will need to be land applied per year?
This information is found on the Manure Storage, Handling, and Testing Information worksheet
- g) For new or expanding feedlot facilities, how will you ensure that there is enough land available for spreading manure in accordance with allowable rates; and that land owners are willing to accept/purchase the manure?

Agreement with local farmer

Describe the manure application methods and equipment.

- a) What are the anticipated methods of manure application? (check all that apply)

Broadcast with Incorporation Broadcast without Incorporation Injection Unknown

Describe your nutrient testing methods, the frequency of testing, and the expected nutrient content of the manure.

- a) How often will manure be sampled and sent to a laboratory for nutrient analysis?
*At a minimum, annually for the first three years and once every four years thereafter.
Sampling will also be done when conditions change that may alter the nutrient content of the manure.*
- b) How will manure samples be collected to ensure that representative samples are obtained for nutrient analysis?
In accordance with University of Minnesota Extension Guidelines
- c) What is the expected nutrient content of manure to be collected?
This information is found on the Manure Storage, Handling, and Testing Information worksheet

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

- a) Attach a copy of the manure application requirements that you will provide to all recipients of your transferred manure.
I will use the MPCA developed guidance in Attachment A or an equivalent form that I have attached.
- b) How will you, as a feedlot owner/operator, maintain records associated with the manure transfer and land application sites/rates?
I will use the MPCA developed guidance in Attachment B or an equivalent form that I have attached.
- c) How will you provide the manure recipient with manure nutrient test results and expected nutrient content?
I will use the MPCA developed guidance in Attachment B or an equivalent form that I have attached.



Land Application of Manure Records (Fields 1-19)



Be sure to make any changes necessary to represent the actual nutrient application (including dates of manure application) that occurred during the indicated crop year.

Cropping Year: September 1, 2016 to August 31, 2017 Crop Land Manger's Name: _____

Name of Facility Where Manure is Generated: Lone Oak Farm, Inc

Registration/Permit Number: 079-66561

Name of Licensed Commercial Animal Waste Technician Used: B & H Trucking & Spreading

License Number: 20052499

Manure Analysis Results - Entries must represent manure applied. (A recent sample, or a running average, can be used)			
Source ID	Description	Animal Type	Storage Type
Manure Source #1:	Existing Turkey Barns	Poultry	Litter
Manure Source #2:	New Turkey Barns	Poultry	Litter
Manure Source #3:			
Manure Source #4:			
Manure Source #5:			
Manure Source #6:			
Manure Source #7:			
Manure Source #8:			
Manure Source #9:			
Manure Source #10:			
Manure Source #11:			
Manure Source #12:			

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Field Information	Soil Testing Information (Test required once every 4 yrs)			Crop Information				Manure Application Information (Nutrients for the 2017 Crop) (Typically Applied 9/1/2016 to 8/31/2017)				Nitrogen Application Rates (lb N/ac)			Phosphorus Application Rate (lb P ₂ O ₅ /ac)				
	Year of Most Recent Test	Soil Test Phosphorus Field Average (ppm)	Organic Matter	Crop Grown to Utilize the Nutrients Applied	Crop Most Recently Harvested	Expected Yield	N Needs (lb/ac) (removal for legumes)	P2O5 Needs (lb/ac) (based on soil test data)	Manure Source (1-12)	Dates of Application	Application Rate Per Acre	Method of Application and Incorporation	Irrigation Water N Applied + Carry-Over N	Last Year's Manure	Manure N This Year's	Total Available N This Year	Fertilizer P Applied	Manure P This Year's	Total Available P This Year
Example	2006	9 Olsen	Med/High	Corn	Soybeans	180	140	55	1	10/15 - 10/16	3000	Incorp. within 4 days	5	0	140	145	0	60	60
Donny Antonsen	2015	33 Bray	Med/High	Corn	Soybeans	210	140	0	1	10/23	6	Incorp. within 4 days			143	143	210	210	210
MT Thelemann West				Soybeans	Corn	75	263	0						49		49		0	0
MT Thelemann East				Soybeans	Corn	75	263	0						49		49		0	0
Jim	2013	52 Bray	Med/High	Corn	Corn	210	180	0	1	11/2	5	Incorp. within 4 days			119	119		175	175
WI 37	2014	15 Olsen	Med/High	Corn	Corn	210	180	8					100	43		143		0	0
WI 65	2014	37 Bray	Med/High	Corn	Corn	210	180	0					100	43		143		0	0
MM 82	2014	58 Bray	Med/High	Soybeans	Corn	75	263	0					43		43			0	0
GPA 106	2013	13 Olsen	Med/High	Corn	Corn	210	180	27	1	11/3	4	Incorp. within 4 days			95	95		140	140
W38	2015	75 Bray	Med/High	Corn	Soybeans	210	140	0	1	10/20	4	Incorp. within 4 days			95	95		140	140
ULR 40				Corn	Soybeans	210	140	0	1	10/21	4	Incorp. within 4 days			95	95		140	140
ES 130				Corn	Soybeans	210	140	0	1	10/22	4	Incorp. within 4 days			95	95		140	140
LAM 45/67	2014	54 Bray	Med/High	Corn	Corn	210	180	0					100	43		143		0	0
OT	2015	43 Bray	Med/High	Soybeans	Corn	75	263	0					40		40			0	0
HK	2015	50 Bray	Med/High	Soybeans	Corn	75	263	0					40		40			0	0
Grieves GG25	2013	43 Bray	Med/High	Corn	Soybeans	210	140	0					140		140			0	0
Ant E40				Corn	Corn	210	180	0	1	11/4	4	Incorp. within 4 days			95	95		140	140
Ant W40				Corn	Soybeans	210	140	0					140		140			0	0
West of Grove				Soybeans	Corn	75	263	0					100		100			0	0
West of Don's				Corn	Corn	210	130	0					100		100			0	0

MMP NOTES

This worksheet will allow entry of notes related to the MMP. This can be used to explain a part of the plan, notes regarding fertilizer/pesticide applications, or any other item that is applicable.

Simply start typing in any of the cells below, the cell will auto adjust to accommodate the length of the text entered.

Misc. Notes for all Fields <i>(Enter applicable notes for specific field ID's below)</i>	
Donny Antonsen	All Fields will follow set back requirements for sensitive features
MT Thelemann West	Ditch is gone and has been replaced with a 24 inch pipe.
MT Thelemann East	Ditch is gone and has been replaced with a 24 inch pipe.
Jim	
WI 37	
WI 65	
MM 82	
GPA 106	
W38	
ULR 40	
ES 130	
LAM 45/67	
OT	
HK	
Grieves GG25	
Ant E40 (Silage Pile)	
Ant W40	
West of Grove	
West of Don's	
Leroy's	

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MANURE ANALYSIS REPORT

LONE OAK FARMS INC
30012 LEXINGTON ROAD
LESUEUR MN 56058

Date Received: Nov 4 2016
Date Reported: Nov 9 2016

Account #:
WO #: 17-10396
Lab #: 16-N11842

SAMPLE INFORMATION

Producer: GREG SCHWARZ
Site Name:
Sample ID: JIM

Animal Species: TURKEY
Site No:

ANALYTE	ANALYSIS		TOTAL NUTRIENTS	
	AS RECEIVED		lbs/1000 gal	lbs/Ton
Moisture, Total	45.2	%		
Nitrogen, Total	2.46	%	205	49.2
Ammonium-N	0.89	%	74.3	17.8
Nitrogen, Organic	1.57	%	131	31.4
Phosphorus as P2O5	2.45	%	205	49.0
Potassium as K2O	2.07	%	173	41.4
Sulfur	3310	ppm	27.6	6.6
Zinc	154	ppm	1.3	0.3
Iron	411	ppm	3.4	0.8
Copper	182	ppm	1.5	0.4
Manganese	188	ppm	1.6	0.4
Calcium	11100	ppm	92.4	22.1
Magnesium	3810	ppm	31.8	7.6
Sodium	2390	ppm	19.9	4.8

Estimated 1st Year Available Nutrients *

	lbs/1000gal					lbs/ton		
	Broadcast / Incorporated			Injected		Broadcast / Incorporated		
	None	< 4 days	< 12 hours	Sweep	Knife	None	< 4 days	< 12 hours
N	92	113	144	NA	NA	22	27	34
P2O5	164	164	164	164	164	39	39	39
K2O	156	156	156	156	156	37	37	37

* Based on University of Minnesota Estimated 1st Year Availabilities.

Approved by: *J. Joel Sieh*
J. Joel Sieh
Feed Laboratory Manager



MVTL guarantees the accuracy of the analysis done on the sample submitted for testing. It is not possible for MVTL to guarantee that a test result obtained on a particular sample will be the same on any other sample unless all conditions affecting the sample are the same, including sampling by MVTL. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

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 www.mvtl.com

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MANURE ANALYSIS REPORT

LONE OAK FARMS INC
 30012 LEXINGTON ROAD
 LESUEUR MN 56058

Date Received: Nov 4 2016
 Date Reported: Nov 9 2016

Account #:
 WO #: 17-10396
 Lab #: 16-N11843

SAMPLE INFORMATION

Producer: GREG SCHWARZ
 Site Name:
 Sample ID: DON

Animal Species: TURKEY
 Site No:

ANALYTE	ANALYSIS AS RECEIVED		TOTAL NUTRIENTS	
			lbs/1000 gal	lbs/Ton
Moisture, Total	49.2	%		
Nitrogen, Total	1.42	%	119	28.4
Ammonium-N	0.65	%	54.3	13.0
Nitrogen, Organic	0.77	%	64.3	15.4
Phosphorus as P2O5	1.82	%	152	36.4
Potassium as K2O	1.44	%	120	28.8
Sulfur	2300	ppm	19.2	4.6
Zinc	124	ppm	1.0	0.2
Iron	5250	ppm	43.8	10.5
Copper	114	ppm	1.0	0.2
Manganese	327	ppm	2.7	0.7
Calcium	11000	ppm	92.1	22.1
Magnesium	4030	ppm	33.6	8.1
Sodium	1610	ppm	13.4	3.2

Estimated 1st Year Available Nutrients *

	lbs/1000gal					lbs/ton		
	Broadcast / Incorporated			Injected		Broadcast / Incorporated		
	None	< 4 days	< 12 hours	Sweep	Knife	None	< 4 days	< 12 hours
N	53	65	83	NA	NA	13	16	20
P2O5	122	122	122	122	122	29	29	29
K2O	108	108	108	108	108	26	26	26

* Based on University of Minnesota Estimated 1st Year Availabilities.

Approved by: *J. Joel Sieh*
J. Joel Sieh
 Feed Laboratory Manager

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MANURE ANALYSIS REPORT

LONE OAK FARMS INC
30012 LEXINGTON ROAD
LESUEUR MN 56058

Date Received: Nov 4 2016
Date Reported: Nov 9 2016

Account #:
WO #: 17-10396
Lab #: 16-N11844

SAMPLE INFORMATION

Producer: GREG SCHWARZ
Site Name:
Sample ID: DON-2

Animal Species: TURKEY
Site No:

ANALYTE	ANALYSIS AS RECEIVED		TOTAL NUTRIENTS	
			lbs/1000 gal	lbs/Ton
Moisture, Total	58.7	%		
Nitrogen, Total	2.70	%	225	54.0
Ammonium-N	0.94	%	78.5	18.8
Nitrogen, Organic	1.76	%	147	35.2
Phosphorus as P2O5	2.10	%	175	42.0
Potassium as K2O	1.52	%	127	30.4
Sulfur	2500	ppm	20.8	5.0
Zinc	120	ppm	1.0	0.2
Iron	304	ppm	2.5	0.6
Copper	128	ppm	1.1	0.3
Manganese	153	ppm	1.3	0.3
Calcium	10900	ppm	91.1	21.8
Magnesium	3090	ppm	25.8	6.2
Sodium	2010	ppm	16.8	4.0

Estimated 1st Year Available Nutrients *

	lbs/1000gal					lbs/ton		
	Broadcast / Incorporated			Injected		Broadcast / Incorporated		
	None	< 4 days	< 12 hours	Sweep	Knife	None	< 4 days	< 12 hours
N	101	124	158	NA	NA	24	30	38
P2O5	140	140	140	140	140	34	34	34
K2O	114	114	114	114	114	27	27	27

* Based on University of Minnesota Estimated 1st Year Availabilities.

Approved by: *J. Joel Sieh*
J. Joel Sieh
Feed Laboratory Manager



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MANURE ANALYSIS REPORT

LONE OAK FARMS INC
 30012 LEXINGTON ROAD
 LESUEUR MN 56058

Date Received: Nov 4 2016
 Date Reported: Nov 9 2016

Account #:
 WO #: 17-10396
 Lab #: 16-N11871

SAMPLE INFORMATION

Producer: GREG SCHWARZ
 Site Name:
 Sample ID: ES

Animal Species: TURKEY
 Site No:

ANALYTE	ANALYSIS		TOTAL NUTRIENTS	
	AS RECEIVED		lbs/1000 gal	lbs/Ton
Moisture, Total	55.3	%		
Nitrogen, Total	2.08	%	174	41.6
Ammonium-N	1.00	%	83.5	20.0
Nitrogen, Organic	1.08	%	90.2	21.6
Phosphorus as P2O5	2.40	%	200	48.0
Potassium as K2O	1.80	%	150	36.0
Sulfur	2920	ppm	24.4	5.8
Zinc	150	ppm	1.2	0.3
Iron	1910	ppm	15.9	3.8
Copper	149	ppm	1.2	0.3
Manganese	233	ppm	1.9	0.5
Calcium	12600	ppm	105	25.2
Magnesium	3600	ppm	30.1	7.2
Sodium	2190	ppm	18.3	4.4

Estimated 1st Year Available Nutrients *

	lbs/1000gal					lbs/ton		
	Broadcast / Incorporated			Injected		Broadcast / Incorporated		
	None	< 4 days	< 12 hours	Sweep	Knife	None	< 4 days	< 12 hours
N	78	96	122	NA	NA	19	23	29
P2O5	160	160	160	160	160	38	38	38
K2O	135	135	135	135	135	32	32	32

* Based on University of Minnesota Estimated 1st Year Availabilities.

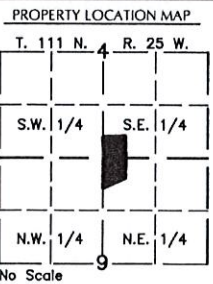
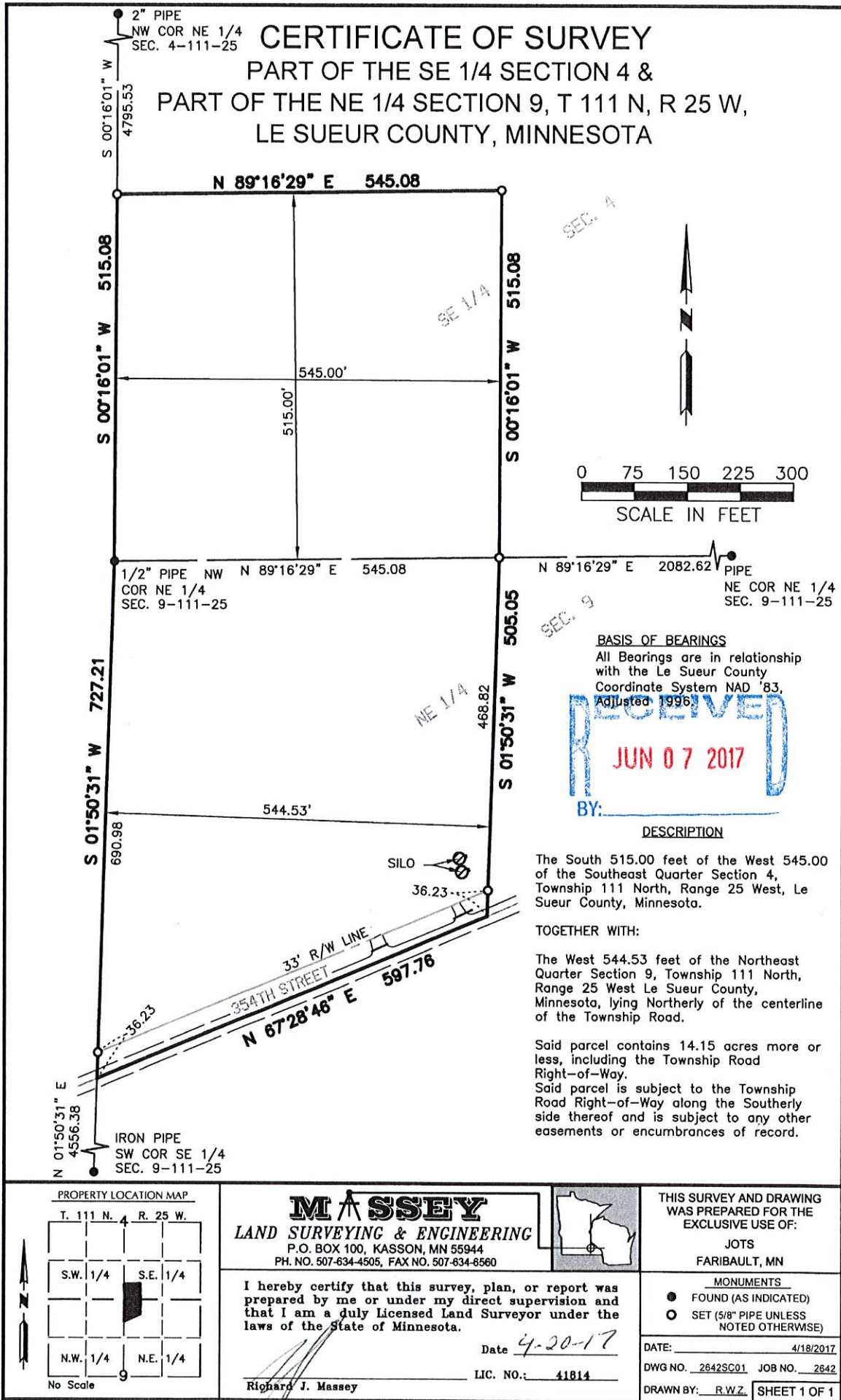
Approved by: *J. Joel Sieh*
J. Joel Sieh
 Feed Laboratory Manager



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new Barn location



MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, FAX NO. 507-634-8560

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.

Date 4-20-17
Richard J. Massey LIC. NO.: 41814

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:
JOTS
FARIBAULT, MN

MONUMENTS
● FOUND (AS INDICATED)
○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 4/18/2017
DWG NO. 2842SC01 JOB NO. 2842
DRAWN BY: R.W.Z. SHEET 1 OF 1



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Signature: PERMITTING PURPOSES ONLY
 Alan D. Larsen, PE
 Registration No. 25402

Date: _____
 My Registration Expires June 30, 2018

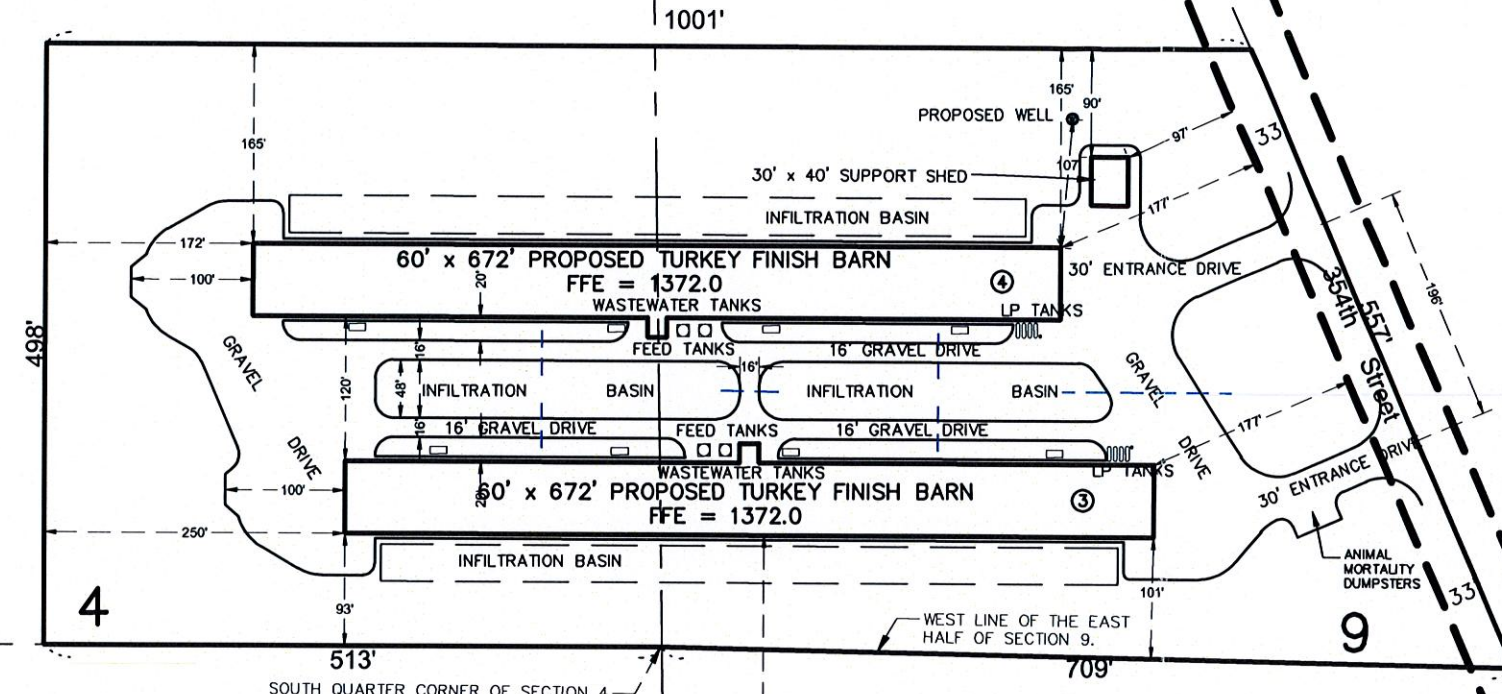
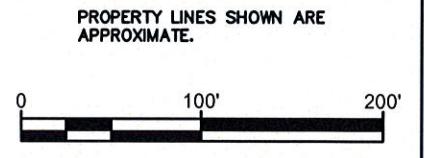
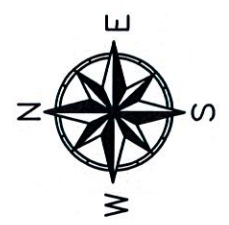
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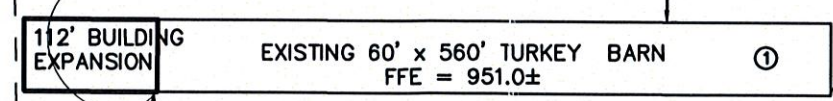
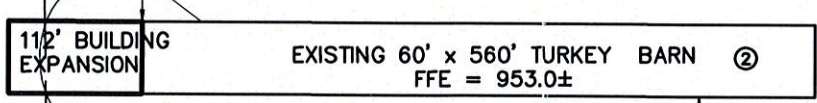
BY: _____

JENNIE-O TURKEY STORE
 Greg Schwarz Site
 672' SITE PLAN
 SEC. 4 & 9, TWP. 111N, R. 25W
 LE SUEUR COUNTY, MN.

Scale 1" = 150'	Date 6/1/2017
Project Number	Sheet Number A1



LE SUEUR
SHARON



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BY: *mlm*

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Signature: PERMITTING PURPOSES ONLY
Alan D. Larsen, PE
Registration No. 25402

Date: _____
My Registration Expires June 30, 2018

Anez Consulting, Inc.
1700 Technology Drive NE
Suite 130
Willmar, MN 56201
(320) 235-1970

JENNIE-O TURKEY STORE
Greg Schwarz Site
672' SITE PLAN
SEC. 4 & 9, TWP. 111N, R. 25W
LE SUEUR COUNTY, MN.

Scale 1" = 150'	Date 6/1/2017
Project Number	Sheet Number A1



Le Sueur County, MN

Thursday, July 13, 2017

Regular session

Item 4

Blue Sky Dairy Packet

Staff Contact: Kathy Brockway or Michelle Mettler

CONDITIONAL USE PERMIT APPLICATION #17175

LE SUEUR COUNTY

**IN AGRICULTURAL AND CONSERVANCY
ZONING DISTRICTS,
AN EXPANSION OF AN EXISTING, REGISTERED
ANIMAL FEEDLOT CAPABLE OF HOUSING
1,505.8 ANIMAL UNITS
(1,067 HEAD OF MATURE DAIRY CATTLE OVER
1,000 POUNDS AND 60 HEAD OF DAIRY CALVES)**

**NAME: BLUE SKY DAIRY, LLC
BLUE SKY DAIRY, LLC**

Subject: Conditional Use Permit Application #17175
Applicant: BLUE SKY DAIRY, LLC
Property Owner: BLUE SKY DAIRY, LLC
Location: SW1/4 OF SECTION 26, CLEVELAND TOWNSHIP
Existing Zoning: A- AGRICULTURAL, C-CONSERVANCY, SP-SPECIAL PROTECTION
Date of Hearing: JULY 13, 2017
Reported by: Kathy Brockway-Le Sueur County P & Z Administrator
Amy Beatty- Le Sueur County Feedlot Officer

Applicant Received:

The applicant has received copies of the Le Sueur County Zoning Ordinance Section 7: Conservancy District, Section 8: Agriculture District, Section 16: Animal Feedlot and Manure Management, and Section 21: Conditional Use Permit.

Township Notification:

The applicant contacted, Susan Ely, Cleveland Township Board on February 28, 2017.

Variance Approved: May 18, 2017

The County granted a Use Variance from the Le Sueur County Zoning Ordinance to allow the applicant to expand a legal non-conforming feedlot by 6 animal units (AU) from 1493.8 AU to 1499.8 AU in the Conservancy "C" Special Protection "SP" and Agriculture "A" Districts.

Zoning District:

The Agriculture (A) District is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones, and subdivisions. They should be large contiguous land areas with mostly prime soils. Rezoning should only be considered on the zone's borders in order to maintain the Zoning integrity of the District. Dwellings that are allowed should be on the edges of the open farmland where possible or utilize existing abandoned farm sites. The total number of Dwellings shall not exceed sixteen (16) per section of land with the exception of Transfer of Development Right and lots of record. Transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), provided that the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of Record shall be exempt from density standards.

The Conservancy (C) District is established for areas that typically contain significant water courses and associated features such as bluffs, woods and flood plain that are best left mostly in existing natural ground cover. Dwellings, **livestock production**, and other intense land uses **should be kept to a minimum**. Housing density should be the same as in the Agriculture (A) District. Rezoning should only be considered on the zone's borders in order to maintain the Zoning integrity with the Conservancy (C) District. However, transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), provided the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of Record shall be exempt from density standards.

SPECIAL PROTECTION (SP) DISTRICT- Lands within this Zoning District include shoreland areas adjacent to Recreational Development (RD) and Natural Environment (NE) lakes, agricultural and transitional rivers and tributary streams where agriculture or open space is the predominant use. The water feature needs protection from development and agriculture uses should utilize best management practices that prevent or reduce nonpoint source pollution to surface or groundwater. Housing density should be the same as in the Agriculture (A) District. Dwellings, livestock production and other intense land uses should be kept to a minimum. However, transfer of development rights may be utilized to exceed the permitted housing density of one dwelling per quarter-quarter section (40 acres), providing that the density does not exceed four dwellings per quarter-quarter section in the receiving quarter-quarter section. Lots of record shall be exempt from density standards.

Goal 1: Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.

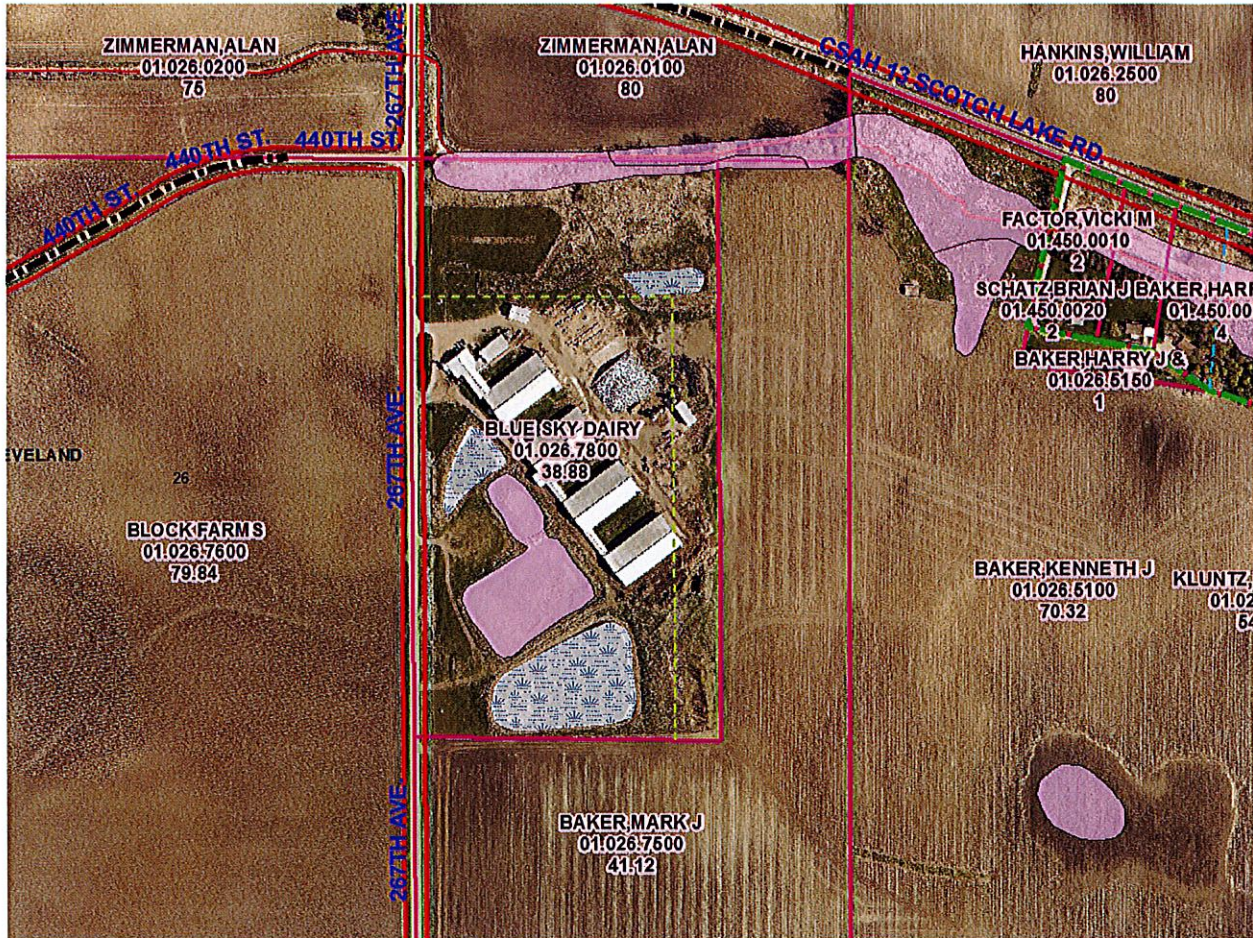
Policy: The County will protect the best of its agricultural land as a resource for long term agricultural use.

Policy: An adequate supply of healthy livestock is essential to the well being of Le Sueur County. The location of livestock feedlots and non-feedlot uses too close to one another can cause conflicts. An effort to combine local needs with state feedlot regulations will ensure local involvement in this issue, help provide minimal disruption to existing agricultural businesses, and help provide rules to protect the environment.

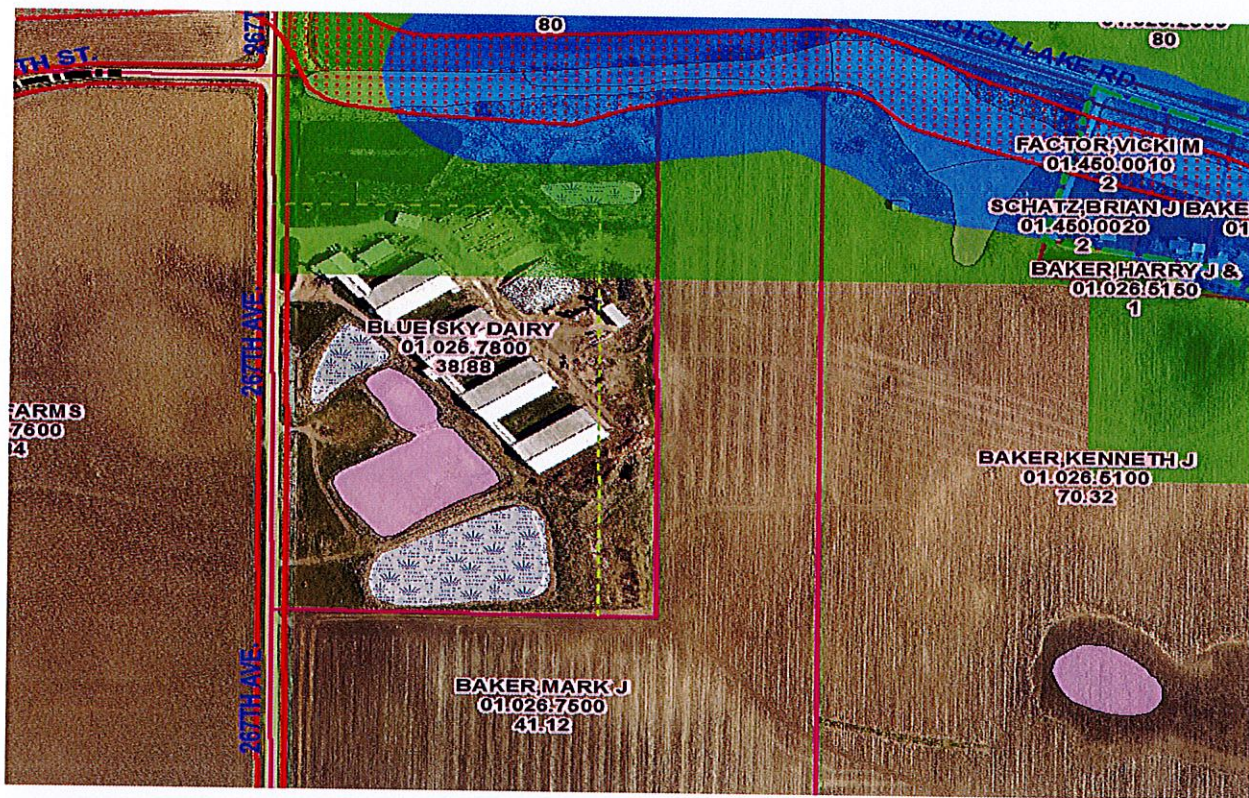
Site Information:

The existing, registered animal feedlot is located on a parcel in the SW ¼ of Section 26, Cleveland Township and parcel address 44625 267th Avenue, Cleveland.

Aerial Photo:



Aerial Photo with Zoning Districts:



Surrounding Land Uses:

The predominant use of the surrounding land is

North: Ag/Special Protection-Shoreland (Cherry Creek/County Ditch 65)

South: Ag

East: Ag

West: Ag

Shoreland: The existing registered animal feedlot and the proposed structures are not located within a Shoreland Zoning District.

Wetlands: There are wetlands located in the quarter-quarter section where the existing registered animal feedlot is located.

Request:

The applicant is requesting to expand an existing, registered animal feedlot from 1,499.8 animal units or 1,067 head of mature dairy cattle over 1,000 pounds and 30 head of dairy calves to 1,505.8 animal units or 1,067 head of mature dairy cattle over 1,000 pounds and 60 head of dairy calves and to construct a permanent solid manure stockpile site. See attached narrative from the applicant.

Animal Feedlot Permit Application:

Because this animal feedlot is registered at more than 1,000 animal units, the application is also being reviewed by Minnesota Pollution Control Agency (MPCA) feedlot staff and engineer for completeness.

The applicant's permit application was received by the county feedlot officer and MPCA feedlot staff and engineer prior to and on June 12, 2017 and was comprised of:

1. Individual NPDES Permit Application
2. Air Emissions and Odor Management Plan
3. Animal Mortality Plan
4. Emergency Response Plan

5. Manure Management Plan Requirements When Ownership of Manure is Transferred. Blue Sky Dairy, LLC will be transferring 100% of the manure generated to cropland managers.
6. Permanent solid manure stockpile site plans prepared by Alan D. Larsen, P.E. with Anez Consulting, Inc.

Per Minn. Stat. §116.07, subd. 7(a), as amended in 2003:

(a) A person who applies to the pollution control agency or a county board for a permit to construct or expand a feedlot with a capacity of 500 animal units or more shall, not less than 20 business days before the date on which a permit is issued, provide notice to each resident and owner of real property within 5,000 feet of the perimeter of the proposed feedlot. The notice may be delivered by first class mail, in person, or by the publication in a newspaper of general circulation within the affected area and must include information on the type of livestock and the proposed capacity of the feedlot.

The applicant's notification was published in the *Le Center Leader's* March 15, 2017 edition.

County and State Requirements:

- Expansion of an existing, registered animal feedlot may expand up to 3,000 animal units through the Conditional Use Permit process located in the Agricultural Zoning District.
- Expansion of an existing, registered animal feedlot may expand up to 500 animal units through the Conditional Use Permit process located in the Conservancy Zoning District.
 - The applicant is requesting to expand the existing registered animal feedlot from 1,499.8 animal units or 1,067 head of mature dairy cattle over 1,000 pounds and 30 head of dairy calves to 1,505.8 animal units or 1,067 head of mature dairy cattle over 1,000 pounds and 60 head of dairy calves and to construct a permanent solid manure stockpile site.
 - At the May 18, 2017, Le Sueur County Board of Adjustment meeting, Blue Sky Dairy, LLC was granted a variance to:
 - Expand a legal non-conforming animal feedlot in a Conservancy Zoning District from 1,499.8 to 1505.8 animal units (expansion of 6 animal units).

For a registered animal feedlot between 101 to 2,000 animal units, the minimum lot size and suitable area acreage is ten (10) acres.

- The applicant submitted a Certificate of Survey showing a parcel with a total acreage of 38.88 acres.
- There are at least 25 suitable area acres on the parcel.

Per Minnesota Administrative Rules, Chapter 7020.2005, subpart 1 and Chapter 4410.4300, subpart 29, the site meets or exceeds the following requirements for the expansion of the existing registered animal feedlot in an Agricultural and Conservancy Zoning Districts. The proposed expansion of the existing animal feedlot facility is not

- Within 1,000 feet of a lake or within 300 feet of a stream;
- Located within a delineated floodplain;
- Located in a state or federally designated wild and scenic river district, a Minnesota River Project Riverbend Area, or the Mississippi Headwaters Area; and
- Located in a drinking water supply management area.

The applicant will meet or exceed the following setback requirements as listed in the Le Sueur County Zoning Ordinance, Section 16 for the **proposed** calf hut area and permanent stockpile site.

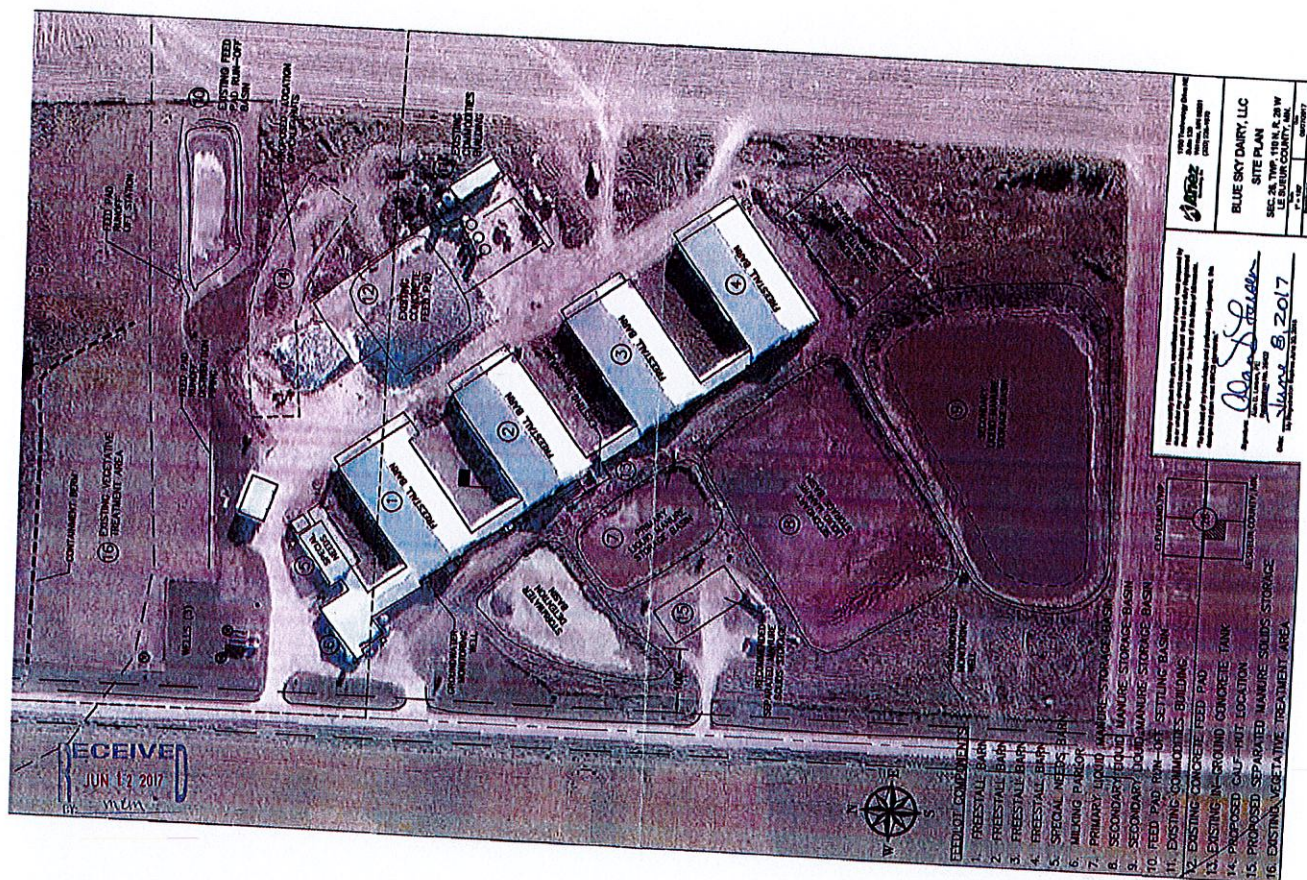
- Well – 100 feet.
 - The calf hut area is proposed to be constructed 370 feet from the well and the permanent stockpile site 730 feet from the well.
- North, South, and East Property Lines – 100 feet.
 - The calf hut area is proposed to be 100 feet from the east property line. The calf hut area and permanent stockpile will be approximately 400 feet to the north and south property lines.

- Road right-of-way – 100 feet.
 - The permanent stockpile site is proposed to be 100 feet from the 267th Avenue road right-of-way.
- Cemetery – 500 feet.
 - There are no cemeteries within 500 feet of the existing animal feedlot.
- School, park, golf course, or licensed campground – 1,000 feet.
 - There are no schools, parks, golf courses, or licensed campgrounds within 1,000 feet of the existing animal feedlot.
- Existing dwellings – 1,000 feet.
 - The closest existing dwelling is approximately 1,100 feet from the existing dwelling.

Existing and Proposed Animal Feedlot Structures (see attached site plan):

- Existing Animal Feedlot Buildings and Components.
 - There are four (4) existing total confinement buildings each measuring 120 feet x 264 feet. Each building houses 254 head of dairy cows.
 - There is an existing 48 foot x 90 foot total confinement building (special needs) that house 51 head of dairy cows.
 - There is an existing 50 foot x 250 foot building that houses the milking parlor.
 - There are three (3) earthen manure storage basins measuring
 - 120 feet x 220 feet x 9 feet;
 - 260 feet x 380 feet x 9 feet; and
 - 332 feet x 380 feet x 14 feet.
 - There is one feed pad run-off control basin measuring 25 feet x 10 feet x 4 feet.
 - There are two feed storage areas:
 - A 30 foot x 84 foot commodities building; and
 - A 300 foot x 400 foot concrete feed storage pad.
 - An existing 19 foot x 23 foot x 8 foot below grade concrete manure tank (temporary pit to hold manure prior to being transferred to the primary manure storage basin).
- New Animal Feedlot Buildings and Components.
 - A proposed 3,150 square foot area in which the 60 head of dairy calves will be housed within calf huts.
 - A proposed 60 foot x 130 foot permanent stockpile area. The plans and specifications for the permanent stockpile were prepared by Alan D. Larsen, P.E. with Anez Consulting, Inc.

Site Plan:



Manure Management Plan:

The manure management plan requirements when ownership of manure is transferred has been submitted to and reviewed by Department staff. A copy is on file in the office of the Le Sueur County Feedlot Officer. A plan is required to be prepared by the Le Sueur County Zoning Ordinance, Section 16. In addition, all liquid manure shall be injected or incorporated within twenty-four (24) hours.

All of the manure will be transferred to area cropland managers.

Odor Control:

An Air Emissions and Odor Management Plan has been submitted to and reviewed by Department staff. A copy is on file in the office of the Le Sueur County Feedlot Officer. A plan is required to be prepared by the Le Sueur County Zoning Ordinance, Section 16.

Based upon the Department's review, all application components have been submitted.

MPCA feedlot staff and engineer will complete the technical review of the animal feedlot individual NPDES permit application.

Feedlot Officer Findings:

1. The animal feedlot shall be operated in a manner consistent with the Le Sueur County Zoning Ordinance and Minnesota Administrative Rules, Chapter 7020 and its National Pollutant Discharge Elimination System (NPDES) Permit. Any deviation may necessitate modification of its Conditional Use Permit.
2. Per Minnesota Administrative Rules, Chapter 7020.2125, subpart 4.E, notification shall be made to the MPCA commissioner and Department of the intent to construct the permanent stockpile a

minimum of three days prior to commencement of construction and within three days following completion of construction.

3. All animal manure from the operation shall be utilized in accordance to its Manure Management Plan and NPDES Permit.
4. Animal mortalities shall meet the requirements of the Minnesota Board of Animal Health.
5. The permit holder shall allow the County Feedlot Officer or assigned representee to inspect the site whenever necessary upon notification to permit holder.
6. No animals shall be brought into the newly constructed portion of the facility until all conditions have been met.
7. All applicable requirements as stated in Section 16, Subdivision 9, Standards for Conditional Use Permits, and any additional standards or requirements imposed by the Le Sueur County Board of Commissioners shall be met.

ATTACHMENTS:

Staff Report, Application, Criteria Form, Narrative, MPCA Requirements, Maps

PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. **Relationship to County plans.**
2. **The geographical area involved.**
3. **Whether such use will negatively affect surrounding properties in the area in which it is proposed.**
4. **The character of the surrounding area.**
5. **The demonstrated need for such use.**
6. **Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.**
7. **Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.**
8. **Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.**
9. **Abatement of Environmental Hazards as regulated in this Ordinance.**
10. **Other factors impacting the public health, safety, and welfare.**

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:
(Please circle one for each item: *Agree, Disagree, Not Applicable.*)

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*

4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*
7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17175

Applicant: BLUE SKY DAIRY LLC

Land Owner: BLUE SKY DAIRY LLC

Conditional Use Permit Request: EXPAND AN EXISTING 1499.8 ANIMAL UNIT FEEDLOT BY 6 ANIMAL UNITS FOR A TOTAL OF 1505.8 ANIMAL UNITS.

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

Le Sueur County

Conditional Use Application

I. Applicant:

Name Blue Sky Dairy LLC, - Steve Smith
Mailing Address PO Box 51
City Courtland State MN Zip 56021
Phone # 507-359-2133 Phone # _____

II. Landowner:

Name Blue Sky Dairy, LLC
Mailing Address PO Box 51
City Courtland State MN Zip 56021
Property Address 44625 267th Ave
City Cleveland State MN Zip 56017
Phone # 507-359-2133 Phone # _____

III. Parcel Information:

Parcel Number 01.028.7800 Parcel Acreage 38.88
Attach Full Legal Description (**NOT** abbreviated description from tax statement)
Township Cleveland Section 26
Subdivision _____ Lot _____ Block _____

IV. Township Notification: Township must be notified of proposed use prior to application.

Cleveland Township notified on 2/28
(Township Name) (Date)

Board Member Susan Ely regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

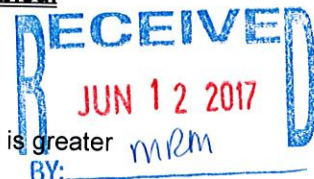
- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made **in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.
- Applications will not be accepted by mail.**

VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is **doubled.**
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater



VII. Type of Request:

- Self Service Storage
- School/Church/Cemetery
- Retail Nursery/Greenhouse
- School/Church/Cemetery
- Value Added Agriculture
- Antique Sales/Service/Repair
- Substation/Transmission Lines etc.
- Other feedlot *mlm*

VIII. Description of Request:

- a. A full description of request with detailed information must be attached.
- b. Complete the following in relationship to the proposed Conditional Use Permit. 365 days per year, 12 - 15 hours per day with more hours during harvest and manure pumping.

1. **PROPOSED DAYS AND HOURS OF OPERATION:** _____
2. **ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS:**
12-14 employees daily
3. **LIST OF PUBLIC HEALTH PLANS:**
 - i. **Water Supply:** Private well
 - ii. **Toilet facilities:** currently on site, no additional facilities added.
 - iii. **Solid Waste Collection:** Waste is collected in a dumpster and picked up by local waste handling company.
4. **FIRE PREVENTION:** Cleveland Fire department for coverage, no other fire prevention measures
5. **SECURITY PLANS:** Locked doors
6. **RETAIL SALES:** None
7. **FOOD OR ALCOHOL SERVED OR FOR SALE:** None
8. **DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL:** *(For example, pedestrian and/or vehicular traffic control.)*
None requested
9. **SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:**
None
10. **EXTERIOR LIGHTING:** No additional lighting will be added
11. **PARKING AND LOADING:** Parking and loading take place on site off road.
12. **SIGNAGE:** None
13. **ROAD ACCESS:** *(Approved by the road authority)* 267th Ave
14. **CERTIFICATE OF INSURANCE:** See attached *mlm*
15. **MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:**
(For example additional licensing and/or permitting) County CUP, Variance, NPDES, DNR water appropriations

IX. Site Plan: Shall include but not limited to the following:

- North point
- Setbacks
- Property Lines
- Road Right-Of-Way
- Lake
- River
- Wetland
- Stream
- Existing Structures
- Proposed Structures
- Lot Dimensions
- Ponds
- Septic system
- Well
- Access (size & location)
- Easements
- Parking *(Size & location-if applicable to application)*
- Landscape, screening and buffering *(if applicable to application)*
- Location of significant trees to be removed *(if applicable to application)*

RECEIVED
JUN 12 2017
BY: mlm 2

X. Attachments: shall include but not limited to:

- a. Description of Request-See Part VIII for full details and requirements.
- b. Site Plan-See Part IX for full details and requirements.
- c. Full legal description-Not abbreviated description from tax statement.
- d. Access approval-Attach approval in writing from proper road authority.
- e. Township Notification-See Part IV for details and requirements.
- f. Septic System Compliance Inspection → Submitted + Variance
- g. Erosion control plan-Attach completed and signed plan including map.
- h. Floor plans and/or blue prints

XI. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and the recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Steph B Smith Sr Blue Star Dairy 3.12.17
Applicant signature Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Steph B Smith Sr Blue Star Dairy 3.12.17
Property Owner signature Date

OFFICE USE ONLY

Request: Feedlot expansion

Pre-App Date <u>6-12-17</u>	Lake Classification <u>Intermittent</u>	Feedlot Wetland Type <u>600' 1000' N</u> <u>(NA)</u>
Meeting Date <u>7-13-17</u>	Lake <u>stream</u>	<u>1-2</u> <u>(3-8)</u> <u>N</u>
60 Day <u>8-11-17</u>	FEMA Panel # <u>27079C0</u> <u>270</u>	Water courses <u>Y</u> <u>N</u>
Zoning District <u>ASPLAC</u>	Flood Zone <u>X-outside</u>	Bluff <u>Y</u> <u>N</u>

<input checked="" type="checkbox"/> Request Description	<input checked="" type="checkbox"/> Access Approval	<input checked="" type="checkbox"/> Septic	Comp Insp / Design <u>4-17-17</u> Reg / ATF / Spec \$ <u>290</u> \$ _____
<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Erosion Control Plan	<input checked="" type="checkbox"/> Meeting	
<input checked="" type="checkbox"/> Full Legal	<input checked="" type="checkbox"/> Blue Prints	<input checked="" type="checkbox"/> Fee	
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Other _____	<input type="checkbox"/> Penalty	

Application Complete Michelle R. Motter 6-12-17 17175
Planning & Zoning Department Signature Date Permit #

RECEIVED
JUN 12 2017
BY: MLM

Blue Sky Dairy, LLC, 44625 267th Ave, Cleveland, MN is applying for a Conditional Use Permit to construct a 60' x 130' permanent stockpile pad with 10 ft walls on three sides and add 30 dairy calves (6 AU) on 38.8 acres in the E 1/2 of the SW 1/4 of Sec 26, Cleveland Township. The location of the new stockpile pad is number 15 on the site plan. The calf hutch area is number 14 on the site plan. The site is located on 267th Ave south of Scotch Lake Road.

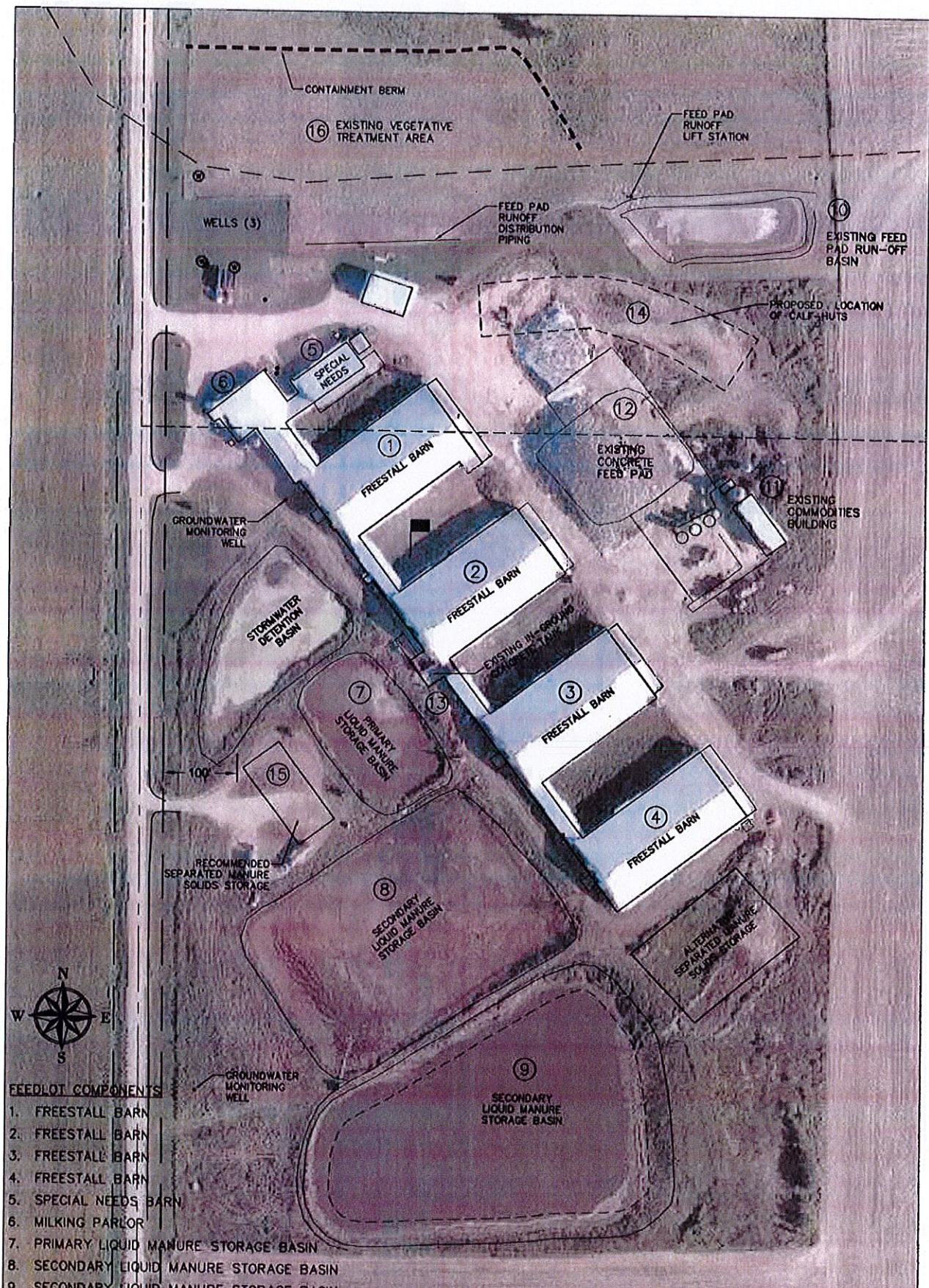
The site currently is permitted for 1067 dairy cows over 1,000 pounds (1499.8 AU) and 30 head of calves (6 AU). With the addition of the 30 calves the total animal units will be 1505.8. 78,55 6.12.17

The location of the calf hutch area was chosen so that an existing feed pad runoff containment area can be used for any potential runoff from the calf hutch area. NPDES permits do not allow any discharge from the site. Manure from the calf hutches can be cleaned and hauled directly to the field or to the permanent stockpile pad.

The addition of the stockpile pad will address a potential pollution concern from Minnesota Pollution Control Agency as identified on a site visit by MPCA in December 2016. The pad will allow for manure to be stockpiled in compliance with Minnesota 7020 rules regarding permanent stockpiles. The stockpile pad is designed to slope towards the back of the structure to contain any potential runoff.

Blue Sky Dairy is now under new ownership as of October, 2016. The new owners are dedicated to keeping the site compliant with state and local rules regarding feedlots.





FEEDLOT COMPONENTS

1. FREESTALL BARN
2. FREESTALL BARN
3. FREESTALL BARN
4. FREESTALL BARN
5. SPECIAL NEEDS BARN
6. MILKING PARLOR
7. PRIMARY LIQUID MANURE STORAGE BASIN
8. SECONDARY LIQUID MANURE STORAGE BASIN
9. SECONDARY LIQUID MANURE STORAGE BASIN
10. FEED PAD RUN-OFF SETTLING BASIN
11. EXISTING COMMODITIES BUILDING
12. EXISTING CONCRETE FEED PAD
13. EXISTING IN-GROUND CONCRETE TANK
14. PROPOSED CALF-HUT LOCATION
15. PROPOSED SEPARATED MANURE SOLIDS STORAGE
16. EXISTING VEGETATIVE TREATMENT AREA



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

"To the best of my knowledge and professional judgement, this design and plan meet NRCS standards."

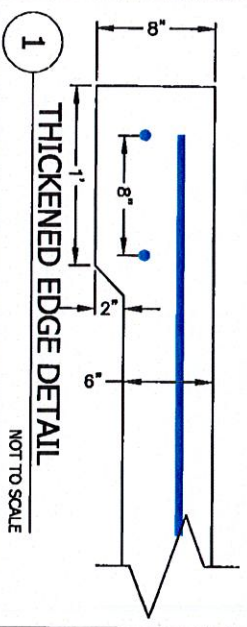
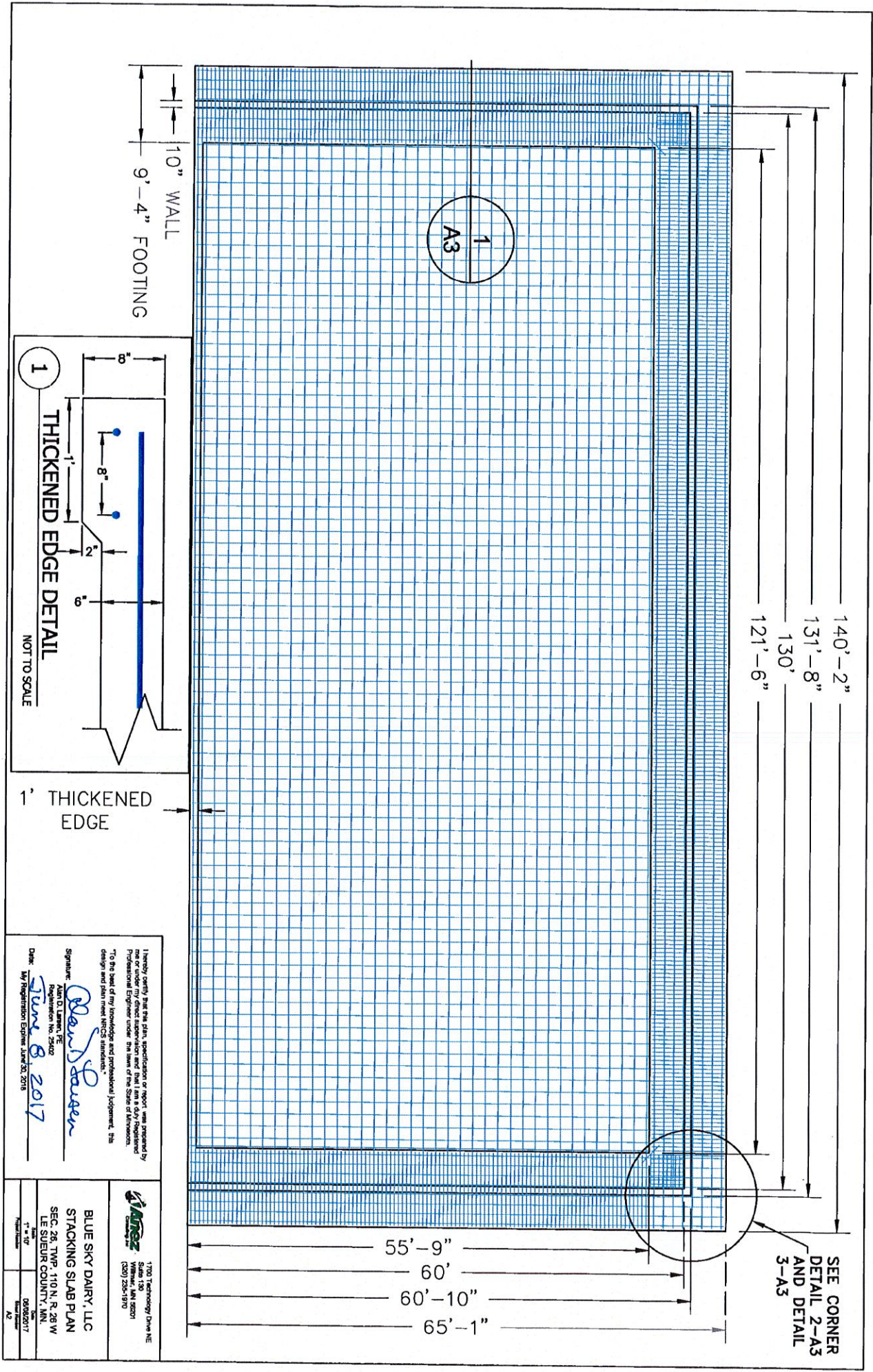
Signature: *Alan D. Larsen*
 Alan D. Larsen, PE
 Registration No. 26402

Date: June 8, 2017
 My Registration Expires June 30, 2018

1700 Technology Drive NE
 Suite 130
 Willmar, MN 56201
 (320) 235-1970

BLUE SKY DAIRY, LLC
SITE PLAN
 SEC. 26, TWP. 110 N, R. 26 W
 LE SUEUR COUNTY, MN.

Scale 1" = 120'	Date 06/07/2017
Project Number A1	Sheet Number A1



1' THICKENED EDGE

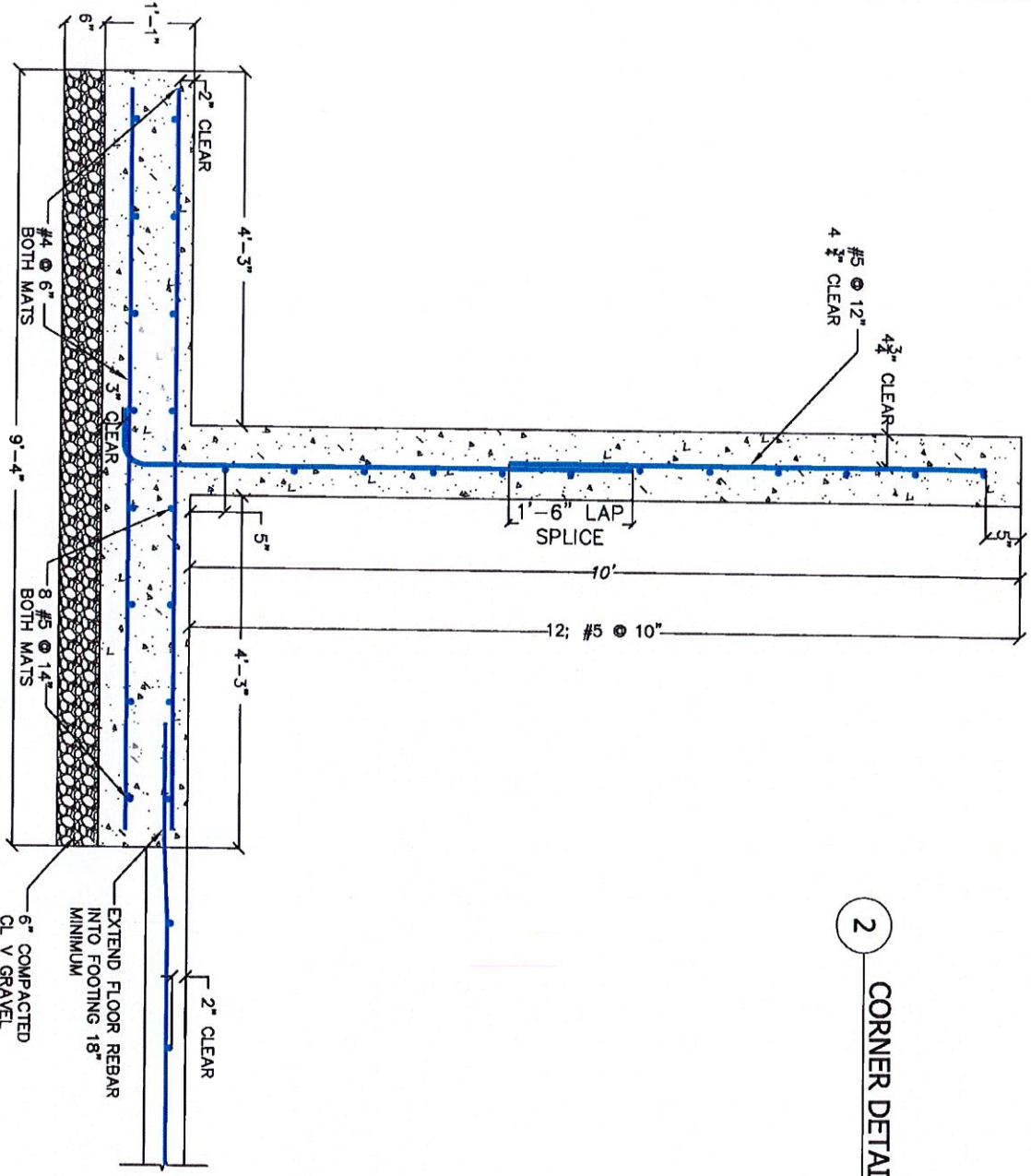
I hereby certify that the plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota. "To the best of my knowledge and professional judgment, the design and plan meet MEPC's standards."

Signature: *Alan D. Larson*
 Alan D. Larson, PE
 Registration No. 25402
 Date: June 8, 2017
 My Registration Expires June 26, 2018

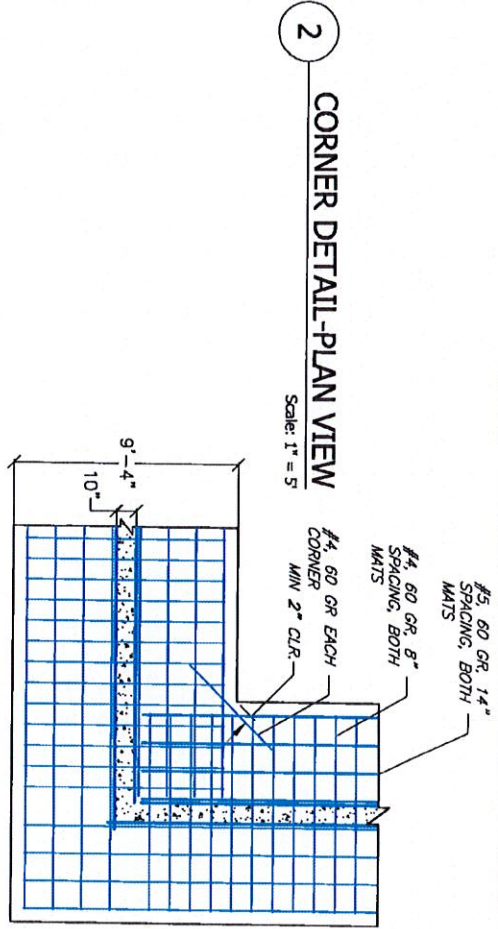
1700 Technology Drive NE
 Wadena, MN 56591
 (202) 235-1970

BLUE SKY DAIRY, LLC
 STACKING SLAB PLAN
 SEC. 26, TWP. 110 N. R. 28 W.
 LE SUEUR COUNTY, MN.

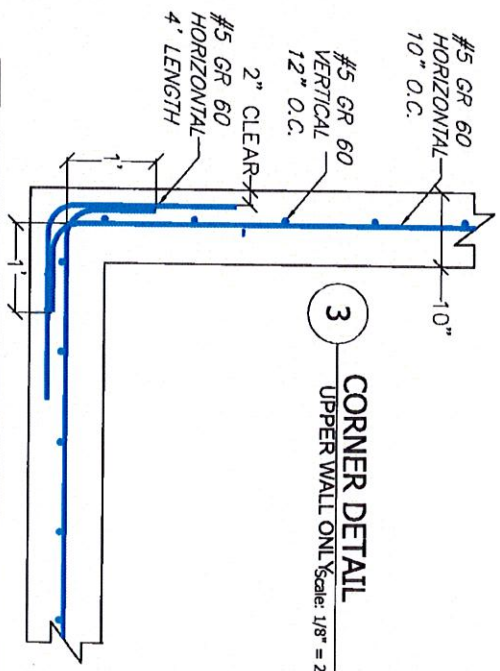
1" = 10'
 06/08/2017
 Alan Larson



1 WALL AND FOOTING DETAIL
Scale: 1/8" = 2'



2 CORNER DETAIL-PLAN VIEW
Scale: 1" = 5'



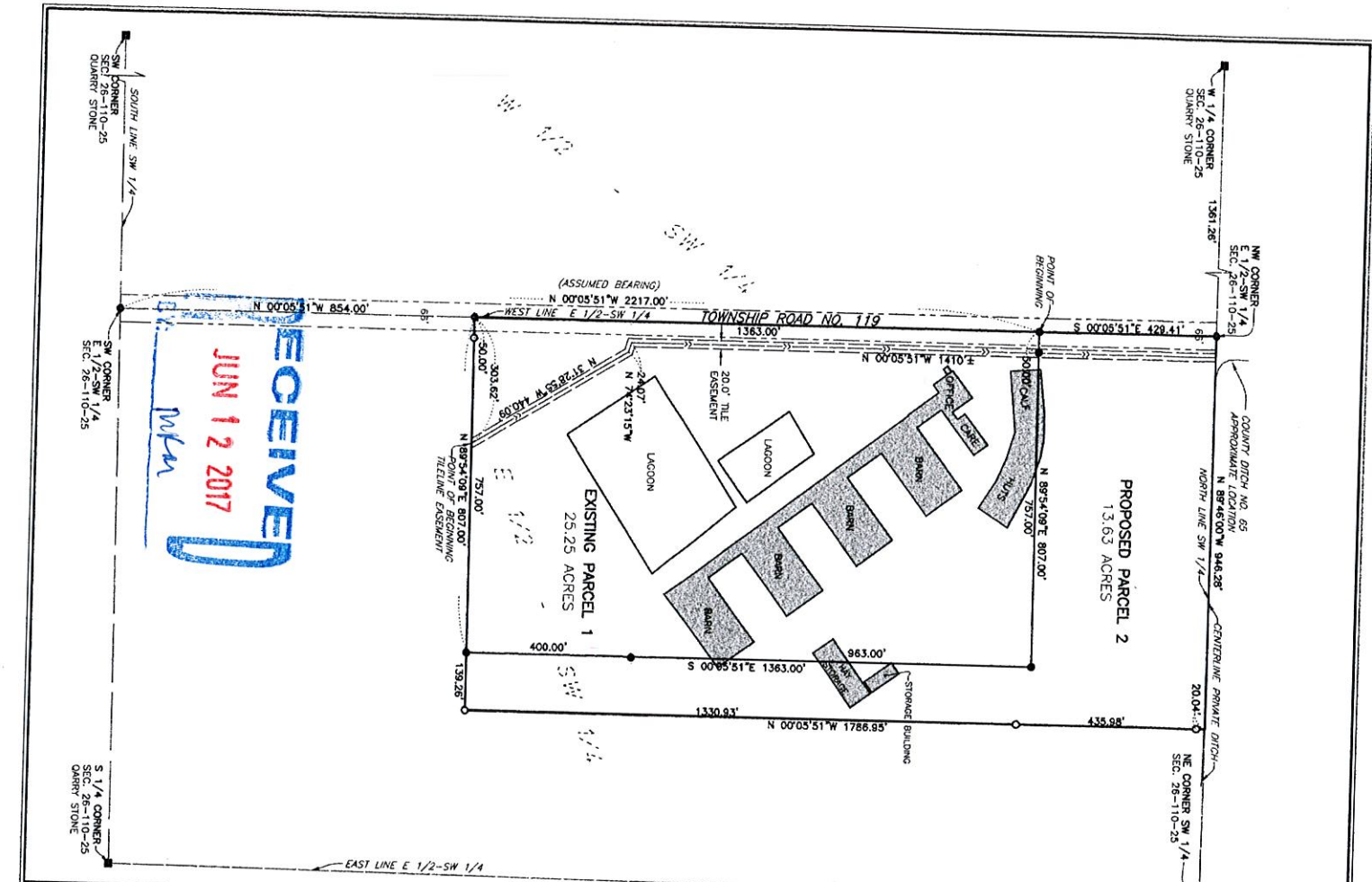
3 CORNER DETAIL
UPPER WALL ONLY Scale: 1/8" = 2'

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota. To the best of my knowledge and professional judgment, the design and plan meet MECS standards.

Signature: *Alan D. Larson*
Alan D. Larson, PE
Registration No. 25402
Date: June 8, 2017
Exp. Date: June 30, 2018

1700 Technology Drive NE
Suite 130
Minnetonka, MN 55301
(952) 226-1970

Blue Sky Dairy
STACKING SLAB DETAILS
SEC. 26, TWP. 110 N., R. 25 W.
LE SUEUR COUNTY, MN.
AS SHOWN
09/06/2017



EXISTING DESCRIPTION PARCEL 1

Part of the East Half of the Southwest Quarter of Section 26, Township 110 North, Range 25 West, Le Sueur County, Minnesota, described as follows: Commencing at the southwest corner of said Parcel 1; thence North 89 degrees 00 minutes 05 seconds West along the West line of said East Half of Section 26, 1353.00 feet to the point of beginning; thence North 89 degrees 05 minutes 51 seconds West along the West line of said East Half of Section 26, 1353.00 feet to the point of beginning; thence North 89 degrees 05 minutes 51 seconds West along the West line of said East Half of Section 26, 1353.00 feet to the point of beginning; thence North 89 degrees 05 minutes 51 seconds West along the West line of said East Half of Section 26, 1353.00 feet to the point of beginning. This tract contains 25.25 acres of land and is subject to any and all easements of record.

PROPOSED DESCRIPTION PARCEL 2

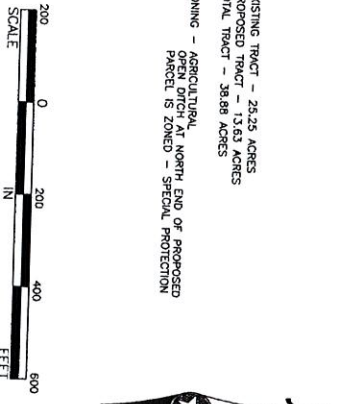
That part of the East Half of the Southwest Quarter of Section 26, Township 110 North, Range 25 West, Le Sueur County, Minnesota, described as follows: Commencing at the southwest corner of the East Half of the Southwest Quarter of Section 26, thence North 00 degrees 05 minutes 51 seconds West along the West line of said East Half of the Southwest Quarter, 2217.00 feet to the corner West (assumed bearing) on 1353.00 feet; thence North 89 degrees East, 807.00 feet; thence South 00 degrees 05 minutes 51 seconds East, 303.62 feet to the point of beginning of the centerline to be described; thence North 89 degrees 05 minutes 51 seconds West, 1786.95 feet to the North 89 degrees East, 1353.26 feet; thence North 00 degrees 05 minutes 05 seconds West on said North line, 946.28 feet to the Northwest Quarter; thence North 89 degrees 05 minutes 05 seconds East, 1353.00 feet to the point of beginning; thence South 00 degrees 05 minutes 51 seconds East on the West line of the Southwest Quarter, 1410 feet to the point of beginning. Said parcel contains 13.63 acres of land being subject to and together with any and all easements of record.

TILE LINE EASEMENT DESCRIPTION

A 20.00 foot wide Tile Easement over and across that part of the East Half of the Southwest Quarter of Section 26, Township 110 North, Range 25 West, Le Sueur County, Minnesota, described as follows: Commencing at the southwest corner of the East Half of the Southwest Quarter of Section 26, thence North 00 degrees 05 minutes 51 seconds West along the West line of said East Half of the Southwest Quarter, 2217.00 feet to the corner West (assumed bearing) on 1353.00 feet; thence North 89 degrees East, 807.00 feet; thence South 00 degrees 05 minutes 51 seconds East, 303.62 feet to the point of beginning of the centerline to be described; thence North 89 degrees 05 minutes 51 seconds West, 1786.95 feet to the North 89 degrees East, 1353.26 feet; thence North 00 degrees 05 minutes 05 seconds West on said North line, 946.28 feet to the Northwest Quarter; thence North 89 degrees 05 minutes 05 seconds East, 1353.00 feet to the point of beginning; thence South 00 degrees 05 minutes 51 seconds East on the West line of the Southwest Quarter, 1410 feet, more or less, to the North line of the Southwest Quarter and three tenths thereof.

EXISTING TRACT - 25.25 ACRES
 PROPOSED TRACT - 13.63 ACRES
 TOTAL TRACT - 38.88 ACRES

ZONING - AGRICULTURAL
 OPEN DITCH AT NORTH END OF PROPOSED PARCEL IS ZONED - SPECIAL PROTECTION



LEGEND

- 3/4" IRON PIPE MONUMENT SET
- IRON MONUMENT FOUND

I hereby certify that this survey 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.

Rory Jensen
RORY JENSEN
 License No. 19789
 Date 9/12/2000

CERTIFICATE OF SURVEY	
LE SUEUR COUNTY, MINNESOTA	
BOLTON & MENK, INC	
CONSULTING ENGINEERS & SURVEYORS	
515 NORTH KENOSHA DRIVE, WABASH, MN 56001 (507) 625-4171	
MANKATO, MN PARKPORT, MN 56001 (507) 625-4171	
FARMINGTON, MN 56001 (507) 625-4171	
WILLMAR, MN 56001 (507) 625-4171	
AMES, IA 50001 (515) 262-8800	
LIBERTY, MO 64068 (417) 962-1111	
REVISED: 9-12-2000 MRY	PART OF THE E 1/2-SW 1/4
I:\DATA\3124001.DWG 12-01-1999 4:24pm	SEC. 26-110-25, CLAYLAND TWP.
SCALE: 1" = 200'	LE SUEUR COUNTY, MINNESOTA
FIELD BOOK: NO-1-15-CO. PC 14	FOR: MN-D&K DARY
JOB NUMBER: MS.31240	
I:\DATA\3124001.CRD	
F:\SURVEY\3124005.WPD	
DRAWN BY: MRY	

Blue Sky Dairy has permission to continue to use the access driveways for their site located on 267th Ave.

Pat McCabe

Cleveland Township Supervisor

A handwritten signature in black ink that reads "Pat McCabe". The signature is written in a cursive style with a large initial "P" and "M".A blue ink stamp with the word "RECEIVED" in large, bold, capital letters. Below it, the date "JUN 12 2017" is stamped in red. At the bottom, it says "BY:" followed by a handwritten signature in blue ink.

Feb 28, 2017

Anez Consulting, Inc.
1700 Technology Dr. NE, #130
Willmar, MN 56201



Susan Ely
Cleveland Township Clerk
41862 271st Ave
Cleveland, MN 56017

Dear Ms. Ely,

This letter is to inform Cleveland Township that Blue Sky Dairy, LLC, 44625 267th Ave, Cleveland, MN has applied to the Minnesota Pollution Control Agency to modify a feedlot permit of 500 animal units or more. This letter replaces a previously mailing.

The facility is located E ½ of the SW ¼ of Section 26, Cleveland Township, Le Sueur County, Minnesota.

The facility is currently permitted for 1067 head of dairy cows over 1000 pounds (1493.8 AU) and 30 head of calves (6 AU) all in total confinement. Manure storage for the facility consists of four liquid earthen basins. 1 – 120'x220'x9', 1 - 260'x380'x9', 1 – 332'x380'x14' and 1 – 25'x10'x4'. There is also an in-ground 19'x23'x8' concrete tank liquid manure storage tank and a 30' x 50' permanent stockpile area.

The applicant is proposing to construct a 60' x 130' permanent stockpile area and re-locate the calf hutches to an 1800 sq ft area in partial confinement with manure pack on ground with runoff controls. The applicant is also proposing to add 30 calves (6 AU) to the permit.

There will be an increase of 6 animal units. The total animal units will be 1505.8.

Sincerely,

A handwritten signature in black ink that reads "Jeff Bauman". The signature is written in a cursive style with a large initial "J".

Jeff Bauman
Ag Nutrient Consultant
jeff@anezconsulting.com
(320) 262-5713 office
(320) 894-3716 cell

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



Air Emissions and Odor Management Plan

NPDES/SDS Permit Program

Feedlot Program

Doc Type: Permit Application

Purpose: This *Air Emissions and Odor Management Plan* is incorporated into the National Pollutant Discharge Elimination System (NPDES)/ State Disposal System (SDS) Permit and made an enforceable part of the permit and submitted to the Minnesota Pollution Control Agency (MPCA).

Facility name: Blue Sky Dairy LLC Feedlot registration no. 079-50004
Owner/Operator name: Blue Sky Dairy, LLC Feedlot permit no. MNG440677

Methods/Practices Used to Minimize Air Emissions and Facility Odor Sources and Anticipated Odor Control Strategies

Choose at least one option for each emission source at the facility (Minn. R. 7020.0505, subp 4.B(1)(a) & (c))

ID #	Site sketch identification number (from permit application) and List of air emissions/Odor source(s) Type of Air Emission/Odor Source	Practices employed to minimize emissions List number(s) from below	Complaint response protocol	
			Odor potential (Without BMPs*) High, Med, or Low	Anticipated odor control strategies** List number(s) from below
1	Total Confinement Barn	6-10	Low	28
2	Total Confinement Barn	6-10	Low	28
3	Total Confinement Barn	6-10	Low	28
4	Total Confinement Barn	6-10	Low	28
5	Total Confinement Barn	6-10	Low	28
6	Total Confinement Barn	6-10	Low	28
7	Outdoor Liquid Storage Structure	22	Med	28
8	Outdoor Liquid Storage Structure	22	Med	28
9	Outdoor Liquid Storage Structure	22	Low	28
10	Other			
11				
12				
13				
14	Partial Confinement Barn with Open Lot	21	Low	28
15	Manure Stockpile	24	Med	28

*BMP = Best Management Practices

** In the event that odor complaints are received and validated by the MPCA/County Feedlot Officer (CFO), the facility/ownership agrees to implement the identified practices identified in this column, pursuant to MPCA request/approval.

Practices applicable to multiple odor/emissions sources

- Develop a neighbor relations plan
- Disperse/mix air with tree plantings
- Establish adequate separation distances
- Treatment of escaping air with control technologies
- Reduce nutrient waste with diet manipulation

Animal holding area(s) specific

- Maintain clean, dry floors to eliminate manure buildup
- Eliminate manure buildup under gates, feeders, etc.
- Promptly clean up any spilled feed
- Reduce feed waste/water losses
- Maintain exhaust fans and avoid manure and dust accumulation
- Use spray oil to reduce dust
- Higher oil and fat content in feed to reduce dust

Dead animal holding/processing area(s) specific

- Manage mortalities as required by MN Board of Animal Health
- Compost/manage mortalities in an enclosed structure
- Use enclosed and refrigerated dead animal holding area

Solid and Liquid Manure Storage Area(s) Specific

- Maintain crust on basin by switching to organic bedding
- Cover liquid manure storage area with straw
- Notify neighbors of manure agitation periods and avoid holidays
- Cover liquid manure storage area with synthetic cover
- Addition of chemicals to manure to reduce odor/emissions
- Add straw or other bedding material to reduce odor/ emissions
- Separate solids with settling basin or liquid/solid separator
- Anaerobic digestion
- Reduce length of time stockpile/manure back is maintained
- Solid manure composting
- Cover the solid manure stockpile
- Incinerate solid manure at approved/permited facility

Other practices

- I will consult the MPCA/CFO to identify changes that can be made to reduce odors following complaints
(anticipated odor control strategies column only)
- Other: _____
- Other: _____

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BY: *mjm*

Response to Documented Exceedance(s)

(Minn. R. 7020.0505, subp 4.B(1)(b))

Initial here: SS,

by initialing here I indicate that I have read, understand, and agree to the requirements/procedures outlined below. (initial is required for all facilities using this form)

In the event testing/monitoring conducted by the MPCA/County identify emissions in excess of standards set in applicable Minnesota Rules, Statutes, or other directives, the facility/ownership agrees to submit a plan of action following MPCA's request, which provides technical documentation that one (or more) of the following technologies will effectively control emissions in the short term as well as into the future:

Liquid Manure Storage Areas (LMSA)

- Chemical additions to the LMSA
- Maintain natural crusting (blow straw to promote crusting if necessary)
- Maintain a straw cover
- Permeable synthetic cover (floating geo-textile, etc.)
- Impermeable synthetic cover (floating High Density Polyethylene [HDPE], etc.)
- Anaerobic digester
- Treatment of escaping air with odor control technologies

Solid Manure Storage Areas

- Cover manure stockpiles with synthetic covers
- Remove manure packs more frequently
- Eliminate stockpiling by more frequent land application
- Incinerate solid manure for electricity
- Composting solid manure

Animal Holding Areas

- Utilize bio-filters or other odor control technology for power ventilated buildings
- Decrease the amount of manure buildup in the animal holding areas

Dead Animal Handling/Processing Areas

- Utilize enclosed and refrigerated dead animal holding area prior to rendering pick-up
- Animal mortality composting

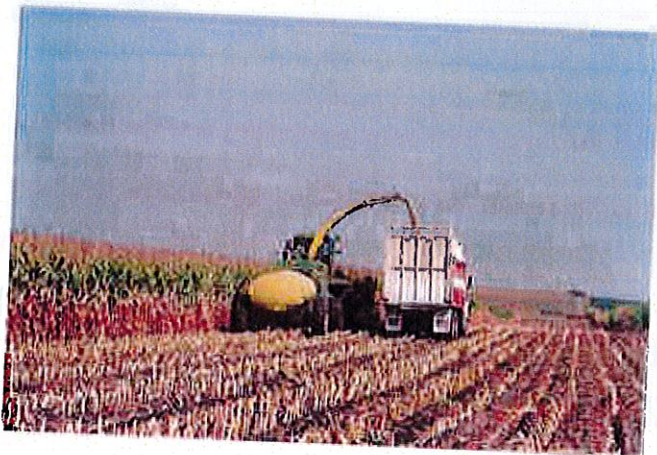
The MPCA will, at its discretion, consider alternatives to the technologies listed above provided proper technical documentation is submitted that illustrates the alternative will undoubtedly minimize the emissions. The MPCA reserves the right to disapprove of the alternative if the MPCA deems the technical documentation incomplete or inaccurate or if the MPCA deems the alternative unsuitable for the unique circumstances at the facility.

The plan of action must identify when the technology will be installed and fully operational and should also identify what temporary measures can be taken to minimize emissions in the event the chosen technology will take a significant amount of time to install and make fully operational. The plan of action will be immediately implemented following approval by the MPCA and become part of this air emission and odor management plan and subsequently an enforceable part of the facility's NPDES/SDS Permit.



2017 Individual NPDES Permit Application

Blue Sky Dairy, LLC
44625 267th Avenue
Cleveland, MN 56017



1700 Technology Dr. NE, Suite 130
Willmar, MN 56201
320-235-1970



Minnesota Pollution Control Agency

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

Animal Feedlot or Manure Storage Area Permit Application

NPDES and SDS Permit Program

Doc Type: Permit Application

Applicability: You must submit this form to the Minnesota Pollution Control Agency (MPCA) for issuance, reissuance, and major modification of National Pollutant Discharge Elimination System (NPDES) or State Disposal System (SDS) feedlot permit coverage. A separate application form exists for minor modification requests.

A fact sheet that explains major and minor permit modifications is available at: http://www.pca.state.mn.us/zihy6a1

Feedlot Registration Number: 079-50004

I. Permit Type and Reason for Application

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

- NPDES (Federal Permit) with State requirements included
SDS (State Permit)

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

- General Permit Coverage Issuance
General Permit Coverage Major Modification
Individual Permit Issuance
Individual Permit Reissuance
Individual Permit Major Modification

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

Additional owner - attach additional sheets as necessary

Name: Blue Sky Dairy LLC
Address: PO Box 51
City: Courtland State: MN
Phone: 507-382-3837 Zip: 56021

Note: The term owner includes all persons having possession, control, or title to an animal feedlot or manure storage area. All owners must be listed. If there are more than two owners, attach to this application the names, addresses, and phone numbers of all additional owners.

III. Facility Name and Site Address

Contact person for day-to-day activities

Site Name: Blue Sky Dairy LLC
Name: Steve Smith
Street: 44625 267th Ave
City: Cleveland State: MN
Phone: 507-382-3837 Zip: 56017

IV. Billing Address

Indicate where the Permit fee invoice(s) should be mailed (check only one):

- Primary owner address in Section II
Contact person in Section III

V. Facility Location

County: Le Sueur

Township name: Cleveland

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 110 N	R 25 W	26	SW	E1/2

VI. Sensitive Features

- Is any part of the facility within 1,000 feet of any type of surface waters? Yes No
 If Yes, complete a. and b. below:
 - List the name of the surface water feature: _____
 - Select the type of surface water feature below:
 - Lake/Pond larger than 25 acres Wetland Drainage ditch Other
 - River/Stream Is any part of the facility within 300 feet of the river/stream? Yes No
- Is any part of the facility located within a delineated flood plain (100 year flood)? Yes No
- Is any part of the facility located within designated shoreland? Yes No
- Is any part of the facility located within 1,000 feet of a karst feature? (sinkholes, caves, disappearing springs, resurgent springs, karst windows, dry valleys, or blind valleys) Yes No
 If Yes, complete a. and b. below:
 - Are there 4 or more sinkholes within 1,000 feet? Yes No
 - Is any part of the facility within 300 feet of a known sinkhole? Yes No
- 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)
- Is any part of the facility located within 1,000 feet of an open tile intake? Yes No

VII. Environmental Review

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 2 above)
- Any part of the facility is within designated shoreland (yes to question 3 above)
- Any part of the facility is within 1,000 feet of a karst feature (yes to question 4 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 <http://www.pca.state.mn.us/publications/wq-f1-10.pdf>) and/or Minn. R. 4410 for further details.

VIII. 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.

Existing facility - List the existing facility head count **capacity** for each existing animal type in column 3 below. Next, multiply the AU Factor in column 2 by the number of animals listed in column 3 to get the *Existing AU Capacity* for each animal type (column 4). Add the AU capacity numbers in column 4 for a total and enter the existing total at the bottom of the chart.
If the facility currently does not have animal holding areas leave columns 3 and 4 blank.

Proposed facility - List the proposed facility head count **capacity** for each animal type in column 5 below. This number should include existing animals plus or minus any expansion or reduction in each animal type. Next, multiply the AU Factor in column 2 by the number of animals listed in column 5 to get the *Proposed AU Capacity* for each animal type (column 6). Add the AU capacity numbers in column 6 for the Final AU Total and enter the total at the bottom of column 6.

1. Animal type	2. Animal unit factor	Existing facility capacity		Proposed facility capacity (Existing +/- Changes)	
		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	1067	1,493.8	1067	1,493.8
Mature cow (milked or dry) under 1,000 lbs.	1.0				
Heifer	0.7				
Calf	0.2	30	6	60	12
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			Existing AU capacity		Final AU capacity
Add all numbers in column 4 for Existing AU total			1499.8		1505.8
Add all numbers in column 6 for Final AU total					

IX. Animal holding areas

Complete the table below for all your animal holding areas (Existing, New, and/or To Be Eliminated). If you have more than six animal holding areas on your site, continue your list on an additional copy of this page.

Pasture Access: Do any animals at the facility have access to pasture? Yes No

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	3	4	5	6
Status ("Existing", "New", or "Eliminating")	Existing	Existing	Existing	Existing	Existing	Existing
Distance to nearest well (ft.)	287'	493'	704'	911'	155'	174'

Type of animal holding areas
(indicate dimensions)

Write approximate dimensions in feet in the space below
(width x length or area with units for irregular shapes)

Total confinement barn (slatted floor)						
Total confinement barn (solid floor)	120'x264'	120'x264'	120'x264'	120'x264'	48'x90' Special Needs	50'x250'
Partial confinement barn						
Open lot with runoff controls						
Open lot without runoff controls						

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.)	254	254	254	254	51	
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.						
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:						

Air emissions plan for animal holding areas*

Indicate from the list below the letter(s) of the applicable air emission control strategy(s)
(choose at least one strategy for each category below for each animal holding area)

Odor control strategies currently employed	D,E	D,E	D,E	D,E	D,E	G
Possible additional odor control strategies** (must indicate at least one practice)	J	J	J	J	J	J

Potential practices employed to minimize emissions/odors from animal holding areas

- A. Disperse/mix air with tree plantings
- B. Treatment of escaping air with control technologies
- C. Maintain clean, dry floors to eliminate manure buildup
- D. Promptly clean up any spilled feed
- E. Regular removal of manure
- F. Higher oil and fat content in feed to reduce dust
- G. Eliminate manure buildup under gates, feeders, etc.
- H. Maintain exhaust fans and avoid manure and dust accumulation
- I. Use spray oil to reduce dust
- J. I will consult the MPCA to identify changes that can be made to reduce odors
- K. Other: _____
- L. Other: _____

* This satisfies the requirement of Minn. R.7020.0505 subp. 4 Item B (1) for an air emissions plan for the animal holding area. The response to documented exceedances portion of the plan is satisfied within the certification text of this application.
** In the event that odor complaints are received and validated by the MPCA/County Feedlot Officer (CFO), the practices identified will be implemented pursuant to MPCA request/approval.

IX. Animal holding areas

Complete the table below for all your animal holding areas (Existing, New, and/or To Be Eliminated).
If you have more than six animal holding areas on your site, continue your list on an additional copy of this page.

Pasture Access: Do any animals at the facility have access to pasture? Yes No

Animal holding area ID	List each animal holding area in a separate column				
Facility Site Sketch ID (i.e., #1, A, Barn 1)	14				
Status ("Existing", "New", or "Eliminating")	New				
Distance to nearest well (ft.)	370				

Type of animal holding areas (indicate dimensions)	Write approximate dimensions in feet in the space below (width x length or area with units for irregular shapes)				
Total confinement barn (slatted floor)					
Total confinement barn (solid floor)					
Partial confinement barn	Calf Hutches (3,150 sq. ft) w/ runoff control				
Open lot with runoff controls					
Open lot without runoff controls					

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					
Dairy calves	60				
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.					
Ducks					
Other:					

Air emissions plan for animal holding areas*	Indicate from the list below the letter(s) of the applicable air emission control strategy(s) (choose at least one strategy for each category below for each animal holding area)				
Odor control strategies currently employed	D,E				
Possible additional odor control strategies** (must indicate at least one practice)	J				

- Potential practices employed to minimize emissions/odors from animal holding areas**
- A. Disperse/mix air with tree plantings
 - B. Treatment of escaping air with control technologies
 - C. Maintain clean, dry floors to eliminate manure buildup
 - D. Promptly clean up any spilled feed
 - E. Regular removal of manure
 - F. Higher oil and fat content in feed to reduce dust
 - G. Eliminate manure buildup under gates, feeders, etc..
 - H. Maintain exhaust fans and avoid manure and dust accumulation
 - I. Use spray oil to reduce dust
 - J. I will consult the MPCA to identify changes that can be made to reduce odors
 - K. Other: _____
 - L. Other: _____

* This satisfies the requirement of Minn. R.7020.0505 subp. 4 item B (1) for an air emissions plan for the animal holding area. The response to documented exceedances portion of the plan is satisfied within the certification text of this application.

X. 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 disposal 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)	7	8	9	10	11	12
Status ("Existing", "New", or "Eliminating")	Existing	Existing	Existing	Existing	Existing	Existing
Distance to nearest well (ft.)	563'	790'	1080'	570'	762'	300'

Liquid waste storage/treatment areas (manure and process wastewater)

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	120'x220'x9'	260'x380'x9'	332'x380'x14'	25'x10'x4'		
Below barn concrete tank						
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):						

Solid manure, feed, and dead animal areas

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						
Covered Feed Storage Area						
Uncovered Feed Storage Area					30'x84'	300'x400'
Sweet Corn Silage Storage						
Storage Pad Area						
Tonnage on site at any one time						
Other (describe):						

Air emissions plan for liquid and solid manure storage areas*

Indicate from the list below the letter(s) of the applicable air emission control strategy(s) (choose at least one strategy for each category below for each manure storage area) (this is not required for feed storage areas, vegetative infiltration areas, or dead animal treatment areas)

Odor control strategies currently employed	E	E	E	E		
Possible additional odor control strategies**	O	O	O	O		

Potential practices employed to minimize emissions/odors from manure storage areas

Liquid Storage Area Specific (basins, pits, etc.)

- A. Maintain crust on basin by using organic bedding
- B. Cover liquid manure storage area with straw
- C. Cover liquid manure storage area with synthetic cover
- D. Anaerobic digestion
- E. Separate solids with settling basin or liquid/solid separator
- F. Utilize a pit additive to break down solids

Practices applicable to solid or liquid storage areas

- K. Notify neighbors of manure application periods and avoid holidays
- L. Disperse/mix air with tree plantings
- M. Add straw or other bedding material to reduce odor/ emissions
- N. Treatment of escaping air with control technologies
- O. I will consult the MPCA to identify changes that can be made to reduce odors

Solid Storage Area Specific (stockpiles)

- G. Reduce length of time stockpile is maintained
- H. Solid manure composting
- I. Cover the solid manure stockpile
- J. Incinerate solid manure at approved/permited facility

- P. Other: _____
- Q. Other: _____
- R. Other: _____

* This satisfies the requirement of Minn. R.7020.0505 subp. 4 Item B (1) for an air emissions plan for manure storage areas. The response to documented exceedances portion of the plan is satisfied within the certification text of this application.

** In the event that odor complaints are received and validated by the MPCA/County Feedlot Officer (CFO), the practices identified will be implemented pursuant to MPCA request/approval.

XI. 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 disposal 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)	#13	#14	#15		
Status ("Existing", "New", or "Eliminating")	Existing	New	New		
Distance to nearest well (ft.)	617	370'	730'		

Liquid waste storage/treatment areas
(manure and process wastewater)

*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	19' x 23' x 8'				
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):					

Solid manure, feed, and dead animal areas

*Write approximate dimensions in feet in the space below
(width x length or area with units for irregular shapes)*

Permanent Stockpile	30' x 50'		60'x130'		
Dead Animal Management Area					
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 ground with runoff controls		3150 sq ft			

Air emissions plan for liquid and solid manure storage areas*

*Indicate from the list below the letter(s) of the applicable air emission control strategy(s)
(choose at least one strategy for each category below for each manure storage area)
(this is not required for feed storage areas, vegetative infiltration areas, or dead animal treatment areas)*

Odor control strategies currently employed	E	G	G		
Possible additional odor control strategies**	O	O	O		

Potential practices employed to minimize emissions/odors from manure storage areas

Liquid Storage Area Specific (basins, pits, etc.)

- A. Maintain crust on basin by using organic bedding
- B. Cover liquid manure storage area with straw
- C. Cover liquid manure storage area with synthetic cover
- D. Anaerobic digestion
- E. Separate solids with settling basin or liquid/solid separator
- F. Utilize a pit additive to break down solids

Practices applicable to solid or liquid storage areas

- K. Notify neighbors of manure application periods and avoid holidays
- L. Disperse/mix air with tree plantings
- M. Add straw or other bedding material to reduce odor/ emissions
- N. Treatment of escaping air with control technologies
- O. I will consult the MPCA to identify changes that can be made to reduce odors
- P. Other
:
- Q. Other
:
- R. Other: _____

Solid Storage Area Specific (stockpiles)

- G. Reduce length of time stockpile is maintained
- H. Solid manure composting
- I. Cover the solid manure stockpile
- J. Incinerate solid manure at approved/permitted facility

* This satisfies the requirement of Minn. R.7020.0505 subp. 4 item B (1) for an air emissions plan for manure storage areas. The response to documented exceedances portion of the plan is satisfied within the certification text of this application.

** In the event that odor complaints are received and validated by the MPCA/County Feedlot Officer (CFO), the practices identified will be implemented pursuant to MPCA request/approval.

XII. Groundwater Monitoring Plan Changes (complete only if applicable)

If the facility is required to monitor groundwater at the facility this application can request changes to the 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.

XIII. Notifications and Public Meetings

The notifications identified in items A and B are required to be done before permit issuance.

A. 500 or more AU: Notice to residents and property owners within 5,000 feet of a proposed project

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 <http://www.pca.state.mn.us>

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 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.

When the notice has not been completed prior to this application

Please include with this permit application the following:

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

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.

B. 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. Certification and signature

General permit

The Applicant certifies that, if this is an application for a general permit, they are familiar with the requirements of the general permit. The Applicant understands that if the MPCA determines the facility does not meet the criteria for coverage under the general permit; this application will be used as an application for an individual Permit.

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.

Operation and Maintenance Plan

The Applicant certifies that the following operation and maintenance measures will be employed:

- Operate and maintain manure storage areas according to the approved design plans including:
 - Repair of damage
 - Maintenance of freeboard
 - No discharge (unless approved)
 - Control vegetation and tree growth with frequent mowing
 - Access only at designated points (i.e. concrete ramps)
- Divert surface water flow away from and prevent pooling near manure storage areas
- Operate manure storage area capacity to be consistent with the approved manure management plan
- Perform routine maintenance of manure handling/transfer equipment
- Minimize erosion and sediment transport with vegetative buffers and/or gravel/rock energy dissipation
- Minimize stormwater contact with sources of pollution
- Operate animal mortality management areas according to MN Board of Animal Health and other applicable requirements
- Dispose of solid and hazardous waste according to applicable regulations
- Perform groundwater monitoring according to the MPCA approved plan

Air Emissions Plan – response to documented exceedances (Minn. R. 7020.0505 subp. 4, item B (1)(b))

The Applicant certifies that, if ambient air quality monitoring indicates an exceedance of the Hydrogen Sulfide Standard, they will submit a report, at the MPCA's request, that provides documentation that one of the following will control the emissions.

Liquid manure storage areas

- Chemical additions
- Natural crusting
- Straw cover
- Synthetic cover (i.e., HDPE)
- Treatment of escaping air

Solid manure storage areas

- Synthetic cover
- Frequent manure removal
- Frequent land application
- Incineration
- Composting

The report will provide evidence that the technology will control the emissions, indicate when the technology will be installed and fully operational, and indicate what temporary measures will be taken to minimize emissions prior to installation. Alternatives may be approved at the discretion of the MPCA. The report will be immediately implemented upon MPCA approval.

Construction Stormwater (CSW) Permit

The Applicant certifies that, if this application is for a NPDES permit where construction activities will disturb one or more acres of land, it will also serve as an application for the general CSW NPDES permit, as referenced in the feedlot NPDES permit, unless a separate application for CSW NPDES permit coverage has been made. The Applicant agrees to comply with the requirements of the CSW NPDES permit.

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: _____ Print official title: _____

Office phone: _____ Cell phone: _____

Signature: _____ Date: _____

A "wet signature" is required. No reproductions (i.e., copies or scans) of the signature will be accepted.

To sign up for electronic communications including reminders for annual reports as well as MPCA feedlot newsletters and other MPCA communications, 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.)

- A. A site sketch/aerial photograph indicating the location of the existing and proposed facility components.
- B. A Manure/Nutrient Management Plan (MMP) submitted on the MPCA's standardized form.
 The MPCA has developed a free Microsoft Excel based spreadsheet tool to help develop a MMP that meets all applicable requirements and utilizes the standardized form; It is available on the MPCA website at: <http://www.pca.state.mn.us/gp0r69c>. Click on the "Spreadsheet: MPCA Manure Management Planner" link.
 You must save it to your computer for it to function properly (i.e., click "save as" when prompted).
 Paper forms are available at: <http://www.pca.state.mn.us/gp0r69c>.
- C. Plans and Specifications for construction, modification, or expansion of any liquid manure storage area.
- D. Emergency Response Plan for response to manure spills and catastrophic animal mortality events. The plan must be completed using the MPCA's form available at: <http://www.pca.state.mn.us/index.php/view-document.html?gid=3754>.
- E. Permit application fee: (Check payable to: Minnesota Pollution Control Agency)
 - General Permit Coverage Issuance \$620
 - General Permit Coverage Major Modification \$620
 - Individual Permit Issuance \$1,860
 - Individual Permit Reissuance \$620
 - Individual Permit Major Modification \$1,860

Note: There is an additional fee of \$4,650 for processing of an Environmental Assessment Worksheet (EAW) (when required). The EAW fee must be paid via a separate check.
- F. **Conditional** – Stormwater Pollution Prevention Plan (SWPPP). Development of a SWPPP is required when construction disturbs one or more acres at any feedlot site. The SWPPP must be available at the construction site but does not need to be submitted with this application unless the construction disturbs 50 acres or more of land and this application is for an NPDES permit.
 The MPCA has developed a form to assist in development of a SWPPP it is available at: <http://www.pca.state.mn.us/index.php/view-document.html?gid=3485>.
- G. **Optional** – Verification of the notifications required in part XIII 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.

Permit Application Submittal to MPCA

Please mail the completed permit application, permit application fee, and all necessary attachments to the MPCA office contact indicated in the chart below

If a permit application is for a facility in multiple counties you can submit it to either office.

For facilities located in the following counties:	For facilities located in the following counties:	For facilities located in the following counties:
Big Stone Chippewa Cottonwood Jackson Kandiyohi Lac qui Parle Lincoln Lyon McLeod Meeker Murray	Nobles Pipestone Redwood Renville Rock Stearns Swift Yellow Medicine	Aitkin Anoka Benton Blue Earth Brown Carlton Carver Cass Chisago Cook Crow Wing Dakota Dodge
	Fillmore Freeborn Goodhue Hennepin Houston Isanti Itasca Kanabec Koochiching Lake Mille Lacs Morrison Mower	Olmsted Pine Ramsey Rice Scott Sherburne St. Louis Steele Todd Wabasha Wadena Washington Winona Wright
		Becker Beltrami Clay Clearwater Douglas Faribault Grant Hubbard Kittson Lake of the Woods Le Sueur Mahnomon Marshall Martin
		Nicollet Norman Otter Tail Pennington Polk Pope Red Lake Roseau Sibley Stevens Traverse Waseca Watonwan Wilkin
Please mail your completed permit application, fee, and attachments to: MPCA Feedlot Permit Coordinator 1601 E Highway 12, Suite 1 Willmar, MN 56201	Please mail your completed permit application, fee, and attachments to: MPCA Feedlot Permit Coordinator 18 Woodlake Drive SE Rochester, MN 55904	Please mail your completed permit application, fee, and attachments to: MPCA Feedlot Permit Coordinator 12 Civic Center Plaza, Suite 2165 Mankato, MN 56001

Keep a copy of this application form and all submittals for your records.



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: Blue Sky Dairy LLC Feedlot registration no.: 079-50004
 Owner/Operator name: Blue Sky Dairy LLC Feedlot permit no.: MN G440677

List of critical phone numbers and contacts

	Contact person (or Company)	Phone number		
Emergency contacts				
• Fire/Ambulance	-----	911		
• County Sheriff	Le Sueur County	507-357-4440		
Agency contacts				
• Minnesota Duty Officer	-----	1-800-422-0798	Provide the Minnesota Duty Officer:	
• Minnesota Pollution Control Agency (MPCA) Field Office	Mankato	507-389-5977		
• County Feedlot Officer (CFO)	Amy Beatty	507-357-8538		
• Board of Animal Health Contact	Dr. Greg Suskovic	651-238-2503		
Other contacts				
• Insurance company			<ul style="list-style-type: none"> • Your contact information • Incident location, date, and time • For spills <ul style="list-style-type: none"> - spill type - spill amount - surface water or field tile impacted • Progress made in response to the spill or catastrophic mortality event 	
• Gopher State One Call	-----	1-800-252-1166		
• Anez Consulting, Inc	Al or Jeff	320-235-1970		
Local vendors for spill and/or catastrophic mortality response assistance				
• Manure pumper	C & J Hotovec	507-381-6433		
• Manure loading equipment	C & J Hotovec	507-381-6433		
• Earth moving equipment	C & J Hotovec	507-381-6433		
• Tiling equipment	C & J Hotovec	507-381-6433		
• Containment/Absorption materials (hay, straw, cornstalks, sawdust)	C & J Hotovec	507-381-6433		
•				

Manure Spill Emergency Response Procedures*

- Immediately stop the source of a liquid manure leak or spill:
 - Turn off pumps or valves
 - Clamp hoses or park tractor on hoses
- 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
- 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
- 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
- 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

- 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
- 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)
- 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 MN BOAH



Manure Management Plan (MMP) Requirements when Ownership of Manure is Transferred

Feedlot Program

Doc Type: Permit Information Form

MMP Information on Page 5

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 "Yes" to either question, you are retaining ownership of manure, and you should see the Minnesota Pollution Control Agency (MPCA) guidelines "Manure Management Plan Requirements" which describe requirements when manure ownership is not transferred (found on the MPCA website at <http://www.pca.state.mn.us/index.php/view-document.html?id=3537>). 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 only a portion of your manure is considered to have transferred ownership, then use these guidelines for the manure which has transferred ownership, and develop the more comprehensive MMP for the manure which does not have transferred ownership.

MMP Development

The MMP can be developed by answering the questions below or by using other formats that include all required information in Minn. R. ch. 7020.

Name of feedlot facility or operator: Blue Sky Dairy LLC Registration No.: 079-50004

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 earthen basin liquid manure storage areas until land applied for up to 12 months

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

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

September, October, November for liquid, solids may be available throughout the year.

- 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: 8,000,000 gal, 360 tons Tons Gallons

Amount land applied: 8,000,000 gal, 360 tons Tons Gallons

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

- f) How many pounds of nitrogen (N) and phosphorus (P₂O₅) 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 P₂O₅ using the same calculations)

N: 120,350 lbs N

P₂O₅: 53,342 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)

Agreements with area land operators

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 or solids spreader and immediately incorporated

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 NPDES-permitted facilities; annual sampling for the first three years and once every four years for other feedlots.)

Each field that manure is applied on has a manure test taken for that field

- 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.)

Manure is collected at pumping time from the manure pump

- 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: 14.69 liq, 7.86 solids

Pounds per Ton Pounds per 1,000 Gallons

P₂O₅: 6.36 liq, 6.84 solids

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?

Another form is used to show recipients the pounds of nutrients applied

- 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 website at <http://www.pca.state.mn.us/hot/feedlot-management.html>

Attachment A & B and other

- 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.

Each recipient receives the manure test for that field of application

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 than 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):



Notice of Application To Permit A Livestock Feedlot

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

Blue Sky Dairy, LLC
44625 267th Ave
Cleveland, MN 56017

has made application to the Minnesota Pollution Control Agency to modify a feedlot permit with a capacity of 500 animal units or more.

The facility is located E ½ of the SW ¼ of Section 26, Cleveland Township, Le Sueur County, Minnesota.

The facility is currently permitted for 1067 head of dairy cows over 1000 pounds (1493.8 AU) and 30 head of calves (6 AU) all in total confinement. Manure storage for the facility consists of four liquid earthen basins. 1 – 120'x220'x9', 1 - 260'x380'x9', 1 – 332'x380'x14' and 1 – 25'x10'x4'. There is also an in-ground 19'x23'x8' concrete tank liquid manure storage tank and a 30' x 50' permanent stockpile area.

The applicant is proposing to construct a 60' x 130' permanent stockpile area and re-locate the calf hutches to a 3150 sq. ft. area in partial confinement with manure pack on ground with runoff controls. The applicant is also proposing to add 30 calves (6 AU) to the permit.

There will be an increase of 6 animal units. The total animal units will be 1505.8.

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



Le Sueur County, MN

Thursday, July 13, 2017

Regular session

Item 5

Mankato Landshapes-Boots Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: MANKATO LANDSHAPES INC
OWNER: Steven and Elizabeth Boots
911 ADDRESS: 6106 Shamrock Dr. Madison Lake MN 56063

PROJECT DESCRIPTION: Allow grading, excavating, and filling of approximately 12.5 cubic yards of material within a bluff for a bluff stabilization project and stairs in the bluff in a Recreational Residential "RR" District, on a Recreational Development "RD" lake, Lake Washington.

ZONING ORDINANCE SECTIONS: 13.2, 18

DISTRICT PURPOSE:

The intent of the **Recreational Residential (RR) District** is to preserve areas which have natural characteristics suitable for both passive and active recreational usage. Also, it is the intent of this district to manage areas suitable for residential development of varying types, including permanent and seasonal housing. Some non-residential uses with minimal impacts on residential uses are allowed if properly managed under conditional use procedures.

GOALS AND POLICIES: The current Land Use Plan as adopted in 2007 references shoreland development.

Goal 2: Le Sueur County should adopt and enforce land use goals and policies that conserve and restore its natural resources, bring protections to the ecological systems of the natural environment, and prevent the premature development of natural resource areas.

Policy: Utilize shorelands on Recreational Development Lakes (RD) for housing, but with a focus on development design that protects the resource.

DEFINITIONS:

Bluff - A topographic feature such as a hill, cliff, or embankment in which the slope rises at least fifteen (15) feet from the toe of the bluff to the top of the bluff and the grade of the slope from the toe of the bluff to the top of the bluff averages 18 percent or greater. The percent of the slope is defined as the change in elevation (rise) over a distance (run).

SITE INFORMATION

LOCATION: Lot 4, Block 3, Connors Point Subdivision, Section 7, Washington Township.

ZONING: Recreational Residential "RR"

GENERAL SITE DESCRIPTION: Shoreland, residential

ACCESS: Existing access off Shamrock Drive

EXISTING LAND USE WITHIN ¼ MILE:

North:	Residential	South:	Residential/Lake Washington
East:	Residential/Lake Washington	West:	Lake Washington

TOWNSHIP BOARD NOTIFICATION

Applicant notified Robert Kaveny, Washington Township Board on June 9, 2017.

NATURAL RESOURCES INFORMATION

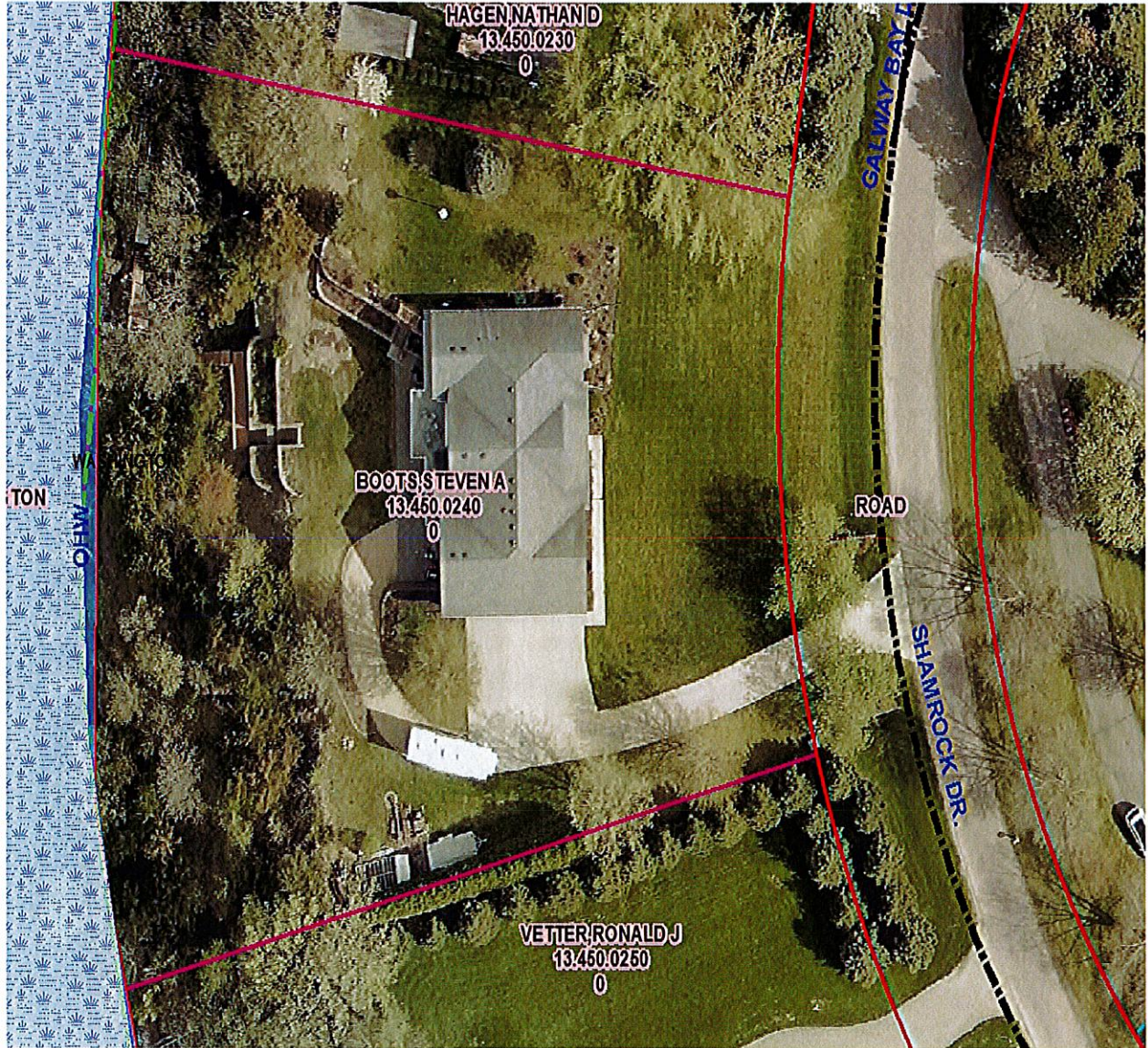
SHORELAND: The proposal is located within the Shoreland District.

WETLANDS: According to the National Wetlands Inventory, No wetlands located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

Application, Criteria Form, Letter Joshua Mankowski, Narrative, Erosion Control Plan, Photos

AERIAL PHOTO/SITE PLANS-EXISTING AND PROPOSED



4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance
10. Other factors impacting the public health, safety and welfare.

PLANNING AND ZONING COMMISSION CONDITIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

(Please circle one for each item: Agree, Disagree, Not Applicable.)

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*
6. *Is the Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?*
7. *Is the Conditional Use Permit consistent with the Comprehensive Land Use Plan?*

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

Name MIANKA LO LANDSHAPES, INC.
Mailing Address 60505 216th ST.
City EAGLE LAKE State MN Zip 56024
Phone # (507) 625-6044 Phone # (507) 317-8232 LUKE
(507) 381-2678 TODD

II. Landowner:

Name STEVEN & ELIZABETH BOOTS
Mailing Address 6106 SHAMROCK DR.
City MADISON LAKE State MN Zip 56063

Property Address 6106 SHAMROCK DR.
City MADISON LAKE State MN Zip 56063
Phone # (507) 382-4968 Phone # (507) 243-4231

III. Parcel Information:

Parcel Number 13.450.0240 Parcel Acreage 47,900 sqft.
1.09
Attach Full Legal Description (NOT abbreviated description from tax statement)
Township WASHINGTON Section 7 SE QUAD.
Subdivision CONNERS POINT Lot 4 Block 3

IV. Township Notification: Township must be notified of proposed use prior to application.

Washington Township notified on 6-9-17
(Township Name) (Date)

Board Member Robert Kavony regarding the proposed use.
(Name)

V. Quantities and Submittal Formats:

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. Twenty Three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- c. Electronic version of any supporting documents *if available*.
- c. Additional copies may be requested as deemed necessary by the Department.
- d. **Application must be made in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- e. **Appointment is necessary.**
- f. **Applications will not be accepted by mail.**

VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is **doubled.**
Filing Fee \$ 46

Additional Fees:

Special Meeting \$ 2,000
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater

VII. Type of Request: Grading, Excavating or Filling.

Non-Shoreland Cubic yards of material movement: _____
 Within Bluff Impact Zone Cubic yards of material movement: _____
 Within Bluff Cubic yards of material movement: _____
TOTAL cubic yards of material movement: _____

Shoreland- Outside Shore Impact Zone Cubic yards of material movement: _____
 Within Shore Impact Zone Cubic yards of material movement: _____
 Within Bluff Impact Zone Cubic yards of material movement: _____
 Within Bluff Cubic yards of material movement: _____
TOTAL cubic yards of material movement: _____

Assurance security shall be required for projects that are >1500 cubic yards.

VIII. Description of Request:

a. A full description of request with detailed information including what operations are to occur and what general types of equipment may be used in the operation must be attached.

b. Complete the following in relationship to the proposed Conditional Use Permit.

1. ENVIRONMENTAL IMPACT: _____
2. ADVERSE IMPACT ON SURROUNDING AREAS: _____
3. STORMWATER RUNOFF: _____
4. DOES ANY PART OF THE PROJECT EXTEND BELOW OHWL: _____
5. WETLAND IMPACT: _____
6. SLOPE STABILITY: _____
7. CERTIFICATE OF INSURANCE: see attached
8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS:
(For example additional licensing and/or permitting) _____

IX. Site Plan: Shall include but not limited to the following:

- **Parcels < 5 AC** = 2-foot contours depicting existing and proposed topography.
- **Parcels 5-20 AC** = 5-foot contours depicting existing and proposed topography.
- **Parcels >20 AC** = 10-foot contours depicting existing and proposed topography.
- Location of grading, excavating, and/or filling sites.
- Location of areas for obtaining fill or disposing of excavated materials.
- Tree inventory of all trees, indicating trees to be cut or removed.
(Caliper of 6 inches or greater measured 4.5 feet from ground level).

- | | | | |
|--------------------------------------|-----------|-----------------------|----------------------------|
| • North point | • Lake | • Existing Structures | • Septic system |
| • Setbacks | • River | • Proposed Structures | • Well |
| • Property Lines | • Wetland | • Lot Dimensions | • Access (size & location) |
| • Road Right-Of-Way | • Stream | • Ponds | • Easements |
| • Landscape, screening and buffering | | | • Drainage |

• Site plan & As-Built must be completed by a surveyor or professional engineer.

X. Restoration Plan: Shall include but not limited to the following:

- Areas of restoration shall include the application of a minimum of 4 inches of topsoil or similar material that will support plant growth. *(Must be included in cubic yards calculation of material.)*
- Reseeded areas indicated with type of vegetation. *(Shall meet minimum standards by the SWCD)*
- Tree replacement plan. *(Areas located within the Bluff Impact Zone, Bluff, Shoreland & Conservancy Distircts)*
 - Root zone of existing trees shall be preserved and protected during development.
 - Replace one tree for every tree that is removed.
 - Replacement trees shall have a minimum caliper of 2 inches at 4.5 feet from ground level.

XI. Attachments: Shall include but not limited to:

- a. **Description of Request**-See Part VIII for full details and requirements.
- b. **Site Plan**-See Part IX for full details and requirements.
- c. **Full Legal Description**-Not abbreviated description from tax statement.
- d. **Access approval**-Attach approval in writing from proper road authority.
- e. **Township Notification**-See Part IV for details and requirements.
- f. **Septic System Compliance Inspection** N/A
- g. **Erosion Control Plan**-Attach completed and signed plan including map.
- h. **Restoration Plan**-See Part X for full details and requirements.
- i. **Approved Stormwater Pollution Prevention Plan**
-Must meet NPDES requirements and prepared by a licensed professional engineer.

XII. Procedure:

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

XIII. Signatures:

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Applicant signature

Date

I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.

Property Owner signature

Date

Request: **GRADING, EXCAVATING & FILLING**

Non-Shoreland

- Within Bluff Impact Zone
- Within Bluff

Cubic yards of material movement: _____
 Cubic yards of material movement: _____
 Cubic yards of material movement: _____

TOTAL cubic yards of material movement: _____

Shoreland - Outside Shore Impact Zone

- Within Shore Impact Zone
- Within Bluff Impact Zone
- Within Bluff

Cubic yards of material movement: 13.1 *
 Cubic yards of material movement: 1.9 *
 Cubic yards of material movement: 0 *
 Cubic yards of material movement: 13.2

TOTAL cubic yards of material movement: 13.2

Pre-App Date 10-12-17
 Meeting Date 7-3-17
 60 Day 8-11-17
 Zoning District RL

Lake Classification RD
 Lake Washington
 FEMA Panel # 27079C0 245
 Flood Zone X-outside

Feedlot 500' 1000' N
 Wetland Type 1-2 3-8 N
 Water courses Y N
 Bluff Y N

- | | | | |
|--|--|---|------------------------------------|
| <input type="checkbox"/> Request Description | <input type="checkbox"/> Access Approval | <input type="checkbox"/> Septic | Comp Insp / Design <u>-LK WASD</u> |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Erosion Control Plan | <input checked="" type="checkbox"/> Meeting | Reg / ATF / Spec |
| <input checked="" type="checkbox"/> Full Legal | <input type="checkbox"/> | <input type="checkbox"/> Fee | \$ <u>796.00</u> |
| <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Penalty | \$ _____ |

Application Complete Michelle R. Matto
 Planning & Zoning Department Signature

6-13-17 Date Permit # 17

LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 17177

Applicant: MANKATO LANDSHAPES INC

Land Owner: STEVEN & ELIZABETH BOOTS

Conditional Use Permit Request: TO ALLOW THE GRADING EXCAVATING AND FILLING OF APPROXIMATELY 13.2 CUBIC YARDS OF MATERIAL IN A BLUFF FOR THE CONSTRUCTION OF STAIRS AND DETACHED DECK IN THE BLUFF; AND FOR A BANK STABILIZATON PROJECT.

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Al	Don Rk	Don Ry	Jeanne	Doug	Shirley	Pam	TOTAL

Explain _____

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: _____ APPROVED _____ DENIED _____ PZ Chairperson _____

COUNTY BOARD MEETING DATE _____

LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1600

Phone (507) 357-8540 (direct line)

Fax (507) 357-8541

Date: 06/30/2017

To: Le Sueur County Planning and Zoning Commission

From: Joshua Mankowski, Environmental Resources Specialist

Applicant:

Mankato Landshapes Inc.

Property owner:

Steven & Elizabeth Boots

Property:

13.450.0240

Description:

Application for a Conditional Use Permit (CUP) to allow the Grading, Excavating, and Filling of approximately 13.2 cubic yards of material in a Bluff for the construction of stairs and detached deck in the Bluff, and for a bank stabilization project.

Recommendation:

It would be my recommendation to approve this application with the condition(s) listed below. Where there are less intrusive means for installing uprights posts, installing concrete footings in an acceptable construction practice. The use of a Filtrexx Bank Stabilization system has been successful in similar situations and can provide a much more natural appearance than a traditional retaining wall. Once construction is completed, the Filtrexx system is seeded and will eventually be covered in native vegetation.

Condition(s):

1. Use special care to protect holes for footings, keep covered when not actively working on footings.
2. As stated in the narrative, plant disturbed areas and the Filtrexx Bank Stabilization with native vegetation.

Sincerely,



Joshua Mankowski
Le Sueur County
Environmental Resources Specialist

Mankato Landshapes, Inc.

60505 - 216th Street
Eagle Lake, MN 56024



Lic. # 20580092
Ph. (507) 625-6044 Fax (507) 257-3520

Le Sueur County
Conditional Use Application – Grading, Excavating & Filling

Landowner:

Steven & Elizabeth Boots
6106 Shamrock Dr.
Madison Lake, MN 56063
Parcel Number: 13.450.0240
(507) 243 – 4231
(507) 382 – 4968

VII. Type of Request: Grading, Excavating or Filling. CALCULATIONS

-Please note that all the different zones overlap each other in this project so you cannot simply add them all together for the exact total material movement.

A)	Non Shoreland	cubic yards of movement	<u>0</u>
	Within Bluff Impact Zone	cubic yards of movement	<u>0</u>
	Within Bluff	cubic yards of movement	<u>0</u>
	Total cubic yards of material movement		<u>0</u>

B)	Shoreland (1000' from OHWL of the lake)		
	Outside Shore Impact Zone	cubic yards of movement	<u>11.10</u>

-Black dirt fill soil for the Filtrexx Bank Stabilization. This replaces some of the soil from the landslide. This is located between the erosion sock shown on the plan at the top of the bluff, and the bottom existing concrete block retaining wall on the bluff.

30' length x 6' width x 2' depth = 360 / 2 for slope = 180 / 27 = **6.66 cubic yards**
20' length x 6' wide x 2' depth = 240 / 2 for slope = 120 / 27 = **4.44 cubic yards**
6.66 cubic yards + 4.44 cubic yards = **11.10 Total Cubic Yards**

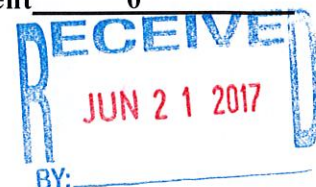
Within Shore Impact Zone cubic yards of movement 1.40

(50' up from OHWL)

-Auger (14) 10" dia. x 48" deep holes for step/landings posts. This soil will then be raked out next to the augured holes, and native perennial seed mix will be broadcasted over the soil.

.833" length x .833" width x 4' depth = 2.77 / 27 = .10 cubic yards per post x 14 posts = **1.40 cubic yards**

Within Bluff Impact Zone cubic yards of movement 0



Within Bluff cubic yards of movement 12.50

(slopes with 18% or greater)

-Auger (14) 10" dia. x 42" deep holes for steps/landings posts. This soil will then be raked out next to the augered holes, and native perennial seed mix will broad casted over the soil.

.833" length x .833" width x 4' depth = 2.77 / 27 = .10 cubic yards per post x 14 posts
= **1.40 cubic yards**

-Black dirt fill soil for the Filtrexx Bank Stabilization. This replaces some of the soil from the landslide.

30' length x 6' width x 2' depth = 360 / 2 for slope = 180 / 27 = **6.66 cubic yards**

20' length x 6' wide x 2' depth = 240 / 2 for slope = 120 / 27 = **4.44 cubic yards**

1.40 cubic yards + 6.66 cubic yards + 4.44 cubic yards = **12.50 Total Cubic Yards for within bluff**

These zones all overlap, so the actual total cubic yards of movement 12.50

VIII. Description of Request

a.

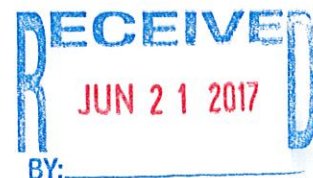
In 2016 rain caused a landslide on the properties bluff. Due to the landslide the existing wood steps and landings were damaged beyond repair, the motorized chair system was damaged beyond repair, and the bluffs stability was compromised in some areas.

We propose to install new wood steps and wood landings near the damaged steps and landings going down the hillside to the lake shore for access. All construction will follow the documentation in SUBDIVISION 5. Design Criteria, Shoreland Alterations and Special Provisions there is a portion **6. Stairways, Lifts, Landings, and Paths** listing the criteria we must follow to install the steps and landings. Equipment and materials used for installing the steps and landings would be standard hand tools needed for this type of carpentry construction. Such as, hammers, drills, circular saws, levels, tape measures, lumber, concrete, brackets, screws, etc. After construction we will install a native perennial seed mix MN State DOT 35-241 & MN State DOT 36-211 over any disturbed areas. See steps and landings layout plan, and seed mixes document.

The existing steps and landings will be removed and disposed of at a landfill. Once the material is hauled away we will restore the space by installing a native perennial seed mix MN State DOT 35-241 & MN State DOT 36-211 with erosion blankets over the seeded areas. This will help stabilize the eroded bank. See

The area that had the motorized chair lift will also have a native perennial seed mix MN State DOT 35-241 & MN State DOT 36-211 installed with erosion blankets installed over the seeded areas. This will help stabilize the eroded bank.

Due to the landslide we need to stabilize a portion of the bluff that is severely eroding. We propose to take a natural approach to solving this problem by using the **Filtrexx Bank Stabilization** method. This will create three tiers, and new soil will be filled between



the tiers replacing some of the soil lost. Native seed mix MN State DOT 35-241 & MN State DOT 36-211 and erosion netting will be installed over the area. The 1st tier is 50' long x 2' tall, 2nd tier is 30' long x 24" tall, and the 3rd tier is 20' long x 24" tall. Equipment and materials needed are erosion grow socks, wood mulch, native seed mix, black dirt, hammers, stakes, erosion netting, and anchors. See included documentation for Filtrexx bank stabilization and seed mixes.

b.

1. ENVIRONMENTAL IMPACT:

-This includes the space under the proposed steps and landings (320 sqft).

The steps and landings will be built over ground that currently has perennial plant cover. Some of these plants may not survive due to construction. After construction we will install a native perennial seed mix over any disturbed areas.

-The Filtrexx Bank Stabilization will increase the current plant growth on the bluff, and stabilize the bluff's existing unstable condition.

-Once the existing steps are removed we will install native perennial seed mix with erosion blankets over that area.

-We will install a native perennial seed mix over the area that used to have the motorized chair lift.

2. ADVERSE IMPACT ON SURROUNDING AREAS: This project will not affect the surrounding areas. The only impact would be the actual areas of installation.

3. STORMWATER RUNOFF: This project will help manage storm water runoff by establishing native vegetation over an existing eroded bluff / hillside, and installing the Filtrexx bank stabilization. If nothing was done here then rain will continue to compromise the stability / erode the area.

4. DOES ANY PART OF THE PROJECT EXTEND BELOW THE OHWL: No.

5. WETLAND IMPACT: The area of construction does not include any wetlands.

6. SLOPE STABILITY: The existing slopes stability is compromised due to the 2016 landslide. The new steps and landings are proposed to be moved away from the landslide area as shown on the layout. Installation of the Filtrexx Bank Stabilization will increase stability with the Filtrexx GroSocks, anchor system, native plant material, and fill soil. We also will install a native perennial seed mix with erosion blankets over the area of the existing steps & landings and the motorized chair system.

7. CERTIFICATE OF INSURANCE: See attached Property Owners, and Contractors certificate of insurance.

8. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS: We will follow all the county, state, and federal regulations.



Mankato Landshapes, Inc.

60505 - 216th Street
Eagle Lake, MN 56024



Lic. # BC580092
Ph. (507) 625-6044 Fax (507) 257-3520

June 6, 2017

Steve Boots
6106 Shamrock Dr
Madison Lake, MN 56063

Cell Phone: 507 -382 - 4968
Email: steveboots2003@yahoo.com

Please note that this project has potential unknown problems due to the unstable hillside, so we are offering our best estimate for a COST ALLOWANCE. Some portions may be slightly more or less in cost on the final invoice.

-Please note that we will not need any major equipment on the lawn, but any amount of foot traffic for construction can damage turf. We can assess any damage at the end of construction and offer pricing for lawn restoration if needed.

1. This portion is for the stairways and landings as shown on the design.

- Includes removal and disposal of the existing steps and landings.
- Does not include any work on the lowest existing deck landing that we understand is already supported and usable.
- Includes installation of framing, steps and railing.
- Pressure Treated Lumber
- Stairs from the existing upper platform to the lower deck.
- Support posts to be 4x4 treated, set below frost line with 10" poured footings to be 4' into the ground.
- Treated boards to be 5/4" x 6" pressure treated lumber (2 x 12 treated stringers)
- Tread boards to be fastened with premium exterior wood screws.
- Handrail to be 36" tall with vertical handrail
- Spindles to be 2" x 2" x 42" , on both sides of steps
- Deck steps to be 4 foot wide
- Owner is responsible for building permit

Total cost of materials and labor (including tax)	\$13,523.00
--	--------------------

2. This portion is for hillside restoration as shown on the design.

- We propose to install filtrex Bank Stabilization where needed between the block retaining walls, and the tree line to the North.

-staples

Total cost of materials and labor (including tax) \$7,986.43

OVERALL TOTAL PROJECT COST (Tax Included) \$21,509.43

Thank you for Choosing Mankato Landshapes, Inc. to bid your proposed project! Enclosed is a contract for you to sign upon acceptance of this proposal. Once you have signed it, please return it to the address listed above so the work may be scheduled. If you have any questions, please call us at 625-6044.

Sincerely,

Luke Erickson
Designer, Sales
Mankato Landshapes, Inc.
Cell: (507) 317 – 8232
lukeeson@hotmail.com

Todd Rieck
President
Mankato Landshapes, Inc
Cell: (507) 381 - 2678
Office: (507) 625 – 6044
trieck@hickorytech.net

Mankato Landshapes, Inc.

60505 – 216th Street
Eagle Lake, MN 56024



Lic. # 20580092
Ph. (507) 625-6044 Fax (507) 257-3520

Le Sueur County
Conditional Use Application – Grading, Excavating & Filling

Landowner:

Steven & Elizabeth Boots
6106 Shamrock Dr.
Madison Lake, MN 56063
Parcel Number: 13.450.0240
(507) 243 – 4231
(507) 382 – 4968

X. Restoration Plan: We will follow the required restoration procedures as listed in the Conditional Use Application.

The existing steps and landings will be removed and disposed of at a landfill. Once the material is hauled away we will restore the space by installing a native perennial seed mix MN State DOT 35-241 & MN State DOT 36-211 with erosion blankets over the seeded areas. This will help stabilize the eroded bank. See included documentation on the seed mixes.

The area that had the motorized chair lift will have a native perennial seed mix MN State DOT 35-241 & MN State DOT 36-211 installed with erosion blankets installed over the seeded areas. This will help stabilize the eroded bank. See included documentation on the seed mixes.

Due to the landslide we need to stabilize a portion of the bluff that is severely eroding. We propose to take a natural approach to solving this problem by using the Filtrexx Bank Stabilization method. This will create three tiers, and new black soil will be filled between the tiers that native seed mix MN State DOT 35-241 & MN State DOT 36-211 will be installed over. See included documentation on the Filtrexx Bank Stabilization method, and seed mixes.

Landowner:
Steven & Elizabeth Boots
6106 Shamrock Dr.
Madison Lake, MN 56063
Parcel Number: 13.450.0240
(507) 243 – 4231
(507) 382 – 4968

XI. c. Full Legal Description (not abbreviated description from tax statement).

Washington Township, Section 7 SE quadrant
Lot 4, Block 3 Conner's Point Subdivision, Le Sueur County, MN.
The area of the lot is 47,900 square feet. or 1.09 Acres

LE SUEUR COUNTY ENVIRONMENTAL SERVICES
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057-1620
(507) 357-2251
FAX (507) 357-8541

Erosion and Sediment Control Plan

Goal: To control erosion and prevent sediment and other pollutants from entering the lakes, streams, wetlands, and storm drain systems during construction.

Property Owner: STEVEN & ELIZABETH BOOTS PID: 13.450.0240
Mailing Address: 6106 SHAMROCK DR, MADISON LAKE, MN 56063
Property Address: 6106 SHAMROCK DR, MADISON LAKE, MN 56063
Phone: (507) 243-4231 Mobile/Cell: (507) 382-4968

Responsible party for Implementation/Inspection: MANKATO LANDSHAPES INC.
Address: 60505 26th ST. EAGLE LAKE, MN 56024
Phone: (507) 625-6044 Mobile/Cell: (507) 317-8232

Erosion & Sediment Control Measures

1. Maintain existing vegetation whenever possible and minimize the area of disturbance. Retain and protect trees to enhance future landscaping efforts and to reduce raindrop impact. (Vegetation is the best and most cost-effective erosion control practice).
2. Install all erosion and sediment control practices prior to any soil disturbing activities, when applicable.
3. Phase construction activities to minimize the areas disturbed at one time. This will also allow completed areas to be stabilized and re-vegetated before disturbing adjacent sites.
4. Maintain and protect all natural waterways. Retain at least a 20-foot wide strip of natural vegetation along all waterways to filter out sediment and other pollutants.
5. Minimize the use of impermeable surfaces such as roofs, driveways, parking lots and roads. The Environmental Resources staff must approve all storm water runoff plans.
6. Use rock rip-rap at both the outlet and inlet ends of culverts to prevent scour erosion.
7. Limit construction equipment to designated areas to control soil compaction.
8. Install silt fence on the down-slope perimeter of all disturbed areas according to the attached installation instructions. Sensitive areas such as wetlands, drainage swales and shoreland areas should also be protected with silt fence.
9. Install straw bale checks or rock check dams in areas of concentrated flow .
10. Cover any stockpiled topsoil with plastic or other impervious covering. Use stockpiled topsoil as earthen berms to serve as temporary sediment basins.



- Mulch all disturbed areas at the rate of one 50-pound bale of straw per 500 square feet. On slopes 4:1 or steeper use the following erosion control blankets that have been pinned to the slope according to the manufacturer's instructions:

2:1 slopes or steeper	Straw/Coconut Blanket or High Velocity Wood Blanket
3:1 slopes or steeper	Wood or Straw Blanket with net on both sides
4:1 slopes or steeper	Wood or Straw Mulch blanket with net on one side
Flat areas	Straw Mulch w/disc anchoring

- Seed all disturbed areas within seven days of final grading and temporary seed/mulch all areas that will be left inactive for more than seven days. Do not seed later than September 1st. Areas that need to be seeded after this date should be dormant seeded in late October or early November. See the attached instruction sheet for recommended mixtures and rates. The use of native plant materials, including trees and shrubs, is encouraged. Native species will provide good vegetative cover that is adapted to our soils and climate.
- Apply fertilizer according to soil test recommendations.
- Install water bars on access roads to prevent concentrated water from flowing down the road and eroding gravel.
- Attach a site map showing the location of all erosion control practices, property lines, roads, lakes, watercourses, wetlands, on-site systems and building locations.

Note: To reduce mud transported onto paved roads, a rock construction entrance may be required. This will require a six-inch layer of 1-2 inch diameter washed rock a minimum of 50 feet in length.

Inspection and Maintenance

- Inspect the construction site every 7 days and within 24 hours after every rain event to ensure the practices are working properly (i.e. silt fences, water bars).
- Clean out the silt fences when they are 1/3 full of sediment or replace with functional silt fences within 24 hours.
- Clean out sediment basins on a regular basis to maintain capacity.

I agree to install, inspect and maintain the above practices to accomplish the goal of preventing erosion.

Steve Beets
(Property Owner)

6/13/2017
(Date)

[Signature]
(Person Responsible for Implementation)

6/9/2017
(Date)

If you have any questions, please contact Environmental Services, at 507-357-8538.

RECEIVED
JUN 12 2017
BY: MLM

Mankato Landshapes, Inc.

60505 – 216th Street
Eagle Lake, MN 56024



Lic. # 20580092
Ph. (507) 625-6044 Fax (507) 257-3520

Le Sueur County
Conditional Use Application – Grading, Excavating & Filling

Landowner:

Steven & Elizabeth Boots
6106 Shamrock Dr.
Madison Lake, MN 56063
Parcel Number: 13.450.0240
(507) 243 – 4231
(507) 382 – 4968

Erosion and Sediment Control Plan: We will follow the required restoration procedures as listed in the Conditional Use Application.

- Install erosion control sock along the lake shore past the entire construction area.
- Install erosion control sock along the top of the bluff line past the entire construction area.
- No black dirt will be staged on site. We will haul in the fill soil needed and immediately install that soil.
- All bare dirt in the areas listed in the project’s description will be covered with a native perennial seed mix and erosion blankets. This will establish a solid plant cover that will stabilize the bank, and prevent further erosion.
- Filtrexx Bank Stabilization will be installed where listed in the project’s description. This will help stabilize the bluff and prevent further erosion.
- See included plan for the location of the erosion control measures described above.





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JUN 12 2017
BY: *mlm*



RECEIVED
JUN 12 2017
BY: mkm

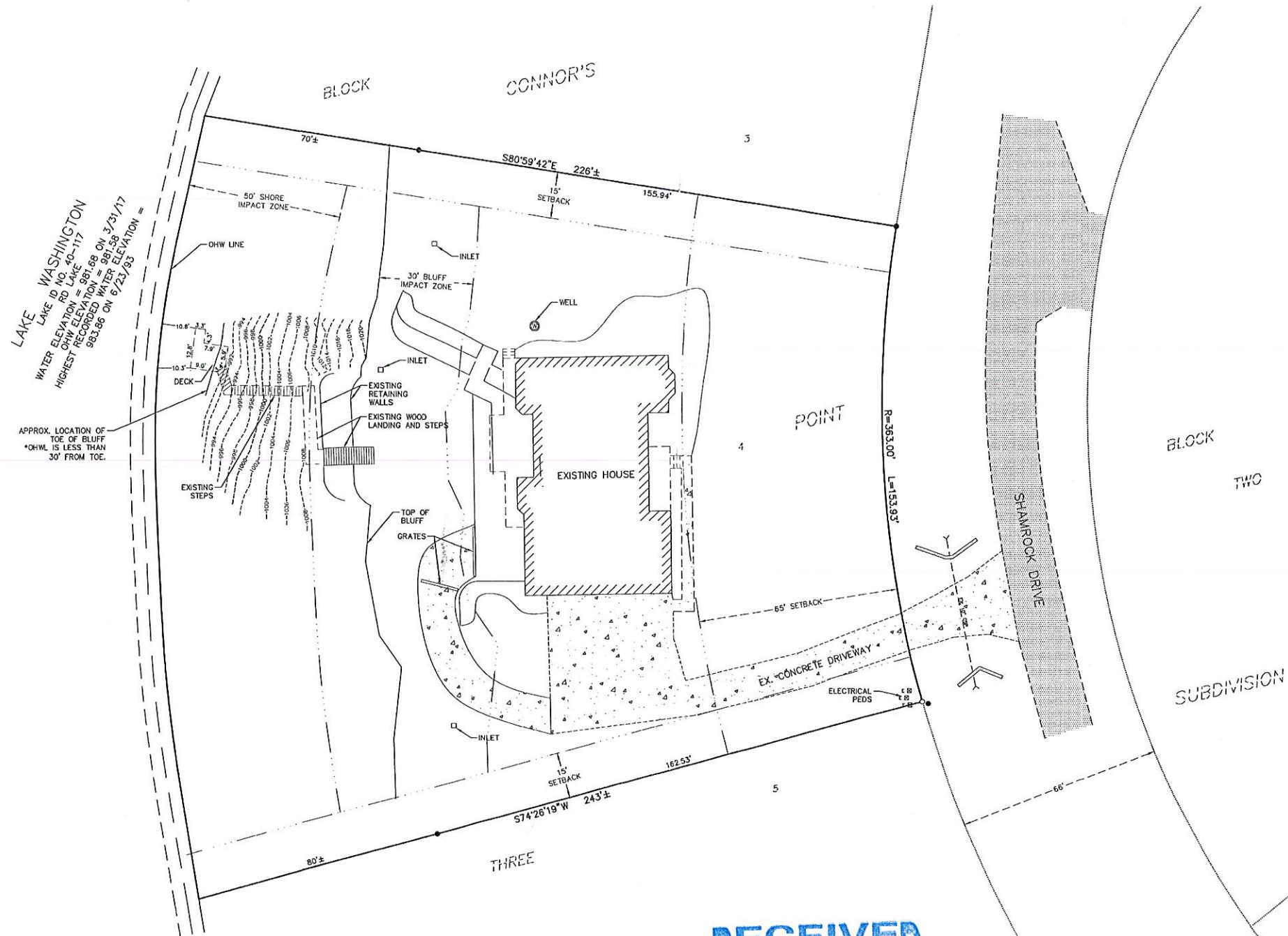


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JUN 12 2017
BY: *men*

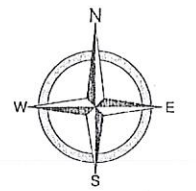


RECEIVED
JUN 12 2017
BY: *mbly*

CERTIFICATE OF SURVEY
 LOT 4, BLOCK 3, CONNOR'S POINT SUBDIVISION
 LE SUEUR COUNTY, MINNESOTA



- LEGEND**
- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 43807
 - IRON MONUMENT FOUND
 - ⊕ ELECTRICAL PED.
 - ▭ CONCRETE SURFACE
 - STORM SEWER INLET
 - ⊙ EXISTING WELL



0 20
 Scale in Feet

BASIS OF BEARINGS:
 LE SUEUR COUNTY GIS COORDINATES.

CERTIFICATION

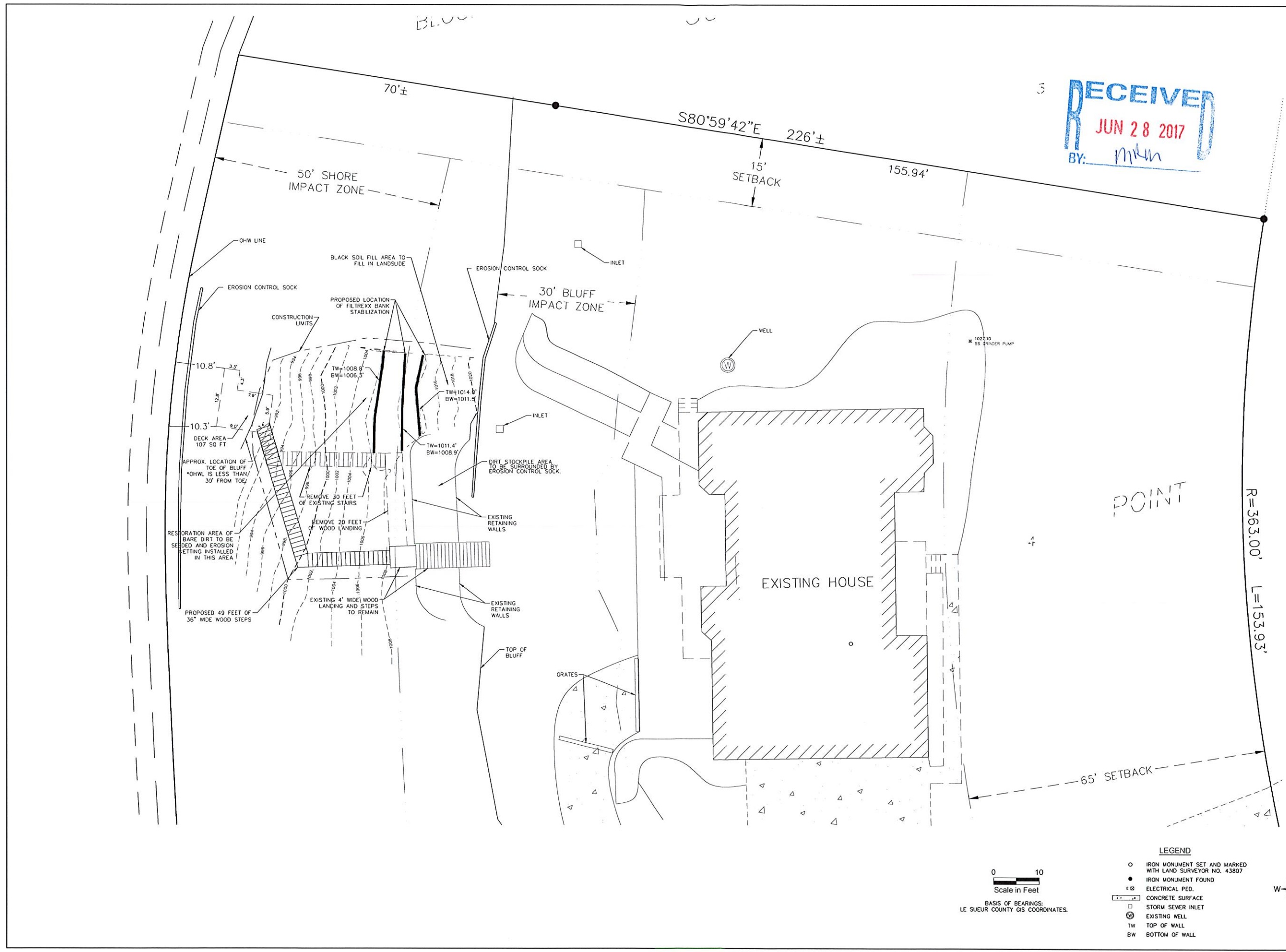
I hereby certify that this survey, specification, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Christopher D. Hoyer
 Christopher D. Hoyer, Minnesota License No. 43807
 Date signed: June 28, 2017

RECEIVED
 JUN 28 2017
 BY: *mem*

CERTIFICATE OF SURVEY	
CLIENT: STEVEN BOOTS	SURVEYED PROPERTY ADDRESS: 6166 SHAMROCK DRIVE MADISON LAKE, MN 56063
DRAWN ON: 05.05.17	PROJECT NO. 19720
DRAWN BY: MPL	
CHECKED BY: CDH	
PROJECT MANAGER: TH	
FIELD BOOK: --	V-101
PAGE: --	
DATE OF FIELDWORK: --	
REVISED: --	SHEET 1 OF 1

Existing Conditions

FILE LOCATION: R:\LOW 3D Projects\19720SURVEY\DRAWINGS\19720 Jeremy Boots proposed site 06-21-17.dwg



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.

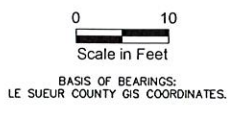
Jeremy S. Boots
 JEREMY S. BOOTS
 DATE: 06/28/2017 REG. NO. 40512



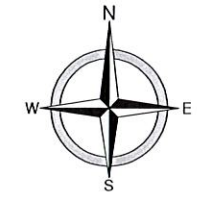
PROPOSED SITE MAP
 6106 SHAMROCK DRIVE
 MADISON LAKE, MN 56063

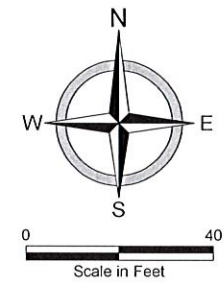
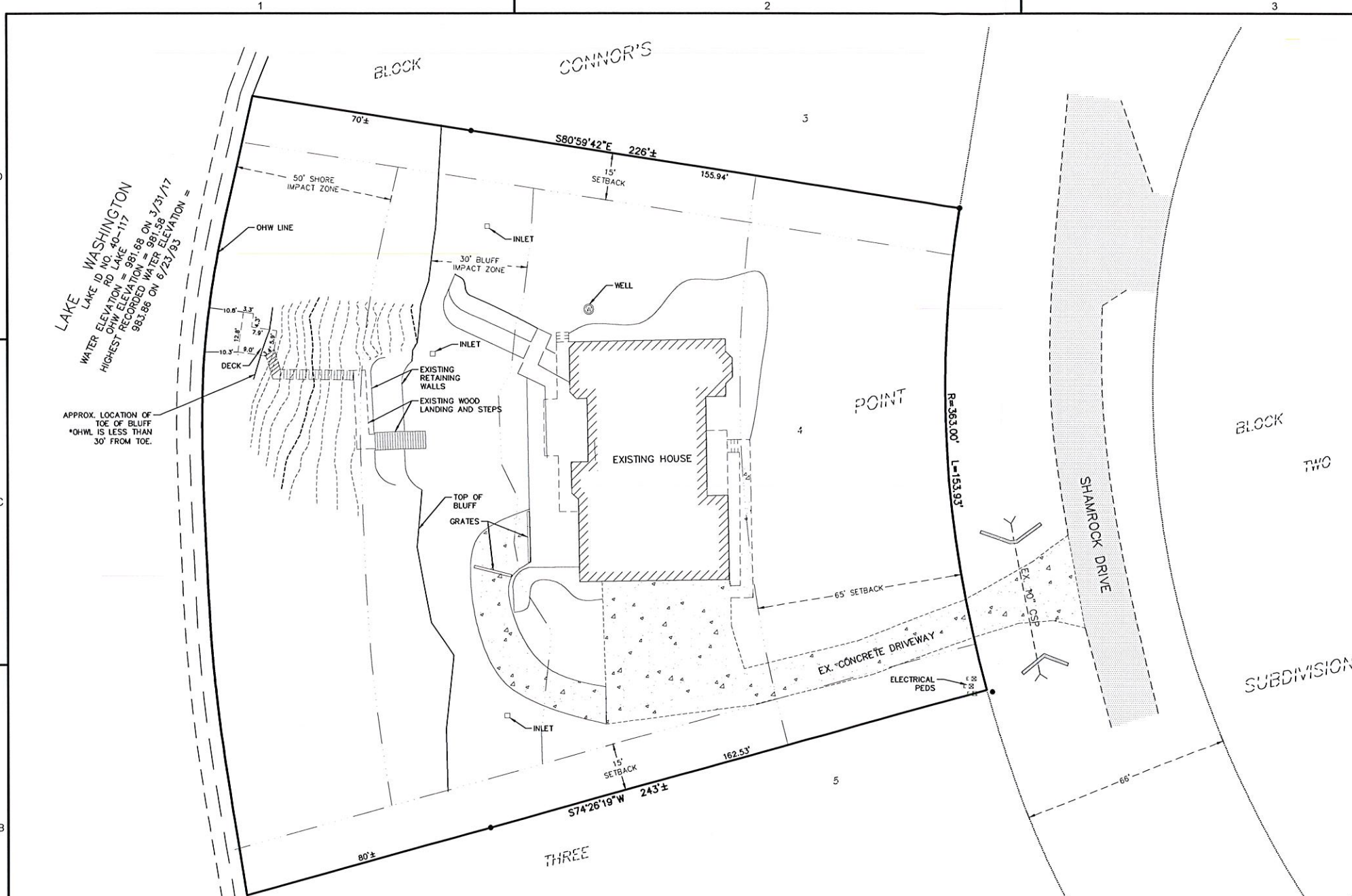
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DRAFTER:	MPL
REVIEWER:	CDH

C-101
 SHEET 1 OF 1



- LEGEND**
- IRON MONUMENT SET AND MARKED WITH LAND SURVEYOR NO. 43807
 - IRON MONUMENT FOUND
 - ⊕ ELECTRICAL PED.
 - ▭ CONCRETE SURFACE
 - STORM SEWER INLET
 - ⊙ EXISTING WELL
 - TW TOP OF WALL
 - BW BOTTOM OF WALL





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- LEGEND**
- CONSTRUCTION SITE BOUNDARY
 - [Hatched] AREA OF SOIL DISTURBANCE
 - [Triangle S] LOCATION WHERE STORMWATER EXITS CONSTRUCTION SITE VIA EX. SURFACE FLOW
 - [Triangle P] LOCATION WHERE STORMWATER EXITS CONSTRUCTION SITE VIA EX. PIPE FLOW
 - [Light Gray] TEMPORARY SOIL STOCKPILE
 - [Dark Gray] PERMANENT SOIL STOCKPILE
 - [Diagonal Lines] EXISTING STOCKPILE
- MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS**
- [Circle S.C.E.] STABILIZED CONSTRUCTION ENTRANCE
 - [Dashed Line] SEDIMENTATION CONTROL FENCE
 - [Square with X] INLET PROTECTION DEVICE FOR EXISTING INLET (LOCATION WHERE STORM WATER ENTERS MUNICIPAL STORM SEWER SYSTEM PRIOR TO PROJECT)
 - [Circle with X] ROCK CHECK
 - [Vertical Lines] SEDIMENTATION CONTROL WATTLE
 - [Cross-hatch] GRASS BUFFER STRIP
- EXISTING CONDITIONS**
- [Arrow] EXISTING DRAINAGE FLOW DIRECTION
 - [Wavy Line] EXISTING SURFACE WATERS
 - [Dashed Line] EXISTING CURB AND GUTTER
 - [Dotted] EXISTING CONCRETE SURFACE
 - [Horizontal Lines] EXISTING ASPHALT SURFACE
 - [Vertical Lines] EXISTING GRAVEL SURFACE

- NOTES:**
1. SW-1 ALL DOWNSTREAM BEST MANAGEMENT PRACTICES (I.E. B.M.P.'S) SHALL BE INSTALLED PRIOR TO ANY UPSTREAM DISTURBANCES.
 2. SW-2 ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY EROSION PROTECTION OR PERMANENT STABILIZATION WITHIN 14 DAYS AFTER COMPLETION OF WORK IN THAT SPECIFIC AREA (MULTIPLE MOBILIZATIONS MAY BE NECESSARY IN VARIOUS SUB AREAS).
 3. SW-3 ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BEST MANAGEMENT PRACTICES.
 4. SW-4 B.M.P.'S MAY BE REMOVED WHEN THE SURROUNDING UPSTREAM SOILS HAVE 70% VEGETATION ESTABLISHED.
 5. SW-5 INLET PROTECTION DEVICES SHALL BE INSTALLED ON ALL INLETS WITHIN THE PROJECT LIMITS AND ADJACENT TO THE PROJECT LIMITS AS NECESSARY.
 6. SW-6 INLET PROTECTION DEVICES SHALL BE REMOVED IN THE FALL OF THE YEAR (NOVEMBER 1ST OR WHEN CONSTRUCTION ACTIVITIES END FOR THE SEASON) AND REINSTALLED AGAIN IN THE SPRING (TYPICALLY APRIL 1ST OR WHEN CONSTRUCTION ACTIVITIES COMMENCE FOR THE SEASON, WHICHEVER OCCURS FIRST).
 7. SW-7 ALL SEDIMENTATION CONTROL FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE.
 8. SW-8 CONCRETE WASHOUT AREA SHALL BE LOCATED WITHIN PROJECT LIMITS AND APPROPRIATELY SIGNED/DELINEATED. WASHOUT MATERIAL SHALL BE REMOVED AND AREA BACKFILLED, SEEDED, AND MULCHED.
 9. SW-9 CONCRETE WASHOUT AREA SHALL BE IN A MOBILE/PORTABLE/ROLL OFF CONTAINER LOCATED WITHIN THE PROJECT LIMITS AND APPROPRIATELY SIGNED/DELINEATED. WASHOUT MATERIALS SHALL BE RESTRICTED TO THE CONTAINER.
 10. SW-10 ALL INLET PROTECTION DEVICES SHALL BE A.D.S. FLEXSTORM INLET FILTERS. INLET PROTECTION SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE OWNER. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FILTER DOES NOT FALL INTO THE CATCH BASIN. ANY MATERIAL FALLING INTO THE CATCH BASIN SHALL BE REMOVED IMMEDIATELY. MODELS SHALL BE:
 - A. ROUND (E.G. CONVEX, BEEHIVE, STOOL, ETC.): ADS P/N 62MRDFX
 - B. 2' X 3' HIGHBACK: ADS P/N 62LCBFX OR 62CBEXTFX
 - C. 2' X 3' MOUNTABLE: ADS P/N 62LSQFX

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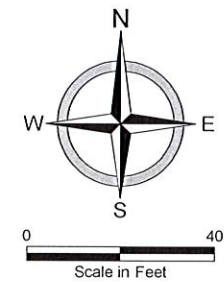
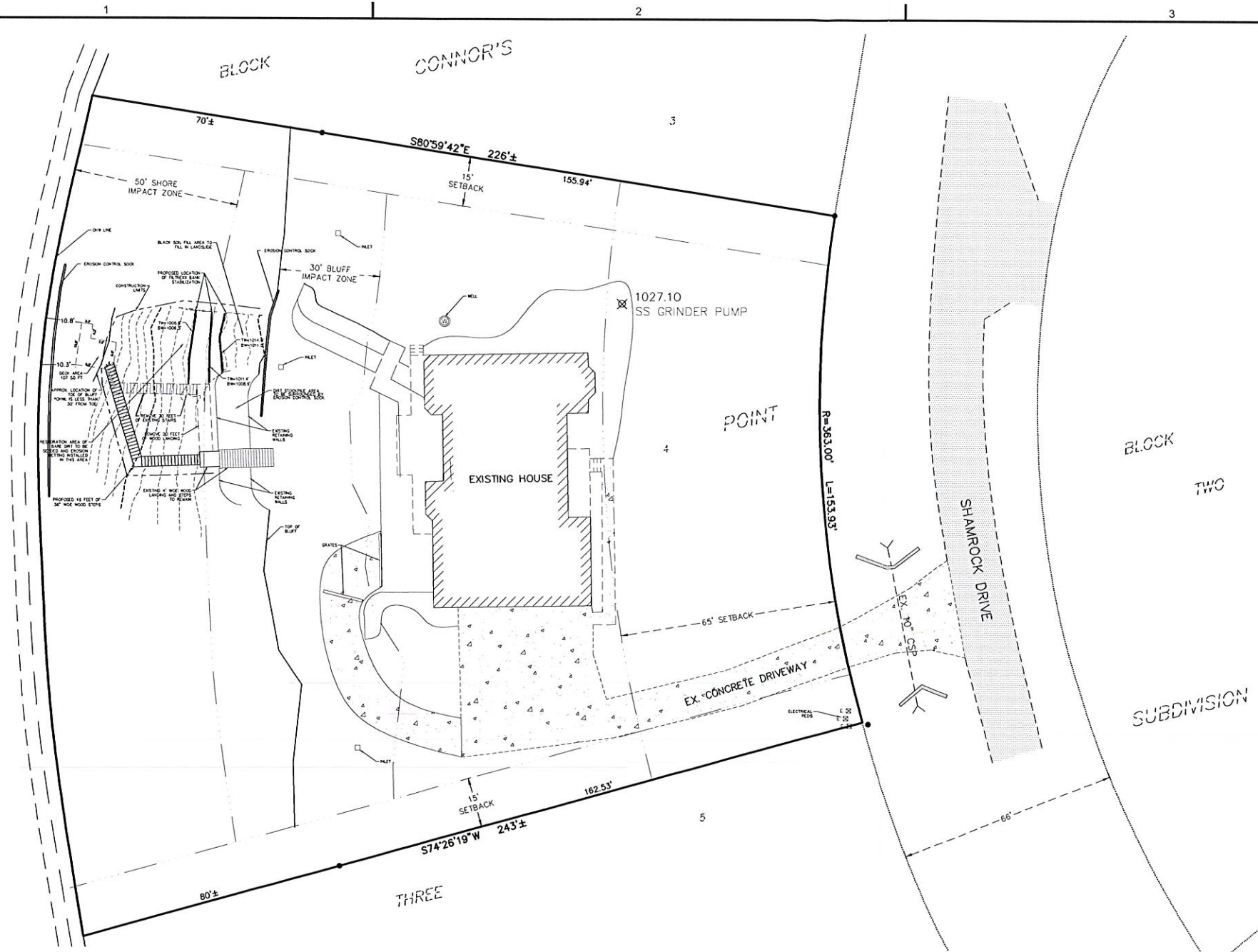


S.W.P.P. SITE MAP & EROSION AND SEDIMENT CONTROL PLAN
 6106 SHAMROCK DRIVE
 MADISON LAKE, MN 56063
 INITIAL DISTURBANCE

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 SHEET 1 OF 1

FILE LOCATION: R:\Civil 3D Projects\19720\SURVEY\DRAWINGS\19720 Jeremy Boots proposed site 06-21-17.dwg



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Jeremy S. Boots
 JEREMY S. BOOTS

DATE: 06/28/2017 REG. NO. 40512



- LEGEND**
- FINAL DRAINAGE FLOW DIRECTION
 - CONSTRUCTION SITE BOUNDARY
 - AREA TO BE STABILIZED PER TOPSOIL REPLACEMENT AND STABILIZATION PLAN
 - PROPOSED SURFACE WATERS/STORMWATER POND
 - LOCATION WHERE STORMWATER DISCHARGED TO SURFACE WATERS
 - LOCATION WHERE STORMWATER EXITS CONSTRUCTION SITE VIA EX. SURFACE FLOW
 - LOCATION WHERE STORMWATER EXITS CONSTRUCTION SITE VIA EX. PIPE FLOW
 - LOCATION WHERE STORMWATER EXITS CONSTRUCTION SITE VIA NEW SURFACE FLOW
 - LOCATION WHERE STORMWATER EXITS CONSTRUCTION SITE VIA NEW PIPE FLOW
 - PERMANENT STOCKPILE
- MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS**
- SEDIMENTATION CONTROL FENCE
 - INLET PROTECTION DEVICE FOR EXISTING INLET (LOCATION WHERE STORM WATER ENTERS MUNICIPAL STORM SEWER SYSTEM PRIOR TO PROJECT)
 - INLET PROTECTION DEVICE FOR PROPOSED INLET (LOCATION WHERE STORM WATER ENTERS MUNICIPAL STORM SEWER SYSTEM AFTER PROJECT)
 - ROCK CHECK
 - RIP RAP
 - SEDIMENTATION CONTROL WATTLE
 - GRASS BUFFER STRIP
- EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS**
- EXISTING DRAINAGE FLOW DIRECTION
 - EXISTING SURFACE WATERS
 - EXISTING STOCKPILE
 - EXISTING CURB AND GUTTER
 - EXISTING CONCRETE SURFACE
 - EXISTING ASPHALT SURFACE
 - EXISTING GRAVEL SURFACE
 - PROPOSED CURB AND GUTTER
 - PROPOSED CONCRETE SURFACE
 - PROPOSED ASPHALT SURFACE
 - PROPOSED CONCRETE SIDEWALK

NOTES:

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S.W.P.P. SITE MAP & EROSION AND SEDIMENT CONTROL PLAN

6106 SHAMROCK DRIVE
 MADISON LAKE, MN 56063

FINAL STABILIZATION

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C-101
 SHEET 1 OF 1



Le Sueur County, MN

Thursday, July 13, 2017

Regular session

Item 1

DRAFT June 8, 2017 Meeting Minutes

Staff Contact: Kathy Brockway or Michelle Mettler

LE SUEUR COUNTY PLANNING AND ZONING COMMISSION
88 SOUTH PARK AVE.
LE CENTER, MINNESOTA 56057
June 8, 2017

MEMBERS PRESENT: Jeanne Doheny, Don Rynda, Shirley Katzenmeyer, Doug Krenik, Al Gehrke, Pam Tietz, Commissioner Wetzel

MEMBERS ABSENT: Don Reak

OTHERS PRESENT: Kathy Brockway, Commissioner Connolly.

The meeting was called to order at 7:00 PM by Chairperson, Jeanne Doheny.

ITEM #1: WATERVILLE SOLAR HOLDINGS LLC, MINNEAPOLIS, MN (APPLICANT); JAY & BETSY CHAMBERS, MEDFORD, MN (OWNER): Request that the County grant an extension of an existing Conditional Use Permit #16089 for the establishment of a 5 megawatt solar garden in an Agriculture "A" District. Property is located in the SE 1/4 of the SE 1/4, Section 34, Waterville Township.

Kathy Brockway presented power point presentation. Jeff Paulson, representing Waterville Solar Holdings LLC, was present for application.

TOWNSHIP: Waterville Township-no objections to the extension. DNR: N/A LETTERS: Joshua Mankowski, LSC Resource Specialist (see file)

PUBLIC COMMENT: None.

Discussion was held regarding: time frame, closing on the parcel late this month, start construction with a completion by the end of 2017, but asking for the 1-year extension, interconnection agreements signed, working with Northern States Power Company and Xcel Energy.

Motion was made by Doug Krenik to approve a 1-year extension. Seconded by Al Gehrke. Motion approved. Motion carried.

ITEM #2: MIKE FINLEY, JANESVILLE, MN (APPLICANT\OWNER): Requests that the County grant a Conditional Use Permit to allow the applicant to replace three retaining walls within the bluff, bluff impact zone, and shore impact zone; grading, excavating and filling of approximately 103 cubic yards of material within the shore impact zone to replace stairs and construct a pervious patio in a Recreational Residential "RR" District and a Flood Plain Flood Fringe "FF" Overlay District on a Recreational Development Lake, Lake Frances . Property is located in the SW 1/4, Section 34, Elysian Township.

Kathy Brockway presented power point presentation. Wayne James, James Brothers Construction was present for application.

TOWNSHIP: Applicants notified through the application process. DNR: no comments
LETTERS: Joshua Mankowski, LSC Resource Specialist (see file)

PUBLIC COMMENT: None.

Discussion was held regarding: DNR issued a permit for the rip rap project below the ordinary high water level, project is necessary in order to stabilize the bluff, sloping down towards the lake, trees tipping into the water, current retaining walls have been in place for 50-60 years, failing, engineered retaining walls, tile drainage discussion at length, pervious patio placement vs. deck, placement of tile, replace existing stairways, make safer access to the lake, stone steps, types of equipment necessary for construction, parking.

Findings by majority roll call vote:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.* **Agreed**

2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. Agreed*
3. *Adequate utilities, access roads, drainage and other facilities have been provided. Agreed*
4. *Adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed use. Agreed*
5. *Adequate measures will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. Agreed*
6. *The Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance? Agreed*
7. *The Conditional Use Permit consistent with the Comprehensive Land Use Plan? Agreed*

Motion was made by Shirley Katzenmeyer to approve the application with the following conditions:

- **Work with Joshua Mankowski, LSC Resource Specialist regarding the best option for the patio or deck prior to June 27, 2017 County Board Meeting;**
- **Screening per Joshua Mankowski's letter.**

Seconded by Al Gehrke. Motion approved. Motion carried.

ITEM #3: TI ZACK CONCRETE INC, LE CENTER, MN (APPLICANT); STEVE RUTT, LE CENTER, MN (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to operate a construction company in an Agriculture "A" District. Property is located in the NE 1/4, Section 33, Lexington Township.

Kathy Brockway presented power point presentation. Steve Rutt was present for application.

TOWNSHIP: Notified through the application process. DNR: N/A LETTERS: N/A

PUBLIC COMMENT: Kathy Brockway indicated that she received 3 phone calls/office visits regarding the application, no one objected to the business however, stated that dust can be an issued.

Discussion was held regarding: Ordinance revision in 2013 to allow construction companies through the conditional use permit process within the Agricultural District, plans to add an additional shed on the property for storage, clean the property up, most work is within a 4-state region, employees commute from their homes, 5-office employees and 1 mechanic on-site daily, dust control, applied 600 ft. of dust control last year and again this year.

Findings by majority roll call vote:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. Agreed*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. Agreed*
3. *Adequate utilities, access roads, drainage and other facilities have been provided. Agreed*
4. *Adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed use. Agreed*
5. *Adequate measures will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. Agreed*
6. *The Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance? Agreed*

7. *The Conditional Use Permit consistent with the Comprehensive Land Use Plan?* Agreed

Motion was made by Al Gehrke to approve the application with the condition: Continue dust control methods. Seconded by Doug Krenik. Motion approved. Motion carried.

ITEM #4: WARRIOR DASH (RED FROGEVENTS LLC), CHICAGO, IL (APPLICANT); RANDY VOSS, LE SUEUR, MN (OWNER): Request that the County grant a Conditional Use Permit to allow the applicant to host a special event in an Agriculture "A" District, and a Mineral Resources "MR" Overlay District. Property is located in the NE 1/4, Section 30, Sharon Township.

Kathy Brockway presented power point presentation. John Beck representing Red Frogevents was present for application.

TOWNSHIP: Notified through the application process DNR: N/A LETTERS: None

PUBLIC COMMENT: Donna Kiewatt, questioned whether they were going to be utilizing their property this year.

Discussion was held regarding: date of event, annual event, miscommunications within their Chicago office as to permitting, no significant changes from the event held in 2016, 1-day event, hours of event, medical team on-site, parking, security, traffic, attendance 6000-8000 participants with a couple thousand spectators.

Findings by majority roll call vote:

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.* Agreed
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.* Agreed
3. *Adequate utilities, access roads, drainage and other facilities have been provided.* Agreed
4. *Adequate measures will be taken to provide sufficient off-street parking and loading space to serve the proposed use.* Agreed
5. *Adequate measures will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.* Agreed
6. *The Conditional Use Permit consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance?* Agreed
7. *The Conditional Use Permit consistent with the Comprehensive Land Use Plan?* Agreed

Motion was made by Shirley Katzenmeyer to approve the application with the following condition:

- ***Notification to the department in writing within 60-days of hosting the event each year (with date and times of the event);***
- ***The applicants shall be required to amend the conditional use permit if significant changes are made to the event such as but not limited to: number of days of event, vendors, property expansion, substantial increase in participants.***

Seconded by Pam Tietz. Motion approved. Motion carried.

Motion was made by Pam Tietz to approve the minutes from the May 11, 2017 meeting. Seconded by Don Rynda. Motion approved. Motion carried.

Election of Vice Chairperson: Doug Krenik nominated Shirley Katzenmeyer. Pam Tietz. Seconded. Motion approved. Motion Carried.

Election of Secretary: Shirley Katzenmeyer nominated Pam Tietz. Al Gehrke Seconded. Motion approved. Motion Carried.

Motion to adjourn meeting by Al Gehrke. Seconded by Don Rynda. Motion approved. Motion carried.

Meeting Adjourned.

Respectfully submitted,
Shirley Katzenmeyer by
Kathy Brockway

*Tape of meeting is on file in the
Le Sueur County Environmental Services Office*

DRAFT