



MANKATO PLANNING COMMISSION
Regular Meeting February 26, 2025 - 6:00 p.m.
Intergovernmental Center
Mankato Room

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1. **January 22, 2025 Planning Commission Minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1.

CY04-25

Request of Bennett Coughlan for a conditional use permit to allow for a restaurant use in the CBD-F, Central Business District Fringe, zoning district. The subject property is described approximately as the East 92' of Lots 9 and 10, Auditors Plat 5, Mankato (634 S. Front Street).

The anticipated date of City Council action is March 10, 2025.

2.

CY05-25

Request of Brunton Architects, on behalf of the property owner, for a certificate of design compliance for an approximately 750 square foot addition to an existing building located in the Highway Gateway Overlay District. The subject property is described as the east 150 feet of the west 260 feet, except for adjacent highway right of way, of Lot 1, Block 1, Rooneys Subdivision, Mankato (1521 Tullamore).

The anticipated date of City Council action is March 10, 2025.

3.

CY06-25

Request of Papa John's for a conditional use permit to allow the addition of a new drive-thru/pick-up window at an existing restaurant operation. The subject property is described as Lot 1 and Lot 2, Block 3, North Victory Drive Stage 3, Mankato. (551 Belle Avenue).

The anticipated date of City Council action is March 10, 2025.

4.

CY07-25

Request of Brett Skilbred, on behalf of the owner, Grace Baptist Church, for the vacation of a portion of Lind Street between 6th and 7th Avenue and for the vacation of a portion of an alley located in Block 6, Columbia Park subdivision. The subject property is described as that portion of Lind Street located between 6th Avenue and 7th Avenue and adjacent to Blocks 6 and 11, Columbia Park Addition and 100 feet of alley located between Lots 7 and 8 and 9 and 10, Block 6, Columbia Park Addition, Mankato. (600 Lind Street, etal).

The anticipated date of City Council action is April 14, 2025.

5.

CYL08-25

Request of Lime Township Board for an amendment to Section 15 of Lime Township related to the adoption of the Solar Ordinance.

The anticipated date of Lime Town Board action is March 18, 2025.

6.

CYL09-25

Request of SunVest Solar, LLC, with permission of the property owner, for an interim use permit to allow for an additional one-megawatt community solar garden in the Lime Township Rural Conservation zoning district, for a variance from Section 15.B.15.4.3 of Lime Township Solar ordinance to allow an additional one-megawatt community solar energy system in the Rural Conservation District on an existing tax parcel already approved for a one-megawatt solar site without the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel, and for a variance from Section 15.B.3 of the Lime Township Solar Ordinance to allow an increase in the Maximum Size and Capacity of a Community Solar Energy System from the code allowed maximum size from no greater than ten (10) acres in size to no greater than seventeen (17) acres in size and increase from one megawatt of production to two megawatts of production. The subject property is described as The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning. A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec.

29, to the public highway known as the Mankato and St. Peter Road. The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof. Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning. (23759 3rd Avenue; Blue Earth County PID R400429200017).

The anticipated date of Lime Town Board action is March 18, 2025.

6. MISCELLANEOUS

7. ADJOURNMENT

Planning Commission Regular Meeting

3. 1.

Meeting Date: 02/26/2025

Title

January 22, 2025 Planning Commission Minutes

Attachments

Draft January 22, 2025 Planning Commission minutes

**Mankato Planning Commission
Regular Meeting
January 22, 2025**

1. CALL TO ORDER.

Chair Zehnder called the meeting to order at 6:00 p.m.

Commissioners Present: Chair Zehnder, Ms. Johnson, Mr. Wilke, Mr. Meister, Mr. Dieken, Mr. Iddings, Ms. Surdy

Staff Present: Mark Konz – Director of Community Development, Molly Westman-Planning and Zoning Administrator, Sydney DePrenger-Planner, Travis Johnson- Permit Technician.

2. APPROVAL OF AGENDA.

Ms. Johnson made a motion to approve the agenda. Ms. Surdy seconded the motion. The motion carried unanimously.

3. APPROVAL OF MINUTES.

Mr. Wilke made a motion to approve the minutes from November 20th, 2024. Mr. Meister seconded the motion. The motion carried unanimously.

4. OLD BUSINESS

No old business

5. NEW BUSINESS

Land Acknowledgement

Chair Zehnder read the land acknowledgement statement.

CY01-25 Request of Habib Sadaka for an amended certificate of design compliance for a new structure located in the Highway Gateway Overlay District and for a review of a previously approved variance to reduce the front yard building setback on the Madison Avenue side of the property from 15 feet to .92 feet. The subject property is described as the north half of Lot 9, and Lot 10, Auditors Plat 27, (830 N. Broad Street, etal).

Ms. DePrenger respectfully submits the following findings of fact for the certificate of design compliance.

1. The proposed use conforms with the standards set forth in the B-1 Community Business District.
2. The proposal, when including the implementation of the required conditions, conforms to Mankato City Code section 10.48 Highway Gateway Overlay District.

Ms. DePrenger respectfully submits the following findings of fact relative to the variance:

1. The applicant has established that conforming to the strict letter of the provisions of this chapter would create a unique and particular hardship because of the size of the existing lot, the existing topography of the site, and the desire to achieve the Urban Design Guidelines for the Madison Avenue corridor.
2. Unique and Particular Hardship. Unique and particular hardship is defined as the property is exceptional as compared to other property subject to the same provisions by reason of a unique physical condition, including the presence of an existing use or structure, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot. The hardship shall amount to more than a mere inconvenience to the owner and the hardship shall relate to the physical situation of the lot rather than the personal situation of the current owner of the lot. The applicant has demonstrated the existing physical conditions on the lot having a narrow width, the topography, and the desire to achieve the general site development guidelines for the Madison Avenue corridor by having the building define the corridor edges .
3. Not Self-Created. The unique physical condition and hardship is not the result of any action or inaction of the property owner or its predecessors in title. The unique physical condition shall have existed at the time of the enactment of the provisions from which a variance is sought or was created by natural

forces or was the result of governmental action, other than the adoption of this chapter. The current structure on the site does not appear to achieve the required setback, a variance was previously issued which allowed a decrease in the setback, and the width of the lot and topography have not been created by the applicant.

4. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other property subject to the same provisions. The current width of the lot, topography and in order to achieve the City's adopted design standards of locating the building to define the corridor edge with all of the parking behind the structure, and in navigating the topography of the site achieving the desired provisions for this lot, is challenging.
5. **Not Merely Special Privilege.** The alleged hardship does not include the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision. The alleged hardship shall not include the inability of the property owner to realize a greater profit than if the variance were not granted.
6. **No Other Remedy.** There are no means other than the requested variance by which the alleged hardship can be avoided or remedied to a degree sufficient to permit a reasonable use of the lot. The development design strives to incorporate the urban design criteria, while navigating the existing site topography and width.
7. **Variance Less Than Requested.** There is no known variance that is less than or different from that requested, which would provide the applicant with the right to some relief but not to the relief requested.
8. **Essential Character of the Area.** The variance would not result in a development on the lot that:
 1. Would be detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity.
 2. Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity.
 3. Would substantially increase congestion in the public streets due to traffic or parking.
 4. Would unduly tax public utilities and facilities in the area.
 5. Would unduly increase the danger of flood or fire.
 6. Would endanger the public health or safety.
 7. Would not be in harmony with the general and specific purposes of this chapter and the comprehensive planning policies and objectives of the City.

Ms. DePrenger reports that based on the findings staff recommends the approval of the certificate of design compliance subject to the following conditions:

1. Bicycle parking shall be provided in conformance with Mankato City Code.
2. The applicant shall provide a photometric plan showing lighting levels at the property line that conform to City of Mankato 10.89 standards.
3. The applicant shall provide lighting cut sheets for all proposed exterior light fixtures, and the fixtures shall conform to Mankato City Code standards.
4. The applicant shall provide a landscaping plan which achieves Mankato City Code sections 10.48 for screening and section 10.88. The plan shall be provided with the request for a building permit application.
5. Prior to the installation of any signage, a development sign plan shall be submitted for review and approval.
6. Prior to the fabrication or installation of any signage, a City of Mankato sign permit shall be in place.
7. Snow storage as proposed on the adjacent vacant lot shall not be located in the sight triangle.
8. The elevations shall conform to the submitted elevations approved by the Planning Commission.
9. All new exterior finishes shall conform to the Mankato City Code. Exterior architectural metal panels shall have concealed fasteners and shall not be exposed.

Ms. DePrenger reports that staff recommends approval of the variance requests subject to the following conditions:

1. If encroachments occur for permanent building components, a license to encroach shall be obtained prior to the subject encroachment occurring.
2. If temporary access for construction, window cleaning or any other means is necessary in the public way, the appropriate right of way permit, obstruction permit or others shall be obtained in accordance with City of Mankato standards prior to work occurring.
3. All mechanical and electrical equipment, venting, metering, and other related elements shall occur on the western side of the property and shall be screened in accordance with Mankato City Code.

Ms. Surdy questioned if there was any screening of the parking lot from the residential areas.

Ms. DePrenger stated that on the western side of the property a 6-foot fence will be installed, and landscaping will be in place along N. Broad Street.

Mr. Wilke thanked the applicant for continuing with the project and hopes it can be completed.

Chair Zehnder opened the public hearing for public comment, with no one wishing to speak, the public hearing was closed.

Ms. Johnson made a motion to approve the certificate of design compliance and variance request. The motion was seconded by Mr. Meister. The motion passed unanimously.

MISCELLANEOUS

There were no miscellaneous items

ADJOURNMENT

There being no further business, Ms. Surdy moved to adjourn the meeting. The motion was seconded by Mr. Meister and carried unanimously.

The meeting adjourned at 6:15 pm

MINUTES APPROVED.

Chair, Mankato Planning Commission

Meeting Date: 02/26/2025

Title

CY04-25

Request of Bennett Coughlan for a conditional use permit to allow for a restaurant use in the CBD-F, Central Business District Fringe, zoning district. The subject property is described approximately as the East 92' of Lots 9 and 10, Auditors Plat 5, Mankato (634 S. Front Street).

The anticipated date of City Council action is March 10, 2025.

Applicant

The applicant is Bennett Coughlan.

Request

The applicant is requesting a conditional use permit to allow for a restaurant use in the CBD-F, Central Business District Fringe, zoning district.

Location

The subject property is described approximately as the East 92' of Lots 9 and 10, Auditors Plat 5, Mankato (634 S. Front Street).

Existing Land Use

The property is the former location of the "Karshe Tea" café. The café has not been used for over 12 months. In addition to the restaurant space, the building contains 2 upper story apartments.

Zoning

The subject property is zoned CBD-F, Central Business District Fringe.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The building is currently connected to public utilities.

City Code

The City Code pertaining to the CBD-F, Central Business District Fringe is available for review via the following web link:

https://www.municode.com/library/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.44CCEBUDIIN

The City Code pertaining to Conditional Use Permits is available for review via the following web link:

https://www.municode.com/library/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.92COUSPE

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the item at the February 11, 2025, meeting and submitted the following comments:

- A. Applicant shall provide an engineered design and plan by a civil engineer licensed in the State of Minnesota. The site plan shall be configured to meet applicable setbacks and design criteria consistent with City of Mankato standards/code.
- B. Applicant shall provide loading and unloading plan for their deliveries.
- C. Applicant will need to work with city clerk if they decide to serve alcohol.
- D. Applicant shall submit plans showing setbacks and design of the outdoor patio space and provide an operations narrative detailing use of the space.
 - a. Outdoor patio space shall be constructed, in its entirety, within private property and shall not encroach into the Public Right-of-Way.
 - b. If the applicant intends to construct a patio within the public Right-of-Way, they shall receive a license to encroach and said patio shall conform to The South Front Street Sidewalk Cafe Design Guidelines.
 - c. If the patio is disassembled for the season and not in use, all patio related furniture, fencing, etc. must be stored indoors or at an off-site location. Exterior storage of the patio components when not in use is prohibited.
- E. The applicant shall provide a parking plan showing the required parking stalls in a manner that conforms to code. The site plan provided does not show the required number of conforming off-street parking stalls.
 - a. The applicant shall provide a minimum of 25 off-street, hard-surfaced parking stalls that must conform to Mankato City Code requirements. Parking stalls be provided within 500-feet of the proposed use.
 - b. If the applicant intends to lease parking from surrounding properties within 500-feet of the subject use, then a lease agreement shall be submitted to City Staff prior to issuance of a building permit.
 - c. If terms of said lease change, the applicant shall notify city staff regarding status of the lease. If the lease is modified or broken so that the subject property can no longer meet the parking 2 requirement, the applicant shall be required to provide alternative parking within 500-feet of the use that conforms to Mankato City Code.
 - d. Off-street parking stalls identified as contributing to the 25-stall minimum parking requirement shall be appropriately sized and striped per Mankato City Code.
- F. Applicant shall log on to the eportal and make notification payments if they have not already been paid.
- G. Applicant shall make arrangements for payment of any outstanding utility bills on the subject property.
- H. All signage, both temporary and permanent, shall adhere to Mankato City Code Section 10.87 standards, and sign permits shall be obtained prior to

fabrication or installation of any signage.

Review

Bennett Coughlan, the applicant, is requesting a Conditional Use Permit to establish a restaurant within the Central Business District Fringe (CBD-F) zoning district. The proposed site was formerly occupied by "Karshe Tea" but has remained vacant for over twelve months. Consequently, the previous Conditional Use Permit for a restaurant at this location is no longer valid, necessitating a new application.

The proposed tenant for the first-floor space, encompassing approximately 1,700 square feet, is Bosphorus Gyros & Kebab House, which intends to offer a diverse menu. The building also includes two upper-story apartments, which will remain unchanged as part of this project. However, parking requirements for all building uses must still be met. The restaurant layout includes 40 customer seats, with 24 inside the building and 16 on an outdoor patio. Seating arrangements consist of two-person and four-person tables. The floor plan features a retail counter, an order counter, a kitchen, and a restroom. The existing kitchen will remain unchanged from its prior use. Trash will be stored in an exterior garage along West Liberty Street.

The proposed restaurant will employ between two and six staff members, with a maximum of two employees working during a major shift, including kitchen and counter service personnel. Operating hours are planned as follows: Monday through Thursday from 11:00 AM to 9:00 PM, Friday and Saturday from 11:00 AM to 3:00 AM, and Sunday from 11:00 AM to 8:00 PM. The establishment will operate seven days a week.

The applicant has stated that no company-owned delivery vehicles will be associated with the business, though third-party food delivery services may operate independently. The designated loading and unloading area is within the garage space along West Liberty Street, utilizing the space between the garage door and driveway apron. If loading and unloading activities obstruct traffic or impede parking on-site or off-site, corrective measures will be required. Currently, the applicant does not plan to serve alcohol. However, if alcohol service is pursued in the future, the applicant has committed to working with the City Clerk for the necessary licensure and approvals.

No exterior modifications to the building have been proposed at this time. Depending on the extent of any future modifications, the applicant may need to obtain a building permit prior to initiating any work.

Outdoor Patio

The proposal includes an outdoor patio on the Liberty Street side of the property, featuring four tables with four chairs each. The patio area will also contain a bike rack. Based on the submitted plans, the patio does not encroach upon the public right-of-way.

Historically, the building had a covered outdoor patio along West Liberty Street, which functioned as a café space when it operated as "Bliss Coffee Shop." This patio was later removed as the property transitioned through various businesses, including a tattoo parlor in 2014 and "Karshe Tea" in 2018. The southern elevation of the building still retains a visual remnant of the former canopy, suggesting that sufficient space exists to construct the proposed patio without encroaching upon or obstructing access along the sidewalk.

The applicant has provided an operational narrative for the outdoor patio, confirming that it will remain entirely on private property and will not encroach on the public right-of-way. The patio will function as a full-service restaurant space during regular business hours. Noise and cleanliness will be actively monitored, with regular cleaning and maintenance conducted.

To maintain a high-quality appearance and ensure user safety, outdoor patio spaces should adhere to recommended aesthetic and functional guidelines. The South Front Street Sidewalk Café Design Guidelines suggest the use of durable, high-quality furnishings that enhance both safety and aesthetic appeal. While these guidelines do not apply to this property due to its location outside the 400 and 500 Blocks of the Front Street Corridor, their principles are recommended for consideration. Key recommendations include the use of metal sectional fencing in earth-tone colors, landscaping elements such as potted plants installed by May 31 each year, and commercial-grade tables made of durable materials (metal being the preferred choice). Plastic, glass, and picnic tables are prohibited, as are plastic chairs and unfinished wood. If umbrellas are used, they should be no taller than seven feet and made of suitable outdoor materials with proper anchoring.

The City Engineer requires that the patio be set back at least four feet from the back of the curb along West Liberty Street, though a five-foot setback is recommended for accessibility. If this setback is maintained, a property boundary survey will not be necessary to confirm the patio does not encroach into the public right-of-way.

Parking

The applicant has provided a purchase agreement for two parcels (R01.09.18.151.009 & R01.08.13.277.005), totaling approximately 0.23 acres, located northwest of the property. These parcels serve as shared parking areas for 634, 630, and 620/626 South Front Street. The applicant has also submitted a parking analysis for businesses utilizing this shared space.

An initial miscalculation of customer seating at 634 S. Front Street listed 32 instead of 40 seats, which led to an underestimation of the required parking stalls. The applicant has since corrected this, and the updated parking analysis reflects the 40-seat total. Without considering the 50% parking reduction allowed in the CBD-F zoning district, the required parking stalls for all shared-use businesses amount to 50. However, with the zoning reduction, only 25 hard-surfaced off-street parking stalls are required.

The submitted site plan and parking analysis indicate that 29 parking stalls, including one accessible stall, will be provided. However, a review of the site plan suggests that the number of conforming hard-surfaced parking stalls may be lower than estimated. To count toward the parking requirement, stalls must meet minimum dimensional requirements, be fully hard-surfaced, and be accessible via hard-surfaced driving surfaces.

The applicant must submit an updated parking plan demonstrating how they will secure the required stalls. This may involve making improvements to the existing parking parcels or leasing additional spaces within 500 feet of the main building. If shared parking stalls are to be included in the calculation, the parking area must be striped to ensure compliance with Mankato City Code Section 10.85, which mandates striping for any off-street parking lot containing more than four spaces.

The applicant has indicated an intent to lease the necessary parking stalls from the Tailwind Group within 500 feet of the property. A copy of this lease agreement must be provided to City Staff before a Certificate of Occupancy is issued and preferably before a building permit is granted.

For 634 S. Front Street, the proposed use requires seven stalls for the restaurant and two stalls for the apartments above. The applicant must provide these stalls either through on-site hard-surfaced parking or a lease agreement. A condition in the Conditional Use Permit stipulates that parking requirements must be met before a building permit is issued. If parking is secured through a lease, a copy of the agreement must be submitted for review before the Certificate of Occupancy is granted. The applicant is also required to notify City Staff of any changes to the lease or parking status. Should these changes result in a failure to meet minimum parking requirements, the applicant must secure alternative parking to remain compliant.

This proposal aligns with zoning requirements and urban development goals while ensuring that the new restaurant can operate effectively within the designated space. The applicant's adherence to parking regulations, outdoor seating standards, and operational guidelines will contribute to a successful and sustainable business integration within the district.

Findings

Staff respectfully submits the following findings of fact:

1. The proposed use, a restaurant, in the Central Business District-Fringe, CBD-F, zoning district is considered a Conditional Use Permit in Mankato City Code.
2. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "Central Business District", which is in keeping with this request.
3. To the extent known, the development, when considered with the recommended conditions, conforms with all other applicable regulations of the district, and other applicable ordinances.
4. The proposal will not cause undue traffic congestion, as no changes are proposed to the public street system and the property was previously used as a restaurant.
5. The proposed outdoor patio space will be constructed entirely within private property and will not encroach into the public Right-of-Way.

Recommendation

Staff recommends approval of the conditional use permit with the following conditions:

1. Prior to issuance of a certificate of occupancy for the structure, the applicant shall provide a lease for the minimum required off-street parking stalls. Parking stalls shall be provided within 500 feet of the subject use.
2. If said minimum required off-street parking stalls are no longer provided due to modification or termination of the lease, the applicant/property owner shall provide notice to City Staff and secure alternative parking opportunities.
3. Parking lots associated with use of the property shall be striped in accordance with Mankato City Code Section 10.85.
4. A pedestrian access route along West Liberty Street shall be maintained, with a minimum of a 5-foot setback from the back of the curb.
5. When the patio is disassembled for the season and not in use, all patio related furniture, fencing, etc. must be stored indoors or at an off-site location. Exterior storage of patio components when not in use is prohibited.
6. All refuse containers shall be fully enclosed in conformance with the Mankato City Code, or stored entirely within the buildings. This includes all grease collection containers, recycling containers and other associated containers.
7. All signage, both temporary and permanent, shall adhere to Mankato City Code Section 10.87 standards, and sign permits shall be obtained prior to fabrication or installation of any signage.
8. If the applicant proposes to serve alcohol in the future, the applicant shall work with the City Clerk on a liquor license agreement. The agreement will require City Council approval prior to serving alcohol.

Attachments

General Location Map
Aerial
Site Plan
Floor Plan
Narrative
Parking Analysis
Site Plan Comments Response
Public Comment - Hustad

General Location Map



Date: January 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



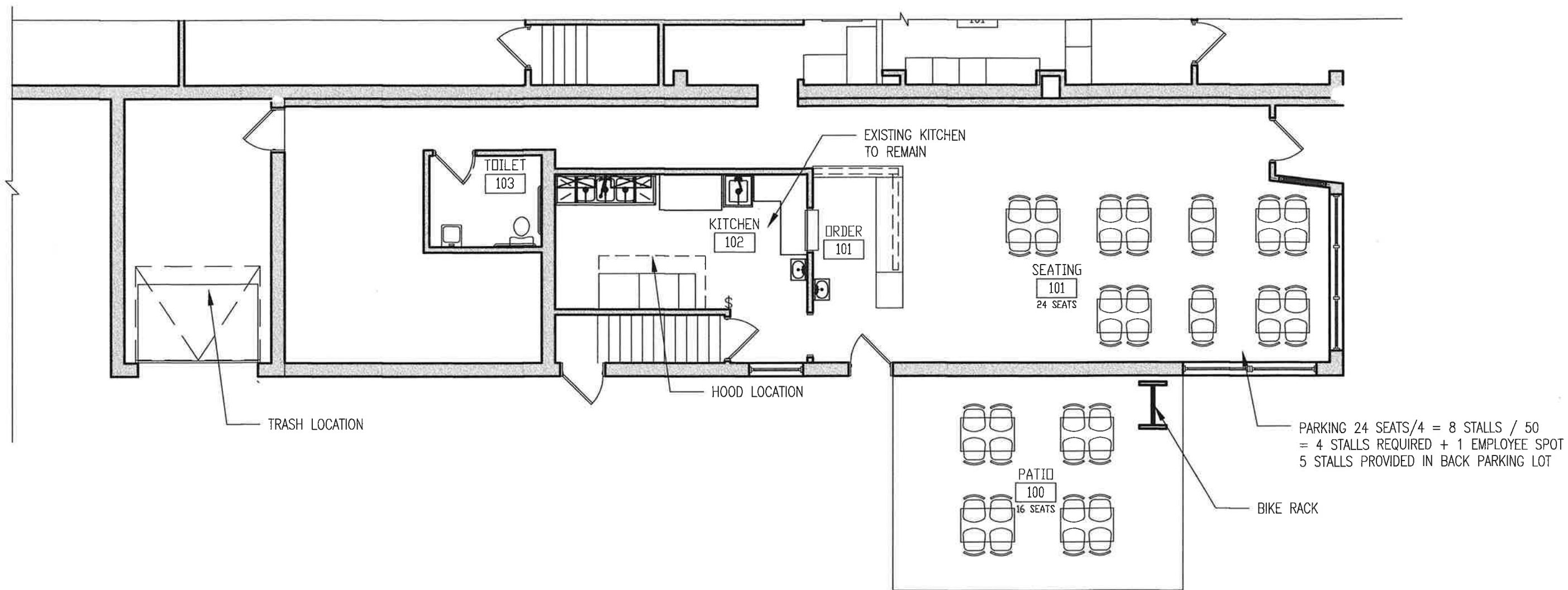
Aerial



Date: January 2025

Author:

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1 FLOOR PLAN
A1 SCALE 1/8" = 1'-0"

DESIGN CONSULTANT



INTERIOR ALTERATIONS BOSPHORUS GYROS & KEBABS

634 SOUTH FRONT STREET
MANKATO

DATE

01/28/2025

SHEET NO.

A1

Narrative Proposal for Bosphorus Gyros & Kebab House

Overview & Operational Details

Bosphorus Gyros & Kebab House is seeking approval to establish a Mediterranean-inspired quick-service restaurant in Mankato, MN. The restaurant will specialize in high-quality, authentic Mediterranean cuisine, including gyros, kebabs, falafel, and fresh salads, providing a fast and flavorful dining experience in a casual setting. The business will comply with all local zoning, health, and operational requirements while enhancing the culinary diversity of the area.

Liquor License Consideration

Bosphorus Gyros & Kebab House does not plan to pursue a liquor license at this time. The focus will remain on offering a robust selection of Mediterranean dishes alongside non-alcoholic beverages, such as Turkish tea, fresh juices, and specialty yogurt-based drinks. However, if customer demand suggests an opportunity for beer or wine service in the future, the business will explore the appropriate licensing.

Menu & Offerings

The menu will feature a variety of Mediterranean dishes with fresh ingredients and bold flavors. Highlights include:

- **Appetizers & Small Plates**
 - Hummus, baba ghanoush, and tzatziki with warm pita
 - Stuffed grape leaves (dolma)
 - Lentil soup and Mediterranean salads
- **Main Dishes**
 - Traditional gyros (lamb, beef, and chicken)
 - Doner kebabs and shish kebabs
 - Falafel wraps and vegetarian platters
 - Rice bowls with grilled meats and fresh toppings
- **Desserts & Beverages**
 - Baklava, Turkish delight, and rice pudding
 - Turkish coffee, chai, and freshly squeezed juices

The restaurant will also provide takeout and delivery options to accommodate customers seeking convenience.

Number of Employees

Bosphorus Gyros & Kebab House will operate efficiently with a small, dedicated team:

- **Initial Staff:** 2-6 employees
- **Staff Roles:** Kitchen staff, counter service, and food prep team

Hours of Operation

The restaurant will operate during lunch and dinner hours, with extended late-night service on weekends to cater to local residents, college students, and late-night diners:

- **Monday – Thursday:** 11:00 AM – 9:00 PM
- **Friday – Saturday:** 11:00 AM – 3:00 AM
- **Sunday:** 11:00 AM – 8:00 PM

Parking Compliance

Bosphorus Gyros & Kebab House will meet city parking requirements through **off-street parking in the lot behind 630 S Front Street, as indicated in the plan submitted.**

- **Dedicated Parking:** Spaces will be designated for customers and staff in the off-street lot.
- **Curbside Pickup:** A designated spot will be available for takeout and delivery orders to enhance efficiency.

Conclusion

Bosphorus Gyros & Kebab House aims to provide Mankato with an authentic Mediterranean dining experience, offering quality food with efficient service in a welcoming environment. The extended weekend hours will cater to a late-night crowd while maintaining compliance with local regulations and parking requirements.

This proposal aligns with the city's vision for a diverse and thriving food scene. Bosphorus is committed to working closely with local authorities to ensure all operational and zoning requirements are met while positively contributing to the community.

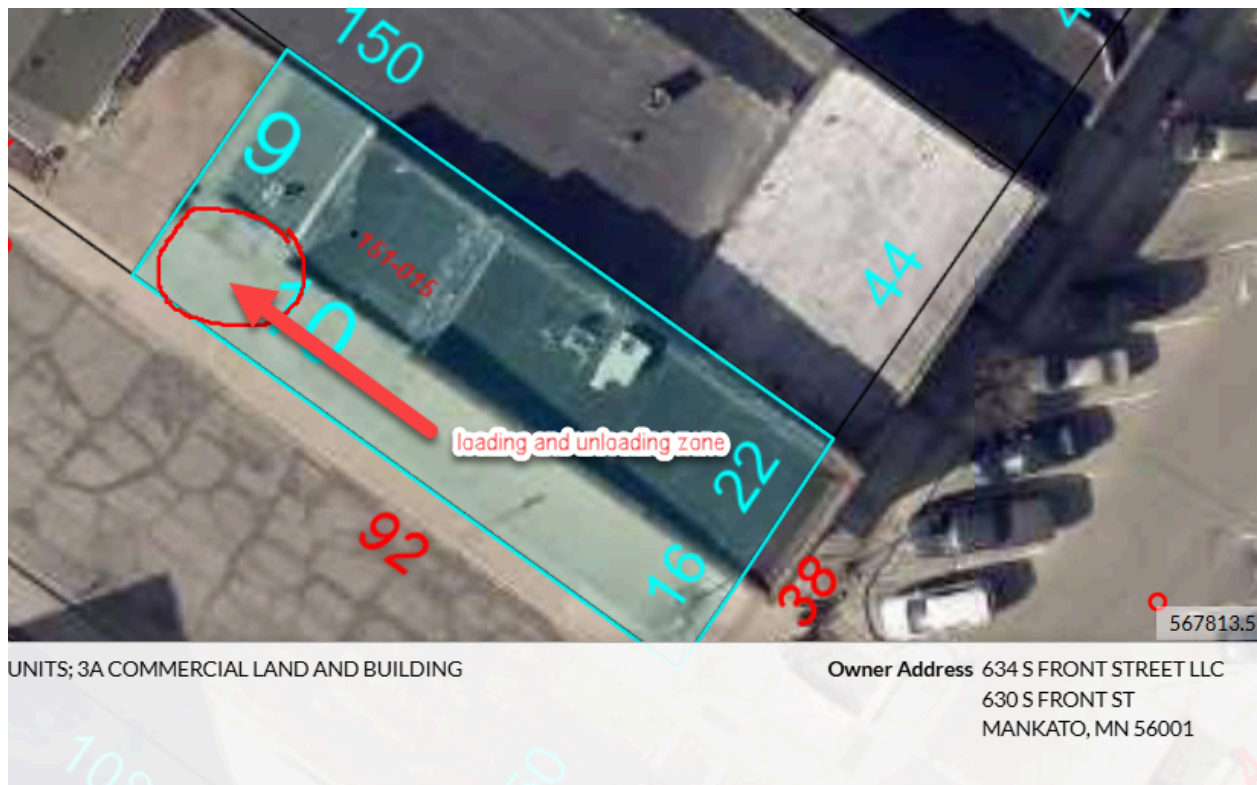
628-634 S. Front Street Parking in shared parking lot			
Uses			
Apartments: 630 S. Front	2 stalls per unit	2 units	4
Apartments: 634 S. Front	2 stalls per unit	2 units	4
Retail business @ 628 S Front: (The Ex Thrift Store)	1 stall per 200 sqft retail space	1200 area/200	6
Restaurant; Fillin' Station	1 stall per 4 seats	74 seats/4	19
	1 stall per 2 employees (on the largest possible shift)	4 employees/2	2
	1 stall for delivery and customer pick-up	2 stalls	2
Restaurant; Bosphorus	1 stall per 4 seats	40 seats/4	10
	1 stall per 2 employees	2 employees/2	1
	1 stall for delivery and customer pick-up	2 stalls	2
Other uses that have leases/rights to use of the parking lot:			50
Stalls required using CDB-F 1/2 parking reduction			25
Parking provided onsite			0
Parking provided in the shared parking lot			29
Total stalls provided			29
Over/short			4

Site Plan and Traffic Advisory Comments

CY04-25 Request of Bennett Coughlan for a conditional use permit to allow for a restaurant use in the CBD-F, Central Business District Fringe, zoning district. The subject property is described approximately as the East 92' of Lots 9 and 10, Auditors Plat 5, Mankato (634 S. Front Street).

A.) I would like to clarify that while I acknowledge the requirement for an engineered site design and plan by a licensed civil engineer in the State of Minnesota, there will be no changes or modifications to the site that would differ from the previously approved Conditional Use Permit (CUP) for the prior restaurants that have occupied this space. The site plan will remain consistent with the established setbacks and design criteria in accordance with City of Mankato standards and code.

B.) The loading and unloading plan will take place entirely on private property in front of the garage on the southwest side of the building. This process will not encroach on traffic or the public right-of-way.



C.) At this time, there is no plan to serve alcohol. If that changes in the future, I will work with the city clerk to obtain the necessary licenses and approvals, as well as ensure compliance with all local and state regulations for alcohol service.

D.) The outdoor patio space will be constructed entirely within private property and will not encroach into the Public Right-of-Way, using the existing pad and if required a survey will be completed.

Site Plan and Traffic Advisory Comments

CY04-25 [Request of Bennett Coughlan for a conditional use permit to allow for a restaurant use in the CBD-F, Central Business District Fringe, zoning district. The subject property is described approximately as the East 92' of Lots 9 and 10, Auditors Plat 5, Mankato \(634 S. Front Street\).](#)

Outdoor Patio Operations Narrative

The outdoor patio will be an extension of the main dining and café area, providing additional seating for customers in an open-air setting. The patio will be located entirely within private property and will not encroach on the public right-of-way.

Seating and Layout

- The patio will accommodate approximately **16 seats and 4 tables**, offering a comfortable and inviting atmosphere for patrons.
- Seating will be arranged to allow for easy movement and accessibility, ensuring compliance with all applicable safety and accessibility regulations.

Hours of Operation

- The patio will operate during the same hours as the main establishment, with seating available for guests during standard business hours.
- Noise levels will be managed to ensure minimal disruption to neighboring properties and the surrounding community.

Service and Operations

- Customers will be able to enjoy full service on the patio, with staff providing food and beverage service similar to the indoor dining area.
- The patio will be monitored and maintained regularly to ensure cleanliness and proper upkeep.
- All food and beverage service will adhere to health and safety regulations, with waste receptacles provided to maintain a clean environment.

Compliance and Maintenance

- The patio will be constructed and maintained in accordance with all city codes and regulations.
- No portion of the patio will extend into public right-of-way areas.
- Regular cleaning and maintenance will be conducted to keep the space safe and aesthetically appealing.

Site Plan and Traffic Advisory Comments

CY04-25 Request of Bennett Coughlan for a conditional use permit to allow for a restaurant use in the CBD-F, Central Business District Fringe, zoning district. The subject property is described approximately as the East 92' of Lots 9 and 10, Auditors Plat 5, Mankato (634 S. Front Street).

E.) The required parking spaces will be obtained through Tailwind from a surrounding property within 500-feet of the subject use. As necessary, I will submit a lease agreement to City Staff prior to the issuance of a building permit.

F.) I will log on to the ePortal and make the necessary notification payments if they have not already been paid. Please let me know if there are any further steps required.

G.) The outstanding water bills for the subject property have been paid. Please let me know if any further action is required.

H.) I acknowledge that all signage, both temporary and permanent, shall adhere to Mankato City Code Section 10.87 standards. Sign permits will be obtained prior to the fabrication or installation of any signage.

February 12, 2025; 10:32 a.m.

Phone call from Mark Hustad to MW

Mark Hustad, property owner at 629 S. Front Street, called to say that he is really in favor of the conditional use permit request for a restaurant at 634 S. Front Street. He doesn't see any issue with the proposal, and is really glad he got the notice. He is unable to attend the Planning Commission meeting, but asks that this feedback be shared with the Commission.

Meeting Date: 02/26/2025

Title

CY05-25

Request of Brunton Architects, on behalf of the property owner, for a certificate of design compliance for an approximately 750 square foot addition to an existing building located in the Highway Gateway Overlay District. The subject property is described as the east 150 feet of the west 260 feet, except for adjacent highway right of way, of Lot 1, Block 1, Rooneys Subdivision, Mankato (1521 Tullamore).

The anticipated date of City Council action is March 10, 2025.

Applicant

The applicant is Brunton Architects, on behalf of the property owner.

Request

The applicant is requesting a certificate of design compliance for an approximately 750 square foot building addition.

Location

The subject property is described as East 150 feet of the west 260 feet of Lot 1, Block 1, Rooney's Subdivision except adjacent highway (1521 Tullamore Street). The property is located to the west of Mazatlan Restaurant and to the north, across Madison Avenue, of India Palace.

Existing Land Use

The property is currently used for a restaurant, the Olde Brick House, and will continue to be used for as much.

Zoning

The subject property is zoned B-1, Community Business District.

Other Board or Commission

The City Council granted a conditional use permit to allow the restaurant use on the subject site, and a certificate of design compliance for the current structure on May 14, 2018.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the subject site.

Public Utilities

Public utilities will continue to serve the development with the current proposal.

City Code

Mankato City Code section 10.48 regarding Gateway Overlay Districts can be found at this link: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.48GTGAOVDI

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the request at their February 11, 2025 meeting and provided the following comments. The applicant's subsequent responses are also included below in *italics*.

1. Applicant shall verify the width of the remaining drive aisle on the eastern side of the building. *Applicant's response: The remaining drive aisle is planned to be 10'-10" from the back of curb to the back of curb and will accommodate one-way traffic only. A "WRONG WAY" sign will be installed at the North end of the access drive. The drive is not essential for traffic flow, as the parking lot on the south side of the building includes a 24'-0" wide drive aisle.*
2. Applicant shall confirm the parking data provided with the submission. City standards are required to be achieved, which based on submitted information, appears to be the case. However, in response to the neighborhood feedback received related to parking, attached, please verify existing seat counts, employee details, etc. *Applicant's response: The current facility offers a seating capacity of 110, requiring 28 parking stalls, along with 12 employees on a major shift (6 stalls), and 1 pick-up stall, for a total minimum requirement of 35 parking stalls. The proposed expansion will increase seating capacity by 52 occupants, requiring 13 additional parking stalls and bringing the total required to 48 stalls. Currently, the site provides 65 parking stalls. The parking count will not change with the proposed addition. In accordance with the City of Mankato ordinances - requiring one parking space per four seats, one space per two employees on a major shift, one space per delivery vehicle, and one space for customer food pick-up – the site meets the required parking capacity per city ordinances. The Olde Brick House is, however, currently working with MVAC to address overflow concerns and find a suitable solution.*
3. Applicant shall log on to the eportal and make notification payments if they have not already been paid. *Applicant's response: Payment*

for the notifications have been taken care of.

4. Applicant will be required to provide an updated photometric plan, that shows compliance with Mankato City Code at the time of building permit submittal for the proposed added light fixtures. *Applicant's response: Item has been noted. No new parking lot lighting will be provided, and any new wall-mounted exterior light fixtures will be full-cut off.*

Review

The property owner is seeking a certificate of design compliance for an approximately 750 square foot addition to an existing building located in the Highway Gateway Overlay District. The subject property is described as the east 150 feet of the west 260 feet, except for adjacent highway right of way, of Lot 1, Block 1, Rooneys Subdivision, Mankato (1521 Tullamore).

In 2018, the Mankato City Council granted a conditional use permit allowing a restaurant use on the subject property zoned B-1, Community Business District. At that time, a certificate of design compliance was granted as the property is located in the Highway Gateway Overlay District.

The HGT, Highway Gateway Overlay District, is intended to promote high quality design in Mankato's gateways. The design features and standards included in the City's ordinance are not only to create a positive first impression upon entering the City, but also to establish an image and character that is uniquely Mankato's. The ordinance is intended to implement and effectuate the principles established in the Urban Design Framework Manual. A certificate of design compliance is required for all expansion or exterior alterations of buildings within the Gateway district to ensure that development activity will enhance the visual and aesthetic charter of the Gateway in accordance with the Urban Design Guidelines.

The applicant is seeking a certificate of design compliance for an approximately 700-square-foot addition to the eastern side of the current structure. Site plans show the approximately 15' wide expansion to be built in a portion of the current access drive aisle on the eastern side of the lot. The remaining 10' 10" wide drive aisle located to the east of the proposed expansion is proposed to accommodate one-way traffic only. The applicant will install a "Wrong Way" sign at the north end of the access drive. The applicant has indicated that a two-way aisle is not essential for traffic flow in the parking lot at this area, and the parking drive aisle on the south side of the building is 24', which is sufficient for parking lot circulation.

The proposed addition conforms to the required side yard district setbacks of six feet. The proposed structure will be located approximately 14' from the side yard property line, and the existing curb line, located 3' from the property line, is not proposed to change. The addition will not project any further into either the front or rear yards than the current structure.

With the proposed addition, the subject site will achieve Mankato City Code standards for off-street parking. 65 parking stalls are provided, and 48 parking stalls are required. The proposal does not remove any current parking stalls. The Mankato City Code standards for restaurants require one parking (1) space for each four (4) seats, one (1) space for each two (2) employees on major shift, one (1) space for each delivery vehicle, and one (1) space for customer food pickup. The current facility has a seating capacity of 110, which requires 28 parking stalls, 12 employees on a major shift, which requires 6 parking stalls, and 1 pick-up stall for a total of 35 required parking stalls. The proposed addition increases the seating capacity by 52 occupants, which requires 13 additional parking stalls for a total of 48 stalls. Site plans show two existing bicycle parking stall locations near the entrance to the existing facility, which achieve the code bicycle parking requirement.

Floor plans show the new tables and chairs in the new seating area. Additional accessory cabinets and a point-of-sale system are shown on the plans.

The proposed exterior elevations conform to the Highway Gateway Overlay standards. Code standards state that "all subsequent additions to a principal building shall be constructed of the same materials as the principal building and shall be of the same architectural design and general appearance as the principal building". Exterior elevations show finishes and a general appearance that matches the current structure. Finishes include three different brick types, and metal accents to match the existing structure. Storefront glazing systems, matching the existing, are also shown on the south and east elevations.

Light fixtures on the new addition are noted to match the existing ones, and prior to the installation of any new light fixtures a photometric plan demonstrating conformance with the Mankato City Code is required.

Landscaping along the frontages is not proposed to change with the proposed addition and conforms to the previously approved landscaping plans. The existing dumpster enclosure will be utilized.

Findings

Staff respectfully finds the following:

1. The request is in keeping with the comprehensive planning policies of the City as the underlying land use plan identifies this parcel as "commercial."
2. The proposal does not interfere with or diminish the use of property in the immediate vicinity.
3. The proposal is currently served by public facilities and services and will continue to be.
4. The proposal does not cause undue traffic congestion as the submission conforms to Mankato City Code criteria for off-street parking and driving areas, and no other changes are proposed to the site access, or traffic patterns.
5. There are no known historical or architectural resources on the site.
6. There are no known natural or environmental features on the site.
7. It will not cause a negative cumulative effect and effect on the City as a whole as the current use is a restaurant.
8. To the extent known, the development conforms with all other applicable regulations of the district, and other applicable ordinances.
9. The proposal will not jeopardize the public's health, safety, or general welfare.
10. The property is located in the Highway Gateway Overlay District and the proposed value of the project exceeds \$500,000, which by Mankato City Code Chapter 10.48, requires a review of the Planning Commission and City Council.

11. The building elevations conform to the guidelines of the Highway Gateway Overlay District. The proposed addition has exterior finishes including brick and metal, and is similar to the current principal structure. All sides of the building visible to the public will be treated consistently with quality materials and finishes.

Recommendation

Staff recommends approval of the requested Certificate of Design Compliance with the following conditions:

1. All previous conditions of approval contained in the May 14, 2018, Conditional Use Permit and Certificate of Design Compliance shall remain and be required to comply.
2. The exterior finishes as shown and approved by the City Council shall be implemented.
3. At the time of building permit submission for the proposed expansion, the applicant shall provide a photometric plan in accordance with Mankato City Code for the installation of any new light fixtures.

Attachments

General Location Map

Aerial Plan

Site Plan

Floor Plan

Exterior elevations

Narrative

General Location Map



Date: January 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial



Date: January 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuses or misinterpretation.

PLANT MATERIALS KEY											
REV	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MAX HEIGHT	MAX SPREAD	DESCRIPTION	NOTES	HARDINESS ZONE	SUN EXPOSURE
	A	5	STELLA DE ORA DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1	18-24"	12-16"	PERENNIAL			
	B	3	SEDUM 'AUTUMN JOY'	SEDUM 'AUTUMN JOY'	#2	24 IN	24"	PERENNIAL			
* MIN 2 1/2" CALIPER AS MEASURED SIX INCHES ABOVE THE ESTABLISHED GRADE LEVEL.											
NOTES: 1. LANDSCAPING CONTRACTOR TO VERIFY/MARK ALL UTILITY LOCATIONS PRIOR TO BEGINNING WORK. 2. ROUGH GRADING TOP SOIL MINIMUM DEPTH OF 3". SOD AREAS TO BE GRADED WITHIN 1 1/2" OF FINISH GRADE. PLANTING BEDS TO BE GRADED WITHIN 3" OF FINISH GRADE. 3. LANDSCAPE CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS. 4. ALL PLATING MATERIAL SHALL COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK." MUST MEET MINIMUM SIZE INDICATED IN THE ABOVE SCHEDULE. 5. SOD SHALL BE NURSERY GROWN BLEND OF IMPROVED KENTUCKY BLUEGRASS FREE OF INSECTS, DISEASE, WEEDS, UNDESIRABLE GRASSES AND EXTRANEIOUS MATERIAL. CONTRACTOR TO WATER SOD AT TIME OF INSTALLATION AND ROLL TO A SMOOTH SURFACE. STAKE SOD ALL SLOPES OF GREATER THAN 3:1. 6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT STOCK AND SOD UNTIL ACCEPTANCE OF WORK BY ARCHITECT OR OWNER. 7. LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER COMPLETION AND ACCEPTANCE BY ARCHITECT OR OWNER AND AGREE TO REPLACE/REMOVE AT NO COST TO OWNER ALL PLANT MATERIAL DETERMINED TO UNSATISFACTORY BY ARCHITECT OR OWNER AT THE TIME OF INSTALLATION AND/OR END OF GUARANTEE PERIOD. 8. CONTRACTOR SHALL BE RESPONSIBLE TO RE-SOD ANY DISTURBED AREAS DURING CONSTRUCTION											



SW VIEW - EXISTING BUILDING



SE VIEW - EXISTING BUILDING



SE VIEW - EXISTING BUILDING



NE VIEW - EXISTING BUILDING



NE VIEW - EXISTING BUILDING



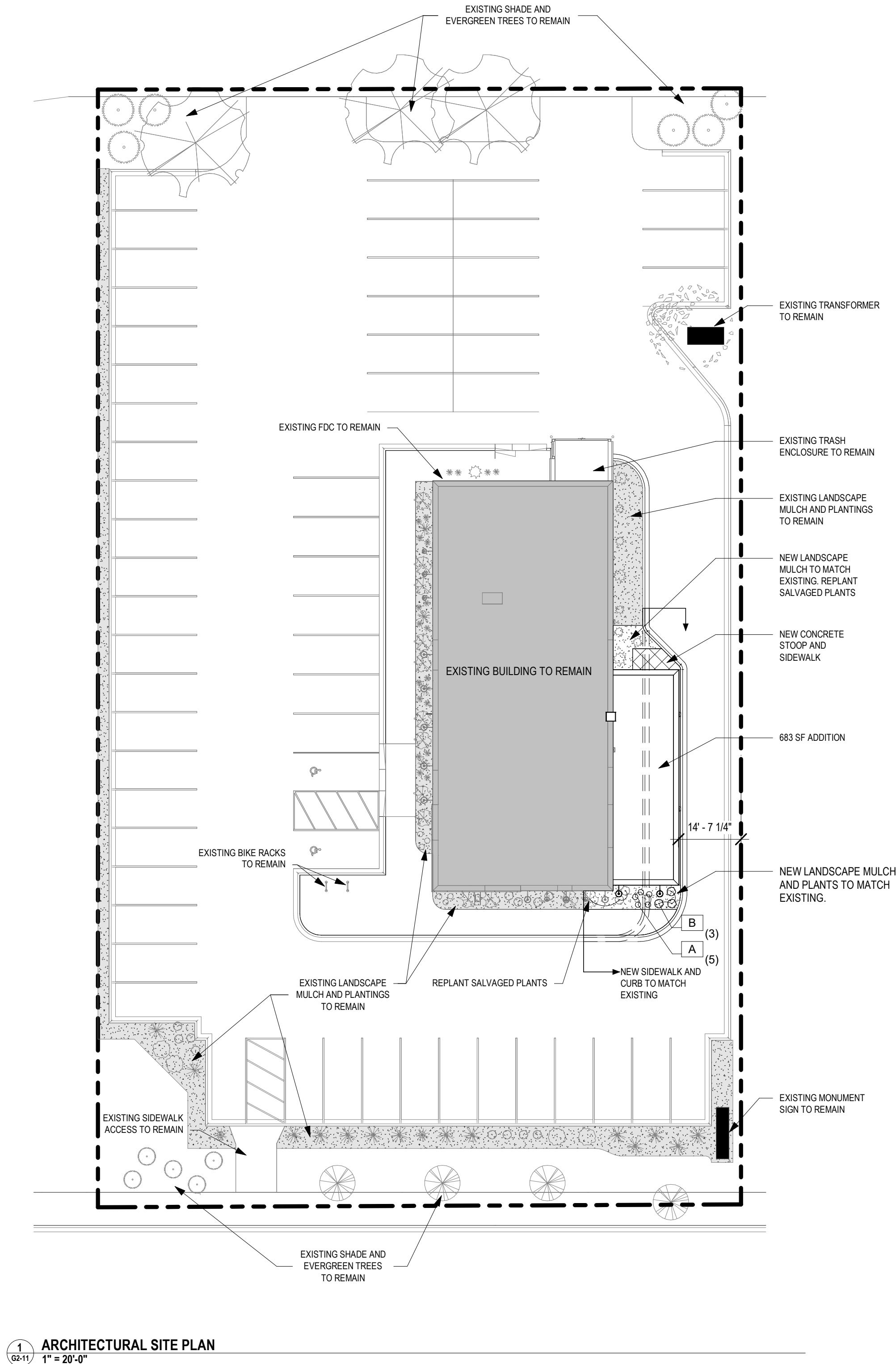
NW VIEW - EXISTING BUILDING



A STELLA DE ORA DAYLILY



B SEDUM 'AUTUMN JOY'



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

LANDSCAPE PLAN NOTES
A. EXISTING PLANTS REQUIRING REMOVAL TO BE SALVAGED FOR OWNER.

1/27/2025 11:20:48 AM

TRUE

PROJECT

1

G2-11

ARCH. SITE /
LANDSCAPE
PLAN

Sheet No.:

G2-11

REVISION:

No. 24153-10

Date: 01-27-25

Drawn: MCG

Checked: CRA

Project Manager: CAB

Project Status: CITY SUBMITTAL

Sheet Title:

ARCH. SITE /
LANDSCAPE
PLAN

Project:

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Consultant:

Consultant:

Signature:

Consultant:

Reg. No.:

26339

Date:

XX/XX/2021

MINNEAPOLIS

7255 Wagon Ave

Minneapolis, MN 55426

MINNEAPOLIS

7255 Wagon Ave

Minneapolis, MN 55426

OLDE BRICK HOUSE ADDITION

1521 TULLAMORE ST

MANKATO, MN 56001

NOT FOR CONSTRUCTION

1/27/2025 11:20:49 AM

WALL FINISH SCHEDULE		
CODE	SPECIFICATIONS	CONTACT
WT-1	VIRGINIA TILE COLLECTION: COLOR: SIZE: 12" X 24" GROUT:	DISTRIBUTOR: VIRGINIA TILE CONTACT: SAMANTHA WOLFBAUER 612.244.0203
VB	VINYL BASE: JOHNSONITE STYLE: TRADITIONAL COVED SIZE: 4" COLOR:	DISTRIBUTOR: TARKETT CONTACT: ANDY SCHAEFFEL 612.202.5640
PT-1	SHERWIN WILLIAMS COLOR: SW FINISH: EGGSHELL	DISTRIBUTOR: SHERWIN WILLIAMS CONTACT: JOSH KIENLEN 507.720.5645
PT-2	SHERWIN WILLIAMS COLOR: SW FINISH: EGGSHELL	DISTRIBUTOR: SHERWIN WILLIAMS CONTACT: JOSH KIENLEN 507.720.5645
PT-3	SHERWIN WILLIAMS COLOR: SW FINISH: EGGSHELL NOTE: HM DOORS & MISC. METALS	DISTRIBUTOR: SHERWIN WILLIAMS CONTACT: JOSH KIENLEN 507.720.5645

FLOOR FINISH SCHEDULE		
CODE	SPECIFICATIONS	CONTACT
T-1	VIRGINIA TILE COLLECTION: COLOR: SIZE: 12" X 24" GROUT:	DISTRIBUTOR: VIRGINIA TILE CONTACT: SAMANTHA WOLFBAUER 612.244.0203

SURFACE FINISH SCHEDULE		
CODE	SPECIFICATIONS	CONTACT
SS-1	CORIAN COLOR: NOTE: BATHROOM VANITY COUNTERTOP, NON INTEGRAL BACKSPLASH, SIDE SPLASH, & SKIRT WHERE NOTED INTEGRAL BOWL: ACCESSIBLE 810P COLOR:	DISTRIBUTOR: HALLMARK CONTACT: KIM BROSE 612.791.4961

FINISH PLAN NOTES

- A. WHERE CARDINAL DIRECTIONS ARE NOTED, TRUE NORTH IS TO BE USED FOR REFERENCE.
- B. WHERE CHANGE IN FLOOR FINISH OCCURS IN DOORWAYS, THE CHANGE SHALL BE CENTERED UNDER THE CLOSED POSITION OF THE DOOR.
- C. FEATHER FLOORING AS REQUIRED FOR FLUSH TRANSITIONS U.N.O.
- D. LOUVERS, VENTS, GRILLES, AND OTHER MISCELLANEOUS MECHANICAL/ELECTRICAL DEVICES SHALL BE PAINTED TO MATCH ADJACENT FINISH U.N.O.
- E. PROVIDE AND INSTALL 4" - 0" HIGH FRP BOARD AND ASSOCIATED HARDWARE ON ALL WALLS ADJACENT TO MOP SINKS AND 24" BEYOND EDGES. U.N.O.
- F. ALL WINDOWS TO HAVE A SOLID SURFACE WINDOW SILL AS NOTED IN THE SURFACE FINISH SCHEDULE.
- G. PROVIDE AND INSTALL CORNER GUARDS ON ALL EXPOSED OUTSIDE GYPSUM BOARD CORNERS. SEE SPECIALTY PLANS FOR LOCATIONS AND TYPES.
- H. AT HANDRAIL RETURN LOCATIONS, HOLD A MINIMUM OF 4" FROM WALL CORNERS, INTERSECTIONS AND OPENINGS.
- I. ALL HALF-TONED/DASHED EQUIPMENT AND FURNITURE ARE FURNISHED AND INSTALLED BY OTHER. EQUIPMENT AND FURNITURE SHOWN FOR MEP COORDINATION.
- J. ALL HALF-TONED EQUIPMENT AND FURNITURE ARE FURNISHED AND INSTALLED BY VA TENANT. EQUIPMENT AND FURNITURE SHOWN FOR MEP COORDINATION.

FINISH PLAN SYMBOL KEY

- ROOM SIGNAGE, SEE SIGNAGE SCHEDULE
- FLOOR TRANSITION
- FLOOR FINISH INSTALLATION DIRECTION
- HANDRAIL, SEE MOUNTING SCHEDULE

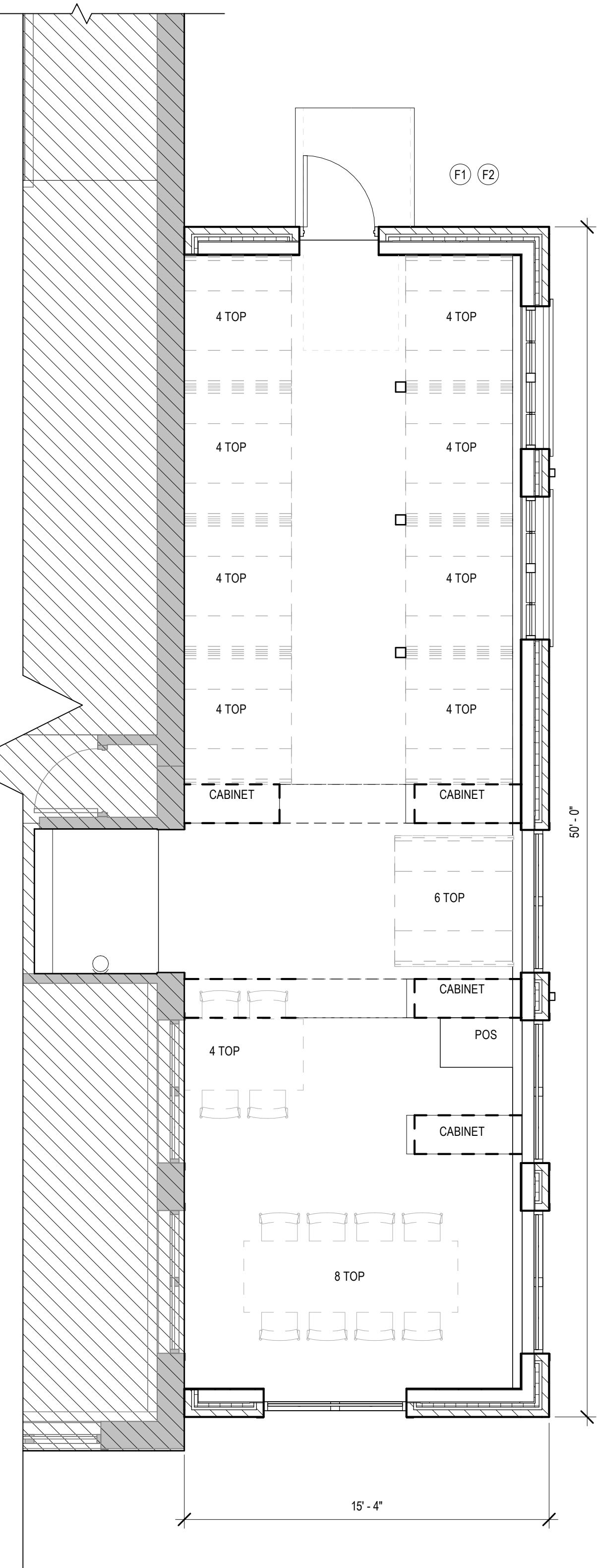
FINISH EXTENT TAG

- FINISH EXTENT LINE
- SPECIALTY FINISH(ES)

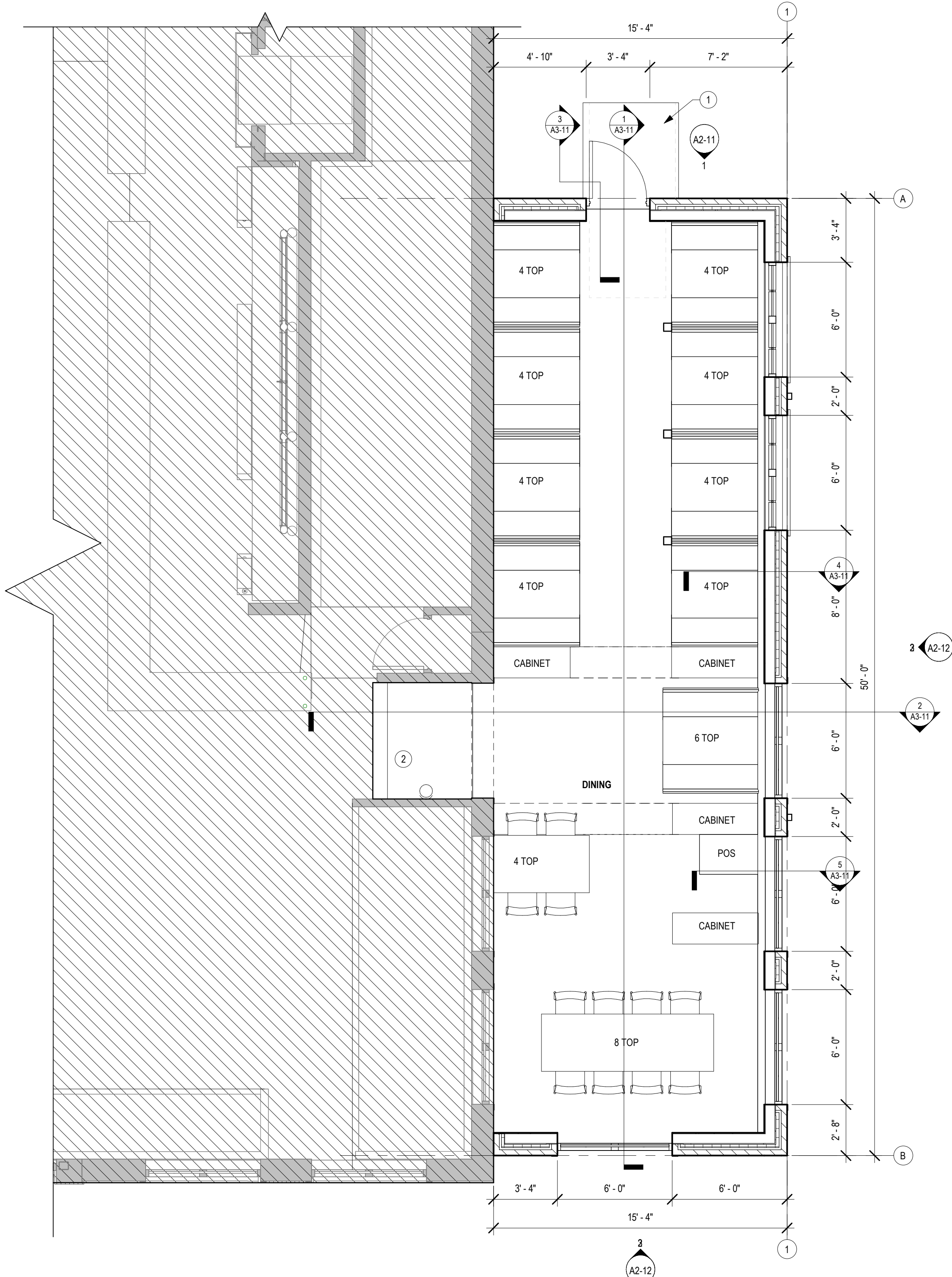
ROOM FINISH TAG

- ROOM NAME
WALL FINISH
BASE FINISH
FLOOR FINISH
ROOM NUMBER

#	KEYED FINISH NOTES
REV	MARK DESCRIPTION
	F1 MANUAL WINDOW SHADES, SEE SPECIALTY FINISH SCHEDULE
	F2 CORNER GUARD (CG-1), SEE SPECIALTY FINISH SCHEDULE



2 FIRST FLOOR FINISH PLAN
1/4" = 1'-0"



1 FIRST FLOOR
1/4" = 1'-0"

FLOOR PLAN NOTES

- A. DO NOT SCALE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC ONLY. REPORT DISCREPANCIES TO BRUNTON ARCHITECTS.
- B. LOCATE ROUGH OPENING FACE OF DOOR JAMB 4" MINIMUM FROM THE FACE OF ADJACENT WALL FINISHES UNLESS OTHERWISE DIMENSIONED OR DETAILED.
- C. EACH TRADE IS RESPONSIBLE FOR FIRE SAFING AROUND THEIR PENETRATIONS THROUGH RATED AND UNRATED FLOORS AND WALLS.
- D. PLAN DIMENSIONS AT EXTERIOR WINDOWS ARE GIVEN TO THE ROUGH OPENING OR FACE OF BLOCK UNLESS NOTED OTHERWISE.
- E. ASSUMED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.
- F. DIMENSIONING IN PLAN OF ALL MASONRY PARTITIONS AND OTHER MASONRY ELEMENTS IS TO THE NOMINAL FACE OF MASONRY. IT IS ASSUMED THAT THE MASONRY UNIT IS PLACED CENTERED IN THE NOMINAL DIMENSION AND THAT 3/8" JOINTS ARE USED THROUGHOUT.
- G. WHERE CARDINAL DIRECTIONS ARE NOTED, TRUE NORTH IS TO BE USED FOR REFERENCE.
- H. WHITEBOARDS, TELEVISIONS, AND CORKBOARDS ARE TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR, PROVIDE IN WALL BLOCKING AS REQUIRED.
- I. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND STRUCTURAL BEARING ELEVATIONS.

FLOOR PLAN SYMBOL KEY

SEE COVER SHEET FOR ABBREVIATIONS AND OTHER DRAWING SYMBOL IDENTIFICATION

PARTITION TYPE

- STRUCTURE TYPE
- STUD SIZE
- ASSEMBLY TYPE

DOOR TAG

- DOOR NUMBER

WINDOW TAG

- WINDOW NUMBER

ROOM TAG

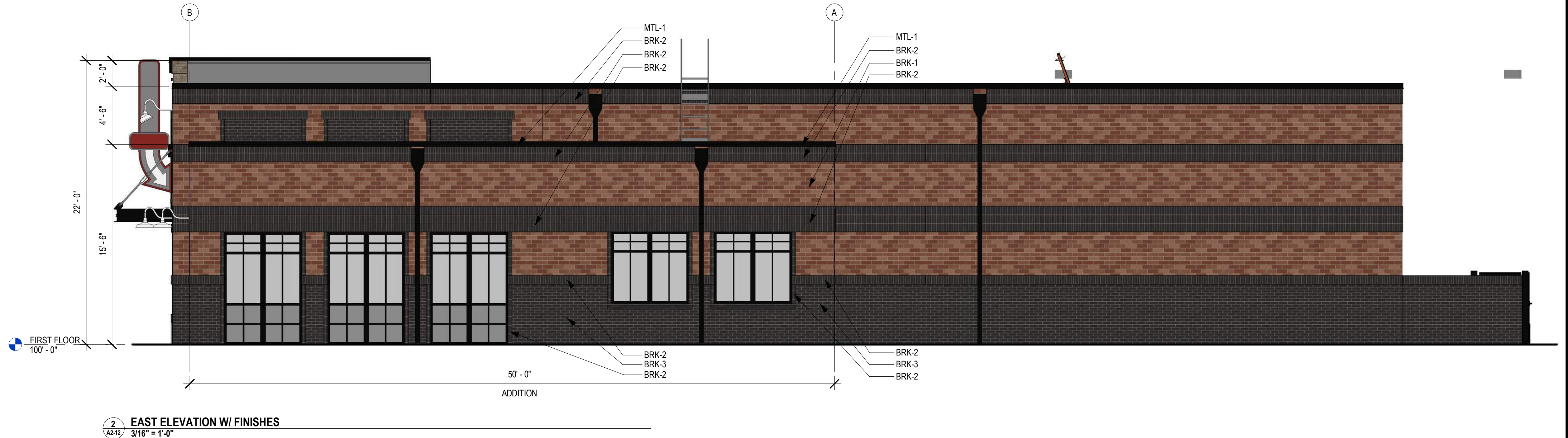
- ROOM NAME
- ROOM NUMBER

WALL LEGEND

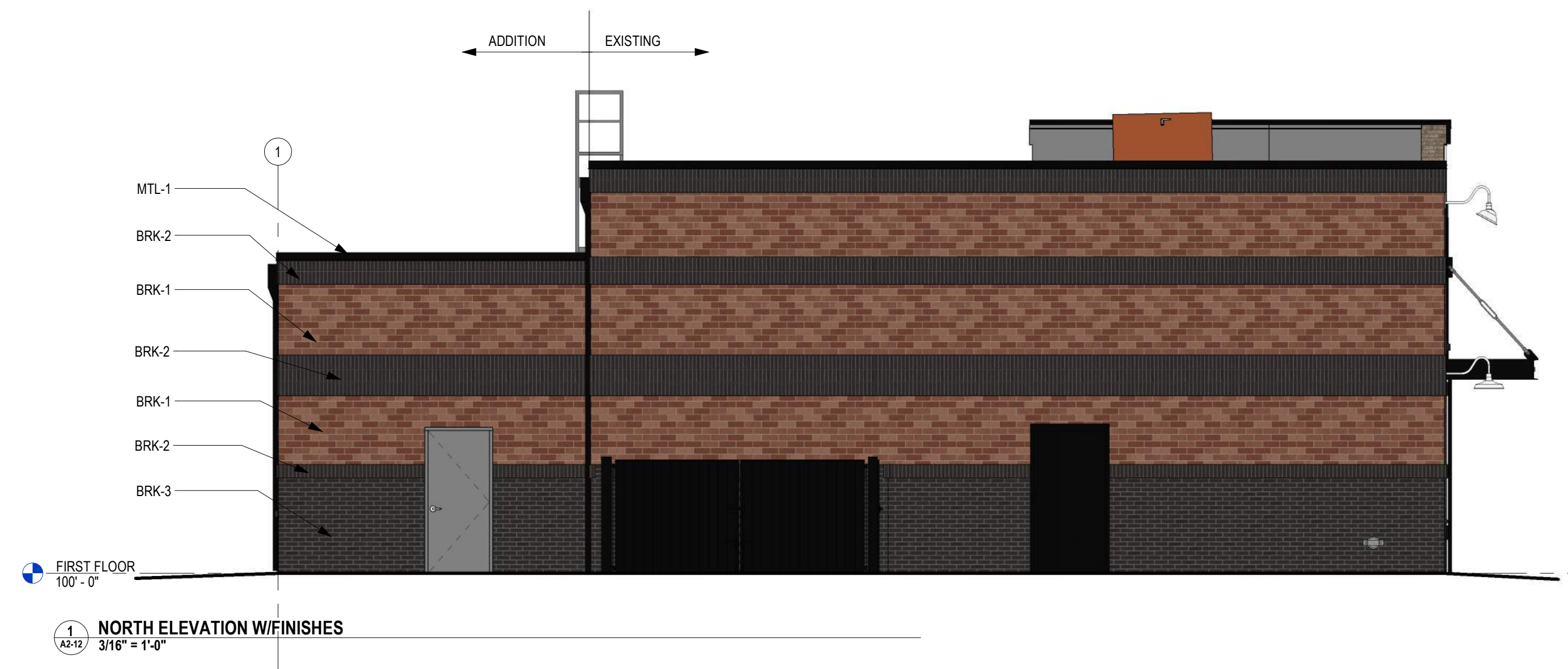
- EXISTING WALLS TO REMAIN
- NEW WALL
- WALL TO BE REMOVED

KEYED PLAN NOTES

REV	MARK	DESCRIPTION
1		CONCRETE STOOP, SEE STRUCTURAL
2		RECESSED FIRE EXTINGUISHER CABINET, TOP OF CABINET TO BE MOUNTED AT 5'-0" MAX ABOVE FINISH FLOOR



A detailed cross-section diagram of a window frame assembly. It illustrates the internal structure, including the frame, sash, and various seals and components that ensure proper operation and weather resistance.



**MANKATO**

225 BELGRADE AVE
NORTH MANKATO, MN 56003

MINNEAPOLIS

7525 WAYZATA BLVD
MINNEAPOLIS, MN 55426

PROJECT NAME: Olde Brick House

PROJECT DESCRIPTION: Addition to an existing A-2 Occupancy

SITE LOCATION: 1521 Tullamore St, Mankato MN

PRIMARY OWNER:

Ringneck Restaurants, Inc

137 SOUTH 2ND AVE

Waite Park, MN 56387

Phone: 320-267-2968

CERTIFICATE OF DESIGN COMPLIANCE (CDC) – DETAILED NARRATIVE

This Certificate of Design Compliance application seeks approval for an addition to an existing restaurant located at 1521 Tullamore Street in Mankato, MN. The current building, constructed in 2018, is approximately 4,000 square feet and is constructed of steel studs, steel bar joists, and a TPO membrane roof system.

The exterior finish of the proposed addition will seamlessly match the existing brick facade.

The building is currently equipped with a fire sprinkler system in accordance with NFPA 13 standards and will be extended to cover the new addition. The existing fire department connection is located at the northwest corner of the building.

An enclosed trash enclosure is already in place, as indicated on the landscape plan (Sheet T1-41). No new light poles will be added, however, any new wall-mounted exterior lighting fixture will match existing fixtures and will be shielded as required to ensure no light spills over the property line.

The City of Mankato ordinances require one parking (1) space for each four (4) seats, one (1) space for each two (2) employees on major shift, one (1) space for each delivery vehicle, and one (1) space for customer food pick-up.

The current facility provides a seating capacity of 110 (28 stalls), 12 employees on a major shift (6 stalls), and 1 pick-up stall; it requires a minimum of 35 parking stalls. The proposed addition increases the seating capacity by 52 occupants, requiring 13 additional parking stalls for a total of 48 stalls. There are currently 65 parking stalls provided on the site.



Meeting Date: 02/26/2025

Title

CY06-25

Request of Papa John's for a conditional use permit to allow the addition of a new drive-thru/pick-up window at an existing restaurant operation. The subject property is described as Lot 1 and Lot 2, Block 3, North Victory Drive Stage 3, Mankato. (551 Belle Avenue).

The anticipated date of City Council action is March 10, 2025.

Applicant

The applicant is Papa John's Pizza.

Request

The applicant is requesting a conditional use permit to allow the addition of the new drive-thru/pick-up window at an existing restaurant operation.

Location

The subject property is described as Lot 1 and Lot 2, Block 3, North Victory Drive Stage 3, Mankato. (551 Belle Avenue).

Existing Land Use

The existing land use is a multi-tenant commercial building.

Zoning

The subject property is located in the B-1, Community Business District.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas.

Public Utilities

The site is already served by public utilities.

City Code

Mankato City Code section 10.92 relative to conditional use permits can be found at this link: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.92COUSPE

B-1 Community business district:

https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.45COBUDI

Site Plan Review Comments

The Site Plan and Traffic Committee met on February 11, 2025 and submitted the following comments for the proposal:

1. Applicant shall provide an operational plan. This should include how the proposed window will be used and if there will be an ordering board.
2. Applicant shall provide a site plan showing queued cars in the drive thru. The drive-thru facility shall provide three (3) off-street parking spaces for waiting automobiles in each drive-thru traffic lane. A parking space shall be a minimum of nineteen (19) feet by nine (9) feet, and parking spaces may be provided in a tandem arrangement. If drive-thru traffic lanes are not utilized, then parking spaces equal to three (3) times the maximum number of customer automobiles that can be serviced at any one (1) time shall be provided.
3. Applicant shall provide a landscaping plan that depicts the screening for the drive thru in accordance with Mankato City Code section 10.48, 10.88, et al.
4. Applicant shall provide an updated site plan that shows site improvements with a clear delineation of the drive thru area and a separation from the drive lanes and other parking lot traffic. The drive-thru facility, and accessory parking areas and drive-thru traffic lanes, shall not obstruct or interfere with other traffic lanes or parking areas located on the zoning lot.
5. Applicant shall log on to the eportal and make notification payments if they have not already been paid

Review

The applicant is requesting a modification to the existing Conditional Use Permit to allow for the addition of a new drive-thru with a pick-up window at an existing restaurant located within the B-1 Community Business District. The subject property is identified as Lot 1 and Lot 2, Block 3, North Victory Drive Stage 3, Mankato (551 Belle Avenue).

The proposed modifications to the floor plan are minimal, primarily to accommodate the drive-thru. The existing kitchen and service counter areas will remain consistent with the layout of the previous restaurant that occupied the space. Additionally, the site plan includes a reconfiguration of the parking lot to facilitate the new drive-thru window and lane. This adjustment involves the removal of seven existing parking stalls on the northern and eastern sides of the building.

The applicant has specified that no menu board will be installed, as the drive-thru will be exclusively for the pick-up of pre-ordered meals placed online. The proposed pick-up window will adhere to the minimum standards outlined in Mankato City Code 10.82, which include the following requirements:

- The drive-thru facility, including traffic lanes and waiting areas, must not be located within any required yard.
- A minimum of three off-street parking spaces must be designated for waiting vehicles within each drive-thru lane; the site plan includes three such waiting stalls.
- The drive-thru facility and associated parking areas must not obstruct or interfere with existing traffic lanes or parking areas. If traffic congestion or hazards arise as a result of the drive-thru's operation, the City Council reserves the right to modify or terminate its use.

The parking provisions for the development comply with City standards. The site currently offers 53 off-street parking stalls. The proposed restaurant will require four parking stalls, allocated as follows:

- One space per two employees (4 employees) – 2 parking stalls
- One space per delivery vehicle – 1 parking stall
- One space for customer food pick-up – 1 parking stall

According to the submitted plans, the two existing uses within the building necessitate a total of 22 parking spaces. Additionally, bicycle parking will be required to meet Mankato City Code standards.

The proposed exterior modifications comply with Mankato City Code. Any franchise-related branding or color schemes must also adhere to City regulations. The primary exterior modification associated with this proposal is the installation of the pick-up window.

A landscaping plan will be required to ensure compliance with Mankato City Code, particularly regarding screening for the drive-thru area. Off-street parking must meet the prescribed screening standards, which include:

- A required screening barrier such as a wall, fence, or hedge, with a height between four (4) and eight (8) feet, and a minimum opacity of 80%.
- The screening must be installed within a setback area between ten (10) and fifteen (15) feet from the right-of-way.
- Perimeter landscaping must consist of a combination of ground cover, shade trees, evergreen trees, shrubs, and additional screening elements such as decorative walls, fences, or berms.
- Shade trees must be planted at a rate of one tree per fifty (50) linear feet of perimeter length or fraction thereof.
- Evergreen trees must be planted at a rate of one tree and one shrub per twenty-five (25) linear feet of perimeter length or fraction thereof, with a minimum maintained height of six (6) feet.

Findings

Staff respectfully submits the following findings:

1. The proposed development, including the implementation of the recommended conditions, conforms to the standards of the Highway Gateway Overlay District, as noted under Mankato City Code.
2. The proposed development conforms to the standards of Chapter 10 for the issuance of the conditional use permit.

Recommendation

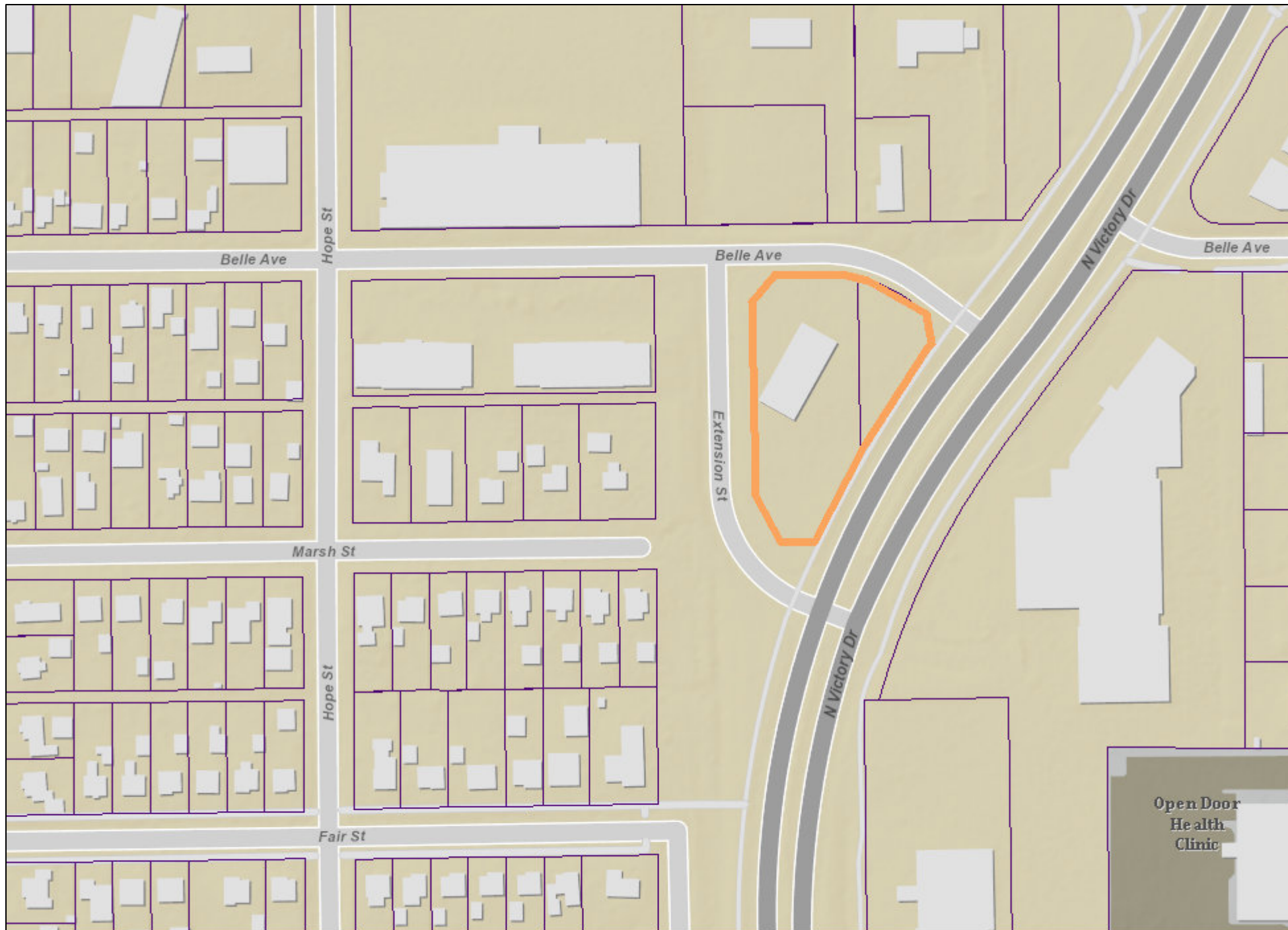
Staff recommends approval of the conditional use permit to allow a drive-thru pick-up window with the following conditions:

1. Prior to installing of signage, a separate sign permit shall be obtained for each proposed sign.
2. Landscaping shall be installed in accordance with City Code. A detailed landscaping plan, including proposed vegetation types and sizes, shall be submitted for review and approval prior at the time of building permit application submission. At a minimum, the plan shall include a vegetative screening, having an opacity of 80% or greater, a minimum of 4' and a maximum of 8' in height, along all the drive through areas, and the parking lot. In addition, landscaping shall be provided in accordance with section 10.88. This shall include, but not be limited to, 6' tall evergreen trees at a rate of 1 evergreen tree per 25 lineal feet of lot perimeter length and 1 shade tree, 2 ½" caliper, per 50 lineal feet of lot perimeter length.
3. Applicants shall supplement the existing landscaping with the new landscaping plan to help buffer the residential use on the frontage of the property. A landscaping plan shall be submitted at the time of building permit submittal that meets Mankato City Code.
4. If the operation of the drive-thru facility results in traffic hazards or congestion on public streets or alleys, the City Council may order the modification or termination of the drive-thru facility.
5. If parking becomes an issue, the resolution shall occur privately among tenants and owners.
6. If new exterior light fixtures are proposed, lighting shall achieve Mankato City Code including, but not limited to full-cut, fully shielded fixtures and a photometric plan shall be provided that demonstrates conformance with Mankato City Code.
7. Bicycle parking shall be provided per Mankato City Code.

Attachments

General Location Map
Aerial Location Map
Site Plan
Floor Plans
Exterior Elevations

General Location Map

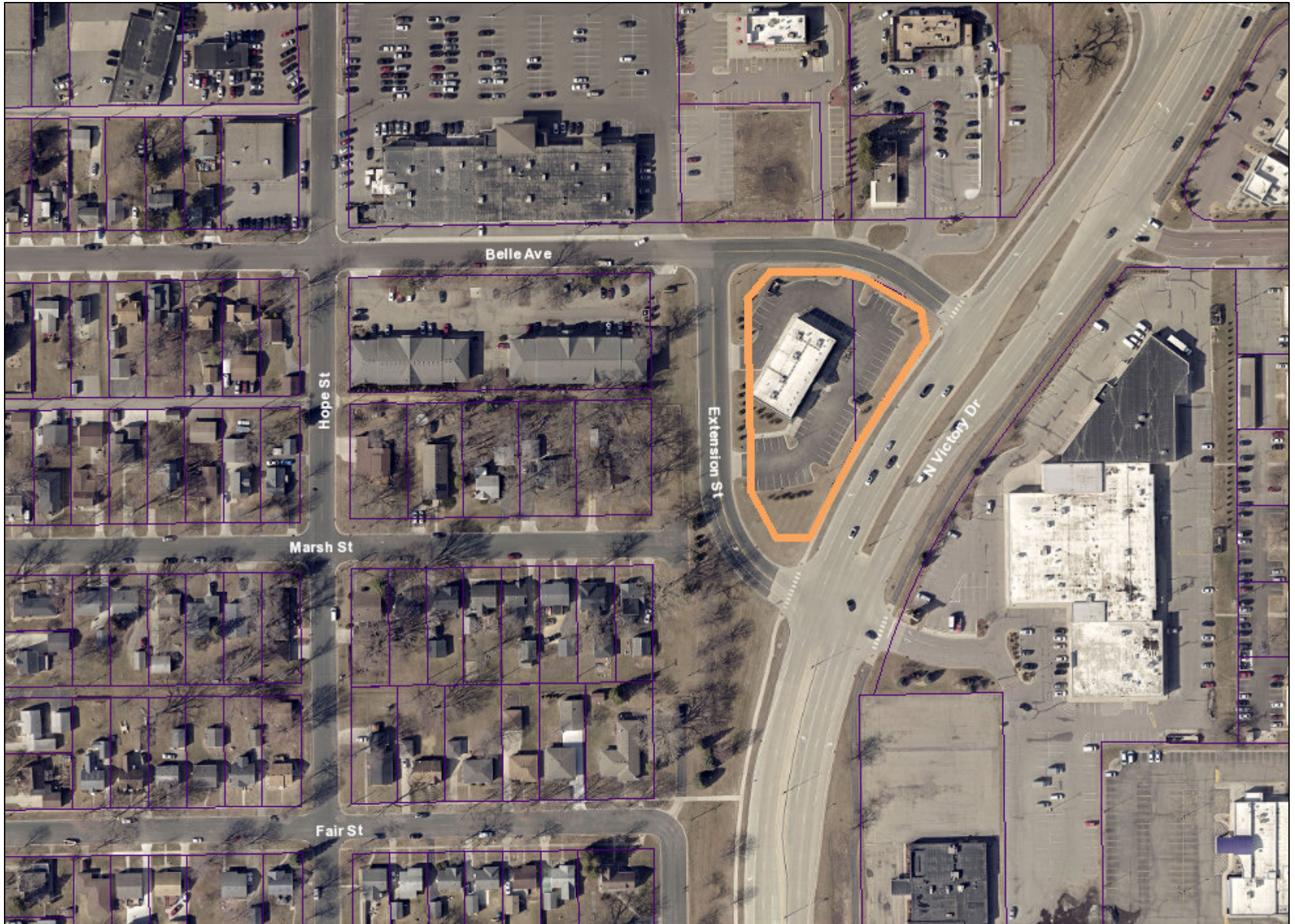


Date: January 2025

Author:

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Aerial



Date: January 2025

Author:

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SITE SUMMARY	
PROJECT ADDRESS/LOCATION:	551 BELLE AVE. MANKATO, MN 56001
ZONING:	B-1 COMMUNITY BUSINESS DISTRICT

CIVIL SHEET INDEX

- C0-10 SITE DATA
C2-10 EXISTING SITE AND REMOVAL PLAN
C3-10 SITE PLAN
C4-10 SITE GRADING PLAN
C5-10 PLANTING AND RESTORATION PLAN

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PROJECT

PAPA JOHN'S
551 BELLE AVE.

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32136
FILE NAME	32136-C0-GENERAL
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	02/17/25
CLIENT PROJECT NO.	-

TITLE

SITE DATA

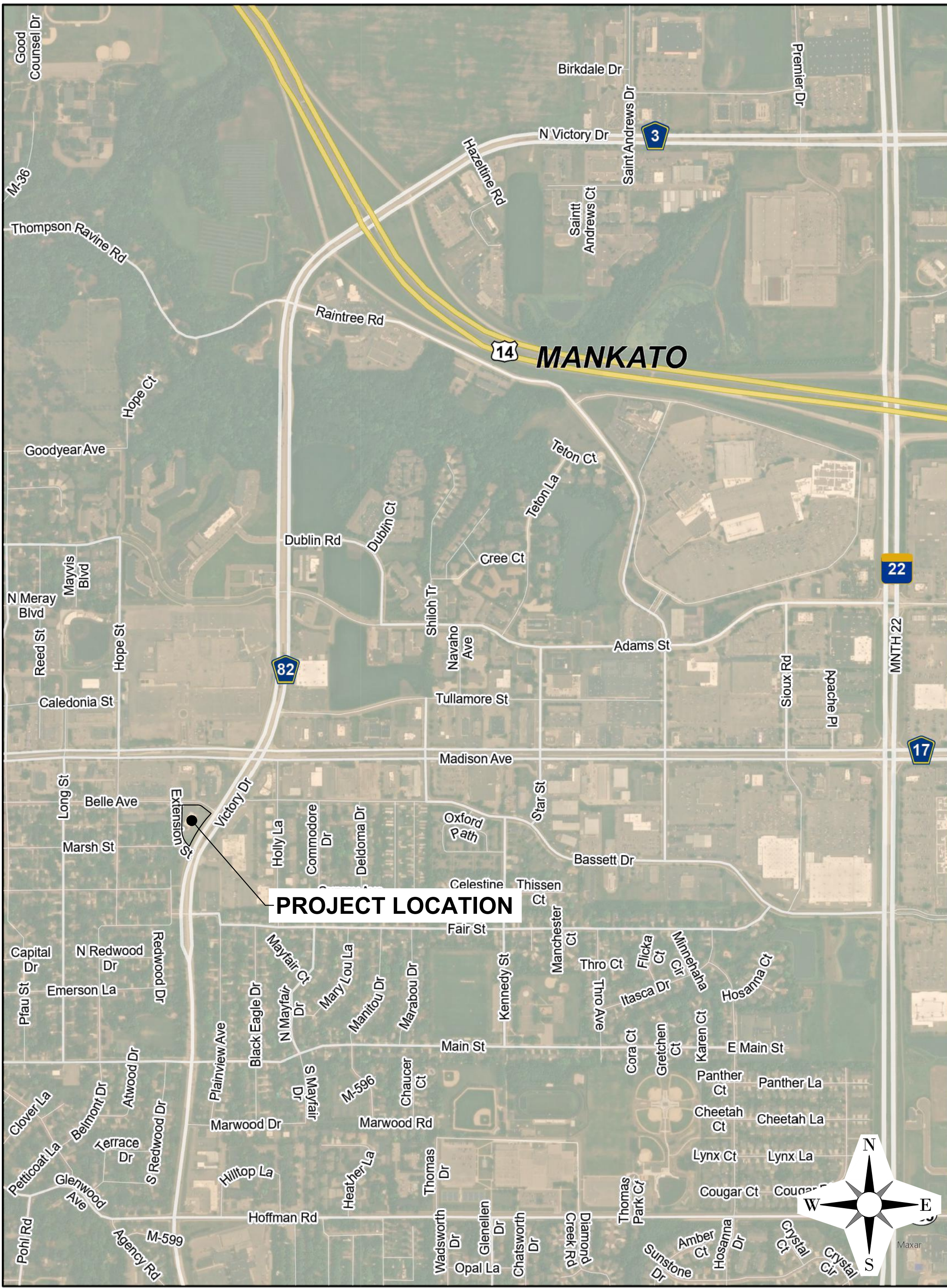
SHEET

C0-10

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

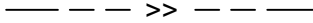
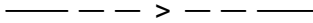
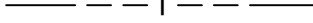
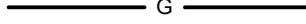
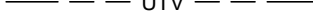
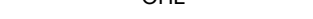
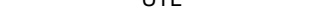
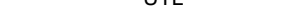
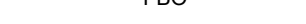
PROJECT LOCATION



LOCATION MAP



LINETYPE LEGEND

EXISTING		PROPOSED
	STORM DRAIN	
	SANITARY SEWER	
	SANITARY SEWER FORCEMAIN	
	WATER MAIN	
	GAS	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND TV	
	OVERHEAD UTILITY	
	UNDERGROUND UTILITY	
	FIBER OPTIC	
	WETLAND	
	WATER EDGE	
	FENCE LINE	
	TREE LINE	
	PROPERTY / LOT LINE	
	RIGHT OF WAY LINE	
	ACCESS CONTROL	
	EASEMENT LINE	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ABBREVIATIONS:

ADA	AMERICANS WITH DISABILITIES ACT	IN	INCH
ADD	ADDENDUM	INV	INVERT
AFF	ABOVE FINISHED FLOOR	IP	IRON PIPE
AGG	AGGREGATE	IPS	IRON PIPE SIZE
APPROX	APPROXIMATE	J-BOX	JUNCTION BOX
ARCH	ARCHITECT, ARCHITECTURAL	JT	JOINT
BFE	BASEMENT FLOOR ELEVATION	LF	LINEAR FEET
BIT	BITUMINOUS	LIN	LINEAR
BLDG	BUILDING	LPS	LOW PRESSURE STEAM
BM	BENCHMARK	LS	LUMP SUM
CAD	COMPUTER-AIDED DESIGN	LSO	LOWEST STRUCTURAL OPENING
CB	CATCH BASIN	MAX	MAXIMUM
CFS	CUBIC FEET PER SECOND	MB	MAIL BOX
CF	CUBIC FOOT	MECH	MECHANICAL
CI	CAST IRON	MH	MANHOLE
CIP	CAST IRON PIPE	MIN	MINIMUM
CIPC	CAST IN PLACE CONCRETE	MISC	MISCELLANEOUS
CJ	CONTROL JOINT	NO	NUMBER
CL	CENTERLINE	NTS	NOT TO SCALE
CMP	CORRUGATED METAL PIPE	NWL	NORMAL WATER LEVEL
CO	CLEANOUT	OC	ON CENTER
CONC	CONCRETE	OCEW	ON CENTER EACH WAY
CONST	CONSTRUCTION	OH	OVERHEAD
CONT	CONTINUOUS	OHWL	ORDINARY HIGH WATER LEVEL
CR	COUNTY ROAD	OH	OVERHEAD DOOR
CY	CUBIC YARD	OZ	OUNCE
C&G	CURB AND GUTTER	PCC	PORTLAND CEMENT CONCRETE
DEMO	DEMOLITION	PED	PEDESTAL, PEDESTRIAN
DI	DROP INTAKE	PERF	PERFORATED
DIA	DIAMETER	PL	PROPERTY LINE
DIM	DIMENSION	PP	POLYPROPYLENE
DS	DOWNSPOUT	PSI	POUNDS PER SQUARE INCH
EA	EACH	PVC	POLYVINYL CHLORIDE
ELEC	ELECTRICAL	PVMT	PAVEMENT
ELEV	ELEVATION	QTY	QUANTITY
EOF	EMERGENCY OVERFLOW	R	RIM
EQ	EQUAL	RAD	RADIUS
EX	EXISTING	RCP	REINFORCED CONCRETE PIPE
FIG	FORM GRADE	RD	ROOF DRAIN
FDC	FIRE DEPARTMENT CONNECTION	REBAR	REINFORCING BAR
FDN	FOUNDATION	REM	REMOVE
FES	FLARED END SECTION	ROW	RIGHT OF WAY
FFE	FINISHED FLOOR ELEVATION	R/W	RIGHT OF WAY
FPM	FEET PER MINUTE	SAN	SANITARY
FPS	FEET PER SECOND	SCH	SCHEDULE
FT	FOOT, FEET	SF	SQUARE FOOT
FTG	FOOTING	SPEC	SPECIFICATION
GA	GAUGE	SQ	SQUARE
GAL	GALLON	STA	STATION
GALV	GALVANIZED	STM	STORM
GC	GENERAL CONTRACTOR	SY	SQUARE YARD
GFE	GARAGE FLOOR ELEVATION	TEL	TELEPHONE
GL	GUTTER LINE	TEMP	TEMPORARY
GPM	GALLONS PER MINUTE	THRU	THROUGH
GV	GATE VALVE	TNFH	TOP NUT OF FIRE HYDRANT
HDPE	HIGH DENSITY POLYETHYLENE	TRANS	TRANSFORMER
HD	HEAVY DUTY	TV	TELEVISION
HH	HANDHOLE	T/W	TOP OF WALL
HMA	HOT MIX ASPHALT	TYP	TYPICAL
HORIZ	HORIZONTAL	UT	UTILITY, UNDERGROUND
HR	HOUR	UTL	UNDERGROUND TELEPHONE
HVL	HIGH WATER LEVEL	VCP	VITRIFIED CLAY PIPE
HWY	HIGHWAY	W/O	WITHOUT
HYD	HYDRANT	W	WITH
I	INVERT	YD	YARD
ID	INSIDE DIAMETER	YR	YEAR

SYMBOL LEGEND	
EXISTING	PROPOSED

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MANKATO'S REQUIREMENTS AND MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2023 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

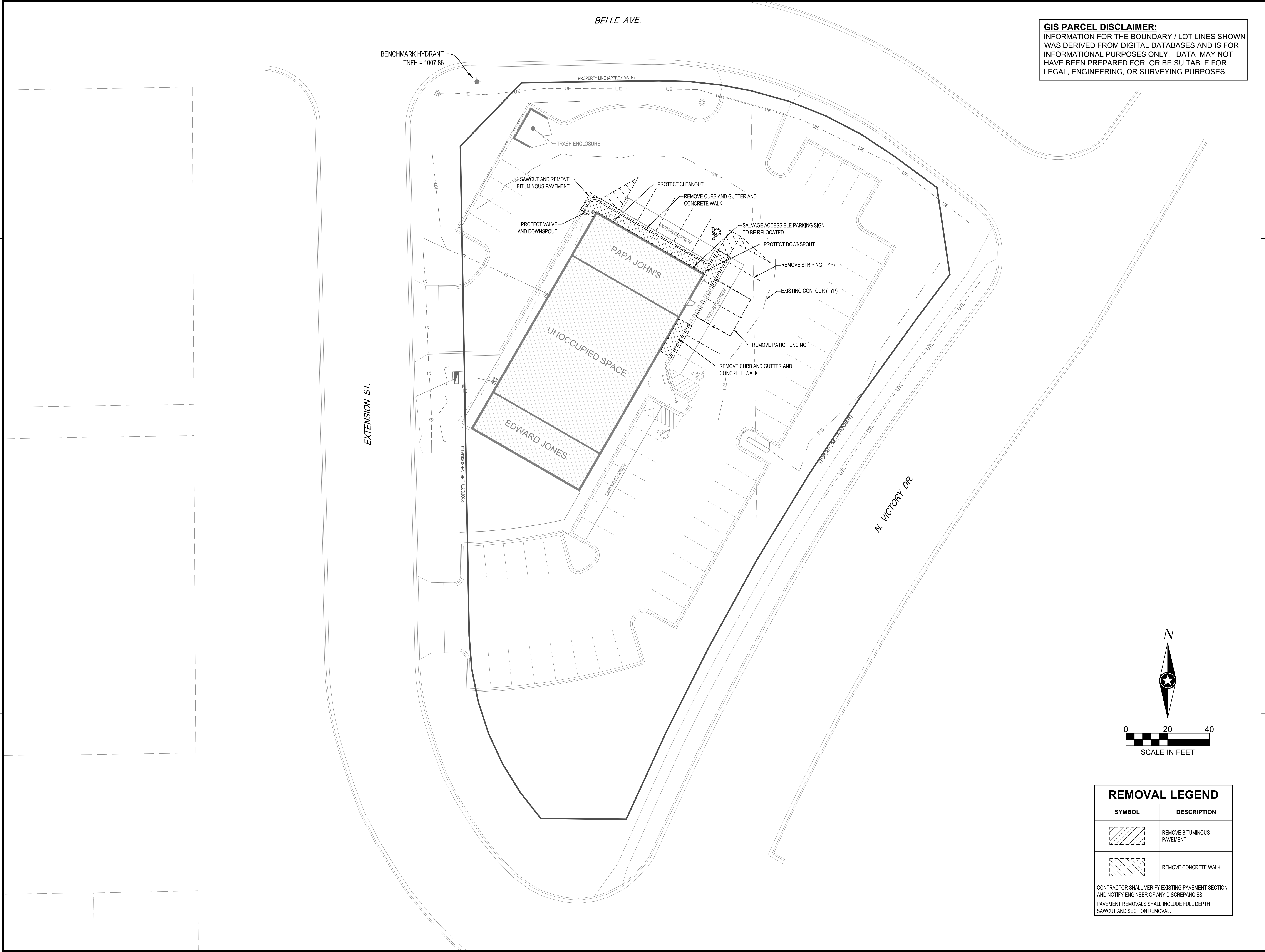
HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE BLUE EARTH COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET. ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JANUARY OF 2025 BY ISG.

B.M. ELEVATION=1007.86

TOP NUT FIRE HYDRANT AT THE SOUTHEAST CORNER OF EXTENSION ST. AND BELLE AVE.



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INFORMATION FOR THE BOUNDARY / LOT LINES SHOWN
WAS DERIVED FROM DIGITAL DATABASES AND IS FOR
INFORMATIONAL PURPOSES ONLY. DATA MAY NOT
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PROJECT

**PAPA JOHN'S
551 BELLE AVE.**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

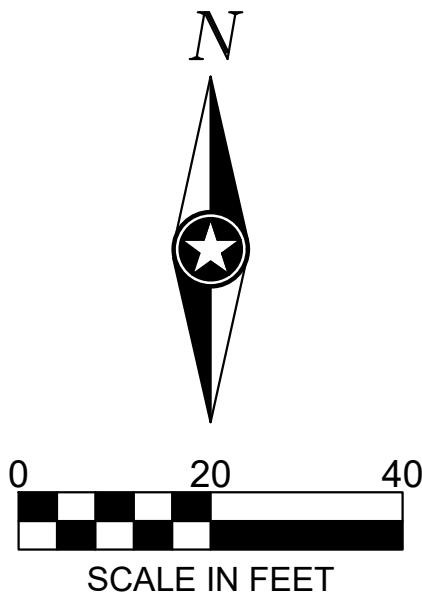
PROJECT NO.	25-32136
FILE NAME	32136-C2-EXIST
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	02/17/25
CLIENT PROJECT NO.	-

TITLE

**EXISTING SITE
AND REMOVAL
PLAN**

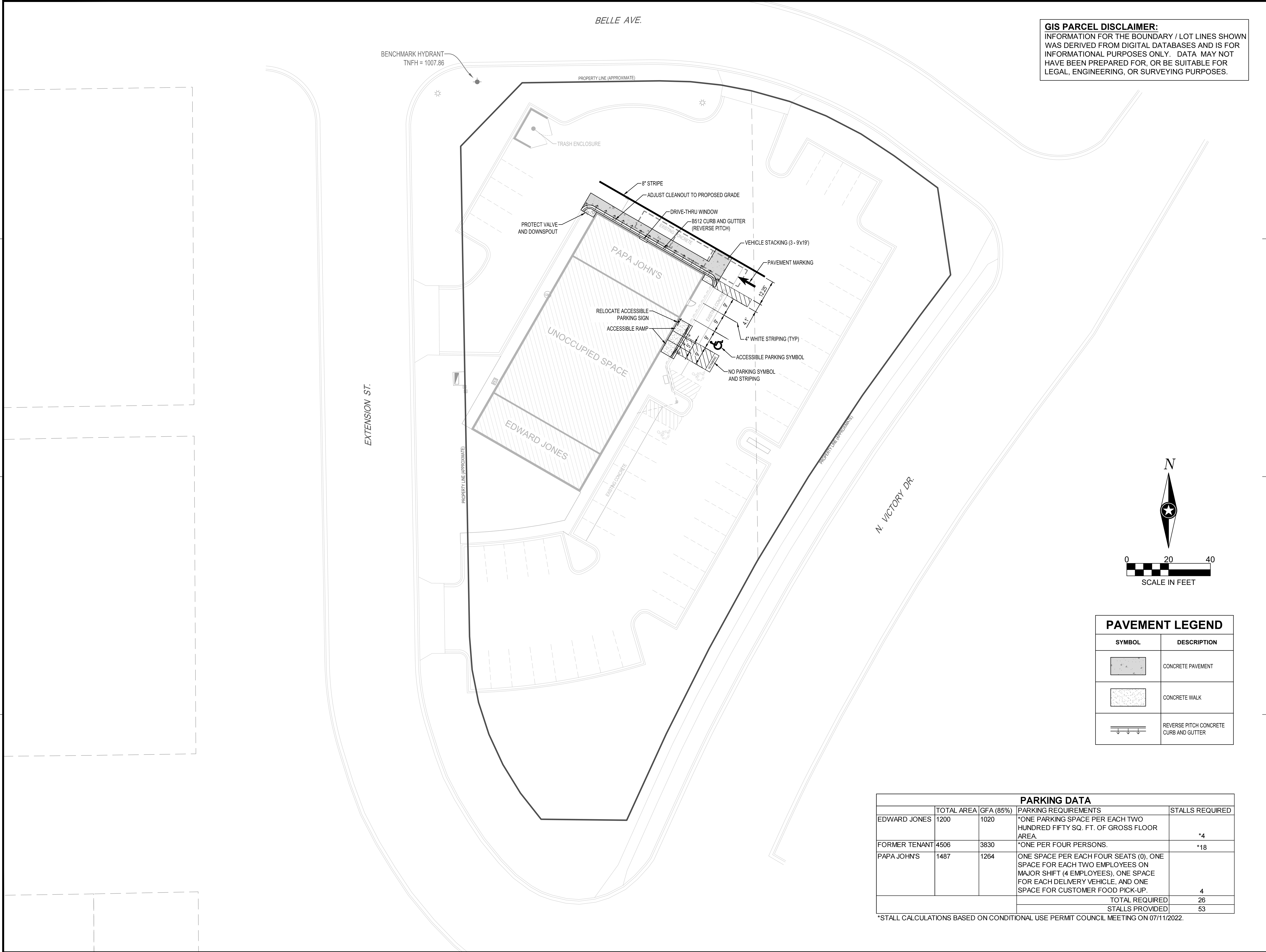
SHEET

C2-10



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE WALK
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.	

PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

PAPA JOHN'S
551 BELLE AVE.

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32136
FILE NAME	32136-C3-SITE
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	02/17/25
CLIENT PROJECT NO.	-

TITLE

SITE PLAN

SHEET

C3-10

PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

PAPA JOHN'S
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MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32136
FILE NAME	32136-C4-GRADE
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	02/17/25
CLIENT PROJECT NO.	-

TITLE

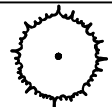
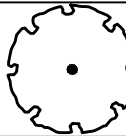
SITE GRADING
PLAN

SHEET

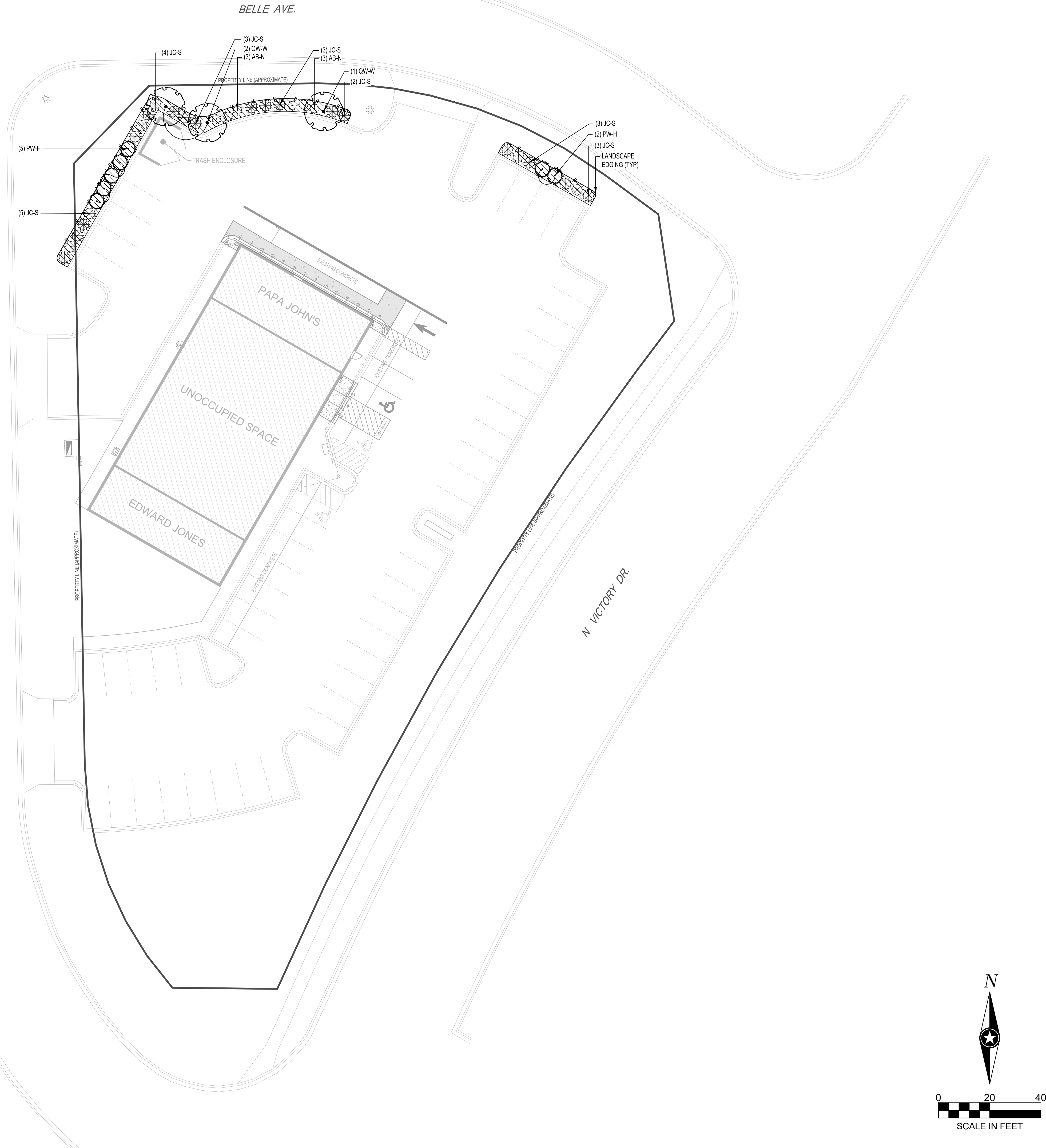
C4-10

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

LANDSCAPE CODE SUMMARY	
PARKING LOT PERIMETER LANDSCAPING SHADE TREES REQUIRED / PERIMETER LANDSCAPING TREES PROVIDED	1 SHADE TREE/ 50 LF OF PARKING PERIMETER LENGTH, 160 LF = 3 SHADE TREES REQUIRED/ 3 SHADE TREES PROPOSED
PARKING LOT PERIMETER LANDSCAPING EVERGREEN TREES REQUIRED / PERIMETER LANDSCAPING TREES PROVIDED	1 EVERGREEN SHRUB/ 25 LF OF PARKING PERIMETER LENGTH, 160 LF = 6 EVERGREEN SHRUBS REQUIRED / 6 EVERGREEN SHRUBS PROPOSED + 80% OPACITY
LANDSCAPE SIZING REQUIREMENTS	
MINIMUM OVERSTORY TREE SIZE	2.5" CALIPER
MINIMUM EVERGREEN TREE SIZE	6' HEIGHT

PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES					
	PW-H	7	PINUS CEMBRA 'HERMAN' TM PRAIRIE STATESMAN SWISS STONE PINE	6' HT MIN	B & B
OVERSTORY TREES					
	QW-W	3	QUERCUS X WAREI 'LONG' REGAL PRINCE® OAK	2.5" CAL	B & B
EVERGREEN SHRUBS					
	AB-N	6	ABIES BALSAMEA 'NANA' DWARF BALSAM FIR	2 GAL	CONT
	JC-S	23	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	CONT
SYMBOL		QTY	DESCRIPTION		
MULCH					
		1,028 SF	DOUBLE SHREDDED WOOD MULCH (NATURAL COLOR)		
EDGER					
		215 LF	STEEL LANDSCAPE EDGING		

EXTENSION ST.



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PROJECT

PAPA JOHN'S
551 BELLE AVE.

MANKATO MINNESOTA

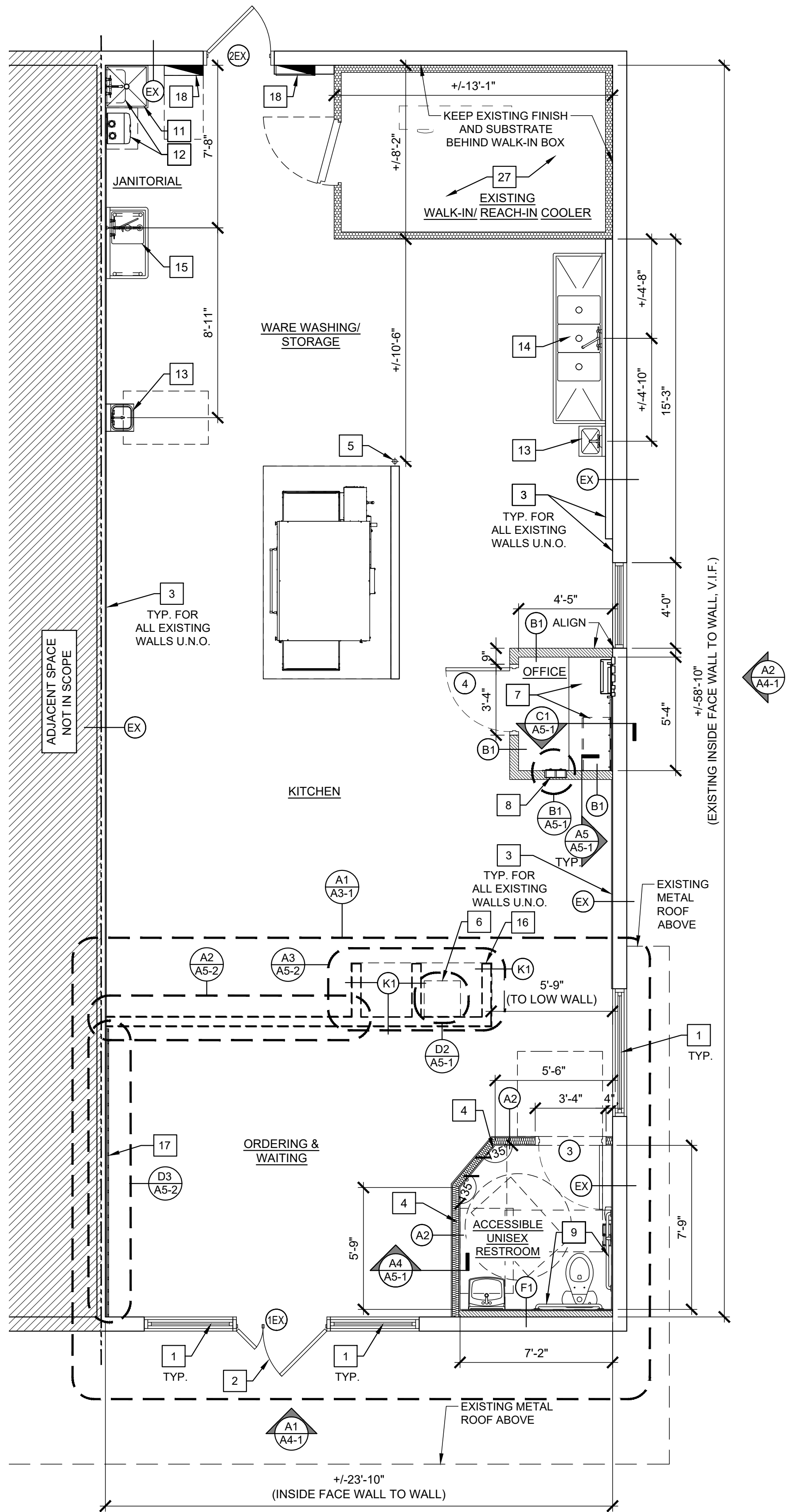
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-32136
FILE NAME	32136-CS-LAND
DRAWN BY	BDT
DESIGNED BY	BDT, BMP
REVIEWED BY	BDT, BMP
ORIGINAL ISSUE DATE	02/17/25
CLIENT PROJECT NO.	-

TITLE
PLANTING AND RESTORATION PLAN

SHEET
C5-10

PRELIMINARY NOT FOR CONSTRUCTION

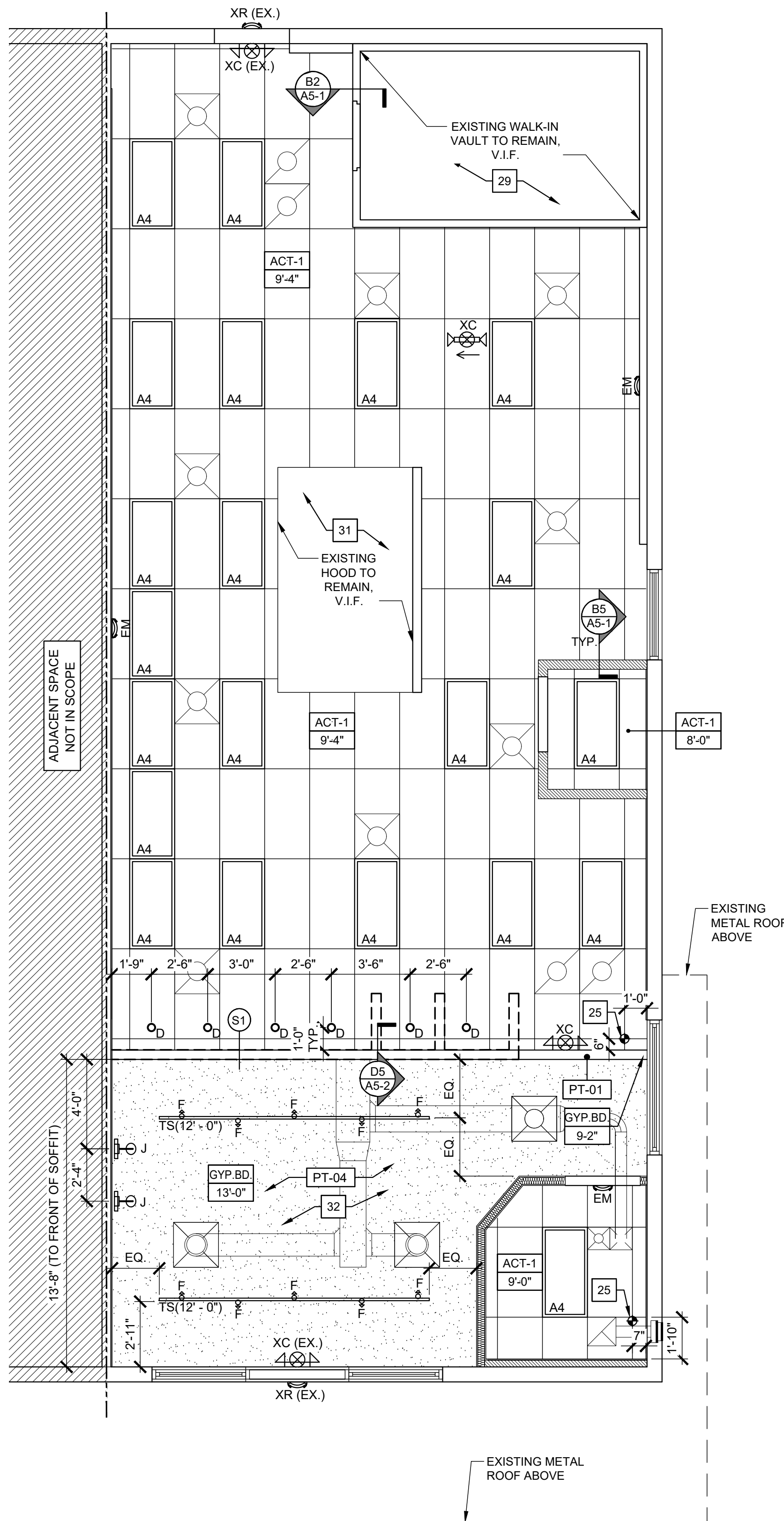


NOTE:
REFER TO WALL SCHEDULE
ON THIS SHEET FOR
PARTITION TYPES AND
DETAIL ON SHEET A5-1.

NOTE:
ONLY OVERALL DIMENSIONS TO
BE FIELD VERIFIED. G.C. TO
CONTACT ARCHITECT IF THERE
ARE ANY DISCREPANCIES.

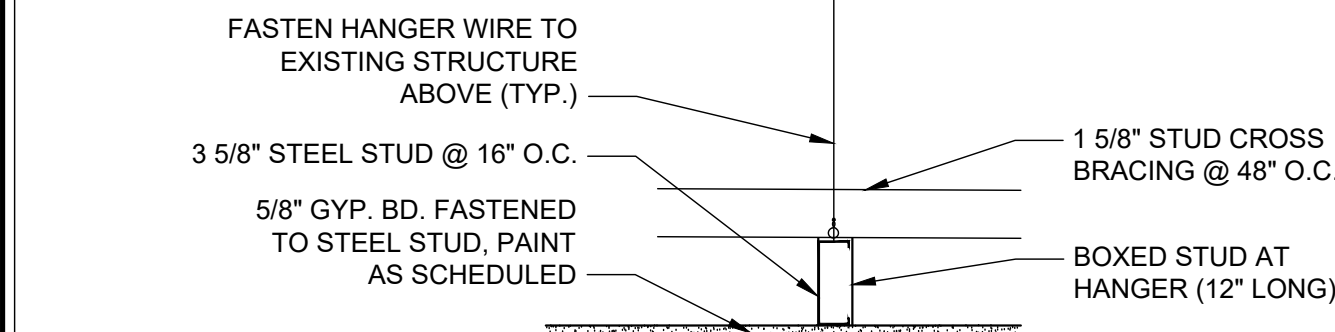
1 CONSTRUCTION FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



3 GYP.BD. CEILING DETAIL

SCALE: 1 1/2" = 1'-0"

RCP LEGEND

	NEW HVAC CEILING MOUNTED SUPPLY DIFFUSER. REFER TO MECHANICAL DRAWINGS		DIRECTIONAL CEILING MOUNTED EXIT/ EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS
	NEW HVAC CEILING MOUNTED RETURN DIFFUSER. REFER TO MECHANICAL DRAWINGS		WALL MOUNT EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS
	NEW HVAC CEILING MOUNTED EXHAUST FAN. REFER TO MECHANICAL DRAWINGS		EXTERIOR EXIT/ EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS
	EXIT/ EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS		2x4 LED LIGHT FIXTURE REF. ELECTRICAL REFER TO ELECTRICAL DRAWINGS
	DIRECTIONAL WALL MOUNTED EXIT/ EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS		DOWNLIGHT RECESSED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS
	CEILING MOUNTED EXIT/ EMERGENCY LIGHT. REFER TO ELECTRICAL DRAWINGS		WALL SCONCE LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS
			LIGHTING TRACK. REFER TO ELECTRICAL DRAWINGS

LIGHTING VARIES. REFER TO LIGHTING FIXTURE TAG AND SCHEDULE BELOW

KEY NOTES - FLOOR PLAN & REFLECTED CEILING PLAN

- EXISTING STOREFRONT WINDOWS TO REMAIN.
- EXISTING ENTRANCE STOREFRONT DOOR IN EXISTING MULLION/FRAME SYSTEM TO REMAIN.
- GC TO INSTALL 5/8" PLYWOOD BACKING TYP. @ ALL EXTERIOR WALLS AND DEMISING WALL. - G.C. TO VERIFY CONDITION IN FIELD. KEEP EXISTING WALL FINISH AND SUBSTRATE ONLY AROUND THE WALK-IN BOX. NOTE: IF PLYWOOD BACKING OCCURS AT RATED WALL ASSEMBLIES, WALL TO BE REPAIRED BACK TO ORIGINAL TO MAINTAIN EXISTING ASSEMBLY RATING.
- PROVIDE SOUND-ATTENUATION BATT INSULATION AT RESTROOM WALL FROM FLOOR TO CEILING.
- APPROXIMATE LOCATION OF EXISTING 3/4" NPT PIZZA OVEN GAS CONNECTION. VERIFY CONDITION IN FIELD. INFORM ARCHITECT OF ANY DISCREPANCIES.
- FLOOR SAFE. REFER TO EQUIPMENT PLAN. G.C. TO SECURE TO FLOOR.
- WALL MOUNTED OFFICE DESK AND UPPER CABINETS, REFER TO EQUIPMENT PLAN.
- DRIVER DROP BOX, RECESSED INTO WALL. REFER TO EQUIPMENT PLAN AND DETAIL.
- G.C. TO VERIFY IF IN-WALL BLOCKING IS PROVIDED FOR ALL TOILET ROOM ACCESSORIES AND GRAB BARS. PROVIDE AS REQUIRED.
- NOT USED.
- EXISTING MOP SINK.
- (1) EXISTING WALL MOUNTED WATER HEATER AND (1) NEW WALL MOUNTED WATER HEATER. REFER TO PLUMBING DRAWINGS.
- HAND SINK. REFER TO PLUMBING DRAWINGS.
- 3 COMPARTMENT SINK. REFER TO EQUIPMENT PLAN.
- 1 COMPARTMENT SINK. REFER TO EQUIPMENT PLAN.
- CUSTOM COUNTERTOP SUPPORTED ON LOW WALLS. REFER TO EQUIPMENT PLAN.
- BOARD AND BATTON WALL FEATURE, SUPPLIED AND INSTALLED BY G.C.
- (1) EXISTING ELECTRICAL PANEL AND (1) NEW ELECTRICAL PANEL AND LIGHTING CONTROL PANEL, REFER TO ELECTRICAL DRAWINGS.
- EXISTING WATER SERVICE AND METER BASE IN FIELD (NOT SHOWN). REFER TO PLUMBING DRAWINGS.
- EXISTING GAS LINE IN BUILDING (NOT SHOWN). REFER TO PLUMBING DRAWINGS.
- NOT USED.
- NOT USED.
- NOT USED.
- NOT USED.
- ACT CEILING START POINT.
- NOT USED.
- NOT USED.
- NOT USED.
- EXISTING WALK-IN COOLER LIGHTS TO REMAIN, RELAMP AS REQUIRED.
- EXISTING HOOD TO BE REUSED. VERIFY DIMENSIONS TO HOLD W/ EQUIPMENT.
- GC TO PAINT NEW GYP.BD. CEILING. REFER TO DETAIL #3 ON THIS SHEET.
- NOT USED.
- NOT USED.

PARTITION SCHEDULE

TAG	TYPE	FRAMING / CORE	SHEATHING
A2	RESTROOM WALL	3 5/8" METAL STUDS @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION TO CEILING	5/8" CEMENT BOARD UP TO 12" A.F.F. BOTH SIDES; AND 5/8" FIRE RETARDANT PLYWOOD FROM 12" A.F.F. TO 6" ABOVE CEILING, 5/8" GYP. BD. FROM 12"A.F.F. TO CEILING RESTROOM SIDE
B1	TYPICAL KITCHEN WALL	3 5/8" METAL STUDS @ 16" O.C.	5/8" CEMENT BOARD UP TO 12" A.F.F. AND 5/8" FIRE RETARDANT PLYWOOD FROM 12" A.F.F. TO 6" ABOVE CEILING; BOTH SIDES
F1	FURR-OUT WALL	3 5/8"x 20 GA. METAL STUDS @ 16" O.C. ATTACHED TO EXISTING WALL	5/8" CEMENT BOARD UP TO 12" A.F.F. RESTROOM SIDE ONLY, 5/8" GYP. BD. FROM 12"A.F.F. TO CEILING
K1	KNEE WALL	3 5/8" METAL STUDS @ 16" O.C.	5/8" CEMENT BOARD UP TO 12" A.F.F. AND 5/8" GYP. BD. FROM 12" A.F.F. TO TOP OF WALL; BOTH SIDES
S1	SOFFIT WALL	3 5/8" METAL STUDS @ 16" O.C.	5/8" GYPSUM BOARD TO 6" ABOVE CEILING, BOTH SIDES

EXISTING WALL TO REMAIN. REMOVE EXISTING FINISH AND SUBSTRATE DOWN TO STUD. G.C. TO INSTALL NEW PLYWOOD ON EXISTING STUD. TYP. @ ALL EXTERIOR WALLS AND DEMISING WALL. KEEP EXISTING GYP.BD AND FINISH ONLY WHERE EXISTING WALK-IN BOX IS LOCATED
G.C. TO VERIFY WALL LOCATION AND CONSTRUCTION TYPE PRIOR TO START OF CONSTRUCTION, NOTIFY ARCHITECT OF ANY DISCREPANCIES, COORDINATE REMOVAL OR RETENTION OF SHEATHING WITH DEMOLITION PLAN AND NEW SHEATHING WITH FINISH PLAN. PATCH WALL AS NEEDED.

LIGHTING FIXTURES

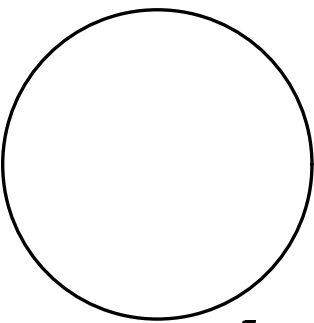
TAG	QTY	TYPE	MOUNTING	SUPPLIED BY	INSTALLED BY
A4	21	Flat Panel 2x4	ACT ceiling recessed	EC	EC
D	6	Downlight Recessed	ACT ceiling recessed	EC	EC
EM*	3	Emergency Lighting	Wall or Ceiling (see plans)	EC	EC
F	10	Track Head	Track	EC	EC
J	2	Wall Sconce	Surface mounted Wall	O	EC
TS	2	Track	Ceiling mounted	EC	EC
XC*	4	Exit Sign/Emerg. Lighting		EC	EC
XR*	2	Emergency Lighting Exterior		EC	EC

REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SPECIFICATIONS

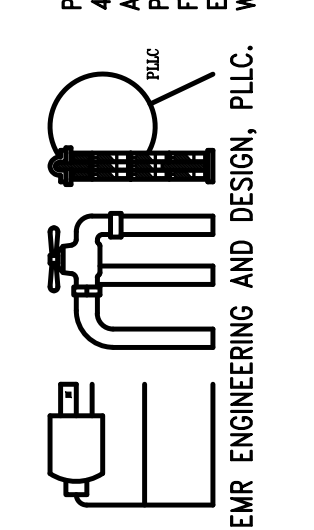
O = OWNER
EC = ELECTRICAL CONTRACTOR
GC = GENERAL CONTRACTOR

GENERAL NOTES

- GC TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS ON THIS PLAN ARE FROM FACE OF SHEATHING. ALL SHEATHING IS UNIFORM AT 5/8" THICK, UNLESS OTHERWISE NOTED.
- GC SHALL INSTALL ALL REQUIRED BLOCKING AND/OR BACKING FOR ALL EQUIPMENT, HANGERS, ETC.
- ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE CODES AND REGULATIONS.
- REFER TO CHART ON SHEET G1-0 FOR METAL STUD GAUGE SIZES.
- EXISTING WALLS TO REMAIN PER FLOOR PLAN. G.C. TO PREP TO RECEIVE NEW FINISHES AND EQUIPMENT AS NECESSARY. FOR RATED PARTITIONS REPAIR ANY DAMAGE AND TREAT ALL PENETRATIONS TO MAINTAIN RATING.



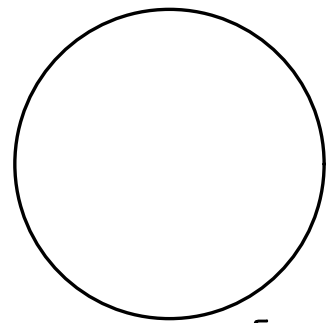
PO Box 213 (Mailing)
438 HWY 3630
Annville, KY 40402
Phone (606) 364-2886
Fax (606) 364-5100
Web Address: emrdesigners.com



Date	Drawing Issues/Revisions
No.	PROFESSIONAL ENGINEER I hereby certify that this plan, specification, or contract 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 Kentucky. Signature: <i>E. E. Edgar</i> Date: <i>11-14-2025</i> License # <i>42127</i>

Drawing Title:
FLOOR PLAN &
REFLECTED CEILING
PLAN, NOTES, SCHEDULES

Date:	01/14/2025	Dwg No.	A 1-1
Drawn By:	NB	Checked By:	RC
Job No:	24-619	4 of 10	

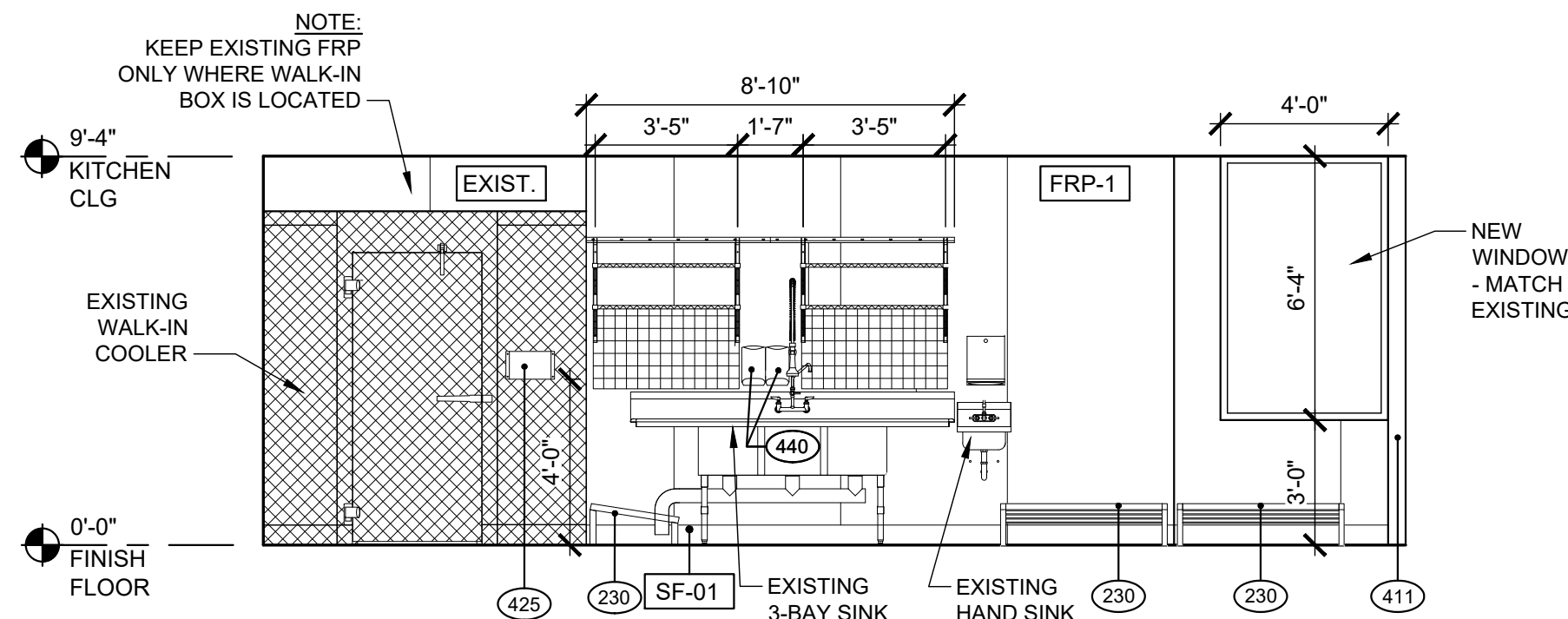


P.O. Box 213 (Milling)
4236 HWY. 3630
Annville, KY 40402
Phone (606) 364-2886
Fax (606) 364-5100
Web Address: www.engvallengineers.com
EMR ENGINEERING AND DESIGN, PLLC.

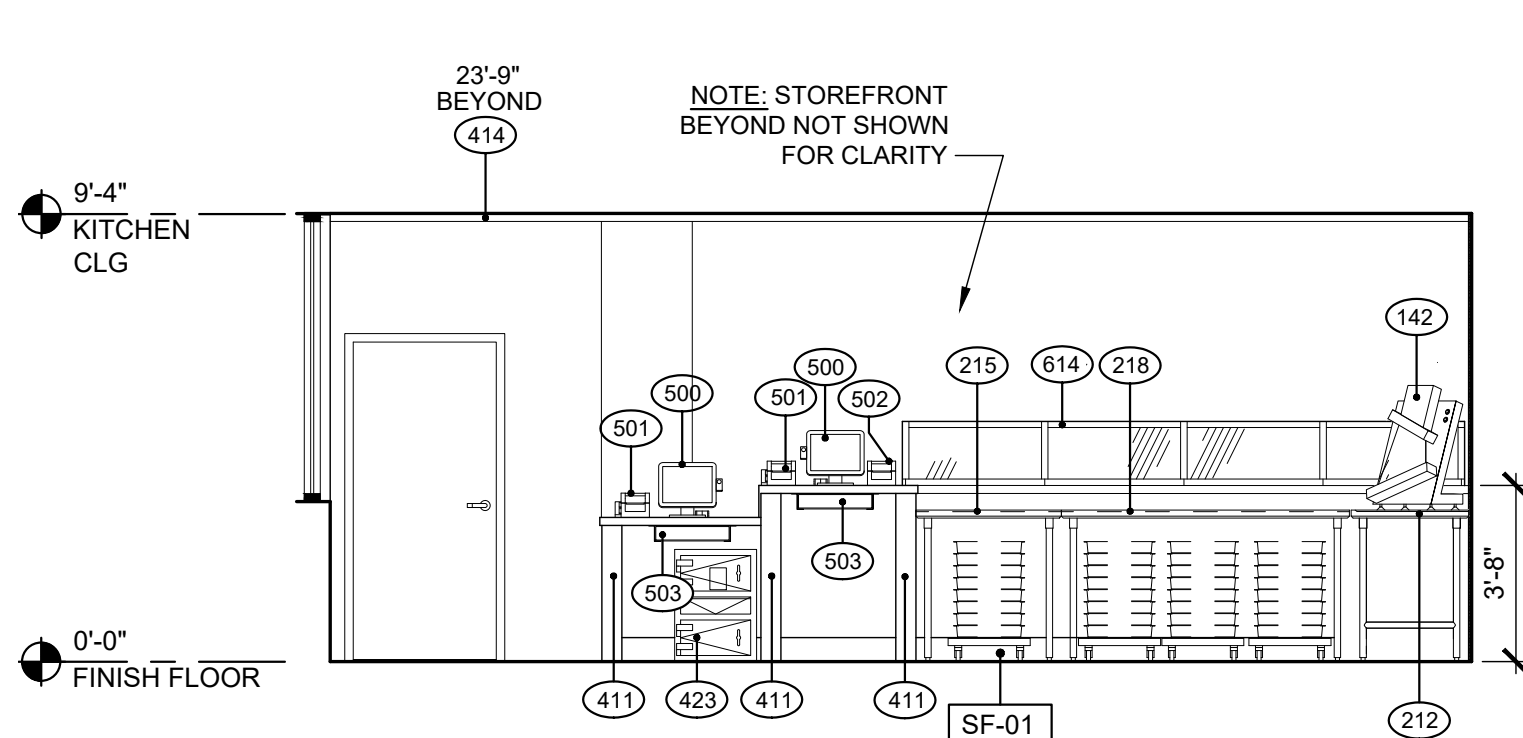
Date	
Drawing Issues / Revisions	PROFESSIONAL ENGINEER I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of New Jersey. Signature: <u>Eric Engvall</u> Date: <u>1-14-2025</u> License # <u>42127</u>
No.	

PAPA JOHNS®
Better Ingredients. Better Pizza.
551 Belle Avenue,
Mankato, MN 56001
Suite 551c

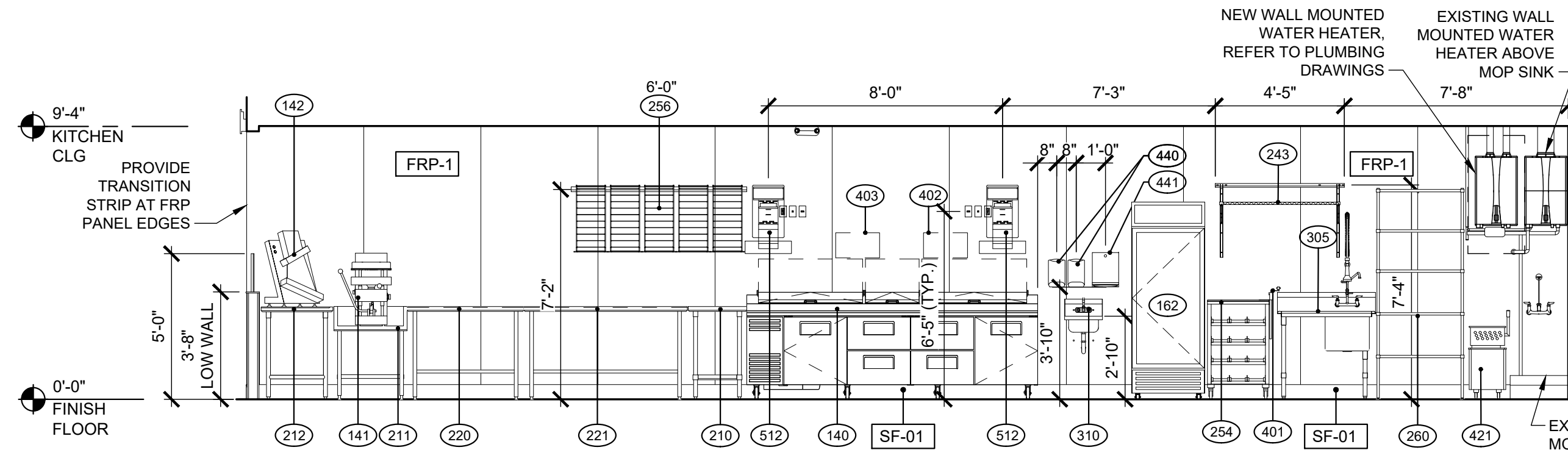
Drawing Title:	
INTERIOR ELEVATIONS	
Date:	Dwg No.
01/14/2025	A 4-1
Drawn By:	
NB	
Checked By:	
RC	
Job No:	
24-619	8 of 10



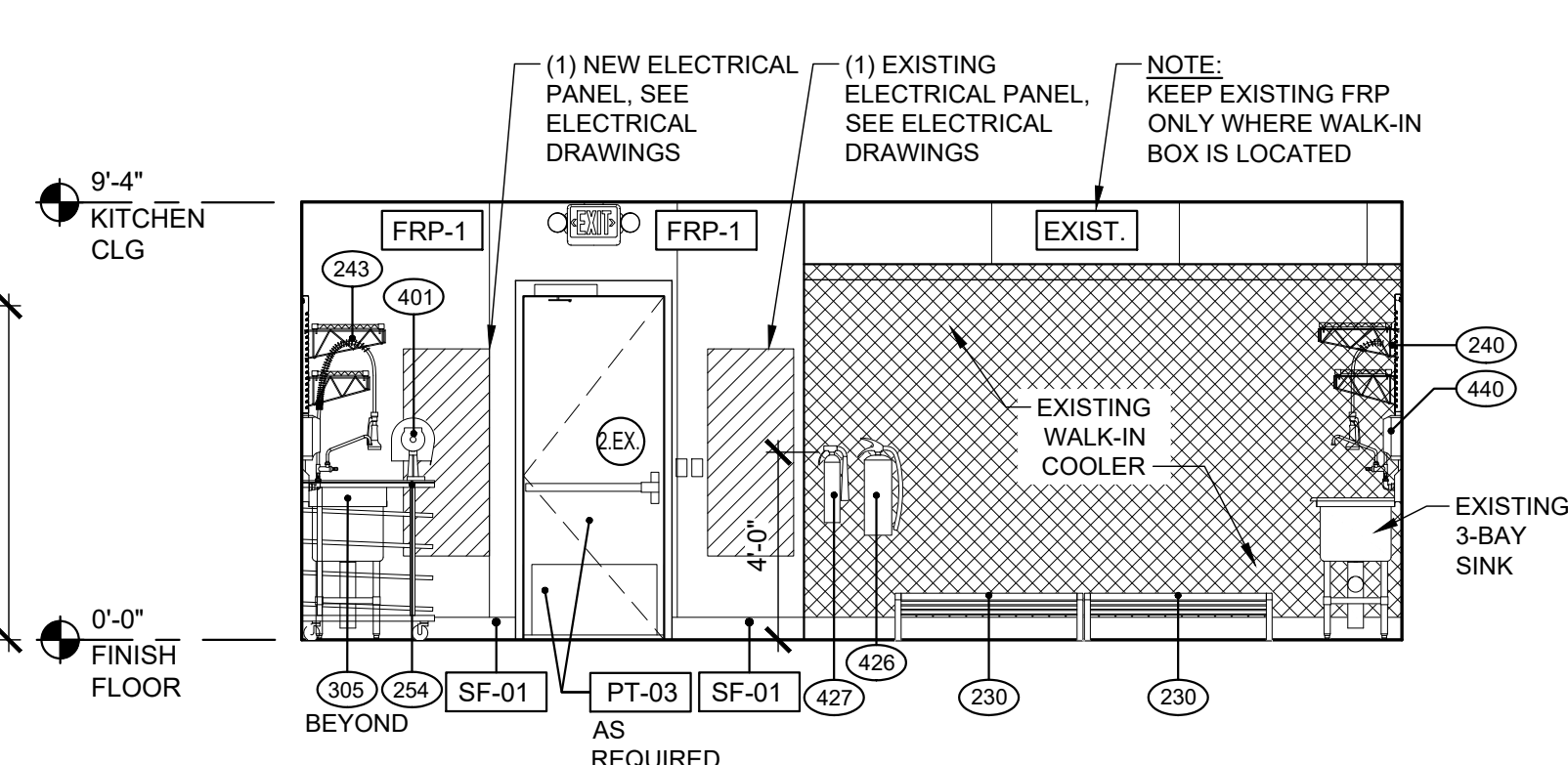
C1
A4-1
ELEVATION AT EXISTING COOLER / WARE WASHING
1/4" = 1'-0"



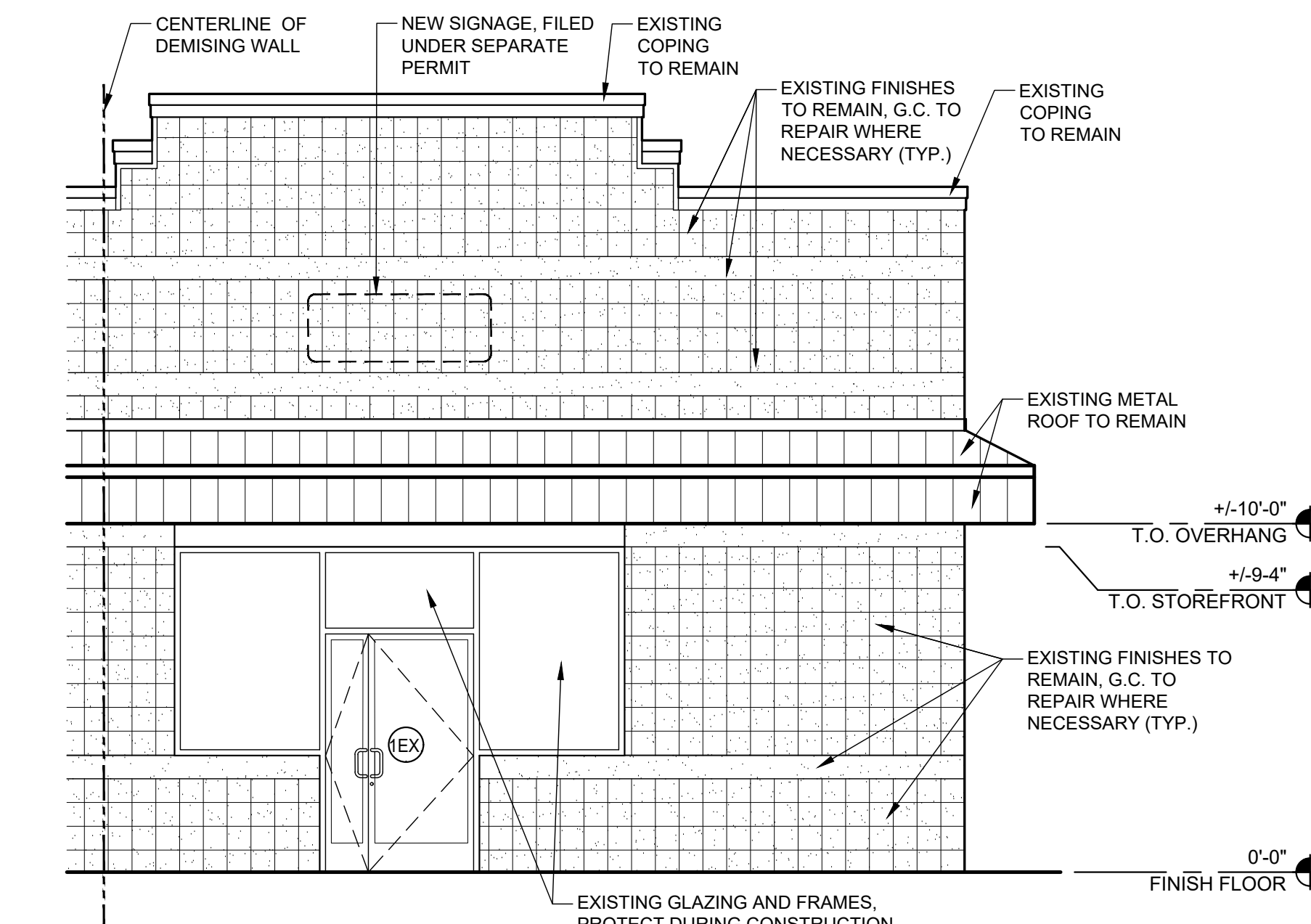
B1
A4-1
ELEVATION AT SERVICE
1/4" = 1'-0"



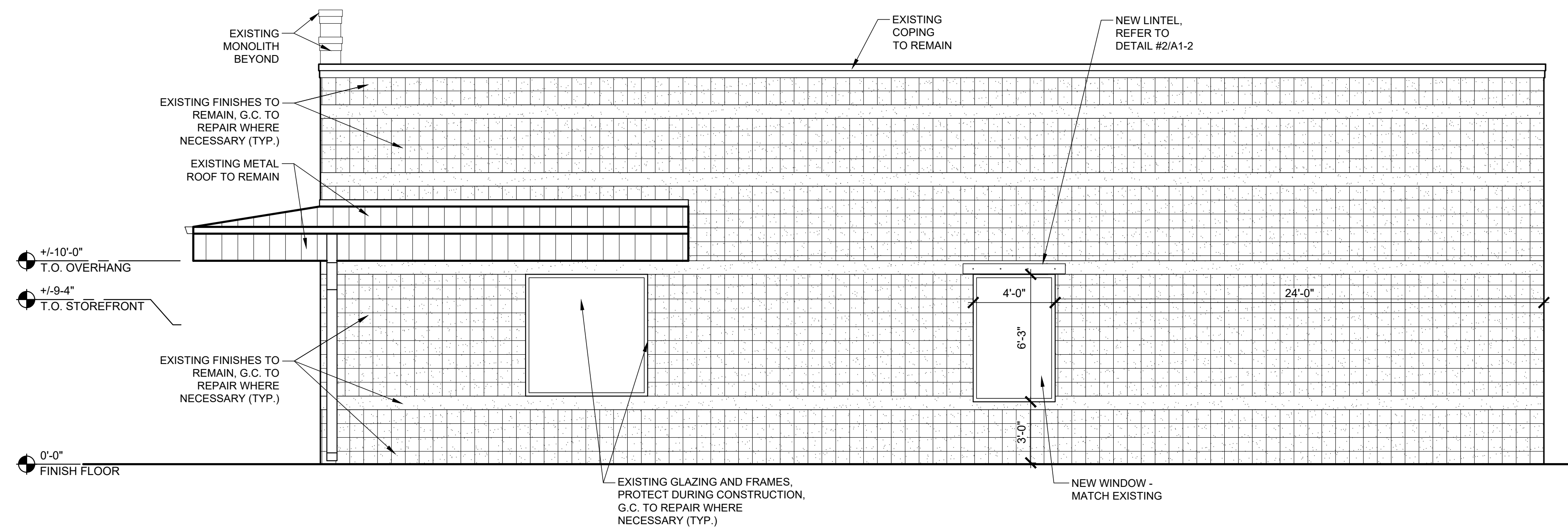
B2
A4-1
ELEVATION AT MAKELINE / WARE WASHING / JANITORIAL
1/4" = 1'-0"



B3
A4-1
ELEVATION AT WARE WASHING / EXISTING COOLER
1/4" = 1'-0"



A1
A4-1
FRONT ELEVATION
1/4" = 1'-0"



A2
A4-1
SIDE ELEVATION
1/4" = 1'-0"

February 17, 2025

Sydney DePrenger
City Planner
City of Mankato
10 Civic Center Plaza
PO Box 3368
Mankato, MN 56002
sdeprenger@mankatomn.gov

ISG

**RE: Conditional Use Permit Request
Papa John's Pizza – 551 Belle Avenue, Mankato, Minnesota**

Sydney & Molly,

Thank you for reviewing the attached materials in support of a Conditional Use Permit request being submitted on behalf of Papa John's. It is our understanding that there is an existing CUP in place to allow a restaurant with outdoor seating at the location of this tenant suite. This request seeks to modify the existing Conditional Use Permit (CUP) to accommodate a new drive-thru/pick-up window at this existing location.

Papa John's makes a variety of different pizzas, wings, breadsticks, cheese sticks, and desserts. Ingredients are all sourced from one supplier, PJ FOODS. Papa John's employs on average 25 employees at any given time, and their staff is comprised of delivery drivers, pizza makers, customer service representatives, and on-site managers. Customers can place orders for carryout or delivery by calling the store or via the Papa John's website. The proposed drive-thru/pick-up window will be used only for pick-up orders made online as there will not be a menu ordering board. The store's hours of operation are listed below.

- Monday: 10am - 12am
- Tuesday: 10am - 12am
- Wednesday: 10am - 12am
- Thursday: 10am - 12am
- Friday: 10am - 2am
- Saturday: 10am - 2am
- Sunday: 10am - 12am

The proposed drive-thru will be located along the north/northeast end of the building and will meet all minimum standards of Sec. 10.82, Subd. 5. Drive-Thru Facilities. The attached site plan illustrates the siting of the new drive-thru lane and the existing site accesses to remain. Existing code-compliant lighting and landscaping are also to remain. The exterior elevations and materials of the building will remain the same, with the exception of a new drive-thru window on the north/northeast elevation. The new drive-thru window is designed to meet all state and local building code requirements.

As calculated on the attached site plan, the required number of parking spaces for each use will also be maintained. Vehicle stacking for up to three vehicles is also provided to accommodate the requirements of the new drive-thru lane.

Further, the proposed project will meet the conditional use criteria of Sec. 10.92, Subd. 5.

A. It is one (1) of the conditional uses listed in the particular district.

The proposed use is listed as a permitted conditional use within the specific zoning district.

B. It is in keeping with the comprehensive planning policies of the City and this chapter as amended from time to time.

The proposed drive-thru lane is permitted as a conditional use within the existing zoning district and is otherwise compliant with the comprehensive planning policies and other related regulations of the City.

C. It does not interfere with or diminish the use of property in the immediate vicinity.

The proposed conditional use will not interfere with or diminish the use of the property in the immediate vicinity. The proposed drive-thru lane is permitted as a conditional use within the existing zoning district, and appropriate queuing and parking has been provided to accommodate the new drive-thru along with the other existing tenant spaces within the building.

D. It can be adequately served by public facilities and services.

The proposed drive-thru lane will not impact the use of public facilities and services at the existing site.

E. It does not cause undue traffic congestion.

The proposed drive-thru lane is permitted as a conditional use within the existing zoning district. The use will not cause undue traffic congestion as appropriate queuing and parking has been provided to accommodate the new drive-thru along with the other existing tenant spaces within the building.

F. It preserves significant historical and architectural resources.

The proposed use will not be constructed in the vicinity of any significant historical and architectural resources.

G. It preserves significant natural and environmental features.

The proposed drive-thru will be constructed in place of existing pavement on the north/northeast side of the existing building. No disturbance of natural and environmental features will occur as a result of the project or the proposed CUP.

H. It will not cause a negative cumulative effect, when considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood, and the effect of the proposed type of conditional use upon the City as a whole.

The proposed drive-thru lane is permitted as a conditional use within the existing zoning district, and appropriate queuing and parking has been provided to accommodate the new drive-thru along with the other existing tenant spaces within the building.

I. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the granting of a variance.

The proposed drive-thru lane is permitted as a conditional use within the existing zoning district, and appropriate queuing and parking has been provided to accommodate the new drive-thru along with the other existing tenant spaces within the building. The proposed use will otherwise adhere to all applicable regulations of the existing zoning district.

J. It will not jeopardize the public's health, safety, or general welfare.

The proposed conditional use will not be detrimental to or jeopardize the health, safety, or general welfare of the public.

Thank you again for reviewing the attached materials. Please contact me at 507.387.6651 or via email at Emily.Nepp@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Emily Nepp

Development Services Coordinator

Emily.Nepp@ISGInc.com

Meeting Date: 02/26/2025

Title

CY07-25

Request of Brett Skilbred, on behalf of the owner, Grace Baptist Church, for the vacation of a portion of Lind Street between 6th and 7th Avenue and for the vacation of a portion of an alley located in Block 6, Columbia Park subdivision. The subject property is described as that portion of Lind Street located between 6th Avenue and 7th Avenue and adjacent to Blocks 6 and 11, Columbia Park Addition and 100 feet of alley located between Lots 7 and 8 and 9 and 10, Block 6, Columbia Park Addition, Mankato. (600 Lind Street, etal).

The anticipated date of City Council action is April 14, 2025.

Applicant

Brett Skilbred, on behalf of the petitioner Grace Baptist Church, is the applicant.

Request

The applicants are seeking the vacation of Lind Street between 6th and 7th Avenue, and the vacation of a portion of an alley located in Block 6, Columbia Park subdivision.

Location

The subject property is on Lind Street, between 6th Avenue and 7th Avenue, as well as a portion of an alley located in an existing residential block.

Existing Land Use

The area being requested for vacation is a developed, platted public street and a portion of a developed, platted public alley. The street and alley are being used for as much.

Zoning

The areas of the proposed vacation are surrounded by R-3, Limited Multiple Family Dwelling District, zoning designations.

Environmentally Sensitive Areas

There are no known environmentally sensitive areas within the subject vacation areas.

Public Utilities

There are utilities within the proposed vacation areas.

City Code

Mankato City Charter, Section 10.04 - Vacation of Streets and Alleys, can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH_CH10MIPR_S10.04VASTAL

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the request at their February 11, 2025 meeting and provided the following comments. The applicant's subsequent responses are also included in *italics*.

1. Applicant shall dedicate (through platting) right-of-way for the relocated alley. The right-of-way width shall be sufficient to accommodate a fire truck turning movement. A new right-of-way is necessary prior to or in conjunction with an approved vacation. *Applicant's response: Noted. Applicant will engage Mankato Public Safety at the appropriate time to discuss emergency service needs in the alley.*
2. Applicant shall provide appropriate legal descriptions for all modified property. *Applicant's response: Noted. Applicant will have a survey completed and legal description drafted at the appropriate time.*

3. Applicant shall be responsible for all costs and plans to improve/establish the relocated alley from its northern terminus to 6th Avenues to meet applicable City standards and shall be designed and built in a manner to accommodate a fire truck turning movement. If vacation is approved, all improvements will be required prior to vacation implementation.

Applicant's response: Noted. Applicant will work with City engineers to determine appropriate design standards to include in the final plan. In addition, applicant will look to guidance from existing similar infrastructure in the neighborhood.

4. Applicant shall provide a traffic study/memo to understand the traffic impacts of this vacation. *Applicant's response: Noted. A traffic memo will be drafted and submitted at the appropriate time.*

5. Applicant shall provide an accurate site plan depicting items such as:

- i. New property boundaries and right-of-way(s)
- ii. Removed nonconformities in the 6TH Avenue right-of-way
- iii. The relocated alley
- iv. Reestablishment of a boulevard in both 6TH and 7TH Avenues
- v. Elimination of direct access to 6TH and 7TH Avenues at their Lind Street intersections to avoid promoting cut through traffic through private property
- vi. Planned improvements meeting the stated goals of vacating Lind Street

Applicant's response: Notes. Applicant will expand the application design to include these items in the final plan to be completed by a civil engineer licensed in the State of MN at the appropriate time.

6. Applicant plans for constructed improvements shall be prepared by a civil engineer licensed in the State of Minnesota.

Applicant's response: As stated previously, final plans will be prepared by a civil engineer licensed in the State of Minnesota at the appropriate time

7. Applicant stormwater management needs shall be evaluated based on any planned improvements. *Applicant's response: Noted. As previously stated, applicant will look to guidance from existing similar infrastructure in the neighborhood.*

8. If approved, the applicant shall provide easements to all private utilities. *Applicant's response: Noted.*

9. Applicants are informed that there are financial implications to this request, if approved, such as but not limited to: constructing new improvements both public and private, removing nonconformities in the 6th Avenue right-of-way, altered pending assessments for the Germania Park Phase 4 project, altered preliminary assessments for the planned Germania Park Phase 5 project. The scale of improvements needed far exceeds the anticipated cost of Germania Park Phase 5 assessments. *Applicant's response: Noted. Please provide a detailed list of items and forecasted costs that support the conclusion in the preceding sentence. Additionally, please provide detailed accounts of how all nonconformities in the Germania Park neighborhood are being removed consistent with the above statements.*

10. Applicant shall clarify what is desired in relation to the vacation of Lind Street. The plat of Columbia Park Additional depicts a Lind Street right of way width of 66 ft. Submitted plans show the vacation description of 55 feet. *Applicant's response: The applicant is requesting vacation of the full Lind St. ROW between 6 and 7th Aves as well as the alley where it abuts applicant owned property.*

11. Applicant shall provide consent from all properties along alley agreeing to vacation. At present, 2 of the 9 of the property owners located along the subject alley have provided their consent. *Applicant's response: Noted. Two signatures were cut off from the application submittal. They are now attached to this email. Including these two, signatures have been submitted for the following addresses: • 2021 7th Ave • 2017 7th Ave • 2011 7th Ave • 2005 7th Ave • 602 Harper St • 2016 6th Ave Those signatures not collected include the following: • 626 Harper - does not have alley access. • 2008 6th Ave – unavailable. Sent request through USPS and followed up with 4 in-person attempts. • 2020 6th Ave – owned by the City of Mankato and the signature request was denied.*

12. The recommendation of the Site Plan and Traffic Advisory Committee is denial based on the information provided, the findings that Lind Street is still useful for public purposes, that retention of the public right of way is in the best interest of the residents of the city and that Lind Street and the requested alley remain useful for the purpose for which they are laid out. *Applicant's response: Noted. Please present data to support the findings.*

13. Applicant shall log on to the eportal and make notification payments if they have not already been paid. *Applicant's response: Done.*

Review

Brett Skilbred, representing the owner and petitioner, Grace Baptist Church, requests the vacation of a portion of Lind Street between 6th and 7th Avenue, as well as a portion of an alley located in Block 6 of the Columbia Park Subdivision. The subject property is generally described as the section of Lind Street situated between 6th Avenue and 7th Avenue, adjacent to Blocks 6 and 11 of the Columbia Park Addition, and a 100-foot segment of the alley located between Lots 7 and 8 and Lots 9 and 10 in Block 6 of the Columbia Park Addition in Mankato (600 Lind Street, et al.).

The submitted "Street/Alley Vacation Description" documentation delineates the proposed vacation of the platted and

developed section of Lind Street between 6th and 7th Avenue. The Lind Street vacation area measures approximately 66 feet in width and 295 feet in length, located between Lots 1 and 4 in Block 11 and Lots 8 and 9 in Block 6 of the Columbia Park Addition. The requested alley vacation area spans approximately 15 feet in width and 100 feet in length, situated between Lots 7, 8, 9, and 10 in Block 6. The Columbia Park Addition plat dedicates "all right, title, and interest in and to the streets and alleys as shown thereon and dedicates the same to public use in perpetuity." The street is currently developed and utilized as a public roadway, while the alley serves as a functional public alley.

Plans accompanying the submission indicate the proposed vacation of Lind Street between 6th and 7th Avenue, with a notation for a new 24-foot entrance driveway to be located south of the existing Lind Street corridor along 6th Avenue. Additionally, a "future entrance driveway" is depicted on 7th Avenue. However, the submission lacks engineered documentation detailing the proposed closure of the Lind Street corridor at 6th and 7th Avenue, including plans for reestablishing boulevard areas.

A new "Alley ROW" [Right-of-Way] featuring a 30-foot radius connection to the existing alley is depicted with access to 6th Avenue. However, a formal plat, the city's standard mechanism for dedicating a new alley location and configuration, has not been provided.

Within the proposed vacation area, a "U"-shaped drop-off area near the entrance to the church is shown, along with rectangular parking stalls outlined in yellow in the western portion of the vacated Lind Street area. Additional parking stalls are shown on the currently vacant parcel adjacent to 7th Avenue.

Petitions submitted in support of the request include signatures from all property owners abutting the proposed vacation areas. Grace Baptist Church and the Michel Family Revocable Living Trust have submitted petitions for the vacation of parcels adjoining the affected public ways. Additionally, the applicant has sought authorization from other property owners along the alley in Block 6 who do not directly abut the vacation areas. Of the nine property owners along the alley, four have provided consent.

The Petition to Vacate was submitted alongside a request for utility companies to review the impact of the proposed vacation on existing infrastructure. CenterPoint Energy, Charter Communications, Consolidated Communications, and Xcel Energy all indicated the presence of utilities within the affected right-of-way. Additionally, some companies noted planned future builds within the proposed vacation areas. CenterPoint Energy formally objected to the request, citing the presence of a gas main and service lines within the alley portion slated for vacation. CenterPoint emphasized that this gas main is a critical component of its distribution system and raised concerns regarding either reimbursement for relocation costs or the reservation of suitable easement rights. The submitted materials do not include provisions for relocating the gas line or reserving an easement.

The petitioner states the reasons for the request as follows:

1. To improve safety for congregation members and staff crossing Lind Street between the only off-street parking lot and the front entrance of the church and school.
2. To facilitate safe drop-off and pick-up for students attending Grace Christian School, Monday through Friday.
3. To provide safe parking for student drivers, faculty, and staff of Grace Christian School.
4. To control alley traffic that currently cuts through the church's off-street parking lot.
5. To allocate funds that would have been used for Lind Street improvements toward creating safer off-street parking on the south side of the building.

The City Council, with input from the City Planning Commission, holds the authority to vacate or discontinue public streets and alleys. A key consideration in this decision is whether the street and alley areas remain useful.

Lind Street between 6th and 7th Avenue is a platted and developed local street providing vehicular access and traffic circulation within the residential neighborhood. It serves as an essential corridor for local traffic and emergency access. The Minnesota Supreme Court has recognized that platted streets are primarily intended to provide ingress and egress to bordering lots and to connect with other streets for the benefit of both local residents and the general public (*Church of Sts. Peter and Paul of Lake George v. Lake George Tp.*, 89 N.W.2d 708 at 711).

In addition to vehicular and pedestrian use, the platted right-of-way along Lind Street accommodates essential utilities, including gas, communication, and power lines, which are present on both sides of the public way. As stated above, CenterPoint Energy, Charter Communications, Consolidated Communications, and Xcel Energy all indicated the presence of utilities within the affected right-of-way. Additionally, some companies noted planned future builds within the proposed vacation areas. CenterPoint Energy formally objected to the request, citing the presence of a gas main and service lines within the alley portion slated for vacation. CenterPoint emphasized that this gas main is a critical component of its distribution system and raised concerns regarding either reimbursement for relocation costs or the reservation of suitable easement rights.

The alley within the proposed vacation area provides primary access to off-street parking and garages for some adjacent properties. While alleys are not typically intended for general traffic circulation, they serve as the exclusive access point for rear-lot parking and provide a critical route for maintenance and emergency vehicles. Moreover, the alley serves as a utility corridor supporting connections that extend beyond the immediately adjacent properties. If vacated without proper planning, the alley could create a dead-end condition, which would be problematic in the absence of engineering drawings or a plat dedicating a new alleyway.

Evidence demonstrates that both Lind Street and the alley remain functional and essential for current traffic circulation and utility infrastructure. Additionally, future neighborhood development may increase the necessity of these public ways. On [February 24, 2025](#), the City Council is set to consider a Land Use Plan amendment referral for the development of new residential housing along 8th Avenue. This future development is expected to rely on Lind Street as a key access corridor, contributing to approximately 30% of the entering and exiting trip distribution for the area. The absence of Lind Street could significantly impact traffic patterns, though no data has been provided to assess the extent of these impacts.

Further, the Mankato City Council adopted the [Jefferson Quarry Redevelopment Plan](#) on [September 11, 2023](#), incorporating it into the city's Land Use Plan. The 54-acre Jefferson Quarry site, located in the same neighborhood, is expected to generate additional traffic as redevelopment progresses. Future studies will assess the impact of this redevelopment, but current deliberations regarding the Lind Street vacation should consider these broader neighborhood implications.

When evaluating the public interest, considerations extend beyond the immediate neighbors. The statutory requirement for vacation necessitates demonstrating that the street is no longer useful to the public. Here, the existing connectivity provided by Lind Street and the essential access and utility functions of the alley serve not just adjacent landowners but the broader community. Utility infrastructure within the proposed vacation areas is critical for a wider service network, requiring ongoing maintenance and repair access.

Findings

Staff respectfully submits the following findings of fact for the vacation request for Lind Street between 6th Avenue and 7th Avenue and for the vacation of a portion of an alley located in Block 6, Columbia Park Addition.

1. The portion of Lind Street requested for vacation by this petition is useful and necessary for public purposes. The street is currently used for public roadway purposes, provides ingress and egress throughout the neighborhood and is an essential corridor, creates traffic circulation for the neighborhoods, as well as the public at large, and is the location of utilities and utility infrastructure.
2. The portion of the alley requested for vacation with this request is necessary and useful for public purposes. The alley provides a connection between two streets, provides a location for utilities and utility infrastructure, represents an essential corridor and provides access to the abutting residential properties, including for emergency vehicles.
3. The portion of Lind Street and the alley requested for vacation with this request serve the interests of the public and remain useful for public purposes. Emergency access to the areas is necessary. Utilities are located within each corridor.
4. In addition to current usefulness, future development demonstrates the need for the Lind Street corridor for public usage as part of a traffic study that was submitted for a Land Use Plan amendment.

Recommendation

Staff recommends denial of the requested vacations.

Attachments

General Location Map
Aerial Plan
Proposed Street/Alley Vacation
Site Plan
Petitions
Utility Company Responses

General Location Map



Date: February 2025

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

Aerial Map



Date: February 2025

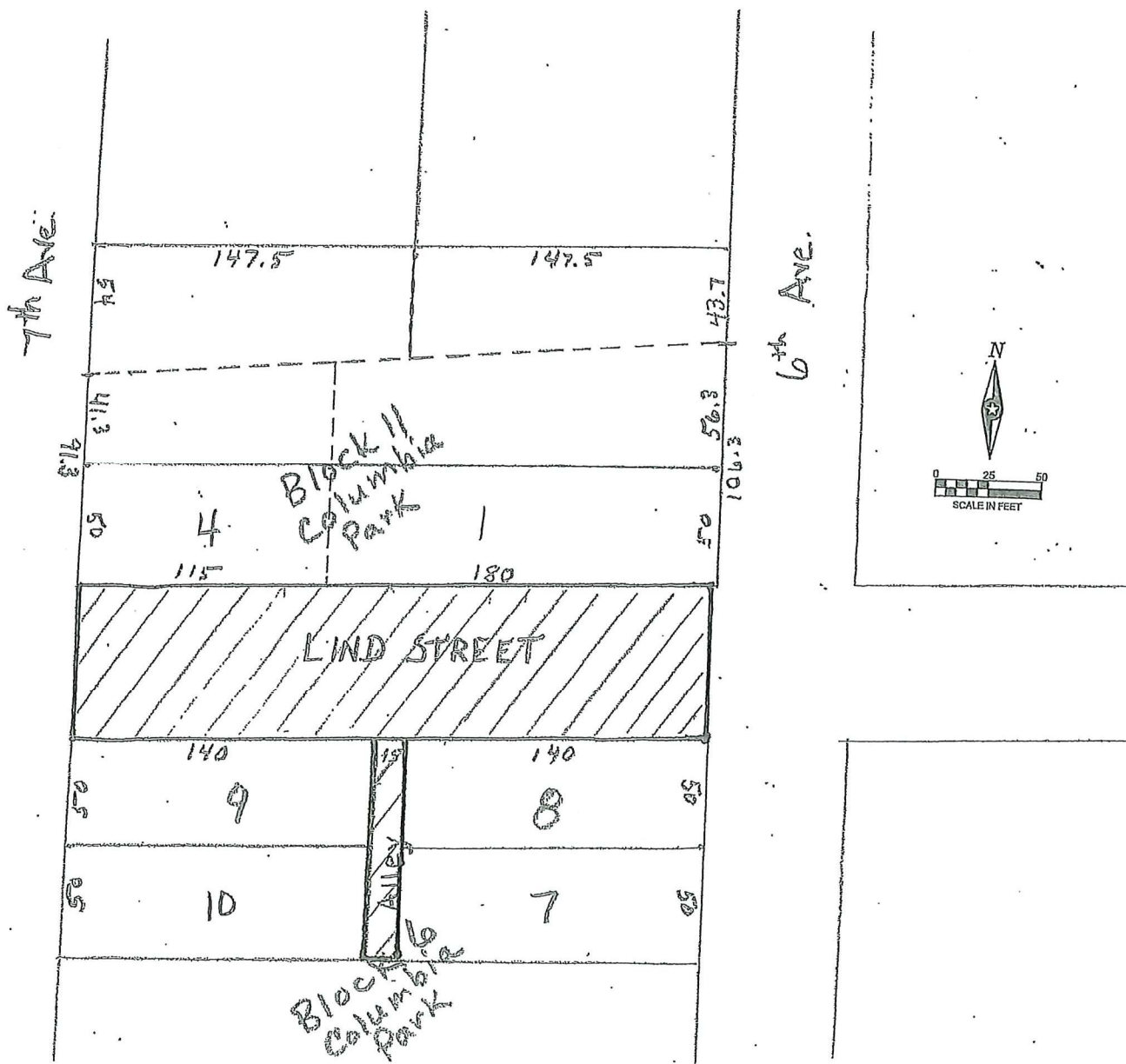
Author:

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GRACE BAPTIST CHURCH AND MICHEL FAMILY REV LIVING TRUST

PROPOSED STREET/ALLEY VACATION DESCRIPTION:

100 feet of the alley between Lots 7, 8 and 9,10 Block 6, Columbia Park Addition AND 55 by 295 feet (Area: 16,225 sq. ft.) of the street between Lots 1 and 4, Block 11 of Columbia Park Addition and Lots 8 and 9 Block 6 of, Columbia Park Addition





PETITION TO VACATE UNDER SECTION 10.04,

CHAPTER 10 OF THE CITY CHARTER

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO,
MINNESOTA:

The undersigned property owner/owners respectfully represent:
GRACE BAPTIST CHURCH and MICHEL FAMILY REV. LIVING TRUST

That the petitioners are fee owner/owners of the following described property situated in the City of Mankato, Blue Earth County, Minnesota, to wit:

Lot 7, Block 6, Columbia Park Addition to the city of Mankato on NE ¼ of SW ¼ of Sec. 6T.108N.R26W North of Mankato City

Lot 8, Block 6, Columbia Park Addition, City of Mankato

Lots 9 and 10, Block 6, Columbia Park Addition, City of Mankato

Lots 1 and 4, Block 11, Columbia Park Addition, City of Mankato

The petitioner is interested in having vacation of any interest the City may or may not have in the following described right-of-way, to wit:

100 feet of the alley between Lots 7, 8 and 9, 10 Block 6, Columbia Park Addition AND 55 by 295 feet (Area: 16,225 sq. ft.) of the street between Lots 1 and 4, Block 11 of Columbia Park Addition and Lots 8 and 9, Block 6 Columbia Park Addition

That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 23rd day of January, 20 25.



Petitioner

1000 Lind Street

Mailing Address

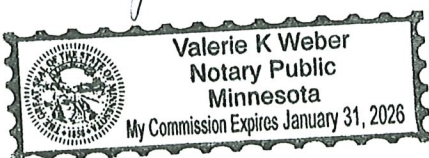
(507) 388-9355

Phone

gbckato@gmail.com

Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 23rd day of January, 20 25.




Notary Public



**PETITION TO VACATE UNDER SECTION 10.04,
CHAPTER 10 OF THE CITY CHARTER**

**HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF MANKATO,
MINNESOTA:**

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Lot 8, Block 6, Columbia Park Addition, City of Mankato
Lots 9 and 10, Block 6, Columbia Park Addition, City of Mankato
Lots 1 and 4, Block 11, Columbia Park Addition, City of Mankato

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That the above-described portion of this street or alley is not necessary for traffic circulation and, therefore, the vacation of the described portion of said street or alley would relieve the City of any responsibility for maintenance or construction.

THEREFORE, the petitioner/petitioners respectfully request that a date for a hearing on this petition be set and at such hearing a resolution be passed to vacate any interest the City may have in the above described portion of said right-of-way.

Dated this 22nd day of January, 20 25.

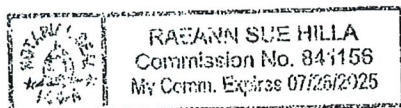
John Michel
Petitioner

614 NE BRISTOL DR. ANKENY, IA 50021
Mailing Address

507 304 5407
Phone

john.gbc@gmail.com
Email

Subscribed and sworn to by me, a Notary Public, within and for said County, on this 22 day of January, 20 25.



RaeAnn Sue Hilla
Notary Public

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

_Grace Baptist Church, 600 Lind St_____

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

The petition shall be delivered to the Community Development Director, who will forward it to the City Planning Commission, which will hold a hearing on the request and make a recommendation to the City Council.

It is the responsibility of the applicants to have all utility companies review the request for vacation to determine whether utilities are located in the right-of-way or easement to be vacated. The petition for right-of-way or easement vacation shall be accompanied by this form, along with a map of the proposed vacation, and brought to each utility listed below, to be signed and an indication made as to the presence of utilities. If easements must be retained for utilities or access, the applicant shall submit a drawing and a written description of the easements with this form.

Utility	By	Utilities present within vacation	Check box if easement needed
Alliance Pipeline	Chris Cleveland	Yes ___ No <u>X</u>	
Benco Electric	Tim Braulick	Yes ___ No <u>X</u>	
CenterPoint Energy	Charles Mayer	Yes <u>X</u> No ___	X
Charter Communication	Brian Oviatt (Spectrum)	Yes <u>X</u> No ___	X
Consolidated Communications	Jason Fladland	Yes <u>X</u> No ___	X
Enterprise Products (propane)	Nick Nelson	Yes ___ No <u>X</u>	
Greater MN Gas	Taylor Larson	Yes ___ No <u>X</u>	
Metronet	Lori Kemper	Yes ___ No <u>X</u>	
Kinder Morgan Cochin Pipeline	Chris Cleveland	Yes ___ No <u>X</u>	
Magellan Pipeline	Heath Biegler	Yes ___ No <u>X</u>	
Mankato Public Works	Ethan Kuznia	Yes ___ No <u>X</u>	
Northern Natural Gas	Mitch Kleist	Yes ___ No <u>X</u>	
Sprint - NOT APPLICABLE	Karl Nelson	Yes ___ No ___	
Verizon Wireless	Robert Clements	Yes ___ No <u>X</u>	
Xcel Energy	Lawrence Novak	Yes <u>X</u> No ___	X
Zayo Group	Steven Senger	Yes ___ No <u>X</u>	

Utility Company Comments: _____



Grace Baptist Church Mankato <gbckato@gmail.com>

re: Street/Alley Vacate Request

Chris Cleveland <Chris.Cleveland@pembina.com>
To: "gbckato@gmail.com" <gbckato@gmail.com>
Cc: Randy Phillips <Randy.Phillips@pembina.com>

Mon, Jan 13, 2025 at 7:48 AM

Hello Ms. Frazier and Ms. Pitts,

Please be advised that Pembina does not have any easements or facilities on this property. So, our answer is "No." This answer includes both the Alliance and Cochin Pipelines. If you have any additional questions please let us know. Thank you.

Chris



Chris Cleveland – Sr. Advisor, Damage Prevention & Public Awareness
Pembina US Corp | Alliance Pipeline, Aux Sable Pipelines & Cochin Pipeline

6155 E US Route 6 Morris, IL 60450

Mobile: (815) 370-3520 chris.cleveland@pembina.com

From: Grace Baptist Church Mankato <gbckato@gmail.com>
Sent: Wednesday, December 18, 2024 9:55 AM
To: Randall.phillips@enbridge.com
Subject: [APL][External] re: Street/Alley Vacate Request

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Community Development
Phone: 507.687.8620
Fax: 507.388.7530
www.ci.mankato.mn.us

Address/Location of Property: _____

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

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Utility	By	Utilities present within vacation?*		
Access Communications	_____	Yes___	No___	☐
Alliance Pipeline	_____	Yes___	No___	☐
Benco Electric	<i>T. Anderson</i>	Yes___	No ☒	☐
CenterPoint Energy	_____	Yes___	No___	☐
Charter Communication	_____	Yes___	No___	☐
Greater MN Gas	_____	Yes___	No___	☐
Hickory Tech	_____	Yes___	No___	☐
Kinder Morgan Cochin Pipeline	_____	Yes___	No___	☐
Mankato Public Works	_____	Yes___	No___	☐
Northern Natural Gas	_____	Yes___	No___	☐
Sprint	_____	Yes___	No___	☐
Verizon Wireless	_____	Yes___	No___	☐
Xcel Energy	_____	Yes___	No___	☐

*Check box if easement needed

Utility Company Comments: _____



Grace Baptist Church Mankato <gbckato@gmail.com>

re: Street/Alley Vacation Request

2 messages

Grace Baptist Church Mankato <gbckato@gmail.com>
To: charles.mayers@centerpointenergy.com

Wed, Dec 18, 2024 at 10:41 AM

To Charles Mayer:

Grace Baptist Church is preparing to request a street/alley vacation for property at 600 Lind St., and South parking lots 7,8,9,10 as well as the alley between during the upcoming proposed street improvements for Germania Park Phase 5.

Please see attached petition letter, request form, and map. If easements must be retained for utilities or access, would you be able to send a written description or drawing of the easements?

Also, could you respond to this email with a yes or no, if utilities are present within the vacation property?

We appreciate your attention to this email and please call or email the church with any questions or additional information.

Thank you.

Christine Frazier, Secretary
Kate Pitts, Bookkeeper
Grace Baptist Church
Grace Christian School
600 Lind St.
Mankato, MN 56001
507-388-9355

2 attachments

 **CenterpointEnergy.pdf**
274K

 **VACATEMAP.pdf**
740K

Mayers, Charles J <charles.mayers@centerpointenergy.com>

Mon, Jan 6, 2025 at 8:02 AM

To: Grace Baptist Church Mankato <gbckato@gmail.com>

Cc: "Mayers, Charles J" <charles.mayers@centerpointenergy.com>, "Anderson, Annah M"

<annah.anderson@centerpointenergy.com>, "Meadows, Scott R" <scott.meadows@centerpointenergy.com>, "Dirksen, Kelly J" <kelly.dirksen@centerpointenergy.com>, "Sowers, Austin A" <austin.sowers@centerpointenergy.com>

Hello Grace Baptist Church, Christine Frazier

Attached is CenterPoint Energy objection letter to your vacation request. CenterPoint has facilities/gas main and gas service lines in the alley between 6th and 7th Avenue and along the south side of Lind Street that won't be touch but will need to be looked at to ensure its protection and location.

Please reserve an easement to CenterPoint Energy, created within the Resolution/Vacation along the south 40 feet of the requested vacated alley, protecting CenterPoint Energy's Facilities. The South 40' foot of the vacated alley will need to be put back in an Easement per resolution..

Attached is CNP's objection letter, CNP's GIS showing our facilities in the alley. Please call me with any questions you may have.

Have a great safe day, everyone.

Chuck Mayers



Chuck Mayers **SR/WA**

Senior Agent, Right of Way

System Integrity & Operation Support

612-321-5381 w. | 952-334-9180 c.

Charles.mayers@centerpointenergy.com



From: Grace Baptist Church Mankato <gbckato@gmail.com>
Sent: Wednesday, December 18, 2024 10:41 AM
To: Mayers, Charles J <charles.mayers@CenterpointEnergy.com>
Subject: [External Email] re: Street/Alley Vacation Request



700 West Linden Avenue
PO Box 1165
Minneapolis, MN 5540-1165

January 6, 2025

Pastor Larry Johnson
Grace Baptist Church/Grace Christian School
600 Lind Street
Mankato, MN 56001

RE: Objection Letter to the Vacation request at 600 Lind Street, and South parking Lots 7,8,9,10, Lind Street between 6th and 7th Avenue and the alley between.

Dear Pastor Larry Johnson:

Concerning the proposed vacation mentioned above, CenterPoint Energy has an existing 1 1/4" Class 5 25 psig distribution gas main in that portion of the alley being vacated.

Since this gas main is an important part of our distribution system for this area, we must object to this proposed vacation unless suitable easement rights are reserved to CenterPoint Energy pursuant to MnSta 160.29 & MnRule 7819.3200.

Please reserve an easement to CenterPoint Energy, created within the Resolution/Vacation protecting CenterPoint Energy's Facilities. The South 40' foot of the vacated alley will need to be put back in an Easement per resolution.

We may consider removing our objection should the petitioner wish to reimburse CenterPoint Energy the cost of relocating the existing gas main. To discuss this and other options that may be available, please have the petitioner contact Austin Sowers, Senior Engineer, Gas, at 612-321-4456 or Annah Anderson, 612-321-5260, Associate Engineer Gas.

Thank you for the advance notice. If you have any questions, please feel free to call me at 612-321-5381.

Respectfully,
CENTERPOINT ENERGY

A handwritten signature in cursive script that reads "Chuck Mayers".

Chuck Mayers, **SRWA**



700 West Linden Avenue
PO Box 1165
Minneapolis, MN 5540-1165

Senior Agent, Right of Way

charle.mayers@centerPointenergy.com

PC: Scott Meadows, C&M Supervisor Operation
Kelly Dirksen, C&M Advance Foreperson
Annah Anderson, Associate Engineer, Gas
Austin Sowers, Senior Engineer, Gas

ant to...



2104

2100

7 AVE

628

14" WADL
5" SSB

2112

6 AVE

2119

2123

2117

111189634
2" PE CL-5

111189634 2" PE CL-5

LIND ST

0 1 1/4" STL CL-5
35 OPP

AFE82421970 1 1/4" STL CL-5

AFE82421970 2" STL CL-5

22" WADL
2" SSB

2032

2021

2029

70 1 1/4" STL CL-5
35 OPP



Grace Baptist Church Mankato <gbckato@gmail.com>

re: Street/Alley Vacation Request

Oviatt, Brian C <Brian.oviat@charter.com>
To: Grace Baptist Church Mankato <gbckato@gmail.com>

Wed, Dec 18, 2024 at 4:13 PM

Hello,

Thanks for meeting with me today. Attached is the signed form you requested. Charter has plant on Xcel poles throughout the vacation request. Easement will need to be maintained.

Thank you,

-Brian



Brian Oviatt | Construction Coordinator III | M 507.469.0256

101 Pauley Way | Mankato, MN 56001

From: Grace Baptist Church Mankato <gbckato@gmail.com>

Sent: Wednesday, December 18, 2024 10:43 AM

To: Oviatt, Brian C <Brian.oviat@charter.com>

Subject: [EXTERNAL] re: Street/Alley Vacation Request

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

[Quoted text hidden]

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

 **Charter Lind ST Vacation.pdf**
121K

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

LIND ST BETWEEN 6TH AVE + 7TH AVE

Community Development
Phone: 507.687.8620
Fax: 507.388.7530
www.ci.mankato.mn.us

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

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Utility	By	Utilities present within vacation?*		
Access Communications		Yes	No	☐
Alliance Pipeline		Yes	No	☐
Benco Electric		Yes	No	☐
CenterPoint Energy		Yes	No	☐
Charter Communication	<u>BRIAN OVATT</u>	Yes	X No	☒
Greater MN Gas		Yes	No	☐
Hickory Tech		Yes	No	☐
Kinder Morgan Cochin Pipeline		Yes	No	☐
Mankato Public Works		Yes	No	☐
Northern Natural Gas		Yes	No	☐
Sprint		Yes	No	☐
Verizon Wireless		Yes	No	☐
Xcel Energy		Yes	No	☒

Utility Company Comments: CHARTER IS ON XCEL POLES WITHIN REQUESTED VACATION. EASEMENT WILL NEED TO BE MAINTAINED.

*Check box if easement needed

STREET/ALLEY VACATION REQUEST

Address/Location of Property:
600 Lind St, Mankato, MN

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.687.8620
Fax: 507.388.7530
www.ci.mankato.mn.us



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Utility	By	Utilities present within vacation?*		
Access Communications		Yes	No	☐
Alliance Pipeline		Yes	No	☐
Benco Electric		Yes	No	☐
CenterPoint Energy		Yes	No	☐
Charter Communication		Yes	No	☐
Greater MN Gas		Yes	No	☐
Hickory Tech	<i>Jason E. Lullend</i>	Yes	X No	☒
Kinder Morgan Cochin Pipeline		Yes	No	☐
Mankato Public Works		Yes	No	☐
Northern Natural Gas		Yes	No	☐
Sprint		Yes	No	☐
Verizon Wireless		Yes	No	☐
Xcel Energy		Yes	No	☐

Utility Company Comments: See map with notes - attached

*Check box if easement needed





Grace Baptist Church Mankato <gbckato@gmail.com>

re: Street/Alley Vacation Request

Nicholson, Nick <DDNICHOLSON@eprod.com>
To: Grace Baptist Church Mankato <gbckato@gmail.com>

Wed, Dec 18, 2024 at 7:39 AM

Enterprise is clear – No easement required.

Any questions, please let me know.

Thanks,

D. Nick Nicholson

Pine Bend Area Supervisor

Enterprise Products

10825 Courthouse Blvd. E

Inver Grove Heights, MN 55077

Phone: 651-453-5302

Mobile: 651-295-0960

GoalZERO



SHIELD LINK use control key

From: Grace Baptist Church Mankato <gbckato@gmail.com>
Sent: Tuesday, December 17, 2024 12:54 PM
To: Nicholson, Nick <DDNICHOLSON@eprod.com>
Subject: [EXTERNAL] re: Street/Alley Vacation Request

[Use caution with links/attachments]

[Quoted text hidden]



Grace Baptist Church Mankato <gbckato@gmail.com>

re: Street/Alley Vacation Request

Taylor Larson <tlarson@greatermngas.com>
To: Grace Baptist Church Mankato <gbckato@gmail.com>

Tue, Dec 17, 2024 at 1:05 PM

Hi,

I have reviewed the map and Greater Minnesota Gas does not have any facilities in the area.

Thanks,

Taylor Larson

Senior Operations Engineer

Direct: (507) 209-2113 | Cell: (507) 327-8211 | Main: (888) 931-3411

Greater Minnesota Gas, Inc. | Greater Minnesota Transmission, LLC | Dakota Natural Gas, LLC

1900 Cardinal Ln., Faribault, MN 55021

Visit our website at www.greatermngas.com www.dakotanaturalgas.com

Changing Lives With Energy



Know what's below. Call 811 before you dig!

[Quoted text hidden]



VACATEMAP-signed.pdf

752K

Hello,

Metronet does not have any facilities at this location.



Lori Kemper

Metronet | Project Coordinator

Office: 812-213-1050

Lori.kemper@metronet.com

3701 Communications Way | Evansville, IN

From: Grace Baptist Church Mankato <gbckato@gmail.com>

Sent: Wednesday, December 18, 2024 10:06 AM

To: Lori Kemper <Lori.Kemper@metronet.com>

Subject: re: Street/Alley Vacation Request

WARNING: This mail is from an external source

WARNING: This mail is from an external source

[Quoted text hidden]

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001

Community Development
Phone: 507.687.8620
Fax: 507.388.7530
www.ci.mankato.mn.us



Address/Location of Property: _____

The City Council, with the assistance of the City Planning Commission, has the exclusive power to vacate or discontinue public streets, alleys, highways, or any portion thereof in the city, and public utility or access easements, but no such vacation or discontinuance shall be granted or ordered by the Council except upon the verified petition, in writing, of one or more of the owners of real property on that portion of such street, alley, or highway proposed to be vacated, or upon the verified petition of the city's Community Development Director. The petition shall state the reason for the vacation and briefly describe the street, alley, highway, or portion thereof, to be vacated.

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Utility	By	Utilities present within vacation?*		
Access Communications	_____	Yes___	No___	☐
Alliance Pipeline	_____	Yes___	No___	☐
Benco Electric	_____	Yes___	No___	☐
CenterPoint Energy	_____	Yes___	No___	☐
Charter Communication	_____	Yes___	No___	☐
Greater MN Gas	_____	Yes___	No___	☐
Hickory Tech	_____	Yes___	No___	☐
Kinder Morgan Cochin Pipeline	_____	Yes___	No___	☐
Mankato Public Works	_____	Yes___	No___	☐
Northern Natural Gas	_____	Yes___	No___	☐
Sprint	_____	Yes___	No___	☐
Verizon Wireless	_____	Yes___	No___	☐
Xcel Energy	_____	Yes___	No___	☐
Magellan		Yes___	No___	☒

*Check box if easement needed

Utility Company Comments: _____

Magellan is not in this area.

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Community Development
Phone: 507.687.8620
Fax: 507.388.7530
www.ci.mankato.mn.us

Address/Location of Property:

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Access Communications		Yes___	No___	☐
Alliance Pipeline		Yes___	No___	☐
Benco Electric		Yes___	No___	☐
CenterPoint Energy		Yes___	No___	☐
Charter Communication		Yes___	No___	☐
Greater MN Gas		Yes___	No___	☐
Hickory Tech		Yes___	No___	☐
Kinder Morgan Cochin Pipeline		Yes___	No___	☐
Mankato Public Works	Mitch Kleist, Sr. ROW Agent	Yes___	No <u>x</u>	☐
Northern Natural Gas		Yes___	No___	☐
Sprint		Yes___	No___	☐
Verizon Wireless		Yes___	No___	☐
Xcel Energy		Yes___	No___	☐

*Check box if easement needed

Utility Company Comments: NNG has no existing facilities or easements
in the easement vacation area and will not be impacted.

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



Address/Location of Property:

Community Development
Phone: 507.387.8600
Fax: 507.388.7530
www.mankatomn.gov

Grace Baptist Church, 600 Lind St

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Alliance Pipeline		Yes ___ No ___	
Benco Electric		Yes ___ No ___	
CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
Consolidated Communications		Yes ___ No ___	
Enterprise Products (propane)		Yes ___ No ___	
Greater MN Gas		Yes ___ No ___	
Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless	<u>Robert Clements</u> Robert Clements, City of Mankato	Yes ☐ No ☒	☐
Xcel Energy		Yes ___ No ___	
Zayo Group		Yes ___ No ___	

Utility Company Comments: _____

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



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Magellan Pipeline		Yes ☐ No ☐	
Mankato Public Works		Yes ☐ No ☐	
Northern Natural Gas		Yes ☐ No ☐	
Sprint		Yes ☐ No ☐	
Verizon Wireless		Yes ☐ No ☐	
Xcel Energy		Yes ☒ No ☐	☒
Zayo Group		Yes ☐ No ☐	

Utility Company Comments:

STREET/ALLEY VACATION REQUEST

City of Mankato
Intergovernmental Center
10 Civic Center Plaza
Mankato, MN 56001



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_Grace Baptist Church, 600 Lind St_____

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CenterPoint Energy		Yes ___ No ___	
Charter Communication		Yes ___ No ___	
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Metronet		Yes ___ No ___	
Kinder Morgan Cochin Pipeline		Yes ___ No ___	
Magellan Pipeline		Yes ___ No ___	
Mankato Public Works		Yes ___ No ___	
Northern Natural Gas		Yes ___ No ___	
Sprint		Yes ___ No ___	
Verizon Wireless		Yes ___ No ___	
Xcel Energy		Yes ___ No ___	
Zayo Group	 Steve Jander (on 10/10/2012)	Yes ☐ No ☒	☐

Utility Company Comments: _____

Meeting Date: 02/26/2025

Title

CYL08-25

Request of Lime Township Board for an amendment to Section 15 of Lime Township related to the adoption of the Solar Ordinance.

The anticipated date of Lime Town Board action is March 18, 2025.

Applicant

The applicant is the Lime Township Board.

Request

The applicant is requesting to amend and update the Lime Township Zoning Solar Ordinance found in Section 15.

City Code

[Lime Township Zoning Ordinance](#)

Review

The applicant, Lime Township Board, is requesting to amend the Lime Township Zoning Ordinance Section 15 related to the adoption of the updates to the Solar Ordinance.

Part A Rooftop Community Solar Energy Systems

Prohibitions: The ordinance currently prohibits roof mounted community solar systems within Mankato Reginal Airport safety zones. The additional language provides context to the prohibition, “Due to environmental and fire suppression concerns, no onsite battery or other energy storage facilities are permitted for Community Solar Energy Systems.”

Part B Ground Mounted Community Solar Energy Systems

Use: Under the use of a Solar System the Board has added in additional dimensions to address the size and capacity of a solar site allowing “up to one (1) megawatt on a maximum of ten (10) acres” for an accessory or principal use.

Prohibitions: In order to protect wildlife habitats, an additional area has been listed to meet the 600 feet setback of any propertied designated or protected “including the Minnesota River Game Refuge.”

To ensure the safety of the general welfare, the board has added in a subpart point to state “no portion of a ground mounted community solar energy system, including screening, or fencing, shall be located within sixty-five feet (65’) of the outside edge of any road right-of-way.”

Maximum Size and Capacity: The allowable size of a solar site will increase to allow up to “fifty (50) acres” of coverage and the wattage capacity will increase to five (5) megawatts of production.

Standards for Community Solar Energy Systems: The board has added in additional language to clarify what water retention, erosion, and sedimentation control future applicants shall conform to in addition to “Article 5, section 5”. The updated code states “Any sediment and erosion control measure shall be removed after the

approved seeding and vegetation has established itself on at least 75% of the ground surface of the site. Any activities required under this section shall comply with the Minnesota State Department of Transportation erosion control standards. Wherever practical, silt fences, erosion logs or blankets shall be made of materials other than plastic.”

Stormwater Management: The amended statement cross references with the Lime Township Ordinance addressing stormwater management found in “Article 5, Section 5”.

Setbacks: An additional subpart was added to address the “karst geology, prime agricultural land, wildlife and environmental concerns” and allow for “Large scale community Solar Energy Systems (greater than one (1) megawatt or ten (10) acres, up to fifty (50) acres of five (5) megawatt site) [that] are only permitted in the Rural Conservation zoning district east of the north-south Union Pacific railroad right-of-way (not the eastern railroad right-of-way that runs to Lime Valley Road) to the eastern edge of Rural Conservation Residential District above the bluff to the east of Lime Valley Road. See attached map.”

Screening: To provide clarification around appropriate screening techniques, the board added “or naturally existing screening” for future applicants to utilize as an option and to “incorporate existing vegetation” that exist within the surrounding areas if needed.

Ground Cover: The Lime Township Board has updated the language surrounding what potentially could be approved to cover the ground is the “planting of income producing crops or other types of vegetation which allows for the grazing of livestock” and how “Noxious weeds shall be controlled prior to going to seed.”

They included additional procedures for future applicants to submit a “vegetative assessment form” every three years.

Additionally, the board updated the seeding plan language to reflect the “approval prior to issuance of a construction permit” and the “additional inspections fees shall be paid every three years.”

Additional Points (Density, Wildlife Corridors, Battery Storage Prohibited):

25. Density: The Lime Township Board added a new point to adapt a new density requirement “Pursuant to Blue Earth County Ordinance Section 24.334 (14), new or expansion of existing Community Solar Energy Systems proposed within 2,500 feet of an existing or approved Community Solar Energy System shall be reviewed by Township staff and Board for a determination of aggregate impact. Additional conditions may be added by the Township to mitigate those impacts.”

26. Wildlife Corridors: The Lime Township Board is providing further points surrounding wildlife corridors and it states “In the event there are multiple solar facilities on a single tax parcel, a wildlife corridor at least sixty-five (65) feet wide shall be required between and outside the security fencing for each solar facility. This wildlife corridor may be part of the screening requirements of section 17 above, or the vegetation requirements of section 21 above.”

27. Battery Storage Prohibited: The Lime Township Board is now prohibited battery storage “Due to environmental and fire suppression concerns, no onsite battery or other energy storage facilities are permitted for ground mounted Community Solar Energy Systems in any portion of Lime Township.”

Part C Submittal Requirements- Community Solar Energy Systems

The Lime Township board will now require applicants to have “a preliminary meeting with the zoning administrator, prior to the submission of all solar application submissions” to provide clarification and communication between applicants and the zoning administrator.

Additional requirements:

5. Table of Contents. In the future, all applicants will need to submit a table of contents along with all other required submittal items.

14. The board has requested an additional submittal requirement that states: “If required by ordinance, the applicant shall provide informed written consent letters signed by all the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel.”

Findings

Staff respectfully submits the finding that the proposed ordinance amendments conform to the goals of Lime Township Land Use Plan.

Recommendation

Staff recommends approval of the proposed amendments made to the Lime Township Solar Ordinance.

Attachments

Solar Ordinance with Revisions

Rural Conservation District Solar Map

Proposed Language Changes to Lime Township Solar Ordinance
Draft December 10, 2024

Section 15. GENERAL REQUIREMENTS – Community Solar Energy Systems: This section is established to protect and promote health, safety and general welfare with the Township through uniform standards, regulations and procedures governing the type, size, structure, location, height, erection and use of Community Solar Energy Systems. The guidelines and regulations stated in this Section shall apply only to Community Solar Energy Systems proposed and permitted in Lime Township. For the purposes of this Section 15, Permittee includes the property owner, applicant and/or system operator.

A. Rooftop Community Solar Energy Systems

1. **Land Development Permit.** A rooftop Community Solar Energy System is a permitted Accessory Use in all zoning districts. All rooftop systems shall be in compliance with any applicable local, state and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended, and the National Electric Code, as amended.
2. **Placement.** A rooftop Community Solar Energy System shall be placed on the roof to limit visibility from the public right-of-way or to blend into the roof design, provided that minimizing visibility still allows the owner to reasonably capture solar energy. Rooftop systems shall not exceed the maximum height in any zoning district. In addition to the building setback, the collector surface and mounting devices for roof-mounted solar energy systems that are parallel to the roof surface shall not extend beyond the exterior perimeter of the building on which the system is mounted or built. Exterior piping for solar hot water systems shall be allowed to extend beyond the perimeter of the building on a side yard exposure.
3. **Pitched Roofs.** On pitched roofs with a slope greater than 15%, solar panels shall be flush-mounted and shall not extend above the peak of the roof.
4. **Glare.** All solar energy systems shall minimize glare that affects adjacent or nearby properties. Steps to minimize glare nuisance may include selective placement of the system, selective orientation of the panels, or rooftop screening. All proposed Solar Energy Systems shall conduct and submit a glare study to identify potential impacts and mitigation strategies. To complete this glare study, the applicant can use the Solar Glare Hazard Analysis Tool (SGHAT). Once installed, the solar energy system shall not reflect sunlight so as to create or cause glare on streets, highways and neighboring properties:
 - 4.1. The solar energy system shall not reflect sunlight so as to create glare on neighboring properties. In the event the panels create glare on streets or highways and the Township determines that such glare presents a safety hazard to the traveling public, Permittee shall be given 90 days to eliminate such hazard. In the event that Permittee believes that no such hazard exists or believes that it has sufficiently mitigated such hazard and the Township continues to believe a hazard to the traveling public exists from the panels, Permittee shall commission and pay for a glare study to be performed by third-party consultant mutually acceptable to Permittee and the Township, which study shall determine whether such glare presents a hazard to the traveling public. The study must be completed by a Township appointed firm within sixty (60) days of the Township's request that Permittee commission the study. If such study concludes that the glare presents a hazard to the traveling public, Permittee shall take whatever additional

actions are necessary to eliminate such hazard at its sole expense within sixty (60) days of notification by the Township. If the study concludes that the glare does not present a hazard to the traveling public, such conclusion shall be binding upon the Township until such time as there is a change in conditions surrounding the property that would warrant further study in the sole determination of the Township, and Permittee shall have no obligation to further mitigate such glare unless there is a further study.

4.2. The solar energy system shall not reflect sunlight so as to create glare on neighboring properties. In the event the panels create glare onto neighboring properties and the Township determines that such glare constitutes a nuisance to the residents of such property, Permittee shall install additional screening on the property and/or, as permitted, the neighboring property in a manner that will substantially eliminate or block the glare from entering the neighboring property within sixty (60) days of notification by the Township. It is the intent of this section that additional screening be placed to the greatest extent possible on the system owner's property and only be placed on neighboring properties if no alternative is available. Where additional landscaping must be installed on a neighboring property to prevent glare in the sole determination of the Township, this obligation shall not apply if the owner of the neighboring property prohibits the installation of the additional screening on their property.

4.3. The solar energy system equipment or solar electric system shall not create interference with television, cable, radio, telephone, internet, computers or other electronic devices and services on neighboring properties, or otherwise constitute a public nuisance.

5. **Prohibitions.** Roof mounted Community Solar Energy Systems are prohibited within any safety zones identified in an Airport Zoning Ordinance. **Due to environmental and fire suppression concerns, no onsite battery or other energy storage facilities are permitted for Community Solar Energy Systems.**
6. **Electrical Codes and Standards.** All roof mounted Community Solar Energy Systems and accessory equipment shall comply with the National Electrical Code and other applicable standards. Photovoltaic solar energy system components must have an Underwriters Laboratory (UL) listing or other third-party certification provided by an American National Standards Institute accredited organization. Testing of the electrical capacity and connections for the Community Solar Energy System shall occur prior to the Community Solar Energy System going on-line with the transmitting utility. This testing shall include checks for stray voltage and compliance with all Electrical Codes. The cost of this testing shall be paid by the Permittee. Test results shall be submitted to the Township Clerk within 30 days of completion.
7. **Utility Notification.** No grid-intertie photovoltaic system shall be installed until evidence is given to the Township or its designee that the Permittee has notified the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.
8. **Interconnection.** Permittee of the Community Solar Energy System must submit an executed interconnection agreement with the electric utility in whose service territory the system is located prior to final issuance of any Land Development Permits associated with the System. Off-grid systems are exempt from this requirement. The point of interconnection shall require no more than two (2) on site utility poles and a ground utility cabinet or three (3) on site utility poles total.

B. Ground Mounted Community Solar Energy Systems

1. **Use.** A ground mounted Community Solar Energy System **of up to one (1) megawatt on a maximum of ten (10) acres, is** an accessory or a principal use, **and** shall be allowed under an Interim Use Permit (IUP) in applicable zoning districts.

2. **Prohibitions.** Ground mounted Community Solar Energy Systems are prohibited in the following areas:

2.1. Shoreland and Floodplain Districts as designated by the Minnesota Department of Natural Resources (DNR) and the Blue Earth County Zoning Ordinance.

2.2. Within 600 feet of any property designated or protected from development by Federal, State or County agencies as wildlife habitat and wildlife management areas, **including the Minnesota River Game Refuge.** Property designated as public parkland or park reserve shall not be subject to this setback requirement.

2.3. Within wetlands to the extent prohibited by the Minnesota Wetlands Conservation Act.

2.4. Within any safety zones identified in an Airport Zoning Ordinance.

2.5. Within any recorded easement - such as but not limited to utility, ditch, conservation, or storm water - unless authorized in writing by the easement holder.

2.6. No portion of a ground mounted Community Solar Energy System, including screening or fencing, shall be located within sixty-five feet (65') of the outside edge of any road right-of-way.

3. **Maximum Size and Capacity.** Except as provided below, no more than one (1) Community Solar Energy System per tax parcel in existence as of January 1, 1991 shall be permitted, and the one (1) System or co-location of Systems shall have a maximum area no greater than **fifty (50) acres** in size or **± five (5) megawatts** of production, whichever is less.

4. **Standards for Community Solar Energy Systems.**

4.1. Site Access. The site must have an approved access to a public right-of-way, either directly or by means of at least a thirty-three foot (33') wide recorded access easement.

4.2. Foundations. The manufacturer's engineer or other qualified engineer shall certify that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.

4.3. Impervious Surface. For purposes of this Section 15, the solar panel collector surface shall not be considered to be impervious surface, unless otherwise required by the Township.

4.4. Water Retention, Erosion and Sedimentation Control. Erosion and sediment control shall meet the requirements of **Article 5, Section 5 above. Any sediment and erosion control measures shall be removed after the approved seeding and vegetation has established itself on at least 75% of the ground surface of the site. Any activities required under this section shall comply with with Minnesota**

Department of Transportation erosion control standards. Whenever practical, silt

fences, erosion logs or blankets shall be made of materials other than plastic.

4.5. Stormwater Management. Stormwater management shall ~~be~~ **meet** the requirements of **Article 5**, Section 5 of this Ordinance.

4.6. Other Standards and Codes. All Community Solar Energy Systems shall be in compliance with any applicable local, state and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended, and the National Electric Code, as amended.

4.7. Wetland Review. Community Solar Energy Systems must comply with the Wetland Conservation Act and will be reviewed by the Township for compliance. A wetland delineation shall be required unless otherwise determined by the Township.

5. Signage. No advertising signage is allowed. Manufacturer and equipment information, warning, security or indication of ownership signage on the site shall comply with this Ordinance, and other regulatory agency requirements.

6. Power and Communication Lines. All on-site power and communication lines running between banks of solar panels and structures, and lines running between the solar energy system to the point of interconnection, shall be buried underground. Exemptions may be granted in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines.

7. Waste Disposal. Solid and Hazardous wastes, including but not limited to crates, packaging materials, damaged or worn parts, as well as used oils and lubricants, shall be removed from the site promptly and disposed of in accordance with all applicable local, state and federal regulations. Upon removal of panels from the site, or decommissioning of the site, all panels, wiring, and mounting systems shall be resold to subsequent users or recycled with appropriate recycling facilities and shall not be disposed of in general use landfills.

8. Interconnection. The Permittee of the Community Solar Energy System must submit an executed interconnection agreement with the electric utility in whose service territory the system is located prior to final issuance of any Land Development Permits associated with the System. Off-grid systems are exempt from this requirement. The point of interconnection shall require no more than two (2) on site utility poles and a ground utility cabinet or three (3) on site utility poles total.

9. Decommissioning Plan. A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life and that the site is properly restored. Decommissioning of solar panels must occur in the event they are not in use for twelve (12) consecutive months. The plan shall include provisions for removal of all structures, foundations, electrical equipment and internal or perimeter access roads, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. A financial guarantee in a form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the estimated cost to implement the decommissioning plan, without deductions for anticipated recycling or resale compensation, is required. The Township shall determine the amount of the security required. A work and material list shall be submitted to the Township to aid in determining the amount of the security to be required. The amount of the decommissioning security shall be reviewed by the Board at least every five (5) years and may be increased or decreased as appropriate. Permittee shall notify the Township at least eighteen months prior to the decommissioning of the Community Solar Energy System, or eighteen (18) months of any lease relating to the Community Solar Energy System is set to expire, whichever event occurs first. At such time, an updated decommissioning estimate shall be

provided and the decommissioning security may be adjusted by the Township. Permittee shall submit a financial guarantee as required by the Township to supplement the original irrevocable letter of credit or cash escrow. Any costs associated with these reviews shall be paid by the Permittee.

10.Noise. All Community Solar Energy Systems shall comply with Minnesota Rules 7030 governing noise, any Minnesota Pollution Control Agency or government agencies relating to solar arrays.

11. Electrical Codes and Standards. All Community Solar Energy Systems and accessory equipment shall comply with the National Electrical Code and other applicable standards. Photovoltaic solar energy system components must have an Underwriters Laboratory (UL) listing or other third-party certification provided by an American National Standards Institute accredited organization. Testing of the electrical capacity and connections for the Community Solar Energy System shall occur prior to the Community Solar Energy System going on-line with the transmitting utility. This testing shall include checks for stray voltage and compliance with all Electrical Codes. The cost of this testing shall be paid by the Permittee. Test results shall be submitted to the Township Clerk within 30 days of completion.

12. Minnesota State Building Code. All Community Solar Energy System structures shall comply with the International Building Code as adopted or amended by the State of Minnesota Building Code.

13. Maximum Height. Ground mounted systems shall not exceed fifteen (15) feet in height at maximum design tilt.

14. Glare. All Community Solar Energy Systems shall minimize glare that affects adjacent or nearby properties. Steps to minimize glare nuisance may include selective placement of the system, selective orientation of the panels, and a berm (2:1 maximum slope with supplemental plant materials including trees, shrubs, and ground covers) and/or a continuous evergreen vegetative buffer. All proposed Community Solar Energy Systems shall conduct and submit a glare study to identify potential impacts and mitigation strategies. To complete this glare study, the Permittee will use the Solar Glare Hazard Analysis Tool (SGHAT), unless another method is deemed acceptable by the Township. Once installed, the Community Solar Energy System shall not reflect sunlight so as to create or cause glare on streets, highways and neighboring properties:

14.1. The Community Solar Energy System shall not reflect sunlight so as to create glare on streets or highways. In the event the panels create glare on streets or highways and the Township determines that such glare presents a safety hazard to the traveling public, Permittee shall be given 90 days to eliminate such hazard. In the event that Permittee believes that no such hazard exists or believes that it has sufficiently mitigated such hazard and the Township continues to believe a hazard to the traveling public exists from the panels, Permittee shall commission and pay for a glare study to be performed by third-party consultant mutually acceptable to Permittee and the Township, which study shall determine whether such glare presents a hazard to the traveling public. The study must be completed within sixty (60) days of the Township's request that Permittee commission the study. If such study concludes that the glare presents a hazard to the traveling public, Permittee shall take whatever additional actions are necessary to eliminate such hazard at its sole expense within sixty (60) days of notification by the Township. If the study concludes that the glare does not present a hazard to the traveling public, such conclusion shall be binding upon the Township until such time as there is a change in conditions surrounding the property that would warrant further study in the sole

determination of the Township, and Permittee shall have no obligation to further mitigate such glare unless there is a further study.

14.2. The Community Solar Energy System shall not reflect sunlight so as to create glare on neighboring properties. In the event the panels create glare onto neighboring properties and the Township determines that such glare constitutes a nuisance to the residents of such property, Permittee shall install additional screening on the property and/or, as permitted, the neighboring property in a manner that will substantially eliminate or block the glare from entering the neighboring property within sixty (60) days of notification by the Township. It is the intent of this section that additional screening be placed to the greatest extent possible on the system Permittee's property and only be placed on neighboring properties if no alternative is available. Where additional landscaping must be installed on a neighboring property to prevent glare in the sole determination of the Township, this obligation shall not apply if the owner of such property prohibits the installation of the additional screening on their property.

14.3. The Community Solar Energy System equipment or solar electric system shall not create interference with television, cable, radio, telephone, internet, computers or other electronic devices and services on neighboring properties, or otherwise constitute a public nuisance.

15. Setbacks. All screening, fencing, equipment and structures shall meet the following setbacks for each zoning district:

15.1. Agriculture District:

15.1.1. Side yard and Rear Yard setbacks: a minimum of 50 feet for principal structures, a minimum of 10 feet for accessory structures.

15.1.2. Bluff yard setback: a minimum of 30 feet from bluff line.

15.2. Commercial Business District:

15.2.1. Side yard setbacks: a minimum of 15 feet for principal structures, no accessory structures in the side yard.

15.2.2. Side yard setback abutting residence district: a minimum of 50 feet from lot line.

15.2.3. Rear yard setback – a minimum of 30 feet for principal structure, a minimum of 10 feet for accessory structures. Accessory structures cannot occupy more than 30% of the rear yard.

15.2.4. Rear yard setback abutting a residence district: a minimum of 50 feet from lot line.

15.3. Industry District:

15.3.1. Side yard setbacks: a minimum of 50 feet for principal structures, no accessory structures in the side yard.

15.3.2. Side yard setback abutting residence district: a minimum of 50 feet from lot line.

15.3.3. Rear yard setback – a minimum of 30 feet for principal structure, a minimum of 10 feet for accessory structures. Accessory structures cannot occupy more than 30% of the rear yard.

15.3.4. Rear yard setback abutting a residence district: a minimum of 50 feet from lot line.

15.4. Rural Conservation District:

15.4.1. Side yard and Rear Yard setbacks: a minimum of 50 feet for principal and accessory structures.

15.4.2. Bluff yard setback: a minimum of 30 feet from bluff line.

15.4.3. Additional Community Solar Energy Systems may be permitted by the Township on existing tax parcels upon submission of a request to the Township and the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel.

15.5. Rural Conservation - Residential District:

15.5.1. Side yard and Rear Yard setbacks: All structures and screening shall be setback a minimum of 250 feet from the property line, or 750 feet from a residence, whichever is greater, subject to Section 15.9 below. A setback may be reduced to a lower amount upon submission to Lime Township and the written consent signed by any residence owner within 750 feet agreeing to a lesser setback.

15.5.2. Bluff yard setback: a minimum of 30 feet from bluff line.

15.6. Rural Residential District: Community Solar is not permitted.

15.7. Residential Fringe District: Community Solar is not permitted.

15.8. Residential Transition District: Community Solar is not permitted.

15.9. In all districts Community Solar Energy Systems must be at least 750 feet from an existing residence. This 750 foot setback requirement may be reduced if screening through landscape or existing terrain upon submission to Lime Township for the approval of a waiver and the informed written consent signed by the residence owner.

15.10. Due to the karst geology, prime agricultural land, wildlife and environmental concerns, Large Scale Community Solar Energy Systems (greater than one (1) megawatt or ten (10) acres, up to fifty (50) acres or five (5) megawatt sites) are only permitted in the Rural Conservation zoning district east of the north-south Union Pacific railroad right-of-way (not the eastern railroad right-of-way that runs to Lime Valley Road) to the eastern edge of the Rural Conservation Residential District above the bluff to the east of Lime Valley Road. See attached map.

16. Security Fencing. All boundary line fencing shall be located entirely upon the property of the Community Solar Energy System. Fences shall consist of open fencing such as field fence, knotted fence, or cattle fencing. Fences shall not exceed eight (8) feet in height, with larger squares on the bottom, or the bottom of the fencing being at least five inches (5") off the ground. Barbed wire and chain link fencing are specifically prohibited.

17. **Screening.** Community Solar Energy Systems shall be screened from residential dwelling units ~~and/or~~ other land uses as required by the Township. At a minimum, a berm (2:1 maximum slope with supplemental plant materials including trees, shrubs, and ground covers) ~~and/or~~ a continuous evergreen vegetative buffer, **or naturally existing screening** approved by the Township shall be provided and maintained at all times around the perimeter of the fencing that:

- 17.1 faces a public road right-of-way; or
- 17.2 an existing residence or farmstead not on the subject parcel; or
- 17.3.residential zoned or platted property.

The evergreen vegetative buffer shall be composed of at least two offset rows of multiple varieties of evergreen trees or shrubs of a type which at time of planting shall be a minimum of four (4) feet in height and which shall be maintained at maturity at a height of at least eight (8) feet in height to screen the fence. The screening plan may include alternate types of vegetation, **may incorporate existing vegetation**, and shall be prepared by a licensed landscape architect or engineer. The type and location of the required screening shall be subject to Township approval. A financial guarantee in the form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the cost to implement the screening plan is required. The Township shall determine the amount of the security required. A work and material list shall be submitted to the Township to aid in determining the amount of the security to be required.

18. **Inspections and Reports.** The Operator shall perform on-site inspections of the Community Solar Energy System at least one time per quarter and shall provide quarterly reports to Township Zoning officials. Upon at least seven (7) days advance notice, the Operator shall permit an onsite inspection by any Township official or the Township's designee. No more than two onsite inspections shall be requested per quarter, except in the case of emergency or Permit violation.

19. **Tile Lines.** Prior to construction on any site the Permittee shall provide a map of all agricultural tile lines or drainage ditches on the parcel. An inspection shall be performed of any existing tile lines before commencement of construction. During operation of the site an inspection of the tile lines shall be performed every three (3) years, or earlier if standing water issues are observed on the site. In the event a deficiency is identified upon inspection, the deficiency shall be corrected within fifteen (15) days unless ground conditions prevent correction.

20. **Roads.** The condition of all public roads within one quarter of a mile of the access point to the Community Solar Energy System site shall be reviewed by a Township appointed representative prior to commencement of construction at the site. In the event the site is serviced by a gravel or crushed rock road, prior to construction, the Permittee shall pay for placement of one application of dust control on that road for a distance as determined appropriate by the Township, based on other uses in the area. Prior to construction Permittee shall post a financial guarantee in a form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the potential repair costs relating to any public roads which may adjoin the Community Solar Energy System. The Township shall determine the amount of the security required. Permittee shall be responsible for any damage caused to any public road by persons constructing, maintaining, or decommissioning the Community Solar Energy System. Upon inspection of the public roads by a Township appointed representative within six (6) months after the Community Solar Energy System goes online, this Road Security shall be released provided damage to the public roads, if any, has been paid by the Permittee.

21. **Vegetation Requirements & Management.** The following provisions shall be met related to the clearing of existing vegetation and establishment of vegetated ground cover. Additional requirements may apply as required by the Board.

21.1. Tree Clearing. Large-scale removal of mature trees on the site is discouraged. Restrictions on tree clearing, or mitigation for cleared trees, may be required by the Township.

21.2. Ground Cover. The Community Solar Energy System's site design shall include **either** the installation and establishment of ground cover meeting the beneficial habitat standards consistent with Minnesota Statutes section 216B.1642, or successor statutes, or guidance as set by the Minnesota Board of Water and Soil Resources, **or upon approval by the Board, planting of income producing crops or other types of vegetation which allows for the grazing of livestock. Noxious weeds shall be controlled prior to going to seed. The Township may require that** a Solar Site Pollinator Habitat Assessment Form ~~shall~~ be completed and submitted along with the planting plan and the construction site permit application.

21.2.1. Vegetation Bond. A financial guarantee in a form of a cash escrow or irrevocable letter of credit meeting the Township's requirements in the amount of 125% of the cost to vegetate the Community Solar Energy System area is required. The Township shall determine the amount of the security required. A work and material list shall be submitted to the Township to aid in determining the amount of the security to be required. The security amount shall be kept for a minimum of three years or may be held longer if vegetation is not sufficiently established after three years. The Solar Site Pollinator Habitat Assessment Form for Established Plantings shall be completed prior to release of the letter of credit or escrow.

21.2.2. Maintenance. The ground cover shall be maintained for the life of the Community Solar Energy System, **including control of noxious weeds**, and continue meeting the approved installation standards. ~~which includes filling out the established~~ **A Community Solar Energy System Vegetation Assessment form shall be completed and submitted to the Board** every three (3) years.

21.2.3. Seeding Plan. A pollinator friendly Seeding Plan, **or an income producing crop or grazing plan**, shall be submitted for review **and approval prior to issuance of a construction permit.** ~~and an~~ **A vegetation** inspection fee will be required to be paid prior to issuing the construction site permit. This fee will cover review of the seeding plan, **and** inspections for the first three (3) years after planting. ~~and~~ **Additional inspection fees shall be paid** every third (3rd) year after ~~that the initial inspection period~~ to ensure the ground cover is being maintained in compliance with the **approved Seeding Plan.**

21.2.4. Inspection. Township officials shall be notified when the site is seeded and who the contact will be for inspections.

22. Inspection Fees. Permittee shall pay an Inspection fee to the Township every five (5) years in the amount of \$1,000 to cover the anticipated costs of monitoring and inspecting the Community Solar Energy System and the Interim Use Permit issued by the Township. Permittee shall be required to reimburse the Township in the event this amount is insufficient to cover the actual costs, expenses, and labor charges related to the Township's monitoring and inspection of the Community Solar Energy System. In the event these costs and expenses are less than the \$1,000 Inspection Fee, a credit shall be applied to reduce the next Inspection Fee due to the Township.

23. Natural Heritage Information System Review. Community Solar Energy Systems proposed within two (2) miles of a Natural Heritage Information System (NHIS) site will be reviewed by the Department of Natural Resources. Conditions may be added to the permit related to the Minnesota

Department of Natural Resources review and comments to mitigate impacts to rare plants, animals, native plant communities, and other rare features.

24. Utility Notification. No grid-intertie photovoltaic system shall be installed until evidence is given to the Township or its designee that the Permittee has notified the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.

25. Density. Pursuant to Blue Earth County Ordinance Section 24.334 (14), new or expansion of existing Community Solar Energy Systems proposed within 2,500 feet of an existing or approved Community Solar Energy System shall be reviewed by Township staff and Board for a determination of aggregate impact. Additional conditions may be added by the Township to mitigate those impacts.

26. Wildlife Corridors. In the event there are multiple solar facilities on a single tax parcel, a wildlife corridor at least sixty-five (65) feet wide shall be required between and outside the security fencing for each solar facility. This wildlife corridor may be part of the screening requirements of section 17 above, or the vegetation requirements of section 21 above.

27. Battery Storage Prohibited. Due to environmental and fire suppression concerns, no onsite battery or other energy storage facilities are permitted for ground mounted Community Solar Energy Systems in any portion of Lime Township.

C. SUBMITTAL REQUIREMENTS – Community Solar Energy Systems

Prior to the submission of any solar applications, a required preliminary meeting with the zoning administrator shall be scheduled at least a month in advance to the submittal deadline date.

The following information shall be submitted with each application for a Permit for installation of a Community Solar Energy System:

1. The names of Community Solar Energy System applicant.
2. The name of the Community Solar Energy System owner.
3. The legal description and address of the parcel on which the Community Solar Energy System is to be located.
4. Documentation of land ownership or legal control of the property.
5. A description of the Community Solar Energy System including: **table of contents**, ownership or lease arrangement, the proposed installed maximum capacity, in kilowatts, for the site, proposed type of mounting and racking systems, along with manufacturer's specifications or engineering designs for mounting and racking, the method of connecting the system to the electric load; the types of panels that will be installed.
6. Site Plan, drawn to scale, including:
 - 6.1. existing and proposed structures;
 - 6.2. property lines;
 - 6.3. existing and proposed fencing;
 - 6.4. surface water drainage patterns;
 - 6.5. the location of county and private tile drainage systems;
 - 6.6. floodplains;
 - 6.7. wetlands;
 - 6.8. shore land zones;
 - 6.9. topography at two (2) foot elevation intervals, and bluffs;
 - 6.10. the location, size and spacing of solar panels;
 - 6.11. the location of existing and proposed access roads;
 - 6.12. the location of underground or overhead electric line connections;

- 6.13. existing easements on the property;
 - 6.14. in-use wells and sewage treatment systems;
 - 6.15. abandoned and sealed wells, sewage treatment sites and dumpsites;
 - 6.16. existing tile lines or sewage treatment lines;
 - 6.17. existing public and private roads, showing widths of the roads and associated easements;
 - 6.18. existing buildings and any impervious surfaces;
 - 6.19. location and spacing of solar panels;
 - 6.20. location of access roads with the property;
 - 6.21. planned location of underground or overheard electric lines connecting the community solar energy system to the building, substation or other electric load;
 - 6.22. new electrical equipment other than at the existing building or substation that is the connection point for the system;
 - 6.23. sketch elevation of the property accurately depicting the proposed community solar energy system and its relationship to structures on adjacent lots (if any);
 - 6.24. acreage of solar array;
 - 6.25. acreage of solar array within fenced area;
 - 6.26. proposed erosion and sediment control measures;
 - 6.27. proposed stormwater management measures;
 - 6.28. any other characteristics requested by the Township;
7. Existing vegetation (list type and percentage of coverage) and soils information for the proposed site.

8. Landscape, Screening, and Vegetation Plans prepared by a licensed landscape architect or engineer to include a narrative describing the overarching landscape architecture elements and how the design and placement of plant types and materials will complement the form and function of the developed site and blend into the surrounding environment, and any long term management plans and methods proposed to protect the site from pesticide drift which may adversely affect the vegetation.

9. Erosion/Sediment Control Plan or Resource Management Plan, if required. Include details on any proposed native grasses or plantings on the site.

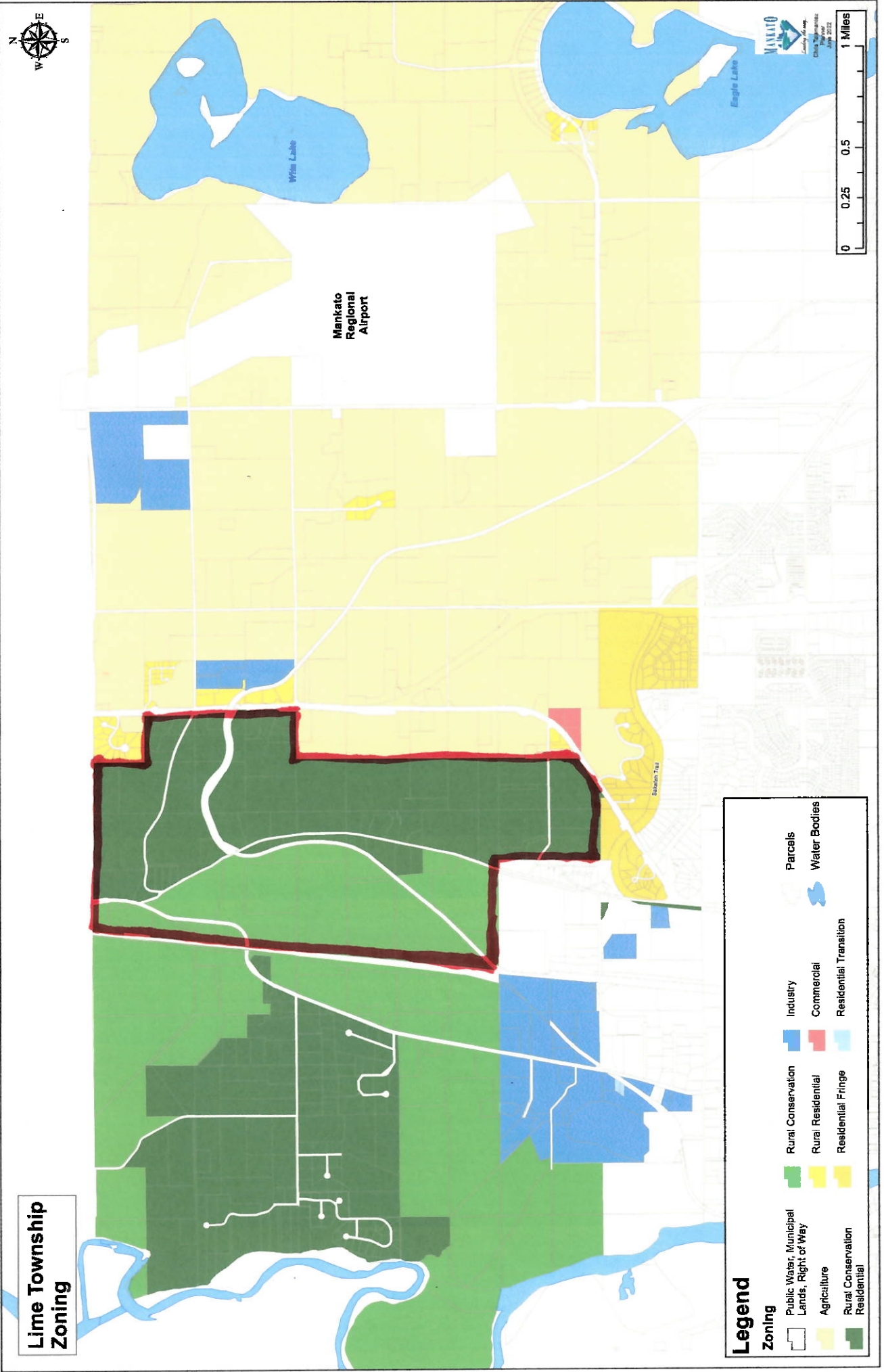
10. Glare Study.

11. Aviation Analysis. If the project is within two miles of an airport, the applicant must complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or successor policy. The applicant must also complete the Air Space Case Analysis (Form 7460) and provide the results.

12. Decommissioning Plan.

13. A State Historic Preservation and Natural Heritage Information System analysis, which shall identify the onsite location of historic assets or natural heritage resources, and suggest potential conditions to include in any Land Use permit which could be taken to avoid, minimize, or mitigate adverse effects to existing historical, cultural, natural heritage, and archaeological features identified by the Minnesota State Historic Preservation Office, the County's databases, and those discovered onsite.

14. If required by ordinance, the applicant shall provide informed written consent letters signed by all the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel.



Lime Township Zoning

Legend

Zoning

Public Water, Municipal Lands, Right of Way

Agriculture

Rural Conservation Residential

Rural Conservation

Rural Residential

Residential Fringe

Commercial

Residential Transition

Industry

Parcels

Water Bodies

Meeting Date: 02/26/2025

Title

CYL09-25

Request of SunVest Solar, LLC, with permission of the property owner, for an interim use permit to allow for an additional one-megawatt community solar garden in the Lime Township Rural Conservation zoning district, for a variance from Section 15.B.15.4.3 of Lime Township Solar ordinance to allow an additional one-megawatt community solar energy system in the Rural Conservation District on an existing tax parcel already approved for a one-megawatt solar site without the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel, and for a variance from Section 15.B.3 of the Lime Township Solar Ordinance to allow an increase in the Maximum Size and Capacity of a Community Solar Energy System from the code allowed maximum size from no greater than ten (10) acres in size to no greater than seventeen (17) acres in size and increase from one megawatt of production to two megawatts of production. The subject property is described as The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning. A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road. The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof. Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning. (23759 3rd Avenue; Blue Earth County PID R400429200017).

The anticipated date of Lime Town Board action is March 18, 2025.

Applicant

The applicant, Sunvest Solar LLC, with permission of the property owner John Bohrer.

Request

Jacob Van Domelen, on behalf of Sunvest Solar LLC, with permission of the property owner has applied for an interim use permit to allow for an additional one-megawatt solar garden on approximately 8 acre site located at 23759 Third Avenue. Additionally, the applicant is requesting for a variance from Section 15.B.15.4.3 of Lime Township Solar ordinance to allow an additional one-megawatt community solar energy system use in the Rural Conservation district on an existing tax parcel that already approved for a one-megawatt solar site without the informed written consent signed by the adjoining property owners agreeing to more than one community Solar Energy System per tax parcel. Sunvest Solar is also requesting for a second variance from Section 15.B.3 of the Lime Township Solar Ordinance to allow an increase in the Maximum Size and Capacity of a Community Solar Energy System from the code allowed maximum size from no greater than ten (10) acres in size to no greater than seventeen (17) acres in size and increase from one megawatt of production to two megawatts of production.

Location

The subject property is zoned Conservation and is legally described as The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning. A strip of land one (1) rod wide now used as a road, extending from East to West upon, over and across the North side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road. The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof. Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning. (23759 3rd Avenue; Blue Earth County PID R400429200017).

Existing Land Use

The parcel is made of 84.22 acres and was previously used for agricultural purposes. On September 10th, 2024 a one-megawatt solar garden was approved by the Lime Township Board.

Zoning

The property is located in Lime Township and is zoned Rural Conservation.

Environmentally Sensitive Areas

The site has been delineated for wetlands. Based on a wetland delineation that was completed in July 2023, there is one wetland located on site, in the northwest corner.

City Code

The Lime Township Ordinance can be found at this link: [Lime Township Ordinances](#)

Site Plan Review Comments

The Site Plan and Traffic Advisory Committee reviewed the request at their February 11, 2025, meeting and provided the following comments:

- A. A drainage narrative is provided and references another submittal item for a visual (Stormwater Management, Erosion and Sediment Control Plan). This appears to have some conflicting visuals compared to the Site Plan and appears to be missing some grading and design information. The MPCA calculation results for solar installations should also be provided. Peak flow results should be provided.
- B. Applicant shall log on to the eportal and make notification payments if they have not already been paid

Review

Sunvest Solar, with the property owner's consent, is requesting an Interim Use Permit (IUP) to construct and operate an additional one-megawatt community solar garden within the Rural Conservation District of Lime Township. The subject property encompasses 84.22 acres, with the applicant proposing to utilize 8 acres for the solar facility. A previously approved IUP, granted in September 2024 to New Energy Equity, allows for the development of a separate one-megawatt community solar garden on 7.2 acres of this same parcel.

The proposed Sunvest Solar project does not conform to Section 15, Part B, Subpart 3 of the Lime Township Solar Ordinance, which restricts community solar energy systems to a maximum area of 10 acres and a production capacity of 1 megawatt per parcel. This proposal exceeds both the allowable area and production capacity. Consequently, the applicant is seeking a variance to expand the permissible size from 10 acres to 17 acres and the production capacity from 1 megawatt to 2 megawatts.

To obtain approval for additional community solar energy systems on an existing tax parcel, the applicant must secure written consent from all adjoining property owners. The applicant has obtained consent from four of the six adjoining property owners and is therefore requesting a variance from Section 15.B15.4.3 of the Lime Township Solar Ordinance to proceed without full consent.

Sunvest Solar has requested a 35-year IUP, including one year for construction. The project will consist of approximately 2,346 solar modules mounted on driven piles with an installation height of approximately 8 feet. The panels will be arranged in north-south rows, with connectivity points grouping them into functional units.

Blue Earth County has noted that the existing septic system on-site has been non-compliant since 2018. Compliance must be achieved before construction begins.

The applicant has not yet submitted a signage plan. Any future signage must comply with the Lime Township Solar Ordinance and other regulatory requirements.

The submitted site plans indicate that all lines between solar panels will be buried underground. However, the interconnection point includes above-ground lines, which does not comply with the ordinance requirement that all lines between the system and the interconnection point be underground (Section 15, Part B, Subpart 6).

The applicant has proposed placing a construction dumpster on-site during development, with materials to be recycled and disposed of per all applicable regulations. The site's eventual decommissioning must comply with ordinance requirements, ensuring that panels, wiring, and mounting systems are resold or recycled rather than disposed of in landfills.

The interconnection agreement with Xcel Energy includes six on-site utility poles, exceeding the ordinance's maximum of three (Section 15, Part B, Subpart 8).

The submitted plan outlines the complete dismantling of the site and restoration to a grass field. Estimated decommissioning costs total \$143,513.24.

The applicant asserts compliance with state and local noise regulations. The provided fact sheet indicates a noise emission level of 59.2 dB(A), below the Minnesota Rule 7030 threshold of 65 dB(A) for 50% of the time.

If approved, the project must adhere to Lime Township Code standards, which mandate testing of electrical capacity and connections (Section 15, Part B, Subpart 11).

The photovoltaic panels are constructed from dark, light-absorbing materials that reflect minimal sunlight. A glare study found no significant impact, and given the site's distance from an airport, an airport glare study is deemed unnecessary.

The submitted site plans comply with required setbacks of 50 feet for side and rear yards.

The solar array will be enclosed by an eight-foot-high knotted wire fence with an eight-inch ground clearance for wildlife corridors. The natural tree barrier and distance from adjacent properties negate the need for additional vegetative screening.

Sunvest Solar anticipates conducting monthly and quarterly inspections covering equipment functionality, vegetation management, and snow removal.

Prior to obtaining a building permit, the applicant will investigate and map any drain tiles on-site. Any damaged tile lines discovered during construction will be repaired immediately.

The proposed solar site will share an access point with New Energy Equity via 3rd Avenue, crossing a railroad track. The applicant must coordinate with Union Pacific for a private road crossing agreement.

No tree clearing is planned. A pollinator habitat assessment has been submitted, and if approved, the applicant must provide a cost estimate and a corresponding vegetative bond as required by ordinance.

If approved, the applicant must pay a \$1,000 inspection fee to the Township every five years to cover monitoring and enforcement costs.

A wetland delineation and Natural Heritage Review indicate that the project will not impact wetlands. The applicant must implement measures to minimize disturbances to state-listed species.

Xcel Energy has been notified of the permit request through the standard process.

The applicant requests a variance from Section 15.4.3 due to the lack of full consent from adjoining property owners. The Township Board must determine whether the request meets the necessary variance criteria, which include consistency with the ordinance's intent, alignment with the comprehensive plan, demonstration of practical difficulties, and conformity with zoning regulations.

The existing IUP allows for a one-megawatt solar garden on 7.2 acres. The applicant now seeks to expand the project to two megawatts over 17 acres, which exceeds the ordinance's 10-acre, one-megawatt limit. The ordinance prohibits use variances (Minn. Stat. § 462.357, subd. 6), and increasing coverage would alter the rural conservation district's character. Given that other approved projects conform to the 10-acre/1-megawatt standard, there is no unique hardship justifying an exception.

As the proposed variance does not align with the ordinance's intent and exceeds permitted size and capacity limits, denial of the variance request is recommended.

Findings

Interim Use Permit

Staff respectfully submits the following findings of fact for the proposed Interim Use Permit:

1. Use. - The proposed community solar use is listed as an interim use in the Rural Conservation District, which is the zoning designation for Parcel Identification Number R400429200017.
2. Prohibitions. - The property is not located in shoreland, floodplain, or habitat areas. The site does contain wetlands, but a wetland delineation was conducted, and the project will not impact wetlands. The site is outside of any areas identified as flight zones.
3. Maximum Size and Capacity. - The proposed additional community solar facility is a 1-megawatt facility creating a total of 2 megawatts onsite. The proposed solar site encompasses approximately 8 acres and with the previously approved 7.2 solar site making it a 15.2-acre coverage. Thus, exceeding the maximum capacity and size of the Lime Township Solar Ordinance.
4. Standards for Community Solar Energy Systems. - The site has access via 238th Street off of 3rd Avenue. The applicant uses piles as the foundation. The report documents the use of steel and concrete piles. The applicant conforms to the impervious standards of Lime Township.
5. Signage. - The applicant has not submitted plans for signage.
6. Power and Communication Lines. - The applicant has an interconnection agreement with Xcel Energy.
7. Waste Disposal. - The applicant will be providing dumpster and portable waste facilities during construction for contractors and employees.
8. Interconnection. - The applicant has an interconnection agreement with Xcel Energy.
9. Decommissioning Plan. - The applicant has submitted a decommissioning plan. The plan addresses costs for decommissioning totaling \$143,513.24. If approved, the application will be required to submit a cash escrow or irrevocable letter of credit for the amount of approximately \$181,891.55.
10. Noise. - The applicant will conform to the noise standards. If approved, a condition should include the submission of a noise study for confirmation that the proposed development conforms to Minnesota Rule 7030. Suspected violations will be forwarded to the MPCA for enforcement.
11. Electrical Codes and Standards. - If approved, the applicant will be required work with the State of Minnesota on the enforcement and/or compliance with the electrical code.
12. Minnesota State Building Code. - If approved, the applicant will be required to submit documentation of this with the land development permit.
13. Maximum Height. - The proposed module conforms Lime Township ordinance standards and will be 8 feet in height.
14. Glare. - The applicant conducted a glare study. The assessment passed the Forge Solar FAA policy adherence.
15. Setbacks. - The site conforms to the rear, side yard, and principal dwelling setback requirements.
16. Security Fencing. - The proposal will have an 8-foot security fence surrounding the solar site.
17. Screening. - The applicant is not proposing a vegetative screening due to the natural barrier of trees located on the property. Code provides that the Board may consider this "type and location of the required screening" (Section 15 part B subpart 17).
18. Inspections and Reports. - The applicant will prepare the information for the boards and allow for inspections.
19. Tile Lines. - Tiles lines have not been identified on the land development site.
20. Roads. - The applicant will be accessing the site via 3rd Avenue onto 238th Street. If approved, the applicant will need to work with Union Pacific for a private road agreement.
21. Vegetation Requirements & Management. - The trees on the site will not be cleared. The proposal indicates that a DNR approved pollinator seed mix will be used for the site.
22. Inspection Fees. - Inspection fees will be paid to the Lime Township Board per the standards in the ordinance.
23. Natural Heritage Information System Review. - The applicant has submitted a review of the cultural features of the site.
24. Utility Notification. - The utility company was notified with the standard notification process for the interim use permit.

Variance

Staff respectfully submits the following findings of fact for the proposed Written Consent variance:

1. The proposed variance is not in harmony with the general purposes and intent of the ordinance. In order for the Township to provide orderly development while protecting the character and preserving uses within areas of Township, all applicant shall conform to the ordinances listed within their zoning districts. The applicant does not conform due to the lack of signed consent letters for the additional solar site.
2. The proposed variance is not consistent with the comprehensive plan. The request does not conform to Lime Township Zoning Ordinance. The Lime Township has adopted a Lime Township Zoning Ordinance for Solar Sites, Section 15B 15.4.3 states informed written consent must be signed by adjoining property owners. The applicant is missing two of the needed letters in order to remain compliant with code.
3. There are no known practical difficulties in complying with this ordinance.
 - a. The applicant proposes to use the property in a reasonable manner however they do not conform to the rural conservation district requirement of obtaining consent letters of the adjoining properties.
 - b. The plight of the applicant is not unique to the property meaning there is not anything physically unique about the particular piece of property to approve the requested variance.
 - c. The variance, if granted, would alter the essential character of the locality because of the required signatures needed in order to comply with Ordinance 15.B15.4.3.
 - d. Economic consideration alone does not constitute practical difficulties
4. The variance, if approved, would be allowing for a use that is not permitted within the rural conservation district in which the property is located.

Staff respectfully submits the following findings of fact for the proposed Size and Capacity variance:

1. The proposed variance is not in harmony with the general purposes and intent of the ordinance. In order for the Township to provide orderly development while protecting the character and preserving uses within areas of Township, all applicant shall conform to the ordinances listed within their zoning districts. The applicant would surpass the maximum capacity (1 megawatt) and size (10 acres) in order to remain compliant with section 15.B3.
2. The proposed variance is not consistent with the comprehensive plan. The Lime Township Board has adopted a Lime Township Zoning Ordinance that states no more than one community solar energy system co-location of systems shall have a maximum area no greater than ten (10) acres in size or 1 megawatt of production. The applicant's proposal exceeds both.
3. There are no known practical difficulties in complying with this ordinance.
 - a. The applicant proposes to use the property in a reasonable manner that is consistent with the surrounding areas, however the applicant would not conform to the size and capacity ordinance listed with the solar ordinance.
 - b. The plight of the applicant is not unique to the property meaning there is not anything physically unique about the particular piece of property to approve the requested variance.
 - c. The variance, if granted, would alter the essential character of the locality, given that there are not co-locations within the area that exceeds the required size and capacity of a solar site.
 - d. Economic consideration alone does not constitute practical difficulties
4. The variance, if approved, would be allowing for a use that is not permitted within the rural conservation district in which the property is located.

Recommendation

Interim Use Permit

Staff recommends denial of the Interim Use Permit to allow for an additional one-megawatt solar garden facility in the Rural Conservation District within Lime Township.

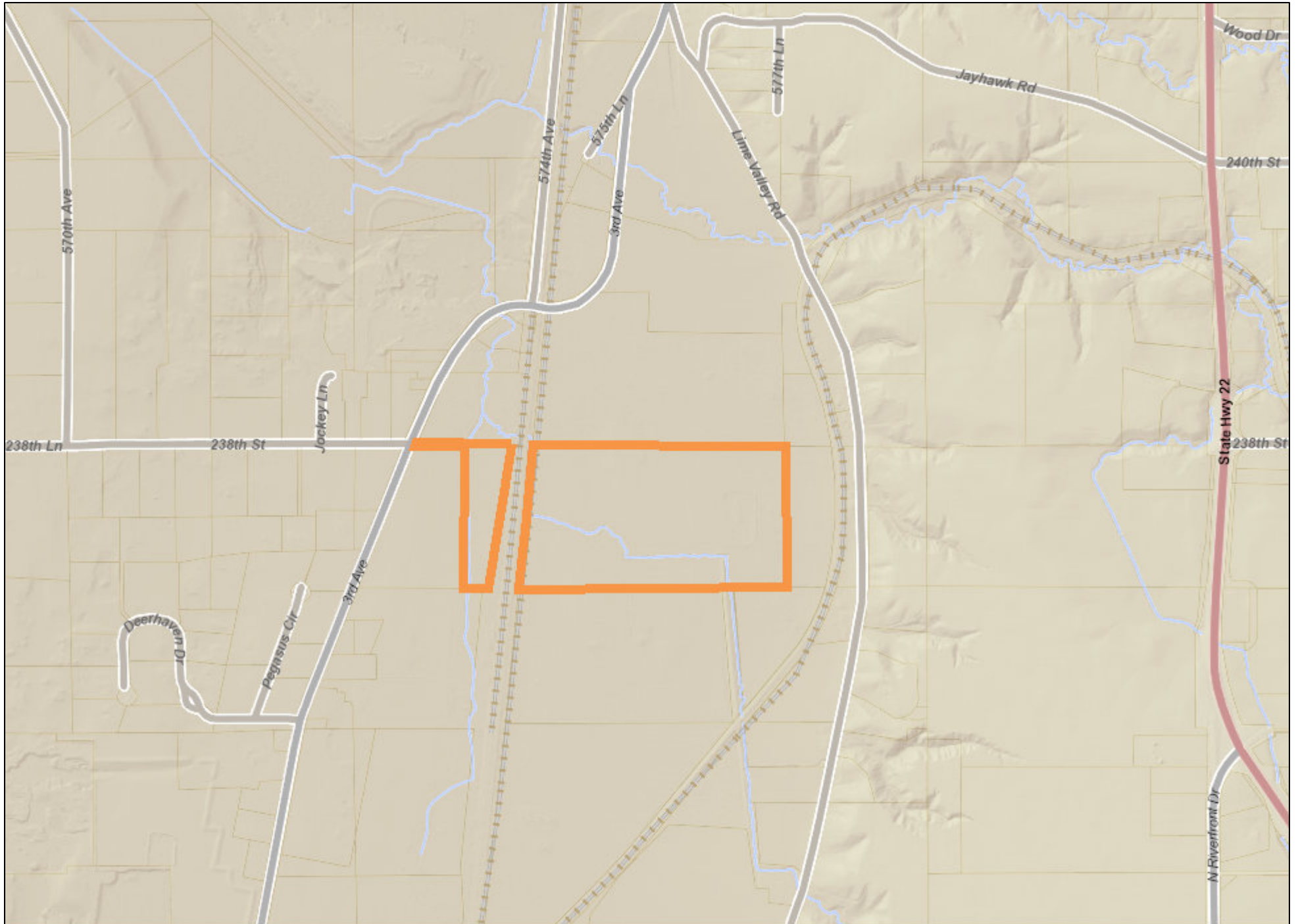
Variance

Staff recommends denial of the written consent and size and capacity variances.

Attachments

General Location Map
Aerial Map
Solar Garden Site Plan
Project Narrative
Interconnection Agreement
Interconnectivity
Decommissioning Plan
Noise and Screening
Glare
Security Fencing
Pollinator Habitat Assessment Form
Natural Heritage Information System
Wetland Delineation Report
Drainage
Variance Requests
Variance Application Questionnaire

General Location Map



Date: February 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.



Aerial Location Map



Date: February 2024

Author:

This information is to be used for reference purposes only. The City of Mankato does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation.

ELECTRICAL ENGINEER STAMP:

PROFESSIONAL ENGINEER STAMPS

ISSUANCE:
**INTERCONNECTION
PLAN SET**

APPLICATION #: 04193997

SCALE: 1"=150'

LICENSED ELECTRICAL ENGINEER certifies that they prepared all the electrical "E" sheets in this drawing set.
LICENSED STRUCTURAL ENGINEER certifies that they prepared all of the structural "S" sheets in this drawing set.
LICENSED CIVIL ENGINEER certifies that they prepared all of the civil "C" sheets in this drawing set.
It should be noted that any plan sheets not identified above have been prepared and certified by others and have been included herein for informational purposes only.

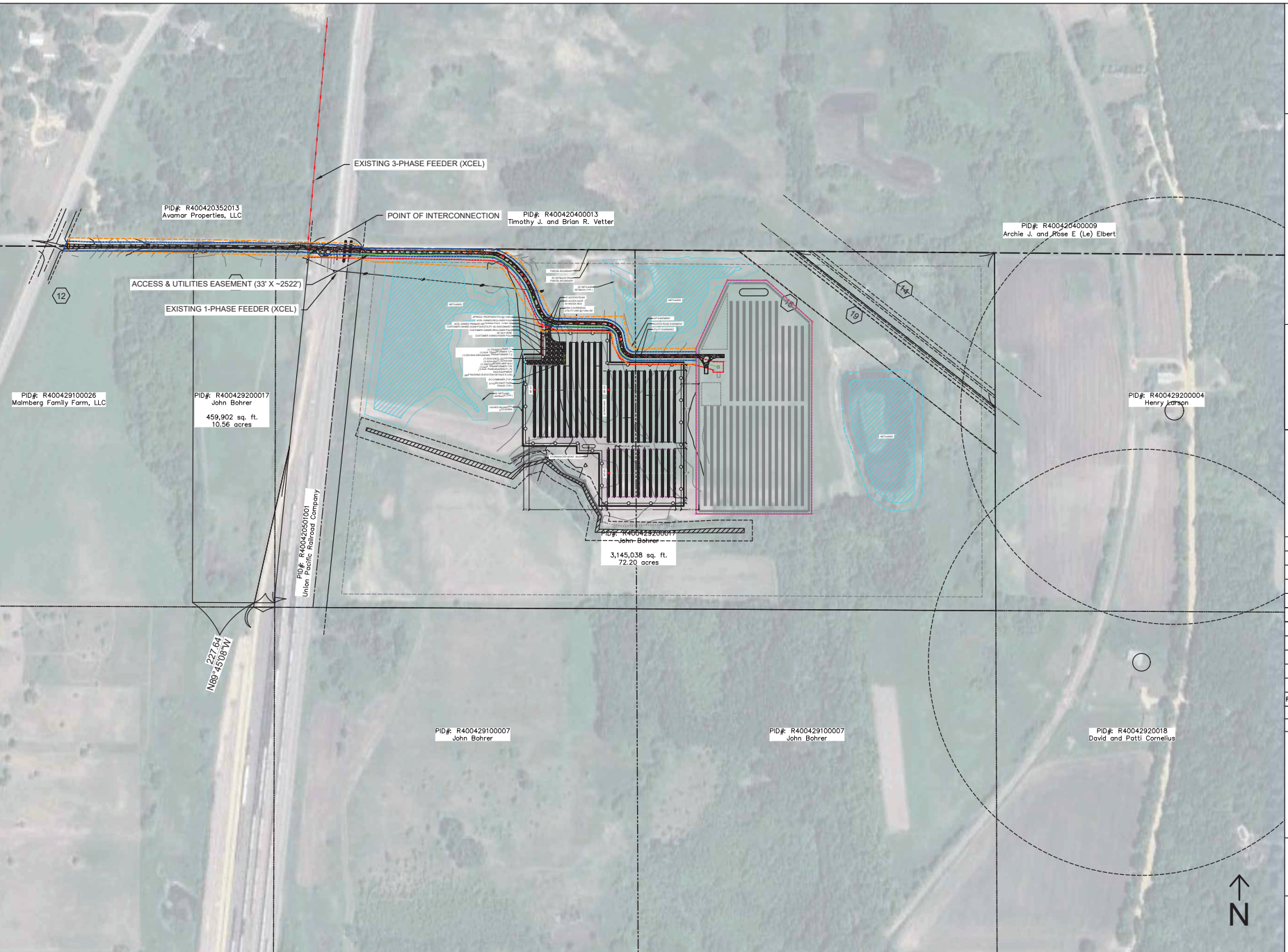
10		21	
9		20	
8		19	
7		18	
6		17	
5		16	
4		15	
3		14	
2	01/24/25	13	
1	12/18/24	12	
0	9/19/23	11	
REV	SET/DATE	REV	SET/DATE
SCALE:	AS NOTED	CHECKED BY:	AC
		JOB NO:	01233

SV CSG
MANKATO NORTH 1
23759 3RD AVE
MANKATO, MN 56001

SHEET TITLE
OVERALL PARCEL LAYOUT

DWG. NO.

PV-1.01



Project Summary

SV CSG Mankato North 1, LLC ("The Project" or "Mankato North 1 CSG") respectively submits this application for a Interim Use Permit ("IUP") to Lime Township and Blue Earth County for a 1,000 kW AC Solar Garden. Additionally, SV CSG Mankato North 1, LLC is requesting a variance from Lime Township Ordinance Section 15.4.3. requiring consent from adjoining for a second Community Solar project per tax parcel (more information on SV CSG Mankato North 1's variance request on page 8). SV CSG Mankato North 1 also requests a variance from Lime Township Ordinance Section 15.B.3 relating to the maximum size and capacity of Community Solar Systems (more information on page 9). Mankato North 1 CSG requests that Lime Township and Blue Earth County, upon review, recommends approval, and that the Project to be permitted, constructed, own and operated by SV CSG Mankato North 1, LLC. SV CSG Mankato North 1, LLC is requesting a one-year period to pull a building permit and establish the Interim Use. For review, the Project's detailed legal description, site plan and other specifications will follow.

The Project is located in the Rural Conservation District and will be located east of 3rd Ave 1,800+ feet and north of Industrial Avenue 6,800+ feet. The address is 23759 3rd Avenue, Mankato, Minnesota, 56001. The closest neighboring house to the project is 1,300+ feet, meeting the 750-foot requirement from an existing residence (depiction found on page 32). Please see the attached site plan for a location map of the project. The Project plans to interconnect to Xcel Energy's local distribution system along 3rd Ave.

The Project will be marketed as a host for a community solar project under the LMI-Accessible CSG Program. Under the Program, utility customers may subscribe to a solar project and receive a credit on the monthly electric bill based on the production of the project subscription.

Mankato North 1 CSG is being developed by SunVest Solar, LLC, an experienced full-service solar developer. We have a track record of success developing 1 MW solar projects in Minnesota and larger community solar projects throughout the country. The land is owned by John C. Bohrer and leased for up to 35 years by SV CSG Mankato North 1, LLC.

Project Specifications

LOCATION

The Project will be located on the west side of Tax Parcel No. R40.04.29.200.017 with following legal description:

The Northeast Quarter of the Northwest Quarter, except railroad right of ways, and the Northwest Quarter of the Northeast Quarter, both in Section 29, Township 109, Range 26, excepting from said Northwest Quarter Northeast Quarter that part of said Northwest Quarter Northeast Quarter described as, beginning at a point 1315.8 feet South of the Northeast corner of Section 29-109-26, thence West 1808.8 feet to the East line of the Right of Way of the Chicago & Northwestern Railway, thence southwesterly along the said Right of Way line, 1264.6 feet, thence East 1692.3 feet to the East line of said Section 29, thence North along the section line 1249.8 feet to the place of beginning.

side of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 29, Township 109 North of Range 26 West, beginning at or near the Northeast corner of said NW1/4 NW1/4 of Sec. 29, and thence West along or near the North line of said NW1/4 NW1/4 of said Sec. 29, to the public highway known as the Mankato and St. Peter Road.

The East 302.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 109, Range 26, Blue Earth County, Minnesota, except the South 16.5 feet thereof.

Except therefrom: Part of the Northwest Quarter of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 109 North, Range 26 West, Blue Earth County, Minnesota described as: Commencing at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West (bearings are based on Blue Earth County Coordinates NAD83, 1996 Adjustment) on the south line of said Northwest Quarter of the Northwest Quarter, a distance of 78.00 feet; thence North 12 degrees 41 minutes 56 seconds East, a distance of 16.89 feet to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter and the point of beginning; thence North 12 degrees 41 minutes 56 seconds East, a distance of 589.95 feet to the westerly right of way of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence South 05 degrees 40 minutes 37 seconds West on said westerly right of way, a distance of 558.85 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 11 minutes 26 seconds West on said east line, a distance of 19.81 to the north line of the south 16.5 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 42 seconds West on said north line, a distance of 74.34 feet to the point of beginning.

There is no shoreland overlay on the property, and it resides in flood zone X with no flood plains.

OWNERSHIP

SV Mankato North 1, LLC will be the Applicant, developer, owner, and operator of the Project and has a long-term lease with the landowner to operate the project.

PROJECT FACILITIES

The Project facilities will include: Solar modules, inverters, steel racking, fencing, access road, one weather station, and interconnection poles. The project footprint is approximately 8 acres, with 6 acres being within the fenced area. Mankato North 1 CSG selected the specific development area based on available land use guidance, significant landowner interest, interconnection suitability and optimal solar resource.

CONSTRUCTION

It is anticipated that construction of the Project will begin in summer of 2025 with intended completion of the end of the 2025 calendar year. Traffic during construction is estimated to be a total of 25-35 trucks on the on-set of construction and tapering off thereafter. Traffic will include employees, pickup trucks, semi-trailers for delivery of equipment and other machinery. No overweight or oversized loads are anticipated for the Project. If any existing drain tile is damaged during installing, it will be dug up and repaired immediately. As part of the due diligence prior to

applying for a building permit, we investigate to see if there is any drain tile on site and have it mapped out by a professional to help insure it's not damaged. General waste generated by the project will be placed into a construction dumpster kept on site, and will be replaced as needed along with temporary restroom facilities.

STORMWATER MANAGEMENT PLAN

The stormwater management plan can be viewed in the Proposed Stormwater Management Sediment, and Erosion Control Plan on the following two pages of this application. The Project will adhere to the Minnesota Environmental Protection Agency Construction Stormwater Permit requirements. This includes obtaining a SWPPP permit, following the state's national pollutant discharge elimination system (NPDES), and the state disposal system (SDS) standards for sediment control and will be obtained prior to attaining a building permit. The proposed project discharges in a manner like the existing flow pattern in all modeled storm events and does not alter drainage patterns.

The SWPPP will include the following:

- 1) Summary of general construction activity
- 2) Storm water mitigation and management resources
- 3) Wetland impacts
- 4) Project plans and specifications
- 5) Official Temporary erosion prevention measures
- 6) Official Temporary sediment control measures
- 7) Permanent erosion and sediment control measures, if needed
- 8) Best management practices (BMPs) regarding erosion control
- 9) Inspection and maintenance
- 10) Pollution prevention measures
- 11) Final stabilization plan for long-term soil stability

As described in the Minnesota Stormwater Manual, better site design techniques have been incorporated to ensure a site maintains good drainage. All impervious surfaces are fully disconnected and routed over low maintenance grass prior to leaving the site. The MPCA's spreadsheet tool has been used to calculate the volume of stormwater that must be treated on site from solar installations to meet the requirement of 1.1 inch of runoff from new impervious surfaces. A small basin (1700 ft³) is proposed to make up the remainder of the volume required. The basin design will allow for a 48-hour drawdown time. Pretreatment is provided throughout the site by fully vegetative land cover that will be utilized as buffer. Runoff from access roads will not be channelized prior to discharge to the infiltration areas but allowed to freely sheet flow across the vegetated site.

EROSION AND SEDIMENT CONTROL PLAN

SV CSG Mankato North 1, LLC will comply with the Minnesota pollution Control Agency (MPCA) Construction Stormwater Permit Requirements, including obtaining a National Pollutant Discharge Elimination System (NPDES) stormwater permit prior to construction. The Project proposes no substantial grading or filling, as our racking equipment can accommodate the current terrain. Please refer to the Proposed Stormwater Management, Sediment, and Erosion Control Plan in the application. The existing topography creates enough storage, so no grading is needed for this design. In addition to the silt fence, we propose a stormwater basin within the Project and permanent erosion control at the outlet. As can be seen on Stormwater Management, Sediment, and Erosion Control Plan, our permanent basin can hold a volume of 3,401 CF, meeting the minimum requirement.

PROJECT COMPONENTS

Panel Type

- Photovoltaic Panels

Panel Size

- Approximately 4 feet x 3 feet

Panel Height

- Approximately 8 feet

Panel Material

- Glass covering
- Aluminum frame
- Weatherized plastic backing

Racking

- Galvanized steel for pipes & frame, single axis trackers

Inverter & Transformers

- Enclosed cabinets approximately 8 feet tall

Access Roads

- Short gravel roads to get to inverter/transformer just inside the fenced area

Safety

- Tempered glass solar panel covers, security fence, security camera

Interconnection Agreement

The following page references a signed and fully executed interconnection agreement between SV CSG Mankato North 1, LLC and Xcel Energy.



May 26, 2022

DER Study Results (Design/Construction Required)

Interconnection Customer/Owner Name: SV CSG Mankato North 1, LLC
DER Location: 44.224202, -93.981715, Mankato, MN, 56001
Project Description: 1000 kW MN DIP Project

Xcel Energy is pleased to deliver a good faith estimate which is an engineering indicative cost estimate for the Minnesota Distributed Energy Resource Interconnection Process (MN DIP) application for the above-referenced site:

Application #	Case #	Name	AC Nameplate Capacity (kW)
IA25424	4193997	SV CSG Mankato North 1, LLC	1000

The engineering indicative cost estimate has identified scope and costs to accommodate 1000 kW at 1.0 power factor.

This fixed power factor is required to keep steady state voltages within the ANSI C84.1-2011 Range A on the electric distribution system serving this site.

When performing the engineering reviews for this project, we included studying a total of 10.6 MWs of DERs already in service on the substation which includes 5 MWs of DERs already in commercial operation on the same feeder. We also included in these engineering reviews the 5 MWs of DERs ahead in the Interconnection Queue for the substation, which includes 2 MW of DERs ahead in the Interconnection Queue for this feeder, that are not yet in commercial operation. The indicative estimated cost is contingent upon all projects ahead in the Interconnection Queue moving forward with their executed interconnection agreements. Such projects may include Solar Rewards Community projects as well as all other types of DER interconnection projects including wind, hydro, or non-program PV. Any material modifications or cancellations to the previous projects in the Interconnection Queue may require significant changes in scope and cost for your project. Xcel Energy shall communicate pertinent cost or procedural changes to your project that are caused by changes to projects ahead of yours in the queue.

Our indicative estimated cost for proceeding with maximum kW allowed for this proposed project at the above site is \$ 99,807.00. This is the sum of the amounts in Attachments 2 and 6 contained in the attached Interconnection Agreement (MN DIA). This estimate is based on the content of the application as of the date it was deemed complete and we began our review for purposes of determining the good faith indicative estimated cost within the MN DIP time frame as set forth in our tariff. Please keep in mind that the costs in Attachments 2 and 6 are based on general assumptions as outlined in the MN DIA and any project-specific information provided or reviewed as part of the Facilities Study performed under MN DIP Attachment 7. The above figures can vary significantly and the customer will be responsible for the actual costs of the project.

The milestone schedule is outlined in Attachment 4 to the attached MN DIA. Please review this closely as this has particular requirements including the manner and method of providing notice for completion of certain milestone line items.

Please note that you need to provide or verify certain information or signatures on the following:

- 1.) Provide contact or identifying information on Sheets 251, 271, 272 and 273 of the attached MN DIA,
- 2.) Sign the MN DIA on Sheet 273,
- 3.) Sign Attachment 4 to the attached MN DIA,
- 4.) Sign the attached Statement of Work associated with Attachments 2 and 6 and the above engineering indicative cost estimate for the MN DIA, and,
- 5.) Provide the 24/7 contact information on Attachment 5, par. 9.3 to the attached MN DIA.

Please also note that if this cover letter and related attachments, including the MN DIA, use GPS coordinates to refer to the location of this project, you will have obtained a E991 street address for this project. We will need to enter into an amendment to replace the GPS coordinates in the MN DIA with the E991 street address.

You have the option of further proceeding with this project at the capacity allowed based on the provisions of the attached MN DIA, consistent with MN DIP 5.1.2, if within 30 Business Days of this letter you sign and return the attached MN DIA with the other information and signatures detailed above. If this is not timely done, your application shall be deemed withdrawn and the attached proposed MN DIA cannot be used. Consistent with MN DIP 5.6.4.1. by the time you sign the MN DIA you also must pay either the full amount of the above estimated cost, or pay at least one-third of the above estimated cost and provide an appropriate Letter of Credit acceptable to Xcel Energy for the remainder. A form of an acceptable Letter of Credit is attached. You agree to pay the actual costs consistent with the MN DIA and comply with all provisions of the applicable agreements and tariffs.

Pursuant to Minn. R. 7835.4750, please note that the Commission's interconnection standards as established in MPUC Docket No. E002/M-18-714 (or subsequent docket) are set forth in our Section 10 Tariff which as of the date of this letter is available at this link:

[https://www.xcelenergy.com/staticfiles/xcel-responsive/Company/Rates%20&%20Regulations/Rate%20Cases/Me_Section_10.pdf](https://www.xcelenergy.com/staticfiles/xcelresponsive/Company/Rates%20&%20Regulations/Rate%20Cases/Me_Section_10.pdf)

Consistent with the MPUC's January 22, 2020 order in Docket No. E-999/CI-16-521, the Minnesota Technical Requirements comprise both the TIIR and TSM which first become effective on July 1, 2020. After this effective date, the current versions of the TIIR and the Area EPS Operator's TSM can be accessed at the following link: https://www.xcelenergy.com/working_with_us/how_to_interconnect. In the event that this link changes over time or no longer points to the then-current TIIR or TSM, the Interconnection Customer can contact the Area EPS Operator for instruction on how to access the then-current versions of these documents.

In addition to the information in the MN DIA, we want to alert you that for us to execute this MN DIA, if the name of your corporation or LLC on the MN DIA is not registered with the Minnesota Secretary of State (either as a Minnesota corporation, Minnesota LLC, or as an out of state corporation or LLC transacting business in Minnesota) you will need to provide documentation showing that this is a legal entity.

1. We only want to enter into contracts with legal entities (such as corporations, LLCs or persons). We intend to verify that each entity claiming to be a corporation or LLC is a legal entity through the Minnesota Secretary of State website. If the legal entity has been formed in another state, you must provide us documentation showing this.
2. If this is not a legal entity, you must immediately provide us with the name(s) of actual legal entities to put on the applicable MN DIA. Any adjustments to your Interconnection Agreement documents to accommodate a request for changing names will not extend your 30 Business Day timeline to execute the MN DIA and all associated payments and other requirements. Please plan accordingly.

Study Results and Construction Estimates:

This letter and the attached MN DIA together provide system requirements and cost estimates of system modifications necessary for interconnection of the project identified above. The requirements for this project have been broken into two sections: operational requirements and system modifications. Operational requirements include DER facility size, settings, or procedures necessary to interconnect the proposed system. System modifications are physical equipment modifications that Xcel Energy will need to make to distribution and substation facilities for the interconnection to be feasible.

A model of the feeder, SMT082, on which the DER unit would interconnect, was created for the purpose of studying the feasibility of the proposed interconnection. The system impact study analyzed rapid voltage change, grounding issues, metering/monitoring, and short circuit protection to determine impacts on the Xcel Energy distribution system.

In addition, a facility study has been prepared to determine the above referenced good faith engineering indicative estimate of Distribution and Substation costs required to accommodate this project. This facility study was based on the data provided by the Interconnection Customer as part of MN DIP Attachment 7. However, the indicative cost estimate is generally based on typical conditions encountered on past construction projects, which may or may not be directly comparable.

A transmission study was not required.

Below is a list of additional considerations uncovered during the study.

- **Operational**
 - Short Circuit Analysis
 - The available fault current at the Point of Interconnection is calculated to be:
 - Single Line to Ground: 3595 Amps
 - 3-Phase: 4821 Amps
 - X/R + Seq: 3.12
 - X/R 0 Seq: 2.83
 - These values can and will change due to various circumstances. Xcel Energy personnel shall not be held responsible for any damage to property or person resulting from the use of this data.
 - These values do not include the applied-for DER contribution.
 - MISO/Transmission Assessment
 - A transmission system assessment is not required.

Please upload the executed MN DER Interconnection Agreement (MN DIA) package (including attachments) to the portal. **Please include the project Case # and “IA Payment” in wire/check notes**, and submit payment as listed below:

Wire transfer

Bank: Wells Fargo Banks, N.A.
City/Stage: San Francisco, CA
Routing/ABA: 121-000-248
Acct No: 31966
Acct Name: NSPM

Checks

Xcel Energy
Customer Receivables - MNDER
PO Box 59, Minneapolis, MN 55440-0059

Please contact me at Ryan.W.Smisek@xcelenergy.com if you have any questions regarding this information.

We look forward to working with you to bring more DER choices to our customers.

Thank you,

Ryan Smisek

Xcel Energy
Engineer

STATEMENT OF WORK REQUESTED

DATE: May 26, 2022
WORK REQUESTED BY: SV CSG Mankato North 1, LLC
WORK LOCATION: Mankato
ADDRESS: 44.224202, -93.981715, Mankato, MN, 56001
PROJECT/SITE NAME: SV CSG Mankato North 1, LLC
CASE NUMBER: 4193997

CONSISTING OF:

Payment for amounts due as reflected in Attachments 2 and 6 to the MN DIA associated with above work location.
See reverse for more details.

Please include the project Case # and "IA Payment" in wire/check notes, and submit payment as follows:

If payments are by wire transfer, send to:
Bank: Wells Fargo Bank, N.A.
City/State: San Francisco, CA
Routing/ABA: 121-000-248
Acct No: 31966
Acct Name: NSPM

If by check:
Xcel Energy
Customer Receivables - MNDER
PO Box 59
Minneapolis, MN 555440-0059

The facilities installed or removed by Northern States Power Company, a Minnesota corporate ("Xcel Energy" or the "Company") shall be the property of the Company and any payment by customer shall not entitle customer to any ownership interest or right therein. Customer's and Company's rights and obligations with respect to the facilities and services provided through the facilities are subject to additional terms and conditions as provided in the General Rules and Regulations and/or in the Rate Schedules of Xcel Energy's Electric Rate Book for customer's specific service, as they now exist or may hereafter be changed, on file with the state regulatory commission in the state where service is provided.

The undersigned hereby requests and authorizes Northern States Power Company, a Minnesota corporation ("Xcel to do the work described above, and in consideration thereof, agrees to pay \$ 99,807.00
in accordance with the following terms:

Payment required to move forward with design and construction for DER project

Receipt of the above amount hereby acknowledged on behalf of the Company _____

Northern States Power Company, a
Minnesota corporation ("Xcel Energy")

Customer

Print Full Name and Title

SV CSG Mankato North 1 LLC

Print Full Name and Title (if applicable)

Lee Gabler

lee.e.gabler@xcelenergy.com

Tim Polz

tim@sunvest.com

FOR XCEL ENERGY USE

Xcel Energy Representative _____

Xcel Energy Work Order # _____

Construction: \$ 99,807.00

Removal: \$

Total: \$ 99,807.00

Form 17-7012

STATEMENT OF WORK REQUESTED

DATE: May 26, 2022
WORK REQUESTED BY: SV CSG Mankato North 1, LLC
WORK LOCATION: Mankato
ADDRESS: 44.224202, -93.981715, Mankato, MN, 56001
PROJECT/SITE NAME: SV CSG Mankato North 1, LLC
CASE NUMBER: 4193997

CONSISTING OF:

See MN DIA Attachment 2 and Attachment 6 for breakdown of the costs. One-third of the estimated cost is to be paid within 30 days and a Letter of Credit issued to cover the remaining estimated payment consistent with the Section 10 tariff and MN DIA. Above-named entity agrees to comply with all provisions of the Section 10 tariff and where applicable the Section 9 tariff.

These cost estimates are based on historical costs from similar Xcel Energy projects. Actual costs can vary significantly and the customer will be responsible for the actual costs of the project. This statement of work is valid for 30 days from the date of this notice. If either the signed agreement or initial one-third payment is received after this date, the SOW will not be countersigned by Xcel Energy, and the project is subject to rejection, loss of queue position, and will require a new application to be submitted to be considered.

Please complete signature(s) electronically through the interconnection portal and submit payment using one of the options below. For questions, reach out to MN Distributed Energy Resources at MNDER@xcelenergy.com. Please include the project Case # and "IA Payment" in wire/check notes, and submit payment as follows:

If payments are by wire transfer, send to:

Bank: Wells Fargo Bank, N.A.
City/State: San Francisco, CA
Routing/ABA: 121-000-248
Acct No: 31966
Acct Name: NSPM

If by check:

Xcel Energy
Customer Receivables - MNDER
PO Box 59
Minneapolis, MN 555440-0059

ELECTRICAL ENGINEER STAMP:

PROFESSIONAL ENGINEER STAMPS

ISSUANCE:
**INTERCONNECTION
PLAN SET**

APPLICATION #: 04193997

SCALE: 1"=150'

LICENSED ELECTRICAL ENGINEER certifies that they prepared all the electrical "E" sheets in this drawing set.
LICENSED STRUCTURAL ENGINEER certifies that they prepared all of the structural "S" sheets in this drawing set.
LICENSED CIVIL ENGINEER certifies that they prepared all of the civil "C" sheets in this drawing set.
It should be noted that any plan sheets not identified above have been prepared and certified by others and have been included herein for informational purposes only.

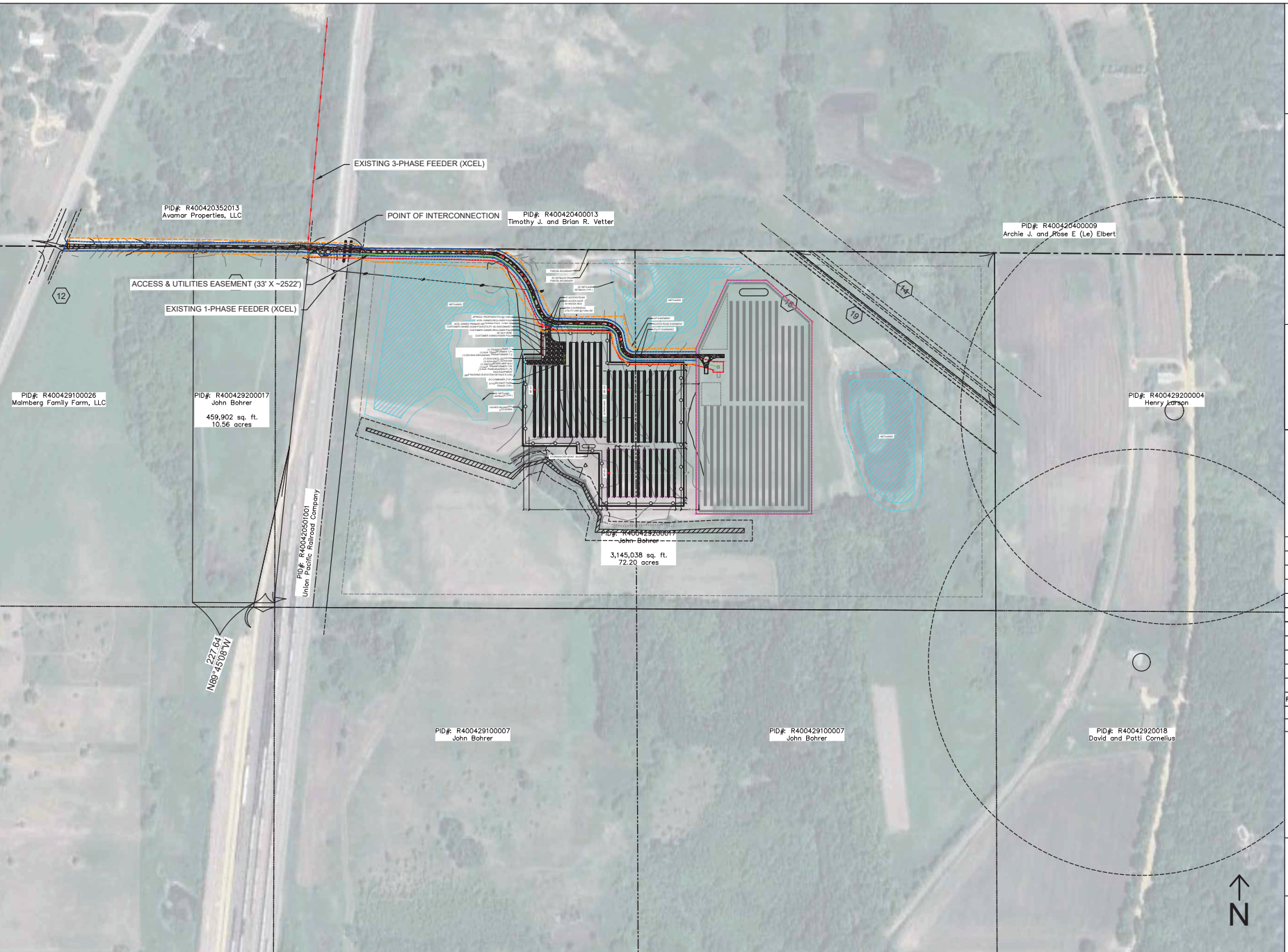
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2	01/24/25	13	
1	12/18/24	12	
0	9/19/23	11	
REV	SET/DATE	REV	SET/DATE
SCALE:	AS NOTED	CHECKED BY:	AC
		JOB NO:	01233

SV CSG
MANKATO NORTH 1
23759 3RD AVE
MANKATO, MN 56001

SHEET TITLE
OVERALL PARCEL LAYOUT

DWG. NO.

PV-1.01



DECOMMISSIONING PLAN

FOR

SV CSG MANKATO NORTH 1, LLC

Mankato, Minnesota

PREPARED BY:



PREPARED FOR:



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.



SARAH SMEDLEY, MINNESOTA LICENSE NO. 52904
DATE OF SIGNATURE: December 20, 2024

REV.	DATE	DESCRIPTION	AUTHOR	CHECKER	APPROVER
0	12/20/2024	Decommissioning Plan – SV CSG Mankato	SAS	WA	SAS

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1. INTRODUCTION

The purpose of this report is to describe the decommissioning process for the Mankato North 1 solar photovoltaic (PV) generation facility (“the project”) located at 23759 Third Avenue, Mankato, Minnesota, 56001. The project consists of (2,346) Hanwha 630W solar modules mounted to a driven pile, single axis tracker system. Both direct current (DC) and alternating current (AC) conductors will be trenched in conduit. After final circuit consolidation at the PV system pad mounted switchboard, the system’s voltage will be stepped-up to distribution level at the Xcel owned transformer and interconnected, onto an existing utility distribution circuit. Construction includes elevated solar modules mounted on driven steel piles, concrete inverter/transformer pads, and gravel access roads.

2. SUMMARY STATEMENT OF EXPECTED RESIDUAL VALUE

The expected residual value of the solar facility is the difference between the removal/restoration cost and the salvage value. The decommissioning cost to remove the solar PV facility and reestablish the property back to a grassy field is not expected to exceed an expenditure of \$143,513 at the end of the project’s expected service life.

3. BASIS OF PLAN NARRATIVE

The following is a list of assumptions and clarifications to further define the methodology used to establish the scope and values of the removal costs and salvage values.

3.1 GENERAL

- The intent of the decommissioning work will be to fully remove the solar facility, dispose of any components, and restore the site to a permanently stabilized grass field.
- The service life of the facility is assumed to be 35 years. All dollar amounts are in net- present-value. It is assumed that all values will inflate/deflate consistently with baseline inflation, therefore, the net-present-value comparison of removal cost to salvage value will remain relevant at the end of the service life.
- Costs associated with this plan represent a “turnkey” operation for a general contractor to be hired for this work, including permits, mobilization, contingency, etc.
- Haul costs assume a maximum distance of 60 miles between the project and nearest disposal or recycling facility.
- No maximum duration has been assigned for this work. It has been assumed that this work would be handled by a single crew without full-time site personnel.

3.2 CIVIL INFRASTRUCTURE

- Topsoil used to backfill excavations will be borrowed from onsite locations. No topsoil import is included.
- Remove rip rap at stormwater basins.
- Aggregate removal will be the full depth of the aggregate section for roads, equipment pads, and other areas utilizing aggregate. No aggregate will be buried. Includes subgrade scarification prior to backfilling with topsoil.

- Turf establishment includes mulch, fertilizer, and water as necessary to achieve 70% ground cover as required to satisfy the NPDES Construction General Permit.
- Sediment control cost consists of silt fence but could also be fiber logs. Location of sediment control will be downslope from exposed soils only in areas where sedimentation offsite or into onsite water bodies can reasonably be expected.
- Trees and shrubs shall be protected and shall remain in place.

3.3 STRUCTURAL INFRASTRUCTURE

- Steel pile foundation removal is estimated at 25% the effort and cost as pile installation.
- Steel racking removal is estimated at 50% the effort and cost of racking installation.

3.4 ELECTRICAL INFRASTRUCTURE

- PV modules to be recycled. Assumption is that the modules are 156 cell polysilicon modules, having an approximate dimension of 8' x 4' in dimension.
- Switchgear including transformers will be removed from their respective concrete pads and recycled or returned to the manufacturer.
- Copper wiring will be dug up (if required) and recycled.
- Aluminum wiring will be dug up (if required) and recycled.
- On site riser or interconnection poles shall be removed.
- String inverters/combiner boxes are no more than 172 lbs. in weight and not more than 28.3" x 27.5" x 17.7" in dimension. A two-person crew can dismantle a string inverter and recycle the components.
- Transformers are pad mounted and weigh approximately 8,500 pounds.
- Underground power and communication cables can be removed by excavating with a power trencher or excavator.

3.5 RECYCLED PV MODULES

- Recycling solar modules has environmental benefits such as:
 - Creating a useful and sustainable method of disposal.
 - Providing raw materials for repurposing and reprocessing.
 - Recovering up to 90% of the photovoltaic glass and up to 95% of the semiconductor material necessary for further production.
 - Recycling rare earth metals.

4. SCHEDULE OF REMOVAL AND RESTORATION COSTS

Mankato North 1 CSG						
ENGINEER'S ESTIMATE						
Schedule of Removal and Restoration Costs						
		QUANTITY	UNITS	\$/UNIT	COST	NOTES
CIVIL INFRASTRUCTURE						
1	Road Aggregate, Rip Rap, and Geotextile	7074	CF	\$ 100	\$ 7,074.00	Remove full section of aggregate road, rip rap, and geotextile fabrics
2	Road Aggregate, Rip Rap, and Geotextile Haul and Offsite Disposal	7074	CF	\$ 3.66	\$ 25,890.84	Hauling offsite
3	Topsoil Backfill	5424	CF	\$ 100	\$ 5,424.00	Onsite relocation of topsoil to backfill road and equipment pad excavations
4	Fence Removal	2,354	FT	\$ 100	\$ 2,354.00	Includes fence mesh, post framing, concrete foundations, gates, etc.
5	Fence Haul and Offsite Disposal	18,832	LBS	\$ 0.05	\$ 941.60	assume 8lbs per LF
6	Concrete Equipment Pad Removal	1	EA	\$ 5,000.00	\$ 5,000.00	
7	Concrete Waste Haul and Offsite Disposal	1	EA	\$ 2,500.00	\$ 2,500.00	
8	Site Grading	1	ACRES	\$ 5,000.00	\$ 5,000.00	Grading smooth all areas disturbed by removals, excavations, etc, assumed (0.1x project area) + Road Area + Equipment Pad Area
9	Turf Establishment	6	ACRES	\$ 1500.00	\$ 9,000.00	Hydroseed all areas disturbed by removals, excavations, etc
10	Sediment Control	1855	FT	\$ 10.00	\$ 18,550.00	Silt fence installation
11	Concrete Waste Haul and Offsite Disposal	1	EA	\$ 500.00	\$ 500.00	
Structural Infrastructure						
15	Foundation Removal	510	EA	\$ 18.50	\$ 9,435.00	
16	Foundation Haul and Offsite Disposal	510	EA	\$ 150	\$ 765.00	Assumed [20] post of or 100 mod tables and [15] post of or 75 mod tables
17	Steel Racking Removal	93840	LBS	\$ 0.34	\$ 31905.60	Assumed 10 lbs per LF of array
18	Steel Racking Haul and Offsite Recycling	93840	LBS	\$ 0.03	\$ 2,815.20	
Electrical Infrastructure						
19	Removal of Solar Modules	2,346	EA	\$ 3.00	\$ 7,038.00	
20	Removal of String Inverters	8	EA	\$ 40.00	\$ 320.00	
21	Removal of Switchgear/Xfmr	2	EA	\$ 1200.00	\$ 2,400.00	
22	Removal of Riser and Interconnection Poles	6	EA	\$ 800.00	\$ 4,800.00	
23	Removal of SCADA/Aux Panel/Weather Station	1	EA	\$ 350.00	\$ 350.00	
24	Removal of Medium Voltage AL Cables	1	MW	\$ 1200.00	\$ 1200.00	
25	Removal of Fiber Optic Cables	1	MW	\$ 250.00	\$ 250.00	
Total Cost					\$143,513.24	

5. SCHEDULE OF SALVAGE VALUES

Mankato North 1 CSG						
ENGINEER'S ESTIMATE						
Schedule of Salvage Value						
		QUANTITY	UNITS	\$/UNIT	Value	NOTES
Structural Infrastructure						
1	Steel Pile	20.4	TONS	\$200.00	\$4,080.00	Assuming 80lbs. per pile
2	Steel Racking	46.92	TONS	\$200.00	\$9,384.00	
3	Fence	2,400	LF	\$0.50	\$1,200.00	
Electrical Infrastructure						
4	PV Modules	2,346	EA	\$25.00	\$58,650.00	
5	String Inverters	8	EA	\$500.00	\$4,000.00	
6	Equipment Switchgear in Xfmrs	2	EA	\$1,200.00	\$2,400.00	
7	SCADA/Aux/Weather Station Equipment	1	EA	\$350.00	\$350.00	
8	MV AL Collection Lines	400	LBS	\$0.20	\$80.00	
9	DC Copper Wires	5,130	LBS	\$1.00	\$5,130.00	
10	AC Aluminum Wires	1,630	LBS	\$0.40	\$652.00	
Total Value					\$85,926.00	



There are no farm fields bordering the natural vegetation, eliminating the concern of pesticide drift. Based on the location of the project and the natural screening on the parcel, we are requesting that no additional screening is required per the ordinance and that a landscaping plan is not required as the parcel is essentially on “an island”.

LIGHTING

The Project does not anticipate having any lighting on-site. In the event security conditions arise that would require lighting, each light would be directed downward.

NOISE

SV CSG Mankato North 1, LLC will comply with all state and local noise requirements. See the attached specification sheet for the noise emission of the proposed equipment (highlighted red).

OPERATIONS AND MAINTENANCE

The Project will be operated and maintained by SV CSG Mankato North 1, LLC . It is anticipated there will be monthly and quarterly inspections of all equipment, vegetation management as well as snow removal as necessary. Seed mixes for the native and pollinator-friendly grasses will be finalized prior to start of construction.

DECOMMISSIONING PLAN

A decommissioning plan to ensure equipment removal at the end of the project life is included in the application and a letter of credit or some other form of security will be attained as part of the building permit application as required per the ordinance. A copy of the decommissioning plan can be found later on in the application starting on page 38.

SV CSG Mankato North 1

SV CSG Mankato North 1

Created Sep 27, 2023
Updated Sep 27, 2023
Time-step 1 minute
Timezone offset UTC-6
Minimum sun altitude 0.0 deg
Site ID 101680.17716

Project type Basic
Project status: active
Category 500 kW to 1 MW
(1,000 kW / 8 acre limit)



Misc. Analysis Settings

DNI: varies (1,000.0 W/m^2 peak)
Ocular transmission coefficient: 0.5
Pupil diameter: 0.002 m
Eye focal length: 0.017 m
Sun subtended angle: 9.3 mrad

PV Analysis Methodology: Version 2
Enhanced subtended angle calculation: On

Summary of Results

No glare predicted!

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
SV CSG Mankato North 1	SA tracking	SA tracking	0	0	-

Component Data

PV Array(s)

Total PV footprint area: 6.3 acres

Name: SV CSG Mankato North 1

Footprint area: 6.3 acres

Axis tracking: Single-axis rotation

Backtracking: Shade

Tracking axis orientation: 180.0 deg

Maximum tracking angle: 60.0 deg

Resting angle: 0.0 deg

Ground Coverage Ratio: 0.33

Rated power: -

Panel material: Smooth glass without AR coating

Vary reflectivity with sun position? Yes

Correlate slope error with surface type? Yes

Slope error: 6.55 mrad

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	44.224460	-93.980558	816.03	0.00	816.03
2	44.224475	-93.979239	818.70	0.00	818.70
3	44.224095	-93.979105	819.13	0.00	819.13
4	44.224103	-93.978638	820.38	0.00	820.38
5	44.222484	-93.978568	821.69	0.00	821.69
6	44.222523	-93.979244	819.59	0.00	819.59
7	44.222965	-93.979330	819.95	0.00	819.95
8	44.223195	-93.980344	817.75	0.00	817.75
9	44.223207	-93.980580	816.38	0.00	816.38



Route Receptor(s)

Name: Route 1

Route type: Two-way

View angle: 50.0 deg

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	44.221664	-93.989250	825.36	0.00	825.36
2	44.225178	-93.987222	812.40	0.00	812.40



Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
OP 1	44.223834	-93.971805	865.88	0.00	865.88
OP 2	44.229600	-93.980882	827.70	0.00	827.70
OP 3	44.227540	-93.983671	811.25	0.00	811.25
OP 4	44.225543	-93.971942	868.49	0.00	868.49
OP 5	44.221219	-93.988037	829.32	0.00	829.32
OP 6	44.224604	-93.983331	815.25	0.00	815.25

Obstruction Components

Name: Obstruction 1

Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.225248	-93.980786	815.54
2	44.225010	-93.980711	817.16
3	44.225064	-93.976967	825.13
4	44.225279	-93.977192	824.92
5	44.225248	-93.980786	815.54

Name: Obstruction 10

Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.221532	-93.983593	820.32
2	44.220471	-93.983099	819.34

Name: Obstruction 2

Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.223947	-93.975108	825.85
2	44.222932	-93.974958	825.75
3	44.223116	-93.975344	826.06
4	44.223947	-93.975108	825.85

Name: Obstruction 3

Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.222439	-93.975053	826.14
2	44.222624	-93.975847	826.38
3	44.222501	-93.976662	823.14
4	44.222331	-93.978035	822.37
5	44.222008	-93.977842	823.82
6	44.221686	-93.976963	828.22
7	44.221593	-93.974860	827.84
8	44.222439	-93.975053	826.14

Name: Obstruction 4
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.229538	-93.980958	823.45
2	44.229377	-93.981430	815.16
3	44.228992	-93.982374	813.00
4	44.228731	-93.982546	812.83
5	44.228900	-93.981323	813.55
6	44.229338	-93.980497	823.24
7	44.229538	-93.980958	823.45

Name: Obstruction 5
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.222349	-93.979325	820.00
2	44.222902	-93.980055	819.22
3	44.222979	-93.980699	817.54

Name: Obstruction 6
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.225163	-93.985291	807.74
2	44.221242	-93.985183	811.78

Name: Obstruction 7
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.222410	-93.982995	815.08
2	44.221841	-93.983037	817.89

Name: Obstruction 8
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.225186	-93.976375	825.27
2	44.223879	-93.974090	828.47

Name: Obstruction 9
Upper edge height: 32.8 ft



Vertex	Latitude	Longitude	Ground elevation
	deg	deg	ft
1	44.225068	-93.982971	811.62
2	44.224207	-93.983057	811.45

Summary of PV Glare Analysis

PV configuration and total predicted glare

PV Name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced	Data File
	deg	deg	min	min	kWh	
SV CSG Mankato North 1	SA tracking	SA tracking	0	0	-	-

PV & Receptor Analysis Results

Results for each PV array and receptor

SV CSG Mankato North 1 no glare found

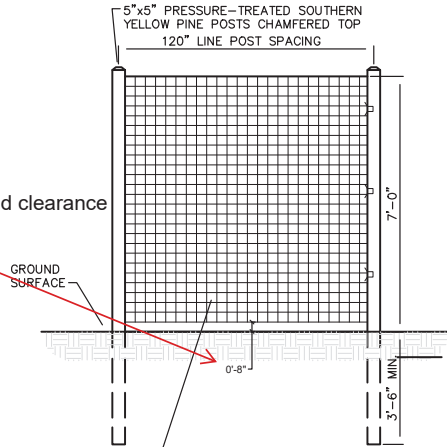
Component	Green glare (min)	Yellow glare (min)
OP: OP 1	0	0
OP: OP 2	0	0
OP: OP 3	0	0
OP: OP 4	0	0
OP: OP 5	0	0
OP: OP 6	0	0
Route: Route 1	0	0

No glare found

Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not automatically account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographical obstructions.
- Detailed system geometry is not rigorously simulated.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values and results may vary.
- The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
- Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare.
- The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
- Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
- Refer to the **Help page** for detailed assumptions and limitations not listed here.

See that there is 8 inches of ground clearance



BEKAERT SOLIDLOCK PRO, 12.5g HIGH-TENSILE,
FIXED KNOT, WOVEN WIRE FENCE
(20/96/6) OR EQUIVALENT

FIXED KNOT FARM FENCE

NOT TO SCALE

#	WIRE NOMENCLATURE	LENGTH	WEIGHT
23	23/120/6	330'	492
20	20/96/3	165'	308
20	20/96/6	330'	395
20	20/96/6	500'	598
17	17/96/6	330'	365
17	17/75/6	330'	326
10	10/60/6	330'	210

#	WIRE NOMENCLATURE	LENGTH	WEIGHT
23	23/120/12	330'	343
20	20/96/12	330'	282
20	20/96/12	660'	564
17	17/96/12	330'	248
17	17/96/12	660'	486
17	17/75/12	330'	235
10	10/60/12	660'	294

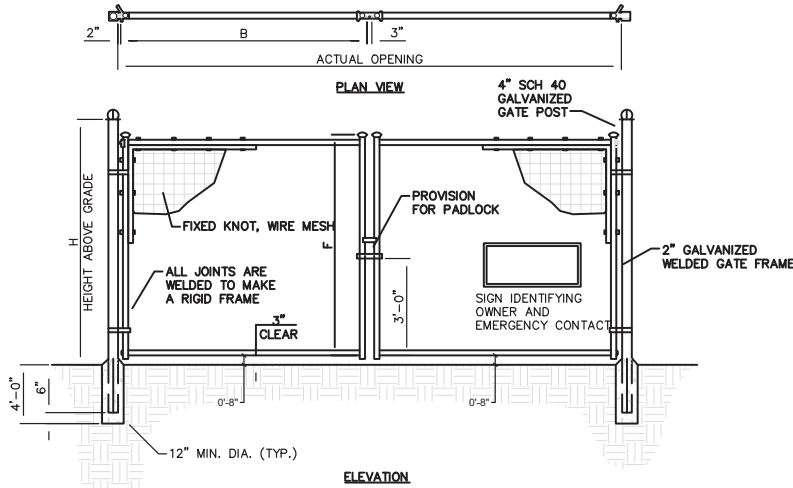
WIRE	GAUGE	TENSILE STRENGTH	BREAKING LOAD	GALVANIZATION
Line Wires	12 1/2 ga.	Hi-Tensile 180K-212K	1347 lbs-1687 lbs	.85 oz.-1.4 oz. per sq. ft.
Stay Wires	12 1/2 ga.	Med-Tensile 140K-170K*	1048 lbs-1273 lbs*	.85 oz.-1.4 oz. per sq. ft.
Knot Wires	13 ga.	Low Tensile 57K-76K	311 lbs-456 lbs	.85 oz.-1.4 oz. per sq. ft.

ORDER NOMENCLATURE

The first two numbers indicate the number or horizontal wires, while the second two numbers indicate the height of the fence. The last number is the distance between vertical stays.

Example: 20/96/12 is a roll with 20 horizontal wires, is 96" high, with vertical stays 12" apart.

Note new higher strength vertical stay wire spec.
Other configurations available on special order basis

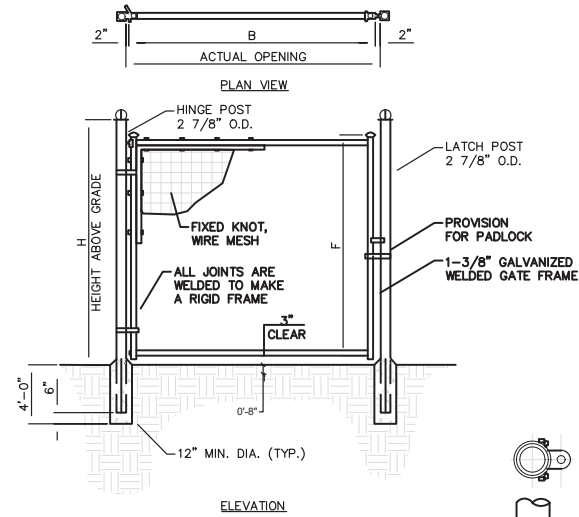


NOMINAL HEIGHT (H)	ACTUAL (F)	OPENING (B)
7'-0"	MIN 6'-0"	12'-0"

- NOTES
1. ALL FENCING AND HARDWARE SHALL BE GALVANIZED.
 2. CONCRETE ENCASUREMENT AT END AND GATE POSTS ONLY
 3. FIXED KNOT WIRE MESH TO BE BAKAERT SOLIDLOCK PRO (20/96/6), (17/96/6) OR EQUIVALENT

FIXED KNOT FARM FENCE – DOUBLE GATE

NOT TO SCALE



NOMINAL HEIGHT (H)	ACTUAL (F)	OPENING (B)
7'-0"	MIN 6'-0"	4'-0"

- NOTES
1. ALL FENCING AND HARDWARE SHALL BE GALVANIZED.
 2. CONCRETE ENCASUREMENT AT END AND GATE POSTS ONLY
 3. FIXED KNOT WIRE MESH TO BE BAKAERT SOLIDLOCK PRO (20/96/6), (17/96/6) OR EQUIVALENT

FIXED KNOT FARM FENCE – PERSONNEL GATE

NOT TO SCALE

ELECTRICAL ENGINEER STAMP:

PROFESSIONAL ENGINEER STAMPS

ISSUANCE:
**INTERCONNECTION
PLAN SET**

APPLICATION #: 04193997

LICENSED ELECTRICAL ENGINEER certifies that they prepared all the electrical "E" sheets in this drawing set.
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1	12/18/24	12
0	9/19/23	11
REV	SET/DATE	REV SET/DATE
DRAWN BY: TO	CHECKED BY: AC	
SCALE: AS NOTED	JOB NO: 01233	

SV CSG
MANKATO NORTH 1
23759 3RD AVE
MANKATO, MN 56001

SHEET TITLE
FENCE AND GATE DETAILS

DWG. NO.

C-3.00



Vegetation Installation and
Management Plan for SV CSG Mankato
North 1, LLC

Prepared January 2025 by:



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1. Mankato North 1 Vegetation Management Plan (VMP) Overview

1.1. Site Developer

Sunvest
N27 W24025 Paul Ct. Suite 100
Pewaukee, WI 53072
262.547.1200

1.2. Site Address

23759 3rd Ave
Mankato, MN 56001

1.3. Vegetation Restoration Consultant

Natural Resource Services, Inc
2885 Quail Road NE
Sauk Rapids, MN 56379
320.290.5363

and

16425 W. State Route 90
Princeville, IL 61559

1.4. Project Description

The proposed Mankato North 1 project is a 1 MVA AC project planned for approximately 6 acres of land within the solar site footprint and about 7 acres in the entire parcel. The site is located in Blue Earth County, Mankato, MN. No wetlands have been delineated within the parcel boundary. Vegetative screening is also not planned at this time. A stormwater basin will be implemented on site.

Tracker-style panels with approximately 30" ground clearance at max tilt and above-ground drivelines are planned. The site will also be planted with a fully-native pollinator mix to achieve the Habitat Friendly Solar status as defined by the Board of Water and Soil Resources (<https://www.revisor.mn.gov/statutes/cite/216B.1642>).¹

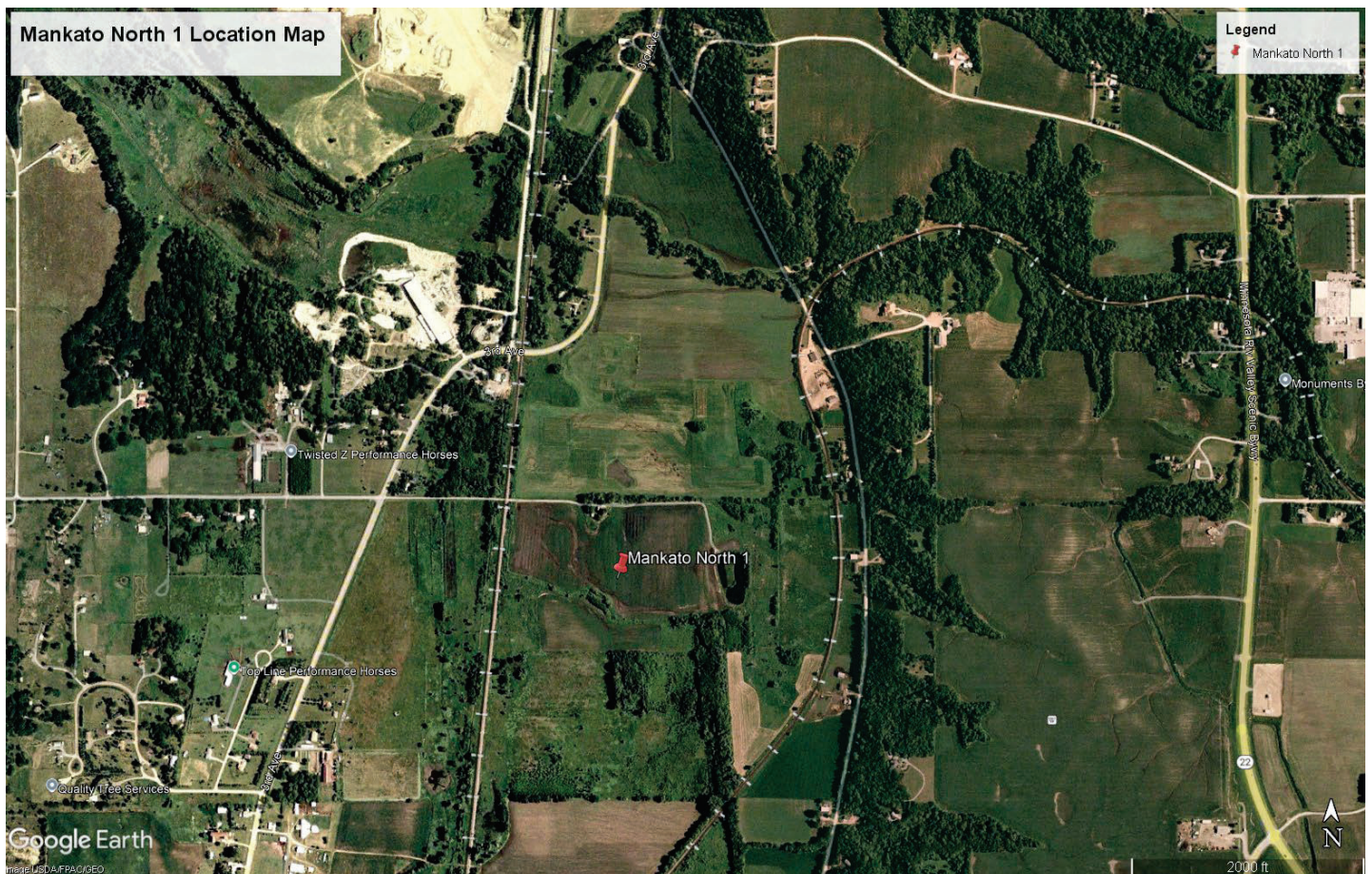
1.5. VMP Use and Objectives

The VMP was written to provide a brief overview and description of the project and to act as a guide for vegetation installation and management. It has been custom-written based on information known at the time of writing. The VMP should be treated as a living document and adjusted as additional information about the site is gathered both pre and post construction. A qualified native vegetation contractor with a history of success working on native vegetation restorations should be contracted to implement the procedures outlined in this document and to provide feedback and suggestions for the VMP during the lifespan of the project.

2. Site Information

2.1. Site Location

The Mankato North 1 project site is about a ½ mile to the east of the intersection of 238th Lane and 3rd Ave. and is situated approximately a ¼ mile away between two railroads. The Mankato Regional Airport is about 2.75 miles to the east. The GPS coordinates for this site are 44.223241, -93.979469. Outside of the parcel boundary to the north and east are delineated wetlands; trees are also present near the southern border of the parcel.



SITE LAYOUT SYMBOL LEGEND:

- UTILITY BOUNDARY
- EASEMENT BOUNDARY
- WETLAND
- WETLAND SETBACK
- WETLAND SETBACK (TYPE 1)
- WETLAND SETBACK (TYPE 2)
- WETLAND SETBACK (TYPE 3)
- WETLAND SETBACK (TYPE 4)
- WETLAND SETBACK (TYPE 5)
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- WETLAND SETBACK (TYPE 99)
- WETLAND SETBACK (TYPE 100)

SV CSO MANKATO NORTH 1
23759 3RD AVE
MANKATO, MN 56001

INTERCONNECTION PLAN SET

APPLICATION # 04193907

SCALE 1"=40'

REVISIONS

REV	SET/DATE	REV	SET/DATE
0	9/18/23	11	
1	12/15/24	12	
2		13	
3		14	
4		15	
5		16	
6		17	
7		18	
8		19	
9		20	
10		21	

NOTES

- SV CSO MANKATO NORTH 1
- 23759 3RD AVE
- MANKATO, MN 56001
- INTERCONNECTION PLAN SET
- APPLICATION # 04193907
- SCALE 1"=40'
- REVISIONS
- REV SET/DATE REV SET/DATE
- 0 9/18/23 11
- 1 12/15/24 12
- 2
- 3
- 4
- 5
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- 21

SV CSO MANKATO NORTH 1
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SCALE 1"=40'

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NOTES

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A review of historical aerial photos shows that the entire site has been in traditional agriculture for the majority of the last 30 years. No ponding can be seen in the aerial photos. A review of the soils on the USDA/NRCS Web Soil Survey shows mostly very poorly drained soils and about a ¼ of the site contains moderately well drained soil. Poorly drained soils have been ecologically classified as Calco silty clay loam and Feldon loam; the moderately well drained soil type present is Litchfield loamy sand. Other soils present in minute amounts include Blue Earth mucky silt loam and Tilfer silty clay loam, each present in less than 1% of the total site. Feldon Loam and Calco silty loam are both classified as hydric soils as well as Blue Earth mucky silt loam and Tilfer silty clay loam.

3. Overview of Vegetation Establishment and Management

3.1. Vegetative Goals

The primary vegetative goal is to establish permanent vegetation that does not interfere with solar production. This solar site is being planted with 100% native species. The species chosen produce an emphasis on native pollinator habitat to achieve and maintain the Minnesota Habitat Friendly Solar status.

3.2. Contribution of Native Habitat on Solar Sites

Economical production of power is the foremost goal of solar sites. There is a parallel opportunity to provide critically important native pollinator-friendly habitat throughout the array while capitalizing on the long-term low maintenance needs of native vegetation.

Establishing prairies and other native plant communities within the confines of solar sites provides a tremendous opportunity to restore ecosystems that have been severely degraded or eliminated across all areas of the country.

Native plants have profound root systems, many reaching 12 or more feet deep into the soil. Rainwater follows those roots into the ground, helping to reduce water runoff and promote the drainage of standing water into an aquifer. Those deep roots also stabilize the soil, preventing erosion from rain and wind. The plants provide seeds for songbirds, cover for game birds and, of course, provide blossoms and host plants for our beloved butterflies and other nectar-loving insects.

Native grasses and forbs will be selected based on their ecological appropriateness to the specific conditions of this site, with consideration to their mature height to not interfere with panel productivity. These species will not require irrigation, fertilizer, or other soil amendments.

The contribution to habitat restoration cannot be overstated given the acreage impacted and lifespan of the project.



3.3. Vegetation Installation Overview

The native mix planned for this array is selected for ecological appropriateness to the soil types, soil moisture, and site conditions. The native mix chosen keeps mature plant height of 24" to 36" so as to not interfere with panel productivity. The habitat provides low-maintenance vegetation that won't require fertilizer, amended soils or irrigation on this site.

It is important to note that the species selected for this site are based on their ability to successfully establish from seed and thrive within the unique conditions found on solar sites. From a practical standpoint, the species contained in these mixes are generally available in the marketplace and, as a whole, have reasonable price points. Ultimately, the list consists of well-performing, workhorse species coupled with smaller amounts of more unique species for a robust mixture.

3.4. Vegetation Management Overview

Maintenance plays a vital role in the eventual success of any native landscape installation, especially during the establishment period of years one through three. Active management is similar in all areas of the project site. All areas of the site are inspected annually followed by maintenance necessary to encourage healthy native species while discouraging non-native/invasive species. During the growing season of the first year of establishment, the site shall be inspected a minimum of three times.



4. Vegetation Installation Procedures

4.1. Site Inspections and Monitoring

Site inspections and monitoring throughout the installation process are vital to continually assess site conditions and determine what procedures are needed and the timing of those procedures. The pre-construction site inspection is particularly important to determine the need for any herbicide application or mowing prior to soil preparation and seeding.

4.2. Site Preparation Herbicide Application

A site preparation herbicide application, if deemed necessary, should be performed by a licensed, qualified contractor using appropriate herbicides to kill all actively growing weeds on the project site. Typically, only glyphosate herbicide is necessary, but if certain perennial weed species are present such as Canada thistle, a broadleaf additive may be necessary. The contractor should carefully select an herbicide with a short soil residual, such as Garlon 3A, to minimize the impact on germination of the permanent seeding. The vegetation should not be disturbed for a minimum of 14 days after an herbicide application to allow time for effective weed elimination.

4.3. Site Preparation Mowing

Site preparation mowing may be required to reset vegetative growth to prepare for an herbicide application. Additionally, site preparation mowing may be needed to cut and mulch vegetation to simplify the soil preparation and seeding process.

4.4. Soil and Seedbed Preparation

Soil and seedbed preparation is vital to the success of any planting. Disking and harrowing (or raking) the site is common and extremely effective. If extreme compaction is present on site, a ripper may be needed to mitigate the compaction. The seedbed should be relatively smooth and firm prior to seeding. Soil that is too clumpy or too fluffy may result in seeds being planted too deep in the soil to germinate and survive.

4.5. Seed and Seeding

A custom native pollinator seed mix has been designed for use on this project and is found in section 8. Seeding will be completed through broadcasting by using a mechanical spreader appropriate for the specified seed mixes. Large and fluffy seeds (such as most grasses and cover crop) should be broadcast first and then lightly harrowed/raked into the soil. Following the harrowing, small seeds (such as most forbs, sedges, and rushes) should be broadcast on top of the soil.

4.6. Erosion control

Erosion control measures should be implemented as required after permanent seeding is completed.

5. Vegetation Management Procedures

5.1. Adaptive Management

An adaptive management strategy is vital to the success of any project, but especially so for native pollinator restorations. Adaptive management consists of continual monitoring and adjusting maintenance strategies based on the site conditions in order to achieve the best outcomes. No two sites are exactly the same and responding to changing site conditions, weed pressures, weather, and a multitude of other variables is essential to the success of the planting.

5.2. Complete Site Maintenance Mowing

Complete site maintenance mowing consists of mowing the entire project area during the growing season, including trimming as appropriate around equipment or in inaccessible areas. Complete site maintenance mowing is implemented primarily during the establishment phase of the restoration (years 1-3) for several reasons. First, if a closed canopy of vegetation develops, mowing is implemented to knock back the taller vegetation and allow sunlight to reach the native seedlings below. Second, if weed species are present and actively nearing their seed set, mowing is implemented to prevent those weeds from producing viable seed. Third, vegetation has become tall enough to shade the panels or impact other solar equipment on site and must be cut down.

5.3. Integrated Vegetation Maintenance

Integrated vegetation maintenance or IVM is a method using a combination of targeted mowing/trimming and herbicide application aimed at reducing or eliminating weed species and promoting the desired vegetation. IVM is implemented starting towards the end of the 2nd full growing season typically and is used throughout the life of the project. 3 IVM visits are typical on most sites until year 5 when a reduction to 1-2 visits per year can be made if site conditions allow.

5.4. Dormant Mowing

Dormant mowing is a type of complete site mow implemented when vegetation is not actively growing on site. This method is typically performed in early spring or fall. Oftentimes, dormant mows are completed in the fall to mulch up dead vegetation and encourage decomposition. This practice also has a dual purpose of cleaning up the site to make electrical maintenance easier and to reduce the chance of accidental fire.

6. Vegetation Installation and Management Timeline

6.1. Site Prep and Installation Phase

Site Preparation:

1. Prior to the start of construction, a cover crop may be seeded to aid in erosion control, soil moisture management, and weed suppression.
2. Inspection of the project area to assess site conditions and determine the need for any site prep mowing or spraying activities.
3. If necessary, an herbicide application will be completed using glyphosate (Round-up® or equivalent) as per manufacturer's directions in areas with actively growing vegetation. Allow a minimum of 14 days before disturbing the soil or completing seeding activities.
4. When perennial broadleaf vegetation is present a triclopyr herbicide will be added (Garlon 3A® or equivalent) as per manufacturer's directions. When a broadleaf herbicide is used allow a minimum of 30 days before disturbing the site or completing seeding.
5. Depending on the density and type of undesirable vegetation present (i.e., annual vs perennial) a complete site mowing might be advisable in lieu of an herbicide application. For instance, if the site is dominated by Foxtail (an annual), mowing would be preferable to an herbicide application.

Soil Prep and Seeding:

1. Construction debris, garbage, and building materials will be removed and/or staged outside the intended seeding areas.
2. Disk soil within the project area in preparation for seeding. Harrow or rake the soil to achieve the proper seedbed.
3. Broadcast the large and fluffy seed (mostly grasses) along with a cover crop of winter wheat or oats.
4. Harrow or rake the soil to work the seed to a proper depth.
5. Broadcast the small seeds (forbs, sedges, rushes, small grass seeds) on top of the soil.

Installation Phase Maintenance

If the site is seeded in the summer or early fall, 1-2 complete site mowings may be needed during this first partial growing season.

6.2. Establishment Phase

Year 1 is defined as the 1st full growing season for the vegetation. A recommendation of 3 complete site mowings is most common for this phase. Depending on site conditions and vegetation growth, more or less may be needed.

Year 2 is the second full growing season. 3 total visits are typical with 2 complete site mowings and 1 Integrated Vegetation Maintenance visit the most likely combination.

Year 3 typically requires 3 IVM site visits depending on vegetation status.

6.3. Maintenance Phase

Year 4 – 34. During the maintenance phase, 2 IVM visits are typical.

7. Monitoring

Consistent project monitoring is essential to evaluate vegetative establishment, weed presence, and possible erosion concerns. This information helps determine which management procedures to utilize, the proper timing for those procedures, and whether any other remedial action is required such as reseeding or replanting. As the site's vegetation matures, adaptive management should be utilized as previously described.

8. Seed Mixes

Mankato North 1 Native Pollinator Seed Mix						
Seeding Rate- 13 PLS Lbs/acre- 91.4 seeds/ft ²						
Common Name	Scientific Name	Bloom Month	% of Mix	Seeds/ft ²	% Seeds / ft ²	PLS Lbs
Grasses						
Sideoats Grama	Bouteloua curtipendula		22.31%	6.4	6.99	2.900
Prairie Brome	Bromus kalmii		1.92%	0.7	0.80	0.250
Plains Oval Sedge	Carex brevior		2.31%	3.2	3.50	0.300
Pointed-broom Sedge	Carex scoparia		0.77%	3.1	3.38	0.100
Brown Fox Sedge	Carex vulpinoidea		1.54%	7.3	8.04	0.200
Silky Wild Rye	Elymus villosus		6.54%	1.7	1.88	0.850
Slender Wheatgrass	Elymus trachycaulus		4.62%	1.5	1.66	0.600
Little Bluestem	Schizachyrium scoparium		36.54%	26.2	28.63	4.750
Prairie Dropseed	Sporobolus heterolepis		0.38%	0.3	0.32	0.050
Graminoid Total			76.92%	50.5	52.20%	10.000
Forbs						
Anise Hyssop	Agastache foeniculum	Jun-Sep	0.09%	0.4	0.43	0.012
Common Yarrow	Achillea millefolium	Jun-Aug	0.58%	4.9	5.36	0.075
Nodding Onion	Allium cernuum	Jul-Aug	0.12%	0.0	0.05	0.015
Lead Plant	Amorpha canescens	Jun-Aug	1.33%	1.0	1.11	0.173
Canada Anemone	Anemone canadensis	May-Jun	0.06%	0.0	0.02	0.008
Wild Columbine	Aquilegia canadensis	Apr-Jun	0.06%	0.1	0.11	0.008
Common Milkweed	Asclepias syriaca	Jun-Aug	0.17%	0.0	0.04	0.023
Butterfly Milkweed	Asclepias tuberosa	Jun-Aug	0.14%	0.0	0.03	0.019
Canada Milkvetch	Astragalus canadensis	Jun-Aug	1.38%	1.1	1.23	0.180
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.12%	1.4	1.51	0.015
Cream Gentian	Gentiana flavida	Aug-Sep	0.23%	1.5	1.69	0.030
Partridge Pea	Chamaecrista fasciculata	Jul-Sep	2.31%	0.3	0.33	0.300
Prairie Coreopsis	Coreopsis palmata	Jun-Aug	0.29%	0.1	0.15	0.038
White Prairie Clover	Dalea candida	Jun-Sep	3.89%	3.5	3.85	0.506
Purple Prairie Clover	Dalea purpurea	Jul-Sep	5.77%	5.0	5.43	0.750
Prairie Blazing Star	Liatris pycnostachya	Aug-Sep	0.21%	0.1	0.12	0.027
Monkey Flower	Mimulus ringens	Jun-Sep	0.06%	6.3	6.93	0.008
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	0.23%	2.4	2.65	0.030
Long-headed Coneflower	Ratibida columnifera	Jun-Aug	0.69%	1.4	1.52	0.090
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	1.85%	8.1	8.86	0.240
Gray Goldenrod	Solidago nemoralis	Aug-Oct	0.06%	0.8	0.90	0.008
Ohio Spiderwort	Tradescantia ohiensis	May-Jul	0.10%	0.0	0.04	0.014
Hoary Vervain	Verbena stricta	Jun-Sep	0.58%	0.8	0.84	0.075
Golden Alexanders	Zizia aurea	Apr-Jun	2.77%	1.5	1.59	0.360
Forb Total			23.08%	41.0	44.80%	3.000
Mix Total			100%	91.5	100%	13.000

Mankato North 1 Basin Mix

Seeding Rate-6 lb/acre -135.3 seeds/ft²

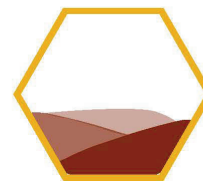
Common Name	Scientific Name	Bloom Month	% of Mix	Seeds/ft ²	% Seeds/ft ²
Grasses					
Virginia Wild Rye	Elymus virginicus		18.33%	1.70	1.25
Bottlebrush Sedge	Carex comosa		6.67%	4.41	3.26
Fringed Sedge	Carex crinita		6.67%	3.38	2.50
Pointed-broom Sedge	Carex scoparia		3.33%	6.17	4.56
Common Fox Sedge	Carex stipata		3.33%	2.50	1.85
Brown Fox Sedge	Carex vulpinoidea		3.33%	7.35	5.43
Fowl Manna Grass	Glyceria striata		0.33%	1.18	0.87
Fowl Bluegrass	Poa palustris		13.00%	37.25	27.53
Little Bluestem	Schizachyrium scoparium		20.00%	6.61	4.89
Graminoid Total			75.00%	70.53	52.13%
Forbs					
Canada Anemone	Anemone canadensis	May-Jun	1.51%	0.27	0.20
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.90%	1.31	0.97
Canada Milkvetch	Astragalus canadensis	Jun-Aug	3.09%	1.16	0.86
Nodding Bur Marigold	Bidens cernua	Aug-Oct	0.75%	0.35	0.26
Southern Blue Flag Iris	Iris virginica shrevei	Jun-Jul	1.51%	0.03	0.02
Great Blue Lobelia	Lobelia siphilitica	Jul-Oct	1.20%	13.28	9.81
Monkey Flower	Mimulus ringens	Jun-Sep	0.60%	30.54	22.57
Virginia Mountain Mint	Pycnanthemum virginianum	Jun-Sep	1.51%	7.30	5.40
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	4.14%	8.40	6.21
Ohio Spiderwort	Tradescantia ohiensis	May-Jul	3.77%	0.66	0.49
Golden Alexanders	Zizia aurea	Apr-Jun	6.02%	1.46	1.08
Forb Total			25.00%	64.75	47.87%
Mix Total			100%	135.28	100%

9. Pollinator Scorecard



Solar Site Pollinator Habitat Assessment Form for Project Planning

For solar companies and local governments to meet pollinator/wildlife
habitat certification



1. PERCENT OF PROPOSED SITE VEGETATION COVER TO BE DOMINATED BY WILDFLOWERS

- ☐ 31-45 % +5 points
☒ 46-60 % +10 points
☐ 61+ % +15 points

Total points

Note: Projects may have "array" mixes and diverse border mixes; forb dominance should be averaged across the entire site. The dominance should be calculated from total numbers of forb seeds vs. grass seeds (from all seed mixes) to be planted.

2. PLANNED % OF SITE DOMINATED BY NATIVE SPECIES COVER

- ☐ 26-50% +5 points
☐ 51-75% +10 points
☒ 76-100% +15 points

Total points

3. PLANNED COVER DIVERSITY (# of species in seed mixes; numbers from upland and wetland mixes can be combined)

- ☐ 10-19 species +5 points
☐ 20-25 species +10 points
☒ 26 or more species +15 points

Total points

Exclude invasives from species totals.

4. PLANNED SEASONS WITH AT LEAST 3 BLOOMING SPECIES PRESENT (check/add all that apply)

- ☒ Spring (April-May) +5 points
☒ Summer (June-August) +5 points
☒ Fall (September-October) +5 points

Total points

See BWSR [Pollinator Toolbox](#) about bloom seasons

5. AVAILABLE HABITAT COMPONENTS WITHIN .25 MILES (check/add all that apply)

- ☐ Native bunch grasses for nesting +2 points
☒ Native trees/shrubs for nesting +2 points
☐ Clean, perennial water sources +2 points
☐ Created nesting feature/s (bee blocks, etc.) +2 points

Total points

6. SITE PLANNING AND MANAGEMENT

- ☒ Detailed establishment and management plan developed (see [example plan](#)) with funding/contract to implement +15 points
☐ Signage legible at forty or more feet stating pollinator friendly solar habitat (at least 1 every 20ac.) +5 points

Total points

7. SEED MIXES

- ☒ Mixes are composed of at least 40 seeds per square foot +5 points
☐ All seed genetic origin within 175 miles of site ([pg. 7-8 of Guidance](#)) +5 points
☐ At least 2% milkweed cover to be established from seed/plants +10 points

Total points

8. INSECTICIDE RISK

- ☐ Planned on-site insecticide use or pre-planting seed/plant treatment (excluding buildings/electrical boxes, etc.) -40 points
☐ Communication/registration with local chemical applicators about need to prevent drift from adjacent areas. +10 points

Total points

Grand Total

Provides Exceptional Habitat >85
Meets Pollinator Standards 70-84

Project Name: Mankato North I
Vegetation Consultant: Natural Resource Services, Inc
Project County: Blue Earth
Project Size: 7 acres
Projected Seeding Date: TBD Ending Permitting

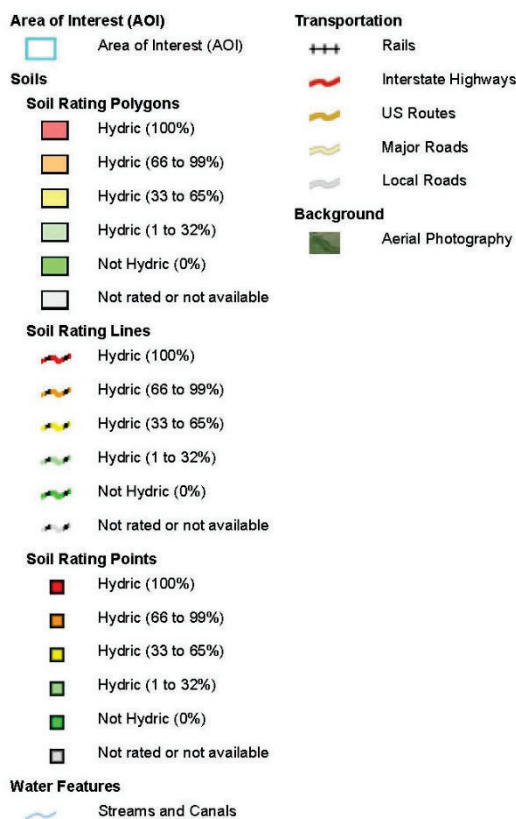
Send completed forms, project plans, seed mixes and any communication with pesticide applicators to dan.shaw@state.mn.us

Note: Measurements of percent "cover" should be based on "absolute cover" defined as the percent of the ground surface that is covered by a vertical projection of foliage as viewed from above. To measure cover diversity it is recommended to use plots, and/or transects in addition to meander searches for accurate measurements. Wildflowers in question 1 refer to "forbs" which are flowering plants that are not woody, and are not graminoids (grasses, sedges, etc) and can include introduced clovers and other non-native species beneficial to pollinators.

10. Soils Maps



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Blue Earth County, Minnesota
Survey Area Data: Version 22, Sep 7, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2023—Aug 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	100	0.0	0.0%
85	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	95	2.9	52.2%
160	Fieldon loam, 0 to 2 percent slopes	100	1.3	23.9%
181	Litchfield loamy fine sand, 1 to 3 percent slopes	4	1.3	23.2%
321	Tilfer silty clay loam	100	0.0	0.7%
Totals for Area of Interest			5.6	100.0%



Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

July 21, 2022

Correspondence # MCE 2022-00390

Jonathon Knudsen
Area M Consulting

RE: Natural Heritage Review of the proposed Mankato North 1,
T109N R26W Section 29; Blue Earth County

Dear Jonathon Knudsen,

As requested, the Minnesota Natural Heritage Information System has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

State-listed Species

- The Loggerhead Shrike (*Lanius ludovicianus*), a state-listed endangered bird, has been documented in the vicinity of the project site. Loggerhead Shrikes use grasslands that contain short grass and scattered perching sites such as hedgerows, shrubs, or small trees. They can be found in native prairie, pastures, shelterbelts, old fields or orchards, cemeteries, grassy roadsides, and farmyards. Shrikes frequently shift territories between years so it is not unusual for a particular nesting area to be vacant for several years before it is used again. If the project boundary contains suitable habitat, then it is possible that these birds may breed in the area. **Please contact me if any tree or shrub removal will occur during the breeding season, April through July, as the DNR may request that a survey for active nests be conducted prior to construction.**
- The Lark Sparrow (*Chondestes grammacus*), a state-listed bird species of special concern, has been documented in the vicinity of the project. This bird species is found in open, grassland areas with scattered trees and shrubs. They build their nest on the ground, in a shrub or a small tree. If feasible, avoid initial disturbance to grassland areas and tree/shrub removal from May 15th through August 15th to avoid disturbance of nesting birds.

- The North American racer (*Coluber constrictor*), a state-listed species of special concern, has been documented in the vicinity of the proposed project and may be encountered on site. These snakes occupy a variety of habitats in the deciduous forest region including forested hillsides, bluff prairies, grasslands, and open woods. Woodland margins and field edges are the preferred summer habitat. During winter months, North American racers hibernate in mammal burrows, caves, rock crevices, gravel banks, stone foundations, and old wells. North American racers have relatively large home ranges, making long-distance movements to and from their hibernacula each year. The North American racer emerges from hibernation in late April. Given the presence of these rare snakes, the DNR recommends that the use of erosion control mesh, if any, be limited to [wildlife-friendly materials](#).
- Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of these species and recommended measures to avoid or minimize impacts. For further assistance with these species, please contact the appropriate [DNR Regional Nongame Specialist](#) or [Regional Ecologist](#).

Federally Protected Species

- To ensure compliance with federal law, conduct a federal regulatory review using the U.S. Fish and Wildlife Service's (USFWS) online [Information for Planning and Consultation \(IPaC\) tool](#).

Environmental Review and Permitting

- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available, and is the most complete source of data on Minnesota's rare or otherwise significant species, native plant communities, and other natural features. However, the NHIS is not an exhaustive inventory and thus does not represent all of the occurrences of rare features within the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. For information on the environmental review process or other natural resource concerns, you may contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us on this matter, and for your interest in preserving Minnesota's rare natural resources.

Sincerely,

A handwritten signature in cursive script that reads "James Drake".

James Drake
Natural Heritage Review Specialist
James.F.Drake@state.mn.us

Cc: Joanne Boettcher

Level 2 Wetland Delineation Report
SV CSG Mankato North 1, LLC
Blue Earth County, Minnesota



Prepared for:

SV CSG Mankato North 1, LLC
330 W. State Street
Suite 1
Geneva, IL 60123

Prepared by:

Area M Consulting, LLC
Environmental Consultants
2023 Alameda Street
Roseville, MN 55113
www.aremconsulting.com

AREAM

July 2023

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I certify that, to the best of my knowledge, this wetland delineation and report were completed following current wetland standards as set forth by the USACE and BWSR. Findings in this report represent Area M's best judgement based on conditions and information available at the time of the wetland delineation.



Jonathan Knudsen, WDC, MS
Principal Biologist/Wetland Specialist
MN Certified Wetland Delineator 1307

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Appendix E: Field Photos
Appendix F: Wetland Data Forms

INTRODUCTION

Area M Consulting (Area M) conducted a wetland delineation for the SV CSG Granite Falls, LLC (Project) located within Blue Earth County, Minnesota. The Area M biologist conducted a routine Level 2 Delineation, as defined by the Board of Water and Soil Resources (BWSR), within the entire Project boundaries following procedures and methods outlined by the United States Army Corps of Engineers (USACE) Wetland Delineation Manual (USACE, 1987), Midwest Regional Supplement (USACE, 2012), and BWSR Guidance for Offsite Hydrology/Wetland Determinations (2016). This wetland delineation report is assembled to inform design and to assist the Client with meeting regulatory requirements necessary for permitting a community solar garden (CSG) in Blue Earth County.

PROJECT DESCRIPTION

The Project, encompassing approximately 8.08 acres, is located 3.3 miles north of Mankato, MN in Section 29, T109N:R26W (Study Area) (Appendix A). The Study Area encompasses a flat, agricultural field bounded on the south by a drainage ditch. The entire Study Area is typically cultivated annually, though the extent of successful crops within the wetland varies by year. Natural vegetation was present within the majority of the Study Area during the field survey. A conspicuous emergent wetland, mapped by Area M in 2022, is adjacent and to the west of the Study Area. Open fields border western and eastern boundaries of the Study Area. The surrounding landscape is a mosaic of farmland, gravel pits, wooded ravines, rivers, and infrastructure associated with Mankato. The entire Study Area is on private land.

OFF-SITE REVIEW

Prior to fieldwork, Area M conducted a comprehensive desktop review of data sources available within the public domain to identify the presence/absence and extent of wetlands that could occur within the Study Area. Areas with hydric signatures, suggesting potential wetland conditions, were evaluated in greater detail during the field investigation. The following data sources were reviewed; the analysis of each data set is discussed in greater detail later in this section.

- ☐ Hydrologic soil data
- ☐ Antecedent precipitation data
- ☐ Mapped Wetlands/Waterbodies
 - U.S. Fish and Wildlife Services (USFWS) National Wetland Inventory (NWI)
 - MNDNR updated NWI
 - MNDNR Public Waters Inventory (PWI)
 - National Hydrography Dataset (NHD)
- ☐ Elevation Data
 - MN Department of Natural Resources (MNDNR) Light Detection and Ranging (LiDAR) Data

- United States Geological Survey (USGS) topographic maps

Mapped Wetland Data

The NWI (USFWS, 2023), MN NWI update (MNDNR, 2023a), PWI (MNDNR, 2023b), and NHD data sets were reviewed for the presence of mapped wetlands and/or waterbodies within the Study Area. One large NWI wetland intersects the southern boundary of the Study Area (Appendix A).

Soils

The Web Soil Survey (NRCS, 2023) was accessed to summarize mapped soil types which occur within the Study Area. Soil units with hydric components are present within the majority of the Study Area (Appendix A). The full list of hydric soils components and attributes is presented in Appendix B.

Topographic Data

Elevation and topographic data from the USGS and MNDNR were reviewed within the Study Area to identify potential basins and depressional areas which could be indicative of wetlands. The Study Area includes a concave area in the northeastern corner of the Study Area (Appendix A). The total topographic relief of the Study Area is approximately 10 feet.

Historic Aerial Photography Review

Historic aerial photographs were analyzed for hydric signatures in conjunction with antecedent precipitation, following the procedures outlined in the Guidance for Offsite Hydrology/Wetland Determinations (BWSR and USACE 2016). Upon review, two areas (Area 1 and Area 2) showing potential wetland signatures in the historic imagery was identified within the Study Area; these areas correspond to the concave landforms and NWI features intersecting the northeastern and southern portions of the Study Area (Appendix C). Exhibit 1 and Exhibit 2, which summarize the data reviewed for the offsite evaluation, are presented in Appendix D. Based on the Decision Matrix in Exhibit 2, one wetland and one potential wetland are present within the Study Area.

Off-site Summary

Overall, the off-site review suggests two wetlands are present within the Study Area (Appendix A). The entire Study Area was investigated in greater detail during the field survey.

FIELD DELINEATION

Methodology

Suspected wetlands identified during the off-site analysis were investigated in the field using routine on-site delineation methods in accordance with the USACE Wetlands Delineation Manual (USACE, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0) (USACE, 2010). This included the characterization of vegetation, soils, and hydrology on-site. Wetlands are defined by the USACE as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” For an area to be delineated as a regulated wetland, the vegetative, hydrologic, and soil characteristics must all be present and consistent with federal and state classification criteria.

Transects were established in representative transition zones, perpendicular between suspected wetland and upland areas. Survey Points were recorded along each transect, moving from upland to wetland to identify the wetland boundary. Wetland criteria were evaluated at each Survey Point and a Wetland Determination Form – Midwest Region (Form) was completed. Additional Survey Points were collected within unique vegetation communities (if present) to document and characterize baseline hydrology, soils, and vegetation within the Study Area. Determination of wetland type was based on the classification system developed by Cowardin et al. (1979) and the USFWS Circular 39 system (Shaw & Fredine 1956). Plant communities were classified using Wetland Plants and Plant Communities of Minnesota and Wisconsin system (Eggers and Reed, 1997). The entire Study Area was surveyed in the field to confirm the absence of additional wetlands.

The location and boundaries of wetland features identified by Area M during field surveys were recorded in the field using a Trimble Geoexplorer 6000 which typically achieves accuracy within 2 feet. A map depicting wetland boundaries, survey points, and transects is included in Appendix A. Representative photographs of the Study Area are included in Appendix E. Field Forms are included in Appendix F.

Antecedent Precipitation Analysis

Antecedent Precipitation conditions were evaluated using the NRCS Method for Evaluating Antecedent Moisture Conditions. Data from the Minnesota Climatology Working Group and Natural Resources Conservation Service. WETS Tables suggest moisture conditions were wetter than normal during the field survey on June 20, 2023 (Table 1). These conditions were taken into consideration when conducting the delineation.

Table 1. Study Area precipitation data.

Value	First Prior Month May	Second Prior Month April	Third Prior Month March
estimated precipitation total for this location:	5.84R	2.94R	1.99R
30% chance this location will have less than:	3.38	1.86	1.38
30% chance this location will have more than:	4.93	3.63	2.19
type of month	wet	normal	normal
monthly score	3 * 3 = 9	2 * 2 = 4	1 * 2 = 2
Multi-Month Score:			15 (Wet)

Field Conditions

Area M conducted the field delineation on June 20, 2023. Field conditions were dry. The temperature was approximately 75 degrees Fahrenheit and mostly sunny with minimal wind. The southern portion of the Study Area was not planted.

Field Review Summary

Based upon this routine Level 2 Wetland Delineation, it is the professional opinion of Area M that one wetland is present within the Study Area (Appendix A).

Wetland 1: Type 1/Type 2 - Fresh (Wet) Meadow/Seasonally Flooded Basin – 0.12 acres

Wetland 1, within Area 2, is a small Type 1/Type 2 wetland located in a shallow depression in the northeastern corner of the Study Area. Area 2 was flagged as a wetland based on the off-site Hydrology Determination (BWSR 2016). At SP 1-1, located just inside of the Wetland 1 boundary, soils were hydric, with redox present within a 12-inch stratum (F6). Secondary hydrology indicators were present, including Saturation Visible on Aerial Imagery (C9), FAC-Neutral Test (D5), and Geomorphic Position (D2). The plant community was hydric and dominated by a monoculture of reed canary grass (*Phalaris arundinacea*). At SP 1-2, adjacent and upland of Wetland 1, the vegetation was evaluated as upland and dominated by reed canary grass, smooth brome (*Bromus inermis*), yarrow (*Achillea millefolium*), and dandelion (*Taraxacum officinale*). Soils were non-hydric, with similar matrix coloration but no redox. Wetland hydrology indicators were absent. Wetland 1 was mapped by following the slight topographic transition between concave and convex landform and dominance of reed canary grass. Aerial imagery and lidar review was used to amend the line to coincide with the average of wetland extent during years with normal antecedent precipitation.

Area 1 – Upland

Area 1, identified during off-site review, is located along an irrigation drainage on the southern boundary of the Study Area. Area 1 was flagged as a wetland based on the off-site Hydrology Determination (BWSR 2016) and keyed out as a wetland. However, Area M determined that an on-site determination was required within Area 1 because the altered cropping patterns were difficult to verify via imagery. Many of the images collected in May and June showed Area 1 as not planted yet, potentially due to typical soggy Spring conditions. At SP 2, collected in the center of Area 1, soils were hydric meeting the Thick Dark Surface indicator (A12). The plant community was not hydric, dominated by reed canary grass and smooth brome along the edges and by milkweed (*Aesclepias syriaca*) throughout the center. Wetland hydrology indicators were absent. Therefore, Area 1 was confirmed as upland.

RESULTS AND RECOMMENDATIONS

Based upon this routine Level 2 Wetland Delineation, it is the professional opinion of Area M that the Study Area does contain one feature (Wetland 1) that satisfies the criteria to be a wetland pursuant to the Army Corps of Engineers' 1987 Manual with subsequent clarification memoranda and pursuant to confirmation by the USACE (Appendix A). Activities impacting wetlands and waterways are regulated through both the Local Government Unit (LGU) and USACE, which administer the Wetland Conservation Act (WCA) and Clean Water Act (CWA), respectively. The wetlands and wetland boundaries described within this report are described based on the conditions in the field at the time of the survey and subject to verification by state, federal, and local agencies, which have final authority over wetland presence, extent, and jurisdictional status.

REFERENCES

Board of Water and Soil Resources. 2010. Wetland Conservation Act: Choosing the Appropriate Method. BWSR Technical Guidance July 1, 2010.

BWSR and USACE. 2016. Guidance for Offsite Hydrology/Wetland Determination. St. Paul District.

Eggers, Steve D., and Donald M. Reed. 1997. Wetland plants and communities of Minnesota and Wisconsin. U.S. Army Corps of Engineers, St. Paul District. Jamestown, ND:

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Environmental Laboratory. 2012. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)*. U.S. Army Corps of Engineers, U.S. Army Engineer Research and Development Center, Vicksburg, Mississippi, USA.

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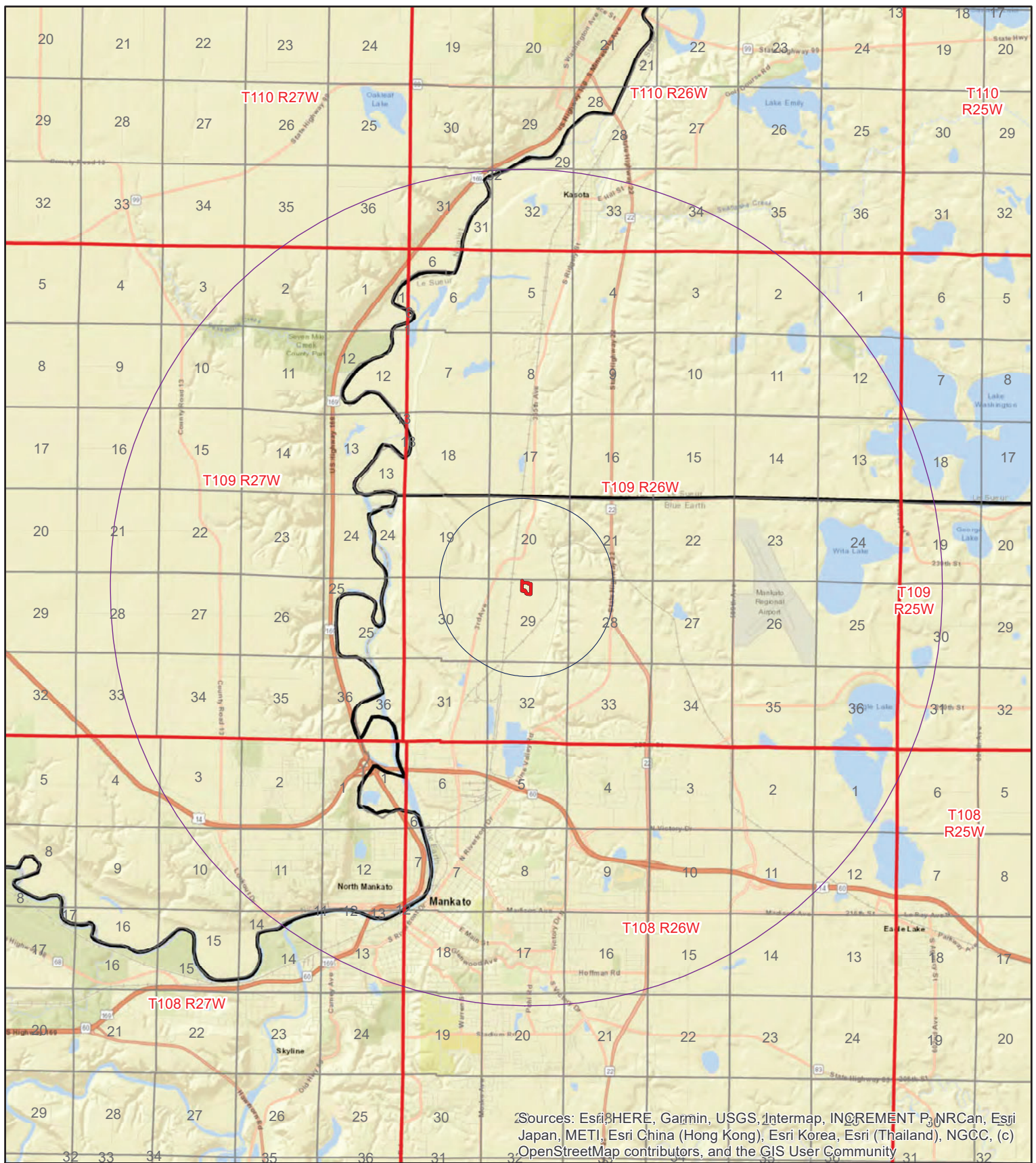
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Minnesota Department of Natural Resources (MNDNR). 2019c. MN State Climatology Website. MNDNR Ecological and Water Resources Division. State Climatology Office. Retrieved from: http://climate.umn.edu/gridded_data/precip/monthly/monthly_gridded_precip.asp

United States Fish and Wildlife Service (USFWS). 2019. National Wetland Inventory: Wetlands Online Mapper. Retrieved from <http://www.fws.gov/wetlands/data/mapper.HTML>

Appendix A: Maps



SV CSG Mankato North 1

Blue Earth County, MN

S29 T109N:R26W

8.08 Acres

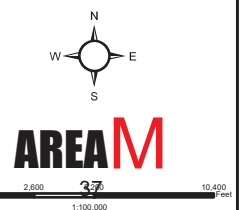
44.224097 Lat

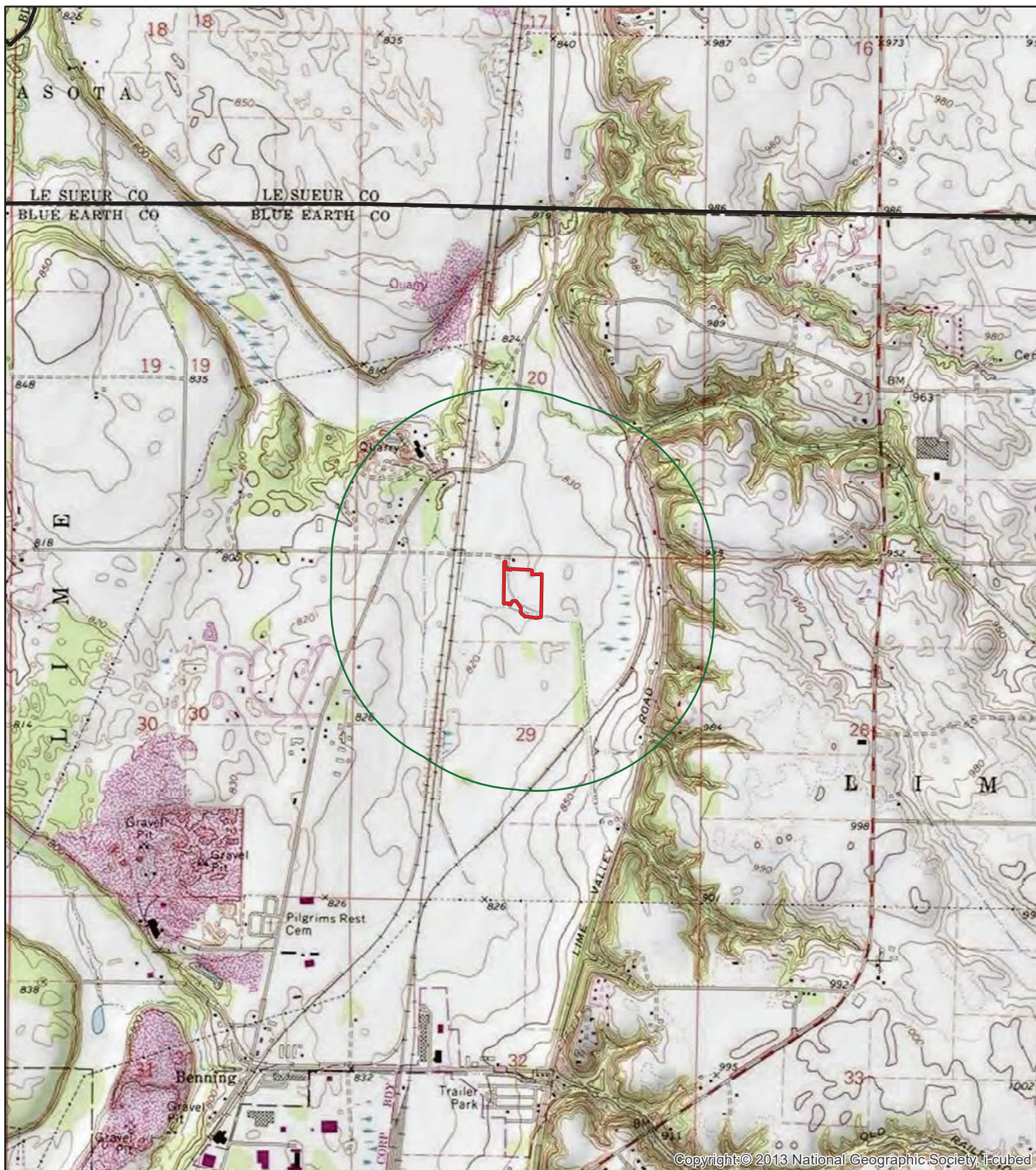
-93.981633 Long

- ★ Project Location
- County Boundary
- Study Area
- Township Boundary
- 1-Mile Buffer
- Section Boundary
- 5-Mile Buffer



Map 1. Location Map





SV CSG Mankato North 1

Map 2. 1:24,000 Topographic Map

Blue Earth County, MN



Study Area



County Boundary

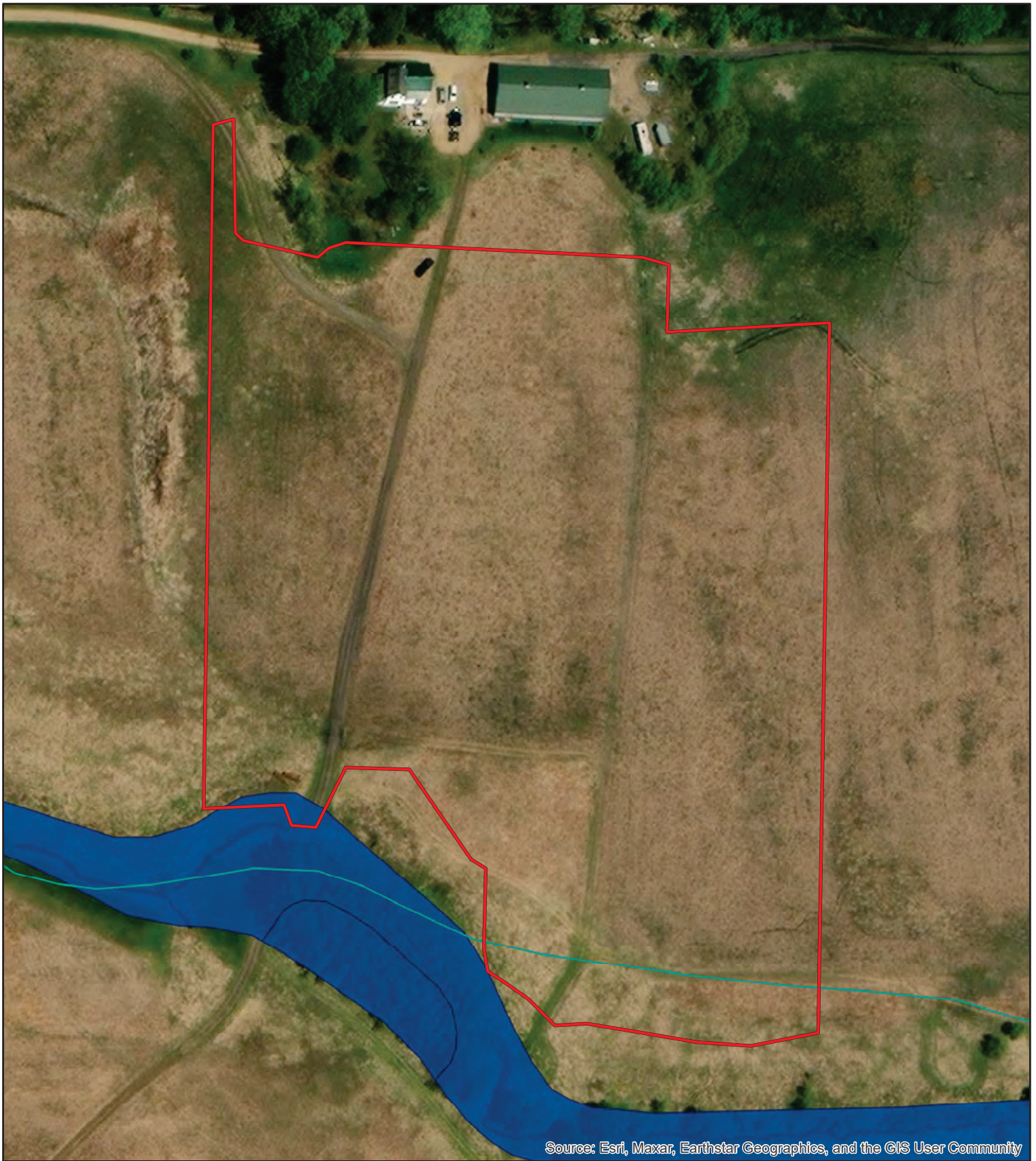


0.5-mile Buffer



AREAM

0 625 1250 2500 feet
1:24,000



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SV CSG Mankato North 1

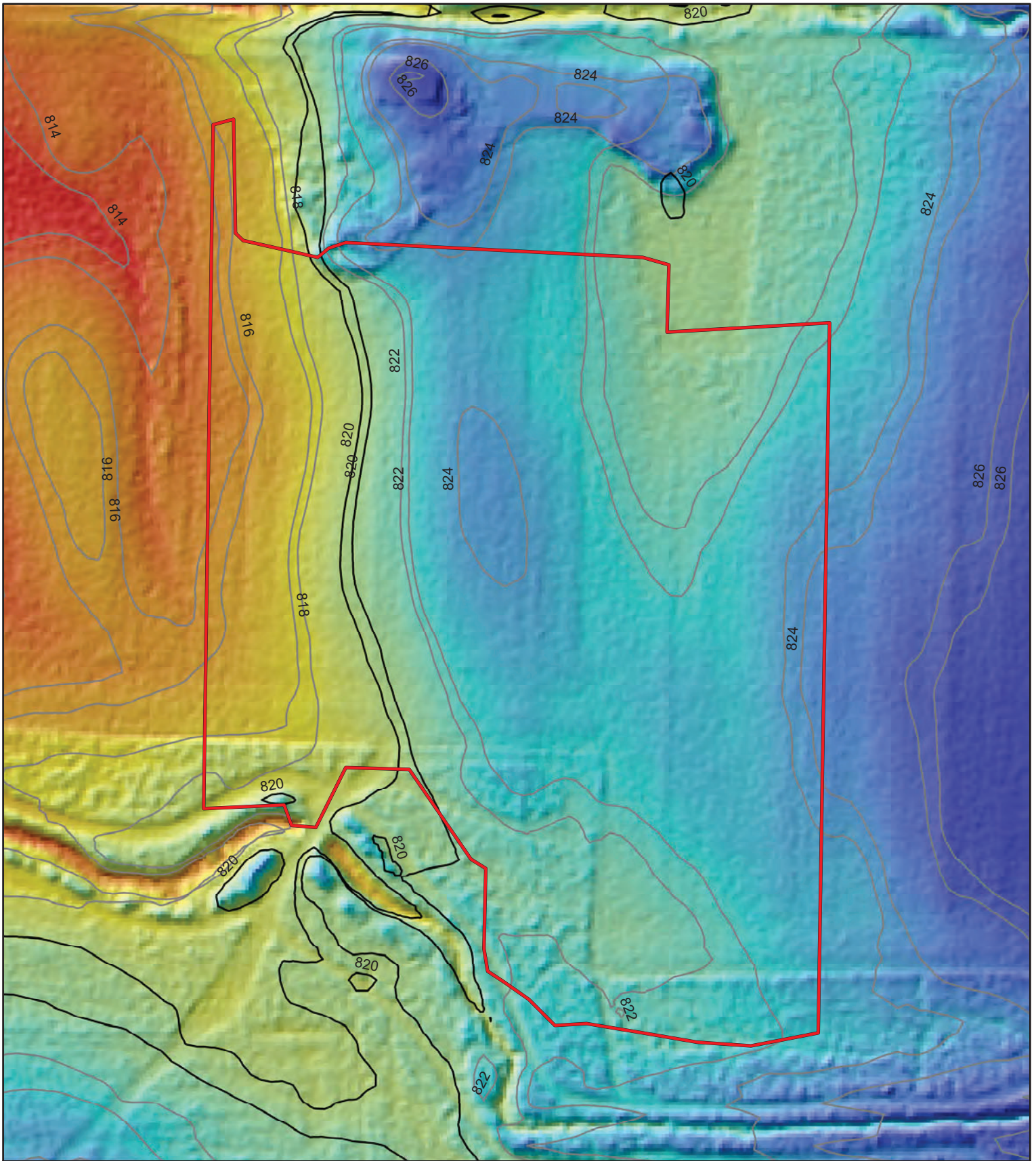
Map 3. Wetland Resources Map

Blue Earth County, MN	 NHD Flowline	 NWI	 Floodway
	 NHD Waterbody	 PWI Flowline	 100-Year Floodplain
	 PWI Waterbody		





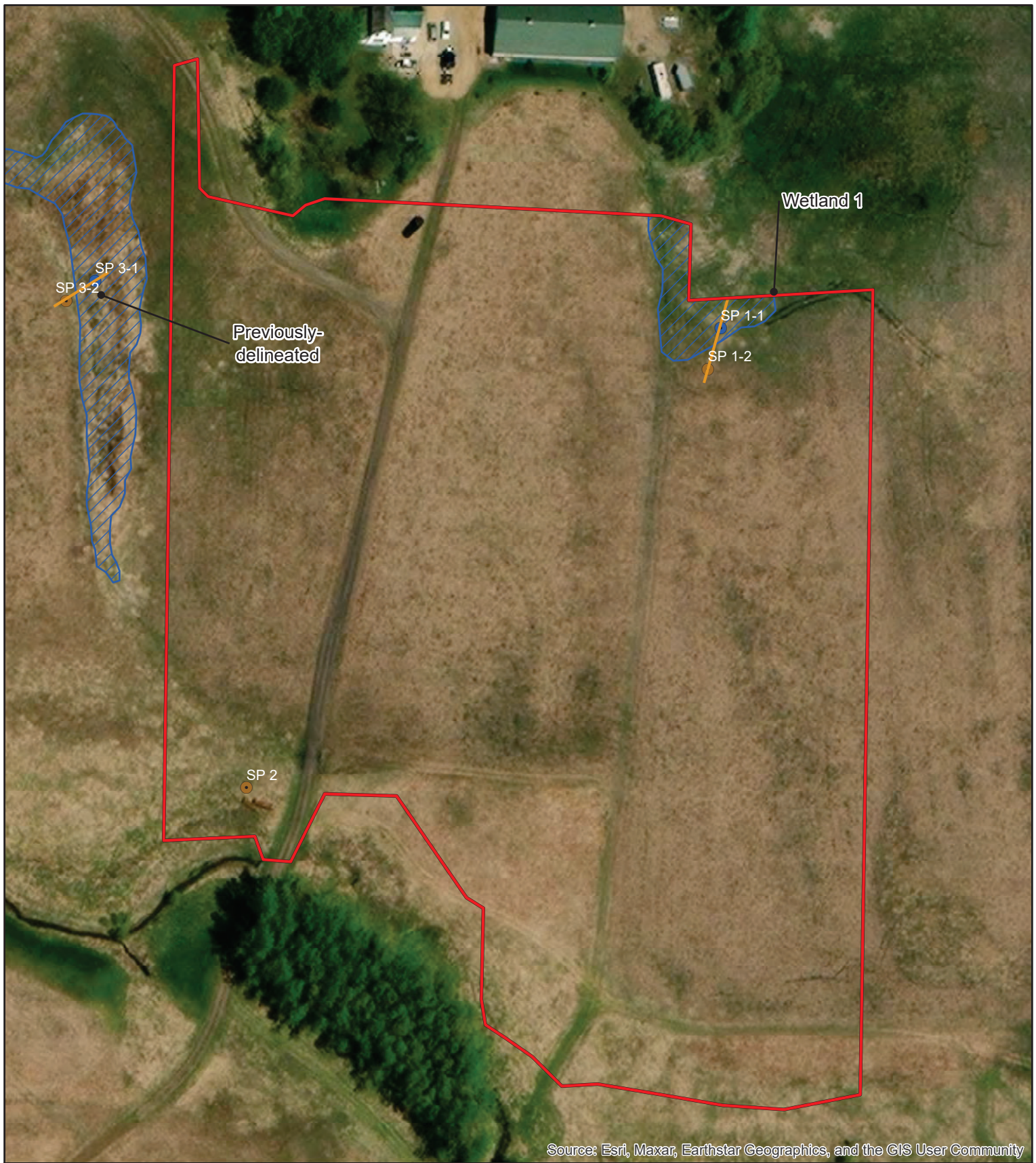




SV CSG Mankato North 1

Map 4. Lidar Map

Blue Earth County, MN	Study Area Contour Interval — Index (10-ft) — Intermediate (2-ft) High Low <td data-bbox="1294 1806 1575 2037"> AREAM 0 37.5 40 150 feet </td>	AREAM 0 37.5 40 150 feet
------------------------------	---	---



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SV CSG Mankato North 1

Map 5. Delineation Map

Blue Earth County, MN	 Study Area  Waterway  Delineated Wetland  Upland Sampling Point  Wetland Sampling Point Wetland Transect	 AREA M 03041120 feet
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Appendix B: Soils Report

Hydric Rating by Soils Unit and Hydric Soil List – All components

Hydric Rating by Map Unit—Blue Earth County, Minnesota (SV_CSG_MankatoNorth1)



Hydric Rating by Map Unit—Blue Earth County, Minnesota
(SV_CSG_MankatoNorth1)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Blue Earth County, Minnesota
Survey Area Data: Version 20, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2020—Oct 8, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	100	0.3	4.0%
85	Calco silty clay loam, 0 to 2 percent slopes, occasional flooded	95	3.8	46.6%
160	Fieldon loam, 0 to 2 percent slopes	100	2.1	25.7%
181	Litchfield loamy fine sand, 1 to 3 percent slopes	4	1.7	21.2%
321	Tilfer silty clay loam	100	0.2	2.5%
Totals for Area of Interest			8.1	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

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Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Hydric Soil List - All Components

This table lists the map unit components and their hydric status in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. Doc. 2012-4733 Filed 2-28-12. February, 28, 2012. Hydric soils of the United States.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
- Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Soil List - All Components

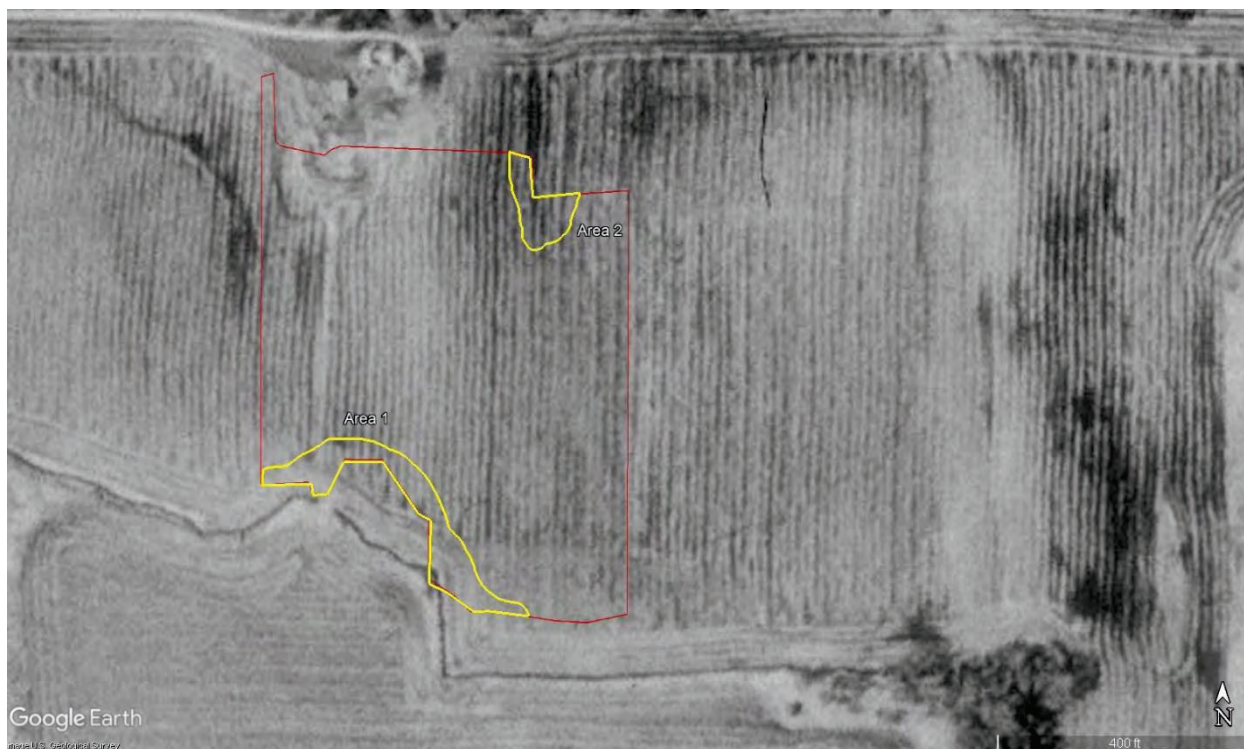
Hydric Soil List - All Components—MN013-Blue Earth County, Minnesota					
Map symbol and map unit name	Component/Local Phase	Comp. pct.	Landform	Hydric status	Hydric criteria met (code)
35: Blue Earth mucky silt loam, 0 to 1 percent slopes	Blue Earth	75-90	Depressions	Yes	2
	Canisteo	5-15	Rims on depressions, ground moraines	Yes	2
	Harps	1-8	Rims on depressions	Yes	2
	Lemond	0-2	Outwash plains, terraces	Yes	2
85: Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	Calco-Occasionally flooded	75-95	Flood plains	Yes	2
	Colo-Occasionally flooded	5-15	Flood plains	Yes	2
	Spillville-Occasionally flooded	0-10	Flood plains	No	—
160: Fieldon loam, 0 to 2 percent slopes	Fieldon	75-95	Lake plains, outwash plains, terraces	Yes	2
	Biscay	5-15	Outwash plains, terraces	Yes	2
	Okoboji	0-10	Lake plains, depressions	Yes	2
181: Litchfield loamy fine sand, 1 to 3 percent slopes	Litchfield	90	Outwash plains	No	—
	Darfur	4	Flats	Yes	2
	Dickinson	3	Outwash plains	No	—
	Estherville	3	Outwash plains	No	—
321: Tilfer silty clay loam	Tilfer	90	Flats on benches	Yes	2
	Joliet	10	Outwash plains	Yes	2

Data Source Information

Soil Survey Area: Blue Earth County, Minnesota

Survey Area Data: Version 20, Sep 6, 2022

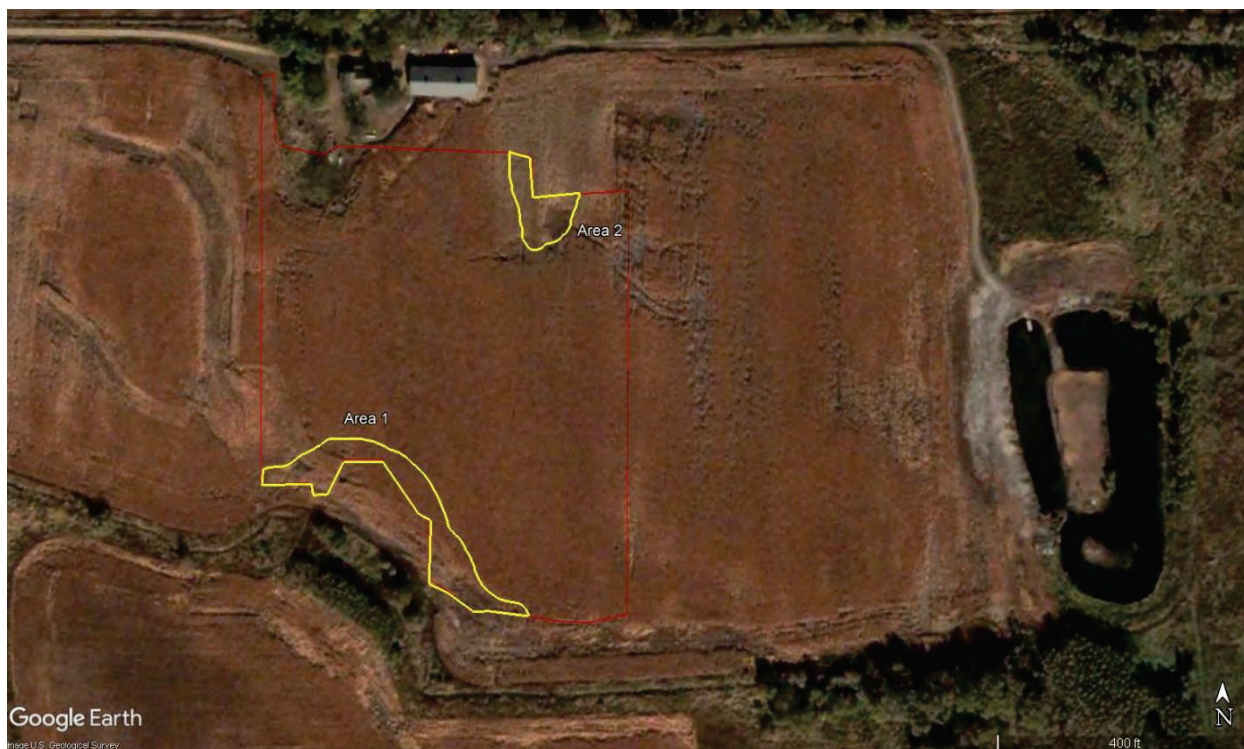
Appendix C: Aerial Imagery Slides



April 1991



June 2003



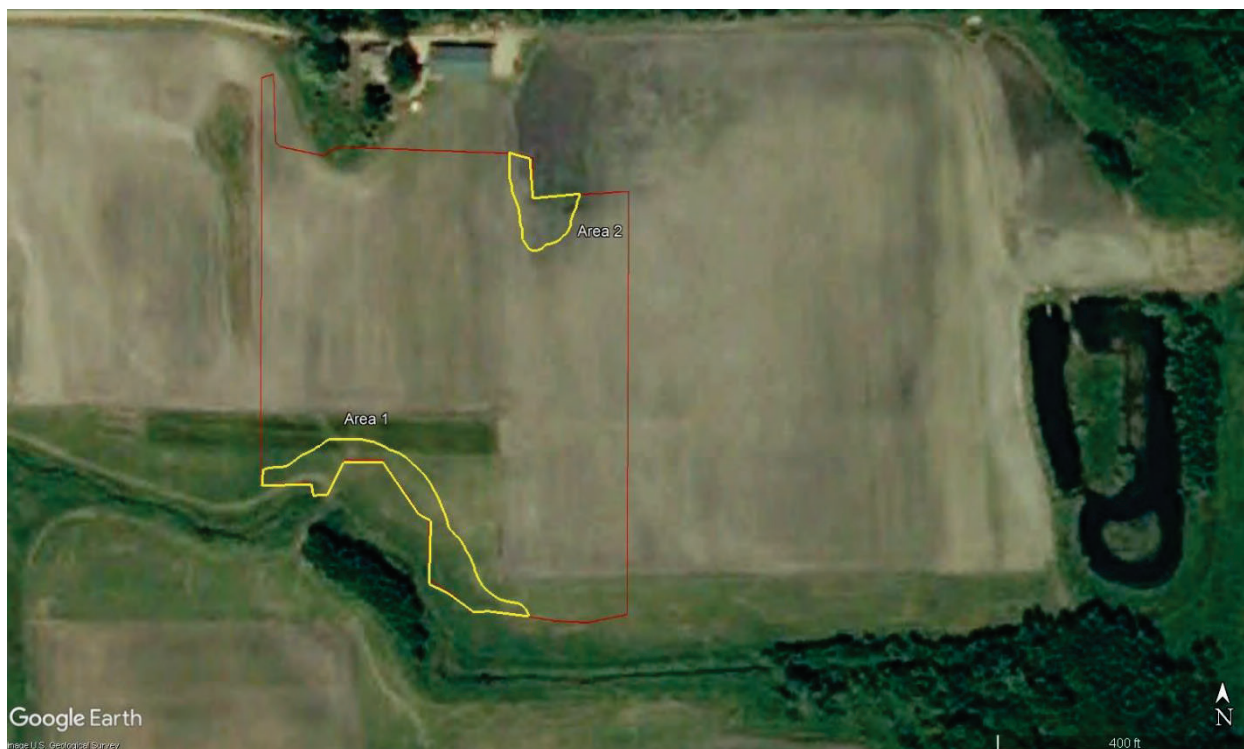
September 2003



August 2004



May 2006



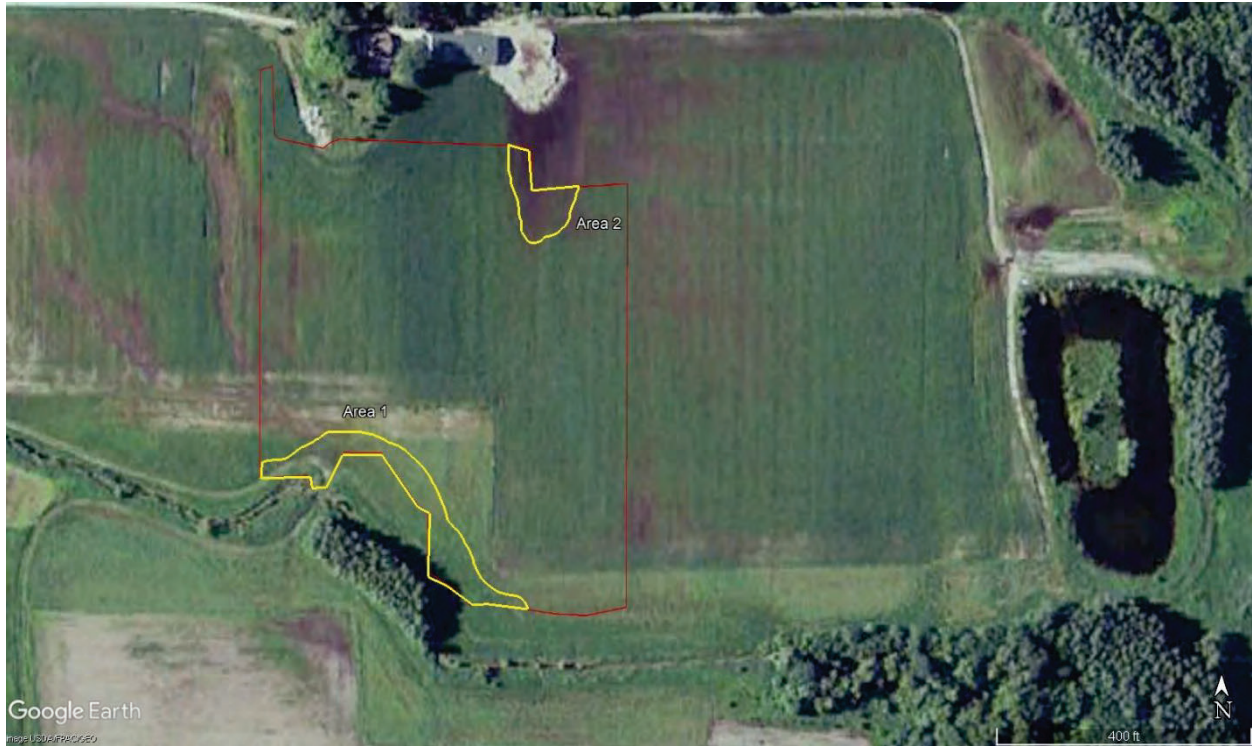
June 2008



June 2009



May 2010



June 2010



September 2011



April 2015



August 2020



May 2021



June 2021



June 2023

Appendix D: Wetland Hydrology from Aerial Imagery – Recording Form

Exhibits 1 & 2

Field data sheet reference (if applicable): _____

Project Name: SV CSG Mankato North 1 Date: 7/5/2023 County: Blue Earth

Investigator: J Knudsen Legal Description (T, R, S): 109N 26W 29

Date Image Taken (M-D-Y)	Image Source	Climate Condition (wet, dry, normal)ⁱ	Image Interpretation(s)				
			Area: 1	Area: 2	Area:	Area:	Area:
4/1991	USGS	Normal	NSS/NV	SS			
6/2003	USDA	Normal	CS	WS			
11/03	Google Earth	Dry	CS	CS			
8/2004	USDA	Wet	WS	NV			
5/2006	USDA	Normal	NV	CS			
6/2008	USDA	Normal	NV	DO/CS			
6/2009	USDA	Dry	AP	NV/NSS			
5/2010	USDA	Dry	AP	SS			
6/2010	USDA	Normal	NV	DP			
9/2011	Google Earth	Normal	AP	CS			
4/2015	Google Earth	Dry	AP	SS			
8/2020	Google Earth	Wet	NV	CS			
5/2021	Google Earth	Normal	NV	NV			
6/2021	Google Earth	Dry	NV	NV			
6/2023	Google Earth	Wet	NC	WS			
Normal Climate Condition			Area: 1	Area: 2	Area:	Area:	Area:
Number			7	7			
Number with wet signatures			2	6			
Percent with wet signatures			29	86			

WS - wetland signature	SS - soil wetness signature	CS - crop stress
NC - not cropped	AP - altered pattern	NV - normal vegetative cover
DO - drowned out	SW - standing water	NSS – no soil wetness signature
Other labels or comments:		

- Use above key to label image interpretations. It is imperative that the reviewer read and understand the guidance associated with the use of these labels. If alternate labels are used, indicate in box above.
- If less than five (5) images taken during normal climate conditions are available, use an equal number of images taken during wet and dry climate conditions and use as many images as you have available. Describe the results using this methodology in your report.

ⁱ Use MN State Climatology website to determine climate condition when image was taken.

Wetland Determination from Aerial Imagery – Recording Form

Project Name: SV CSG Mankato North 1Date: 7/5/2023County: Blue Earth

Investigator: J KnudsenLegal Description (T, R, S): 109N26W29

Use the Decision Matrix below to complete Table 1.

Hydric Soils present ¹	Identified on NWI or other wetland map ²	Percent with wet signatures from Exhibit 1	Field verification required ³	Wetland?
Yes	Yes	>50%	No	Yes
Yes	Yes	30-50%	No	Yes
Yes	Yes	<30%	Yes	Yes, if other hydrology indicators present
Yes	No	>50%	No	Yes
Yes	No	30-50%	Yes	Yes, if other hydrology indicators present
Yes	No	<30%	No	No
No	Yes	>50%	No	Yes
No	Yes	30-50%	No	Yes
No	Yes	<30%	No	No
No	No	>50%	Yes	Yes, if other hydrology indicators present
No	No	30-50%	Yes	Yes, if other hydrology indicators present
No	No	<30%	No	No

¹ The presence of hydric soils can be determined from the “Hydric Rating by Map Unit Feature” under “Land Classifications” from the Web Soil Survey. “Not Hydric” is the only category considered to not have hydric soils. Field sampling for the presence/absence of hydric soil indicators can be used in lieu of the hydric rating if appropriately documented by providing completed field data sheets.

² At minimum, the most updated NWI data available for the area must be reviewed for this step. Any and all other local or regional wetland maps that are publically available should be reviewed.

³ Area should be reviewed in the field for the presence/absence of wetland hydrology indicators per the applicable 87 Manual Regional Supplement, including the D2 indicator (geomorphic position).

Table 1.

Area	Hydric Soils Present	Identified on NWI or other wetland map	Percent with wet signatures from Exhibit 1	Other hydrology indicators present ¹	Wetland?
1	Yes	Yes	29	No	Field
2	Yes	No	86	Yes	Yes

¹ Answer “N/A” if field verification is not required and was not conducted.

Appendix E: Field Photographs



General upland Project landscape viewed to the southeast from the northwestern corner of the Study Area



General upland landscape viewed to the southwest from the center of the Study Area



General upland, mixed prairie landscape viewed to the west from the east-central portion of the Study Area



Wetland 1 viewed to the east from the northeastern portion of the Study Area



Area 1, along the berm containing a waterway, viewed to the east from the southwestern corner of the Study Area



Area 1, viewed to the south towards the berm from the southwestern portion of the Study Area

Appendix F: Wetland Data Sheets

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: SV CSG Mankato North 1 City/County: Blue Earth Sampling Date: 6/20/2023
 Applicant/Owner: Sunvest Solar State: MN Sampling Point: SP 1-1
 Investigator(s): J Knudsen Section, Township, Range: 20, 109N, 26W
 Landform (hillside, terrace, etc.): Depressional Local relief (concave, convex, none): concave
 Slope (%): 2 Lat: 44.224221 Long: -93.979026 Datum: NAD 83
 Soil Map Unit Name: 85 - Calco silty clay loam, 0-2 percent slopes, occasionally flooded NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	
Remarks: SP within Area 2 in a depression. Climactic conditions were wetter than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
5.				
			=Total Cover	
Sapling/Shrub Stratum	(Plot size: <u>15ft</u>)			
1.				
2.				
3.				
4.				
5.				
			=Total Cover	
Herb Stratum	(Plot size: <u>5ft</u>)			
1.	<u>Phalaris arundinacea</u>	<u>70</u>	<u>Yes</u>	<u>FACW</u>
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
		<u>70</u>	=Total Cover	
Woody Vine Stratum	(Plot size: <u>30ft</u>)			
1.				
2.				
			=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>70</u>	x 2 = <u>140</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>70</u> (A)	<u>140</u> (B)
Prevalence Index = B/A = <u>2.00</u>	

Hydrophytic Vegetation Indicators:

 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)
monoculture

SOIL

Sampling Point: SP 1-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 2/1	95	10YR 5/6	5	C	M	silty loam	Redox in shallow strata
10-20	10YR 3/1	98	10YR 5/6	2	C	M	Silty loam	Slightly lighter - fewer redox

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Coast Prairie Redox (A16)
☐ Histic Epipedon (A2)	☐ Iron-Manganese Masses (F12)
☐ Black Histic (A3)	☐ Red Parent Material (F21)
☐ Hydrogen Sulfide (A4)	☐ Very Shallow Dark Surface (F22)
☐ Stratified Layers (A5)	☐ Other (Explain in Remarks)
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☐ Thick Dark Surface (A12)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	
☐ Loamy Mucky Mineral (F1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☒ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
---	---

Remarks:
Redox at surface

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
offsite aerial review indicated this area is a wetland.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: SV CSG Mankato North 1 City/County: Blue Earth Sampling Date: 6/20/2023
 Applicant/Owner: Sunvest Solar State: MN Sampling Point: SP 1-2
 Investigator(s): J Knudsen Section, Township, Range: 20, 109N, 26W
 Landform (hillside, terrace, etc.): Flat Local relief (concave, convex, none): None
 Slope (%): 1 Lat: 44.224128 Long: -93.979066 Datum: NAD 83
 Soil Map Unit Name: 85 - Calco silt clay loams, 0-2 percent slopes, occasionally flooded NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks: SP on edge of Area 2 adjacent to monoculture of reed canary grass. Antecedent precipitation condition were wetter than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u> (A/B)																
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover																			
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)					Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>30</u></td> <td>x 2 = <u>60</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>50</u></td> <td>x 4 = <u>200</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>80</u> (A)</td> <td><u>260</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.25</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>30</u>	x 2 = <u>60</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>50</u>	x 4 = <u>200</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>80</u> (A)	<u>260</u> (B)	Prevalence Index = B/A = <u>3.25</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>30</u>	x 2 = <u>60</u>																				
FAC species <u>0</u>	x 3 = <u>0</u>																				
FACU species <u>50</u>	x 4 = <u>200</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>80</u> (A)	<u>260</u> (B)																				
Prevalence Index = B/A = <u>3.25</u>																					
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover																			
Herb Stratum (Plot size: <u>5ft</u>)					Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1.	<u>Phalaris arundinacea</u>	<u>30</u>	<u>Yes</u>	<u>FACW</u>																	
2.	<u>Bromus inermis</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>																	
3.	<u>Achillea millefolium</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
4.	<u>Taraxacum officinale</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
5.																					
6.																					
7.																					
8.																					
9.																					
10.																					
		<u>80</u> =Total Cover																			
Woody Vine Stratum (Plot size: <u>30ft</u>)																					
1.																					
2.																					
		=Total Cover																			

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SP 1-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 2/1	100					Silty loam	No redox here
10-20	10YR 3/1	100					Silty loam	No redox here

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Coast Prairie Redox (A16)
☐ Histic Epipedon (A2)	☐ Iron-Manganese Masses (F12)
☐ Black Histic (A3)	☐ Red Parent Material (F21)
☐ Hydrogen Sulfide (A4)	☐ Very Shallow Dark Surface (F22)
☐ Stratified Layers (A5)	☐ Other (Explain in Remarks)
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☐ Thick Dark Surface (A12)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	
☐ Loamy Mucky Mineral (F1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☐ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>
---	---

Remarks:
Mucky

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Mucky, greasy soils

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: SV CSG Mankato North 1 City/County: Blue Earth Sampling Date: 6/20/2023
 Applicant/Owner: Sunvest Solar State: MN Sampling Point: SP 2
 Investigator(s): J Knudsen Section, Township, Range: 20, 109N, 26W
 Landform (hillside, terrace, etc.): Field Local relief (concave, convex, none): Flat
 Slope (%): 0 Lat: 44.223175 Long: -93.980493 Datum: NAD 83
 Soil Map Unit Name: 321 - Tilfer silty clay loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks: SP within Area 1 adjacent to drainage. Antecent precipitation conditions were wetter than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)																
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover			Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>20</u></td> <td>x 2 = <u>40</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>30</u></td> <td>x 4 = <u>120</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>50</u> (A)</td> <td><u>160</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.20</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>20</u>	x 2 = <u>40</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>30</u>	x 4 = <u>120</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>50</u> (A)	<u>160</u> (B)	Prevalence Index = B/A = <u>3.20</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
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Column Totals: <u>50</u> (A)	<u>160</u> (B)																				
Prevalence Index = B/A = <u>3.20</u>																					
		=Total Cover																			
Sapling/Shrub Stratum (Plot size: <u>15ft</u>)																					
1.																					
2.																					
3.																					
4.																					
5.																					
		=Total Cover																			
Herb Stratum (Plot size: <u>5ft</u>)																					
1.	<u>Phalaris arundinacea</u>	<u>20</u>	<u>Yes</u>	<u>FACW</u>																	
2.	<u>Bromus inermis</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
3.	<u>Asclepias syriaca</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>																	
4.																					
5.																					
6.																					
7.																					
8.																					
9.																					
10.																					
		<u>50</u> =Total Cover																			
Woody Vine Stratum (Plot size: <u>30ft</u>)																					
1.																					
2.																					
		=Total Cover																			
Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																					
Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>																					
Remarks: (Include photo numbers here or on a separate sheet.) Sparse vegetation - milkweed growing where crops were not planted.																					

SOIL

Sampling Point: SP 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-20	10YR 2/1	100					Loamy/Clayey	Dark and deep
20-25	10YR 4/1	95	10YR 5/6	5	C	M	Loamy/Clayey	Reduced with redox

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Coast Prairie Redox (A16)
☐ Histic Epipedon (A2)	☐ Iron-Manganese Masses (F12)
☐ Black Histic (A3)	☐ Red Parent Material (F21)
☐ Hydrogen Sulfide (A4)	☐ Very Shallow Dark Surface (F22)
☐ Stratified Layers (A5)	☐ Other (Explain in Remarks)
☐ 2 cm Muck (A10)	
☐ Depleted Below Dark Surface (A11)	
☒ Thick Dark Surface (A12)	
☐ Sandy Mucky Mineral (S1)	
☐ 5 cm Mucky Peat or Peat (S3)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	
☐ Loamy Mucky Mineral (F1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☐ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
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Remarks:
Redox in depleted stratum

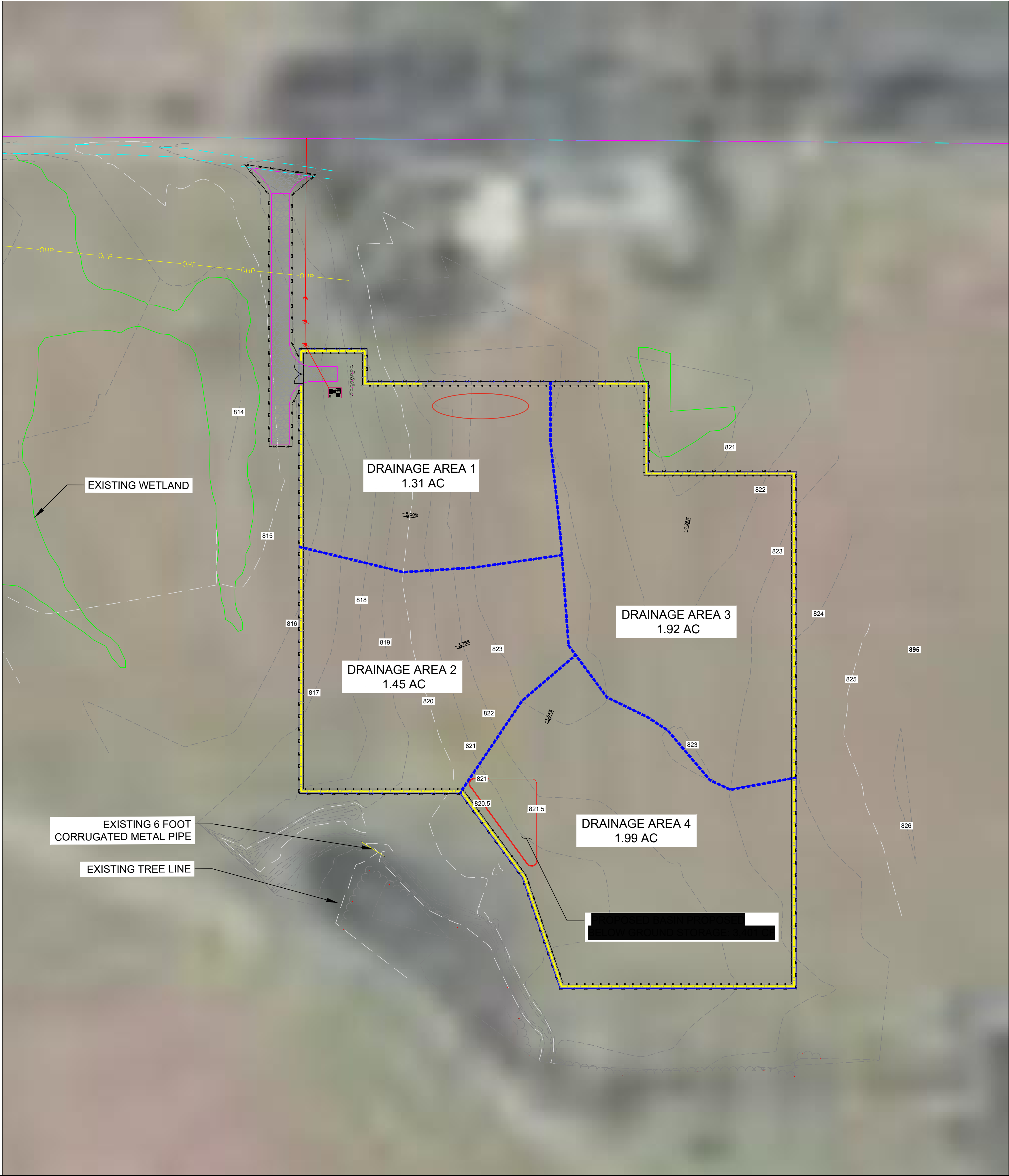
HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
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☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☐ No ☒
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
offsite aerial review indicated this area as potentially a wetland - site visit did not yield any additional indicators.



LEGEND

- EQUIPMENT PAD
- INVERTER/DISCONNECT RACK
- PROPOSED POWER POLE
- ACCESS ROAD
- PROPOSED OVERHEAD UTILITY
- EXISTING OVERHEAD UTILITY
- PROPOSED FENCE LINE
- PROPERTY BOUNDARY LINE
- DRAINAGE AREA LINE
- PORPOSED STORMWATER BASIN
- SILT FENCE LINE
- LIMITS OF DISTURBANCE LINE

GENERAL NOTES

- 1. INSTALLATION TO COMPLY WIHT 2017 ARTICEL 690 AND ALL APPLICABLE LOCA, STATE AND NATIONAL CODES OR REGULATIONS
- 2. EQUIPMENT SHALL BE LABELED PER NEC 690 AND XCEL ENERGY REGULATIONS
- 3. X' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE

ENGINEER

CONTRACTOR

OWNER/DEVELOPER

REVISIONS

NO.	DATE	DESCRIPTION
0	10/02/2023	CONDITIONAL USE PERMIT SITE PLANS

PROJECT

SV CSG MANKATO NORTH 1 LLC

23759 3RD AVE

MANKATO, MN 56001

BLUE EARTH COUNTY, MINNESOTA

(44.224082° , -93.980437°)

SHEET NAME

PROPOSED STORMWATER MANAGEMENT, EROSION AND SEDIMENT CONTROL PLAN

NOT FOR CONSTRUCTION

SHEET NUMBER

C.102

SHEET SIZE

REVISION

0

2

VARIANCE REQUEST FROM SECTION 15.4.3. OF THE LIME TOWNSHIP ORDINANCE

SV CSG Mankato North 1, LLC is requesting a variance from Section 15.4.3 of the Lime Township ordinance. Section 15.4.3 states that additional Community Solar Energy Systems to be permitted by the Township on existing tax parcels upon submission of a request to the Township and the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel.

SV CSG Mankato North 1, LLC has successfully received signed approval letters granting the project consent to build a 1 MW solar facility on the proposed parcel from 4 of the 6 adjoining property owners. The signed approval letters have been attached to the end of this application.

According to Blue Earth County's Beacon GIS website, one the adjoining landowners, [REDACTED] owns a parcel of land, parcel #: [REDACTED] that adjoins the proposed parcel for the project's 1MW solar facility. Upon conversations with an individual [REDACTED]. Information found on the counties GIS website shows that [REDACTED] still owns the property with a parcel number of R [REDACTED]. During a conversation with the daughter of Rosie and Archie Elbert, we were given the name of an individual who oversees the life estate and dealings of the [REDACTED]. Despite numerous phone calls, voicemails, and visits to the residence [REDACTED] there was no successful contact that was made between the project and [REDACTED].

The other individual who adjoins the parcel in which the proposed project is to be located is [REDACTED], [REDACTED], who owns parcel number [REDACTED]. Upon contact with [REDACTED], we were told to leave his property immediately without any further discussion of the proposed project on the adjoining parcel.

SV CSG Mankato North 1 is respectfully requesting approval of the variance from Section 15.4.3 of the ordinance because, while unable to obtain consent from all of the landowners adjoining the project parcel, the project sits in a location on the property where the recently approved project on John C. Bohrer's property (developed by New Energy Equity) is between our project and [REDACTED] home. The distance between our project and [REDACTED] home is 1,700 feet. Additionally, there is an extensive vegetative buffer, including a dense tree line between both solar projects and [REDACTED] property.

VARIANCE REQUEST FROM 15.B.3 OF THE LIME TOWNSHIP ORDINANCE

SV CSG Mankato North 1, LLC is requesting a variance from Section 15.B.3 of the Lime Township Ordinance. Section 15.B.3 relating to the "Maximum Size and Capacity " states that "No more than one (1) Community Solar Garden System per parcel shall be permitted, and the one (1) System or co-location of Systems shall have a maximum power capacity of one (1) megawatt AC and shall be no greater than ten (10) acres in size."

The parcel in which SV CSG Mankato North 1, LLC is proposing a 1 MW Community Solar Garden System has adequate land to accommodate a second solar energy system while meeting Lime Township's setbacks for solar in the Rural Conservation District. The variance would allow better use of available land while maintaining compliance with the ordinance's intent of controlled and responsible solar development.

The proposed 1MW solar project has been designed with no impact to the surrounding environment. SV CSG Mankato North 1, LLC implements pollinator friendly vegetation, meets all setback requirements, has minimal impact to the surrounding environment, and does not increase traffic, noise, or disruption to neighboring properties during its operation. Granting this request for a variance allows for a well-designed, minimally impactful project that supports state and local objectives while respecting the intent of the ordinance.

SV CSG Mankato North 1, LLC is respectfully requesting approval of the variance from Section 15.B.3 of the ordinance to increase the total allowed size of Community Solar Energy Systems on Tax Parcel No. R40.04.29.200.017 to be 2MWac and 15 acres.

Variance Request Application Questionnaire

1. Specify the section of the ordinance from which a variance is sought:

SV CSG Mankato North 1, LLC is requesting a variance from Section 15.4.3 of the Lime Township ordinance. Section 15.4.3 states that additional Community Solar Energy Systems to be permitted by the Township on existing tax parcels upon submission of a request to the Township and the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel.

SV CSG Mankato North 1 also requests a variance from Lime Township Ordinance Section 15.B.3 relating to the maximum size and capacity of Community Solar Systems

2. Explain how you wish to vary from the applicable provisions of the ordinance:

SV CSG Mankato North 1, LLC has successfully received signed approval letters granting the project consent to build a 1 MW solar facility on the proposed parcel from 4 of the 6 adjoining property owners. The signed approval letters have been attached to the end of this application. SV CSG Mankato North 1 is respectfully requesting approval of the variance from Section 15.4.3 of the ordinance because, while unable to obtain consent from all of the landowners adjoining the project parcel, the project sits in a location on the property where the recently approved project on John C. Bohrer's property (developed by New Energy Equity) is between our project and [REDACTED]. The distance between our project and [REDACTED]. Additionally, there is an extensive vegetative buffer, including a dense tree line between both solar projects and [REDACTED]. Please see the full application for explanation of variance request reasoning.

SV CSG Mankato North 1, LLC is respectfully requesting approval of the variance from Section 15.B.3 of the ordinance to increase the total allowed size of Community Solar Energy Systems on Tax Parcel No. R40.04.29.200.017 to be 2MWac and 17 acres.

3. In your opinion, is the variance in harmony with the purpose and intent of the ordinance?

Yes. We believe that this variance is in harmony with the purposes and intent of the ordinance because while the project received 4 of the 6 total approval letters relating to ordinance 15.4.3, extensive effort was made to receive the remaining letters signed, in addition to hardship that was faced during the process that prevented the project from receiving all 6 letters. Furthermore, the proposed 1MW solar project has been designed with no impact to the surrounding environment. SV CSG Mankato North 1, LLC implements pollinator friendly vegetation, meets all setback requirements, has minimal impact to the surrounding environment, and does not increase traffic, noise, or disruption to neighboring properties during its operation. Granting this request for a variance allows for a well-designed, minimally impactful project that supports state and local objectives while respecting the intent of the ordinance.

4. In your opinion, is the variance consistent with the comprehensive plan?

Yes. The project believes it is consistent with the comprehensive plan because it is in a designated zone for solar in Lime Township and complies with all current and future plans of the township and their ordinances.

5. In your opinion, does the proposal put the property to use in a reasonable manner?

Yes. The project believes this property is an ideal location for solar development due the dense tree cover surrounding the project, in addition to the natural vegetation that shields the project from public view.

6. In your opinion, are there circumstances unique to the property?

Yes. We feel that these circumstances are unique to the property because due to our project being on the same tax parcel as another approved project, we would need [REDACTED] and [REDACTED] approval. There are not any surrounding parcels that have an existing project on them, making this a unique circumstance to this property due to section 15.4.3 of the Lime Township Ordinance. Furthermore, this parcel is isolated due to the trees and cover that surrounds this parcel, making this parcel and ideal location for solar development.

7. In your opinion, will the variance maintain the essential character of the locality?

Yes. Yes, because this project will not affect the surrounding land nor the land that it is built on. Additionally, there is no vegetation removal making this a low impact project.

The Planning Commission must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.