



**SITE PLAN AND TRAFFIC ADVISORY REVIEW COMMITTEE
Internal Staff Meeting**

Minnesota Valley Room, First Floor, Intergovernmental Center

1. **SITE PLAN ITEMS**

1.

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).

2.

CYL02-25

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 and for a variance from Section 15.4.3 of Lime Township Solar ordinance to allow an additional community solar energy system in the Rural Conservation District on an existing tax parcel already approved and planned for a solar project without the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel. 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).

2. TRAFFIC ITEMS

Meeting Date: 01/14/2025

Title

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).

Applicant

The applicant is Habib Sadaka.

Request

The request 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 setback on the Madison Avenue side of the property from 15 feet to .92 feet.

Location

The subject property is described as the north half of Lot 9, and Lot 10, Auditors Plat 27, (830 N. Broad Street, etal).

Existing Land Use

The existing land use is a vacant building.

Zoning

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

Environmentally Sensitive Areas

There are no known environmentally sensitive areas on the site.

Public Utilities

The site is currently served by public utilities and the new proposed development is also proposed to be served by public utilities.

City Code

Mankato City Code section 10.45 pertaining to the B-1, Community Business District, can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.45COBUDI

Mankato City Code section 10.48 pertaining to the Highway Gateway Overlay District can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTVCODI_S10.48GTGAOVDI

Mankato City Code section 10.94 pertaining to Variances can be found here: https://library.municode.com/mn/mankato/codes/code_of_ordinances?nodeId=CH10LAUSZO_PTXADEN_S10.94VA

Site Plan Review Comments

Site plan comments from May 9, 2023 for the previous request and reviewed were as follows:

1. Notification fee shall be paid on the online portal prior to the Planning Commission meeting.
2. The contract for deed owner shall provide their consent for the application in order for the application to continue processing.
3. The applicant shall provide a snow removal plan.
4. The applicant shall clarify whether there are encroachments needed for footings or other permanent building materials/systems.
5. The parking proposed for use to achieve the code standards shall achieve Mankato City Code including, but not limited to, hard surfacing, 6" curb around the entire parking area, striping, the City of Mankato parking plates for stall size and backing movements, screening and all other criteria as found in Mankato City Code. This includes the 4 stalls on the vacant lot across the alley, and the stalls in the existing parking lot located across the alley.
6. The applicant shall provide a legally recorded long-term, perpetual easement that allocates exclusive use of the required stalls on the adjacent sites to demonstrate conformity with the subject development site. This will be required prior to the building permit submission.
7. The applicant shall arrange for the use of the right of way if necessary for future window cleaning, or other access or maintenance issues on the Madison Avenue side of the structure. This will require an obstruction permit each time access is desired from the right-of-way area.
8. In order to achieve ADA requirements, the applicant shall include either an elevator, or an ADA unit on the lower level of structure.
9. The applicant will be responsible for connection fees as per City of Mankato standards. The connection fee is roughly one REU,

Residential Equivalent unit, per residential unit, and the estimated fee is \$2,500 per REU. Questions pertaining to this item shall be directed to Carrie Becker in Utility Billing.

10. The commercial spaces will require a separate water meter than the residential.
11. There will be two addresses for the facility. 828 N. Broad will be the address for the residential units, and 830 N Broad will continue as the commercial suite address. 824 and 826 N Broad and 225 Madison Avenue addresses will be retired.
12. The applicant shall provide a private storm drainage system that achieves Mankato City Code.
13. Applicant shall identify the location of the mechanical equipment, and the equipment shall be screened accordingly.
14. The photometric plan appears to require slight modifications in order to achieve the maximum lighting levels of ½ foot candle at the property line. Adjust accordingly.
15. Applicant shall provide the details on the proposed fence to be located to screen the parking lot area. Details shall include the fence material, and softening. Additionally, the fence shall not exceed 4' be located in the front yard (Broad Street). Details shall be provided which address the current neighboring fence encroachment and the proposed resolution.
16. The landscaping plan shall include a minimum of 1 deciduous tree, 2 1/2" caliper for every 50 lf of parking lot.

Review

Habib Sadaka, is requesting an amendment to the certificate of design compliance for a new structure located in the Highway Gateway Overlay District and for a 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 located on 3 existing parcels, which will be combined to form one zoning lot. The addresses associated with the parcels are 824, 826 and 830 N. Broad Street, and 225 Madison Avenue. The subject properties are described as the north half of Lot 9, and Lot 10, Auditors Plat 27.

The property is currently occupied by a one-story, approximately 960 square foot building, which is proposed for demolition with this redevelopment proposal.

On June 12, 2023, the same variance proposal was approved by city council.

The site plan shows parking stalls that meet code requirements.

Certificate of Design Compliance

The subject property is located in the Highway Gateway Overlay District and, as such, a certificate of design compliance is required for the construction of the new two story structure.

The materials for the exterior will be a mix of lime stone from Vetterstone, metal plank in Harrywood, Hardie square panel siding, black metal trim, and matte black or earthtone canopies. The lighting fixtures will be down lighting only, which meets city code standards for exterior lighting.

The building will be used as an office building. The floor plans show offices on both floors, storage areas, conference rooms, and bathrooms.

Variance

The applicant is seeking a variance for the placement of the building on the Madison Avenue side of the property. The Highway Gateway Overlay District requires a 15' minimum building setback, and the proposed setback is .92 feet. In 2008, a variance was granted by the Mankato City Council for the subject parcel, which allowed a decrease in the setback to .75 feet. However, that proposed structure was never constructed. Consideration is again being sought for this new proposal for the site, which will also require a variance.

Attachments

General Location Map
Aerial Location Map
Site Plan and Landscaping
Exterior Rendering
Floor Plan
Variance Exhibit
Snow Management Plan

General Location Map



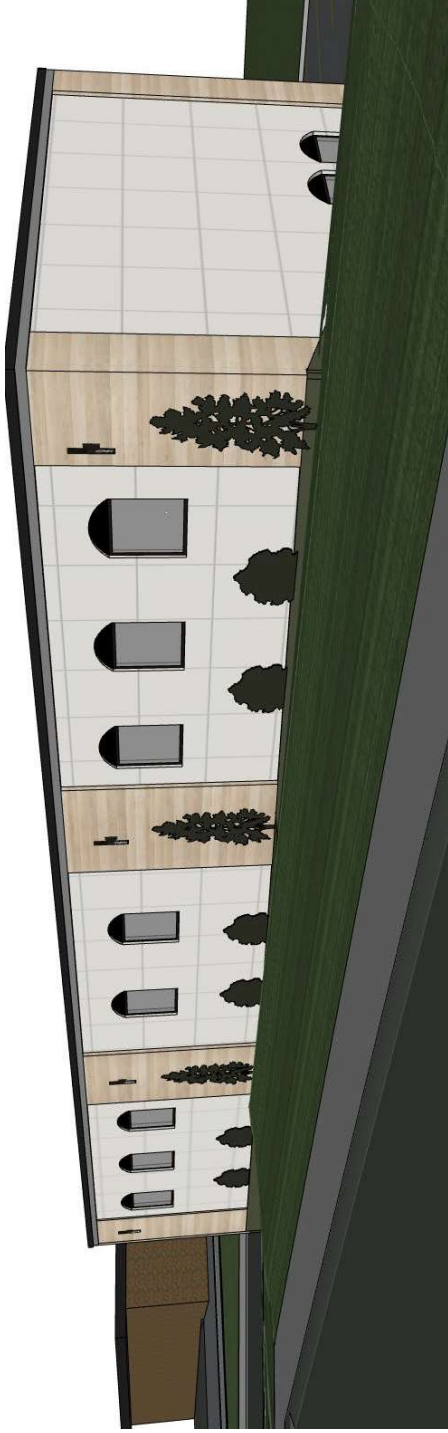
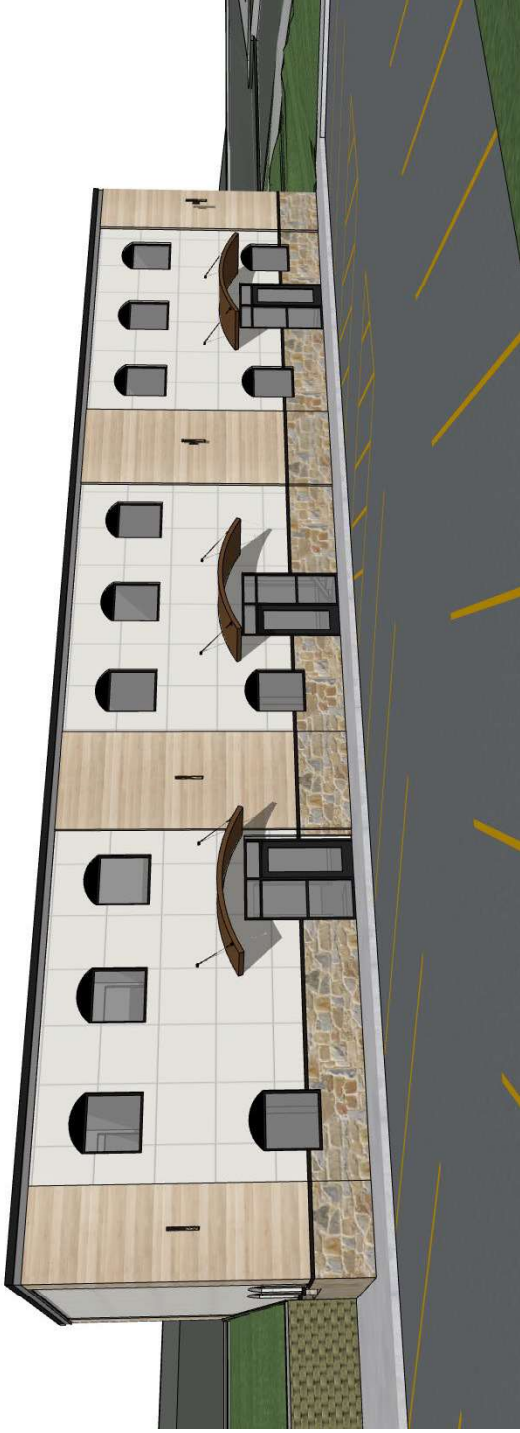
Date: December 2024

Author:

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Author:







STONE B
VETTERSTONE | NATURAL STRATA
*more color variation
(Numerous Patterns are available)



METAL PLANK
HARRYWOOD / CORK
*has some color variation to look
natural



HARDIE SQUARE PANEL SIDING
48" X 48" - Metal Channel: Silver
Color shown: NAVAJO BEIGE
(Other colors available)



STOREFRONT / WINDOWS
FINISH: MATTE BLACK
ALUMINUM

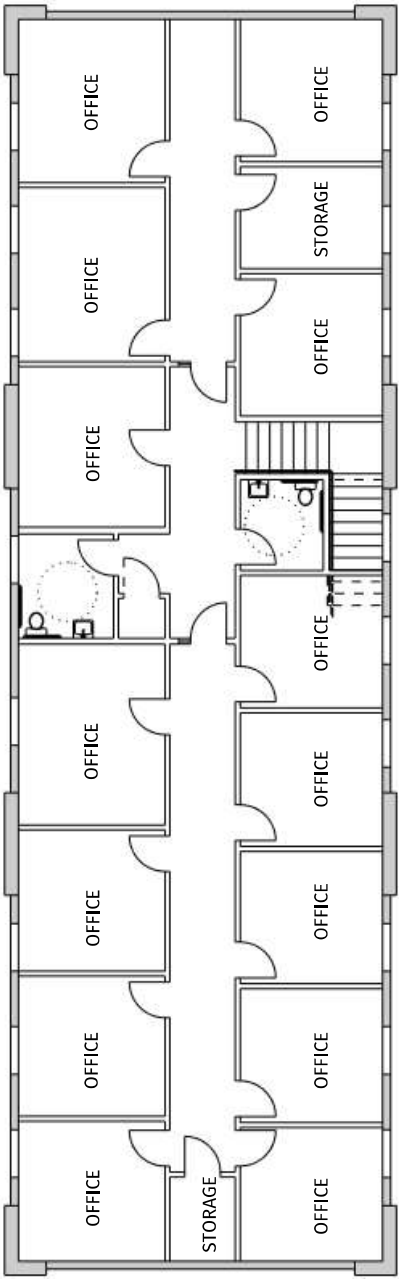
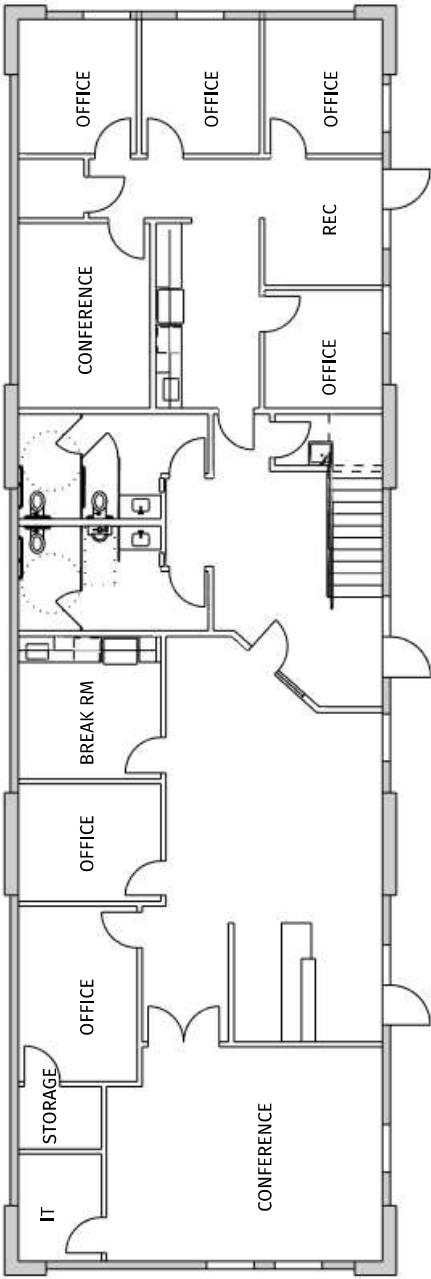


METAL TRIM
FINISH: MATTE BLACK
ALUMINUM



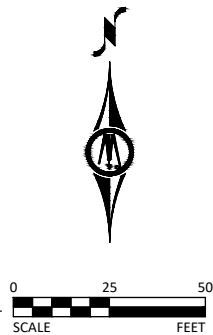
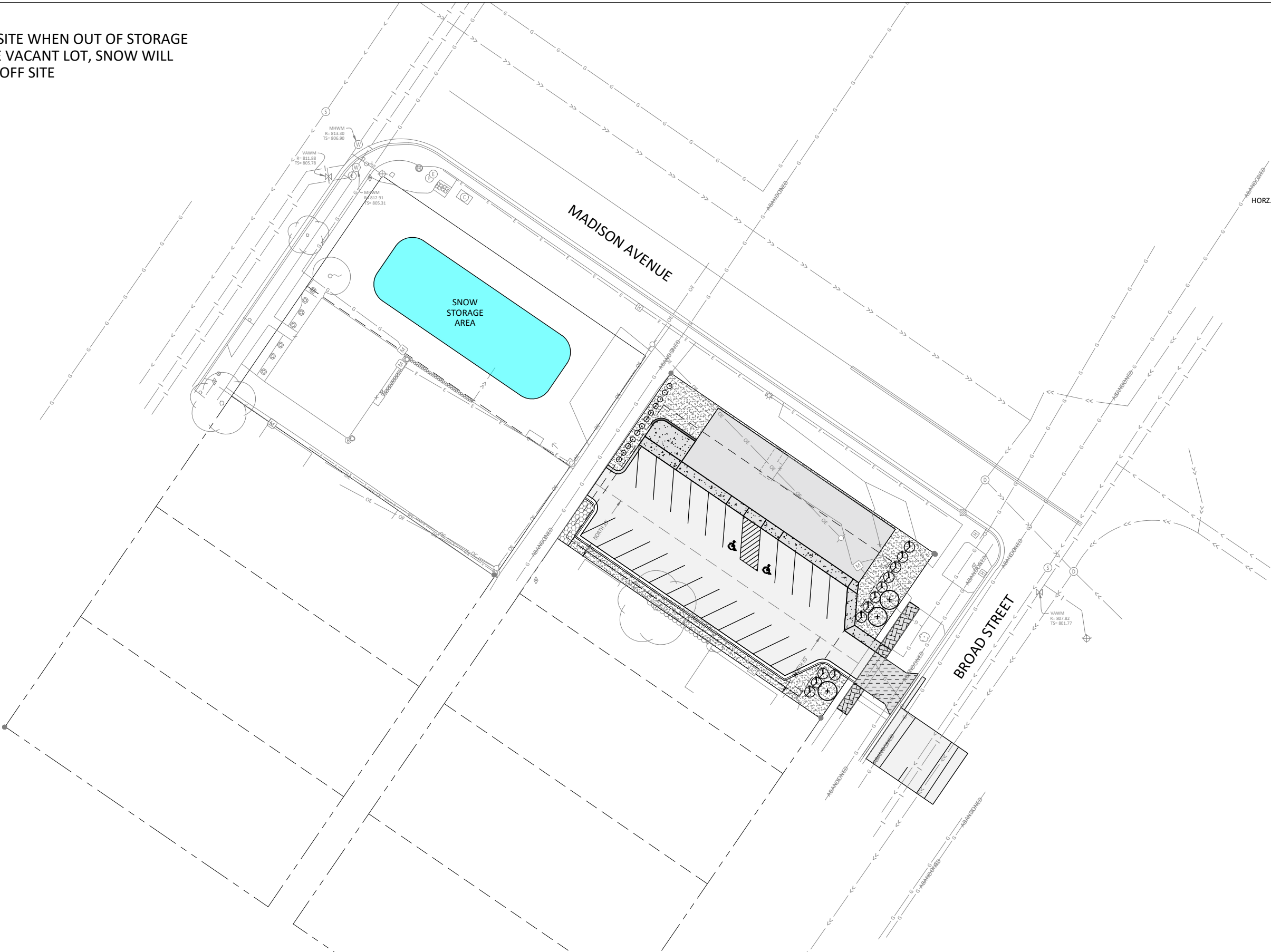
CANOPY
FINISH: MATTE BLACK OR
EARTHTONE

LIGHTING TO BE DOWNLIGHT ONLY.





- NOTES:
- SNOW WILL BE HAULED OFF SITE WHEN OUT OF STORAGE
 - UPON DEVELOPMENT OF THE VACANT LOT, SNOW WILL BE REQUIRED TO BE HAULED OFF SITE



Meeting Date: 01/14/2025

Title

CYL02-25

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 and for a variance from Section 15.4.3 of Lime Township Solar ordinance to allow an additional community solar energy system in the Rural Conservation District on an existing tax parcel already approved and planned for a solar project without the informed written consent signed by the adjoining property owners agreeing to more than one Community Solar Energy System per tax parcel. 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).

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 an approximately 8 acre site located at 23759 Third Avenue. The applicant is also requesting a variance to allow an additional community solar energy system in the Rural Conservation district on an existing tax parcel that was already approved and planned for a solar project without the informed written consent signed by the adjoining property owners agreeing to more than one community solar energy system per tax parcel.

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 acre and been approved on September 10th, 2024 for a one-megawatt solar garden, but was previously used for agricultural purposes.

Zoning

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

Environmentally Sensitive Areas

There are National wetland inventories located throughout the parcel and a consistent stream within the National Wetlands Inventory, NWI.

City Code

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

Review

The applicant, Sunvest Solar, is requesting an Interim Use permit, with permission of the property owner, to allow the construction and operation of an additional one-megawatt community solar garden in the Rural Conservation district, in Lime Township. The subject property consists of 84.22 acres and the applicant submitted a plan to utilize 8 acres of the subject site for the solar facilities. There is currently an approved New Energy Equity, one-megawatt community solar garden at this location that will be utilizing 7.2 acres in addition to the proposed Sunvest Solar garden site of 8 acres.

For additional community solar energy systems to be permitted by the township on an existing tax parcel, the applicant is required to obtain written consent signed by the adjoining property owners. The applicant was able to obtain four (4) out of the six (6) owners signatures and is therefore requesting a variance in the absence of the remaining two property owner's consent. It has been requested by the applicant for a variance on the written consent letter for the two (2) adjacent property owners whom they have not obtained signatures from.

Sun Vest Solar has requested a 35-year interim use permit with a year for the construction, operation, and ownership of a community solar garden. The garden will consist of approximately 2,346 solar modules that are proposed to be mounted to a driven pile. The installation height will be approximately 8 feet. The panels will be arranged into rows north to south with connectivity points, arranging the solar panels into groupings. An interconnection agreement with Xcel has been completed and submitted by the applicant.

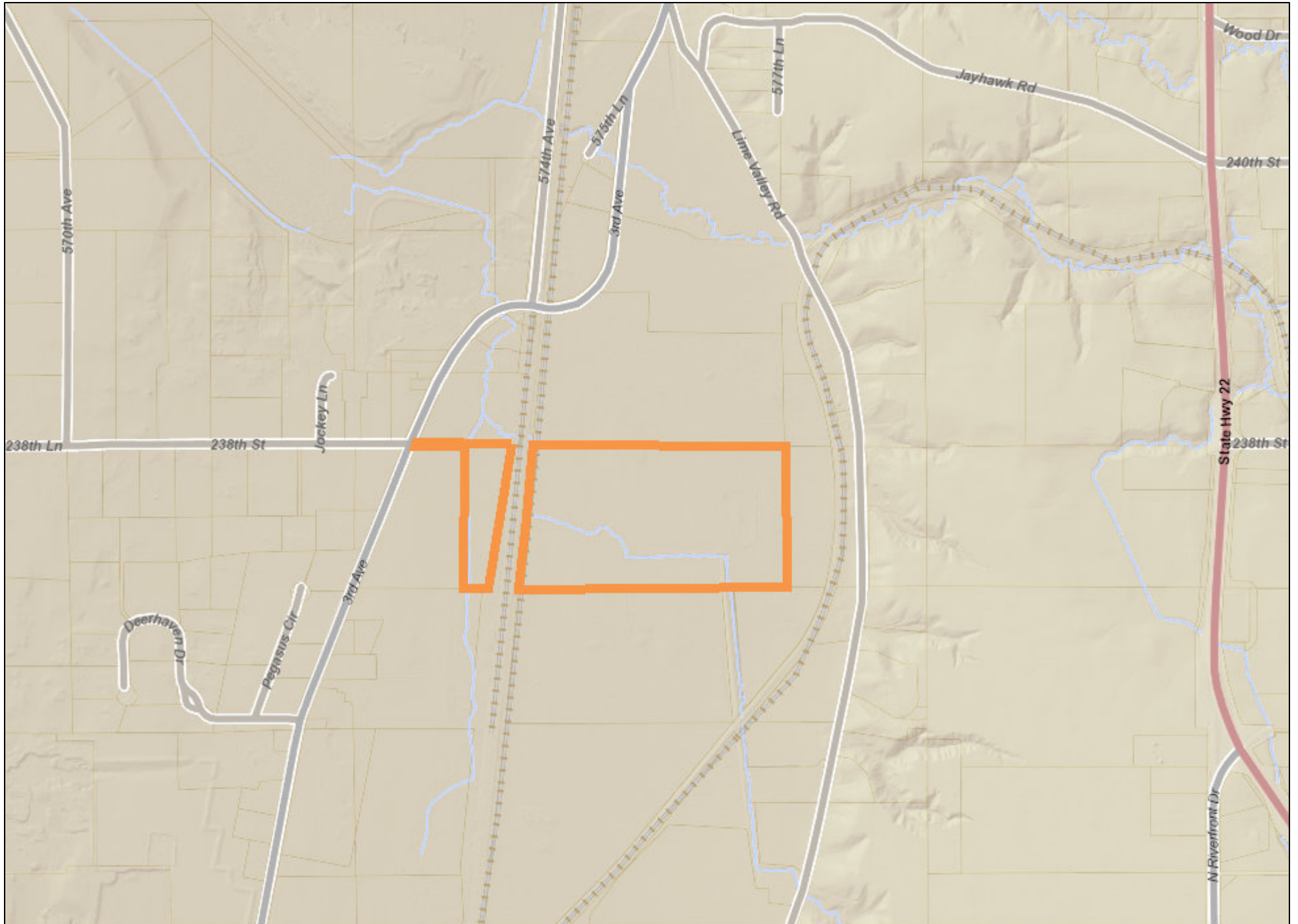
A community solar energy system within the rural conservation district is listed as an interim use permit in the Lime Township Zoning ordinance. The ordinance specifies the construction of solar facilities in Section 15 in the ordinance.

Access to the proposed solar site will be a shared point with New Energy Equity. The entrance is off of 3rd Avenue and crosses a railroad track.

Attachments

General Location Map
Aerial Map
Project narrative
Overall siteplan
Solar Garden Site Plan
Aesthetics
Landscaping/ General Reg
Decommissioning Plan
Variance request
Variance Application

General Location Map



Date: February 2024

Author:

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Aerial Location Map



Date: February 2024

Author:

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Project Summary

SV CSG Mankato North 1, LLC ("The Project" or "Mankato North 1 CSG") respectively submits this application for a Conditional Use Permit ("CUP") 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). 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 Conditional 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 LM -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.

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.

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



ELECTRICAL ENGINEER STAMP:

PROFESSIONAL ENGINEER STAMPS

JANCE:
INTERCONNECTION
LAN SET

PLICATION # 04193997

LE:1"=150'

REGISTERED ELECTRICAL ENGINEER certifies that I have prepared all the electrical "E" sheets in this drawing set.

REGISTERED STRUCTURAL ENGINEER certifies that I have prepared all of the structural "S" sheets in this drawing set.

REGISTERED CIVIL ENGINEER certifies that they have prepared all of the civil "C" sheets in this drawing set.

It should be noted that any plan sheets not listed above have been prepared and checked by others and have been included in this set of informational purposes only.

		21	
		20	
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	9/19/23		
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IN BY: TO		CHECKED BY:	AC
AS NOTED		JOB NO.	01233

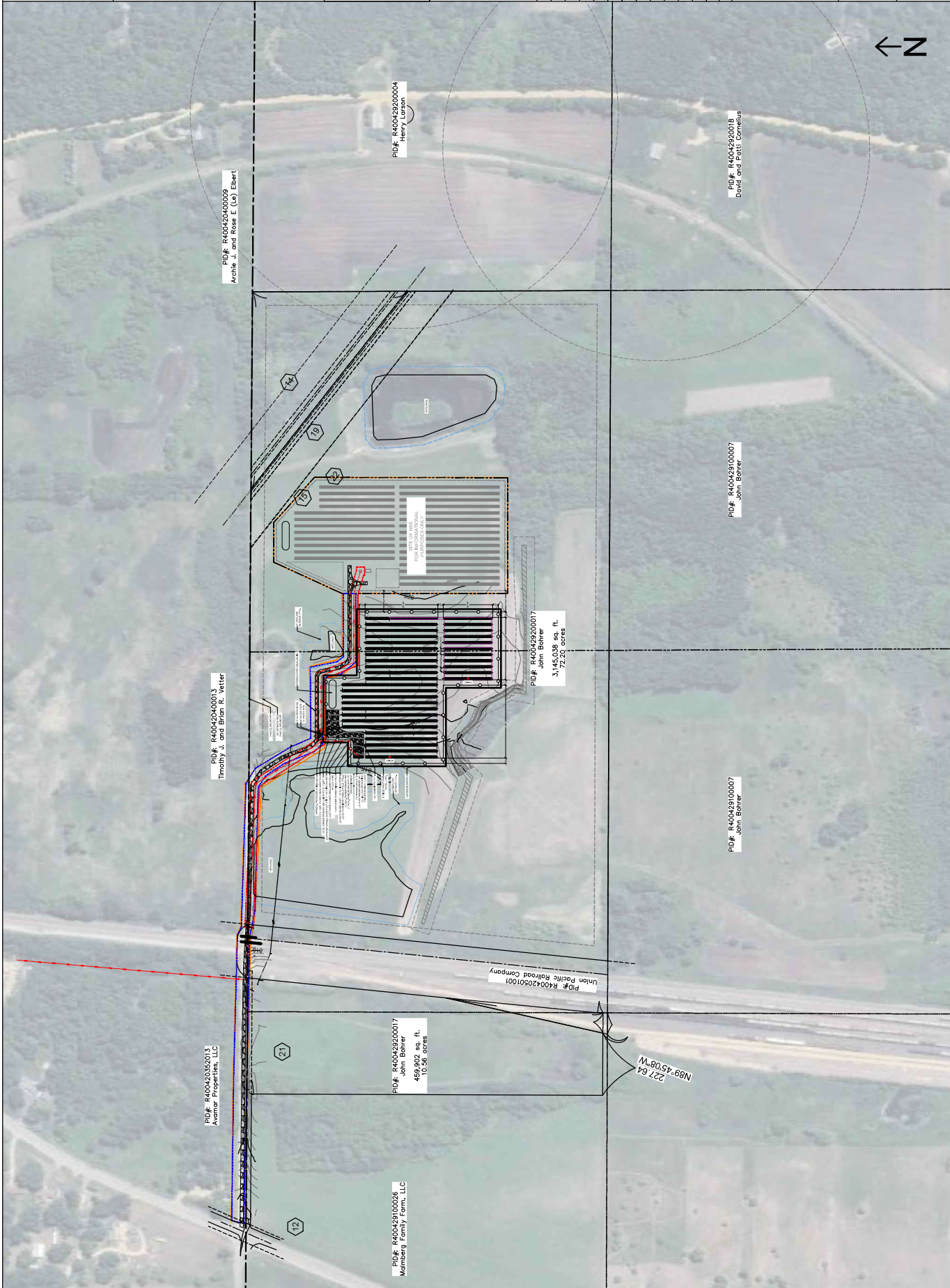
SV CSG
MANKATO NORTH 1
23759 3RD AVE
MANKATO, MN 56001

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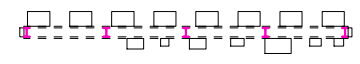




LEGEND



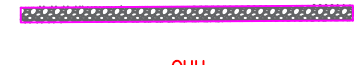
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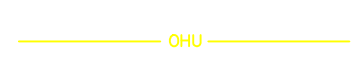
INVERTER/DISCONNECT RACK



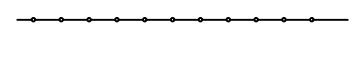
PROPOSED POWER POLE



ACCESS ROAD



PROPOSED OVERHEAD UTILITY



EXISTING OVERHEAD UTILITY



PROPOSED FENCE LINE



PROPERTY BOUNDARY LINE



SINGLE AXIS TRACKER



EASEMENT 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	10/04/2023	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

OVERALL SITE PLAN

NOT FOR CONSTRUCTION

SHEET NUMBER

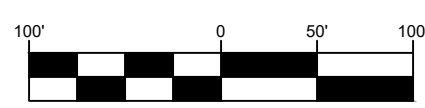
C.101

SHEET SIZE

REVISION

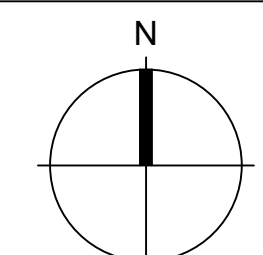
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GRAPHIC SCALE



1" = 100'

NORTH



STEEL P LLARS

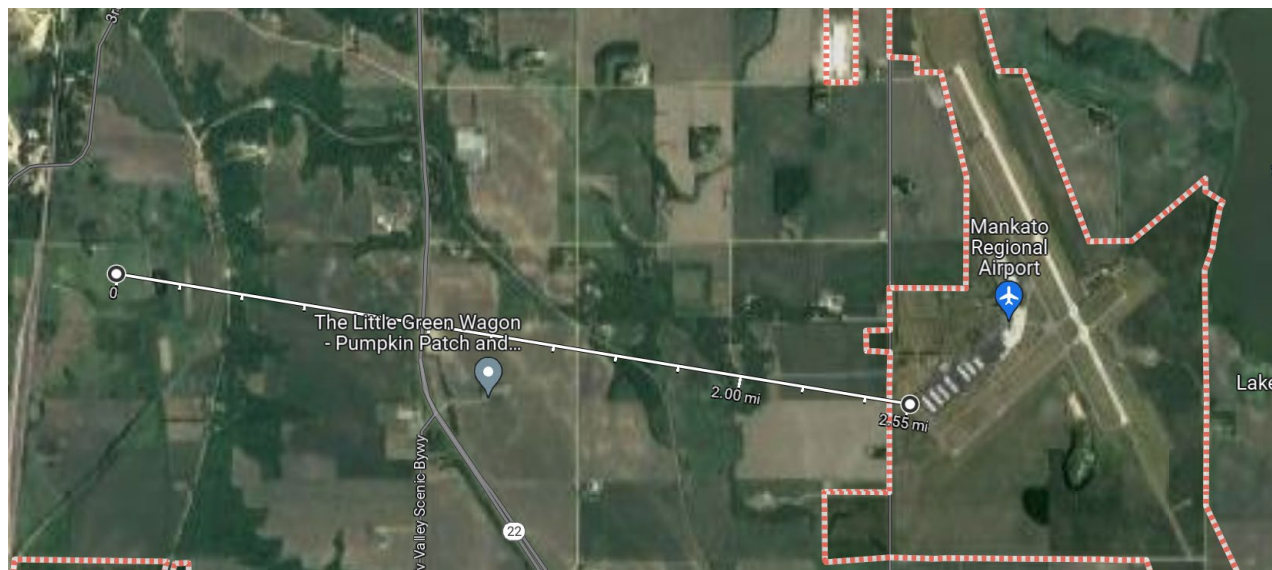
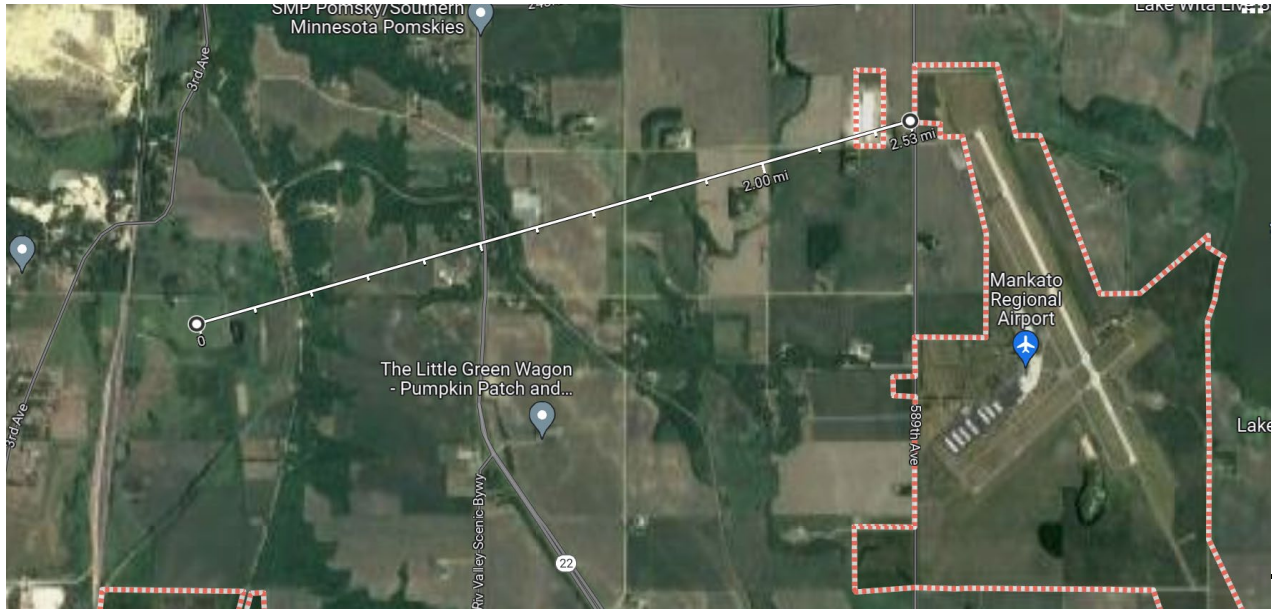


TRACKING SYSTEM SCHEMATIC



AESTHETICS

To limit reflection, solar PV panels are constructed of dark, light-absorbing materials. Today's panels reflect as little as two percent of the incoming sunlight depending on the angle of the sun and assuming use of anti-reflective coatings. No reflector type system will be used, so glare is not a concern from that standpoint. A glare study has been completed and is included in the application materials. The airport glare study is not necessary as the airport is more than 2 miles away from the array:



The use of a tracking system will limit the height of the project to less than 10 feet.

LANDSCAPING PLAN

The Project will establish a native turf grass mix inside the fence, along with a pollinator friendly seed mix around the perimeter of the project. Additionally, the Project will not be removing any vegetation or clearing any trees.

Native Grass Turf Mix (or substantially similar):

Updated: 2023



Partners also include stakeholder collaboration among Non-profits, Seed vendors, SWCD, Tribal Government Consultants, County and Cities. (see stakeholder list on [website](#))

Mid Diversity Solar Array Motel Soils South & West					
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by weight)	% by Seed	Seeds/ sq ft
bluejoint	<i>Calamagrostis canadensis</i>	0.08	1.49%	9.68%	8.00
slender wheatgrass	<i>Elymus trachycaulus</i>	1.78	34.08%	5.44%	4.50
Virginia wild rye	<i>Elymus virginicus</i>	1.30	24.88%	2.42%	2.00
fowl manna grass	<i>Glyceria striata</i>	0.14	2.61%	5.44%	4.50
fowl bluegrass	<i>Poa palustris</i>	0.42	8.04%	24.19%	20.00
Grasses Subtotal		3.72	71%	47%	39.00
Canada milk vetch	<i>Astragalus canadensis</i>	0.16	3.07%	1.21%	1.00
white prairie clover	<i>Dalea candida</i>	0.24	4.68%	2.06%	1.70
Legumes Subtotal		0.40	8%	3%	2.70
Canada anemone	<i>Anemone canadensis</i>	0.03	0.65%	0.12%	0.10
marsh milkweed	<i>Asclepias incarnata</i>	0.23	4.35%	0.48%	0.40
Canada tick trefoil	<i>Desmodium canadense</i>	0.20	3.80%	0.48%	0.40
grass-leaved goldenrod	<i>Euthamia graminifolia</i>	0.01	0.15%	1.21%	1.00
Blue lobelia	<i>Lobelia siphilitica</i>	0.01	0.21%	2.42%	2.00
Winged Loosestrife	<i>Lythrum alatum</i>	0.01	0.17%	1.21%	1.00
blue monkey flower	<i>Mimulus rhipens</i>	0.01	0.18%	9.68%	8.00

Virginia mountain mint	<i>Pycnanthemum virginianum</i>	0.02	0.48%	2.42%	2.00
black-eyed susan	<i>Rudbeckia hirta</i>	0.09	1.70%	3.63%	3.00
Riddell's goldenrod	<i>Solidago riddellii</i>	0.03	0.56%	1.21%	1.00
field blue-eyed grass	<i>Sisyrinchium campestre</i>	0.01	0.12%	0.12%	0.10
smooth aster	<i>Symphotrichum laeve</i>	0.03	0.60%	0.76%	0.63
eastern panicled aster	<i>Symphotrichum lanceolatum</i>	0.03	0.67%	2.42%	2.00
tall meadow-rue	<i>Thalictrum dasycarpum</i>	0.09	1.79%	0.30%	0.25
golden alexanders	<i>Zizia aurea</i>	0.02	0.48%	0.12%	0.10
Forbes Subtotal		0.82	16%	27%	21.98
pointed broom sedge	<i>Carex scoparia</i>	0.06	1.24%	2.42%	2.00
saw-fruited sedge	<i>Carex stipata</i>	0.08	1.54%	1.21%	1.00
fox sedge	<i>Carex vulpinoidea</i>	0.11	2.09%	4.84%	4.00
woolgrass	<i>Scirpus cyperinus</i>	0.02	0.37%	14.51%	12.00
Sedges Subtotal		0.27	5%	23%	19.00
Total		5.21	100%	100%	82.68

Temporary Cover Crop					
Option					
Oats	<i>Avena sativa</i>	24.99	100.00%	100.00%	11.13
Cover Crop Total		24.99	100%	100%	11.13

Pollinator Friendly Seed Mix (or substantially similar):

<u>Botanical Name</u>	<u>Common Name</u>	<u>PLS</u> <u>Ounces/Acre</u>
Permanent Grasses:		
<i>Bouteloua curtipendula</i>	Side Oats Grama	192.00
<i>Schizachyrium scoparium</i>	Little Bluestem	95.00
<i>Sporobolus heterolepis</i>	Prairie Dropseed	16.00
Total		303.00
Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	120.00
Total		480.00
Forbs:		
<i>Allium cernuum</i>	Nodding Wild Onion	3.00
<i>Amorpha canescens</i>	Lead Plant	1.00
<i>Aquilegia canadensis</i>	Wild Columbine	2.00
<i>Asclepias tuberosa</i>	Butterfly Milkweed	8.00
<i>Astragalus canadensis</i>	Canadian Milk Vetch	1.00
<i>Baptisia lactea</i>	White Wild Indigo	4.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	16.00
<i>Coreopsis palmata</i>	Prairie Coreopsis	4.00
<i>Dalea candidum</i>	White Prairie Clover	6.00
<i>Dalea purpurea</i>	Purple Prairie Clover	6.00
<i>Echinacea pallida</i>	Pale Purple Coneflower	16.00
<i>Kuhnia eupatoides</i>	False Bone-Set	3.00
<i>Lespedeza capitata</i>	Round-Head Bush Clover	4.00
<i>Liatris aspera</i>	Rough Blazing Star	4.00
<i>Potentilla arguta</i>	Prairie Cinquefoil	0.50
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.50
<i>Rudbeckia hirta</i>	Black-Eyed Susan	10.00
<i>Silphium terebinthinaceum</i>	Prairie Dock	2.00
<i>Solidago juncea</i>	Early Goldenrod	0.50
<i>Solidago rigida</i>	Stiff Goldenrod	1.00
<i>Tradescantia ohiensis</i>	Common Spiderwort	5.00
<i>Verbena stricta</i>	Hoary Vervain	3.00
<i>Zizia aurea</i>	Golden Alexanders	5.00
Total		49.75

The existing vegetation on site is made up various types of deciduous trees and with the property to the South owned by John Bohrer as well, the project area is 100% screened from the neighbors. There are also a few smaller coniferous trees on the property as well.



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.

NO SE

SV CSG Mankato North 1, LLC will comply with all state and local noise requirements. See page 3 of 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.

COVERAGE OF PROPERTY

The Project footprint is 5.93 acres, which is roughly 7% of the total coverage of the property in which this project is located. The depiction can be found on page 33 of the application

CONCLUSION

The Project as designed and planned complies with the Lime Township Zoning Codes and Conditional Use Permit application process. The Project will work closely with the landowner as the project progresses towards construction. The project respectfully requests Lime Township and Blue Earth County to approve the Conditional Use Permit with a one-year window to pull a building permit and begin to establish the use. 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.

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

Table of Contents

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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	

VARIANCE REQUEST

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]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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] 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: Only complete this section if this application includes a variance request.

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.

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] home is 1,700 feet. Additionally, there is an extensive vegetative buffer, including a dense tree line between both solar projects [REDACTED]. Please see the full application for explanation of variance request reasoning.

In your opinion, is the variance in harmony with the purposes 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.

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.

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.

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] 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

In your opinion, will the variance maintain the essential character of the locality?

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.