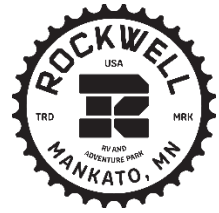


Application Document

Rockwell RV & Adventure Park



Name, Address, and Phone number of the owner of the land:

- Campquarry LLC (Joe Holtmeier & Kyle Kaldor)
- 3301 3rd Ave, Mankato, MN 56001
- Joe – 507-327-5775, Kyle – 701-430-1312

Operator Contact information (Same as above)

Complete Legal Description of property:

County: Blue Earth County

City/Township: Lime Township

PLS Location (¼, ¼, Section, Township, Range):

- NW¼ of the SE¼ of Section 30 Township 109 North, Range 26 West
- NE¼ of the SE¼ of Section 30 Township 109 North, Range 26 West
- SW¼ of the SE¼ of Section 30 Township 109 North, Range 26 West
- SE¼ of the SE¼ of Section 30 Township 109 North, Range 26 West
- NW¼ of the NE¼ of Section 31 Township 109 North, Range 26 West
- SW¼ of the NE¼ of Section 31 Township 109 North, Range 26 West
- NE¼ of the NW¼ of Section 31 Township 109 North, Range 26 West
- SE¼ of the SW¼ of Section 30 Township 109 North, Range 26 West
- NE¼ of the SW¼ of Section 30 Township 109 North, Range 26 West

GPS Coordinates: 44.213089, -93.993096

Tax Parcel Numbers: R40.04.30.400.002, R40.04.30.400.004, R40.04.30.400.006, R40.04.30.400.018, R40.04.30.400.014, R40.04.31.200.005, R40.04.31.200.006, R40.04.31.200.007, R40.04.31.200.033.

Legal Description of Parcels:

LEGAL DESCRIPTION

The following were provided in Stewart Title Guaranty Company Commitment Number 01040-23597e, Revision Number 1, effective date of March 19, 2021, at 8:00 a.m., Schedule A.

TRACT K:

PIN R40.04.30.400.014

The North 74.53* feet of the East 94.39 feet of the North Half of the Southwest Quarter of Section 30, and that part of the Southeast Quarter of Section 30 lying west of the centerline of County Highway No. 5, all in Township 109 North Range 26 West, Blue Earth County Minnesota all more particularly described as:

Commencing at the Northeast Corner of Section 30; (the east line of the Southeast Quarter of Section 30 to have an assumed bearing of South 00 degrees 31 minutes 34 seconds East) thence East a distance of 500.55 feet to a point on the centerline of County Highway No. 5; thence South 22 degrees 20 minutes 00 seconds West, along said highway centerline, 2581.5 feet; thence South 13 degrees 04 minutes 00 seconds West, a distance of 740.45 feet to the point of beginning; thence South 88 degrees 50 minutes 00 seconds West, 265.04 feet to an iron pipe monument; thence South 11 degrees 20 minutes 00 seconds West, 85.00 feet to an iron pipe monument; thence North 78 degrees 40 minutes 00 seconds West, 150.09 feet; thence South 11 degrees 20 minutes 00 seconds West, 462.54 feet; thence South 78 degrees 40 minutes 00 seconds East, 160.09 feet to an iron pipe monument; thence South 11 degrees 20 minutes 00 seconds West, 348.48 feet to an iron pipe monument; thence South 87** degrees 40 minutes 00 seconds East, 250.00 feet to a point on the centerline of County Highway No. 5; thence South 11 degrees 20 minutes 00 seconds West along said highway centerline 602.18 feet to the point of intersection with the north line of the South 629.60 feet of the Southeast Quarter of Section 30; thence North 89 degrees 13 minutes 29 seconds West, along said North line, 757.63 feet to the point of intersection with the East line of the West 957.00 feet of the Southeast Quarter of Section 30; thence North 00 degrees 03 minutes 46 seconds East, along said East line, 747.80 feet to the point of intersection with a line drawn at right angles to the West line of the Southeast Quarter of Section 30 at a point distant 1365.50 feet north of the South Quarter Corner of Section 30 as measured along the West line of the Southeast Quarter of Section 30***, thence North 89 degrees 56 minutes 14 seconds West, along said line, 705.38 feet to the point of intersection with the East line of the West 251.62 feet of the Southeast Quarter of Section 30; thence North 00 degrees 03 minutes 46 seconds East along said East line, 1144.45 feet to a point on the South line of the North 74.58 feet of the Southeast Quarter of Section 30; thence westerly along said South line, 251.62 feet to a point on the West line of the Southeast Quarter of Section 30; thence continuing westerly along the South line of the North 74.58 feet of the Southwest Quarter of Section 30 a distance of 94.39 feet; thence North 00 degrees 03 minutes 46 seconds East, along a line parallel with the East line of the Southwest Quarter of Section 30 a distance of 74.58 feet to a point on the North line of the Southwest Quarter of Section 30; thence Easterly along said North line, 94.39 feet to the Northwest Corner of the Southeast Quarter of Section 30; thence continuing easterly along the North line of the Southeast Quarter of Section 30 a distance of 1894.5 feet to a point distant 231.00 feet westerly of the intersection of said North line with the centerline of County Highway No. 5; thence southerly at right angles to said north line, 199.00**** feet; thence easterly along a line parallel with the north line of the Southeast Quarter of Section 30 a distance of 184 feet to a point on the centerline of County Highway No. 5; thence South 13 degrees 04 minutes 00 seconds West, along said Highway centerline, 270 feet to the point of beginning, according to the United States Government Survey thereof and situate in Blue Earth County, Minnesota.

EXCEPTING the following:

That part of the Southeast Quarter of Section 30 lying west of the centerline of County Highway No. 5, all in Township 109 North Range 26 West, Blue Earth County, Minnesota all more particularly described as:

Commencing at the Northeast Corner of Section 30; (the east line of the Southeast Quarter of Section 30 to have an assumed bearing of South 00 degrees 31 minutes 34 seconds East) thence East a distance of 500.55 feet to a point on the center line of County Highway No. 5; thence South 22 degrees 20 minutes 00 seconds West, along said highway center line, 2581.5 feet; thence South 13 degrees 04 minutes 00 seconds West, a distance of 740.45 feet to the point of beginning; thence South 88 degrees 50 minutes 00 seconds West, 265.04 feet to an Iron pipe monument; thence South 11 degrees 20 minutes 00 seconds West, 85.00 feet to an Iron pipe monument; thence North 78 degrees 40 minutes 00 seconds West, 150.09 feet; thence South 88 degrees 50 minutes 00 seconds West, 584.34 feet; thence North 00 degrees 20 minutes 19 seconds West, 527.08 feet to a point on the north line of the Southeast Quarter of Section 30; thence easterly along said north line, 892.67 feet to a point distant 231.00 feet westerly of the Intersection of said North line with the center line of County Highway No. 5; thence southerly at right angles to said north line, 198.00 feet; thence easterly along a line parallel with the North line of the Southeast Quarter of Section 30 a distance of 184 feet to a point on the center line of County Highway No. 5; thence South 13 degrees 04 minutes 00 seconds West, along said highway center line, 270 feet to the point of beginning, according to the United States Government Survey thereof and situate in Blue Earth County, Minnesota.

TRACT T:

PIN R40.04.30.400.004

Commencing at the Northeast corner of Section 30, Township 109 North, Range 26 West, thence East a distance of 500.55 feet to a point on the public road, thence South 22 degrees-20 minutes West along the public road a distance of 2581.5 feet, thence South 13 degrees-04 minutes West a distance of 782.04 feet to a point in the center of the public road, thence South 10 degrees-50 minutes West along the center of the public road a distance of 298.10 feet to the place of beginning, thence continuing South 11 degrees-20 minutes West along the center of the public road a distance of 265.55 feet; thence North 78 degrees-40 minutes West a distance of 410.09 feet, thence North 11 degrees-20 minutes East a distance of 265.55 feet, thence South 78 degrees-40 minutes East a distance of 410.09 feet to the point of beginning. Said tract of land lying in the East one-half of the Southeast Quarter of Section 30, Township 109 North, Range 26 West, Blue Earth County, Minnesota.

Abstract Property

TRACT W:

PIN R40.04.31.200.033

Tract A, Registered Land Survey No. 172, Blue Earth County, Minnesota.

Registered Land -Certificate of Title No. 33905.

Tract AA:

PIN R40.04.30.400.002

Beginning at the center of the Big Sioux and Mendota Road where it crosses the North line of the SE1/4 of Section 30, Township 109 North, Range 26 West, thence running West on said line 14 rods, thence South 12 rods, thence East to the center of said road, thence Northerly along the center of said road to the point of beginning.

Abstract property

Tract CC:

PINs R40.04.31.200.007 and R40.04.31.200.006

Lots A & B, Registered Land Survey No. 36, according to the plat thereof on file and of record in the office of the Register of Deeds of Blue Earth County, Minnesota.

Registered Land -Certificate of Title No. 33729.

Tract DD:

PIN R40.04.31.200.005

Beginning at the northwest corner of the SW1/4 NE1/4 of Sec. 31-109-26 West; thence north on the north and south 1/4 line of said Sec. 495 feet; thence north 89°54 minutes east 1434.16 feet to the center of the highway between Mankato and St. Peter (now known as Blue Earth County Aid Road No. 123); thence southwesterly 1177.10 feet down the center line of said highway to the north line of the S1/2 of said SW1/4 of the NE1/4; thence on said north line south 89°54 minutes west 461 feet; thence northwesterly 63°27 minutes to the right 251 feet; thence South 89°54 minutes west 116 feet; thence north 44°38 minutes west 290 feet; thence North 50°16 minutes west 288.5 feet; thence north 63°57 minutes west 100 feet to the point of beginning, except all existing highways and cartways. EXCEPT a strip of land 1 rod in width adjacent to the South line of Pilgrim's Rest Cemetery and extending the length of said Cemetery, allocated in the NE1/4 Sec. 31-109-26 West, more particularly described as follows: Commencing at an iron pipe at the intersection of the West line of the Mendota and Big Sioux Road, also known as the Mankato St. Peter Highway, and the North line of Sec. 31-109-26 West, said iron being approximately 1087 feet West of the northeast corner of said Section 31; thence running West a distance of 585 feet, thence South 3°45' West a distance of 792 feet to the place of beginning; thence continuing along the same line a distance of 16.5 feet, thence East and parallel to the North line of said Section 31 a distance of 485.2 feet to the West line of the Mendota and Big Sioux Road, thence North 10°38' East along the West line of said Mendota and Big Sioux Road a distance of 16.8 feet, thence West and parallel to the North line of said Section 31, a distance of 488.3 feet to the place of beginning.

EXCEPT Tracts A & B, Registered Land Survey No. 36.

And an easement in and to a roadway over the following described property:

A road 20 feet in width 10 feet on either side of a line described as follows: Commencing at the intersection of the centerline of County Highway No. 5 and the North line of a tract of land described as follows: "The North 70 acres of the South 110 acres, West of County Highway No. 5, in the Northeast quarter of Section 31, Township 109 North, Range 26 West"; thence West along said North line approximately 1100 feet; thence Northwesterly approximately 340 feet to a point on the West line of a tract of land described as follows: "The West 16.92 acres of the North 24 acres of the Northwest Quarter of the Northeast Quarter of Section 31, Township 109 North, Range 26 west"; said point being approximately 100 feet North of the Southwest corner of said last described tract; thence continuing Westerly across the Northeast quarter of the Northwest quarter of said Section 31, approximately 100 feet to a point of termination, said terminal point being located as follows: commencing at a point on the North line of Section 31, Township 109 North, Range 26 West, 2179.8 feet East of the Northwest corner of said Section 31; thence South 184.6 feet; thence South 44 degrees 26 minutes East 520.5 feet; thence south 0 degrees 30 minutes West, 147.3 feet to said point of termination.

In the event that should a survey of the above described roadway as it now exists show the above description to be inaccurate the vendor agrees at the request of the vendee to execute and deliver a Quit Claim Deed transferring to said vendee the road area in accordance with such survey. The covenants of warranty in this instrument shall be deemed not to apply to the last above described tract, said tract being the roadway conveyed hereby.

Registered Land -Certificate of Title No. 33866.

Tract L – PID R40.04.30.400.018

DESCRIPTION

All that part of the following two descriptions:

(Description 1)

That part of the Southeast Quarter of Section 30 lying west of the center line of County Highway No. 5, all in Township 109 North Range 26 West, Blue Earth County, Minnesota all more particularly described as:

Commencing at the Northeast Corner of Section 30; (the east line of the Southeast Quarter of Section 30 to have an assumed bearing of South 00 degrees 31 minutes 34 seconds East) thence East a distance of 500.55 feet to a point on the center line of County Highway No. 5; thence South 22 degrees 20 minutes 00 seconds West, along said highway center line, 2581.5 feet; thence South 13 degrees 04 minutes 00 seconds West, a distance of 740.45 feet to the point of beginning; thence South 88 degrees 50 minutes 00 seconds West, 265.04 feet to an Iron pipe monument; thence South 11 degrees 20 minutes 00 seconds West, 85.00 feet to an Iron pipe monument; thence North 78 degrees 40 minutes 00 seconds West, 150.09 feet; thence South 88 degrees 50 minutes 00 seconds West, 584.34 feet; thence North 00 degrees 20 minutes 19 seconds West, 527.08 feet to a point on the north line of the Southeast Quarter of Section 30; thence easterly along said north line, 892.67 feet to a point distant 231.00 feet westerly of the Intersection of said North line with the center line of County Highway No. 5; thence southerly at right angles to said north line, 198.00 feet; thence easterly along a line parallel with the North line of the Southeast Quarter of Section 30 a distance of 184 feet to a point on the center line of County Highway No. 5; thence South 13 degrees 04 minutes 00 seconds West, along said highway center line, 270 feet to the point of beginning, according to the United States Government Survey thereof and situate in Blue Earth County, Minnesota.

(Description 2)

Commencing at the Northeast corner of Section 30, Township 109 North, Range 26 West, thence East a distance of 500.55 feet to a point on the public road, thence South 22°20' West along the public road a distance of 2581.5 feet, thence South 13°04' West a distance of 740.45 feet to the place of beginning, thence South 13°04' West a distance of 41.59 feet to a point in the center of the public road, thence South 10°50' West a distance of 298.10 feet, thence North 78°40' West a distance of 410.09 feet, thence North 11°20' East a distance of 196.99 feet, thence South 78°40' East a distance of 150.09 feet, thence North 11°20' East a distance of 85.00 feet, thence North 88°50' East a distance of 265.04 feet to the point of beginning.

DESCRIPTION (con't)

Which lies westerly and northerly of the following described line:

Commencing at the Northeast Corner of Section 30; (the east line of the Southeast Quarter of Section 30 to have an assumed bearing of South 00 degrees 31 minutes 34 seconds East) thence East a distance of 500.55 feet to a point on the center line of County Highway No. 5; thence South 22 degrees 20 minutes 00 seconds West, along said highway center line, 2581.5 feet; thence South 13 degrees 04 minutes 00 seconds West, a distance of 740.45 feet; thence South 88 degrees 50 minutes 00 seconds West, 265.04 feet; thence South 11 degrees 20 minutes 00 seconds West, a distance of 281.99 feet to the point of beginning; thence North 11 degrees 20 minutes 00 seconds East, back along the previously described course and its northeasterly extension, a distance of 396.42 feet; thence North 88 degrees 50 minutes 00 seconds East, a distance of 264.25 feet to a point on the center line of County Highway No. 5 and there terminating.

PID R40.04.30.400.006 – Emmanuel Lutheran 10 acres

Property Legal Description

All that part of the Southeast Quarter (SE1/4) of Section Thirty (30), Township One Hundred Nine (109) North, Range Twenty-six (26) West, Blue Earth County, Minnesota described as follows:

Commencing at the Southeast Corner of said Section Thirty (30), thence due West (assumed bearing) along the South line of Section Thirty (30), 1047.00 feet to the point of intersection of the South line with the center Line of Highway No. 5, said point being the point of beginning; thence continuing due West along South line of Section Thirty (30), 633.40 feet; thence North 0 degrees 46.5 minutes West 629.60 feet; thence due East, and parallel to the South line of Section Thirty (30), 757.63 feet, to a point on the center line of Highway 5; thence South 10 degrees 25 minutes West along the Highway center line 640.07 feet to the point of beginning, according to the United States Government Survey thereof and situate in Blue Earth County, Minnesota.

Rockwell RV & Adventure Park

IUP Application

Prepared for: Lime Township

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1. Executive Summary / Project Overview

Rockwell RV & Adventure Park is a proposed outdoor recreation and campground development located on approximately 105 acres north of Mankato in Lime Township, Minnesota. This application requests approval of an Interim Use Permit (IUP) for the proposed recreational development, along with revocation of the existing Mining Conditional Use Permit (CUP) for the parcels included within the IUP boundary to facilitate the planned transition from mining to campground and outdoor recreation use. Parcels not included within this application will remain subject to the existing Mining CUP and may continue to operate in accordance with its terms.

The project represents the next phase in the property's evolution by transitioning previously mined lands into a thoughtfully planned outdoor recreation destination that combines camping, adventure recreation, hospitality, and publicly accessible recreational amenities within a reclaimed quarry landscape.

Rather than developing agricultural or previously undisturbed land, the project adapts an existing industrial property whose quarry lakes, limestone highwalls, and varied topography create a unique setting for outdoor recreation. Development is concentrated within previously disturbed areas, allowing the project to utilize existing landforms while preserving natural buffers, protecting environmental resources, and minimizing impacts on surrounding properties.

The proposed development includes approximately 300 RV and camping sites, a regional mountain bike trail system, cable wakeboarding park, aqua park, climbing and bouldering features, guest services lodge, food and beverage amenities, gathering spaces, and supporting infrastructure. Together, these amenities create an integrated recreational destination designed to serve visitors of all ages while promoting outdoor recreation, tourism, and healthy lifestyles.

A significant component of the project is the Rockwell Mountain Bike Trail System, which is planned in partnership with Mankato Area Mountain Bikers (MAMB). The trail system will remain publicly accessible independent of campground operations and will provide a long-term community recreational asset supported through nonprofit stewardship, volunteer involvement, and organized programming.

The project has been designed to work with the site's existing quarry topography, which naturally screens many activity areas from surrounding properties while reducing visual and noise impacts. Operational plans, environmental protections, traffic improvements, stormwater management, and buffering measures have been incorporated into the overall

design to ensure compatibility with adjacent land uses and compliance with applicable Township regulations.

Through the adaptive reuse of a historically disturbed quarry, Rockwell RV & Adventure Park will expand outdoor recreation opportunities, support regional tourism, strengthen the local economy, and create a long-term recreational and environmental asset for Lime Township and the Greater Mankato region.

2. Project Vision and Intent

Rockwell RV & Adventure Park has been planned as an integrated outdoor recreation destination that transforms a historically mined limestone quarry into a long-term recreational asset for Lime Township and the Greater Mankato region. Rather than reshaping the site to fit a predetermined concept, the development has been designed around the property's existing quarry landscape, utilizing its lakes, limestone highwalls, topography, and reclaimed areas to create a unique recreational experience.

A primary planning objective has been to concentrate development within previously disturbed portions of the property while preserving existing natural buffers, minimizing additional land disturbance, and protecting environmentally sensitive resources. The layout intentionally utilizes the site's recessed quarry areas and existing berms to reduce visual and noise impacts on adjacent properties and maintain compatibility with the surrounding rural landscape.

The project has also been designed to integrate multiple recreational and hospitality uses into a cohesive destination where camping, mountain biking, water recreation, climbing, lodging, food service, and gathering spaces complement one another while sharing infrastructure and guest amenities. This integrated approach encourages longer visitor stays, supports regional tourism, and creates operational efficiencies.

Long-term stewardship is a guiding principle of the project. Recreational facilities, natural resources, and supporting infrastructure are intended to be managed in a manner that promotes public safety, environmental responsibility, and high-quality visitor experiences. The partnership with Mankato Area Mountain Bikers (MAMB) further supports these objectives by providing long-term stewardship, volunteer involvement, and community programming for the publicly accessible trail system.

The overall vision is to create a thoughtfully planned recreational destination that enhances the long-term value of a historically disturbed property while providing lasting recreational, environmental, and economic benefits for the surrounding community.

3. Existing Site Conditions

The proposed development is located on approximately 105 acres of active and historically operated limestone quarry property in Lime Township, Minnesota. The site has been utilized for aggregate production and dimensional stone mining for many decades and contains multiple quarry areas in various stages of active mining and reclamation.

3.1 Site Topography and Quarry Conditions

The property is characterized by significant elevation changes created through historic quarry operations. Existing features include limestone highwalls, quarry benches, reclaimed slopes, internal haul roads, stockpile areas, and open excavation areas. Elevation across the site varies by approximately 50 feet, with many of the quarry areas situated 15 to 30 feet below the surrounding grade.

3.2 Water Features and Hydrology

The site contains five groundwater-fed quarry lakes created through historic mining operations, along with one small natural wetland located in the northern portion of the property. The quarry lakes do not have defined surface inflows or outflows and are hydrologically connected to the regional groundwater system characteristic of the area's karst geology.

3.3 Vegetation and Land Cover

Much of the property consists of previously disturbed land associated with historic quarry activities. Existing land cover includes exposed limestone, reclaimed grasslands, volunteer vegetation, mature trees along portions of the property boundary, and areas of natural regeneration within inactive portions of the quarry.

3.4 Existing Infrastructure

Existing site improvements include quarry access roads, internal haul roads, stockpile areas, processing areas, and an on-site water well. Electrical infrastructure is limited, and no municipal sanitary sewer service currently exists within the development area.

3.5 Surrounding Land Uses

The property is bordered by rural residential development to the north and northeast, industrial and mining-related properties to the east, south, and west, and agricultural land in portions of the surrounding area. Primary access is provided from 3rd Avenue, with additional roadway frontage along 230th Lane.

3.6 Existing Opportunities and Constraints

The site's existing quarry landscape presents both opportunities and design constraints. Historic mining has created a property with unique geological features, varied topography, and existing disturbed areas that influence future site planning. Steep slopes, quarry lakes, existing berms, and natural vegetation require careful integration into the project design while providing the framework for the property's long-term transition from industrial use to outdoor recreation.

4. Proposed Recreational Amenities and Supporting Facilities

The proposed development includes a coordinated mix of outdoor recreation, hospitality, and supporting infrastructure designed to function as a single integrated recreational destination. Development may occur in phases as infrastructure and recreational amenities are completed, allowing portions of the project to become operational while subsequent phases continue to be constructed in accordance with approved plans and permits. The primary components of the project are described below.

4.1 RV Campground

The campground will serve as the primary hospitality component of the development and is planned to include approximately 300 RV campsites, along with a limited number of tent camping opportunities. Campsites will include a variety of configurations, including premium waterfront, pull-through, back-in, and standard sites. Supporting amenities include bathhouses, internal roadways, gathering areas, playgrounds, recreational areas, and utility infrastructure necessary to support campground operations.

4.2 Lodge and Guest Services

A central lodge will serve as the primary guest services hub for the development. Planned amenities include guest check-in, camp store, retail space, food and beverage service, indoor and outdoor seating, equipment rental, and gathering spaces overlooking the primary recreational amenities. Designated areas for food trucks and other complementary food service providers are also planned.

4.3 Cable Wake Park

The cable wake park will provide wakeboarding and other tow-assisted water sports utilizing a full-size overhead cable system. Supporting facilities include rental operations, staging and starting areas, spectator viewing, instructional programming, and associated operational infrastructure. Operations will include guest orientation, safety instruction,

trained operational staff, designated operating procedures, rescue equipment, and emergency response protocols appropriate for tow-assisted water recreation.

4.4 Aqua Park and Water Recreation

The aqua park will provide a variety of water-based recreational opportunities utilizing one of the existing quarry lakes. Planned amenities include designated swimming areas, inflatable aqua park attractions, junior play features, deep-water solo climbing, cliff jumping, kayak and paddleboard rentals, floating cabanas, concessions, locker facilities, and related guest amenities.

Water recreation activities will be supported by trained operational staff, designated swimming areas, posted safety rules, emergency response equipment, and operational procedures designed to promote guest safety while providing a high-quality recreational experience.

4.5 Climbing Features

The project includes both natural and constructed climbing opportunities integrated into the existing quarry landscape. Planned facilities include climbing walls, bouldering areas, deep-water solo climbing, instructional programming, and related recreational features.

4.6 Rockwell Mountain Bike Trails

The Rockwell Mountain Bike Trails will provide approximately six miles of publicly accessible, purpose-built trails designed for riders of all skill levels. Facilities include beginner skills areas, progression features, jump lines, advanced trails, trailhead parking, wayfinding signage, and supporting infrastructure. The trail system will be developed and maintained in partnership with Mankato Area Mountain Bikers (MAMB). Trail construction will incorporate existing quarry features, including limestone highwalls, benches, and rock formations. In select locations, limited rock excavation may be necessary to integrate trail alignments into the existing quarry landscape while maintaining appropriate safety and design standards.

The trail system will be regularly inspected and maintained to address trail conditions, erosion, vegetation management, signage, and rider safety. Temporary trail closures may occur due to weather, maintenance activities, or other safety considerations in accordance with the Operational Plan.

4.7 Events and Recreational Programming

The project may host recreational events, instructional programs, youth camps, nonprofit activities, private group functions, corporate retreats, weddings, community gatherings,

and other activities that are customary and incidental to the operation of an outdoor recreation destination. Such activities will be managed in accordance with the Operational Plan and applicable permit conditions.

4.8 Supporting Infrastructure

Supporting improvements include maintenance facilities, equipment storage, utility infrastructure, internal roadways, parking areas, pedestrian connections, signage, landscaping, stormwater management facilities, and other infrastructure necessary to support the long-term operation of the development. Wayfinding signage, regulatory signage, interpretive information, and emergency location markers will be installed throughout the property to assist visitors with navigation, safety, and orientation. Approximately 160 parking spaces are planned for the main parking lot of the campground and adventure park, with 23 additional spaces in the southern portion of the campground, along with approximately 60 dedicated spaces serving the public mountain bike trail system.

5. Events, Gatherings, and Organized Activities

As part of its operation as an outdoor recreation and hospitality destination, Rockwell RV & Adventure Park may host a variety of organized recreational activities, educational programs, community events, and private gatherings that are customary and incidental to the primary recreational uses of the property.

Anticipated activities include mountain bike races and group rides, wakeboarding competitions and instructional programs, climbing clinics, youth recreation camps, outdoor education programs, nonprofit fundraising events, corporate retreats, team-building activities, weddings, birthday celebrations, and other private or community gatherings. Recreational programming may occur as single-day events, multi-day programs, recurring seasonal activities, or instructional clinics.

Many organized activities will occur in partnership with organizations such as Mankato Area Mountain Bikers (MAMB), schools, youth organizations, nonprofits, and community groups. The Rockwell Mountain Bike Trails, in particular, are intended to serve as a regional venue for trail stewardship activities, group rides, races, skills instruction, and youth programming.

Events will generally occur within designated recreational areas, gathering spaces, waterfront amenities, trail facilities, and the lodge area. Existing quarry topography, natural

buffers, and the overall site layout help contain event activity within the property while minimizing impacts on surrounding land uses.

Parking for organized events will typically be accommodated within the site's permanent parking facilities. Temporary overflow parking, additional staffing, traffic management measures, or event-specific operational controls may be implemented for larger events when necessary.

The events described herein are intended to be accessory and incidental to the primary recreational use of the property. The project is not intended to function as a stand-alone concert venue, festival grounds, motorsports facility, or other large-scale entertainment destination unrelated to the park's recreational purpose.

Operational requirements for organized activities and special events are addressed in the Rockwell RV & Adventure Park Operational Plan.

6. Operation Plan

- See separate Operation Plan document

7. Traffic, Access, and Parking

The proposed development has been designed with separate access points for the RV & Adventure Park and the Rockwell Mountain Bike Trails to efficiently distribute traffic and minimize conflicts between campground guests and public trail users. Traffic impacts and recommended roadway improvements associated with the development are evaluated in the Traffic Impact Study document prepared as part of the EAW and included in the project application.

7.1 Primary Site Access

Primary access to the RV & Adventure Park will be provided through the existing Stoffel Quarry entrance from 3rd Avenue. This entrance will serve campground guests, day-use visitors, staff, deliveries, and operational traffic associated with the campground and recreational amenities.

A separate entrance, north of the main entrance, along 3rd Avenue will provide direct access to the Rockwell Mountain Bike Trails trailhead and parking area, allowing public access independent of campground operations. This parking area may remain available

during periods when campground operations are reduced or closed, subject to posted operating hours and trail conditions.

7.2 Internal Circulation

The internal roadway network is designed to provide safe and efficient access throughout the development while accommodating the site's unique topography. A combination of primary and secondary roadways will serve campground areas, recreational amenities, parking areas, and operational facilities. Pedestrian circulation throughout the development will be provided through a combination of dedicated pathways, recreational trails, and the campground's internal circulation roads. Within the campground, the internal road network is designed with a posted speed limit of 10 mph and is expected to experience relatively low traffic volumes, creating an environment where pedestrians can comfortably and safely share the roadway with slow-moving vehicles, consistent with typical campground operations. Dedicated pathways and trails provide additional connections between major activity areas, recreational amenities, and support facilities, encouraging walking and bicycling while reducing the need for vehicle travel within the site.

Internal campground roads will primarily consist of well-maintained aggregate surfaces designed for low-speed recreational traffic. The primary entrance roadway connecting the campground to the public road system will be paved to reduce tracking of aggregate and soil onto adjacent public roadways. Dust generation on unpaved roadways will be minimized through low posted speed limits, routine road maintenance, application of additional aggregate as needed, and other dust control measures when warranted by weather conditions or operational needs.

Limited on-site transportation, including rental golf carts, may be available for campground guests and will be managed in accordance with the Operational Plan.

7.3 Parking

The development is planned to provide approximately 160 parking spaces serving the campground, lodge, aqua park, cable wake park, climbing areas, and other recreational amenities at the main parking lot. An additional 23 parking spaces are planned in the southern portion of the campground. A separate trailhead parking area will provide approximately 60 spaces dedicated to the Rockwell Mountain Bike Trails. Parking areas may consist of a combination of paved and aggregate surfaces designed to meet the operational needs of the development. Operation of the mountain bike trailhead parking area, including permitted uses, hours of operation, and parking regulations, is governed by the Rockwell RV & Adventure Park Operational Plan.

Temporary overflow parking may be utilized during larger organized events in accordance with the Operational Plan.

All off-street parking areas associated with the proposed development will be designed in accordance with applicable Township requirements and accepted engineering standards. Unless otherwise approved by the Township, standard vehicle parking stalls will have minimum dimensions of 9 feet in width by 20 feet in length. Parking lot layouts will also include appropriate aisle widths, accessible parking spaces, pedestrian circulation, and traffic flow to provide safe and efficient access throughout the development. Final parking dimensions and layouts are shown on the civil engineering plans prepared by Bolton & Menk.

7.4 Emergency Access

Emergency access will be provided throughout the development by the internal roadway network. In addition to the primary entrances from 3rd Avenue, secondary emergency access is available via connections to 231st Lane and 230th Lane, providing additional access for emergency responders and evacuation if necessary. Roadways, parking areas, recreational facilities, and trail systems will be designed to maintain reasonable access for emergency responders throughout the property.

7.5 Controlled Access and Recreational Use

Rockwell RV & Adventure Park is intended to operate as a managed recreational facility rather than an open public park. Access to recreational amenities will be controlled through designated entry points, guest registration, operational staffing, fencing, signage, and established operating hours. Recreational facilities, including the cable wake park, aqua park, and associated water recreation areas, will generally be available only to registered campground guests, day-use patrons, organized programs, or participants who have obtained the appropriate admission or activity pass.

Recreational amenities will operate only during established hours under staff oversight. When facilities are closed, operational measures such as controlled access points, perimeter fencing, signage, and other management practices may be used to discourage unauthorized entry and recreational use. The Operational Plan establishes procedures for access control, guest management, facility supervision, and enforcement of park rules.

8. Environmental Stewardship, Water Resources, and Site Reclamation

The proposed development represents the long-term transition of a historically mined limestone quarry into a managed outdoor recreation destination. Site planning has focused

on utilizing existing quarry features while protecting water resources, minimizing additional land disturbance, and supporting the orderly reclamation and long-term stewardship of the property. As recreational development progresses, portions of the property will continue transitioning from mining-related activities to their planned recreational uses in accordance with the approved reclamation plan.

8.1 Site Reclamation and Adaptive Reuse

The project is concentrated within areas that have already been disturbed by historic mining activities, including quarry pits, haul roads, stockpile areas, and reclaimed land. Rather than developing agricultural or previously undisturbed property, the project repurposes an existing industrial landscape for long-term recreational use.

As development proceeds, certain mining-related activities may continue on limited portions of the property to complete reclamation and facilitate construction of the approved recreational improvements. The general locations where continued aggregate crushing, stockpile processing, dimensional stone extraction, and limited rock excavation may occur are identified on the project plans. These activities are limited to the areas shown in the plan set and are intended solely to facilitate completion of reclamation and construction of the approved recreational improvements.

In addition, localized rock excavation, including cutting and/or drilling and blasting, may be required in two limited areas of the property. The first is within the existing dimensional stone mining area, following completion of commercial stone extraction, where additional rock removal may be necessary to achieve the final grades identified in the approved reclamation and recreational development plans. The second is along the existing highwall adjacent to 3rd Avenue within the McClure Quarry, where limited rock excavation may be required to construct a stepped or terraced mountain bike trail integrated into the quarry wall. Any such work will be limited to the extent necessary to construct the approved recreational improvements and will be completed in accordance with applicable permits, safety requirements, and regulatory approvals. No new mining areas are proposed as part of the recreational development.

Recreational construction and reclamation activities will be coordinated so that completed portions of the site are stabilized, revegetated where appropriate, and transitioned into long-term recreational use as development progresses. Existing quarry features, including limestone highwalls and quarry lakes, will be incorporated into the final site design while maintaining appropriate safety measures and environmental protections.

8.2 Water Resource Protection

The site's five groundwater-fed quarry lakes are central to both the recreational character and environmental management of the property. Protecting these water resources is a primary design objective. The existing quarry lakes are both a defining recreational feature of the development and an important natural resource. The project has been planned to protect and responsibly manage these groundwater-fed lakes through careful engineering, operational practices, and long-term environmental stewardship. Groundwater appropriations associated with the project will be completed in accordance with applicable Minnesota Department of Natural Resources (DNR) permits and requirements. Dewatering associated with quarry operations has ceased, and groundwater withdrawals for park operations will be managed to provide reliable water service while protecting groundwater resources and environmentally sensitive features identified during the environmental review process.

Stormwater management facilities are being designed to control runoff quantity and improve water quality through a combination of vegetated swales, infiltration practices, stormwater basins, and existing quarry drainage patterns. Detailed design information is provided within the project's Stormwater Pollution Prevention Plan (SWPPP) and supporting engineering documents.

Baseline water quality testing has demonstrated excellent recreational water quality. Routine monitoring of recreational water quality will continue throughout park operations to support public health, guide operational decisions, and verify the continued suitability of the lakes for recreational use. Recreational water features, including designated swimming areas and associated water-based amenities, will be designed, operated, and maintained in accordance with applicable Minnesota Department of Health requirements and other applicable regulatory standards. Operational procedures will support safe recreational use while protecting the long-term quality of the site's groundwater-fed quarry lakes.

8.3 Environmental Stewardship

Environmental stewardship extends beyond regulatory compliance and is incorporated into the long-term management of the property. Operational practices will emphasize erosion control, shoreline stabilization, native vegetation establishment, responsible stormwater management, routine water quality monitoring, and protection of environmentally sensitive resources.

The project also incorporates recommendations developed through environmental review, including measures to protect wetlands, groundwater resources, wildlife habitat, and other natural features identified during the planning and permitting process.

The proposed development is expected to improve the long-term environmental condition of the property by replacing active industrial operations with managed recreational uses. Compared to historical quarry operations, the completed development will substantially reduce areas of exposed soil, eliminate blasting and material processing within the development area, establish permanent vegetation and landscaping, and implement engineered stormwater management practices that improve erosion control and water quality protection. Routine inspection and maintenance of stormwater best management practices, shoreline stabilization measures, and recreational water quality monitoring will be incorporated into the long-term operation and stewardship of the property as described in the Rockwell RV & Adventure Park Operational Plan.

9. Utilities and Infrastructure

Utility and infrastructure improvements for Rockwell RV & Adventure Park will be designed and constructed in accordance with applicable local, state, and federal regulations. Detailed engineering plans will be prepared as part of the permitting and construction process to support the campground, recreational amenities, guest services, and long-term operation of the development.

9.1 Stormwater Management

Stormwater management facilities are being designed to control runoff quantity and improve water quality while minimizing erosion and protecting downstream resources. The system will incorporate a combination of vegetated swales, infiltration practices, stormwater basins, and existing quarry drainage features. Detailed stormwater calculations and design information are provided in the project's engineering plans and Stormwater Pollution Prevention Plan (SWPPP). Stormwater management practices have been selected to reduce runoff velocities, improve water quality, encourage infiltration where practical, and minimize downstream impacts while working with the existing quarry topography.

9.2 Water Supply

Potable water will be provided by on-site groundwater wells. An existing well is anticipated to serve as the primary water source, with one or more supplemental wells planned to provide additional capacity, operational flexibility, and system redundancy as the project is developed in phases. Groundwater appropriations associated with the water supply system will be completed in accordance with applicable Minnesota Department of Natural Resources (DNR) permits and requirements. The water system will be designed in accordance with applicable health, engineering, and regulatory standards.

9.3 Wastewater Collection and Disposal

Sanitary wastewater generated by the development will be collected through a centralized wastewater system and conveyed to a storage facility located on the southern portion of the property. Wastewater will be transported to an approved treatment facility for processing and disposal. The centralized collection system eliminates the need for individual on-site septic systems throughout the development and provides operational flexibility while protecting groundwater resources. Final system design and permitting will be completed in coordination with the appropriate regulatory agencies.

9.4 Electrical Service

Electrical service will be provided by Xcel Energy. Distribution infrastructure will be installed throughout the development to serve campground sites, recreational facilities, guest services, maintenance buildings, lighting, and other operational needs.

9.5 Communications

Communications infrastructure, including internet and wireless services, will be installed to support guest services, operational management, security, and emergency communications.

9.6 Solid Waste Management

Solid waste will be managed through centralized collection areas and strategically located waste receptacles throughout the property. Waste handling practices will support campground operations, recreational activities, and special events while maintaining a clean and orderly site.

9.7 Fire Protection and Emergency Response

Fire protection and Emergency Response planning will be coordinated with local emergency service providers including Kasota Fire Dept., Blue Earth County Sheriff's Office, and Mankato Public Safety Dept. Emergency response will be supported through the internal roadway network, multiple emergency access points, and access to existing quarry water resources where appropriate. Emergency vehicle access has been incorporated into the overall site design.

Water-based recreational amenities will be supported by site-specific emergency response procedures developed in coordination with local emergency service providers. Staff assigned to water recreation areas will receive appropriate training for emergency response, incident recognition, guest evacuation, communications, and coordination with responding agencies. Emergency rescue equipment may include rescue boards, throw

bags, reaching poles, rescue tubes, automated external defibrillators (AEDs), first aid equipment, and other equipment appropriate for the recreational activities being provided. Watercraft or other specialized equipment may also be maintained on-site to facilitate rapid access to guests in the event of a water emergency. Emergency response procedures will be periodically reviewed and updated in coordination with local emergency service providers as operations evolve and new recreational amenities are introduced.

9.8 Lighting and Site Infrastructure

Site lighting will be designed to provide safe and efficient operation while minimizing impacts to adjacent properties and preserving the rural nighttime character of the area. Additional infrastructure improvements include internal roadways, parking areas, signage, utility distribution systems, maintenance facilities, and other improvements necessary to support long-term operation of the development.

Detailed engineering design, calculations, and construction plans for utility infrastructure are provided in the civil engineering plans prepared by Bolton & Menk.

10. Compatibility with Surrounding Area

Rockwell RV & Adventure Park has been planned to be compatible with the surrounding rural character of Lime Township by utilizing the property's existing quarry topography, natural buffers, and thoughtful site design. The development transforms a historically mined industrial property into a managed recreational destination while minimizing impacts on neighboring properties through strategic placement of recreational amenities, operational controls, and environmental stewardship.

10.1 Relationship to Adjacent Land Uses

The property is bordered by a combination of rural residential, industrial, agricultural, and mining-related land uses. Residential properties are concentrated along the northern and northeastern boundaries, while the remaining property boundaries primarily adjoin industrial or agricultural uses. The existing quarry setting provides a transition between these land uses and the proposed recreational development.

10.2 Residential Compatibility

Protection of neighboring residences has been a primary consideration throughout the planning process. Higher activity areas have been located within the interior of the property and recessed quarry areas to maximize separation from nearby homes. Existing berms, mature vegetation, natural topography, wildlife-friendly perimeter fencing, existing and

proposed landscaping, and additional vegetative screening provide multiple layers of screening and buffering along residential property boundaries. The project also incorporates operational measures, including defined hours of operation, quiet hours, event management procedures, trailhead parking regulations, and a formal complaint response process, to further ensure compatibility with neighboring properties.

10.3 Visual Compatibility

Much of the development will be located below the elevation of surrounding properties within existing quarry areas. Existing limestone highwalls, berms, vegetation, and changes in grade substantially reduce visibility from adjacent properties and public roadways. Additional landscaping will further soften views where appropriate while preserving the site's unique quarry character.

10.4 Noise Compatibility

A separate acoustical study has been prepared to evaluate potential operational noise associated with the proposed development. Existing quarry topography, including highwalls and berms, provides natural sound attenuation between activity areas and neighboring properties.

Importantly, the proposed recreational use is expected to generate substantially less noise than the site's historical mining operations. Blasting, crushing, material processing, and continuous heavy equipment operations will cease within the developed portions of the property and be replaced by family-oriented recreational activities that occur primarily during daytime and early evening hours. Operational controls, including quiet hours, event management procedures, and complaint response protocols described in the Operational Plan, provide additional measures to maintain compatibility with surrounding properties.

10.5 Lighting Compatibility

Site lighting will be designed to provide safe operation while minimizing impacts on adjacent properties and preserving the rural nighttime character of Lime Township. Lighting fixtures will be fully shielded where appropriate and directed downward to reduce glare, light trespass, and unnecessary sky glow. Lighting levels will be limited to those necessary for safety and operational purposes, with many recreational areas operating primarily during daylight hours or utilizing lighting only when activities are occurring.

This approach supports responsible lighting practices while preserving nighttime visibility and the rural character of the surrounding area.

10.6 Overall Compatibility

The combination of existing quarry landforms, natural buffering, operational controls, environmental protection measures, and thoughtful site planning creates a development that is compatible with surrounding land uses and the rural character of Lime Township. By repurposing a historically disturbed quarry rather than developing previously undisturbed land, the project provides long-term recreational, environmental, and economic benefits while respecting neighboring properties and the surrounding community.

11. Economic and Community Benefits

Rockwell RV & Adventure Park represents the adaptive reuse of a historically mined limestone quarry into a long-term recreational asset that will provide economic, recreational, environmental, and community benefits for Lime Township and the Greater Mankato region. Beyond creating a unique outdoor recreation destination, the project is expected to generate sustained private investment, expand tourism, increase public recreation opportunities, and support local businesses while preserving the property's long-term productive use.

11.1 Regional Tourism and Visitor Spending

The project is expected to attract visitors from throughout southern Minnesota and the surrounding region by offering a combination of camping, mountain biking, water recreation, climbing, and other outdoor activities that are not currently available within a single destination in southern Minnesota. By filling this gap in the regional recreation market, the project is expected to increase overnight stays and visitor spending at local restaurants, retail businesses, lodging establishments, fuel stations, grocery stores, and other businesses throughout the Greater Mankato area.

11.2 Employment and Local Investment

Construction of the project will generate work for local contractors, suppliers, and service providers. Upon completion, Rockwell RV & Adventure Park will create permanent and seasonal employment opportunities in hospitality, recreation, maintenance, guest services, food and beverage operations, and park management.

The project also represents a substantial private investment in Lime Township that will improve a historically disturbed property while contributing to the local tax base and encouraging additional investment in outdoor recreation and tourism-related businesses.

11.3 Recreation and Quality of Life

The project will significantly expand outdoor recreation opportunities for residents and visitors by providing camping, mountain biking, swimming, wakeboarding, climbing, hiking, and other family-oriented activities within a single destination.

A particularly significant community benefit is the Rockwell Mountain Bike Trails, which will remain publicly accessible independent of campground operations. The trail system will provide year-round recreational opportunities, weather permitting, and support healthy lifestyles, youth recreation, outdoor education, and community engagement.

The project also contributes to the region's ability to attract and retain residents and workforce by expanding access to high-quality outdoor recreation and enhancing the quality of life that is increasingly recognized as an important factor in economic competitiveness.

11.4 Community Partnerships and Regional Planning

The project has been developed through collaboration with a multidisciplinary team of engineers, architects, landscape architects, and specialty recreation designers along with help from local organizations, public agencies, and community partners to ensure the long-term success and sustainability of the development. A long-term partnership with Mankato Area Mountain Bikers (MAMB) will provide stewardship of the public trail system through volunteer maintenance, organized rides, youth programming, instructional clinics, fundraising events, and trail development.

Rockwell RV & Adventure Park also supports the goals of the ***Transform Tomorrow Together: Southern Minnesota 2040 Regional Comprehensive Plan***, which identifies investment in quality-of-life amenities, outdoor recreation, tourism, and talent attraction as important strategies for strengthening the region's economy and supporting long-term growth. Greater Mankato Growth has recognized the project as a featured regional initiative and has provided formal support for its development.

The project will also create opportunities for partnerships with schools, youth organizations, nonprofits, businesses, and community groups through outdoor education, recreational programming, volunteerism, and special events.

11.5 Long-Term Community Asset

Rockwell RV & Adventure Park represents the long-term transition of a historically mined industrial property into a recreational destination that will serve residents and visitors for generations. Rather than leaving the property as a reclaimed industrial site with limited public benefit, the proposed development creates a destination that expands recreation,

supports tourism, encourages healthy outdoor lifestyles, and provides lasting economic and environmental value for Lime Township and the surrounding region.

12. Consistency with Ordinance and Comprehensive Plan

Rockwell RV & Adventure Park is consistent with the goals and policies of the Lime Township Comprehensive Plan and the Recreation and Campground Ordinance. The project represents the planned transition of a historically mined limestone quarry into a long-term recreational destination while protecting natural resources, maintaining compatibility with surrounding land uses, and supporting the Township's vision for responsible land stewardship.

12.1 Consistency with the Comprehensive Plan

The Comprehensive Plan encourages responsible land use, protection of natural resources, compatible development, and the productive reuse of land following mineral extraction. The proposed project directly supports these objectives by redeveloping a previously disturbed quarry rather than converting agricultural or other undeveloped land.

The project also advances regional goals by expanding outdoor recreation opportunities, supporting tourism, encouraging private investment, and improving quality of life through the creation of a unique recreational destination. The project demonstrates the successful long-term reclamation and productive reuse of a mined property, illustrating how former mineral extraction sites can transition into community assets that continue to benefit Lime Township long after mining activities have ceased.

12.2 Natural Resource Protection

The project incorporates comprehensive measures to protect water quality, groundwater resources, wetlands, wildlife habitat, and other environmentally sensitive features. Existing quarry lakes and reclaimed landforms are incorporated into the site design, while engineered stormwater management, vegetation establishment, and ongoing environmental stewardship will support the long-term health of the property.

12.3 Compatible Land Use

Compatibility with surrounding properties has been a guiding principle throughout the planning process. Recreational amenities are concentrated within the existing quarry where natural topography, berms, vegetation, and distance provide effective separation from neighboring properties. Additional buffering, operational controls, lighting standards,

noise mitigation, and site management practices further support compatibility with adjacent residential, agricultural, and industrial land uses.

12.4 Consistency with the Recreation and Campground Ordinance

The project is located within areas where recreational and campground uses are contemplated through the Interim Use Permit process for previously mined properties. The proposed development is consistent with the intent of these provisions by providing appropriate infrastructure, environmental protection measures, operational controls, public safety features, buffering, and long-term site management while adaptively reusing a reclaimed quarry.

12.5 Overall Consistency

Rockwell RV & Adventure Park fulfills the intent of both the Comprehensive Plan and the Recreation and Campground Ordinance by transforming a historically industrial property into a well-managed recreational destination that provides lasting recreational, environmental, and economic benefits. The project demonstrates thoughtful site planning, responsible environmental stewardship, and compatibility with surrounding land uses while creating a long-term community asset for Lime Township.

13. Requested Approvals and Flexibility

The Applicant respectfully requests approval of the following items as part of the Rockwell RV & Adventure Park Interim Use Permit application:

13.1 Interim Use Permit

Approval of an Interim Use Permit for the development and operation of Rockwell RV & Adventure Park in accordance with the submitted site plans, operational documents, and supporting technical reports.

13.2 Revocation of Existing Mining Conditional Use Permit

As part of this application, the Applicant requests revocation of the existing Mining Conditional Use Permit (CUP) for those parcels included within this Interim Use Permit (IUP) application. Revocation of the Mining CUP for these parcels will allow the permitted land use to transition from mining to the proposed campground and outdoor recreation use in accordance with this application.

The requested revocation applies only to the parcels included within the proposed IUP boundary. Any remaining parcels not included within this application will continue to be

governed by the existing Mining Conditional Use Permit and may continue to operate in accordance with its terms and applicable Township approvals.

13.3 Variance Requests

Approval of the fencing variances identified within the separate **Fencing Plan** document.

13.4 Supporting Plans

Approval of the following supporting plans submitted as part of the application:

- Operational Plan
- Lighting Plan
- Landscaping Plan
- Fencing Plan
- Complaint Response Plan
- Stormwater Management Plan
- Traffic Impact Study
- Noise Screening Assessment
- Any other technical reports submitted in support of the application

13.5 Final Engineering

The Applicant recognizes that detailed engineering and construction drawings will continue to be refined following land use approval. Minor adjustments to grading, utility alignments, landscaping, infrastructure, parking layouts, and similar engineering details may occur during final design provided such revisions:

- remain consistent with the approved site plan,
- do not materially increase impacts on adjacent properties,
- comply with applicable regulations and permit conditions, and
- do not alter the overall character or intensity of the approved development.

Minor additions or modifications to recreational features, site furnishings, landscaping, and guest amenities that are customary and incidental to the approved recreational use may be incorporated during final design, provided they remain consistent with the approved site plan and do not materially increase the intensity or impacts of the development.

14. Conclusion

Rockwell RV & Adventure Park represents the thoughtful transformation of a historically mined limestone quarry into a long-term recreational destination that will serve residents

and visitors throughout southern Minnesota. The project has been planned to utilize the property's existing quarry landscape while protecting natural resources, minimizing impacts on neighboring properties, and creating new opportunities for outdoor recreation, tourism, and economic development.

Throughout the planning process, emphasis has been placed on responsible site design, environmental stewardship, public safety, operational management, and compatibility with surrounding land uses. Existing quarry topography, maintained berms, natural vegetation, and carefully planned recreational areas work together to create a development that respects the rural character of Lime Township while providing a productive long-term reuse of a previously disturbed industrial property.

The project also creates lasting public benefits through the Rockwell Mountain Bike Trails, expanded outdoor recreation opportunities, regional tourism, private investment, and partnerships with organizations such as Mankato Area Mountain Bikers and Greater Mankato Growth. These partnerships, combined with the project's support of the Transform Tomorrow Together: Southern Minnesota 2040 Regional Comprehensive Plan, position Rockwell RV & Adventure Park as an investment in the region's future quality of life and economic vitality.

Rather than leaving the property as a reclaimed industrial site with limited public benefit, the proposed development establishes a destination that encourages healthy outdoor lifestyles, supports environmental stewardship, strengthens the regional economy, and creates a lasting community asset for Lime Township.

The Applicant respectfully requests approval of the Interim Use Permit and associated applications and looks forward to continuing to work collaboratively with Township staff, the Planning Commission, Township Board, neighboring property owners, and regulatory agencies throughout the final design, permitting, construction, and long-term operation of the project.

Rockwell RV & Adventure Park

Campground & Recreation Area Operational Plan



1. Purpose

This Operational Plan establishes the management policies, procedures, and operational standards for Rockwell RV & Adventure Park. The purpose of this plan is to ensure that the campground and recreation areas operate safely, responsibly, and in full compliance with the Lime Township Zoning Ordinance and applicable Blue Earth County and State of Minnesota regulations.

This document outlines management structure, operational procedures, safety practices, environmental protections, and guest conduct expectations.

2. Management and Staffing

Property Manager

Rockwell RV & Adventure Park shall maintain a designated Property Manager responsible for day-to-day oversight of the campground and recreation areas.

The Property Manager may temporarily modify operating hours, close individual amenities, restrict access to portions of the property, or suspend recreational activities due to weather, maintenance, public safety, special events, environmental conditions, or other operational considerations.

The Property Manager will maintain a process for receiving, documenting, investigating, and responding to concerns from neighboring property owners and the public. A complaint log will be maintained by the Property Manager and made available to the Township upon request. The Property Manager will investigate complaints in a timely manner and implement reasonable corrective actions when warranted.

The Property Manager will be located:

- Onsite, or
- Within two (2) miles of the property boundary.

Contact information for the Property Manager will be clearly posted at:

- The park entrance
- The main lodge / check-in facility
- Campground bulletin boards

- Park website or guest materials

On-Site Staff

During the operating season the park may utilize:

- Onsite staff
- Maintenance personnel
- Guest services staff
- Designated host campers

These personnel will assist with:

- Guest services
- Monitoring campground activity & security
- Addressing operational issues
- Safety and maintenance oversight

3. Operating Season and Hours of Operation

The campground shall operate on a seasonal basis.

The campground may be open for seven (7) months per calendar year, excluding the months of December, January, and February.

Opening and closing dates will be determined annually based on weather conditions and operational planning.

Hours of Operation

Activity	Hours
Campground (Registered Campers)	24 hours during operating season
Mountain Bike Trails	30 min before Sunrise to 30 min after Sunset
Trailhead parking	30 min before Sunrise to 30 min after Sunset
Aqua Park	Posted operating hours, not outside of quiet hours
Cable Park	Posted operating hours, not outside of quiet hours
Climbing areas	Posted operating hours, not outside of quiet hours
Main Lodge	Posted operating hours

4. Recreational Vehicle Storage

No recreational units may remain stored onsite outside of the approved seven-month operating season.

All seasonal campers must remove their recreational units prior to the park closing date each year unless otherwise authorized for maintenance or operational purposes.

5. Campground Registration and Guest Access

All campground users must be registered guests.

Access to campground facilities and recreational amenities will be managed through designated entrances, guest registration procedures, activity admissions, posted operating hours, and staff oversight. While the Rockwell Mountain Bike Trail System is intended to remain publicly accessible during posted hours, access to the campground, cable wake park, aqua park, climbing areas, and other guest amenities will generally be limited to registered campers, day-use guests, organized groups, or other authorized participants.

Registered guests will receive:

- Site assignment
- Parking instructions
- Park rules
- Emergency contact information

No person shall remain within recreation areas between 10:00 PM and 8:00 AM, except registered campers in designated campground areas.

Visitors must comply with campground rules and may be required to depart the park during quiet hours.

The Property Manager may restrict or suspend access to individual recreational amenities due to capacity limitations, weather conditions, maintenance activities, public safety concerns, special events, or other operational considerations.

6. Mountain Bike Trail Access and Parking

The mountain bike trail system is intended to provide public recreational access independent of the campground and other park amenities. Trail users are expected to utilize only designated trailheads, parking areas, and approved access routes.

The mountain bike trail and parking area shall generally be open from 30 minutes before sunrise to 30 minutes after sunset, unless otherwise posted, temporarily closed by the Property Manager, or authorized for approved events. The following activities are prohibited within the trailhead parking area:

- Overnight camping or sleeping in vehicles
- Campfires or open flames
- Consumption of alcoholic beverages outside designated areas
- Loud or amplified music
- Vehicle repairs or maintenance, except emergency repairs
- Littering or illegal dumping
- Operation of off-road motorized vehicles
- Unauthorized commercial activity
- Loitering after posted operating hours

Vehicles may only park in designated parking spaces. Parking for trailers, buses, or oversized vehicles may be restricted to designated areas.

The Property Manager may temporarily close the trail system or parking area due to weather conditions, trail maintenance, public safety concerns, special events, or emergency situations.

7. Waste Management and Refuse Disposal

Waste Handling

The storage, collection, and disposal of refuse and garbage shall comply with **Chapter 16 (Solid Waste Management) of the Blue Earth County Code**.

Waste management practices shall prevent:

- Health hazards
- Rodent harborage
- Insect breeding areas
- Fire hazards
- Air pollution

Waste Containers

Adequate numbers of containers will be provided throughout the campground. Containers will be:

- Fly-tight
- Watertight
- Rodent-proof

Waste Collection

Garbage and refuse will be collected at least twice per week, and more frequently if necessary to prevent nuisance conditions.

Waste Disposal

Final disposal of waste shall occur at a state-permitted waste management facility licensed by Blue Earth County, unless otherwise approved by the Township.

Garbage and refuse shall not be burned, buried, or incinerated onsite.

8. Property Boundaries

Campgrounds adjacent to private land shall clearly identify property boundaries through:

- Signage
- Fencing
- Natural barriers
- Landscaping or other appropriate means

These measures will help ensure guests remain within designated recreation areas.

9. Recreational Vehicle Licensing

All recreational campground vehicles shall maintain a current state vehicle license in states where licensing is required.

10. Quiet Hours and Noise Management

Campers and guests shall not create noise that disturbs the peace, quiet, and tranquility of the campground.

Quiet Hours

Quiet hours shall be observed between:

10:00 PM and 8:00 AM

Signage identifying quiet hours will be posted throughout the campground.

During quiet hours:

- Radios
- Televisions

- Music systems
- Other sound-producing devices

must not be audible beyond the boundary of an individual campsite.

11. Amplified Sound

No loudspeaker, amplifier, or other sound-amplifying device may be operated unless:

- A permit has been issued by the Township, or
 - The use is authorized within the Interim Use Permit for the property.
-

12. Large Gatherings and Special Events

Large gatherings involving more than 200 persons may be conducted only if:

- Authorized under the Interim Use Permit, or
- Approved in writing by the Township Board.

Rockwell RV & Adventure Park may host organized recreational events, youth programs, races, instructional clinics, camping weekends, and other outdoor recreation activities. Events may include competitive events, instructional programs, fundraising events, community events, and other recreational activities consistent with the operation of the park.

Event organizers shall be responsible for complying with all applicable park rules regarding parking, traffic management, sanitation, noise, public safety, and emergency access. Additional staffing, temporary parking areas, or traffic control measures may be utilized when warranted by the size or nature of an event.

Special events will generally occur during normal operating hours unless otherwise authorized.

13. Private Events and Facility Rentals

Rockwell RV & Adventure Park may host private events and facility rentals that are compatible with the recreational nature of the park. Examples of such events may include family reunions, company outings, weddings, graduation celebrations, nonprofit gatherings, youth group activities, school programs, corporate retreats, and other private recreational events. Private events may utilize meeting spaces, campground facilities, recreational amenities, or designated outdoor gathering areas.

Private events shall be managed by the Property Manager or designated staff and shall be conducted in a manner that does not interfere with the safe operation of the park or create unreasonable impacts on neighboring properties. Event organizers shall comply with all applicable park rules regarding parking, noise, sanitation, alcohol service, fire safety, and visitor conduct.

Private events utilizing multiple park amenities may require advance reservations, event agreements, proof of insurance where appropriate, or additional staffing to ensure safe operation.

Events involving amplified sound, temporary structures, unusually large attendance, or activities outside normal operating procedures shall comply with the requirements of the Interim Use Permit and any applicable Township approvals.

Rockwell RV & Adventure Park reserves the right to establish event-specific operating conditions, occupancy limits, parking plans, security measures, and hours of operation based on the size and nature of the event.

14. Organized Recreational Activities

Rockwell RV & Adventure Park may conduct or host organized recreational activities including, but not limited to:

- Mountain bike races
- Youth mountain bike camps
- Skills clinics and instructional programs
- Wakeboarding lessons and competitions
- Climbing instruction and competitions
- Community rides
- Outdoor recreation demonstrations
- School, nonprofit, and corporate group outings

These activities shall be managed by park staff or authorized event organizers and conducted in accordance with applicable safety procedures and operational policies.

15. Fire Safety

Fires are permitted only in designated locations such as fire pits or fire rings.

All fires must:

- Be attended at all times by a responsible person
- Be fully extinguished when no longer in use
- Not exceed three (3) feet in diameter
- Be enclosed by the fire ring provided within the campsite

Firewood used onsite must comply with applicable state and county regulations.

Visitors may not leave burning materials such as matches, cigarettes, or cigars unattended.

16. Ground Disturbance

Visitors may not dig trenches or conduct excavations in campground or recreation areas.

The placement of tent stakes or anchors for tents is permitted.

17. Water Use and Swimming

Visitors swim or wade at their own risk.

Access to designated water recreation facilities shall be limited to authorized participants during posted operating hours. Private boats, personal watercraft, and unauthorized paddlecraft shall not be permitted within designated recreation lakes unless specifically authorized by park management for operational, maintenance, or emergency purposes.

Water recreation areas may be temporarily closed due to weather, water quality concerns, maintenance activities, public safety considerations, or other operational needs. Guests shall comply with posted signage, staff instructions, and all designated restricted areas.

Swimming and wading shall only occur:

- In designated swimming areas
- During posted park hours, unless otherwise approved.

18. Visitor Conduct

Visitors shall comply with posted signage, staff instructions, and temporary area closures established for safety, maintenance, environmental protection, or operational purposes.

The following conduct is prohibited within campground and recreation areas:

- Threatening, abusive, insulting, or obscene language
 - Indecent behavior
 - Breach of peace
 - Harassment of visitors
 - Interference with visitor property
-

19. Alcohol and Drug Use

Visitors may not:

- Be under the influence of intoxicating liquor in a disruptive or unsafe manner
 - Possess or use illegal drugs within the campground or recreation areas.
-

20. Littering and Environmental Protection

Visitors shall not:

- Deposit bottles, cans, broken glass, sewage, or waste outside designated receptacles
- Discharge substances into lakes, streams, ponds, or other bodies of water

Proper waste disposal facilities will be provided throughout the park.

21. Pets

Pets are permitted only if:

- Restrained on a leash no longer than six (6) feet, or
- Confined within the visitors' campsite.

Pets may not be left unattended in vehicles.

Pet owners must pick up and properly dispose of pet waste.

22. Wildlife Protection

Visitors may not:

- Kill, trap, hunt, or pursue wildlife
- Disturb wildlife within the park

Fishing may be permitted in designated areas in accordance with state regulations.

Visitors may not introduce insects, fish, wildlife, plants, or chemicals that could harm vegetation or wildlife.

23. Weapons

The discharge of weapons within or into the recreation or campground area is prohibited, including:

- Firearms
 - Archery equipment
 - BB guns
 - Slingshots
-

24. Vehicles and Traffic

Motor vehicles may only be operated on:

- Designated roadways
- Parking areas
- Approved access routes

Drivers must possess a valid driver's license.

Vehicles may not:

- Exceed posted speed limits
- Produce excessive noise
- Emit dense smoke or fumes
- Operate in a manner that creates excessive dust or unsafe conditions.

Vehicles must park only in designated parking areas.

25. Roadway Maintenance and Dust Control

Rockwell RV & Adventure Park will maintain internal roadways in a manner that promotes safe travel conditions while minimizing dust generation, erosion, and the tracking of aggregate or soil onto adjacent public roadways.

Internal campground roads will primarily consist of well-maintained aggregate surfaces designed for low-speed recreational traffic. A posted speed limit of 10 miles per hour throughout the campground will reduce dust generation while promoting pedestrian safety.

Routine roadway maintenance may include grading, placement of additional aggregate, drainage improvements, sweeping or removal of aggregate from paved surfaces, and other maintenance activities necessary to maintain roadway conditions. Dust suppression measures may be implemented during extended dry weather or when operational conditions warrant.

The primary entrance roadway connecting the campground to the public roadway system will be paved with asphalt to minimize the tracking of aggregate and soil onto adjacent public roads. The Property Manager may implement additional roadway maintenance or dust control measures as necessary to protect public safety and maintain the quality of the campground environment.

26. Off-Road Vehicles

Non-licensed motorized vehicles such as:

- Dirt bikes
- Mini bikes
- Off-road vehicles

are prohibited within the campground and recreation areas except for maintenance purposes.

27. Watercraft

Watercraft must be operated in accordance with all applicable state laws governing water and boating safety.

The use or launching of privately owned watercraft, including boats, canoes, kayaks, paddleboards, personal watercraft, or similar recreational equipment, is prohibited unless specifically authorized by the Property Manager. Watercraft owned or authorized by the park may be used for recreational programming, maintenance activities, safety operations, or emergency response.

The Property Manager may temporarily restrict or prohibit watercraft use due to weather conditions, maintenance activities, public safety concerns, special events, or other operational considerations.

28. Restricted Roads

Motor vehicles may not operate on roads that are posted, gated, chained, or otherwise restricted from vehicular traffic.

29. Fishing and Disposal of Remains

Fishing may be permitted in designated areas of the park in accordance with all applicable Minnesota fishing regulations and licensing requirements.

Fishing shall not be permitted:

- Within designated swimming or aqua park areas
- Within posted no-fishing zones
- In areas temporarily closed for safety or maintenance

Fish cleaning shall only occur at designated fish cleaning stations or approved locations provided by the park. Disposal of fish remains shall occur only in designated waste receptacles or disposal facilities. Disposal of fish remains in the lakes, shoreline, campsites, restroom facilities, or garbage containers not intended for fish waste is prohibited. Fish cleaning stations, if provided, shall be maintained in a sanitary condition and serviced regularly.

The Property Manager may temporarily restrict fishing activities to protect public safety, water quality, wildlife, or recreational operations.

30. Emergency Response and Safety Procedures

Rockwell RV & Adventure Park will maintain emergency response procedures to ensure the safety of guests and staff. Staff will receive training appropriate to their assigned responsibilities, including emergency response procedures, guest safety, and operation of recreational facilities.

Emergency Contact Information

Emergency contact information will be clearly posted at:

- The park entrance
- Main lodge or check-in facility
- Campground bulletin boards
- Bathhouses and common facilities

Guests will be instructed to call **911** in the event of emergencies involving fire, medical issues, or public safety concerns.

Staff Response

Park staff will assist emergency responders by:

- Directing responders to the correct location
- Providing site maps if necessary
- Assisting with evacuation if required

Site maps, emergency location markers, internal communication systems, and emergency response equipment will be maintained to assist staff and emergency responders in locating and accessing incidents throughout the property. Staff may initiate temporary closure of recreational facilities when conditions present an unreasonable risk to guest safety.

Fire Safety

Fire extinguishers will be located in:

- The main lodge
- Maintenance facilities
- Other appropriate locations throughout the park.

Open fires will only be permitted in designated fire pits.

Evacuation Procedures

In the event of severe weather, wildfire risk, or other emergency conditions, park staff may direct visitors to evacuate designated areas of the campground.

Guests will be instructed to follow posted emergency procedures and staff directions.

31. Water Safety

Water recreation areas will include clearly posted signage identifying:

- Designated swimming areas
- Swimming hours
- Safety warnings
- Swim-at-your-own-risk policies

Swimming will only be permitted in designated areas during approved hours.

Safety and rescue equipment, including rescue boards, rescue tubes, throw bags, reaching poles, first aid supplies, automated external defibrillators (AEDs), or other emergency response equipment may be maintained where appropriate based on the recreational

activity being provided. Watercraft or other specialized rescue equipment may also be utilized to facilitate rapid emergency response.

Guests will be responsible for supervising children and inexperienced swimmers.

Water recreation facilities will be operated and maintained in accordance with applicable Minnesota Department of Health requirements and other applicable regulatory standards.

32. Maintenance and Inspection

Rockwell RV & Adventure Park will maintain the campground and recreation areas to ensure a safe and well-maintained environment.

Routine Inspections

Staff will conduct routine inspections of:

- Campground sites
- Roads and parking areas
- Recreation areas
- Waste collection areas
- Fire pits and safety features

Facility Maintenance

Regular maintenance will be performed on:

- Bathhouses
- Water systems
- Waste facilities
- Landscaping
- Trails and recreational infrastructure

Corrective Action

Any unsafe condition or damaged infrastructure identified during inspections will be repaired or corrected as promptly as possible.

33. Enforcement of Rules

All visitors are required to comply with campground rules and operational policies.

The Property Manager or designated staff may:

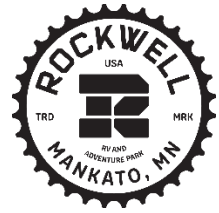
- Issue warnings

- Require corrective action
- Remove visitors who fail to comply with park rules.

Violations of park rules may result in removal from the campground and possible prohibition from future use of the facility.

Fencing Plan

Rockwell RV & Adventure Park



The purpose of the proposed fencing plan is to establish clear project boundaries, support public safety, direct recreational access, and provide separation between recreational activities and adjacent properties while minimizing impacts to the existing natural landscape and wildlife movement corridors. The fencing plan has been developed to follow the ordinance language where possible and work in conjunction with the unique topography and historic quarry features of the property while balancing safety, environmental stewardship, and compatibility with surrounding land uses.

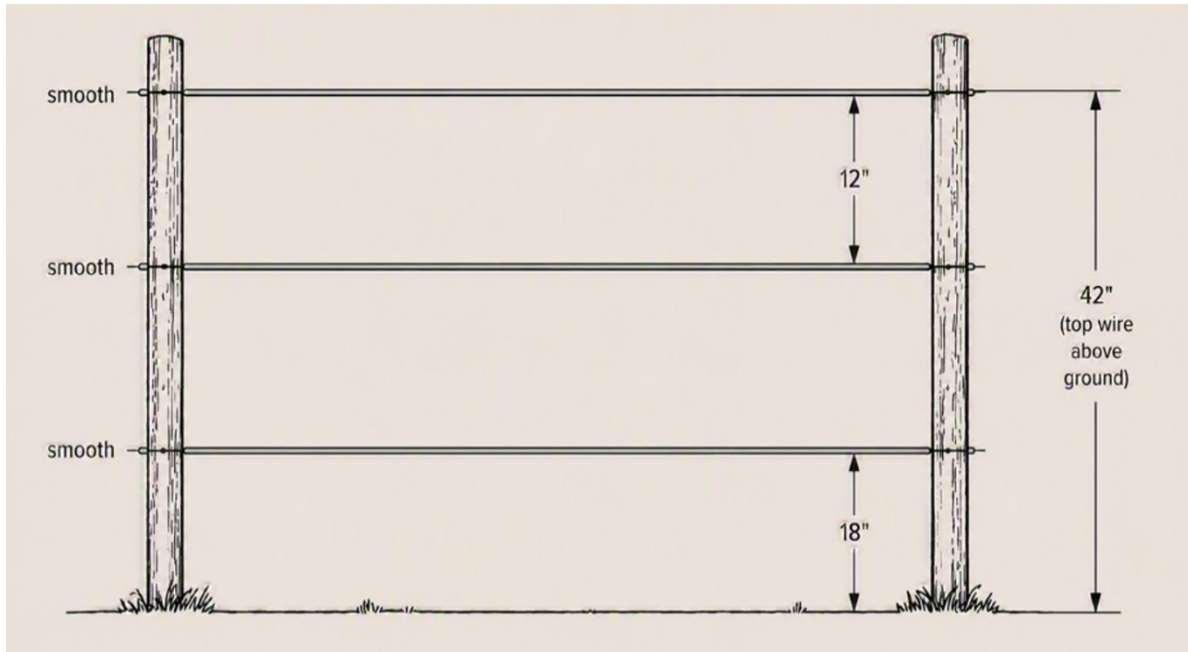
Proposed Fencing

The proposed fencing is intended to utilize a wildlife-permeable fencing design consistent with recommendations provided by the Minnesota Department of Natural Resources (MNDNR). This style of fencing is designed to provide property delineation and public safety while also allowing for continued wildlife movement throughout the area. The proposed fencing generally consists of a smooth-wire post-and-rail style fence with increased spacing between rails and additional ground clearance at the bottom of the fence to allow smaller wildlife like fawns to more safely pass beneath or over the fence. Unlike traditional woven-wire or tightly spaced fencing systems, wildlife-permeable fencing is specifically intended to reduce wildlife entanglement and minimize disruption to natural movement corridors. Similar wildlife-friendly fencing standards have been promoted by multiple wildlife agencies and conservation organizations for use in areas containing migratory wildlife habitat and open landscapes.

The MNDNR recommended fence consists of a top rail at a maximum height of 42 inches. The top two rails of a fence should be at least 12 inches apart to reduce entanglement. The bottom rail should be high enough for animals like fawns who prefer to crawl underneath the fence. The bottom rail should be 18 inches from the ground. Smooth rails on top and bottom should be used to prevent snagging and fence visibility markers will reduce wildlife collisions.

The Applicant proposes to utilize this wildlife-permeable fencing design as the primary fencing type throughout the project along both residential and non-residential property boundaries wherever practical. The use of this fencing style is intended to better align with the existing natural character of the property, reduce impacts to wildlife movement, and

support the ordinance goals related to wildlife safety and preservation of natural features while still providing a clearly defined project boundary and controlled recreation area.



Fencing Variance Request #1

Township Road – 230th Lane

The south end of the property is bordered by 230th Lane, a low-volume township roadway that serves only a single residential property and several vacant parcels. Along this section of the property is a narrow wooded corridor containing mature existing vegetation and historic limestone stockpiles remaining from the former quarry operations. The width of this corridor averages about 125 feet, with many existing trees located within approximately 10 feet of the roadway edge.

A Practical Difficulty exists in this area due to the unique physical characteristics of the property and the historic quarry landscape. Strict application of the fence setback requirements from the roadway centerline, combined with the required interior trail setbacks from the fence, would effectively eliminate the reasonable recreational use of this corridor for low-impact mountain bike trail development. Compliance with the ordinance as written would require unnecessary disturbance and clearing of existing mature vegetation and would limit the ability to incorporate the historic limestone stockpile features into the trail system.

The proposed variance request reduces the fencing from 65 feet from centerline of the township road to 35 feet in this limited area in order to preserve the existing wooded buffer, minimize grading and land disturbance, and maintain the historic quarry character of the site. The existing vegetation already provides effective visual screening and separation between the roadway and recreational activities. In addition, the proposed trail use in this area consists of low-profile, passive recreational mountain bike trails with minimal visual and noise impacts.

Variance Criteria Responses

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?

Yes. The requested variance remains consistent with the purposes and intent of the ordinance by continuing to provide roadway separation, public safety, and buffering while minimizing unnecessary disturbance to the existing natural landscape. The proposed reduced setback allows preservation of mature vegetation, existing wooded screening, and historic quarry features while still maintaining a clearly defined recreational corridor adjacent to a very low-volume township roadway. The proposed mountain bike trail use within this area is low-impact in nature and does not create the type of intensive activity or safety concern that would necessitate the full ordinance setback.

2. In your opinion, is the variance consistent with the comprehensive plan?

Yes. The requested variance is consistent with the comprehensive plan goals related to environmental stewardship, preservation of natural features, adaptive reuse of historically disturbed land, and expansion of outdoor recreational opportunities. The variance supports retention of existing vegetation and minimizes land disturbance while allowing development of a low-impact recreational trail corridor that enhances public recreational access and tourism opportunities within the area.

3. In your opinion, does the proposal put property to use in a reasonable manner?

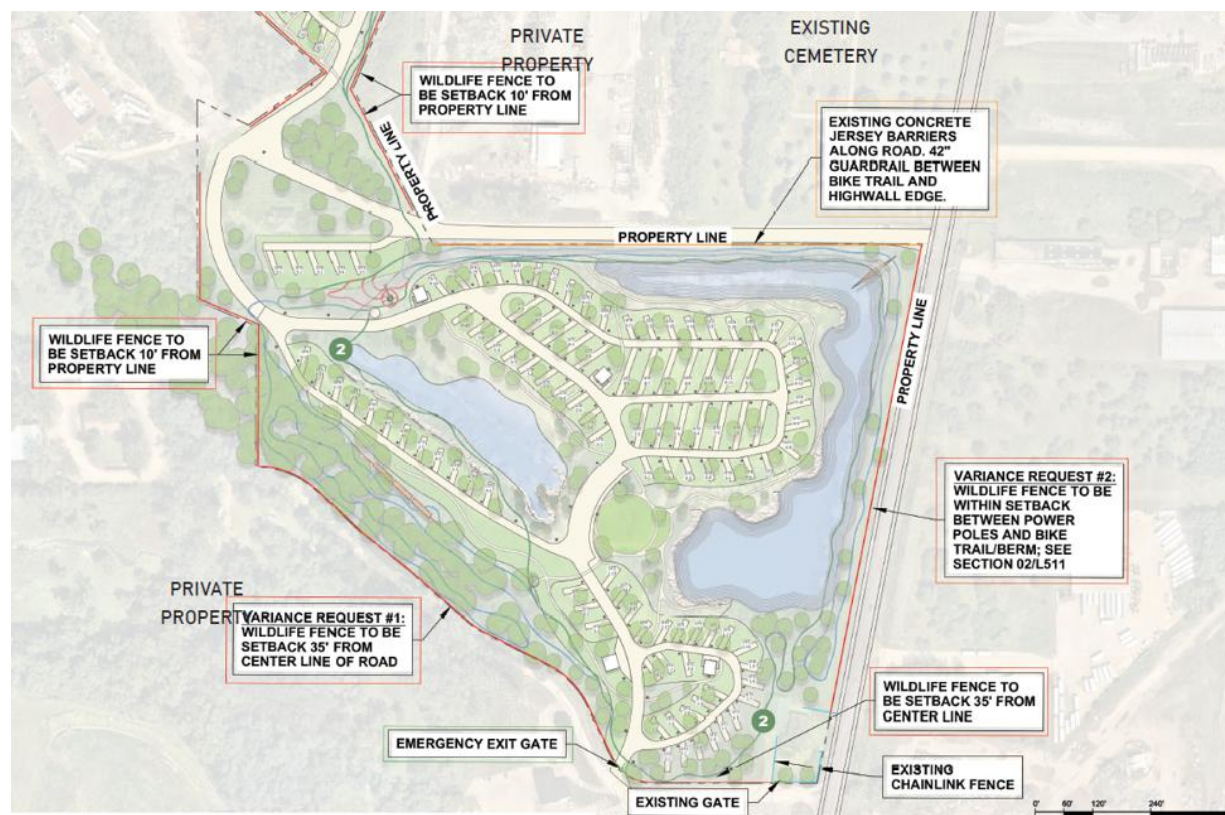
Yes. The variance allows the property to be utilized in a reasonable manner by preserving the ability to develop mountain bike trails within a narrow corridor that would otherwise become largely unusable under strict application of the ordinance setback requirements. The combination of roadway setbacks, fencing setbacks, and trail setbacks would effectively eliminate practical recreational use of this portion of the property despite the area being well suited for low-impact trail development. The proposed use is compatible with the surrounding rural area and maintains appropriate separation from the roadway.

4. In your opinion, are there circumstances unique to the property?

Yes. Unique circumstances exist due to the narrow wooded corridor along 230th Lane, the presence of mature existing vegetation close to the roadway, and the historic limestone stockpiles associated with the former quarry operations. These site characteristics create physical constraints that are unique to this property and make strict compliance with the ordinance setback impractical without causing unnecessary vegetation clearing, grading, and disturbance to historic quarry features.

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

Yes. The requested variance will maintain the essential rural and natural character of the area by preserving existing wooded vegetation, minimizing disturbance, and avoiding the creation of an excessively wide cleared corridor adjacent to the roadway. The proposed mountain bike trail use is low-profile and low-impact, with minimal visual or noise impacts. Because 230th Lane is a very low-volume roadway serving limited residential properties, the reduced setback will not materially alter the character of the surrounding area.



Fencing Variance Request #2

3rd Avenue Corridor (McClure and Stoffel)

Along the portions of the McClure and Stoffel properties adjacent to 3rd Avenue, the Applicant is requesting a variance from the ordinance requirement establishing a minimum fence setback of 130 feet from the centerline of the roadway. Instead, a wildlife-friendly fence is proposed immediately outside the public road right-of-way, generally aligned just outside the existing utility pole corridor to retain access for the utility company's maintenance needs.

A practical difficulty exists because the existing quarry topography, including quarry highwalls and water features, is located within the required setback area. Strict application of the setback would place portions of the required fence within quarry water or otherwise create impractical construction and maintenance conditions. In addition, it would unnecessarily separate the roadway safety berm from the fence, creating an isolated strip of land that would be difficult to maintain while reducing the usable recreational area of the property.

Ryan Thilges, Blue Earth County Engineer, has indicated that the primary concern along this corridor is maintaining the roadway safety berm and preserving the public road right-of-way. The proposed fence alignment satisfies these objectives by locating the fence immediately outside the right-of-way while maintaining the existing berm adjacent to the roadway. The wildlife-friendly fence design will provide a clearly defined property boundary while allowing wildlife movement and minimizing impacts to the rural character of the corridor.

Variance Criteria Responses

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?

Yes. The requested variance remains consistent with the purpose and intent of the ordinance by providing a continuous fence along the roadway to clearly define the property boundary and enhance public safety. While the fence will be located closer to the roadway than the prescribed setback, it will continue to achieve the ordinance's safety objectives while recognizing the unique physical constraints of the former quarry.

2. In your opinion, is the variance consistent with the Comprehensive Plan?

Yes. The requested variance supports the Comprehensive Plan by facilitating the adaptive reuse of a previously mined property while maintaining roadway safety, preserving existing infrastructure, minimizing unnecessary land disturbance, and utilizing a wildlife-friendly fence design compatible with the surrounding rural landscape.

3. In your opinion, does the proposal put property to use in a reasonable manner?

Yes. Locating the fence immediately outside the road right-of-way allows the property to be used in a practical and reasonable manner while maintaining the roadway safety berm and maximizing the efficient use of the reclaimed quarry property. Strict application of the 130-foot setback would create impractical maintenance conditions and unnecessarily reduce the usable recreational area without providing additional public safety benefits.

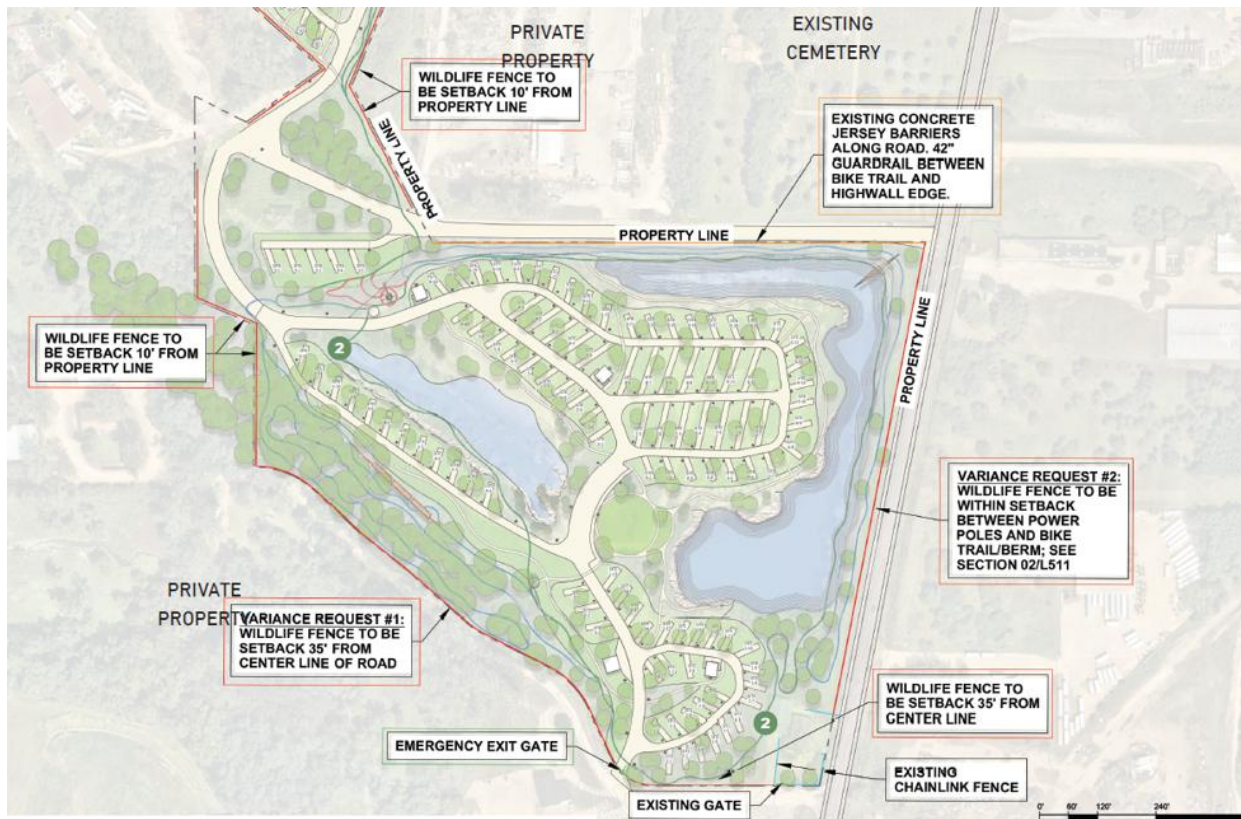
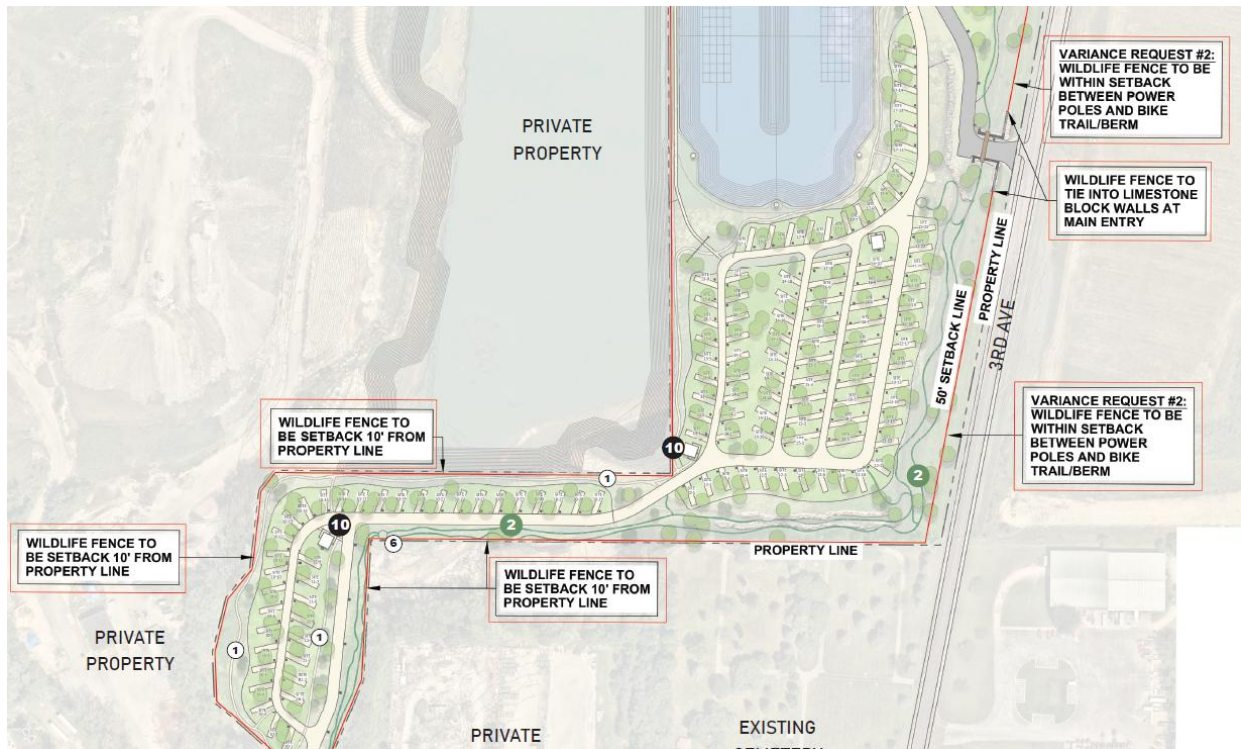
4. In your opinion, are there circumstances unique to the property?

Yes. Unique circumstances exist due to the historic quarry highwalls, quarry water features, existing roadway alignment, roadside berm, and utility corridor. These physical conditions are unique to the property and make strict compliance with the prescribed fence setback impractical.

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

Yes. The proposed wildlife-friendly fence will maintain the rural character of the area while providing a continuous property boundary adjacent to the roadway. By following the existing utility corridor and preserving the roadside berm, the fence will integrate with the existing landscape without adversely affecting neighboring properties or roadway operations.





North Residential Border

Along the northern property boundary adjacent to the existing residential neighborhood, the proposed fencing plan is intended to **comply** with the ordinance setback requirements by locating the fence approximately 50 feet from the residential property line. This section of fencing is intended to provide separation between the recreational uses within the project area and the adjacent residential properties while maintaining a vegetated, screened buffer corridor along the property boundary.

Consistent with the overall project fencing approach and recommendations provided by the Minnesota Department of Natural Resources (MNDNR), the Applicant proposes utilizing the previously described wildlife-permeable fencing design in place of a traditional six-foot fence. The proposed fencing will provide a clearly defined project boundary while also allowing for continued wildlife movement and reducing impacts to natural wildlife corridors. Existing vegetation within this setback area will be retained wherever practical along with new vegetation to provide visual screening and buffering between the project and the adjacent residential neighborhood.



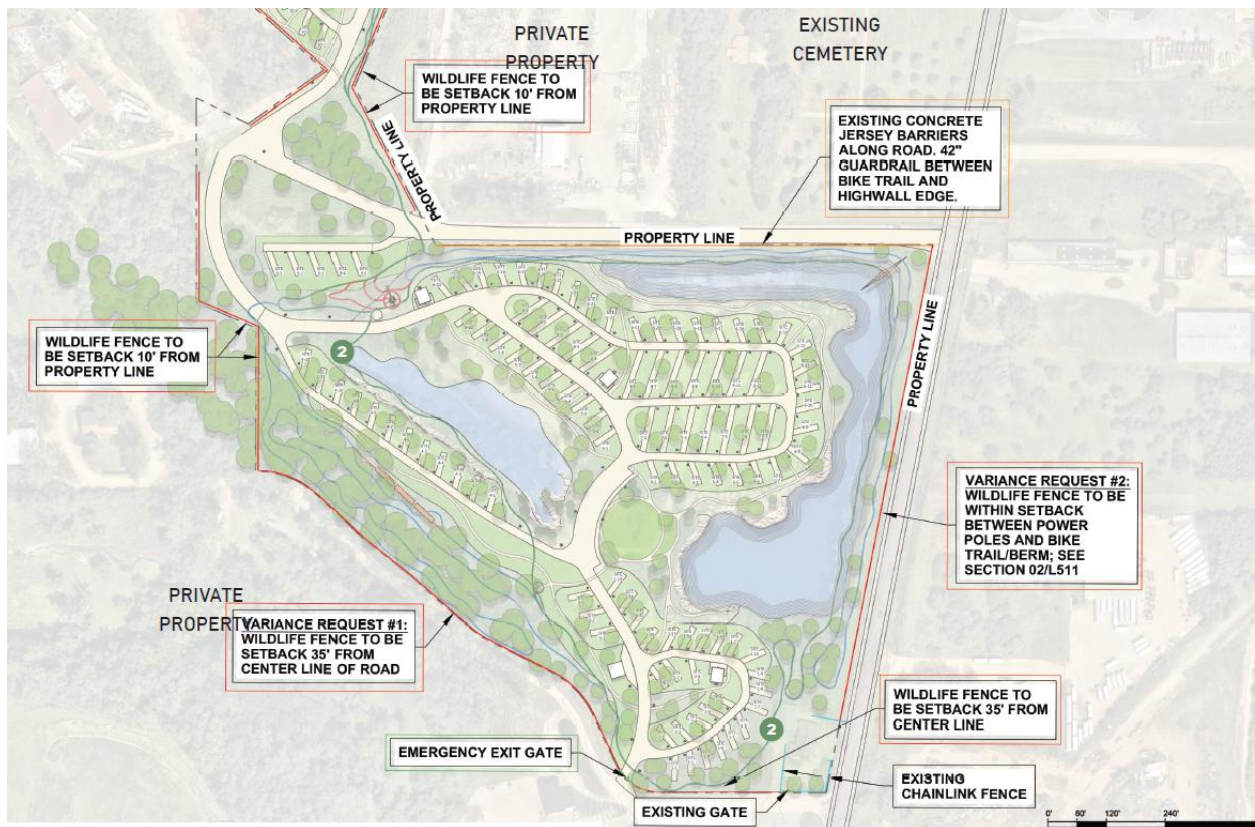
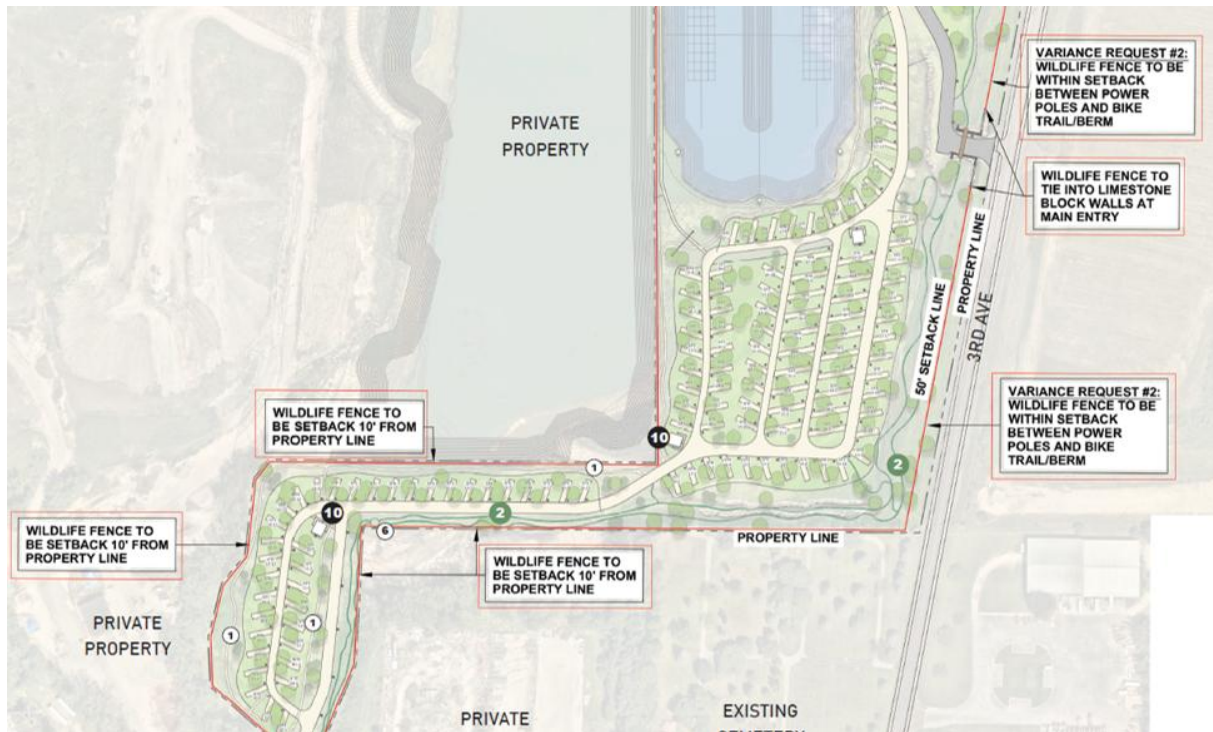
Non-Residential Property Boundaries

Along property boundaries adjoining non-residential land uses, perimeter fencing will be installed in accordance with the requirements of the Lime Township Zoning Ordinance. Fencing will generally be located a minimum of 10 feet inside the property line, consistent with the ordinance, while following existing topography and site conditions where practical.

Several adjoining non-residential properties already contain existing perimeter fencing, including the Pilgrim's Rest Cemetery property, the Storm Equipment property, and the property located southwest of 231st Lane. Where these existing fences are present, the proposed fencing will be coordinated to provide a continuous and clearly defined property boundary while avoiding unnecessary duplication where appropriate.

A wildlife-friendly fence design consisting of three smooth wires will be utilized along these boundaries to provide a clear property delineation while maintaining compatibility with adjacent rural land uses and allowing continued wildlife movement throughout the area.





Variance Request #3

Historic Quarry Derrick Crane

Applicant: Rockwell RV & Adventure Park

Applicable Ordinance

Lime Township Zoning Ordinance – Structure Height

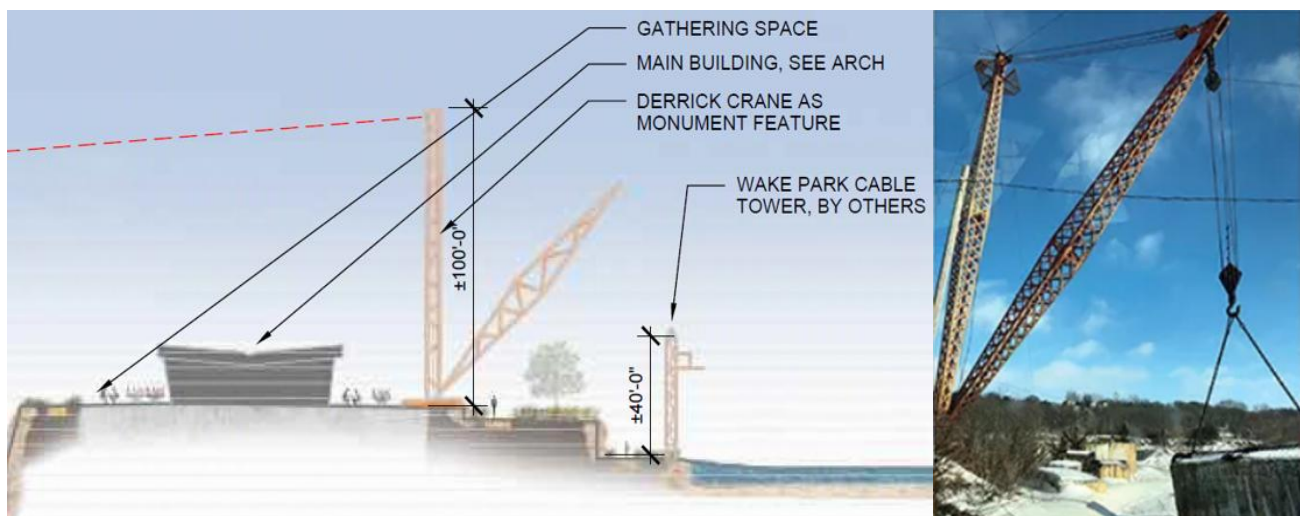
- **Industry District** structures shall have no height limitation.
- **Rural Conservation District:** Commercial structures shall not exceed thirty-five (35) feet in height.
- **Rural Conservation District:** Accessory structures shall not exceed thirty-five (35) feet in height.

Variance Requested

Rockwell RV & Adventure Park requests approval of a variance to allow the installation and preservation of an approximately 100-foot-tall Historic Quarry Derrick Crane within the Rural Conservation District portion of the property.

The derrick crane will serve as a permanent historic interpretive feature recognizing the property's limestone quarry heritage. The crane will be permanently secured in place and will not be used for lifting operations or any industrial purpose.

A second historic derrick crane is proposed within the Industry District near the northeast corner of McClure quarry, where no structure height limitation applies. Therefore, no variance is requested for that structure.



Variance Criteria

1. Is the variance request in harmony with the general purpose and intent of the Zoning Ordinance?

Yes. The requested variance is consistent with the intent of the zoning ordinance because it does not increase the intensity of development or introduce additional commercial building space within the Rural Conservation District. Instead, it allows for the preservation of an authentic piece of historic quarry equipment that reflects the property's long-standing industrial history and supports the adaptive reuse of the former quarry as a recreational destination.

The proposed derrick crane is intended as a permanent interpretive landmark and educational feature rather than an occupied structure or active industrial facility.

2. Is the owner proposing to use the property in a reasonable manner not permitted by the Zoning Ordinance?

Yes. The proposed recreational use of the property has been carefully planned as the adaptive reuse of a former limestone quarry. Preserving and displaying an authentic historic quarry derrick crane is a reasonable component of that reuse because it recognizes the property's history while providing visitors with an opportunity to better understand the site's mining heritage.

The requested variance is limited solely to the structure height necessary to preserve the crane in its authentic form.

3. Is the practical difficulty due to circumstances unique to this property and not created by the landowner?

Yes. The property is unique because it is a reclaimed limestone quarry with more than a century of mining history. The proposed derrick crane is directly associated with that history and is intended to preserve an important element of the site's industrial heritage.

The practical difficulty arises from the historic scale of authentic quarry equipment. Reducing the height of the structure would compromise its historic character and interpretive value. The request is based on the unique characteristics and history of the property rather than any action taken by the applicant.

4. Will granting the variance alter the essential character of the locality?

No. Although approximately 100 feet tall, the derrick crane is an open lattice framework rather than a large enclosed building. It will not create additional floor area, increase site

density, generate additional traffic, produce noise, or require additional lighting beyond what is already proposed for the recreational development.

The structure will serve as a visual reminder of the property's historic quarry operations and complements the site's transition from industrial use to recreation while preserving an important aspect of its identity.

5. Are there special circumstances or conditions affecting the land, building, or use that do not apply generally to other properties in the same vicinity?

Yes. Few properties within Lime Township possess the extensive limestone quarry history found on the subject property. The proposed derrick crane is uniquely tied to that history and represents an opportunity to preserve a significant artifact from the site's former mining operations.

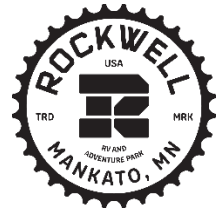
These circumstances are unique to this property and distinguish it from other Rural Conservation properties within the Township. The variance request is therefore based on special conditions specific to the property's history and intended adaptive reuse.

Requested Action

Rockwell RV & Adventure Park respectfully requests approval of a variance permitting the installation and preservation of an approximately 100-foot-tall Historic Quarry Derrick Crane within the Rural Conservation District, as shown on the submitted site plans.

Potential Impacts to Adjacent Properties

Rockwell RV & Adventure Park



The proposed Rockwell RV & Adventure Park has been planned and designed to minimize potential impacts to adjacent properties while improving the overall condition and visual character of the site. The following provides a summary of potential impact areas and the measures in place to address them.

Traffic and Off-Site Transportation

Potential traffic impacts associated with the project have been evaluated through a separate Traffic Impact Study submitted as part of the EAW. That study assesses projected trip generation, roadway capacity, access, and safety considerations. Any recommended improvements or operational measures identified in the study will be implemented as part of the project to ensure that off-site transportation impacts are appropriately managed.

Noise

Noise associated with construction and ongoing recreational activities is being evaluated through a separate acoustical study. This study will assess anticipated sound levels, identify potential receptors, and recommend mitigation measures as necessary to ensure compliance with applicable standards and to minimize impacts to nearby properties.

It is also important to note that the proposed recreational use is expected to generate significantly less noise than the existing or historical mining operations on the site. Mining activities have historically involved heavy equipment operation, material processing, and occasional blasting, all of which generate substantial noise levels. In contrast, the proposed park will not include blasting or continuous heavy industrial equipment operations. Recreational activities typically produce intermittent and lower-intensity sound levels, which are generally more compatible with surrounding land uses.

As a result, the transition from a mining use to a recreational use is anticipated to reduce overall noise impacts to adjacent properties while maintaining compliance with applicable noise standards.

Dust

Dust generation is expected to be minimal due to the nature of the proposed development. The majority of the site will consist of vegetated areas, landscaped spaces, water features,

or stabilized surfaces such as paved or improved recreational areas. Exposed soil will be limited and primarily associated with temporary construction activities.

During construction, standard best management practices (BMPs) will be implemented as needed to control dust, such as temporary stabilization, watering of disturbed areas, and minimizing the duration of exposed soils. Following construction, permanent vegetation and site improvements will significantly reduce the potential for dust generation compared to existing or prior mining conditions.

Surface Water Runoff and Groundwater Protection

Potential impacts related to surface water runoff and groundwater contamination will be addressed through a comprehensive stormwater management plan prepared as part of the project. The plan will incorporate appropriate design measures and BMPs to manage runoff quantity and quality, promote infiltration where appropriate, and protect downstream resources.

The project represents a transition from a historically disturbed mining site to a managed and stabilized development and is expected to improve overall stormwater conditions through controlled drainage, vegetation establishment, and engineered treatment practices.

Aesthetics and Visual Character

The proposed development is expected to result in a significant improvement to the visual character of the property and surrounding area. The site is currently characterized by active or former mining activities, including exposed materials, limited vegetation, and industrial features.

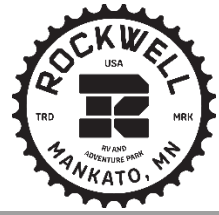
The project will introduce a cohesive, well-maintained recreational environment that incorporates landscaping, naturalized areas, water features, and thoughtfully designed structures. These improvements will enhance the overall appearance of the site and provide a more visually appealing setting for both visitors and neighboring properties.

Summary

Overall, the proposed project is not anticipated to result in significant adverse impacts to adjacent properties. Key potential impact areas including traffic, noise, and stormwater are being addressed through permitting, dedicated technical design, and plans. In addition, the transition from a mining use to a managed recreational development is expected to reduce certain existing impacts while improving site conditions, aesthetics, and long-term environmental performance.

Amenity Descriptions

Rockwell RV & Adventure Park



Narrative Description of Proposed Recreational Amenities and Activities

The proposed Rockwell RV & Adventure Park is designed as a multi-use, outdoor recreation destination that integrates active recreation, nature-based experiences, and overnight accommodations within a reclaimed quarry landscape. At the center of the site will be a main office and check-in building, which will serve as the primary arrival point and operational hub for the park. This facility will provide guest services, orientation, ticketing, equipment rental, food and beverage offerings, and indoor/outdoor gathering spaces. It will also function as a visual and organizational anchor for the development, with direct connectivity to the surrounding recreational amenities, allowing visitors to efficiently access activities throughout the site. The project emphasizes sustainable land use, public access to outdoor recreation, and a diverse mix of amenities that serve a wide range of ages, abilities, and interests.

Mountain Biking

The project includes the development of the Rockwell Mountain Bike Trails, a purpose-built trail system designed for year-round public use. The trails will be managed and maintained by Mankato Area Mountain Bikers (MAMB), a local nonprofit organization. The trail network will feature a range of difficulty levels, from beginner-friendly flow trails to advanced technical terrain, accommodating riders of varying skill levels. Trails will be constructed using best management practices to minimize erosion, manage stormwater, and protect sensitive natural features while incorporating the unique quarry landscape. The system is intended to function both as a local recreational amenity and a regional destination, with potential for events, and youth programming, and partnerships with local biking organizations.

Camping and RV Accommodations

The campground component will offer a mix of RV sites and tent camping options, designed to support both short-term visitors and extended stays. Amenities will include utility hookups, bathhouse facilities, and convenient access to the park's recreational features. The campground is intended to create a basecamp experience, allowing guests to stay on-site and engage in multiple activities over the course of their visit. Site design will incorporate landscaping, circulation planning, and buffering to maintain a balance between activity areas and quiet enjoyment.

Aqua Park

The aqua park will be a central visual and recreational feature of the development, utilizing existing quarry water features. Planned elements include floating obstacle courses, swim areas, cliffs or high walls for visual interest, and integrated features such as waterfalls, islands, and access points. The aqua park is designed to provide a controlled, supervised environment for water-based recreation, with safety measures, and clearly designated activity zones. This amenity is intended to serve families and groups seeking a unique, immersive water experience.

Cable Wakeboarding Park

The cable park will provide wakeboarding and other tow-assisted water sports using an overhead cable system in place of motorized boats. This system reduces noise, fuel use, and shoreline disturbance while offering a consistent and accessible riding experience. The park will include beginner and advanced riding features, instructional programming, and equipment rental. The cable system allows for efficient operation and high user throughput, making it suitable for both casual users and organized events.

Climbing Wall and Bouldering

The project will incorporate both vertical, deep water solo climbing and bouldering opportunities, taking advantage of the quarry's natural rock features where appropriate, supplemented by constructed climbing walls as needed. These elements will provide a range of climbing experiences, from beginner routes to more advanced challenges. Safety methods, fall zones, and supervision protocols will be implemented in accordance with industry standards. The climbing amenities are intended to broaden the park's appeal and provide a land-based complement to the water and trail activities.

Overall Recreational Experience

Collectively, these amenities are designed to create a cohesive, multi-activity environment where visitors can engage in outdoor recreation throughout the day and across multiple days. The integration of land and water-based activities, along with on-site lodging, supports extended stays and repeat visitation. The project prioritizes safety, accessibility, environmental stewardship, and high-quality user experiences, positioning it as a regional destination for outdoor recreation and tourism.

Reclamation Plan Amendment Narrative

Rockwell RV & Adventure Park (Stoffel & McClure Quarry Sites)

1. Project Overview

Campquarry LLC (doing business as Rockwell RV & Adventure Park) is requesting approval of a Reclamation Plan Amendment to the existing Mining Conditional Use Permit for the Stoffel and McClure Quarry Sites in Lime Township.

The proposed Rockwell RV & Adventure Park Recreation Plan (Figures 3a & 3b) is submitted as the proposed amended reclamation plan for the mining operation. If approved, it will replace the previously approved reclamation plans (Figures 1 and 2) and establish the final post-mining condition and long-term land use of the property.

The Reclamation Plan Amendment is being submitted concurrently with an Interim Use Permit (IUP) application for the proposed recreational development. These applications are intended to be reviewed together because they establish the same final land use for the property. The Reclamation Plan Amendment defines the final reclaimed condition of the Stoffel and McClure Quarry Sites, while the Interim Use Permit provides the land use approvals necessary to implement that final reclamation plan.

Mining operations will cease prior to approval and implementation of the Interim Use Permit. Reclamation activities will continue in accordance with the amended reclamation plan until the final reclaimed condition is achieved.

2. Intention of Reclamation Plan Amendment

The purpose of this Reclamation Plan Amendment is to establish a revised final reclamation plan for the Stoffel and McClure Quarry Sites that reflects the intended post-mining land use of the property. The amended reclamation plan replaces the previously approved reclamation plans with the Recreation Plan (Figures 3a & 3b), which defines the final reclaimed condition of the property.

The original reclamation plans generally contemplated reclaiming the quarry to a conservation-oriented landscape consisting of reclaimed slopes, permanent water bodies, restored vegetation, and open space. The amended reclamation plan modifies the final reclaimed condition to establish recreation as the primary post-mining land use while continuing to satisfy the reclamation requirements of the existing Conditional Use Permit and the Lime Township Zoning Ordinance.

Some portions of the reclamation activities consistent with the proposed amended reclamation plan have already been completed or are currently underway in areas where mining operations have concluded. These activities include construction of the permanent engineered dike that separates the proposed cable wake park lake from the primary quarry lake, establishment of the future aqua park lake through recent mining and blasting activities, preservation of quarry landforms and limestone highwalls intended to remain as part of the final reclaimed landscape, and retention of selected historic quarry stockpiles within the McClure Quarry that will be incorporated into the future trail system. These improvements represent permanent components of the proposed final reclamation plan and are illustrated on Figures 3a & 3b.

Mining operations associated with the existing Conditional Use Permit will cease prior to approval and implementation of the proposed Interim Use Permit for recreational use. Following cessation of mining, reclamation activities will continue in accordance with the amended reclamation plan until the final reclaimed condition shown on Figures 3a & 3b is achieved. The amended reclamation plan establishes the final configuration of reclaimed landforms, water bodies, vegetation, circulation, utilities, and recreational improvements that will remain following completion of reclamation.

3. Existing Approved Reclamation Plan

The existing Mining Conditional Use Permit includes approved reclamation plans for both the Stoffel and McClure Quarry Sites that establish the anticipated final condition of the property following completion of mining activities. These plans are illustrated in Figures 1 and 2.

The approved reclamation plans were prepared to satisfy the reclamation requirements of the Conditional Use Permit and Lime Township Zoning Ordinance. The plans generally provide for reclamation through grading of disturbed areas, stabilization of quarry slopes, establishment of permanent water bodies, redistribution of stockpiled topsoil, revegetation, and restoration of the site for long-term open space and conservation-oriented land uses. Reclamation is required to occur concurrently with mining activities as areas become available and be completed in accordance with the approved reclamation sequencing plan and applicable permit conditions.

For the Stoffel Quarry Site, the approved reclamation plan anticipated a final condition consisting primarily of a single reclaimed water body surrounded by restored slopes, vegetated open space, and reclaimed land (Figure 1). The plan did not contemplate recreational infrastructure or modifications to create multiple water bodies or distinct recreational areas.

For the McClure Quarry Site, the approved reclamation plan similarly anticipated reclamation to a single permanent water body with surrounding restored quarry lands and open space (Figure 2). Existing quarry features, stockpile areas, and disturbed lands were generally intended to be reclaimed as part of the overall restoration of the mining operation.

The approved reclamation plans have served as the basis for reclamation activities to date. However, as mining operations have progressed and the long-term vision for the property has evolved, Camp Quarry LLC has determined that an amended reclamation plan can better utilize the reclaimed quarry landscape while continuing to satisfy the reclamation objectives established by the Conditional Use Permit. The following section summarizes the proposed modifications to the approved reclamation plans.

4. Description of Proposed Reclamation Plan Changes

The following sections describe the principal modifications to the previously approved reclamation plans (Figures 1 and 2) as reflected in the proposed amended Reclamation Plan (Figures 3a & 3b).

4.1 Final Land Use

The approved reclamation plans established a final reclaimed condition consisting primarily of restored open space, reclaimed water bodies, and conservation-oriented land uses following completion of mining activities.

The amended reclamation plan establishes recreation as the primary long-term post-mining land use while continuing to incorporate reclaimed open space, restored vegetation, and permanent water features. The final reclaimed condition integrates outdoor recreation with the existing quarry landscape, allowing reclaimed mining lands to be placed into productive long-term use while maintaining compliance with the reclamation objectives of the existing Conditional Use Permit.

The amended reclamation plan incorporates campground facilities, mountain bike trails, water recreation, supporting infrastructure, and managed open space into the final reclaimed condition of the property.

4.2 Water Body Configuration

The approved reclamation plans anticipated a single permanent water body within both the Stoffel and McClure Quarry Sites. The amended reclamation plan modifies the final reclaimed water body configuration to better support the proposed post-mining land use.

Stoffel Quarry

The original reclamation plan (Figure 1) illustrated a single reclaimed lake. The amended reclamation plan (Figures 3a & 3b) establishes three permanent water bodies.

The western quarry lake will remain as the largest water body within the quarry complex. A permanent engineered dike has been constructed to create a separate cable wake park lake while maintaining independent operation of the two water bodies. A third permanent lake has been established through recent mining and blasting activities and will serve as the future aqua park. These three permanent water bodies become integral components of the final reclaimed landscape.

McClure Quarry

The approved reclamation plan (Figure 2) anticipated a single reclaimed lake. The amended reclamation plan modifies the final reclaimed condition to establish two permanent water bodies within the McClure Quarry. These lakes will become permanent features of the reclaimed landscape while supporting the property's long-term recreational use.

4.3 Quarry Landforms and Slopes

The approved reclamation plan contemplated reclamation through grading and stabilization of disturbed mining areas. The amended reclamation plan retains many of the quarry's defining landforms as permanent components of the final reclaimed landscape.

These include:

- Dimensional stone highwalls
- Blasted aggregate highwalls
- Quarry benches
- Natural exposed limestone outcrops
- Manufactured Limestone retaining walls
- Quarry floors
- Natural changes in elevation

Where necessary, quarry slopes will be stabilized in accordance with engineering recommendations and applicable permit requirements. Other quarry faces will remain exposed where they can safely become permanent elements of the reclaimed landscape. This approach reduces unnecessary earthwork while preserving the geological character of the quarry.

Where modifications to existing quarry landforms are necessary to accommodate the approved post-mining land use, grading will utilize suitable on-site reclamation materials, including overburden, blasted rock, quarry fines, aggregate, topsoil, and other approved fill materials generated through mining operations or obtained from approved sources. Final grading will establish stable slopes, drainage patterns, and building areas while minimizing unnecessary disturbance of existing quarry features intended to remain as part of the final reclaimed landscape.

4.4 Berms and Buffer Areas

Mining operations established perimeter berms and setback areas to provide visual screening and buffering between quarry operations and adjacent properties.

The amended reclamation plan retains the northern perimeter berms adjacent to residential properties as permanent landscape features. These berms will continue to provide visual screening and separation between neighboring residential properties and the reclaimed recreational property.

Portions of the perimeter berm along 3rd Avenue will be modified where necessary to accommodate the proposed mountain bike trail system. Areas that were not mined because of required setbacks will remain largely undeveloped and will primarily accommodate mountain bike trails, natural open space, and restored vegetation.

4.5 Previously Disturbed Areas and Stockpiles

The amended reclamation plan places the majority of permanent improvements within areas previously disturbed through mining operations.

Former quarry floors, processing areas, and stockpile areas will be incorporated into the final reclaimed landscape and may accommodate campground facilities, circulation roads, parking areas, utilities, recreation areas, trails, and managed open space.

Select stockpile areas within the southern portion of the McClure Quarry will remain as permanent landscape features and will be incorporated into the future mountain bike trail system. These stockpile areas have been in place for years and are now overgrown with vegetation that will also remain. Where appropriate, reclaimed rock and aggregate materials from existing stockpiles may also be utilized during final grading, trail construction, retaining walls, shoreline stabilization, utility installation, and other site improvements associated with reclamation.

Locating permanent improvements within previously disturbed portions of the site minimizes additional disturbance of undisturbed land while placing reclaimed mining lands into productive long-term use.

4.6 Vegetation and Open Space

The amended reclamation plan continues to include restoration of vegetation throughout the property consistent with the reclamation requirements of the existing Conditional Use Permit.

Areas not occupied by recreational improvements or supporting infrastructure will be revegetated as reclamation progresses. Existing wooded areas, perimeter buffers, and natural vegetation will remain where practical to provide screening, wildlife habitat, and visual integration with surrounding land uses.

The amended reclamation plan maintains substantial areas of reclaimed open space throughout both quarry sites while integrating recreation into the restored landscape.

4.7 Circulation and Recreational Infrastructure

The amended reclamation plan incorporates permanent infrastructure necessary to support the approved post-mining land use.

Permanent improvements include:

- Campground roads
- Parking areas
- Campground facilities
- Mountain bike trails
- Pedestrian circulation
- Cable wake park facilities
- Aqua Park facilities
- Utilities
- Support buildings
- Associated site improvements

These improvements are integrated into the reclaimed landscape and utilize existing quarry landforms wherever practical.

4.8 Preservation of Quarry Character

A distinguishing feature of the amended reclamation plan is the intentional preservation of the site's quarry character. Rather than eliminating evidence of the property's mining history, the amended reclamation plan incorporates limestone highwalls, exposed bedrock, quarry benches, selected stockpiles, and reclaimed quarry landforms into the final site design. Limestone recovered from the site will continue to be utilized throughout the property for retaining walls, landscaping, trail features, shoreline stabilization, and other site improvements where appropriate. This approach preserves the geological and industrial identity of the Stoffel and McClure Quarry Sites while establishing a safe and functional final reclaimed landscape.

5. Final Reclaimed Site Condition and Implementation

The amended Reclamation Plan establishes the final reclaimed condition of the Stoffel and McClure Quarry Sites following completion of mining operations and reclamation activities. Upon completion, the property will consist of a permanently stabilized and reclaimed landscape that integrates recreational land uses with reclaimed quarry features, restored vegetation, permanent water bodies, and supporting infrastructure, as illustrated on Figures 3a & 3b.

The final reclaimed condition includes:

- Permanent reclaimed water bodies within the Stoffel and McClure Quarry Sites.

- Stabilized quarry slopes and engineered embankments, including the permanent dike separating the cable wake park lake from the primary quarry lake.
- Preserved limestone highwalls, quarry benches, exposed bedrock, and selected quarry stockpiles that remain as permanent components of the reclaimed landscape.
- Reclaimed open space, restored vegetation, and perimeter buffer areas.
- Internal circulation roads, parking areas, utilities, drainage infrastructure, and stormwater management facilities.
- Recreational improvements integrated into the reclaimed landscape, including mountain bike trails, campground facilities, water recreation areas, pedestrian circulation, and supporting buildings.

Reclamation will continue to be completed in accordance with the existing Mining Conditional Use Permit, applicable regulatory approvals, and accepted engineering practices. Mining operations will cease prior to implementation of the Interim Use Permit for recreational use; however, reclamation activities will continue until the final reclaimed condition illustrated on Figures 3a & 3b has been achieved.

Implementation of the amended Reclamation Plan will occur as individual portions of the site become available for final grading, stabilization, and development. Reclamation activities may include placement and redistribution of suitable reclamation materials, construction of engineered embankments, final grading, slope stabilization, shoreline stabilization, placement of topsoil, establishment of permanent vegetation, construction of drainage improvements, installation of utilities, and construction of permanent site improvements. Existing quarry landforms intended to remain as part of the final reclaimed condition will be preserved and incorporated into the overall site design where practical. Final grading and reclamation activities will be performed in accordance with the approved grading and engineering plans submitted with the application, applicable permit conditions, and accepted engineering practices to establish stable long-term landforms, positive drainage, and the approved post-mining land use.

Campquarry LLC will continue to utilize qualified engineering, geotechnical, and environmental professionals, as appropriate, to ensure that reclamation activities comply with applicable permit requirements and accepted engineering practices.

6. Site Integration and Drainage

The amended Reclamation Plan has been designed to integrate the final reclaimed landscape with the surrounding topography and adjacent land uses. Existing quarry landforms, reclaimed slopes, perimeter berms, and previously disturbed areas have been incorporated into the final site design where practical, minimizing additional earthwork while maintaining required buffering and long-term site stability. Existing northern perimeter berms will remain to provide screening adjacent to residential properties, while limited modifications to berms along 3rd Avenue will accommodate approved recreational improvements.

The permanent water bodies established by the amended Reclamation Plan will remain groundwater-fed features within the reclaimed quarry landscape. Final grading, drainage, shoreline stabilization, and erosion control measures will be incorporated into the final engineering design to maintain stable drainage patterns, protect adjacent properties, and support the long-term stability of the reclaimed landscape in accordance with applicable engineering standards and regulatory requirements.

7. Conclusion

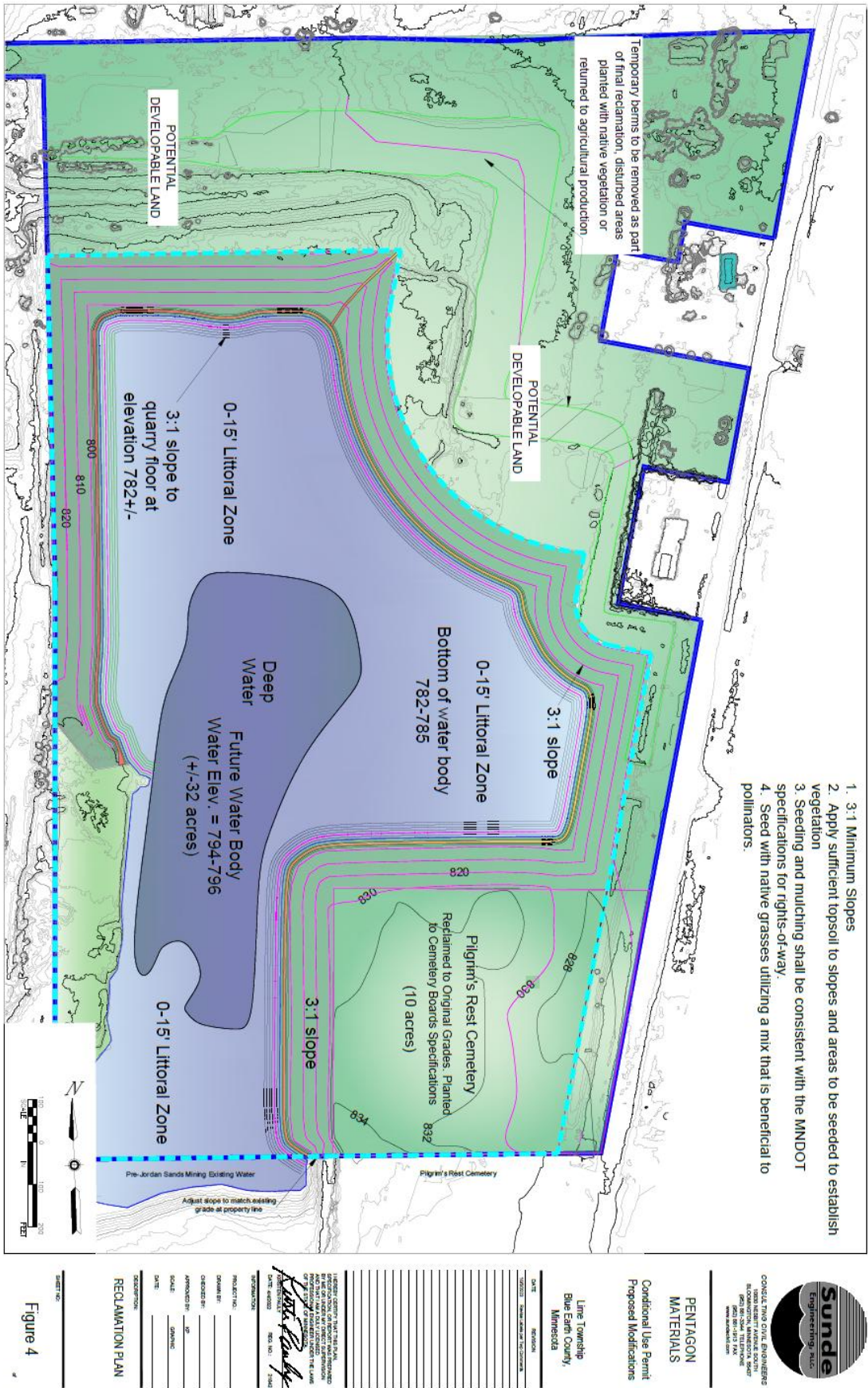
The proposed Reclamation Plan Amendment establishes a revised final reclamation plan for the Stoffel and McClure Quarry Sites that reflects the property's intended post-mining land use while continuing to satisfy the reclamation requirements of the existing Mining Conditional Use Permit and the Lime Township Zoning Ordinance.

The amended Reclamation Plan replaces the previously approved reclamation plans with a comprehensive final reclamation plan that preserves significant quarry landforms, establishes permanent reclaimed water bodies, integrates recreational land uses into previously disturbed areas, and provides for long-term site stability, drainage, vegetation, and public safety. The proposed Recreation Plan (Figure 3) defines the intended final reclaimed condition of the property and serves as the amended Reclamation Plan for the existing Mining Conditional Use Permit.

The proposed Reclamation Plan Amendment is submitted concurrently with the Interim Use Permit application because both applications establish the same final post-mining land use for the property. Approval of the Reclamation Plan Amendment will allow ongoing reclamation activities to continue toward the final reclaimed condition illustrated in Figures 3a & 3b while providing a clear framework for the long-term management and use of the reclaimed property.

Campquarry LLC respectfully requests approval of the proposed Reclamation Plan Amendment.

Figure 1 – Approved Stoffel Quarry Reclamation Plan



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 3000 HIGHT STREET, SUITE 200
 BLOOMINGTON, INDIANA 47403
 (317) 344-7222
 FAX (317) 344-7222
 WWW.BRIDGE.COM

Conditional Use Permit

Lime Township
Blue Earth County,
Minnesota

[illegible]

HARBERT COTTEY PART 118 P.A.
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 BY ME ON LONDON BY DIRECT AUTHORITY
 AND THAT I AM ONLY LICENSED
 AND THAT I AM ONLY LICENSED
 OF THE CITY OF LONDON
Robert Cottey
 SECRETARY
 DATE: 10/10/10 BY: ME: 10/10/10

Information

Product No. 0448

Column #	SP
Control	SP

ADDRESS:

Year	Revenue
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2002	110
2003	120
2004	130
2005	140
2006	150
2007	160
2008	170
2009	180
2010	190
2011	200
2012	210
2013	220
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2152	1610
2153	1620
2154	163

DATE _____

SIGNATURE _____

NAME _____

PARCEL C CONCEPT
RECLAMATION PLAN:

Figure 32

Figure 3b – Proposed Final Reclamation Plan/Rockwell RV & Adventure Park Recreation Plan

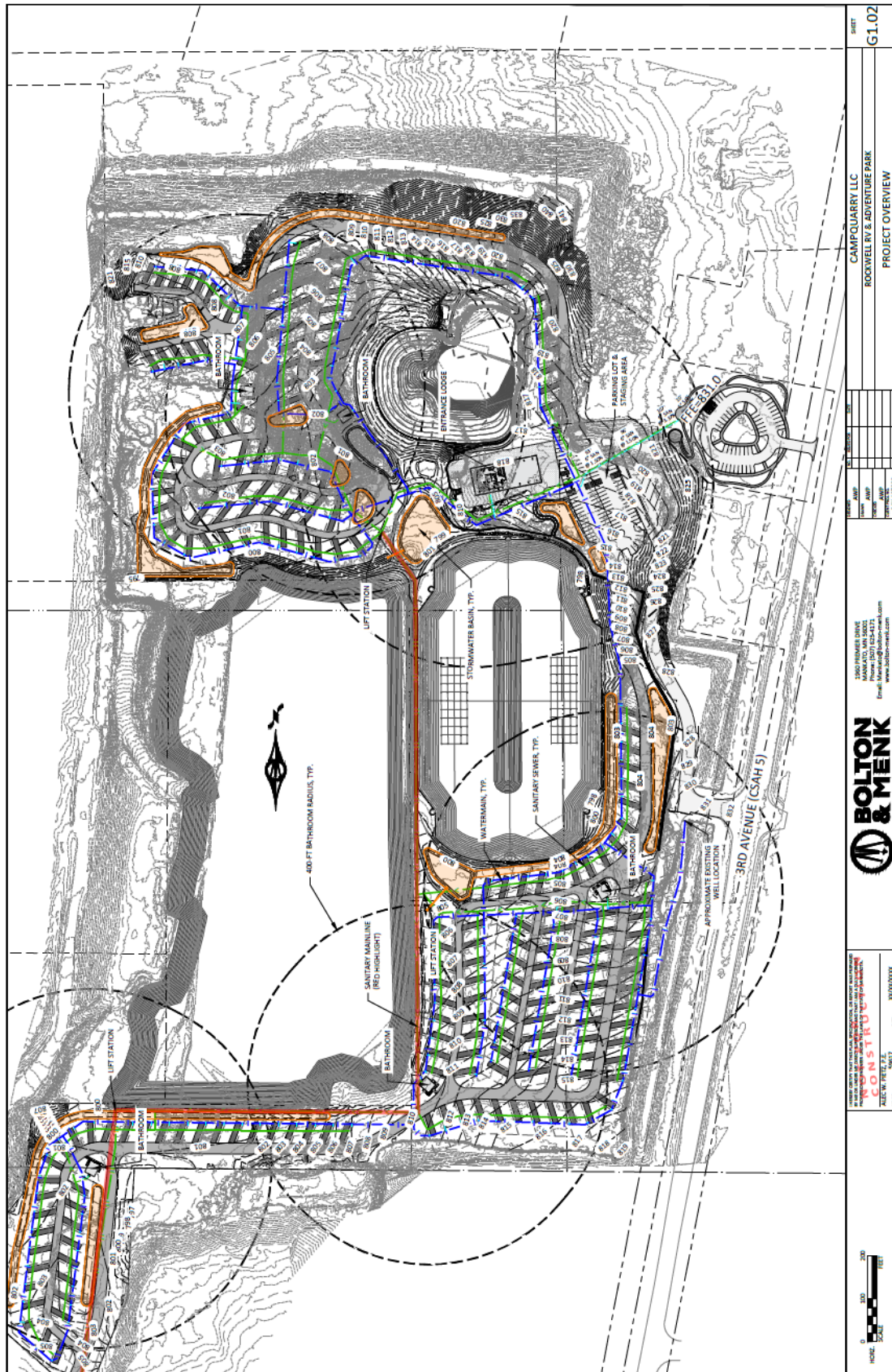
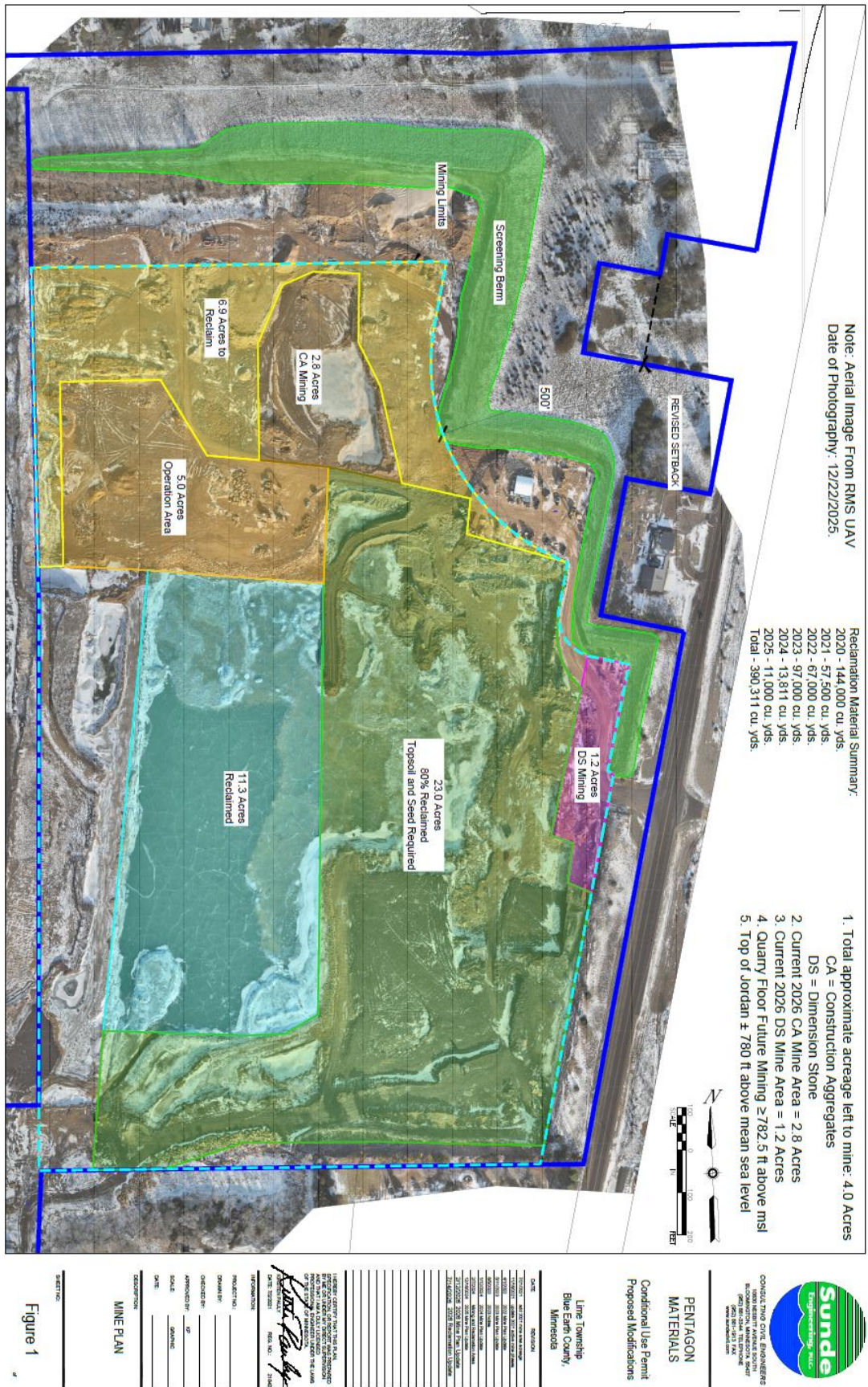


Figure 4. Current Mining and Reclamation Status as of July 2026.



Project Team and Professional Responsibilities

The development of Rockwell RV & Adventure Park has been supported by a multidisciplinary team of professionals with expertise in engineering, landscape architecture, recreation planning, architecture, environmental permitting, and specialized recreational facility design. Each consultant has defined responsibilities to ensure the project is designed and constructed in accordance with applicable regulations, industry standards, and the vision for the development.

Rockwell RV & Adventure Park Development Team

Joe Holtmeier – Owner / Developer

Responsible for overall project leadership, financing, construction oversight, mining and reclamation coordination, and long-term implementation of the development.

Kyle Kaldor – Project Manager

Responsible for overall project management, consultant coordination, permitting coordination, agency communication, operational planning, recreational programming, stakeholder engagement, and implementation of the project vision.

Bolton & Menk, Inc.

Civil Engineering, Environmental Permitting, and Infrastructure Design

Bolton & Menk serves as the project's lead civil engineering consultant and is responsible for:

- Overall civil engineering design
- Site grading and drainage
- Stormwater management
- Utility design
- Water and wastewater systems
- Traffic coordination
- Environmental permitting support
- EAW support
- Construction documentation
- Agency coordination

Confluence

Landscape Architecture and Site Planning

Confluence serves as the project's landscape architecture and master planning consultant and is responsible for:

- Overall site planning
 - Master planning
 - Recreational layout
 - Landscape architecture
 - Park design
 - Guest experience
 - Open space planning
 - Planting concepts
 - Amenity integration
-

Oleson & Hobbie Architects

Architecture

Oleson & Hobbie Architects provides architectural design services and is responsible for:

- Main lodge design
 - Support buildings
 - Bathhouses
 - Architectural design
 - Building code compliance
 - Construction documents
 - Coordination with engineering team
-

Pathfinder Trail Building

Mountain Bike Trail Design and Construction

Pathfinder Trail Building is responsible for the design and construction of the mountain bike trail system, including:

- Mountain bike trail design
- Trail layout
- Feature design
- Trail construction
- Sustainable trail practices
- Construction oversight
- Integration of trails with quarry features
- Long-term trail sustainability recommendations

EP Climbing

Deep-Water Solo Climbing and Bouldering Design

EP Climbing serves as the specialty climbing consultant and is responsible for the design and engineering of the climbing facilities, including:

- Deep-water solo climbing wall design
- Outdoor bouldering wall design
- Climbing feature engineering
- Construction drawings and technical specifications
- Coordination of climbing wall installation
- Compliance with applicable climbing industry standards

4Cable

Cable Wake Park Engineering and Design

4Cable serves as the specialty cable wake park consultant and is responsible for the engineering and technical design of the cable park, including:

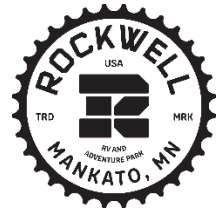
- Cable wake park system engineering
- Cable system layout and configuration
- Mechanical equipment specifications
- Design drawings and technical specifications
- Coordination of cable system installation
- Integration of the cable park with the overall site design

Project Coordination

Rockwell RV & Adventure Park serves as the overall project coordinator, managing consultant coordination, permitting, construction sequencing, operational planning, stakeholder communication, and implementation of the project. The development team works collaboratively to ensure all project components are integrated into a cohesive recreational destination while meeting applicable engineering, environmental, architectural, and safety standards.

Complaint Process

Rockwell RV & Adventure Park



- Initially a complaint shall be filed with the operator.
- Complaints will be filed in the complaint log at this link:
 - [Complaint Log - Rockwell.xlsx](#)
- The operator shall research what has occurred and take the necessary corrective actions.
- The operator will provide a response within 2 business days to the Lime Township Board representative. This response will acknowledge the complaint and will communicate any new findings and/or communicate any necessary corrective actions taken.
- Operator contact information
 - Joe Holtmeier – 507-327-5775 – jholtmeier@holtmeierinc.com
 - Kyle Kaldor – 701-430-1312 – kyle@rockwelladventure.com