



**City of Ramsey  
Land Use Application  
R1 – 2/18/2025**

**Connexus Anoka-Ramsey Closed Landfill Solar PV**

**Project Narrative:**

Cedar Creek Energy, a local solar developer and EPC, has entered into a 30-year agreement with Connexus Energy, the local utility provider, to develop, construct, and maintain a **4.125 MW AC / 5.046 MW DC** solar array on the **Anoka Ramsey Closed Landfill**. The site, currently owned by the State of Minnesota and managed by the **Minnesota Pollution Control Agency (MPCA) Closed Landfill Division**, was selected by Connexus Energy due to its limited potential for future development. As a closed landfill, the site cannot support traditional construction, making a solar PV system an ideal **secondary use**. The primary function of the site remains serving as a buffer to the landfill while supporting the treatment and remediation of known contaminants from past solid waste operations.

Construction is expected to begin in **spring/early summer of 2025**, with a **Commercial Operation Date (COD) by the end of 2025**. The system will utilize **single-axis tracking technology** to optimize land use and maximize energy production. All energy generated will be sold to Connexus Energy, which will distribute the clean, renewable power to its members throughout its service territory.

The project is expected to take **4-5 months** to complete and will employ **30-40 workers** throughout the construction phase. Wages will comply with the **Inflation Reduction Act (IRA) Prevailing Wage & Apprenticeship guidelines**. Cedar Creek Energy plans to leverage its in-house licensed electricians and staff for the installation, alongside local subcontractors.



**Key Project Contacts:**

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To ensure clarity and confirm that all requested items in the **Land Use Application** have been addressed, **Cedar Creek Energy** has provided a **line-by-line response** to each requirement listed in the **Site Plan Review Guide**. Cedar Creek Energy's response is italicized in each subset below for each item. Note if we believed an item to be not applicable, we provided a strike through the line item along with a response below as to why we believe not applicable as it pertains to the proposed solar PV array.

### Site Plan Sheet:

1. General Plan Information
  - a. Type of use, proposed name, legal description, and property address.
    - i. *Proposed name and property address can be found on "PV-0.0 Cover Sheet" (CCE) and "Civil Sheet 1 - Title Sheet" (EOR)*
    - ii. *Legal description can be found in ALTA/NSPS Survey, File name: "ALTA Survey"*
  - b. The name (s) and address(es) of the landowner (s) and the engineer and/or architect preparing the plans.
    - i. *This information can be found on the title sheet of "PV-0.0 Cover Sheet" (CCE) and Civil Sheet 1 - Title Sheet (EOR)*
  - c. A property survey certified by a Minnesota-licensed land surveyor.
    - i. *ALTA/NSPS Survey, File name: "ALTA Survey" has been conducted and uploaded to the portal. Survey completed by E.G. Rud & Sons, Inc.*
  - d. A site plan is accurately scaled, on a standard engineering scale, and dimensioned, specifically showing the location of all buildings.
    - i. *See "Civil Sheet 4 - Existing Conditions & Removals"*
  - e. The scale of the Plat, date, and north arrow are included on all plan sheets.
    - i. *EOR civil drawings and CCE electrical drawings have this incorporated as reasonable to do so. Example spec sheets or detail drawing sheets do not have this called out.*
  - f. The building design plan must be certified by a Minnesota-licensed land surveyor and architect or registered engineer, certifying that the design of the building has been prepared under their direct supervision.
    - i. *This has been completed*
      1. *Civil – EOR, Kyle Crawford, PE*
      2. *Electrical – CCE, Mike Herman, PE*
      3. *ALTA/NSPS Survey – E.G. Rud & Sons, Inc, Samuel N. Niemela*
  - g. The present use and zoning of the subject property and all directly adjacent parcels.
    - i. *This is called out on "Civil Sheet 4 - Existing Conditions & Removals"*
  - h. If a rezoning is being requested, proposed zoning must also be included.
    - i. *CCE believes the property was re-zoned in 2024. A future rezoning is not anticipated as part of this project*
  - ~~i. If the site plan pertains to a residential development, the number of residential units and net density for the proposed project must be provided.~~
    - ~~i. *Not applicable, this is not a residential development*~~

2. Buildings and Structures
  - a. Location of all existing and proposed structures and improvements on the property.
    - i. *This is called out on “Civil Sheet 4 - Existing Conditions & Removals”*
  - b. ~~Site plan details include trash enclosures, loading docks, patios, etc.~~
    - i. *Not applicable, this is a solar PV site, not a commercial development*
  - c. ~~All townhouse developments must provide the location of the building footprint for each unit on the site plan.~~
    - i. *Not applicable, this is a solar PV site, not a townhouse development*
3. Parking Areas, Driveways, and other Impervious Surfacing
  - a. Location of all bituminous and concrete surfaces and curbing areas.
    - i. *See “Civil Sheet 4 - Existing Conditions & Removals”*
  - b. The location and dimensions of vehicular circulation, curb cuts, driveways, drive aisles, and the number of existing and proposed parking spaces.
    - i. *No new parking spaces and/or drive aisles are to be constructed as part of this project. The existing road is to be maintained and a construction entrance to be installed. Details on the road can be found on “Civil Sheet 6 - Site Plan”*
  - c. Location of site access(es).
    - i. *See “Civil Sheet 6 - Site Plan” and also “Civil Sheet 8 - Erosion & Sediment Control”*
  - d. ~~Calculations of parking space requirements:~~
    - i. *Not Applicable, not an occupied space.*
  - e. ~~A parking justification report for uses not specifically listed in the City Code.~~
    - i. *Not Applicable, not an occupied space.*
  - f. ~~Traffic Generation Analysis, as determined necessary by the City:~~
    - i. *Not Applicable as the site will not generate permanent additional traffic outside of construction activities*
  - g. ~~Location, dimensions, and number of ADA parking spaces:~~
    - i. *Not Applicable, not an occupied space.*
  - h. ~~Location of an accessible path from each ADA parking space to the primary entrance of the principal building:~~
    - i. *Not Applicable, not an occupied space.*
  - i. Location and dimensions of outside storage or display areas.
    - i. *See “Civil Sheet 6 - Site Plan” and also “Civil Sheet 11 - Details 2”*
  - j. Dimensions (widths and lengths) of all private streets, driveway, drive aisle, and parking spaces.
    - i. *See “Civil Sheet 6 - Site Plan”*
  - k. ~~Location and dimensions of all pedestrian circulation, including required connections to adjacent sidewalks and trails:~~
    - i. *Not applicable, as this is not an occupied space. Additionally, the existing sidewalk and pedestrian walkway south of the proposed project will remain unchanged. CCE will take necessary precautions during construction to*

*ensure the walkway remains unobstructed, clean, and accessible for pedestrians. This is noted on "Civil Sheet 6 - Site Plan"*

4. Non-Impervious Surfacing
  - a. The location of significant historical and natural features, including, but not limited to, floodplains, wetlands, lakes, rivers, ditches, and woodlands.
    - i. See "Civil Sheet 8 - Erosion & Sediment Control"
  - b. Snow storage locations.
    - i. *Snow storage to be considered negligible for this project. The site access road to equipment to be plowed in such a manner as to not interfere with site access, drainage patterns, or operational functionality. Snow will not be removed from the site but will be managed in a manner that prevents impacts on adjacent properties, roadways, and pedestrian pathways.*
5. Setbacks, Calculations, and Construction Staging
  - a. Construction staging areas, including locations of waste storage area(s) and construction materials.
    - i. *Temporary laydown yard called out on "Civil Sheet 6 - Site Plan"*
  - b. Setbacks of all buildings, parking areas, and driveways from all property lines.
    - i. *This is called on "Civil Sheet 6 - Site Plan"*
  - c. Proposed building(s) square footage calculations.
    - i. *proposed project area can be found on "Civil Sheet 4 - Existing Conditions & Removals"*
  - d. The subject property square footage and acreage calculations.
    - i. See "Civil Sheet 4 - Existing Conditions & Removals"
  - e. Building coverage calculation in square feet and total percentage.
  - f. Impervious and building surface calculation in square feet and total percentage.
    - i. See file name "SWPPP"
  - ~~g. Green space calculation in square feet and total percentage.~~
    - i. *Site is a solar PV array. The site to maintain is grass seeding under and around with low growth pollinator seed mix. We have excluded this item as "green space" typically relates to occupied structure, which this is not*

#### **Landscape Plan/Tree Preservation Plan:**

1. Survey of existing tree cover prepared by an International Society of Arboriculture (ISA) certified arborist that shall include the following information:
  - a. Location of proposed lots and building pads.
    - i. See "Civil Sheet 6 - Site Plan"
  - b. Tree species, diameter (dbh), condition (healthy, dead or diseased). Any development involving Oak trees on or adjacent to the development area must submit a plan in conjunction with the preliminary Plat.
    - i. See "Civil Sheet 5 - Tree Preservation Plan"
    - ii. *Also See details on "Civil Sheet 9 - Restoration Notes" for protecting existing trees*
  - c. Soil conditions.



**Utility Plan:**

1. Locations and widths of existing and proposed utility easements.
  - a. *Existing easements can be found in the ALTA/NSPS Survey, uploaded File name: "ALTA Survey" Additionally, "Civil Sheet 4 - Existing Conditions & Removals" calls this out*
  - b. *New easements for the Connexus Energy circuit into the site can be found on uploaded file name: "PV-1.2 ALTA w. Site Plan"*
2. Location, width, size, type, and invert elevations of existing and proposed sanitary sewers, water mains, storm sewers, culverts, manholes, lift stations, hydrants, valves, private septic systems, private wells, and any other underground facilities within the Plat and to a distance of 100 feet beyond shall be shown.
  - a. *See Sheet "Civil Sheet 4 - Existing Conditions & Removals"*
- ~~3. Location and size of utility laterals and irrigation taps. The connection to the City municipal water system must be constructed of ductile iron piping with a gate valve on the street for operation. The size of irrigation meters is subject to the approval of The City Engineering Department.~~
  - a. *Not Applicable, no irrigation or City water to be provided into the site*

**Grading & Drainage Plan:**

1. A topographical map and grading plan.
  - a. *See "Civil Sheet 7 - Grading & Drainage Plan"*
  - b. *See "Stormwater Drainage Report"*
2. Project water usage calculations using Minnesota Pollution Control Agency and/or Minnesota Department of Health guidelines.
  - a. *See file "SWPPP" along*
3. Topographic data, including contours at vertical intervals of not more than two feet, except that a one-foot vertical interval shall be shown where the horizontal contour interval is 100 feet or more. Watercourses, lakes, wetlands, limits of flood plains, and other significant physical features shall be delineated. The ordinary high-water elevation and 100-year Flood Plain elevation shall be identified. United States Geological Survey (USGS) datum survey shall be used for topographic mapping. The slope must be calculated if along the Mississippi or Rum Rivers.
  - a. *Topographic data has been provided on civil drawings*
  - b. *Currently no FEMA flood zones exist in this area. See document "No FEMA Flood Zone - Landfill Site"*
4. Soil data, including classification of all surface soils, per the Soil Conservation Service Classification system and logs of borings sufficient in number and depth to establish the elevation of the water table and soil types throughout the Plat.
  - a. *Geotechnical report has been uploaded to the portal File Name: "Geotechnical Report"*
  - b. *EOR has reviewed Geotechnical Report and has integrated it as part of their SWPPP*
- ~~5. The soil types shall be identified if the site is to be serviced with on-site systems. For each lot having less than 30,000 square feet of Class I soils, the location of a septic field and alternative field must be identified.~~

- a. *Not Applicable, no septic filed present nor one proposed*
- 6. Locations and invert elevations of storm sewers, drainage ditches, and culverts within the Plat and 100 feet beyond the Plat.
  - a. See “Civil Sheet 4 - Existing Conditions & Removals”
- 7. The drainage area map of existing Subdivisions shows the acreage of each drainage area (existing and proposed), as well as the pre-development and post-development runoff rate, in cfs, for the 10-year and 100-year storm events.
  - a. See file “SWPPP”
  - b. See file “StormwaterDrainageReport”
- 8. Pre and post runoff calculations.
  - a. See file “SWPPP”
  - b. See File “StormwaterDrainageReport”
- 9. ~~The size and type of each storm sewer facility are proposed.~~
  - a. *Not Applicable, no storm sewer being proposed*
- 10. Proposed method of disposing of surface water drainage and conveying surface water drainage within and beyond the limits of the Plat to publicly owned or controlled drainage facilities or storm sewers.
  - a. See file “SWPPP”
- 11. Drainage and utility easements
  - a. *Drainage and utility easements can be found in both the “ALTA” and on “Civil Sheet 4 - Existing Conditions & Removals”*

#### **Lighting Plan:**

- 1. ~~Exterior lighting locations, specifications, and diagrams of lighting fixtures for the building, parking area, site entrances, and site in general.~~
- 2. ~~Shop drawings of light fixtures.~~
- 3. ~~Photometric calculations extending to property lines.~~

*No new site lighting is required as part of this project.*

#### **Building Elevation Plan:**

- 1. Building elevation plan that includes the height and the proposed exterior building materials for all structures. A color rendering must be provided at the Planning Commission and City Council meetings.
  - a. *4 rendering and a key for rendering location have been provided, file names are as follows:*
    - i. *Rendering 1 - View 1*
    - ii. *Rendering 2 - View 2*
    - iii. *Rendering 3 - View 3*
    - iv. *Rendering 4 - View 4*
    - v. *Rendering 5 - View Locations*