

The following is the agenda for **Thursday, May 1st, 2025 at 6:00pm**. The Todd County Planning Commission will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st Ave South, Suite 301, Long Prairie.

NOTE: This meeting is being held in-person and the public is encouraged to attend. Those who do attend in person can find parking atop the hill on the west side of the Historic Courthouse and enter through the North Doors, near the American Flag and monument.

If you have any concerns or questions in regard to the upcoming meeting and the applications on the agenda, feel free to contact the Planning & Zoning Office at either **(320) 732-4420** or toddplan.zone@co.todd.mn.us. All correspondence must include name & mailing address and be received 48 hours before the date and time of the hearing.

Agenda

- Call to Order
- Pledge of Allegiance
- Introduction of Planning Commission Members and process review.
- Approval of agenda
- Approval of the April 3rd, 2025 Planning Commission meeting minutes
- The applicant is introduced
 - Staff report
 - Applicant confirms if staff report accurately represents the request
 - Correspondence
 - Site Visit Review
 - Public comment
 - Board review with applicant, staff, and public

1. Levi Leunart: Section 06, West Union Township

Site Address: 14875 115th Ave., Osakis, MN 56360

PID: 27-0004801

1. Request for CUP for Temporary Family Housing in AF-1 Zoning District.

2. Duane & Melissa Dirkes: Section 08, Kandota Township

Site Address: 13266 Co. Rd. 95, Sauk Centre, MN 56378

PID: 14-0007602 and 14-0007600

1. Request for CUP to construct a 300' x 70' total confinement barn with underfloor concrete liquid manure storage and expand animal units from 231.5 to 613 in AF-2 Zoning District.

3. Sara Housman: Section 20, Birchdale Township, Pauley Lake

Site Address: 11339 251st Ave., Sauk Centre, MN 56378

PID: 03-0087300

1. Request for CUP for operating a dog grooming business in NES Zoning District.

4. Johnhenry P. Raber: Section 24, Eagle Valley Township

Site Address: 21628 County 20, Clarissa, MN 56440

PID: 07-0028500

1. Request for CUP for a Commercial Repair Shop in AF-1 Zoning District.

5. **Mark Johnson:** Section 06, Round Prairie Township
Site Address: 23576 200th Street, Long Prairie, MN 56347
PID: 21-0007702
 1. Request for CUP to berm and operate a functional shooting range in Commercial Zoning.
6. **Glen K. & Cinnamon S. Lancaster:** Section 04, Leslie Township
Site Address: 13029 County 38 Eagle Bend, MN 56446
PID: 15-0004100 & 15-0004101
 1. Request to Rezone from R-10 to AF-2 Zoning District for the establishment of a feedlot.
7. **Kimberly Schoumaker et al:** Section 32, Round Prairie Township
Site Address: 24164 Cedar Lake Road, Sauk Centre, MN 56378
PID: 21-0033902, 21-0033901, 21-0033900, 21-0034101, 21-0034100 & 21-0033800
 1. Request to Rezone from AF-1 to AF-2 Zoning District to build a house.
8. **William & Dawn Vowles:** Section 20, Grey Eagle Township, Big Birch Lake
Site Address: 11734 Co. Rd. 47, Grey Eagle, MN 56336
PID: 11-0027400
 1. Request for Seasonal Campground with hookups, 40' X 40' office Building and 17 sites in Recreational Development Shoreland Zoning District.
9. **Comprehensive Plan Discussion**

Adjournment –

Next meeting: June 5th, 2025

Planning Commission Meeting Minutes

April 3rd, 2025

Completed by: Sue Bertrand, P&Z Staff

Site visits conducted by Adam Ossefoort and Jim Pratt on 3/26/2025.

Meeting attended by board members: Chair Jim Pratt, Vice Chair Ken Hovet, Roger Hendrickson and Andy Watland.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Jim called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited as a collective group.

Introduction of the staff and board members by Jim.

Ken motioned to have the agenda approved as presented. Roger seconded the motion. Voice vote, no dissent heard. Motion carried.

Roger motioned to have the March 6th, 2025 meeting minutes approved. Andy seconded the motion. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Travis Eckel-Section 15, Wykeham Township, Site Address: NA

PID: 28-0012803

1. Request for CUP for opening a Mini-Storage Facility in AF-2 Zoning District.

Travis Eckel was present as the applicant.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Recommendation:

A motion to recommend approval to the County Board of Commissioners with the following conditions:

Proposed Conditions:

1. Access to the storage facility site shall be limited to 145th Ave.
2. Applicant shall abide by all other applicable Federal, State, and Local standards.

Travis confirmed the staff report was accurate.

Correspondence received: None.

On Site Visit Report by Jim Pratt: This report may be viewed in full, upon request, at the Planning and Zoning office.

Public comment: None.

Board discussion:

Roger asked if there were any nearby neighbors?

Adam showed on the over head a few of the neighboring properties to the South, East and NE in relation to where the proposed mini-storage will be.

Roger all neighbors were notified?

Adam, yes all within a quarter mile or closest ten would have been notified, plus the township and the city of Eagle Bend.

Jim stated a pretty straight forward application.

Roger stated these are not stick built buildings, these are the containers.

Travis, yes, it is what he is proposing.

Jim asked if he will be painting them all the same color?

Tyler stated they will all be new or one use, and they will all be matching color and brand-new condition, grade-A.

Jim had a question about screening that was mentioned, is it vegetated screening?

Adam referred to the variance conditions that stated vegetated screening on the north and east sides of the building site to screen from public roadways.

Jim stated he will not worry about it then, if they wanted something specific they should have stated that.

Tom and Tyler stated they are assuming trees. Spruce Trees.

Roger motioned to recommend approval with the two conditions and Ken seconded.

1. Access to the storage facility site shall be limited to 145th Ave.
2. Applicant shall abide by all other applicable Federal, State, and Local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Andy Watland	Yes
Roger Hendrickson	Yes
Ken Hovet	Yes
Jim Pratt	Yes

Motion carried. Jim noted the application will be presented to the County Board of Commissioners on April 15th, 2025.

Ken asked about the review of the Comprehensive plan and asked when that might start.

Adam announced the kick off meeting will be at 6:00 pm to 7:00 pm at the Browerville Community Center on April 15, 2025, open to the public. Then it will be monthly meetings with the smaller committee after that.

Ken motioned to adjourn and Jim seconded. Voice vote to adjourn the March Planning Commission Meeting, no dissention heard. Motion carried and meeting adjourned at 6:14 PM.

DRAFT



WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

Receipt # 2025-0063

Received

MAR 18 2025

JLL3/19/25

Todd County Planning & Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Levi Leunart Mailing Address 14875 115th AVE

Site Address 14875 115th AVE Osakis, MN

Phone Number [REDACTED] E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) Jason + Nikki Leunart

Parcel ID(s) 27-0004801 Township West Union Lake/River Name _____

Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) _____
(attach if necessary)

Current tax statement or other proof of ownership attached ☒ yes () no

Measurement of land involved: Width 40 Length 32 Acres _____

Septic System: Date installed _____ Date of latest Compliance Inspection _____

Is an upgrade needed: ☒ yes () no Prelim design submitted

Site accessed by: ☒ public road () easement

If easement, is the easement legally recorded? () yes () no

Detailed Explanation of Request:

Building place for taking care of family

Did you meet with the Township Board to present the Application for Conditional Use Permit?

Yes _____ No ☒ Date of the meeting: 3 / 24 / 25

See Attached letter
Optional Township Board Signature

Board Position

Will the request create an excessive burden on the existing roads or other utilities? **Explain**

NO

Is the requested use compatible with the surrounding properties? **Explain**

NO

Could the use significantly depreciate near-by properties? **Explain**

NO

Will the structure and the use have an appearance that will not have an adverse effect on near-by properties? **Explain**

NO

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of operation, or general unsightliness? **Explain**

NO

**RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITION
INFORMATION, AND FEE TO:**

Todd County Planning & Zoning Office
215 1st Ave South, Suite 103
Long Prairie, MN 56347

Fee: \$500.00 or After-the-Fact Fee: \$1,000.00 payable to "Todd County"

Only complete applications may be placed on an agenda

****A PARCEL IN JOINT OWNERSHIP MUST PROVIDE WRITTEN SIGNATURE OF ALL OWNERS****

Levi Leannart
Applicant Name Printed

[Signature]
Signature

3-10-25
Date

Nikki Leannart
Property Owner Name Printed

[Signature]
Signature (If different than applicant)

3/10/25
Date

A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).

AUTHORIZED AGENT FORM

I hereby authorize Levi Leunart to act as my
authorized agent for all public hearing(s) and legal relations with this application on
property located at:

Site address 14875 115th ave Osakis mn 56360

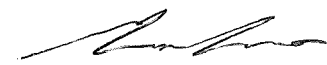
Section # 6 Township Name West Union

Parcel Number(s) 27-0004801

Property Owner(s) Name(s) (print) Jason Leunart

Property Owner(s) Signature(s)  Date 3-10-25

Authorized Agent(s) name(s) (print) Levi Leunart

Authorized Agent(s) Signature(s)  Date 3-10-25

Authorized Agent Phone Number 

Authorized Agent Email 

Site Plan

Outline how the intended use will be situated on the property including buildings, parking areas, signage, material storage areas, etc.

see attached



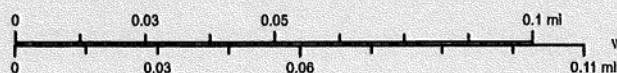
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

LetterLayout



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:
Monday, March 10, 2025

DENISE GAIDA
TODD COUNTY AUD./TREAS.
215 1ST AVE. S., SUITE 201
LONG PRAIRIE, MN 56347
320-732-4469
www.co.todd.mn.us

2024

PROPERTY TAX
STATEMENT

WEST UNION TWP

PRCL# 27-0004801 RCPT# 18839
ESC# 28 WELLS FARGO RE ESTAT
TC 2.750 3.352

Property ID Number: 27-0004801
Property Description: SECT-06 TWP-127 RANG-35
PART OF NE4 NW4 OF SEC 6, BEG AT NE
COR OF NE4 NW4, S 944.80 FT, W
14875 115TH AVE

JASON D & NIKKI R LEAUNART
14875-115TH AVE
OSAKIS MN 56360

8572-T
ACRES 10.00

Values and Classification		
Taxes Payable Year		2023 2024
Step 1	Estimated Market Value:	286,500 341,700
	Homestead Exclusion:	11,455 6,487
	Taxable Market Value:	275,045 335,213
	New Improve/Expired Excls:	
	Property Class:	RES HSTD RES HSTD
Sent in March 2023		
Step 2	Proposed Tax * Does Not Include Special Assessments Sent in November 2023	3,138.00
Step 3	Property Tax Statement	
	First half Taxes:	1,602.00
	Second half Taxes:	1,602.00
	Total Taxes Due in 2024	3,204.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to
reduce your property tax.
Read the back of this statement to find out how to apply.

Taxes Payable Year:		2023	2024
			3,150.00
		2,910.00	
		2,910.00	3,150.00
		.00	.00
		.00	.00
		2,910.00	3,150.00
		1,418.97	1,511.09
		384.62	405.42
		.00	.00
		452.18	481.08
		626.02	721.24
		2.83	2.78
		25.38	28.39
		2,910.00	3,150.00
		54.00	54.00
		2,964.00	3,204.00

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits
3. Property taxes before credits
4. A. Agricultural and rural land tax credits
B. Other credits to reduce your property tax
5. Property taxes after credits

Property Tax by Jurisdiction
6. County
7. City or Town
8. State General Tax
9. School District: 213 A. Voter approved levies
B. Other local levies
10. Special Taxing Districts: A. REGION V
B. SAUK WATER SHED DISTRICT
C.
D.
11. Non-school voter approved referenda levies
12. Total property tax before special assessments

Special Assessments on Your Property
13. A. 89024 CO ENVIRONMENTAL FEE
B. 89023 CO ENVIRONMENTAL FEE
PRIN 54.00 C.
INT D.
TOT 54.00 E.
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2nd Half 2024
Pay Stub
DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 27-0004801 RCPT# 18839
RES HSTD ESC# 28
WELLS FARGO RE ESTAT

1st Half 2024
Pay Stub
DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 27-0004801 RCPT# 18839
RES HSTD ESC# 28
WELLS FARGO RE ESTAT

AMOUNT DUE		AMOUNT DUE		TOTAL TAX		3,204.00
OCTOBER 15,2024	2ND HALF TAX	1,602.00	MAY 15, 2024	1ST HALF TAX		1,602.00
	PENALTY			PENALTY		
	TOTAL			TOTAL		
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.			TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.			

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER. ELECTRONIC
PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER. ELECTRONIC
PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

JASON D & NIKKI R LEAUNART
14875-115TH AVE
OSAKIS MN 56360

8572-T

JASON D & NIKKI R LEAUNART
14875-115TH AVE
OSAKIS MN 56360

8572-T

☐ CHECK ☐ CASH ☐ COUNTER ☐ MAIL

LIST ADDRESS CORRECTION ON BACK

TODD COUNTY

☐ CHECK ☐ CASH ☐ COUNTER ☐ MAIL

LIST ADDRESS CORRECTION ON BACK

TODD COUNTY

TOWNSHIP OF WEST UNION, MINNESOTA
CERTIFICATE OF COMPLIANCE

The undersigned, being the duly qualified and acting Chairman of the Township of West Union, Minnesota, does hereby certify that on the 24 day of March, 200²⁵ he/she did review a proposed document and application relating to the following described real estate located in the Township of West Union, Minnesota to-wit:

14875 115th AVE OSakis, MN 56360

The application submitted is in compliance with the Zoning Regulations of West Union Township in that the application:

Dated: 3-24-25, 20025

TOWNSHIP OF WEST UNION, MINNESOTA

With Faith
By Tom Miller - Chairman

That part of the NE1/4NW1/4, Section 6, Township 127 North, Range 35 West, Todd County, Minnesota, described as follows: Beginning at the northeast corner of said NE1/4NW1/4; thence on an assumed bearing of South along the East line of said NE1/4NW1/4 a distance of 944.80 feet; thence North 88°26'23" West 460.91 feet; thence North 00°47'44" West 923 feet more or less to the north line of said NE1/4NW1/4; thence easterly 474 feet more or less to the point of beginning;



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

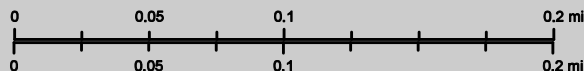
Todd County

MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

LetterLayout



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Printed on:
Friday, March 21, 2025



WHERE THE FOREST MEETS THE PRAIRIE
Todd County
• MINNESOTA • EST. 1855 •

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US
Receipt # 2025-0076

CONDITIONAL USE PERMIT APPLICATION

Applicant Duane & Melissa Dirkes Mailing Address 13266 Co 95, Sauk Centre, MN 56378
Site Address 13266 Co Rd 95, Sauk Center, MN 56378
Phone Number [REDACTED] E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 14-0007602, 14-0007600 Township Kandota Lake/River Name _____
Zoning District (circle one): ☒ AF-1; ☒ AF-2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) PT NWSW 8-127N-34W
(attach if necessary)

Current tax statement or other proof of ownership attached ☒ yes () no

Measurement of land involved: Width 80' Length 310' Acres 0.57

Septic System: Date installed July 2008 Date of latest Compliance Inspection 03/14/2025

Is an upgrade needed: () yes ☒ no

Site accessed by: ☒ public road () easement

If easement, is the easement legally recorded? () yes () no

Detailed Explanation of Request:

We are proposing to construct a 300' x 70' total confinement barn with underfloor concrete liquid manure storage and expand animal units from 231.5 to 613. 612 AU swine, 1 AU horse.
1640 head swine 55 - 300 lbs, 800 head of swine <55 lbs, 200 head of swine >300 lbs, 1 horse will be the final numbers.

Did you meet with the Township Board to present the Application for Conditional Use Permit?
Yes ☒ No _____ Date of the meeting: 03 / 10 / 2025

See Attached Page
Optional Township Board Signature

Board Position

Received
MAR 25 2025
JCC
Todd County Planning
& Zoning



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

CONDITIONAL USE PERMIT APPLICATION

Applicant _____ Mailing Address _____

Site Address _____

Phone Number _____ E-Mail Address _____

Property Owners Name & Address (if not applicant) _____

Parcel ID(s) _____ Township _____ Lake/River Name _____

Zoning District (*circle one*): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) _____
(attach if necessary)

Current tax statement or other proof of ownership attached () yes () no

Measurement of land involved: Width _____ Length _____ Acres _____

Septic System: Date installed _____ Date of latest Compliance Inspection _____

Is an upgrade needed: () yes () no

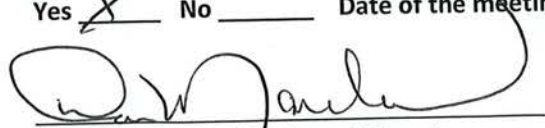
Site accessed by: () public road () easement

If easement, is the easement legally recorded? () yes () no

Detailed Explanation of Request:

Did you meet with the Township Board to present the Application for Conditional Use Permit?

Yes ☒ No _____ Date of the meeting: 03/10/25


Optional Township Board Signature


Board Position

Will the request create an excessive burden on the existing roads or other utilities? **Explain**

Will not. The site is serviced by Co Rd 95. There will be approximately 25 semi loads of market hogs per year.

Road restrictions as governed by county/state will be followed. Utilities for the site are currently in place.

Is the requested use compatible with the surrounding properties? **Explain**

Yes. This is located in an agricultural area. There are similar facilities in the county.

Could the use significantly depreciate near-by properties? **Explain**

Should not. This is a current active feedlot located in an agricultural area. There are other livestock farms in the area.

Will the structure and the use have an appearance that will not have an adverse effect on near-by properties? **Explain**

Will not. The structure will be similar to other facilities in the county.

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of operation, or general unsightliness? **Explain**

Will not. There will be minimal increase in noise. No glare is anticipated. Hours of operation will be normal farm hours.

There may be a slight increase in odor during manure application. Unsightliness should not be an issue.

**RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITION
INFORMATION, AND FEE TO:**

Todd County Planning & Zoning Office
215 1st Ave South, Suite 103
Long Prairie, MN 56347

Fee: \$500.00 or After-the-Fact Fee: \$1,000.00 payable to "Todd County"
Only complete applications may be placed on an agenda

****A PARCEL IN JOINT OWNERSHIP MUST PROVIDE WRITTEN SIGNATURE OF ALL OWNERS****

Duane Dirkes
Applicant Name Printed

Duane Dirkes
Signature

3-23-25
Date

Duane + Melissa Dirkes
Property Owner Name Printed

Melissa Dirkes
Signature (If different than applicant)

3-23-25
Date

A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).

Site Plan

Outline how the intended use will be situated on the property including buildings, parking areas, signage, material storage areas, etc.

See Attached
Site Plans

Dirkes Site Map



Boundary Center: 45° 49' 20.74, -94° 59' 31.4

0ft 92ft 1



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

8-127N-34W
Todd County
Minnesota



3/17/2025

DENISE GAIDA
TODD COUNTY AUD./TREAS.
215 1ST AVE. S., SUITE 201
LONG PRAIRIE, MN 56347
320-732-4469
www.co.todd.mn.us

2024
PROPERTY TAX
STATEMENT
KANDOTA

PRCL# 14-0007600

RCPT# 9696

Property ID Number: 14-0007600
Property Description: SECT-08 TWP-127 RANG-34
NW4 SW4 DESC AS: COMM AT SW COR OF
NW4 SW4 N 100 FT, E 290 FT, N 265
13266 COUNTY 95

DUANE K & MELISSA M DIRKES
13266 COUNTY 95
SAUK CENTRE MN 56378

16535-T

ACRES 6.78

Values and Classification		2023	2024
Taxes Payable Year			
Step 1	Estimated Market Value:	434,200	464,400
	Homestead Exclusion:	2,842	448
	GA Taxable Market Value:	431,358	463,952
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD EXEMPT	AGRI HSTD EXEMPT
Sent in March 2023			
Step 2	* Does Not Include Special Assessments Sent in November 2023		4,390.00
Proposed Tax			
Property Tax Statement			
Step 3	First half Taxes:		2,232.00
	Second half Taxes:		2,232.00
	Total Taxes Due in 2024		4,464.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.
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2. Use these amounts on Form M1PR to see if you are eligible for a special refund
- Property Tax and Credits**
3. Property taxes before credits
4. A. Agricultural and rural land tax credits
B. Other credits to reduce your property tax
5. Property taxes after credits
- Property Tax by Jurisdiction**
6. County
7. City or Town
8. State General Tax
9. School District: 743 A. Voter approved levies
B. Other local levies
10. Special Taxing Districts: A. REGION V
B. SAUK WATER SHED DISTRICT
C.
D.
11. Non-school voter approved referenda levies
12. Total property tax before special assessments

Special Assessments on Your Property

13. A. 89024 CO ENVIRONMENTAL FEE
B. 89023 CO ENVIRONMENTAL FEE
PRIN 54.00 C.
INT 54.00 D.
TOT 54.00 E.
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Taxes Payable Year:	2023	2024
		4,410.00
	4,662.00	4,637.40
	4,904.66	185.10
	206.11	41.00
	36.55	4,410.00
	4,662.00	1,863.00
	1,977.25	273.00
	290.48	
	.00	1,215.00
	1,277.82	1,018.00
	1,077.18	
	3.92	3.00
	35.35	
	4,662.00	4,410.00
	54.00	
	4,716.00	4,410.00

2nd Half 2024
Pay Stub

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2024
Pay Stub

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 14-0007600
AGRI HSTD

RCPT# 9696

PRCL# 14-0007600
AGRI HSTD

RCPT# 9696

AMOUNT DUE
NOVEMBER 15, 2024

2ND HALF TAX
PENALTY
TOTAL

2,232.00

AMOUNT DUE
MAY 15, 2024

TOTAL TAX
1ST HALF TAX
PENALTY
TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER. ELECTRONIC
PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL.

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER
PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844

DUANE K & MELISSA M DIRKES
13266 COUNTY 95
SAUK CENTRE MN 56378

16535-T

DUANE K & MELISSA M DIRKES
13266 COUNTY 95
SAUK CENTRE MN 56378

16535-T

☐ CHECK ☐ CASH ☐ COUNTER ☐ MAIL

LIST ADDRESS CORRECTION ON BACK
TODD COUNTY

☐ CHECK ☐ CASH ☐ COUNTER ☐ MAIL

LIST ADDRESS CORRECTION
TODD COUNTY

Authorization Number
2025-0749

General Permit Number
2004-0275

Water Appropriation General Permit Authorization

On the basis of statements and information contained in the permit application, letters, maps, and plans submitted by the applicant and other supporting data, all of which are made part hereof by reference, **PERMISSION IS HEREBY GRANTED** to the applicant to perform actions as authorized below. Applicant must comply with all conditions listed in the above referenced General Permit.

Project Name: Dirkes	County: Todd	Watershed: Sauk River	Resource: Groundwater
Purpose of Permit: Livestock Watering		Authorized Action: Withdrawal of up to 5.0 million gallons of water per year for livestock watering.	
Permittee: DUANE DIRKES 13266 CP RD 95 SAUK CENTRE, MN 56378 (320) 267-5787 dmdirkes@wisper-wireless.com		Authorized Agent: N/A	
To Appropriate From: Well Installation #1: 5.0 inches diameter, 91.0 feet depth, 30 gpm, unique number 821353 Point(s) of Taking UTM zone 15N, 345176m east, 5076174m north NWSW of Section 8, T127N, R34W			
Issued Date: 03/27/2025	Effective Date: 03/27/2025	Expiration Date: Long-Term Appropriation	
Authorized Issuer: Mark Anderson	Title: Area Hydrologist	Email Address: mark.anderson@state.mn.us	Phone Number: 320-232-1078

This permit is granted **subject to** the following **CONDITIONS**:

Applicant must comply with all conditions listed in General Permit 2004-0275.

cc: Tim Crocker, EWR District Manager
Bauman, Jeff, Contact; Anez Consulting, Inc
Anez Consulting, Inc, Agent
Felicia Znajda, Conservation Officers, Osakis
Jon Roeschlein, Watershed District, SAUK RIVER WD
Kasen Christiansen, SWCD, Todd SWCD
Deja Anton, SWCD, Todd SWCD
Adam Ossefoort, County, Todd

Amended

Water Appropriation General Permit

Expiration Date: 01/06/2028

Pursuant to Minnesota Statutes, Chapter 103G, and on the basis of statements and information contained in the permit application, letters, maps, and plans submitted by the applicant and other supporting data, all of which are made part hereof by reference, **PERMISSION IS HEREBY GRANTED** to the applicant to perform actions as authorized below. This permit supersedes the original permit and all previous amendments.

Project Name: Animal Feedlots and Livestock Operations	County: All counties in Minnesota	Watershed: All watersheds in Minnesota	Resource: All surface and groundwater of the state	
Purpose of Permit: Livestock watering and sanitation. This permit is valid for animal feedlots and other livestock operations that appropriate surface water or groundwater for use in the production of animals, poultry, or direct animal products such as milk or eggs.		Authorized Action: Upon application to and approval by authorized DNR staff, appropriation from surface water and groundwater of the state for an amount not to exceed 5 million gallons per year for a single operation, and at a rate not to exceed 100 gallons per minute.		
Permittee: Owners of animal feedlots and livestock operations		Authorized Agent: N/A		
To Appropriate From: The Permittee must own, control, or have permission to access and use all lands where water is appropriated, conveyed, and used.				
Authorized Issuer: Tom Hovey	Title: Water Regulations Unit Supervisor	Issued Date: 01/06/2023	Effective Date: 01/06/2023	Expiration Date: 01/06/2028

This permit is granted **subject to** the following **CONDITIONS**:

LIMITATIONS: (a) Any violation of the terms and provisions of this permit and any appropriation of the waters of the state in excess of that authorized hereon shall constitute a violation of Minnesota Statutes, Chapter 103G. (b) This permit shall not be construed as establishing any priority of appropriation of waters of the state. (c) This permit is permissive only. No liability shall be imposed upon or incurred by the State of Minnesota or any of its employees, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of the Permittee relating to any matter hereunder. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person other than the state against the Permittee, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the state against the Permittee, for violation of or failure to comply with the provisions of the permit or applicable provisions of law. (d) In all cases where the doing by the Permittee of anything authorized by this permit shall involve the taking, using, or damaging of any property, rights or interests of any other person or persons, or of any publicly owned lands or improvements thereon or interests therein, the Permittee, before proceeding therewith, shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all property, rights, and interests necessary therefore. (e) This permit shall not release the Permittee from any other permit requirements or liability or obligation imposed by Minnesota Statutes, Federal Law, or local ordinances relating thereto and shall remain in force subject to all conditions and limitations now or hereafter imposed by law. (f) Unless explicitly specified, this permit does not authorize any alterations of the beds or banks of any public (protected) waters or wetlands. A separate permit must be obtained from the Department of Natural Resources prior to any such alteration.

GENERAL PERMIT CONDITIONS *(Continued from previous page)*

FLOW METER: The Permittee shall equip each installation for appropriating or using water with a flow meter, unless another method of measuring the quantity of water appropriated to within ten (10) percent of actual amount withdrawn is approved by the Department.

WATER USE REPORTING: Monthly records of the amount of water appropriated or used shall be recorded for each installation. Such readings and the total amount of water appropriated or used shall be reported annually to the Director of DNR Ecological and Water Resources, on or before February 15 of the following year, via the MNDNR Permitting and Reporting System (MPARS) at www.mndnr.gov/mpars/signin. Any processing fee required by law or rule shall be submitted with the records whether or not any water was appropriated during the year. Failure to report shall be sufficient cause for terminating the permit 30 days following written notice.

MODIFICATION: The Permittee must notify the Commissioner in writing of any proposed changes to the existing permit. This permit shall not be modified without first obtaining the written permission from the Commissioner.

TRANSFER OR ASSIGNMENT: Any transfer or assignment of rights, or sale of property involved hereunder shall be reported within 90 days thereafter to the Director of DNR Ecological and Water Resources. Such notice shall be made by the transferee (i.e., new owner) and shall state the intention to continue the appropriation as stated in the permit. This permit shall not be transferred or assigned except with the written consent of the Commissioner.

COMMISSIONER'S AUTHORITY: (a) The Commissioner may inspect any installation utilized for the appropriation or use of water. The Permittee shall grant access to the site at all reasonable times and shall supply such information concerning such installation as the Commissioner may require. (b) The Commissioner may, as he/she deems necessary, require the Permittee to install gages and/or observation wells to monitor the impact of the Permittee's appropriation on the water resource and require the Permittee to pay necessary costs of installation and maintenance. (c) The Commissioner may restrict, suspend, amend, or cancel this permit in accordance with applicable laws and rules for any cause for the protection of public interests, or for violation of the provisions of this permit.

PUBLIC RECORD: All data, facts, plans, maps, applications, annual water use reports, and any additional information submitted as part of this permit, and this permit itself are part of the public record and are available for public inspection at the offices of DNR Ecological and Water Resources. The information contained therein may be used by the Division as it deems necessary. The submission of false data, statements, reports, or any such additional information, at any time shall be deemed as just grounds for revocation of this permit.

MONITORING REQUIREMENTS: Minnesota Statutes 103G.282 authorizes the Department of Natural Resources to require permittees to install and maintain monitoring equipment to evaluate water resource impacts from permitted appropriations. You may be required to modify or install automated measuring devices and keep records for each installation. The frequency of measurements and other requirements will be based on quantity of water appropriated, source of water, potential connections to other water resources, nature of concern, and other relevant factors.

DROUGHT PLANNING: In accordance with M.S. 103G.293, all permits must be consistent with the drought response plan detailed in the Statewide Drought Plan at http://files.dnr.state.mn.us/natural_resources/climate/drought/drought_plan_matrix.pdf.

WATER USE CONFLICT: If notified by the DNR that a water use conflict is suspected and probable from your appropriation, based on confirmation of a formal well interference complaint or a preliminary hydrologic assessment, all appropriation authorized by this permit must cease immediately until the interference is resolved. The permittee may be required to obtain additional data to support the technical analysis, such as domestic well information within a radius of one and one-half miles of the production well. The permittee and impacted party may engage in a negotiated settlement process and there may be modifications made to this permit in support of conflict resolution.

WATER CONSERVATION: All practical and feasible water conservation methods and practices must be employed to promote sound water management and use the least amount of water necessary, such as reuse and recycling water, water-saving devices, and water storage.

WELL SEALING: The permittee shall notify the Minnesota Department of Health (MDH) prior to sealing, removing, covering, plugging or filling the well(s) from which the authorized appropriation was made. The well(s) must be sealed by a licensed well driller and in accordance with the procedures required under Minnesota Statutes 103I.301 and Minnesota Rules 4725 as administered by MDH.

WELL INTERFERENCE: If notified by the DNR that a well interference is suspected and probable from your appropriation, based on confirmation of a formal well interference complaint, all appropriation authorized by this permit must cease immediately until the interference is resolved. The permittee may be required to obtain domestic well information within a

GENERAL PERMIT CONDITIONS *(Continued from previous page)*

radius of one and one-half miles of the production well should well interference problems develop.

MPCA FEEDLOT PROGRAMS: This permit is only valid for operations that comply with all feedlot rules and regulations required by the Minnesota Pollution Control Agency and delegated Minnesota county feedlot programs.

ENVIRONMENTAL IMPACTS: This permit is not valid in areas or locations where trout streams, calcareous fens, or other significant environmental resources may be adversely impacted by the water use authorized under this general permit. In such areas or locations, a separate water appropriation permit application and permit may be required. The Area Hydrologist must be contacted for permit application requirements.

SURFACE WATER SOURCES: DNR Ecological and Water Resources may require the suspension of appropriations during periods of low flows and low water levels in order to maintain minimum flows and water levels within the watershed. This permit is not valid for direct surface water appropriation from designated trout streams and their tributaries (Minn. Stat. 103G.285, Subd. 5). This permit is not valid for appropriations from surface water sources that are infested with invasive species (Minn. Rules 6216.0500). All pump intakes must be screened to prevent fish from being drawn in to the system.

INVASIVE SPECIES PREVENTION - EQUIPMENT DECONTAMINATION: All equipment used at a project site must be free of prohibited invasive species and aquatic plants prior to being transported into or within the state. For more information refer to the "Best Practices for Preventing the Spread of Aquatic Invasive Species" at http://files.dnr.state.mn.us/publications/ewr/invasives/ais/best_practices_for_prevention_ais.pdf. The Permittee or their authorized agent must inspect all equipment to ensure that no aquatic plants or prohibited invasive species are on the equipment prior to being transported to or from the worksite. The DNR is available to train inspectors and/or assist in these inspections. Contact your local Invasive Species Specialist for assistance at www.mndnr.gov/invasives/contacts.html. You may need additional permits to work in infested waters; the infested waters list is available at www.dnr.state.mn.us/invasives/ais/infested.html. A list of prohibited invasive species is available at www.dnr.state.mn.us/invasives/laws.html#prohibited.

APPLY USING MPARS: Prior authorization to use General Permit 2004-0275 must be requested by submitting an application using the MN DNR Permitting and Reporting System (MPARS) at www.mndnr.gov/mpars/signin. Users will need to create an account the first time they access the system. Once created, users should click on the link in the Actions box called 'Apply for a New Permit/Authorization' and complete the application questions.

Plans, Specifications, and O & M manual for:
8-ft Concrete Pit Manure Storage Area

Prepared for:

Duane Dirkes
13266 Co. 95
Sauk Centre, MN 56378

Location:

Section 8
Township 127N
Range 34W (Little Sauk)
Todd County, Minnesota

Prepared By:

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

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



Michael G. Nelson P.E.
Registration No. 26807
My Registration Expires June 30, 2026

3/14/2025
Date:



1700 Technology Drive NEW, Suite 130,
Willmar, MN 56201

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01000 QUALITY ASSURANCE AND CONTROL PLAN FOR CONCRETE MANURE STORAGE STRUCTURES

Construction quality assurance and control (QAC) involves a commitment by all involved to use quality materials and perform the best possible workmanship.

- A. OWNER shall schedule pre-construction conference of the Owner, Engineer, Excavator, Concrete and Electrical Contractors at least 5 days prior to starting excavation for concrete manure storage facilities.
- B. OWNER shall keep a diary (in spiral bound notebook) of when these tasks are done:
 - 1. Distribute full set of plans and specifications to concrete, excavating, and plumbing contractors and ready mix and pre-cast suppliers.
 - 2. Arrange for pre-construction conference.
 - 3. Notify engineer, 3 days before starting construction.
 - 4. Notify permitting agency (MPCA or County) 3 days before starting construction.
 - 5. Notify engineer, when excavation is complete and minimum of top 6" of subgrade compacted to 95% standard proctor free of organic material, rocks, stones, sticks, or debris of any kind and no particles larger than 3/8" in diameter. No angular, sharp material is allowed in the subgrade.
 - 6. Notify MPCA for completion of "preliner" inspection of subgrade.
 - 7. Notify engineer when anchor trench is excavated and prior to liner material placement.
 - 8. Notify engineer when all forms and reinforcing steel is in place prior to concrete pour.
 - 9. Notify permitting agency (MPCA or County) within 3 days following completion of IBP storage construction.
- C. ENGINEER will conduct inspections during construction.
- D. READY-MIX CONCRETE PLANT shall receive copy of Section 03000 before bidding. Batch tickets returned to the plant shall show amount of any additives and/ or water added at the job site. Ready -Mix plant shall keep batch tickets.
- E. TEST CYLINDERS shall be filled by an ACI Level-1 certified technician or Testing Lab designated by the Engineer. See Section 03000.
- F. ENGINEER shall conduct final inspection and submit construction report to Owner and the permitting agency (MPCA or County).
- G. A FINAL CONSTRUCTION REPORT will be prepared by the engineer after completion of construction. The report shall include the name and qualifications of the inspector, completed inspection forms as supplied by MPCA and construction contractors certification forms as supplied by MPCA. The owner shall be responsible for obtaining and providing these items to the engineer for incorporation into the report.

01300 DESIGN CHANGES

Design changes must be approved in writing by both the Owner and Engineer before proceeding with the work. Some design changes may also require MPCA, COUNTY or NRCS approval.

01400 SITE SURVEY

The Contractor shall be responsible for layout of the work. Bidders must visit the site and acquaint themselves with existing conditions.

01500 SUBSURFACE INFORMATION

Any available data concerning subsurface material or conditions which is based upon test borings has been obtained by the Engineer for his own use in designing the project. Its accuracy or completeness is not guaranteed by the Owner or Engineer and in no event is it to be considered a part of the contract plans or specifications. Contractors must assume all risks in excavating for this project and shall not be entitled to rely on any subsurface information shown on the drawings.

02100 EARTHWORK

- A. **This section applies to earthwork for drives, buildings, embankments, stormwater basins and parking areas.**
- B. Remove 1' of top soil under drives, buildings, embankments and parking areas. Save top soil for finish grading.
- C. Fill shall be native material, without organic matter. Any coarse grain soil used for fill shall be covered with a minimum of 2 feet of fine grained soil, except under building floors. Fill for buildings and embankments shall be compacted to 95% of maximum standard density.
- D. Building subgrades shall be prepared to the elevation shown on the plans, extending out beyond the building lines a minimum of 5' in cut areas and 10' in fill areas. Finished side slopes in cut and fill areas shall not be steeper than 3H:1V, but 5H:1V is preferred.
- E. Subgrade for drives shall be crowned 1/2" per foot. The subgrade for parking and drive areas shall consist of minimum of 2' of fill compacted to 95% maximum standard density. Shoulder of road and drive subgrades shall be minimum of 2' higher than bottom of ditches. The side slopes of roadside ditches shall not be steeper than 3H:1V, but 5H:1V is preferred.
- F. Base course for drives shall be 6" thick, compacted to 95% maximum standard density. The base course shall be at least 50% crushed rock with or without gravel, plus sufficient binder for stabilization (PI= 4 to 9 and LL<35).
- G. Diversion ditches shall be constructed to keep surface water out of earthen basins and away from buildings. Minimum depth shall be 1'. Side slopes of diversion ditches shall not be steeper than 3H:1V, but 5H:1V is preferred.
- H. Finish grading on all areas to be planted to grass, including the top and outside slopes of earthen basin dikes, around buildings and other areas not paved or graveled, shall be 6" of top soil. Backfill at building line shall be 6" below the inside floor level and sloped away for drainage. Disk and smooth soil for planting.

- I. Pollution Control: No water which transports sediment resulting from earth moving, demolition or other construction activities shall be permitted to discharge into waters of the State of Minnesota or beyond the construction limits of the project. The Contractor shall install diversions, silt fences and settling ponds as necessary to control erosion and sediment transport.
- J. Removal of water: All excavations, fill, grading and embankments shall be maintained in a well drained condition at all times. The Contractor shall have pumping equipment on site to remove water from trenches and earthen basins until completion of the earthwork and placement of the cohesive soil liner.
- K. Any over-excavation for concrete footings and slabs on grade shall be backfilled with compacted sand/gravel.
- L. Sand fill, for concrete slab floors, shall be placed in layers not to exceed 6" loose thickness and compacted with mechanical equipment to not less than 95% standard proctor density. Construction tolerances shall be 0.1 ft elevation and 0.5 ft horizontal measurement. If there is any question concerning compaction, the Engineer may order compaction tests by a qualified testing firm. Owner would pay for any testing, not the contractor.
- M. Do not backfill against concrete walls until the concrete has cured at least 7 days and all slab and slab floors and beams are in place to properly brace the walls. Exercise caution when backfilling to bring up the level uniformly on all sides of tanks and pits. Keep all heavy equipment and rollers back from the pit and tank walls a distance equal to the depth of the fill.

02200 SEDIMENT CONTROL/EROSION PROTECTION

- A. Temporary erosion control in accordance with General Permit Authorization To Discharge Storm Water Associated with Construction Activity Under the National Pollutant Discharge Elimination/State Disposal System Program (CSW General Permit), Permit No. MN R100001 shall be adhered until completion. Contractor obtain coverage under the CSW General Permit and shall schedule installation of temporary erosion control measures as shown in the plans. No water which transports sediment resulting from earth moving, demolition or other construction activities shall be permitted to discharge into waters of the State or beyond the construction limits of the project.
- B. A temporary rock construction entrance will be installed at locations of existing driveways to be used for site access. Following construction of driveways and site roadways, new entrances will be used for material or equipment delivery. Mud must not be tracked onto roadway and nor sediment allowed to leave the site.
- C. Contractor shall maintain all temporary erosion control devices as required in the CSW General Permit until they are no longer necessary, removed and coverage terminated.

02210 EXCAVATION

- A. Excavation is unclassified, and includes excavation to subgrade elevations indicated, regardless of character of materials and obstructions encountered. All excavations shall be completed to elevations indicated on the plan +/- .02 ft. ($\frac{1}{4}$ in.).

- B. Unauthorized excavation consists of removal of materials beyond indicated subgrade elevations or dimensions without specific direction of engineer. Unauthorized excavation, as well as remedial work directed by the engineer shall be at contractor's expense. Backfill and compact unauthorized excavations as specified for authorized excavations of same classification, unless otherwise directed by the engineer.
- C. When excavation has reached required subgrade elevations, notify the engineer who will make an inspection of conditions. If unsuitable materials are encountered at required subgrade elevations, carry excavations 2 ½ feet further and replace excavated material with suitable soils. Removal of unsuitable material and its replacement as directed will be paid on basis of contract conditions relative to changes in work.
- D. Slope sides of excavations to comply with OSHA Rules, local codes and ordinances having jurisdiction. Shore and brace where sloping is not possible because of space restrictions or stability of material excavated. Maintain sides and slopes of excavations in safe condition until completion of backfilling.
- E. Stockpile suitable excavated materials until required for backfill or fill. Place, grade and shape stockpiles for proper drainage. Locate and retain soil materials away from edge of excavations. Topsoil shall be stockpiled in a location where placement at time of final grading is most efficient.
- F. Protect excavation bottoms against freezing when atmospheric temperature is less than 35 degrees F (1 degree C). Do not place concrete on frozen ground.
- G. Foundation excavations shall be free of loose material and standing water. All excavations, fill, grading and embankments shall be maintained in a well-drained condition at all times. The contractor shall have pumping equipment on hand to remove water from trenches and or excavations or provisions for drainage until completion of the earthwork.

02400 TRENCHING

- A. This section applies to installation of field and perimeter tile, culverts, sewer, recycle, force main and water supply pipelines.
- B. Foundation material for pipes shall be crushed rock. Foundation material shall be furnished and placed below the sand bedding materials in the trench to a depth of 4" ONLY WHEN ORDERED BY THE ENGINEER. Trench bottoms that become mucky on top due to the presence of water or workmen shall be stabilized at the CONTRACTOR'S EXPENSE. Granular foundation used as a trench dewatering aid will not be compensated.
- C. Trenching and backfilling:

Perimeter tile around concrete manure storage structures shall be installed by trenching with a backhoe or trencher. Plow type machines shall not be used for installing perimeter tile near the area of proposed manure storage structures, because the plow will loosen the soil under the wall footing.

Method-1: Trenching by backhoe: Trench width shall allow a minimum of 3" space on each side of pipe for placement of backfill. Backfill and compact by hand at sides and minimum of 6" over the pipes with pit run sand/gravel, which passes a 3/4" screen. For the remaining depth of trench, backfill with native material, except do not use material containing rocks or lumps larger than 4". Place the fill in layers not exceeding 4" in loose

depth and compact to 100% of standard proctor density. Excavation shall be provided in the trench bottom for pipe bells, so that pipe is uniformly supported along its length.

Method-2: Installation of tile by plow or trencher: When trench width does not exceed 12", the sand/gravel envelope and compaction of backfill is not required, except where lines pass under other pipelines, buildings, dikes and drives, then compact backfill to 95% standard proctor density.

- D. Existing tile lines intercepted during trenching for the perimeter tile system shall be removed from within the basin area bounded by the perimeter tile trench. Existing tiles shall be connected to a suitable by-pass tile system. The area where existing tiles are removed shall be backfilled and compacted as indicated in Methods 1 and 2 above.
- E. Backfill around manholes shall be placed in layers not to exceed 6" loose thickness and compacted to 95% standard proctor density.
 - I. All pipelines, except sewers, shall be installed at least 6' deep and 7' deep under drives and bare-ground areas, to prevent freezing.
 - II. Water supply pipelines shall be at least 10 feet horizontal distance from other parallel pipelines. Never place water supply pipelines in same trench with other pipelines. Water supply lines shall not pass thorough floor or walls of manure storage structures, below the high water line.

02430 DRAINAGE SYSTEM

The drainage system consists of culverts, perimeter drain tile around concrete and earthen basins manure storage structures and other drain tile shown on the plans.

Drain tile shall be heavy duty perforated corrugated polyethylene plastic agricultural drain pipe, conforming to ASTM F405 or F667 and SCS 606. The tile for the earthen basin perimeter and French drains shall have a fabric sleeve.

- A. Culverts shall be steel, reinforced concrete or dual-wall corrugated polyethylene pipe. Steel culverts shall be galvanized of 0.064" minimum thickness with bolted band connections. Concrete pipe shall have tongue and groove ends. PE culverts shall have sleeve connectors. All culverts shall be fitted with sloped flared ends.
- B. Tile outlets in ditches shall have a minimum of 10' of CMP. When a flap gate is specified, it shall have water tight connection to the tile. Tile outlets shall be fitted with a rodent guard.

02500 SEPTIC TANK

Septic tanks and drainfields shall be installed by a MPCA licensed septic tank installer. Septic tanks and drainfields shall be located down slope and minimum of 150 ft from wells.

All human waste, from urinals and water closets, shall go to a septic tank. The effluent from the septic tank shall be discharged into the sewer system, waste pit, tank, earthen basin or approved drain field. Waste waters from sinks and showers may go directly into a waste pit, tank or earthen basin.

02600 MANHOLES

- A. Manholes for sewer systems and pump stations shall be Class-II pre-cast tongue and groove concrete pipe with manhole steps. Manholes shall have pre-cast integral bottoms.
- B. All holes for pipes passing through walls and base and all joints shall be sealed water tight.
- C. Manholes shall be fitted with lockable or heavy child-proof covers.

02650 GRASS AND TREE PLANTING

- A. The outside slope, top and inside slope, above the low water line of earthen basins, shall be planted to a short stem perennial grass. The grass should be mowed regularly to discourage animals from burrowing into the dike.
- B. Grass shall be planted on the top and both inside and outside slopes as soon as possible. The use of chopped straw mulch and hydro-seeding is recommended to establish grass cover. After seeding, slopes shall be compacted with rubber tired roller or culti-packer.
- C. DO NOT plant alfalfa, trees or shrubs on the dike top or slopes. When deep rooted plants die, the decaying roots leave a tunnel which may start a leak in the dike. Allow space for tractor and field cultivator between trees and toe of dike.

02700 WATER WELLS

Wells shall be located up-slope and a minimum of 100' from livestock barns and 150' from lots, septic tanks and drainfields, earthen waste storage basins and lagoons.

02800 FENCE AND GATES

- A. Fence and gates shall be child and livestock proof to prevent unsupervised access. Fence shall be a minimum of 6' high. Provide 16' wide access gates for pumping equipment. Consider location that will provide access inside of fence for equipment, maintenance, grass mowing, etc.

02900 SIGNS

Post warning signs every 100-150' around open top earthen basin: "DANGER, DEEP WATER, KEEP OUT".

03000 CAST IN PLACE CONCRETE

- A. READY MIX CONCRETE shall meet requirements of ASTM C-94.

CONTRACTOR shall give copy of this section to Ready Mix Plant prior to bidding.

Concrete 28 day compressive strength, f'c, psi	Aggregate, maximum
Footings & Floors	4,000
Walls	4,000
Columns	4,000
Slump	3 - 6"
Air entrained	5 - 7%
Water:cement ratio	0.5

Fly Ash, maximum 20% of cementitious material

Silica Fume, maximum 20% of cementitious material

The combination of fly ash and silica fume shall not exceed 35% of total cementitious materials. Fly ash and/or silica fume will increase resistance to sulfates and reduce permeability.

CAUTION: fly ash slows setting, especially in cold weather.

To minimize shrinkage cracks in floors, minimize the amount of cement-water paste and maximize the amount of large aggregate. The use of water reducing plasticizers is encouraged. Contractor may order water reducing or other admixtures, except calcium chloride shall not be used.

- B. CONCRETE TESTING shall be performed by obtaining a representative sample from either the point of delivery or point of placement dependent upon safety of the sampler. Sample should not be from the beginning nor at the end of the load being delivered. Slump, temperature, and entrained air content shall be recorded and results provided to the design engineer.
- C. TEST CYLINDERS shall be taken in sets of 3 for each 100 cyds of ready mix concrete. Either 6x12 or 4x8 cylinders may be used. Test cylinders shall be filled by an ACI Level-1 certified technician or Testing Lab designated by the Engineer. Initial curing of the cylinders shall take place in a protected location on-site for a minimum of 24 hours. After the initial curing, one of the test cylinders shall be cured in a protected location for 28 days. The remaining two cylinders shall be transported within two days to a licensed testing laboratory to be cured and tested at 7 days and 28 days. These ASTM methods and standards shall govern: Sampling, C-172; Compression Test Specimens, C-31, Compressive Strength, C-39; Temperature, C-1064; Slump, C-143 and Air content, C-231. All concrete found to be defective (500 psi or more below the specified strength) shall be removed and replaced by the Contractor.
- D. REINFORCING STEEL shall be deformed bars, $f_y = 60,000$ psi (Grade 60).

Steel details for deformed rerods	# 4 bars	# 5 bars
Bar bending radius, minimum 6d	3"	4"
Lap splices, minimum 40d,=	20"	25"
Bend around corner, minimum	24"	30"
Rods through construction joints	30"	36"

- E. Steel reinforcement shall be tied and supported on chairs, bolsters, spacers and other devices. In slabs, reinforcing steel shall be supported by flat-footed plastic rebar chairs. Dowels and rods extending through construction joints shall be secured in position against displacement before concrete is placed and shall be cleaned before subsequent pouring.
- G. Preparation of Forms and Subgrade: Prior to placement of concrete, the forms and subgrade shall be free of wood chips, sawdust, debris, standing water, ice, snow, extraneous oil, mortar and other harmful substances or coatings.
- H. Forms shall be properly oiled and reinforcing steel shall be free of oil.
- I. Excavations shall be made to the dimensions and elevations indicated on the drawings. Should excavation through error be carried to a greater depth or size than indicated or required, such additional depth or size shall be filled with concrete at the CONTRACTOR'S EXPENSE. Bottom of excavations shall be level.
- J. Formwork shall conform to the shape, lines and dimensions of the members called for on the drawings. All forms shall be true to line, plumb, level and with joints tight. They shall be properly braced and of sufficient strength to carry the load as a liquid. The formwork at grade line shall be tight to prevent run-out of concrete. Nothing shall penetrate or damage the HDPE liner material.
- L. Concrete shall be cured seven (7) days; by covering with burlap and wetting twice a day, covering with plastic sheet or using an approved liquid curing compound.
- M. Forms shall not be removed from walls sooner than 24 hours cumulated time above 50F, not necessarily consecutive time.
- N. Defective concrete: Before men, materials and equipment bring dirt onto new floor slabs, the shrinkage cracks shall be filled with mixture of masonry cement and water of medium consistency and brushed into the cracks with stiff brush. Shrinkage cracking can be minimized by proper concrete mix and curing of slabs.
- O. Shrinkage cracks and honeycomb areas shall be repaired within 48 hours. Cracks shall be filled with a mixture of masonry cement and water of medium consistency and brushed into the cracks with a stiff brush. Honeycomb areas shall: 1) have loose stones hammered out, 2) be wetted by brushing in a watery paste of masonry cement; 3) and filled and sealed with mixture of masonry cement with sand. Honeycomb where wall meets the floor are most likely to leak water clear through the wall. Even the slightest amount of honeycomb near the floor must be repaired. Tight forms and proper use of vibrator during placement of concrete will prevent honeycomb.
- P. Cracks are bound to occur in flat slabs. Sawing of crack control joints in floor slabs is Owner's option. All saw cracks must be properly sealed.

03120 COLD WEATHER CONCRETE PLANS

Any time the atmospheric temperature may be expected to drop below 40F during the delivery, placement or curing period, the following shall apply:

- A. The temperature of the concrete at the time of placing shall not be less than 50F nor more than 90F. The temperature of water or aggregates shall not be more than 140F just prior to mixing with the cement.

- B. When the minimum daily atmospheric temperature is less than 40F, concrete structures shall be insulated or housed and heated after placement. The temperature of the concrete and surrounding air shall be maintained at not less than 50F nor more than 90F during the curing period.

03140 HOT WEATHER CONCRETE PLANS.

Anytime the combination of high temperature, low relative humidity and wind velocity will impair the quality of fresh concrete the following practices shall be employed:

- A. The contractor shall maintain the temperature of the concrete below 90°F during mixing, conveying and placement.
- B. The concrete shall be placed in the work immediately after mixing. Truck mixing shall be delayed only until time enough remains to accomplish it before the concrete is placed.
- C. Exposed concrete surfaces which tend to dry or set too rapidly shall be continuously moistened by means of fog sprays or other means to maintain adequate moisture during the time between placement and finishing, and after finishing.
- D. Finishing of slabs and other exposed surfaces shall be started as soon as the condition of the concrete allows and shall be completed without delay.
- E. Formed surfaces shall be kept completely and continuously wet for the duration of the curing period (prior to, during, and after form removal) or until a curing compound is applied.
- F. Concrete surfaces, especially large flat work areas shall be covered as soon as concrete has sufficiently hardened and shall be kept continuously wet for at least 24 hours of the curing period. This curing method shall be continued for the required curing period or until a curing compound is applied. Flat slabs placed directly on clay soil, without sand base, are especially susceptible to surface shrinkage cracks because the surface dries faster than the lower part of the slab.

04000 BASIN CONSTRUCTION

- A. Basin dike cores and bottom (not liner) shall be comprised of inorganic, cohesive material from the excavation, free of all rocks, stones, sticks and debris of any kind, with no particle larger than 3/8" in diameter. Not more than 50 percent by weight of this material shall be between 1/4" and 3/8" in diameter. Angular, sharp material is not allowed in the subgrade, regardless of diameter.
- B. The subgrade will be compacted to 95% standard proctor maximum density at the soils optimum moisture content to 4% above optimum moisture. A minimum of 10 moisture/density tests will be required when shaping and compaction is completed and prior to liner installation.

04005 COMPACTED CLAY LINER

A. The clay liner material shall be over excavated to a depth of 6 inches above the bottom of clay liner.

B. Work and compact the existing clay soil to a depth of 6 inches prior to adding compacted clay fill material. This material will serve as a part of the completed clay liner thickness.

C. Once completed, place additional compacted clay liner fill material so that the total compacted clay liner thickness that passes the permeability requirements shall be a minimum of 18 inches in thickness.

D. Liner material shall be placed in no greater than 6-inch compacted lifts for machine compaction and four-inch compacted lifts for hand directed power tampers.

Any layers, pockets, or seams of rock, gravel, or other permeable material encountered and not covered by at least 18 inches of compacted low permeability material shall be over-excavated and replaced with a minimum of 18 inches of well compacted low permeability material.

F. No liner material shall be placed on frozen ground and no frozen material, roots, snow, sod, brush, or other perishable materials shall be used for the construction of the compacted clay liner.

G. Over excavation areas shall be constructed as shown on the plans in order to construct the compacted liners. Over excavation quantities in the cut sections are calculated as follows:

1. Main Barn – From the subgrade surface to the 1-foot fill line.
2. Feed Pad – From the subgrade surface to the 3.5-foot fill line.
3. All manure basins – From the finish grade surface to the 1-foot fill line.
4. Item will be paid for by the Cut Cubic Yard (CY). Item is considered an established quantity and will not be measured.

H. Permeability Testing shall be completed at the completion of the construction to verify an adequate liner has been constructed. A permeability tube sample shall be obtained in the lagoon floor and sidewall.

1. A Maximum allowable seepage of 1/56 of an inch per day as determined using Darcy's Law shall be met.

I. Density Testing shall be performed at 4/acre/ft. of liner thickness (min of 5/ft. of liner thickness) utilizing ASTM D6938, D2167, D5080, D2937, or D1556 standards. A minimum of 95% of the standard proctor shall be achieved.

04010 HDPE LINER AND REQUIRED SUBMITTALS

- A. The work shall consist of furnishing and installing a Textured, 60 mil HDPE liner and the necessary mechanical attachments as shown in the drawings or as specified herein. Submittal by the supplier from the manufacturer shall include a summary of material properties included in GRI Test Method GM13, Revision 14, dated January 6, 2016.
- B. The liner, welding rod, gaskets, metal battens, clamps, embed channel, and sealant shall conform to the requirements stated in Geosynthetic Institute Specification, GM13-HDPE Geomembranes, the applicable provisions in this specification, manufacturer's recommendations and those shown on the drawings. Subgrade soils and their surface conditions shall conform to the requirements in this specification and as shown in the drawings.
- C. Liner material should be supplied as panels to the site on labeled rolls. Labels shall identify the thickness, length, width, date of manufacture, unrolling instructions and identify any additional information deemed necessary by the manufacturer. A liner panel layout shall be prepared by the supplier/contractor and submitted to the engineer. Horizontal seams on the slopes will not be allowed. Stagger transverse seams in the basin bottom.
- D. Liner rolls shall be shipped to the job site in a manner not to damage the rolls. The rolls shall be stored and protected from puncture, dirt, grease, excessive heat, or other damage. They shall be stored on a prepared smooth surface (not wooden pallets) and shall be stacked no more than two rolls high.
- E. Minimum of three random samples of liner material delivered must be tested by an independent testing laboratory for thickness, density and tensile properties and reported to the engineer verifying delivery of the specified material. The costs of these tests will be born by the supplier and contractor.
- F. Contractor shall provide owner with liner warranty or performance bond on the liner installation. The warranty or bond shall apply to appropriate items that may cause the liner to leak beyond the 500 gallon/acre/day standard, such as rocks, abrasions, settlement, seaming, construction technique, ice, etc.

04020 HDPE LINER INSTALLATION

- A. Sub-grade soil shall be compacted to provide a firm, unyielding foundation for the liner. The six inches of subgrade below the liner shall be of inorganic, free of all rocks, stones, sticks or debris of any kind with no material larger than 3/8 inch. Not more than 50% by weight of this material shall be between 1/4 inch and 3/8 inch diameter. Angular rocks or any other sharp objects regardless of diameter are not allowed in the subgrade. Standing water or excessive moisture shall not be allowed.
- B. When excavation has reached liner elevation, soils will be inspected and sieve analysis completed to verify compliance with material specifications. Standard Proctor Density will

be determined and results used to verify subgrade compaction of 95% of standard proctor density.

- C. Subgrade will be graded and/or rolled to provide smooth surface for placement of liner to within +/- 0.2 feet of design elevations. No abrupt changes in grade shall occur such as vehicular ruts or tracks.
- D. The anchor trench shall provide permanent anchoring for the liner and shall be in accordance with the drawings or as per manufacturer's recommendations. The trench shall be excavated according to a daily schedule for liner installation. It shall be backfilled incrementally as needed. Backfill soil shall be compacted by rolling with rubber-tired equipment or a manually directed power tamper to provide a stable anchor trench for the liner.
- E. ***Liner shall be installed according to the manufacturer's recommendations.*** If no manufacturer's recommendations are present the following may be followed as guidance. Liner rolls shall be deployed using a spreader bar assembly attached to a front-end loader bucket or by other methods approved by the liner manufacturer. The liner shall be placed in the general direction of maximum slope. All of the placed liner shall be adequately ballasted by ballast tubes as shown in plans to protect it from wind uplift forces. The liner shall be placed on a daily basis and seamed and secured by the end of the workday. No construction equipment or vehicles of any type shall be allowed directly on the liner. Liner panels will be overlapping according to manufacturer's recommendation. Overlap distance must be sufficient so that all seam tests can be performed as stated in the various test procedures. All excess material after seaming must be trimmed and removed.
- F. The liner shall not be placed during fog, precipitation, in the presence of excessive winds, or in temperatures less than 50 degrees Fahrenheit. The liner shall be loosely laid over the foundation with sufficient slack (about 2 percent) to accommodate thermal expansion and contraction encountered during construction. Each panel shall be laid out and positioned to minimize the number and length of the geomembrane field joints and to be consistent with accepted installation practice. The methods used to place panels shall minimize wrinkles especially along field seams. When necessary, a geosynthetic rub sheet will be used under the membrane to prevent damage when dragging or moving the panels.
- G. The primary method of seaming shall be hot shoe fusion welding. Fillet extrusion welding shall be used for repairs, T-seams, and detail work. Before fusion welding or extrusion welding, all areas that are to become seam interfaces shall be cleaned of dust and dirt. Seam joining shall not take place unless the sheet is dry and shall not be attempted when the ambient sheet temperature is below 45 degrees Fahrenheit or above 90 degrees Fahrenheit.
 - I. **Fillet extrusion welding**—Extrusion welding equipment and accessories shall be approved by liner manufacturer. To produce acceptable seams for the site-specific condition, the extrusion welder shall be calibrated once per day at the beginning of each seaming period. Seaming procedures shall be in accordance with liner manufacturer's specifications
 - II. **Seam overlap**—Liner panels shall have a minimum overlap of 4 inches for hot shoe welding and 3 inches for extrusion welding.

III. Seaming equipment and accessories:

- Hot shoe welder, 110 or 220 volts
- Extrusion welder, 220 volts
- Grinder, 10,000 rpm, 4.5-inch side grinder with 80-grit discs
- Generator, 6.5 kW, 110/220 volt output
- Power cord, OSHA approved cords and twist-type plugs and connections
- Vacuum box test equipment, approved by the liner manufacturer
- Air pressure test equipment, approved by the liner manufacturer
- Tensiometer, capable of performing quantitative shear and peel tests

H. Seams that include folded edges (fish mouths) shall be cut out, overlapped and covered with a patch.

I. All welds, and patches shall meet the following seam strength requirements:

- I. Shear strength: The seam when stressed perpendicular to the direction of the weld, should not under any condition fail before stretching and breaking of the liner panel adjacent to the weld. Test Method ASTM D 3083 will be used to determine the extent of any damage and shear strength of any sample at yield will be no less than 90% of the sheet yield strength.
- II. Peel strength: The seam when stressed in the 90 degree or 180 degree peel direction should not separate at the weld along the original contact area of the two liner panels or pieces. The liner adjacent to the weld should stretch and separate from the welded seam before the weld breaks.

04030 SEAM TESTING

A. Nondestructive seam testing

- I. Monitor any pressure drops for 5 minutes. A loss of pressure in excess of 4 pounds per square inch or a continuous loss of pressure is an indication of a leak. Terminate the test by relieving the pressure from the opposing end of the seam. The pressure shall immediately drop to zero upon opening the opposing end of the seam. If this does not occur, the seam channel shall be checked for obstructions and retested. All defects shall be marked for repair.
 - i. Air pressure tests shall be performed on all double-wedge fusion seams. The air pressure test equipment and procedures shall conform to this specification and the liner manufacturer's specifications. Seal both ends of the seam to be tested. Insert the pressure needle into the seam's air channel. Pressurize the air channel through the needle to 25 to 30 pounds per square inch.

- ii. Vacuum box tests shall be performed on all extrusion welds. The vacuum box equipment and test procedure shall conform to ASTM D5641 and this specification and the liner manufacturer's specifications. Apply soapy water solution to the seam area to be tested. The vacuum box, equipped with a transparent viewing window, shall be centered over the seam area and a vacuum of 3 pounds per square inch shall be drawn. The seam area shall be visually monitored for any soap bubbles for 15 seconds. Seam testing shall continue by overlapping a minimum of 3 inches between each test interval. All defects shall be marked for repair.

B. Destructive seam testing

- I. Shall be performed on all field seams. Destructive seam testing will be completed on all patches and repair bonds as directed by engineer.

C All defective liner areas and bad seams shall be repaired and tested before the installation is completed.

- I. ***Tears, punctures, material defects***—All tears, punctures, and material defects in liner shall be repaired by installing a patch over the defective area. Surfaces of the liner to be patched shall be cleaned before the repair. To ensure proper bonding of the extrusion weld, edges of the patch material and the adjacent liner shall be properly abraded by a light grinding. This operation shall be done no more than 15 minutes before the welding operation. The abrasion shall remove no more than 10 percent of the material thickness. All patches shall be of the same liner material and extend a minimum of 6 inches beyond the edges of the defect area. All patches shall have rounded corners and shall be extrusion welded to the liner. Alternatively, a bead of extrudate shall be placed over all holes that are less than 0.25 inch in diameter.
- II. ***Seam repair***—All failed seams shall be repaired by installing a cap strip over the entire length of failed seam. The cap strip shall be of the same liner material and shall extend the failed seam a minimum of 6 inches in all directions. Alternatively, the seam along the upper flap can be extrusion welded to the liner along the entire length of the failed seam.

04040 CONCRETE PLACEMENT

- A. Concrete placement for ramps and other appurtenances shall be in accordance to the drawings and specifications. All reinforcement steel shall be placed on flat-footed plastic rebar chairs. All rebar splices shall be fully tied to avoid loose ends. On slopes, concrete shall be placed from the bottom of the slope to the top and have a low slump to prevent sloughing down slope during placement. Only plastic shovels and internal vibrators shall be used to place concrete. Metal shovels and rodding are not allowed. Concrete forms shall be held in place by methods that avoid damaging the liner.
- B. Concrete used for construction of splash pads for inlet protection shall be a minimum of 4 inches in thickness of concrete with a minimum 28-day compressive strength of 3,500 psi.

- C. Concrete used for construction of ramps and pads for access by agitation equipment shall be a minimum of 4 inches in thickness with a minimum 28-day compressive strength of 3,500 psi and placed as shown on the plans. Concrete ramps shall begin at the outside top of the basin berm and extend a minimum of 20 feet into the basin.
- D.

04050 MATERIAL/WORKMANSHIP WARRANTY

- A. A 5-year material and 1-year workmanship warranty shall be provided by the INSTALLER.

08800 OTHER WORK

The Owner shall be responsible for putting child-proof fences around open top tanks and child-proof covers on all sumps, pump out ports and providing and utilizing safety guard fences around pump outs when open.

**Certificate of Acceptance of
HDPE LINER Subgrade Surface by INSTALLER**

DESCRIPTION OF AREA TO BE CERTIFIED: Earthen Manure Runoff Basin

LOCATION: _____

PROJECT: _____

ADDRESS: _____

The undersigned, _____ certifies that he is a representative of _____, duly authorized to execute this certificate, that he visually inspected the subgrade surface described above on _____ and found the surface to be acceptable for installation of the earthen clay liner.

This certification is based on observations of the surface of the subgrade only. No sub terrain inspections or tests have been performed and _____ (company) makes no representations or warranties regarding conditions which may exist below the surface of the subgrade.

Date: _____
Name: _____

Signature: _____
Title: _____

CERTIFICATE COMPLETED BY CONTRACTOR: CERTIFICATE RECEIVED BY
OWNER:

Date: _____
Name: _____
Signature _____
Title _____

Company: _____
Name: _____
Signature _____
Title: _____

OPERATION AND MAINTENANCE PLAN

A plan for operation, inspections, and maintenance of the manure storage area should be followed to ensure the quality of the existing pit.

A. Pit Inspections & Maintenance:

1. Routine inspections should be made of the structure and its surroundings for leaks, deterioration of concrete, and embankments.
2. Monitor the frequency of manure removal from the storage structure and note any significant fluctuations (an increase or decrease) in time between successive manure removal events.
3. Control the level of the liquid manure inside such that the maximum operating depth is not exceeded.
4. Records shall be kept explaining the type of defects, location, and repair methods. If any leaking is detected, contact your local MPCA office.
5. Prior to initial manure loading, consult with the design engineer to determine the need for protecting the foundation and floor slab from freezing temperatures. It may be advisable to add water to the structure to prevent frost damage. It may also be advisable to obtain, and have analyzed, a perimeter tile water sample prior to the addition of manure to the structure.

B. Perimeter Tile Inspections:

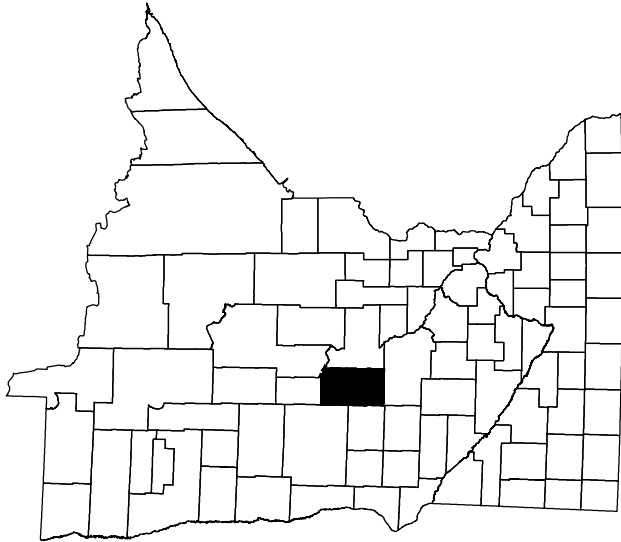
1. Routine inspections of the perimeter tile outlets and inspection manholes should be done to ensure proper operations of the tile system. Follow your MPCA / County Livestock Permit requirements for the frequency of tile inspections and testing.
2. The tile should be inspected for traces of manure, high flows in a dry period, broken tile, and anything else unusual.
3. Records should be kept on the dates the tile was inspected, methods of inspection, and what was observed. If manure is observed in the tile, contact your local MPCA office immediately.

End of Operation and Maintenance Plan

DUANE DIRKES - 8-FT PIT BARN

ENGINEERED PLAN SHEETS

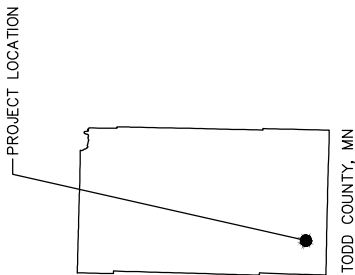
SEC. 8, Twp. 127N, R. 34W
TODD COUNTY, MINNESOTA
MARCH 5, 2025



SHEET C1
SHEET C2
SHEET C3
SHEET C4
SHEET C5
SHEET C6
SHEET C7
SHEET C8
SHEET C9

SHEET INDEX

COVER SHEET
EXISTING SITE PLAN
PROPOSED SITE PLAN
PIT PLAN
WALL DETAILS
PUMPOUT DETAILS
DIVIDE WALL DETAILS
SOIL PROFILES
SWPPP



LEGEND

SB-1

TEST PIT LOCATION

WELL LOCATION

SUBSURFACE DRAINTILE

GRADING LIMITS

SILT FENCE

CHECK DAM

EARTHEN BERM

INFILTRATION BASIN

ROAD RIGHT-OF-WAY

PROPERTY LINES

PROPOSED GRADING

PROPOSED SPOT ELEVATION

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PERMANENT OUTLET PROTECTION

PROPOSED BUILDING

MPCA Office: Brainerd
MPCA Phone # 218-828-2492

IT IS THE DUTY OF THE OWNER TO CONTACT MPCA AND/OR CFO:

• 3 DAYS BEFORE ANY CONSTRUCTION BEGINS

DATE OF NOTIFICATION: _____

• 3 DAYS AFTER COMPLETION - BEFORE BACKFILL

DATE OF NOTIFICATION: _____

• NOTIFY ANEZ CONSULTING 24 HOURS PRIOR TO ALL CONCRETE POURS

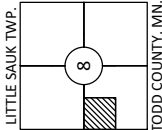
(320) 235-1970

STATE LAW AND NRCS POLICY REQUIRE THAT THE EXCAVATOR CONTACT "GOPHER STATE ONE-CALL" AT 1-800-252-1166 FOR UTILITY LOCATIONS 48-HOURS PRIOR TO THE START OF EXCAVATION WORK.

1700 Technology Drive NE
Suite 100
Wilder, MN 56201
(320) 235-1970



Duane Dirkes
8-FT PIT BARN
COVER SHEET
SEC. 8, TWP. 127N, R. 34W
TODD COUNTY, MN.
Scale: 1" = 1'
Project Number: 250001
Date: MARCH 5, 2025
Sheet: 1 OF 9



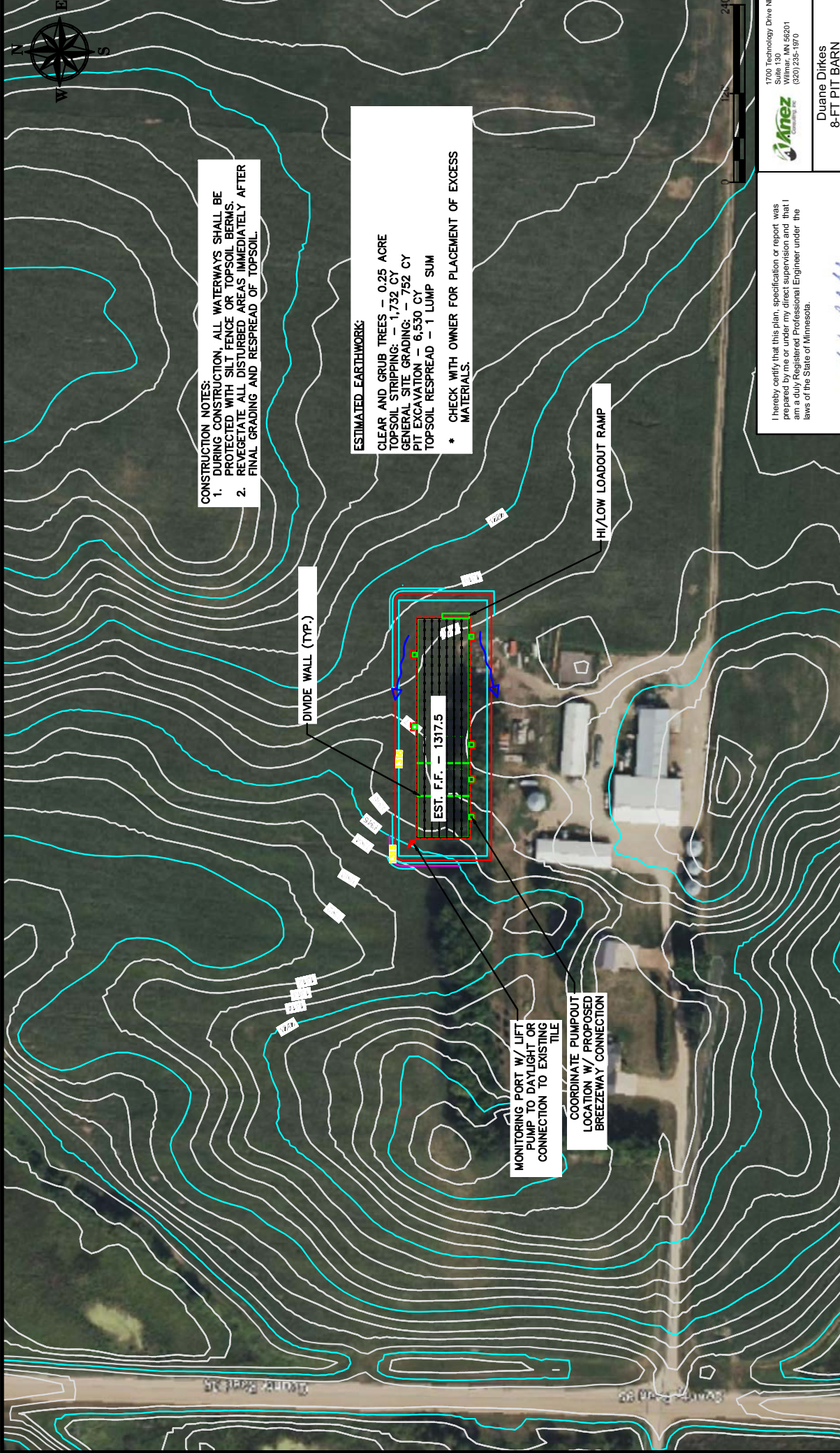


I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Signature: *Michael G. Nelson*
Michael G. Nelson, PE
Registration No. 20887
Date: MARCH 18, 2025
My Registration Expires June 30, 2026

1700 Technology Drive NE
Wilmington, MN 56201
(320) 235-1970
invez
Engineering Inc.

Duane Dirkes
8-FT PIT BARN
EXISTING SITE PLAN
SEC. 8, TWP. 127N, R. 34W
TODD COUNTY, MN.
Scale: 1" = 120'
Sheet: 2 OF 9
Date: MARCH 15, 2025
Project Number: 2025-001



CONSTRUCTION NOTES:
1. DURING CONSTRUCTION, ALL WATERWAYS SHALL BE PROTECTED WITH SILT FENCE OR TOPSOIL BERM.
2. REVEGETATE ALL DISTURBED AREAS IMMEDIATELY AFTER
3. FINAL GRADING AND RESREAD OF TOPSOIL.

ESTIMATED EARTHWORKS:
CLEAR AND GRUB TREES - 0.25 ACRE
TOPSOIL STRIPPING: - 1,732 CY
GENERAL SITE GRADING: - 752 CY
PIT EXCAVATION - 6,530 CY
TOPSOIL RESREAD - 1 LUMP SUM
* CHECK WITH OWNER FOR PLACEMENT OF EXCESS MATERIALS.

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

Signature: *Michael G. Nelson*
Michael G. Nelson, PE
Registration No. 20007
MArch 19, 2025
My Registration Expires June 30, 2026

1700 Technology Drive NE
Wilmington, MN 56201
(320) 235-1970
Manez
Engineering Inc.

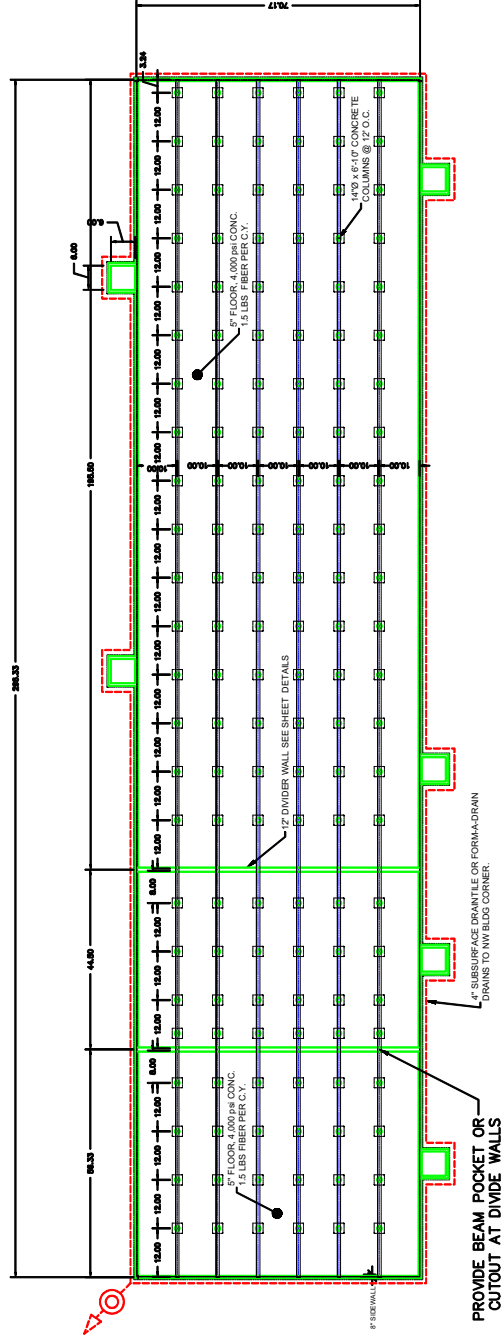
Duane Dirkes
8-FT PIT BARN

PROPOSED SITE PLAN
SEC. 8, TWP. 127N, R. 34W
TODD COUNTY, MN.

Scale 1" = 120'	Date MARCH 15, 2025
Sheet Number 3 OF 9	Project Number

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME	1.000	1.100	48447.02 Sq. Ft.	752.11 Cu. Yd.	762.13 Cu. Yd.	10.02 Cu. Yd.<Fill>
Totals			48447.02 Sq. Ft.	752.11 Cu. Yd.	762.13 Cu. Yd.	10.02 Cu. Yd.<Fill>



NOTES FOR CONCRETE PITS:

1. PERIMETER TILE: Pit design is based on use of perimeter tile with gravity outlet or automatic sump pump. Tile shall not be more than 4 ft. from main pit wall. Surface inlets into the perimeter tile are NOT permitted. Do not contaminate the perimeter tile trench.
2. CONSTRUCTION JOINTS are not permitted in the end walls or w/in 3 ft. of a pumpout. The pumpout floor and footing must be formed and poured along with the main floor.
3. ANCHOR BOLTS shall be set as specified by the building contractor.
4. PRECAST MANUFACTURER shall submit a certification from a registered professional engineer that the precast system will support the live loads specified in Section 03200.
5. HONEYCOMB AND SHRINKAGE CRACKS wider than the thickness of a plastic credit card shall be filled w/in 48 hours with cement grout slurry mopped into the cracks. Do this before dirt and equipment are brought onto the floor slab.
6. Total Effective Capacity of LMSA Addition per barn
Concrete Manure Storage Structure at 6'-10" effective depth - 1,060,249 gal./barn
Total number of Gestation/Finish Swine - 2,535 head/barn
MWPS Manure and Wastewater Annual Production Estimate - 1,037,166 gal./barn
Storage Provided = 373 days (12.1 months)

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

Signature: Michael G. Nelson, P.E.
Registration No. 20097

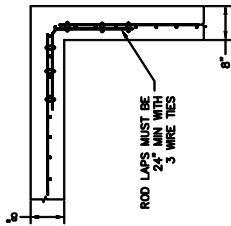
Date: My Registration Expires June 30, 2026

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



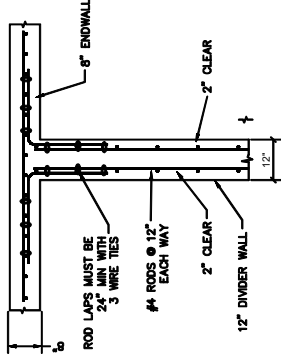
Duane Dirkes
8-FT PIT BARN
PIT LAYOUT
SEC. 8, TWP. 127N, R. 34W
TODD COUNTY, MN

Scale: 1" = 30'
Project Number: 4 OF 9



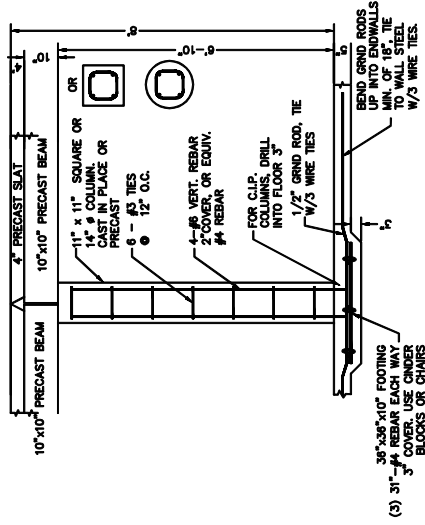
3 CORNER PLAN VIEW

NO SCALE



4 WALL TRANSITION

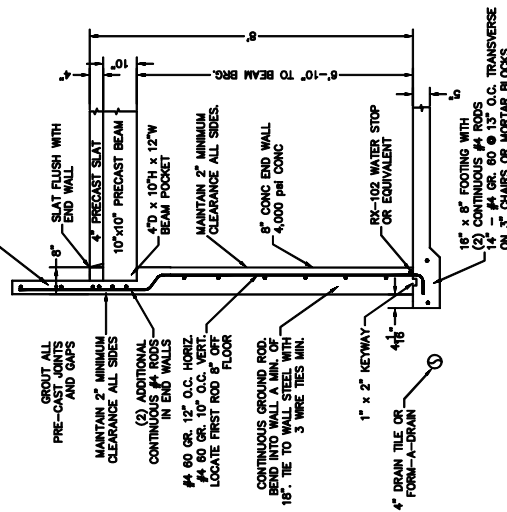
NO SCALE



5 COLUMN SECTION

NO SCALE

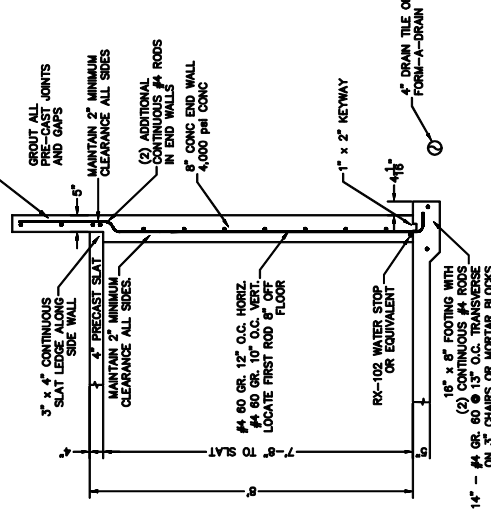
5-T x 22-H STEM WALL
(GESTATION AND FINISHING AREAS ONLY)



1 TYPICAL END WALL SECTION

NO SCALE

5-T x 22-H STEM WALL
(GESTATION AND FINISHING AREAS ONLY)



2 TYPICAL SIDE WALL SECTION

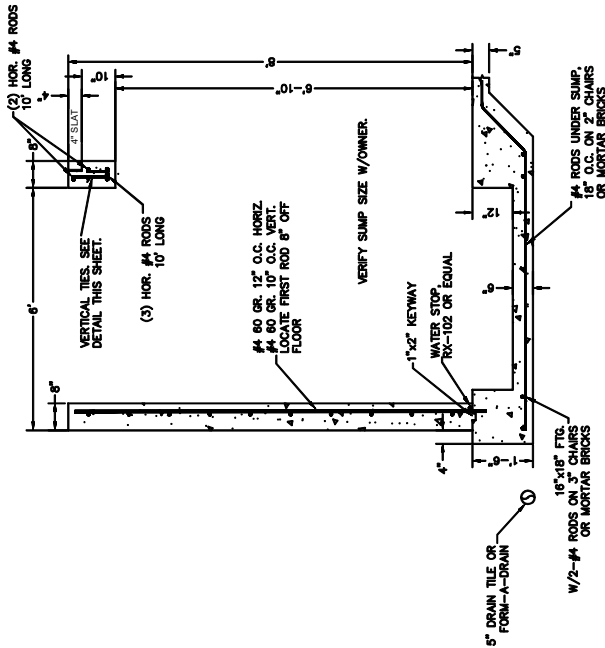
NO SCALE

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

Signature: *Michael G. Nelson*
Michael G. Nelson, P.E.
Registration No. 28807
MARCH 19, 2025
My Registration Expires June 30, 2026

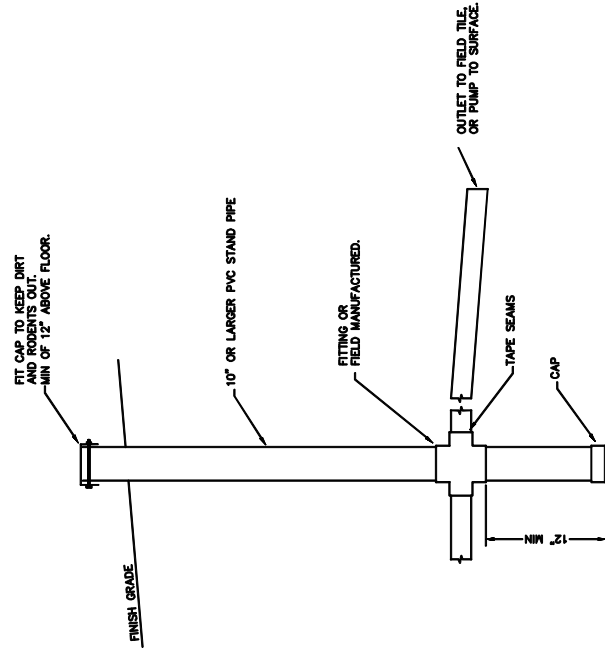
1700 Technology Drive NE
Suite 130
Wilder, MN 56201
(320) 235-1970
Aneez
Consulting Inc.

Duane Dirkes
8-FT PIT BARN
WALL DETAILS
SEC. 8, TWP. 127N, R. 34W
TODD COUNTY, MN
Scale: 1" = 3'
Project Number: _____
Date: MARCH 19, 2025
Revision: _____
Sheet: 3 OF 9



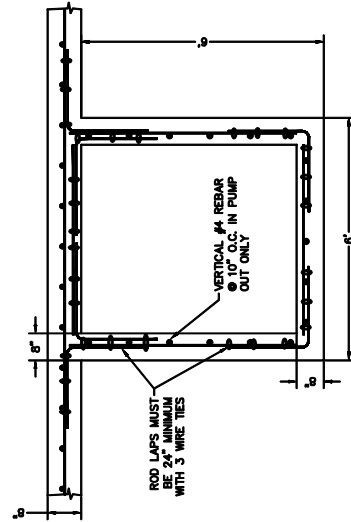
1 PUMP-OUT SECTION

NO SCALE



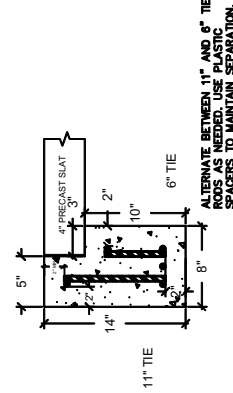
3 PERIMETER DRAINTILE SAMPLING PORT

NO SCALE



2 PUMP-OUT PLAN VIEW

NO SCALE



4 PUMP-OUT LINTEL SECTION

NO SCALE

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

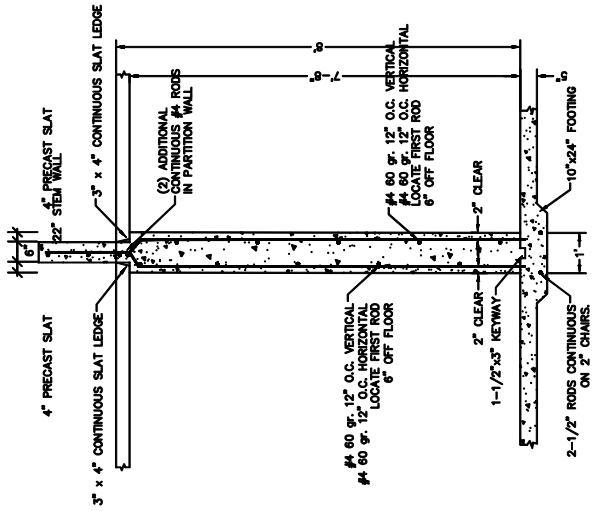
Signature: *Michael G. Nelson*
Michael G. Nelson, P.E.
Registration No. 26807

Date: MARCH 19, 2025
My Registration Expires June 30, 2026

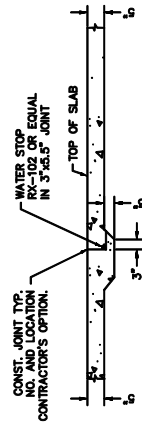
1300 Technology Drive NE
Suite 130
Willmar, MN 56201
(320) 235-1970

Duane Dirkes
8-FT PIT BARN
PUMPOUT DETAILS
SEC. 8, TWP. 127N, R. 34W
TODD COUNTY, MN

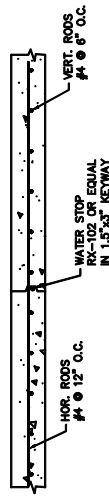
Scale: 1" = 3'
Project Number: 2025-001
Date: MARCH 15, 2025
Sheet Number: 8 OF 9



1 TYPICAL DIVIDE WALL SECTION
NO SCALE



2 SLAB CONST. JOINT
NO SCALE



3 WALL CONST. JOINT
NO SCALE

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

Signature: Michael G. Nelson, P.E.
Registration No.: 20097
MARCH 19, 2025
My Registration Expires June 30, 2026

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

Ainez Consulting Inc.

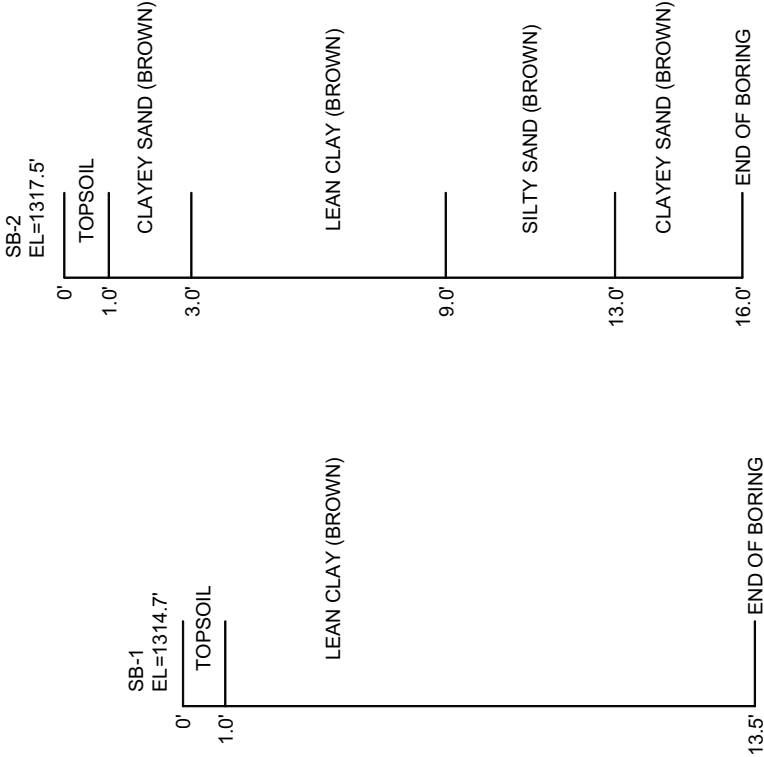
Duane Dirkes
8-FT PIT BARN
DIVIDE WALL DETAILS
SEC. 8, TWP. 127N, R. 34W
TODD COUNTY, MN

Scale: 1" = 3'
Project Number: _____
Date: MARCH 5, 2025
Drawn by: _____
Checked by: _____
7 OF 9

PROPOSED TOP OF SLAT = 1316.5'

PROPOSED BTM OF PIT = 1308.5'

5 FEET BELOW PROPOSED
BTM OF PIT = 1303.5'



NOTE:

SOIL PROFILES SHOWN ARE TAKEN FROM
OBSERVATION OF SOIL BORINGS COMPETED
BY GLACIAL RIDGE DRILLING AND REVIEWED
BY ANEZ CONSULTING INC. ON 3-10-2025

SOILS INVESTIGATION NOTES:

1. The soils were field classified and the profile recorded. The borings were backfilled and sealed to Minnesota Department of Health requirements.
2. Excavations should be performed using a backhoe with a smooth-tipped bucket in order to limit disturbance to the soils and to produce a smooth surface for placing of slabs. Construction equipment should not be allowed to drive directly on the clays at bearing depth or instability may result.
3. A concrete manure storage structure constructed in accordance with the prepared plans and specifications with perimeter tile drainage presents little if any risk for ground water intrusion or damage. Care must be exercised during backfilling or operation of machinery near the structure. Final grading must be sloped away from the structure to provide surface water drainage.
4. No water table was encountered within the drilling zone.

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

Signature: *Michael G. Nelson*
Michael G. Nelson, PE
Registration No. 20697
MARCH 19, 2025
Date: My Registration Expires June 30, 2026

1700 Technology Drive NE
Grand Rapids, MN 56201
Vilmar, MN 56201
(320) 235-1970



Duane Dirkes
8-FT PIT BARN
SOIL PROFILES
SEC. 8, TWP. 127N, R. 34W
TODD COUNTY, MN.

Scale: 1" = 3'
Project Number: 2025-001
Date: MARCH 15, 2025
Sheet: 8 OF 9

PROJECT INFORMATION

This Project includes expansion of an existing feedlot. These improvements include installing and maintaining all associated components in this plan, including infiltration areas, gravel access roads, gravel turnaround areas, and drainage.

This Storm Water Pollution Prevention Plan (SWPPP) complies with the provisions of the Minnesota Pollution Control Agency (MPCA) General Permit No. MN R100001 Authorization to Discharge Stormwater Associated with Construction Activity Under the National Pollutant Discharge Elimination System (NPDES). A Notice of Intent (NOI) for coverage under the General Permit (GP) will be submitted.

RESPONSIBLE PARTIES

The Site Erosion Control Supervisor is a person knowledgeable and experienced in the application of erosion prevention and sediment control BMPs who is responsible for the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs before and during construction.

The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction, all necessary precautions shall be taken to avoid damage to any existing utility.

Training:

The Contractor shall ensure that individuals performing installations and inspections have been trained in accordance with the General Permit. The Contractor shall ensure the training is recorded with the SWPPP before the start of construction or as soon as the personnel for the project have been determined. Documentation shall include:

1. Names of the personnel that are required to be trained.
2. Dates of training, name of instructor, and entity providing training.
3. Content of training course, including the number of hours of training.

Inspections:

A trained person designated by the SWPPP Coordinator must complete all inspections. Inspection and maintenance activities shall be documented in writing and records shall be retained on-site. Inspections shall be conducted at least once every fourteen (14) calendar days and within 24 hours of each precipitation event of at least 0.5 inches in a 24 hour period. Inspection frequency can be reduced to once per calendar month in areas where:

1. Temporary stabilization has been completed but where construction continues,
2. Runoff is unlikely due to winter conditions (e.g., site is covered with snow, ice or the ground is frozen),
3. Construction is occurring during seasonal arid periods in arid or semi-arid areas.

Recordkeeping:

All records, including but not limited to inspections and SWPPP reviews and changes, General Application, document submissions, etc. must be maintained on-site (field office or on-site vehicle) until coverage under the permit has been terminated. The Contractor shall provide appropriate agencies with access and copies of these records upon request. Original documentation may be attached to or filed with the on-site SWPPP copy. According to the General Permit, the information noted below shall be included as part of recordkeeping, at a minimum:

1. Name of person(s) conducting the inspections or maintenance;
2. When inspections or maintenance are conducted;
3. The findings of the inspections or maintenance;
4. Any corrective actions taken (including dates, times, an the responsible party for completing maintenance);
5. Date and amount of rainfall events greater than 0.5 inches in 24 hours; and
6. Document changes to this SWPPP as required by regulation.

Permanent Stormwater Management:

The project design will provide treatment for stormwater prior to discharge to surface waters. Treatment will be provided through a combination of, proposed infiltration basins and existing grassed water ways.

5-year/1-hour storm rainfall amount: 1.82 inches

25-year/24-hour storm rainfall amount: 5.68 inches

CONSTRUCTION ACTIVITY

Construction activities are anticipated to commence after pre construction meeting. The Project will generally take place in the following sequence:

1. INSTALL Preliminary erosion control Best Management Practices (BMPs)
2. Topsoil stripping, clearing, and stockpiling
3. Rough grading and temporary stabilization
4. Installation of subsurface drains and culverts
5. Finish grading, topsoiling, and final Stabilization

Erosion Prevention

All erosion prevention BMPs shall be installed to minimize erosion from disturbed surfaces and to capture sediment onsite. All erosion control measure shall be in place prior to the commencement of any ground disturbing activities and must be maintained until final stabilization is achieved

Use phased construction whenever practical and establish turf as soon as possible to minimize sediment transport.

Sediment must be stabilized to prevent it from being washed back into the basin, conveyances, or drainageways discharging off-site or to surface waters. Temporary or permanent seeding and mulching of all exposed soils not being actively worked shall take place within 24 hours for locations in existing ditches or waterways, at all pipe ends and within 200 feet of surface water; within 14 days for all other locations. See erosion control plans for details. Temporary mulching shall be at a rate of 2.0 ton/acre

Seed mix and application shall comply with the appropriate County Soil and Water Conservation Service specifications.

Sediment Control

- Perimeter sediment control devices must be established on all down-gradient perimeters prior to the commencement of any ground-disturbing activities.
- The contractor shall adjust the perimeter silt fencing to accommodate the installation of ditch check dams as necessary.
- Tracked soil onto existing public roads shall be removed within 24 hours.
- Perimeter silt fence shall be installed downstream of all topsoil stockpiles. All stockpiles shall be temporarily covered if left more than 7 days.
- Stockpiles cannot be placed in surface waters or in water conveyances, such as ditches.
- A rock construction entrance must be constructed at all planned entrances/exits from the site. Rock construction entrance must be a minimum of 24 feet wide and 30 feet long with a minimum of 6" of 2-4" clean rock.
- Rock log or silt fence inlet protection shall be installed and maintained until turf has been established.
- Redundant sediment controls shall be used near all surface waters.

Dewatering

The Contractor must discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sedimentation basin on the project site unless infeasible.

Discharge points must be adequately protected from erosion and scour. The discharge must be dispersed over natural rock riprap, sand bags, plastic sheeting, or other accepted energy dissipation measures.

The Contractor may discharge from the temporary or permanent sedimentation basins to surface waters if the basin water has been visually checked to ensure

adequate treatment has been obtained in the basin. The discharge must not result in floating solids, visible oil film, excessive suspended solids, discoloration, obnoxious odors or other harmful effects to receiving waters.

If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMPs, such that the discharge does not adversely affect the receiving water or downstream properties. If the Permittee(s) must discharge water that contains oil or grease, the Permittee(s) must use an oil-water separator or suitable filtration device (e.g. cartridge filters, absorbents pads) prior to discharging the water.

Pollution Prevention

The Contractor will comply with the requirements regarding pollution prevention management during construction, including:

- a. Concrete washout areas for use by all subcontractors. The location of washout areas must be identified by signage and must be at least 200' from environmentally sensitive areas. The washout must be a leak-proof containment or impermeable liner that prevents runoff onto adjacent soils. An engineered system can also be used. The washout pit and dried contents shall be removed upon completion of construction and properly disposed of.

- b. Solid waste collection and removal.

- c. Secondary Containment.

- d. Secured hazardous waste storage containers.

- e. Chemical spill kits.

- f. Portable restroom facilities that are anchored and located so that spills will not flow to environmentally sensitive areas.

Burning/burying of any material is not allowed within the project boundary.

Final Stabilization and Termination

A Notice of Termination (NOT) must be submitted within 30 days after the site has undergone final stabilization. Final Stabilization requires that all soil disturbing activities at the site have been completed and all soils have been stabilized by a uniform perennial vegetative cover. All temporary synthetic and structural erosion prevention and sediment control BMPs (such as silt fence) must be removed. BMPs designed to decompose on site (such as some compost logs) may be left in place. For construction projects on land used for agricultural purposes (e.g., pipelines across crop or range land) Final Stabilization may be accomplished by returning the disturbed land to its preconstruction agricultural use.

SPECIFICATIONS FOR SEEDING

AND STABILIZATION

TEMPORARY SEEDING:

FINAL SEED MIX : 91-112
APPLICATION RATE : 100 LB/ACRE
FERTILIZER TYPE : PER MANUFACTURES RECOMMENDATION
APPLICATION RATE : PER MANUFACTURES RECOMMENDATION
MULCH TYPE : 14" OF STRAW
MULCH RATE : 2 TONS/ACRE

SEEDING/SEEDER:

SEEDING PERIOD : 5/1 TO 8/1
FERTILIZER TYPE : PER MANUFACTURES RECOMMENDATION
APPLICATION RATE : PER MANUFACTURES RECOMMENDATION
MULCH TYPE : 14" OF STRAW
MULCH RATE : 2 TONS/ACRE

PERMANENT SEEDING: SEED MIX 38-211

APPLICATION RATE : 344 LB/ACRE
SEEDING PERIOD : 4/15 TO 7/25, 9/20 TO 10/20
FERTILIZER TYPE : PER MANUFACTURES RECOMMENDATION
APPLICATION RATE : PER MANUFACTURES RECOMMENDATION
MULCH TYPE : HORIZED

NON-VEGETATIVE SURFACE STABILIZATION: MULCH

TEMPORARY MULCH TYPE : 14" OF STRAW
APPLICATION RATE : 1000 SCALLOPS/HORIZED
MULCH TYPE : 14" OF STRAW
APPLICATION RATE : 800 LB/ACRE

NOTES:

1. THIS MULCH APPLICATION RATE FOR SHAWALS AND 3:1 SLOPES SHALL BE 3 TONS PER ACRE.
2. SEED MIX AND MULCH SHALL BE USED ANCHORED IMMEDIATELY AFTER CONSTRUCTION.
3. SEED MIX AND APPLICATION SHALL COMPLY WITH THE MN DOT SEEDING MANUAL 2014 EDITION.

CERTIFICATIONS/QUALIFICATIONS

Position	Name	Qualifications
Construction Site Manager		
Construction Installer		
SWPPP Designer	Mike Nelson, Anez Consulting, Inc.	Professional Engineer

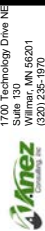
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Signature: 

Michael G. Nelson, P.E.
Registration No. 26807

Date: MARCH 19, 2025

My Registration Expires June 30, 2026



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

Duane Dirkes
8-FT PIT BARN

SWPPP NARRATIVE
SEC. 8, TWP. 127N, R. 34W
TODD COUNTY, MN

Scale: No Scale
Project Number: 8 OF 9
Date: MARCH 5, 2025
Revision:

14-0006101
KENNETH & BRENDA
MIDDENDORF

14-0006100
RONALD &
JOAN BEILKE
13721

14-0006501
LYNDA M &
RANDY HESSE
13609

COUNTY 95

14-0006502
KLEINFELN FAMILY
REV LIV TRUST

14-0006500
RYAN D MARZ

14-0006700
KENNETH R
MIDDENDORF

14-0007300
KENNETH & BRENDA
MIDDENDORF

Unnamed
77035600

14-0007602
DUANE K &
MELISSA M DIRKES

14-0007601
DUANE &
MELISSA DIRKES

14-0007600
DUANE K &
MELISSA M DIRKES
13266

14-0007700
KENNETH R
MIDDENDORF

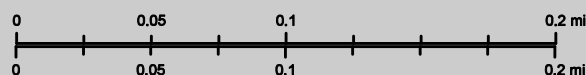
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

LetterLayout



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:
Thursday, April 10, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

Received

MAR 28 2025

Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Sara Hausman Mailing Address 11339 251st Ave South Centre MN 56378
Site Address 11339 251st Ave South Centre MN 56378
Phone Number [REDACTED] E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) D5-10873DD Township Birchdale Lake/River Name Powley Lake

Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland NE

Full and Current Legal Description(s) Section 20 township 127 range 33
(attach if necessary) lot 2 block 1 Suncrest Ridge
Current tax statement or other proof of ownership attached ☒ yes () no

Measurement of land involved: Width _____ Length _____ Acres 1.98

Septic System: Date installed 2004 Date of latest Compliance Inspection 7/18/2024

Is an upgrade needed: () yes ☒ no

Site accessed by: ☒ public road () easement

If easement, is the easement legally recorded? () yes () no

Detailed Explanation of Request: _____

I would like to get a conditional use permit to conduct commercial services of pet grooming on my property. I need to build an additional shed to make room for that, then move the grooming from the house to the new shed area. I will be fencing off area as well.

Did you meet with the Township Board to present the Application for Conditional Use Permit?

Yes ☒ No _____ Date of the meeting: 3/25/25

Optional Township Board Signature

Chair
Board Position

Receipt # 2025-0066



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

CONDITIONAL USE PERMIT APPLICATION

Applying for a conditional use permit can sometimes be a confusing process for many applicants. The Todd County Planning & Zoning staff are happy to help you through this process.

Please note that no permits can be issued, nor any work commence, until the Todd County Board of Commissioners have made their final decision.

Planning Commission meetings are held once a month according to the Planning Commission meeting schedule. If applications received exceed the number that can be considered for each meeting, they may be moved forward to be scheduled at another meeting.

- (1) Completely fill in the attached application form. If you have any questions contact the Todd County P&Z at 320-732-4420 or email toddplan.zone@co.todd.mn.us
- (2) A drawn site plan must be submitted with the application (form attached). A neat sketch that is generally to scale, and shows all of the physical characteristics of your property is especially important. Examples of the physical characteristics we need to see are: accurate property dimensions and shape, accurate shoreline alignment, road centerline and right-of-way, all existing and proposed structures with dimensions, septic system, wells, driveways, vegetation, steep slopes, topographic alterations, wetlands, etc...
- (3) Evidence that your existing septic system (if one exists on this parcel) is in compliance. Evidence may either be (1) a copy of a county inspection form that shows septic is less than five years old; or (2) a copy of "Compliance Inspection Form for Existing Individual Sewage Treatment Systems" that is less than three years old. If you do not have either of these, you will need to have your system inspected by a MN-licensed ISTS inspector. If you apply between Nov.15 – April 15 and the ground is frozen so a compliance inspection cannot be done, then a Septic Compliance/Inspection agreement must be submitted in lieu of a current certificate of compliance. Sewer system information must be included or application will not be accepted.

NOTE: Todd County Zoning Ordinance requires: Any nonconforming sewage treatment system shall be upgraded upon the following: Any application for variance, conditional use permit, permits for enlargement or intensification or improvement of property.

- (4) Fees: ~~\$500.00~~ ^{600.00} (non-refundable) which includes application fee and recording fee.
After-the-Fact Fee: ~~\$1,000.00~~ ^{1,200.00} (non-refundable) Make the check payable to "Todd County."
 - After-the-Fact rates may apply
- (5) Application must be received in the Planning & Zoning Office, 215 1st Ave South – Suite 103, Long Prairie, MN 56347 by the scheduled closing date/time to be considered at a subsequent Planning Commission meeting (see schedule).
- (6) Applicant or authorized agent must be present in person for the hearing of this application. Notice will be sent to applicant verifying date, time and location of the meeting. If an agent will represent the owner the attached form attached be submitted to the P&Z Office prior to the meeting.

Will the request create an excessive burden on the existing roads or other utilities? **Explain**

NO, I will only be boarding up to 4 dogs at a time and I only groom 3-5 dogs per day except Wed & Fri I only groom 1 or 2.

Is the requested use compatible with the surrounding properties? **Explain**

Yes, I will only be adding on to existing shed. Current shed is 32x48 I will add 20x30 on side and then add a fenced in area

Could the use significantly depreciate near-by properties? **Explain**

No, I'm not going big enough to do that

Will the structure and the use have an appearance that will not have an adverse effect on near-by properties? **Explain**

NO adverse effect will happen to nearby properties since it's a small addition on 4.2 acres

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of operation, or general unsightliness? **Explain**

NO, the shed will be insulated so no barking or minimal barking

RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITION INFORMATION, AND FEE TO:

Todd County Planning & Zoning Office
215 1st Ave South, Suite 103
Long Prairie, MN 56347

Fee: \$500.00 or After-the-Fact Fee: \$1,000.00 payable to "Todd County"

Only complete applications may be placed on an agenda

****A PARCEL IN JOINT OWNERSHIP MUST PROVIDE WRITTEN SIGNATURE OF ALL OWNERS****

Sara Hausman
Applicant Name Printed

Sara Hausman
Signature

3/18/25
Date

Sara & Nate Hausman
Property Owner Name Printed

Nate Hausman
Signature (If different than applicant)

3/13/25
Date

A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).

Site Plan

Outline how the intended use will be situated on the property including buildings, parking areas, signage, material storage areas, etc.

*see attached

Road 251st AVE

PROPERTY LINE

Well

DRIVEWAY

PARKING

49132

Grooming
Boarding Single
24 x 48

4055

Decy

DATE

11/11/11

D
D
D
Sethil

2.1
ACRES

LAKE
SHORE

~~DEATH~~

03-0087200
NATHAN HOUSMAN
& SARA HOUSMAN

Pauley
77010300

03-0087300
NATHAN HOUSMAN
& SARA HOUSMAN

24x40

11339

Fm4

03-0087400
JEFFREY &
JEAN LAMUSGA

11277

ALEXANDER
LOOP

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©OpenStreetMap
contributors, and the GIS User Community, 2023

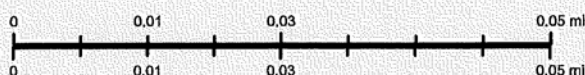
03-0086500
ELIZABETH
S WURDAK

Todd County
MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

LetterLayout



The Todd County GIS & Land Services
Department has made every effort to
provide the most accurate and up-to-date
information available in this publication
and cannot be held responsible for any
unforeseen errors or omissions. If the
recipient wishes to locate parcel corners
and property lines, employ the services of
a Registered Land Surveyor.

Printed on:
Wednesday, March 26, 2025

Jamie Christenson

From: Sara Housman <[REDACTED]>
Sent: Friday, March 28, 2025 1:30 PM
To: Jamie Christenson
Subject: Re: Revised Explanation Request

SCANNED

TODD COUNTY SECURITY NOTICE :

This email originated from an external sender. Please exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please contact MIS.

That should work but change add to current shed to build additional shed.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Jamie Christenson <Jamie.Christenson@co.todd.mn.us>
Sent: Friday, March 28, 2025 1:19:16 PM
To: douvier13@hotmail.com <douver13@hotmail.com>
Subject: Revised Explanation Request

Hi Sara,

We need to update your application after your conversation with Adam regarding not being able to board 4 or more dogs in shoreland zoning. Is the following statement ok to use for a new detailed explanation of request?

"I would like to get a conditional use permit to conduct commercial services of pet grooming on my property. I need to add to my current shed to make room for that, then move the grooming from the house to the new shed area. I will be fencing off area as well."

Please let me know so I can add this email to your application.

Best regards,

Jamie Christenson

Land Use Planner

Todd County

215 1st Ave S #103

Long Prairie, MN 56347

320-732-4420

Jamie.Christenson@co.todd.mn.us

www.co.todd.mn.us



Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwlsts4-31a.pdf>.

Property Information

Local tracking number: _____
Parcel ID# or Sec/Twp/Range: 03-0087300 Reason for Inspection: Property Transfer
Local regulatory authority info: Todd County
Property address: 11339 251th Ave, Sauk Centre MN 56378
Owner/representative: Lary & Joyce Helda Owner's phone: _____

Brief system description:

1000 gallon tank, 4 12" rock trenches

System status

System status on date (mm/dd/yyyy): 7/15/2024

☒ Compliant – Certificate of compliance*

☐ Noncompliant – Notice of noncompliance

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

*Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on public health (Compliance component #1) – Imminent threat to public health and safety
- ☐ Tank integrity (Compliance component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance component #3) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance component #3) – Failing to protect groundwater
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – Failing to protect groundwater
- ☐ Soil separation (Compliance component #5) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance component #4) – Noncompliant - local ordinance applies

Comments or recommendations

None

Reviewed 7/18/2024
KLM

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of the future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: Elwood Septic Professionals, LLC

Certification number: 6659

Inspector signature: _____

License number: 2820

(This document has been electronically signed)

Phone number: 320-815-8297

Necessary or Locally Required Attachments (must be attached)

- ☒ Soil observation logs ☒ System/as-built ☐ Locally required forms ☐ Tank Integrity Assessment
- ☐ Operating permit ☐ Other Information (list): _____

Property address: 11339 251th Ave, Sauk Centre MN 56378

Business Name: Elwood Septic Professionals, LLC

Date: 7/15/2024

(mm/dd/yyyy)

1. Impact on Public Health - Compliance component #1 of 5

Compliance Criteria:

System discharges sewage to the ground surface	☐ Yes*	☒ No
System discharges sewage to drain tile or surface waters	☐ Yes*	☒ No
System causes sewage backup into dwelling or establishment	☐ Yes*	☒ No

Any "yes" answer above indicates that the system is an imminent threat to public health and safety.

Describe verification methods and results:

None

Attached supporting documentation:

☐ Other _____

☐ Not applicable

2. Tank Integrity - Compliance component #2 of 5

Compliance Criteria:

System consists of seepage pit, cesspool, drywell, or leaching pit	☐ Yes*	☒ No
Sewage tank(s) leak below their designed operating depth.	☐ Yes*	☒ No
If yes, which sewage tank(s) leaks:		

Any "yes" answer above indicates that the system is failing to protect groundwater.

Attached supporting documentation:

☒ Empty tank(s) viewed by Inspector
Name of maintenance business: <u>Freie's Septic Service, LLC</u>
License number of maintenance business: <u>L308</u>
Date of maintenance (mm/dd/yyyy): <u>7/15/2024</u>
☐ Existing tank integrity assessment (Attach)
Date of maintenance (mm/dd/yyyy): _____ (must be within three years)
(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))
☐ Tank is Noncompliant (pumping not necessary – explain below)
☐ Other:

Describe verification methods and results:

Camera in pumped tank, baffles secure

Property address: 11339 251th Ave, Sauk Centre MN 56378

Business Name: Elwood Septic Professionals, LLC

Date: 7/16/2024

(mm/dd/yyyy)

3. Other Compliance Conditions - Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

☐ Yes* ☒ No ☐ Unknown

3b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety?

☐ Yes* ☒ No ☐ Unknown

**Yes to 3a or 3b - System is an imminent threat to public health and safety.*

3c. System is non-protective of ground water for other conditions as determined by Inspector?

☐ Yes* ☒ No ☐ Unknown

3d. System not abandoned in accordance with Minn. R. 7080.2500?

☐ Yes* ☒ No ☐ Unknown

**Yes to 3c or 3d - System is failing to protect groundwater.*

Describe verification methods and results:

Attached supporting documentation:

☒ Not Applicable

☐

4. Operating permit and Nitrogen BMP* - Compliance component #4 of 5

☒ Not applicable

Is the system operated under an Operating Permit?

☐ Yes

☐ No

If "yes", A below is required.

Is the system required to employ a Nitrogen BMP specified in the system design?

☐ Yes

☐ No

If "yes", B below is required.

BMP = Best Management Practice(s) specified in the system design.

If the answer to both questions is "no", this section does not need to be completed.

Compliance Criteria:

a.	Have the operating permit requirements been met?	☐ Yes	☐ No
b.	Is the required nitrogen BMP in place and properly functioning?	☐ Yes	☐ No

Any "no" answer above indicates Noncompliance

Describe verification methods and results:

Attached supporting documentation:

☐ Operating Permit (Attach)

☐

Property address:

11339 251th Ave, Sauk Centre MN 56378

Business Name:

Elwood Septic Professionals, LLC

Date: 7/15/2024

5. Soil Separation - Compliance component #5 of 5

Date of installation: 9/17/2004 ☐ Unknown
(mm/dd/yyyy)

Shoreland/Wellhead Protection/Food, beverage, lodging? ☒ Yes ☐ No

Attached supporting documentation:

- ☐ Soil observation logs completed for the report
☒ Two previous verifications of required vertical separation
☐ Not applicable (No soil treatment area)
☐

Compliance Criteria:

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment:	☐ Yes ☐ No*
Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.	
5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment:	☒ Yes ☐ No*
Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*	
5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080.2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day)	☐ Yes ☐ No*
Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.	

Indicate depths or elevations

A. Bottom of distribution media	26" below Grade
B. Periodically saturated soil/bedrock	60" below grade
C. System separation	34"
D. Required compliance separation*	31.5 with 15% rule

*May be reduced up to 15 percent if allowed by Local Ordinance

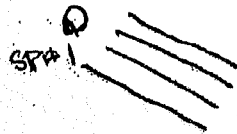
Any "no" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Upgrade Requirements (Minn. Stat. § 115.55). An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect groundwater, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.

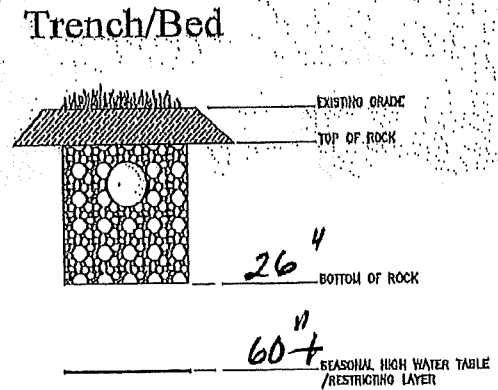
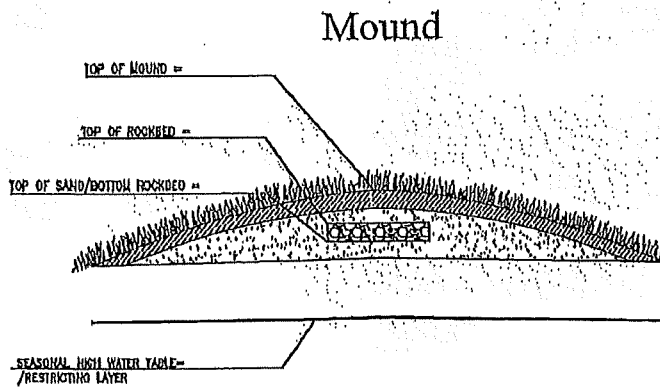
Soil Boring Log: SP#1			
Depth (In)	Texture	Matrix Color (Munsell Chart)	Mottle Color(s) (Munsell Chart)
0-4	SL	10YR 3/2	
4-14	LS	10YR 4/3	
14-40	Sw/gravel	7.5YR 4/4	
40-60	Sw/gravel	7.5YR 5/4	

SITE SKETCH AND COMMENTS:



Inspector name: Chris Arens
 Business name: _____
 Inspector signature: Chris Arens

Certification number: 8562
 License number: _____
 Phone number: (320) 732-4420



INCHES OF VERTICAL SEPARATION BETWEEN BOTTOM OF ROCK AND RESTRICTIVE LAYER = 34\"/>

2511 County Road 82 NW
Alexandria MN 56308

ESP

ELWOOD SEPTIC
PROFESSIONALS

elwoodseptic@gmail.com
820-815-8297

System Setbacks:

- >50' from well
- >10' Property line
- Tank >10' from home
- Drainfield >20' from home

Drainfield:

- Meets 3' separation
- System is dry at the time of inspection
- Appears to be functioning well

03-0087300
LARRY A &
JOYCE E HEIDA

11339

Tank:

- 1000 gallon tank
- No manhole cover to surface
- Baffles are functional
- Tank is compliant

Deep well

50' well setback

Existing systems — To determine whether the system is functioning properly to protect public health and groundwater. Existing system inspections do not check for system size, horizontal setbacks (i.e., property lines, wells, and buildings), estimated longevity, current usage, or past system abuse.

Please be aware Elwood Septic Professionals, LLC cannot and does not guarantee the future operation of this sewage treatment system. If the system fails to function properly in the future, it will be the property owner's responsibility.

**System meets all compliance
criteria required by MN
Chapter 7080**

Employed By: Elwood Septic Professionals, LLC

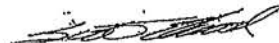
Address: 2511 County Road 82 NW, Alexandria MN 56308

License: L2820

Inspector Name: Scott Elwood

Cell: 320-815-8297

Email: elwoodseptic@gmail.com

Signature: 

Date: 7/15/2024

Tax Parcel Number
03-0087300 813

Permit Number
Z-200407199775

Todd County Planning & Zoning Office

Sewage System Inspection Sheet

Name & Address
Lary & Joyce Heida 11339 251st Ave. Sauk Centre

Lake No. 103	Lake Name Paulsy	Legal Lot 2, Blk 1, Suncrest Ridge	Section 20	Township 127/33 - Birchdale Twp
-----------------	---------------------	---------------------------------------	---------------	------------------------------------

Sewage System Data

Type of System:

☐ Septic Tank Only

☐ Drainfield Only

☒ Septic Tank & Drainfield

☐ Holding Tank

☐ Other (specify) _____

Type of Drainfield:

☐ At-Grade

☐ Bed (pressure) (gravity)

☒ Trench 12"

☐ Mound

☐ "Other" System _____

Drainfield Design Data:

☒ Geotextile fabric over rock

☐ 2" header diameter

☐ Lateral size (1") (1 1/2") (2")

☐ Perforation size _____ spacing _____

☐ End-caps on laterals drilled

☒ Inspection pipes secured

☐ Drop boxes level

☐ 1/2 caps on drop boxes

☒ Equipment used to level system laser

☒ Depth of trenches 24-30" inches

☒ Cover over drainfield

☐ Old system (filled) (removed) (N/A)

Tank Design Data:

☒ Schedule 40 pipe over excavation

☒ Baffle on Inlet Poly Baffle on outlet Poly

☐ Effluent filter _____ type of filter _____

☒ Inspection pipes over baffles/filter

☒ Inches of cover over septic tank 1'

☒ Type of riser Black dual wall

☒ Manhole cover to surface

☒ Type of manhole cover: Concrete

☒ Manhole cover secured by: Weight

☐ Pump brand & model # _____

☐ Pump HP 1/3 4/10 1/2 _____ Elevated on _____

☐ Type of connection on pump line _____

☐ Type of alarm: (manual) (electric) brand _____

☐ Alarm wired by: _____

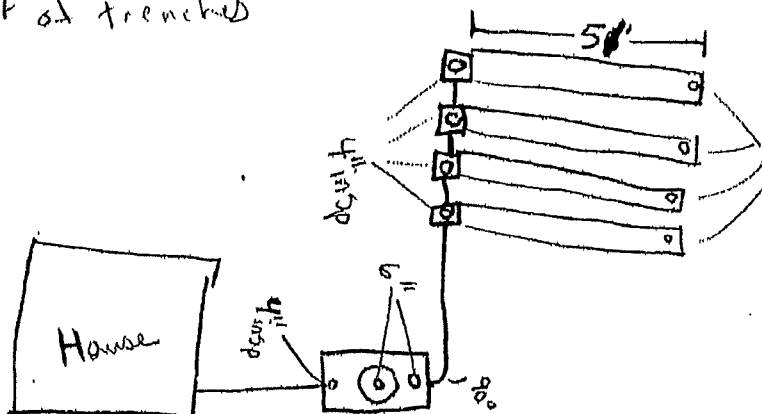
☐ Pressure test (20-49 ft.)

Design Data:

	Septic Tank	Drainfield
a. Manufacturer <u>Brown</u>	<u>1000</u> gals.	<u>2612</u> ft.
b. Distance from nearest well	<u>109</u> ft.	<u>126</u> ft.
c. Distance from lake/stream	<u>190+</u> ft.	<u>188</u> ft.
d. Distance from occupied bldg.	<u>16</u> ft.	<u>27</u> ft.
e. Distance from property line	<u>+30'</u> ft.	<u>+10</u> ft.
f. Perc test <u>9.5</u> MPI	<u>1.27</u> SSF	
g. Depth to restrictive layer (As per design)	<u>72"</u>	
h. Design flow (As per design)	<u>600</u>	
i. Depth of well <u>140'</u>	Hook-up distance to well <u>150'</u> ft.	
j. Yards of rock <u>34</u>	Yards of sand _____	

From CST Ecklund

-200LF of trenches



This system is constructed in compliance with Ch. 7080 ☒ yes ☐ no

Scott Mangan
Installer Scott Mangan & Ex

Co. Inspector Jim Harty

#5779
Date 9-17-04

SOIL BORING LOG

the area disturbed or compacted?

Yes

Formal No

Is the area located within a floodplain?

Yes

No

vegetation type?

Wet

Dry

Unknown

Drainage?

Good

Poor

recommendations

TEST HOLE #1				TEST HOLE #2			
DEPTH (INCHES)	TEXTURE	MUNSELL COLOR*	STRUCTURE	DEPTH (INCHES)	TEXTURE	MUNSELL COLOR*	STRUCTURE
7-6	Loom	10YR 3D	Blocky Platy Prismatic None sand	0-6	Loom	10YR 4B	Blocky Platy Prismatic None sand
22	Sandy Loom	10YR 5/4	Blocky Platy Prismatic None sand	6-26	Sandy Loom	10YR 5/4	Blocky Platy Prismatic None sand
22-64	Sandy Loom	10YR 5/3	Blocky Platy Prismatic None sand	26-72	Sandy Loom	10YR 5/3	Blocky Platy Prismatic None sand
			Blocky Platy Prismatic None sand				Blocky Platy Prismatic None sand

Data Prepared by

Scott Mariner

Date

7-20-04

Certificate #

480

Signature

Scott Mariner

Address

30727 Oak 3

Phone #

738-67

Type of observation: boring pit probe

Soil map unit:

Elevation of boring:

Depth to standing water:

Depth to mottling:

NE

Depth of system:

28"

Type of observation: boring pit probe

Soil map unit:

Elevation of boring:

Depth to standing water:

Depth to mottling:

NE

Depth of system:

28"

Default Timeout is: 59
As of : 3/3/2025

Parcel Number: 03-0087300
Payable Year: 2024

General Info	Tax Info	Current Receipts	Special Asmts	Unpaid Tax	History	Pay by Credit Card	Current Year Tax Stmt	Previous Year Tax Stmt
-----------------	-------------	---------------------	------------------	---------------	---------	--------------------------	-----------------------	------------------------

Taxpayer/Owner Information
Taxpayer #4441
HEIDA/LARY A & JOYCE E
C/O PAUL HEIDA
10602 AVOCET ST NW
COON RAPIDS MN 55433

General
MP #03-0087200 Re/Mh: REAL ESTATE
Twp/City School Water **** Debt Agri
 3 743 1 0 0
Twp/City 3 - BIRCHDALE
School Dist 743 - SAUK CENTRE

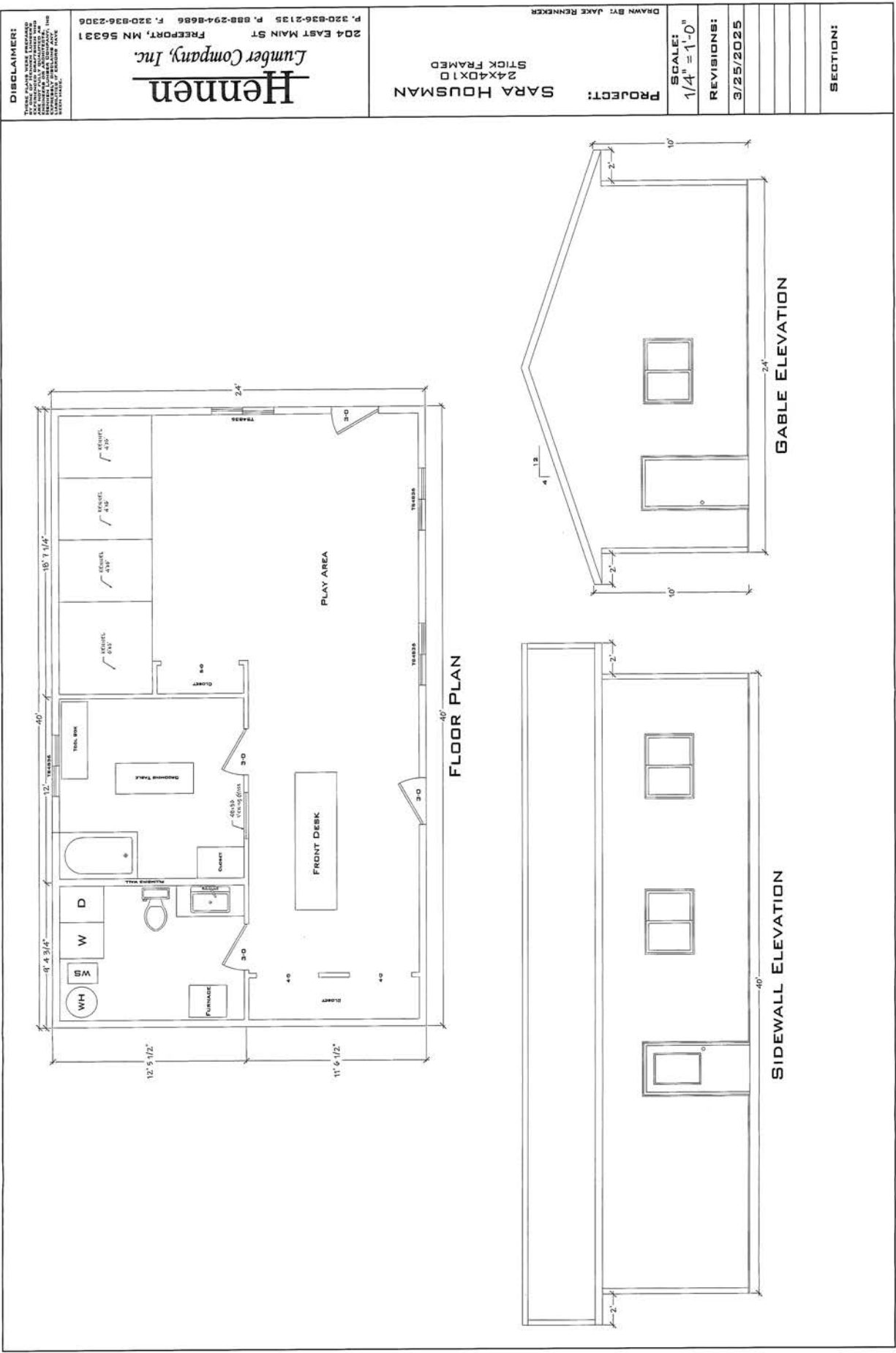
Description
Sect Twp Range Lot Block
 0 0 0 2 1

SUNCREST RIDGE (20-127-33)

Property Address
11339 251ST AVE 56378

Escrow
0
Deeded Acres: 0.00

[Another Search](#) | [Back to ParcelList](#) |



PROJECT: SARA HOUSMAN
24X40X10
STICK FRAMED

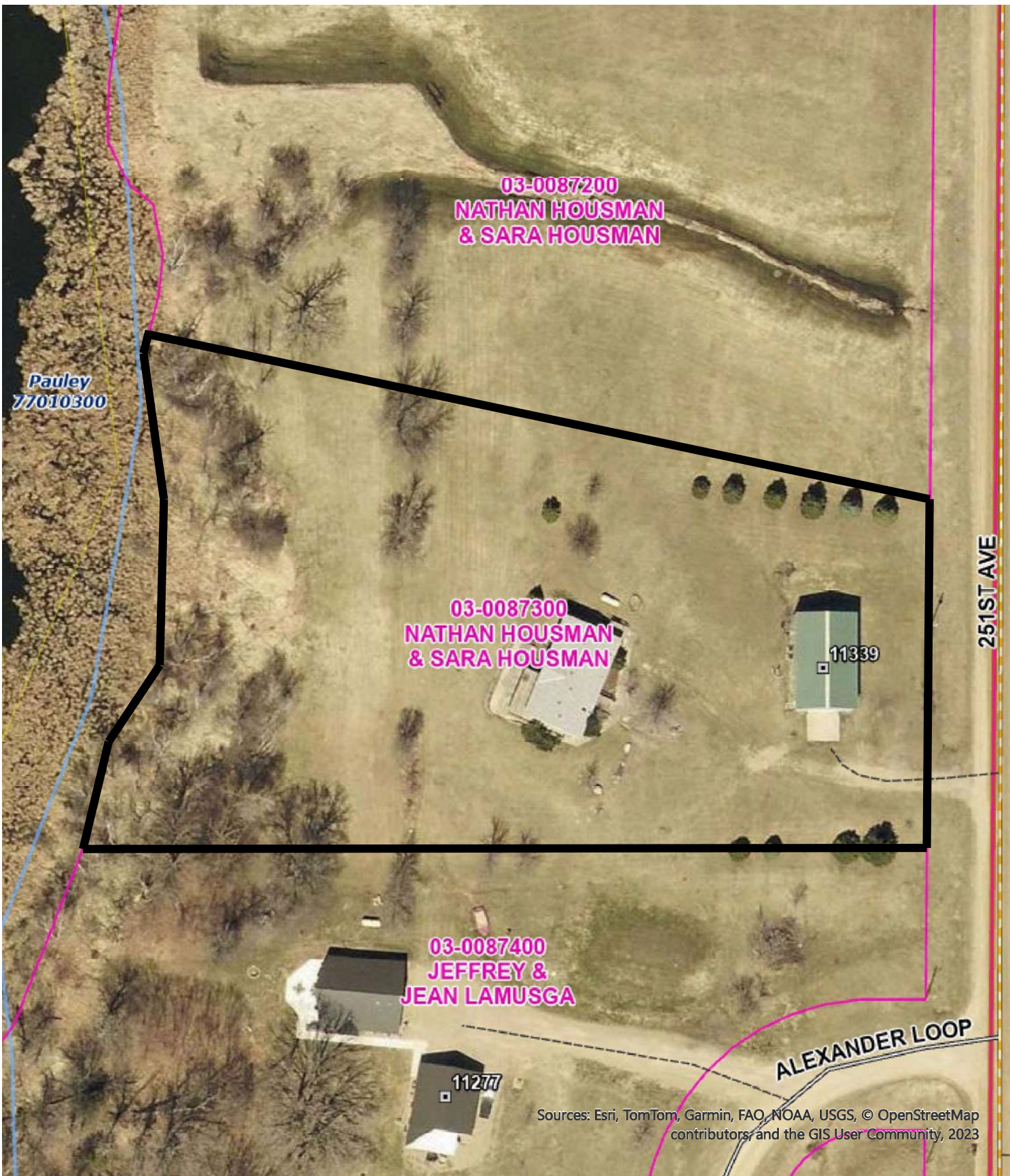
SCALE:
1/4" = 1'-0"

REVISIONS:
3/25/2025

SECTION:

DISCLAIMER:
THESE PLANS WERE PREPARED BY HENNER LUMBER COMPANY, INC. AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HENNER LUMBER COMPANY, INC. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THESE PLANS.

Henner
Lumber Company, Inc.
204 EAST MAIN ST
FREEPORT, MN 56231
P. 320-836-2135 F. 888-294-8686 F. 320-836-2306

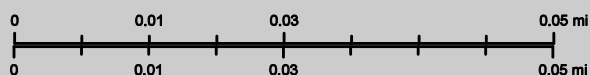


Todd County
MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

LetterLayout



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:
Friday, March 21, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

Received

APR 03 2025

Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Jon Henry Raber Mailing Address 21469 Co. 20
Site Address 21628 Co. 20 → Clarissa MN.
Phone Number _____ E-Mail Address 56440
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 07-0028500 Township Eagle Valley Lake/River Name _____

Zoning District (circle one): AF-1 AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland.

Full and Current Legal Description(s) see exhibit "A"
(attach if necessary) (PEE)

Current tax statement or other proof of ownership attached ☒ yes () no

Measurement of land involved: Width _____ Length _____ Acres 2 Acres

Septic System: Date installed NA Date of latest Compliance Inspection _____

Is an upgrade needed: () yes () no

Site accessed by: ☒ public road () easement

If easement, is the easement legally recorded? () yes () no

Detailed Explanation of Request:

Request to operate a commercial Repair Shop
Hours of operation 7:00 to 7:00 Monday Thru Sat.
Up to 4 employees

Did you meet with the Township Board to present the Application for Conditional Use Permit?

Yes ☒ No _____ Date of the meeting: 01/04/2025

Optional Township Board Signature

Board Position

Receipt # 2025-0097 \$600.00

Will the request create an excessive burden on the existing roads or other utilities? **Explain**

No - working with county for proper entrance and culvert

Is the requested use compatible with the surrounding properties? **Explain**

Yes compatible

Could the use significantly depreciate near-by properties? **Explain**

No

Will the structure and the use have an appearance that will not have an adverse effect on near-by properties? **Explain**

No or minimal ~~structural~~ outdoor storage will not have adverse effect

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of operation, or general unsightliness? **Explain**

40 ^{or} horse power diesel or gas engine (for -) outdoors with muffler

RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITION INFORMATION, AND FEE TO:

Todd County Planning & Zoning Office
215 1st Ave South, Suite 103
Long Prairie, MN 56347

Fee: \$500.00 or After-the-Fact Fee: \$1,000.00 payable to "Todd County"

Only complete applications may be placed on an agenda

****A PARCEL IN JOINT OWNERSHIP MUST PROVIDE WRITTEN SIGNATURE OF ALL OWNERS****

Jon Henry Raber

Applicant Name Printed

Jon Henry Raber

Signature

3-27-25

Date

Property Owner Name Printed

Signature (If different than applicant)

Date

A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).

Site Plan

Outline how the intended use will be situated on the property including buildings, parking areas, signage, material storage areas, etc.

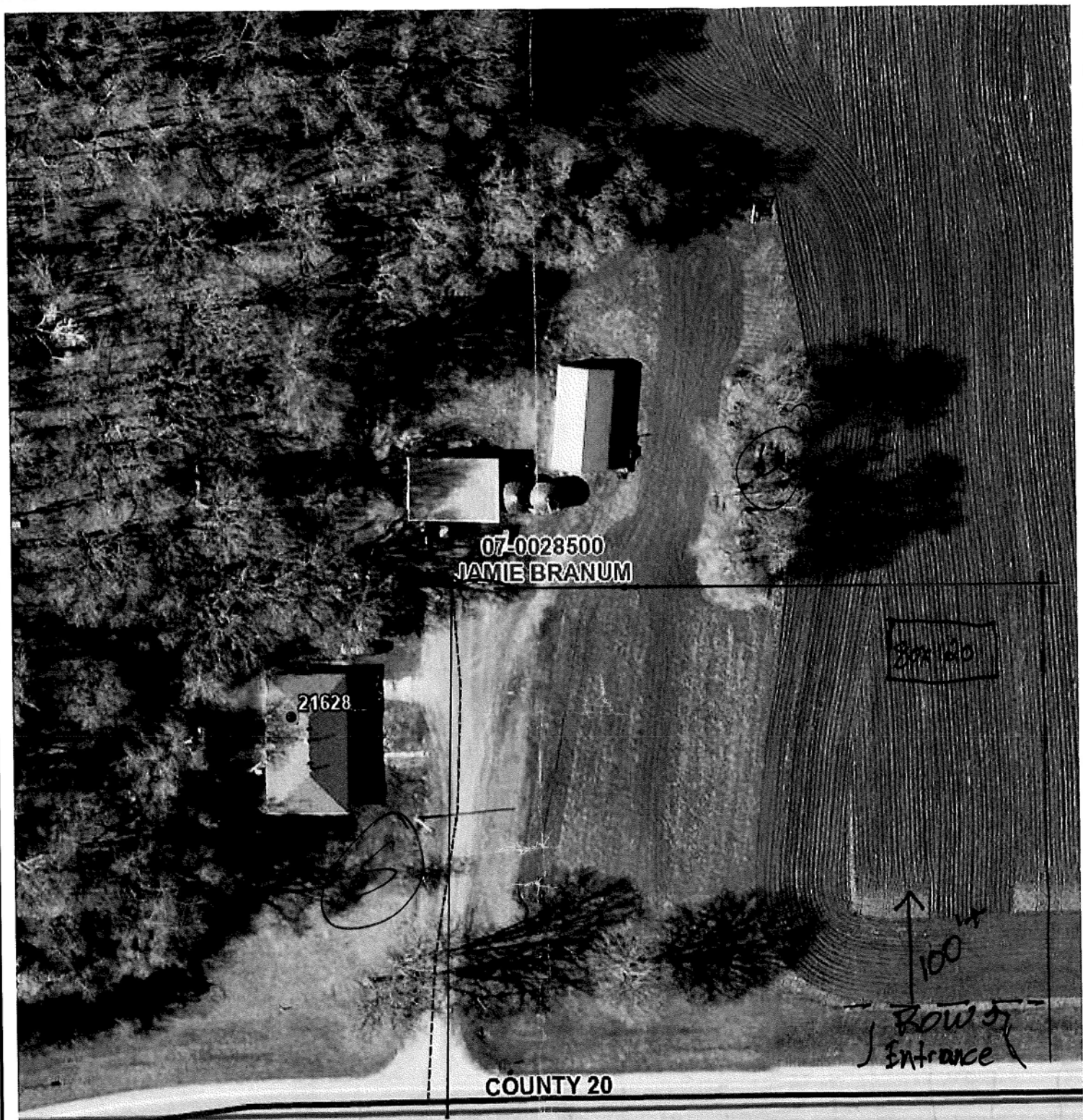
See Attached

EXHIBIT A
LEGAL DESCRIPTION ATTACHMENT

Loan No. 7946044400

The West Half of the Southwest Quarter ($W\frac{1}{2}$ of $SW\frac{1}{4}$) in Section Twenty-four (24), Township One Hundred Thirty-one (131) North, Range Thirty-four (34) West of the Fifth P.M., containing eighty (80) acres, more or less, according to the U.S. Government survey thereof, together with all hereditaments and appurtenances belonging thereto, Todd County, Minnesota.

PID: 07-0028500

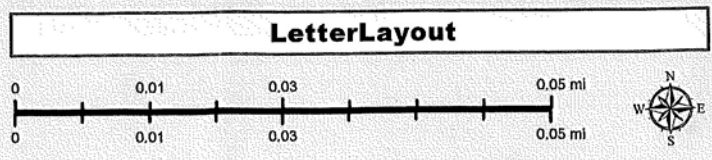


07-0029200
PAUL R &
MARTHA D RABER

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248



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Printed on:
Friday, March 28, 2025

TODD COUNTY, MINNESOTA
No Delinquent Taxes
Transfer Entered
Certificate of Real estate value received 250106/eCRV1745179

Date 03-28-2025
Deed tax: \$1,320.00
Todd County Property Records &
Taxpayer Services
PID 07-0028500

Document #: A545210

ELECTRONICALLY RECORDED ON
03-28-2025 at 12:46 PM
KIMBERLY BOSL
TODD COUNTY RECORDER
Long Prairie, MN
Fee Amount: \$96.00

Return to:
Compeer Financial
1921 Premier Drive
Mankato, MN 56001

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2018)

eCRV number: 1745179

DEED TAX DUE: \$1,320.00

DATE: March 27, 2025
(month/day/year)

FOR VALUABLE CONSIDERATION, Carrie M Branum Truax a/k/a Carrie M Truax and James L Truax, married to each other and Jamie Branum, a single person ("**Grantor**"), hereby conveys and warrants to Jonhenry P Raber ("**Grantee**"), as

(Check only one box.)

- ☐ tenants in common,
☐ joint tenants,

(If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)

real property in Todd County, Minnesota, legally described as follows:

The West Half of the Southwest Quarter (W1/2 of SW1/4) in Section Twenty-four (24), Township One Hundred Thirty-one (131) North, Range Thirty-Four (34) West of the Fifth P.M. containing eighty (80) acres, more or less, according to the U.S. Government survey thereof, together with all hereditaments and appurtenances belonging thereto, Todd County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
☒ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: 1088032.)
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

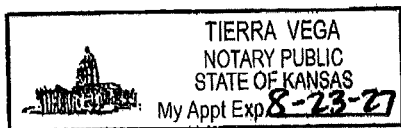
Carrie M. Truax
Carrie M Branum Truax

James L. Truax
James L Truax

State of KANSAS, County of St HARVEY

This instrument was acknowledged before me on MARCH 20 2025, by Carrie M Branum Truax and James L Truax, married to each other.

(Seal, if any)



Tierra Vega
(signature of notarial officer)
Title (and Rank): TIERRA VEGA (BANKER)
My commission expires: 08-23-2027

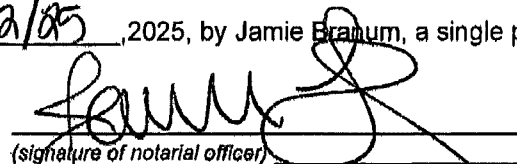

Jamie Branum

State of Minnesota, County of Todd

This instrument was acknowledged before me on 3/22/25, 2025, by Jamie Branum, a single person.

(Seal, if any)




(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Jaculyn M. Lorentz
Home Town Abstract & Title, LLC
221 Lake Street South, Suite 104
Long Prairie, MN 56347

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN
THIS INSTRUMENT SHOULD BE SENT TO:

(insert legal name and residential or business address of Grantee)

Jonhenry P Raber
21628 County 20 .
Clarissa, MN 56440



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING
215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

Compliance Inspection Winter Agreement Form

PURPOSE:

Due to seasonal conditions, a Winter Agreement Form may be submitted to the Planning and Zoning Office in lieu of a compliance inspection for property transfers and permit application between the dates of November 15th and April 15th that ensures a compliance inspection will be **completed by June 1, 2025**.

INSTRUCTIONS:

Property transfers and the application for permits requiring compliance inspections: Prior to the property transfer or the issuance of a permit, submit the completed form, including the required signatures, to the Planning and Zoning Office for review. A **paid receipt** from a MN licensed compliance inspector **must** be included.

Reason for this Winter Agreement (mark all that apply): ☒ **Building Permit Application**
☐ **Property Transfer**

Landowner-please print

Name:	<u>Jon Henry Rabe</u>	Phone #:	
Mailing Address:	<u>21469 21528 CR 20, Clarissa</u>	State:	<u>MN</u> Zip: <u>56440</u>
Site Address or PIN:	<u>21628 CR 20, Clarissa</u>	State:	<u>MN</u> Zip: <u>56440</u>

Purchaser (for transfers only)-please print

Name:		Phone #:	
Mailing Address:		State:	Zip:

☒ Compliance Inspector's paid receipt is attached* **required for approval*

It is understood by all parties that the septic system(s) located on parcel # 07 -- 0028500 must have undergone a compliance inspection by June 1, 2025.

It is the responsibility of the land owner to ensure a compliance inspection is completed on the septic system(s) by a MN licensed compliance inspector by the above deadline. By signing this document all parties understand that failure to meet the deadline will be considered a violation of the Todd County Ordinance by the land owner and will be processed as such. In order for this Winter Agreement to be accepted in lieu of a compliance inspection, all portions of this form must be completed and a paid receipt included.

Landowner Signature: Jon Henry Rabe DATE 4-1-25

Purchaser Signature: _____ DATE _____

Planning and Zoning Signature: [Signature] DATE 4/1/25

STATEMA BACKHOE SVC LLC.

4/1/25

INVOICE

218-820-5408
statemas@gmail.com

Attention: Jon Henry Raber
21469 CR 20
Clarissa, MN

13107 Deborah LN SW
Motley, MN
56466

Project Title: Septic Compliance Inspection
Invoice Number: 40125
Terms: 30 Days

Description	Quantity	Unit Price	Cost
Tank Pumped	1	\$ 175.00	\$ 175.00
Septic System Inspection	1	\$ 400.00	\$ 400.00
		Subtotal	\$ 575.00
		Total	\$ 575.00

PAID 4/1/25

Thank you for your business!

Sincerely yours,

Steve Statema

Statema Backhoe Service

Please make checks payable to Statema Backhoe Svc.

"The Lord bless you and keep you; the Lord make his face shine on you and be gracious to you;
the Lord turn his face toward you and give you peace." Num 6



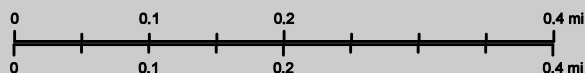
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

LetterLayout



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:
Tuesday, April 8, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

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PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

Received
APR 03 2025
JUL 4 9 16 AM
Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant Mark Johnson Mailing Address 441 8th Street West
Site Address 23576 200th Street, Long Prairie, MN 56347
Phone Number [REDACTED] E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) Steven V Goertz Tummy L Goertz
23517 202nd St, Long Prairie, MN 56347
Parcel ID(s) 21-0007702 Township Round Prairie Lake/River Name _____
Zoning District (circle one): 21-0007703 AF-1; AF2; R-2; R-10; UG; RT; (Comm); L-M; or Shoreland.

Full and Current Legal Description(s) see attached
(attach if necessary)

Current tax statement or other proof of ownership attached () yes () no

Measurement of land involved: Width _____ Length _____ Acres 10.87/2.34

Septic System: Date installed NA Date of latest Compliance Inspection _____

Is an upgrade needed: () yes () no

Site accessed by: (x) public road () easement

If easement, is the easement legally recorded? () yes () no

Detailed Explanation of Request:

We plan to buy and operate a functional shooting range.

Did you meet with the Township Board to present the Application for Conditional Use Permit?

Yes X No _____ Date of the meeting: 9/9/24

[Signature] Round Prairie
Optional Township Board Signature

[Signature]
Chairman
Board Position

Receipt #2025-0099

CUP # 2025-007



WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

CONDITIONAL USE PERMIT APPLICATION

Applying for a conditional use permit can sometimes be a confusing process for many applicants. The Todd County Planning & Zoning staff are happy to help you through this process.

Please note that no permits can be issued, nor any work commence, until the Todd County Board of Commissioners have made their final decision.

Planning Commission meetings are held once a month according to the Planning Commission meeting schedule. If applications received exceed the number that can be considered for each meeting, they may be moved forward to be scheduled at another meeting.

- (1) Completely fill in the attached application form. If you have any questions contact the Todd County P&Z at 320-732-4420 or email toddplan.zone@co.todd.mn.us
- (2) A drawn site plan must be submitted with the application (form attached). A neat sketch that is generally to scale, and shows all of the physical characteristics of your property is especially important. Examples of the physical characteristics we need to see are: accurate property dimensions and shape, accurate shoreline alignment, road centerline and right-of-way, all existing and proposed structures with dimensions, septic system, wells, driveways, vegetation, steep slopes, topographic alterations, wetlands, etc...
- (3) Evidence that your existing septic system (if one exists on this parcel) is in compliance. Evidence may either be (1) a copy of a county inspection form that shows septic is less than five years old; or (2) a copy of "Compliance Inspection Form for Existing Individual Sewage Treatment Systems" that is less than three years old. If you do not have either of these, you will need to have your system inspected by a MN-licensed ISTS inspector. If you apply between Nov.15 – April 15 and the ground is frozen so a compliance inspection cannot be done, then a Septic Compliance/Inspection agreement must be submitted in lieu of a current certificate of compliance. Sewer system information must be included or application will not be accepted.

NOTE: Todd County Zoning Ordinance requires: Any nonconforming sewage treatment system shall be upgraded upon the following: Any application for variance, conditional use permit, permits for enlargement or intensification or improvement of property.

- (4) Fees: ~~\$500.00~~ ^{\$600.00} (non-refundable) which includes application fee and recording fee.
After-the-Fact Fee: **\$1,000.00**(non-refundable) Make the check payable to "Todd County."
 - *After-the-Fact rates may apply*
- (5) Application must be received in the Planning & Zoning Office, 215 1st Ave South – Suite 103, Long Prairie, MN 56347 by the scheduled closing date/time to be considered at a subsequent Planning Commission meeting (see schedule).
- (6) Applicant or authorized agent must be present in person for the hearing of this application. Notice will be sent to applicant verifying date, time and location of the meeting. If an agent will represent the owner the attached form attached be submitted to the P&Z Office prior to the meeting.

Will the request create an excessive burden on the existing roads or other utilities? **Explain**

NO. PROPERTY WILL INCLUDE PARKING AREA FOR CUSTOMERS AND EMPLOYEES.

Is the requested use compatible with the surrounding properties? **Explain**

YES. SAFETY PROTOCOLS WILL REMAIN IN PLACE INCLUDING HIGH DIRT BURNS, NO EXPLOSIVE DEVICES, NOISE AVOIDANCE, AND TRAINING.

Could the use significantly depreciate near-by properties? **Explain**

NO. THE RANGE WILL BE A GREAT ASSET TO THE COMMUNITY, LOT WE WILL HAVE A TREE LINE AND PRIVACY TO BE UNSEEN BY NEIGHBORING PROPERTIES AND ROADWAYS.

Will the structure and the use have an appearance that will not have an adverse effect on near-by properties? **Explain**

YES. WITH THE TREE LINE, BURNS, WOODED AREA AND THE NEIGHBORING PROPERTIES BEING FAR ENOUGH AWAY, THERE WILL BE NO NOISE OR SAFETY ISSUES. THE BUILDING, RANGES AND BURNS WILL BE HIDDEN BY THE TREE LINE.

Will the requested use create an adverse affect on near-by properties because of noise, odor, glare, hours of operation, or general unsightliness? **Explain**

NO. WE WILL HAVE SET HOURS OF OPERATION, AND BE EFFECTED BY HOURS OF DAYLIGHT. THE BURNS AND TREE LINE WILL BE BLOCKING THE FIRE LINES.

RETURN APPLICATION, SITE PLAN, SEWER INFORMATION AND ANY ADDITION INFORMATION, AND FEE TO:

Todd County Planning & Zoning Office
215 1st Ave South, Suite 103
Long Prairie, MN 56347

Fee: \$500.00 or After-the-Fact Fee: \$1,000.00 payable to "Todd County"

Only complete applications may be placed on an agenda

****A PARCEL IN JOINT OWNERSHIP MUST PROVIDE WRITTEN SIGNATURE OF ALL OWNERS****

Mark Johnson
Applicant Name Printed

[Signature]
Signature

03/30/25
Date

Tammy L Goertz
Steven V Goertz
Property Owner Name Printed

[Signature]
Signature (If different than applicant)

3-30-25
Date

A Conditional Use Permit expires and is considered invalid unless they are substantially completed within thirty-six months of the date the CUP is granted by the County Board (Section 5.05(N) of the County Zoning Ordinance).

AUTHORIZED AGENT FORM

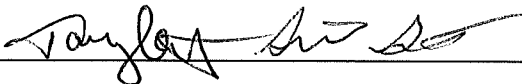
I hereby authorize Joshua Goertz or Mark Johnson to act as my
authorized agent for all public hearing(s) and legal relations with this application on
property located at:

Site address 23576 200th street, Long Prairie, MN 56347

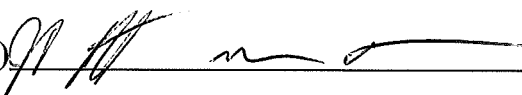
Section # 6 Township Name Round Prairie

Parcel Number(s) _____

Property Owner(s) Name(s) (print) Steven V Goertz Tammy L Goertz

Property Owner(s) Signature(s)  Date 3-30-25

Authorized Agent(s) name(s) (print) Joshua Goertz Mark Johnson

Authorized Agent(s) Signature(s)  Date 3-30-25

Authorized Agent Phone Number 

Authorized Agent Email 

Site Plan

Outline how the intended use will be situated on the property including buildings, parking areas, signage, material storage areas, etc.

*see attached

Property ID number: 21-0007702

Property Description:

SECT - 06 TWP - 128 RANG - 33

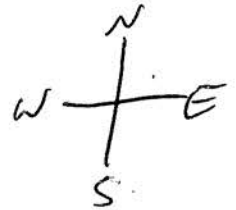
ALL THAT PORTION OF BURLINGTON NORTHERN RR

CO 100 FT ROW OVER AND ACROSS SW4 SE4 EXC

THE N 260 FT.

1 inch = 100 FT.

curved = 8' x 8' BERM



N 88°36'57" E 556.36

N 04°52'16" E 212.57

S 86°24'36" E 140.36

TRACT "A"

0.87 ACRES +/-

300' x 200' open space

150' x 30' Archery Range

600' x 30' rifle range

150' x 30' ELITE Members Range

150' x 30' PISTOL/AR Range

100' x 100' Police/Competition Range

75' x 30' open range

75' x 30' classroom range

Shaded seating areas (no loaded firearms)

Driveway

30' x 20' classroom

WESTERLY RIGHT-OF-WAY LINE
ABANDONED BURLINGTON NORTHERN RAILROAD

Parking

toilets

toilets

toilets

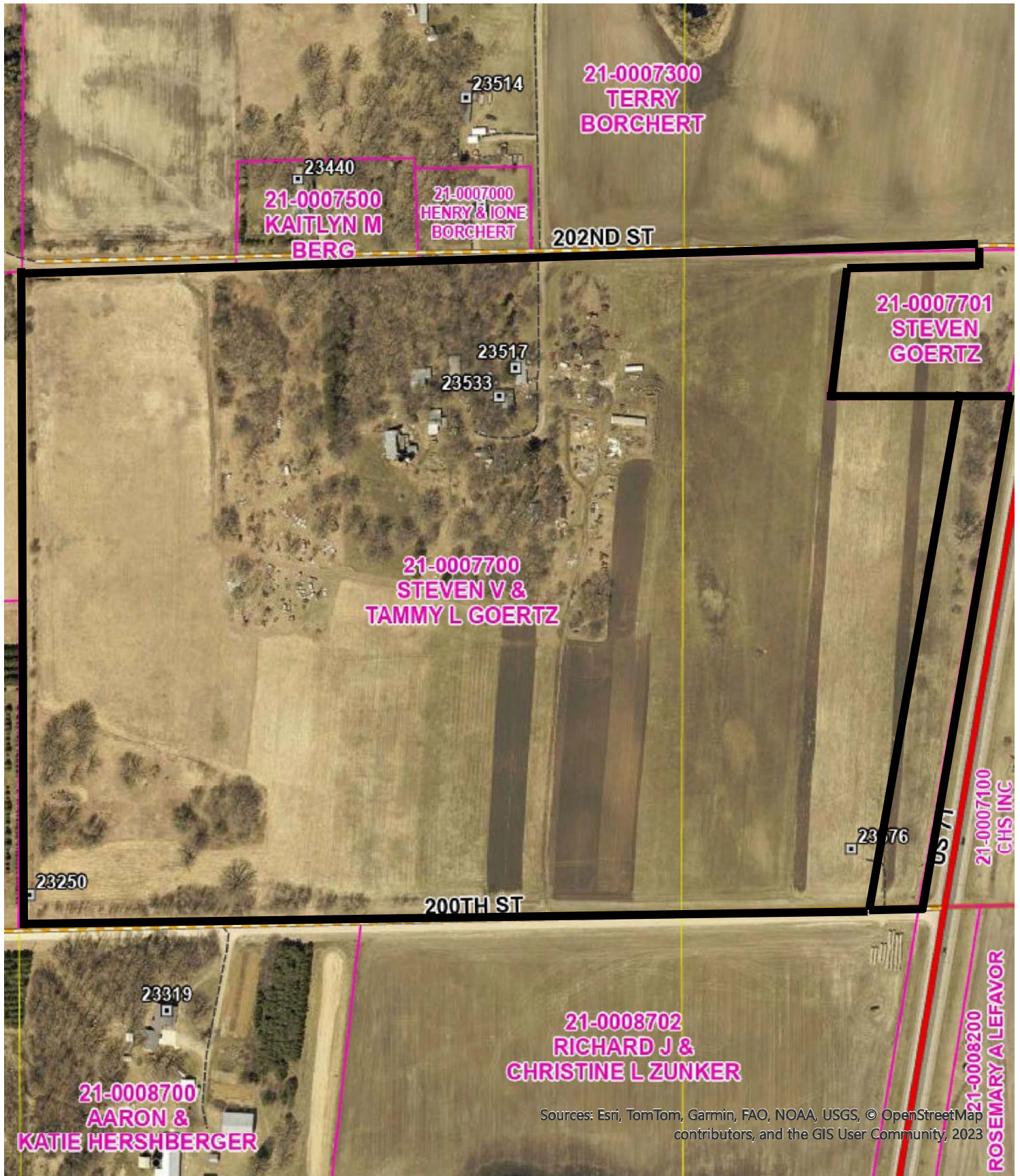
N 03°15'25" E 564.82

S 1/4 CORNER
SECTION 6-T128N-R33W

SOUTH LINE
SW 1/4 SE 1/4

S 88°37'03" W 267.21

S 88°36'54" W 350.49



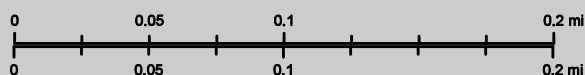
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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LetterLayout



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Printed on:
Thursday, April 10, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

Receipt # 2025-0087

APPLICATION FOR REZONING

Applicant Glen & Cinnamon Lancaster Mailing Address 13029 County 38 Eagle Bend, MN.

Site Address Same

56446

Phone Number [REDACTED] E-Mail Address _____

Property Owners Name & Address (if not applicant) Glen and Cinnamon Lancaster
13029 County 38, Eagle Bend MN 56446

Parcel ID(s) 15-0004100 Township Leslie
15-0004101

Land is currently zoned: AF-1 / AF-2 / R-2 / R-10 / Comm. / LM-I / Shoreland

If Shoreland list Lake/ River: _____

Zone requested: AF-1 / AF-2 / R-2 / R-10 / Comm. / LM-I / Shoreland

Full and Current Legal Description(s) _____

Current tax statement or other proof of ownership attached? X Yes _____ No

Reason for Rezoning Request establishment of a feedlot

Received

APR 07 2025

Todd County Planning
& Zoning

Did you meet with the Township Board to present the Application for Rezoning?

Yes X No _____ Date of the meeting: 3 / 26 / 2025

[Signature]

Optional Township Board Signature

[Signature]

Board Position

Aerial photo or survey showing land to be rezoned must be attached.

If the applicant is not the property owner, both signatures are required below.

Cinnamon Lancaster
Applicant Name Printed

Cinnamon [Signature]
Signature

3/29/25
Date

Glen Lancaster
Property Owner Name Printed

[Signature]
Signature (If different than applicant) Date

3/29/25



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Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

PETITION FOR REZONING

- (1) Required information accompanying petition to change district boundaries shall contain the following:
 - A. The names and address of the petitioner(s) and all current property owner(s) and their signatures to the petition.
 - B. A specific description of the area proposed to be rezoned, and the names and addresses of all owners of property lying within such area, a description of the property owned by each, and a signature by each.
 - C. The present district classification of the area and the proposed zoning classification.
 - D. Proposed use of the land.
 - E. A legal description of the property/properties to be rezoned.
 - F. Map, plot plan, or survey plot of area to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties within five hundred (500) feet in incorporated areas, and one-half (1/2) mile in unincorporated areas drawn to scale).
 - G. Additional information as may be requested by the Planning Commission or the Board of County Commissioners.
- (2) Our Office Staff and a Planning Commission representative shall make an on-site inspection prior to the meeting date.
- (3) The burden of proof and required exhibits in these matters, as they apply to an application for rezoning, rests on the applicant.
- (4) Any questions or concerns should be directed to the Planning & Zoning at 215 1st Ave South, Suite 103, Long Prairie, MN 56347 or Phone Number 320-732-4420 Email: toddplan.zone@co.todd.mn.us
- (5) Rezoning application fee of \$500.00 made payable to Todd County Treasurer must accompany this application.
- (6) Application must be received in the Planning & Zoning Office 215 1st Ave. So, Suite 103, Long Prairie, MN 56347 by the scheduled closing date/time to be considered at a subsequent Planning Commission Meeting (see PC Schedule).
- (6) Before submitting this application it will be necessary for you to provide evidence that all existing septic systems on this parcel are in compliance. Evidence may either be (1) a copy of a county inspection form that shows septic is less than five years old; or (2) a copy of a "Compliance Inspection Form for Existing Sewage Treatment Systems" that is less than three years old. If you do not have either of these, you will need to have your system inspected by a MN-licensed STS inspector prior to submitting your application. During winter months, a receipt from a licensed inspector stating that the system will be inspected in the spring may be submitted instead.



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Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

AUTHORIZED AGENT FORM

I hereby authorize Cinnamon Lancaster Logan Lancaster to act as my authorized agent
for all public hearing(s) and legal relations with this application on property located at:

Site address 13029 County Rd 38 Eagle Bend MN 56446

Section # _____ Township Name _____

Parcel Number(s) _____

Property Owner(s) name (print) Olen Lancaster

Property Owner(s) Signature(s) [Signature] Date 3/28/25

Authorized Agent(s) name (print) Cinnamon Lancaster

Authorized Agent(s) Signature(s) Cinnamon Lancaster Date 3/28/25

Authorized Agent Phone Number [Redacted]

Authorized Agent Email [Redacted]

Logan M. Lancaster
[Signature] Date 3/28/25

[Redacted]

05-0024400
LAWRENCE E &
PATRICIA NELSON

05-0024600
SCOTT L
KASPER

COUNTY 38

27095 135TH AVE
05-0024601
BLAKE D
OLHAUSEN

27090 05-0025200
MARTY & TAMMY
MUELLER

05-0025201
MARTY & TAMMY
MUELLER

15-0004600
LARRY A
CROSSLEY

15-0004100
GLEN K & CINNAMON
S LANCASTER

15-0004101
GLEN K & CINNAMON
S LANCASTER

15-0003300
LARRY A
CROSSLEY

15-0003000
JEFFREY L &
MARLA K COLTON

15-0005000
LARRY A
CROSSLEY

15-0004300
LARRY A
CROSSLEY

15-0004400
LARRY A
CROSSLEY

15-0003400
LARRY A
CROSSLEY

15-0003100
JUDITH E
DINKEL

15-0004700
DAVID T
PATTERSON

15-0004200
DAVID T
PATTERSON

15-0004701
DAVID T PATTERSON

15-0003600
DAVID T
PATTERSON

Unnamed
77019700



WHERE THE FOREST MEETS THE PRAIRIE
Todd County
• MINNESOTA • EST. 1855 •

Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

GIS Site Map



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Department has made every effort to
provide the most accurate and up-to-date
information available in this publication
and cannot be held responsible for any
inaccuracies or omissions. If the
information is to be used for legal purposes,
and property lines, and/or the services of
a Registered Land Surveyor.

PROPERTY TAX
STATEMENT

Property ID Number: 15-0004101 88.33 ACRES
Property Description:

SECT-04 TWP-129 RANG-35 N2 NE4 EXCEPT THE FOLLOWING:
BEG AT N QTR CORNER SEC 4; E 358.52 FT; S 1214.99 FT; W
358.52 FT TO W LINE N2NE4; N 1214.99 FT TO PT OF BEG

GLEN K & CINNAMON S LANCASTER
13029 COUNTY RD 38
EAGLE BEND MN 56446

LESLIE

18798-T

TC		1,147	1,281
Values and Classification			
Taxes Payable Year		2024	2025
Step 1	Estimated Market Value:	229,100	256,100
	Homestead Exclusion:		
	Taxable Market Value:	229,100	256,100
	New Improve/Expired Excl:		
	Property Classification:	AGRI HSTD RUV C HSTD	AGRI HSTD RUV C HSTD
Sent in March 2024			
Step 2		Proposed Tax	
*Does Not include Special Assessments Sent in November 2024			440.00
Step 3		Property Tax Statement	
First Half Taxes:			215.00
Second Half Taxes:			215.00
Total Taxes Due in 2025			430.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to
reduce your property tax.
Read the back of this statement to find out how to apply

Taxes Payable Year: 2024 2025

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund

File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

2. Use this amount on Form M1PR to see if you are eligible for a property tax refund.....

Property Tax and Credits

3. Property Taxes before credits

4. A. Agricultural market value credits to reduce your property tax

B. Other credits to reduce your property tax

5. Property taxes after credits

Property Tax by Jurisdiction

6. County A.

B.

7. City or Town

8. State General Tax

9. School District 2753 A. VOTER APPROVED LEVIES

B. OTHER LOCAL LEVIES

10. Special Taxing Districts: A. REGION V

B.

C.

D.

11. Non-school voter approved referenda levies

12. Total property tax before assessments

Special Assessments

on Your Property

PRINCIPAL

INTEREST

TOTAL .00

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2nd Half 2025
Pay Stub

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 15-0004101
AGRI HSTD

RCPT# 10403

1st Half 2025
Pay Stub

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 15-0004101
AGRI HSTD

RCPT# 10403

AMOUNT DUE
NOVEMBER 15, 2025

2ND HALF TAX 215.00

PENALTY

TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER. ELECTRONIC
PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

GLEN K & CINNAMON S LANCASTER
13029 COUNTY RD 38
EAGLE BEND MN 56446

18798-T

AMOUNT DUE
MAY 15, 2025

TOTAL TAX 430.00

1ST HALF TAX 215.00

PENALTY

TOTAL

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL.

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER. ELECTRONIC
PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

GLEN K & CINNAMON S LANCASTER
13029 COUNTY RD 38
EAGLE BEND MN 56446

18798-T

TODD COUNTY AUD. / TREAS.
215 1ST AVE. S., SUITE 201
LONG PRAIRIE, MN 56347
320-732-4469
www.co.todd.mn.us

323



PRCL# 15-0004100

RCPT# 10402

ESC# 32

AMERICAN NATIONAL BA

TC

5,578

5,768

Property ID Number: 15-0004100 10.00 ACRES
Property Description: 13029 COUNTY 38

SECT-04 TWP-129 RANG-35 PT N2 NE4 DESC AS FOLLOWS: BEG AT N QTR CORNER SEC 4; E 358.52 FT; S 1214.99 FT; W 358.52 FT TO W LINE N2NE4; N 1214.99 FT TO PT OF BEG 10.00ACRES - SURVEY

GLEN K & CINNAMON S LANCASTER
13029 COUNTY RD 38
EAGLE BEND MN 56446

LESLIE

18798-T

Values and Classification		
Taxes Payable Year		2024 2025
Step 1	Estimated Market Value:	567,100 585,900
	Homestead Exclusion:	
	Taxable Market Value:	567,100 585,900
	New Improve/Expired Excl:	
Step 2	Property Classification:	AGRI HSTD AGRI HSTD
	Send in March 2024	
Proposed Tax		
Step 3	*Does Not Include Special Assessments	
	Sebt in November 2024	4,610.00
	Property Tax Statement	
Step 3	First Half Taxes:	2,316.00
	Second Half Taxes:	2,316.00
	Total Taxes Due in 2025	4,632.00

\$\$\$

REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.

Read the back of this statement to find out how to apply for a refund.

Taxes Payable Year:		2024 2025
---------------------	--	-----------

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund

File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

2. Use this amount on Form M1PR to see if you are eligible for a property tax refund.....

Property Tax and Credits

3. Property Taxes before credits

4. A. Agricultural market value credits to reduce your property tax

B. Other credits to reduce your property tax

5. Property taxes after credits

Property Tax by Jurisdiction

6. County A.

B.

7. City or Town

8. State General Tax

9. School District 2753 A. VOTER APPROVED LEVIES

B. OTHER LOCAL LEVIES

10. Special Taxing Districts: A. REGION V

B.

C.

D.

11. Non-school voter approved referenda levies

12. Total property tax before assessments

Special Assessments on Your Property

13. A. 89025 CO ENVIRONMENTAL FEE

B. 89024 CO ENVIRONMENTAL FEE

PRINCIPAL 54.00 C.

INTEREST D.

TOTAL 54.00 E.

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2nd Half Pay Stub 2025

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 15-0004100

RCPT# 10402

AGRI HSTD

ESC# 32

AMERICAN NATIONAL BA

1st Half Pay Stub 2025

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: TODD COUNTY AUD./TREAS.

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 15-0004100

RCPT# 10402

AGRI HSTD

ESC# 32

AMERICAN NATIONAL BA

AMOUNT DUE
NOVEMBER 15, 2025

2ND HALF TAX 2,316.00

PENALTY

TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER, ELECTRONIC
PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

GLEN K & CINNAMON S LANCASTER
13029 COUNTY RD 38
EAGLE BEND MN 56446

18798-T

AMOUNT DUE
MAY 15, 2025

TOTAL TAX 4,632.00

1ST HALF TAX 2,316.00

PENALTY

TOTAL

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL.

PAYMENT METHODS ACCEPTED: CASH, CHECK OR MONEY ORDER, ELECTRONIC
PAYMENT ONLINE AT WWW.CO.TODD.MN.US OR VIA PHONE 844-368-2607

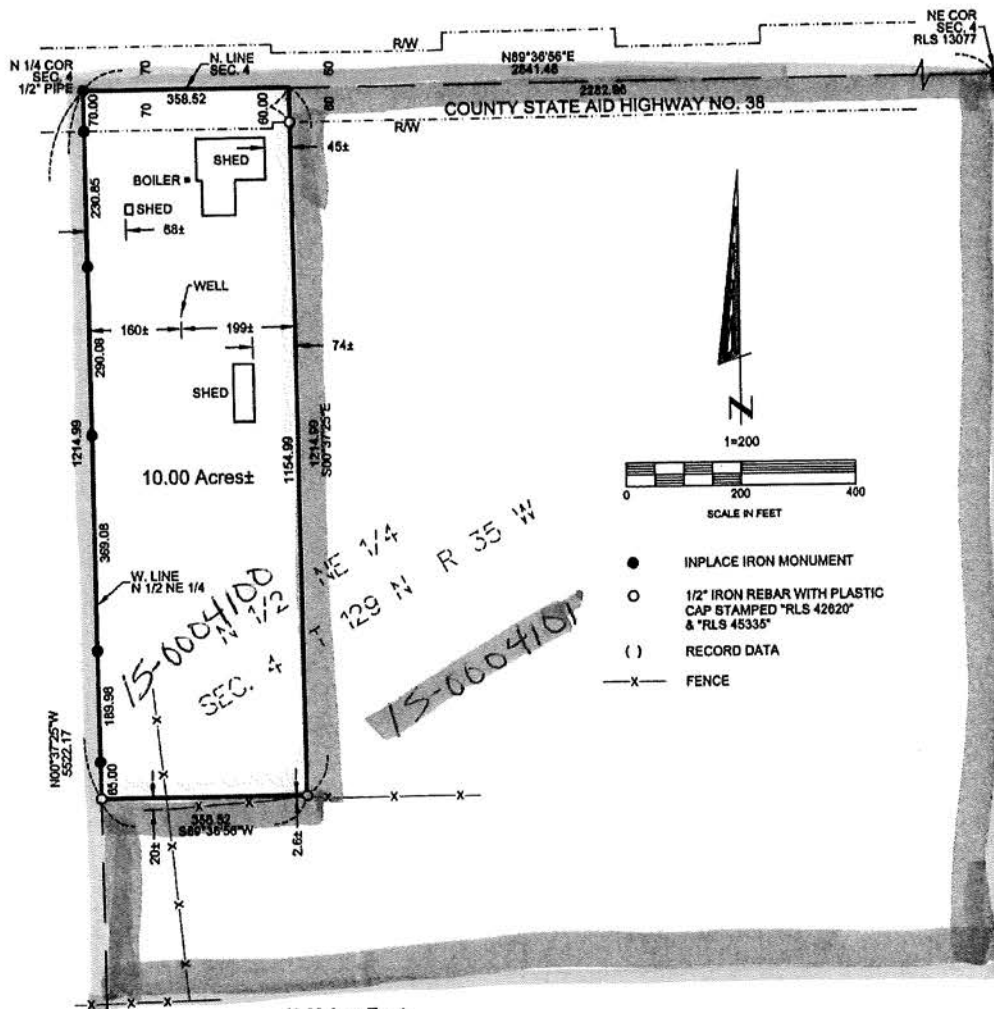
GLEN K & CINNAMON S LANCASTER
13029 COUNTY RD 38
EAGLE BEND MN 56446

18798-T

LIST ADDRESS CORRECTION ON BACK

LIST ADDRESS CORRECTION ON BACK

CERTIFICATE OF SURVEY



10.00 Acre Tract

That part of the North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$) of Section 4, Township 129 North, Range 35 West, Todd County, Minnesota, described as follows:

Beginning at the north quarter corner of said Section 4;

thence North 89 degrees 36 minutes 56 seconds East, assumed bearing along the north line of said Section 4, a distance of 358.52 feet;

thence South 00 degrees 37 minutes 25 seconds East 1214.99 feet;

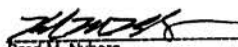
thence South 89 degrees 36 minutes 56 seconds West 358.52 feet to the west line of aforesaid North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$);

thence North 00 degrees 37 minutes 25 seconds West, along said west line of the North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$), a distance of 1214.99 feet to the point of beginning.

The tract contains 10.00 acres more or less, subject to any easements of record, including an existing public roadway easement over the northerly portion thereof (C.S.A.H. No. 38).

SEC. 4 T 129 N R 35 W

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


Brad M. Nyberg

Date March 4th, 2020 License No. 42620

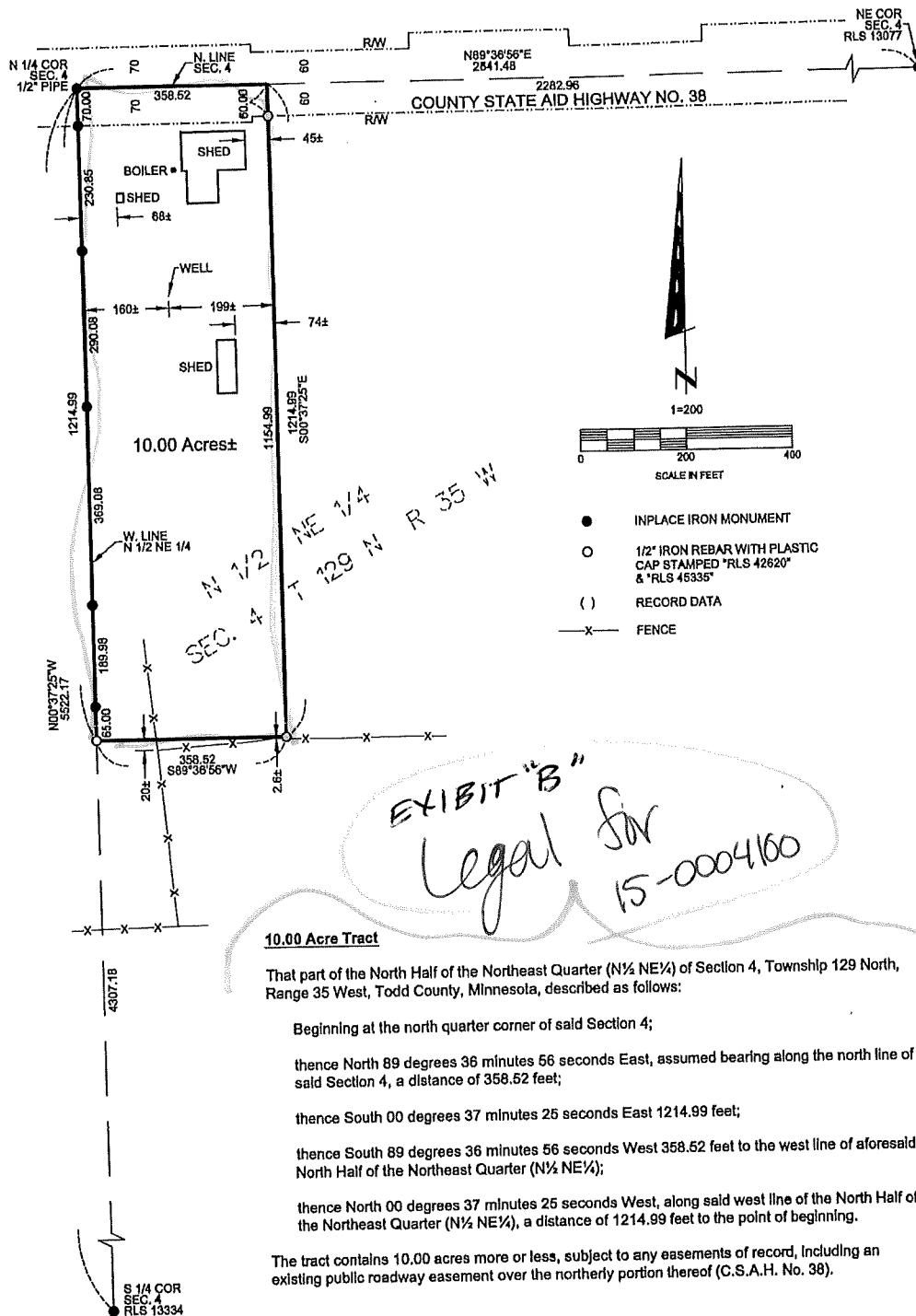
DATE: 3/4/2020 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 10338

REQUESTED BY: **HIGHPOINT HOMES**



509 22ND AVE. EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
PH. (320) 762-4111
www.nybergsurveying.com

CERTIFICATE OF SURVEY



10.00 Acre Tract

That part of the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 4, Township 129 North, Range 35 West, Todd County, Minnesota, described as follows:

Beginning at the north quarter corner of said Section 4;

thence North 89 degrees 36 minutes 56 seconds East, assumed bearing along the north line of said Section 4, a distance of 358.52 feet;

thence South 00 degrees 37 minutes 25 seconds East 1214.99 feet;

thence South 89 degrees 36 minutes 56 seconds West 358.52 feet to the west line of aforesaid North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$);

thence North 00 degrees 37 minutes 25 seconds West, along said west line of the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$), a distance of 1214.99 feet to the point of beginning.

The tract contains 10.00 acres more or less, subject to any easements of record, including an existing public roadway easement over the northerly portion thereof (C.S.A.H. No. 38).

SEC. 4 T 129 N R 35 W

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

Brad M. Nyberg
Date March 4th, 2020 License No. 42620

DATE: 3/4/2020 • DRAWN BY: JSM • CHECKED: BMN • JOB NO. 10338

REQUESTED BY: HIGHPOINT HOMES

Nyberg
SURVEYING

509 22ND AVE. EAST, SUITE 101
ALEXANDRIA, MINNESOTA 56308
PH. (320) 762-4111
www.nybergsurveying.com

Exhibit "A"

N2 NE4 Section 4, Township 129, Range 35

except the following:

That part of the North Half of the Northeast Quarter ($N \frac{1}{2} NE \frac{1}{4}$) of section 4, Township 129 North, Range 35 West, Todd County, Minnesota, described as follows:

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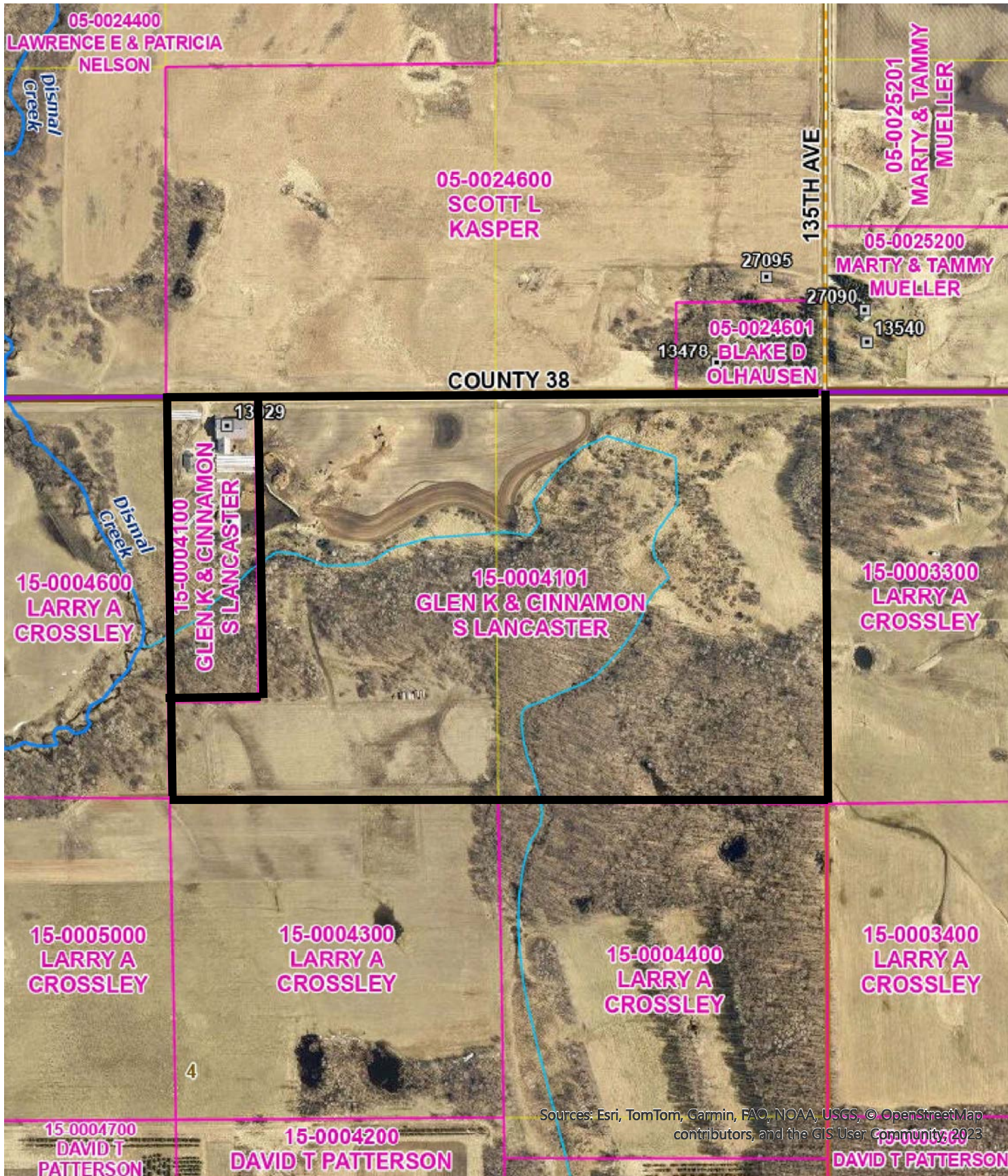
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thence South 89 degrees 36 minutes 56 seconds West 358.52 feet to the west line of aforesaid North Half of the Northeast Quarter ($N \frac{1}{2} NE \frac{1}{4}$);

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15-0004101



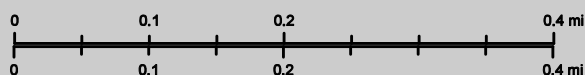
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community 2023

Todd County
MINNESOTA



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

LetterLayout



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

Printed on:
Tuesday, April 8, 2025



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email: ToddPlan.Zone@Co.Todd.MN.US

APPLICATION FOR REZONING

Applicant Kimberly A. Schumaker Mailing Address 29537 County 12 Long Prairie

Site Address 24164 Cedar Lake Rd. Sauk Centre 56378

Phone Number () E-Mail Address

Property Owners Name & Address (if not applicant) Jerome & Karen Schumaker

44286 Saukview Dr. Sauk Centre 56378

*Parcel ID(s) 21-0033902 Township Round Prairie

Land is currently zoned: AF-1 / AF-2 / R-2 / R-10 / Comm. / LM-I / Shoreland

If Shoreland list Lake/ River:

Zone requested: AF-1 / AF-2 / R-2 / R-10 / Comm. / LM-I / Shoreland

Full and Current Legal Description(s)

Current tax statement or other proof of ownership attached? Yes ☒ No

Reason for Rezoning Request Would like to build a home.

Received

APR 07 2025

JLC
Todd County Planning
& Zoning

*Includes parcels: 21-0033901, 21-0033900, 21-0034101, 21-0034100, & 21-0033800

Did you meet with the Township Board to present the Application for Rezoning?

Yes No Date of the meeting: 4 / 14 / 2025

Optional Township Board Signature

Board Position

Aerial photo or survey showing land to be rezoned must be attached.

If the applicant is not the property owner, both signatures are required below.

Kim Schumaker
Applicant Name Printed

Kim Schumaker
Signature

9/29/24
Date

Jerome T. Schumaker
Property Owner Name Printed
Karen Schumaker
Petition for Rezoning

Jerome T. Schumaker
Signature (If different than applicant) Date

Karen Schumaker
Signature Date

Page 2 of 2

Revised 5/21/2024

RZ# 2025-02

Receipt # 2025-0094



WHERE THE FOREST MEETS THE PRAIRIE

Todd County
• MINNESOTA • EST. 1855 •

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

AUTHORIZED AGENT FORM

I hereby authorize Kimberly Schaumaker to act as my authorized agent
for all public hearing(s) and legal relations with this application on property located at:

Site address 24164 Cedar Lake Rd.

Section # 32 Township Name Round Prairie Township

Parcel Number(s) 21-0033902

Property Owner(s) name (print) Jerome Schaumaker Karen Schaumaker

Property Owner(s) Signature(s) Jerome Schaumaker Date 9-29-24
Karen Schaumaker 9-29-2024

Authorized Agent(s) name (print) Kim Schaumaker

Authorized Agent(s) Signature(s) Kim Schaumaker Date 9/2/24

Authorized Agent Phone Number [REDACTED]

Authorized Agent Email [REDACTED]

Petition for Rezoning

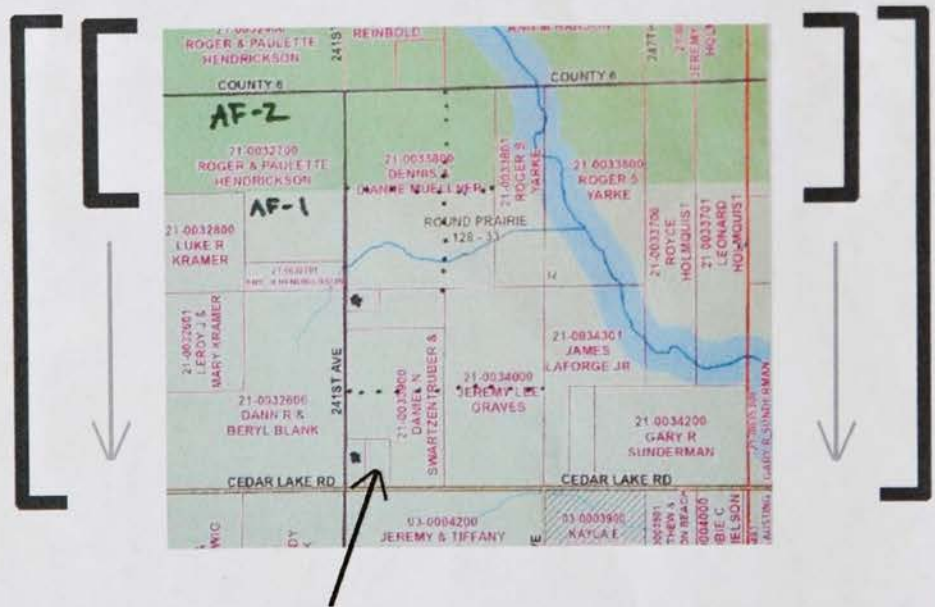
Name(s): Daniel Swartzentruber

Katie Swartzentruber

Address: Parcel ID 21-0033900

I/we agree to rezoning from County 6 (zone AF-2), bringing it down to Cedar Lake Rd (currently zoned AF-1) to make it all AF-2. This would allow this area to have 2 homesteads per 40 acres instead of 1. This would allow Kim Schoumaker to build a house. (Description on photo)

Section zoned as AF-2 would extend down to Cedar Lake Rd. The land is 5 acres and has an existing shed. The arrow on the map shows the location.



Signature(s): Daniel Swartzentruber Date: 10-18-24

Katie Swartzentruber Date: 10-18-24

Petition for Rezoning

Name(s): Dennis Mueller

Diane Mueller

Address: Parcel ID 21-0033800

I/we agree to rezoning from County 6 (zone AF-2), bringing it down to Cedar Lake Rd (currently zoned AF-1) to make it all AF-2. This would allow this area to have 2 homesteads per 40 acres instead of 1. This would allow Kim Schoumaker to build a house. (Description on photo)

Section zoned as AF-2 would extend down to Cedar Lake Rd. The land is 5 acres and has an existing shed. The arrow on the map shows the location.



Signature(s):

Dennis Mueller

Date: 10-25-2024

Dianne Mueller

Date: 10-25-2024

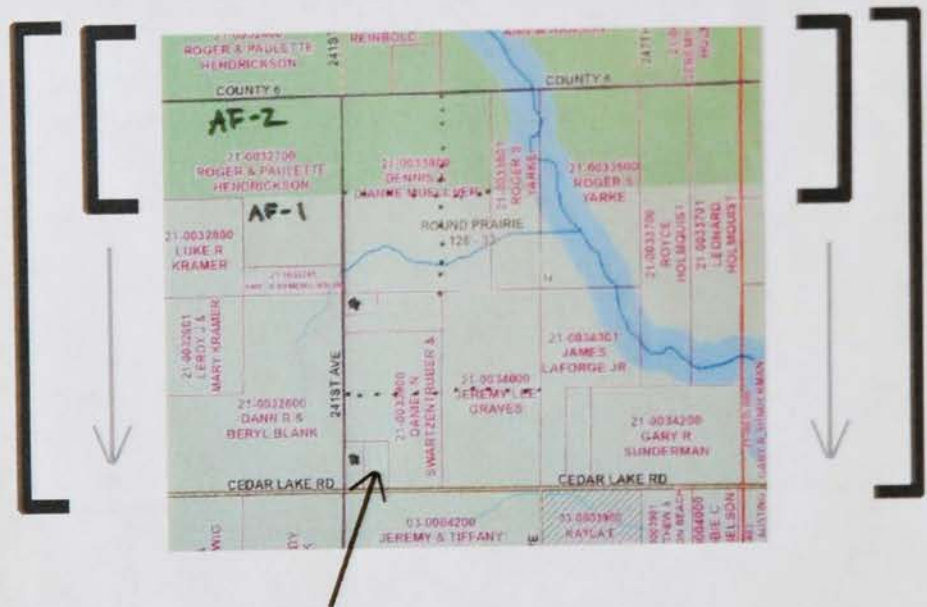
Petition for Rezoning

Name(s): Kevin Rooney

Address: Parcel ID 21-0034100

I/we agree to rezoning from County 6 (zone AF-2), bringing it down to Cedar Lake Rd (currently zoned AF-1) to make it all AF-2. This would allow this area to have 2 homesteads per 40 acres instead of 1. This would allow Kim Schoumaker to build a house. (Description on photo)

Section zoned as AF-2 would extend down to Cedar Lake Rd. The land is 5 acres and has an existing shed. The arrow on the map shows the location.



Signature(s):

[Handwritten signature]

Date:

Oct 20/2021

Date:

Petition for Rezoning

Name(s): Blake Ziesmer (DeClercq)

Bonai DeClercq

Address: Parcel ID 21-0033901

I/we agree to rezoning from County 6 (zone AF-2), bringing it down to Cedar Lake Rd (currently zoned AF-1) to make it all AF-2. This would allow this area to have 2 homesteads per 40 acres instead of 1. This would allow Kim Schoumaker to build a house. (Description on photo)

Section zoned as AF-2 would extend down to Cedar Lake Rd. The land is 5 acres and has an existing shed. The arrow on the map shows the location.



Signature(s): [Signature] Date: 10-20-2024

[Signature] Date: 10-20-2024

Petition for Rezoning

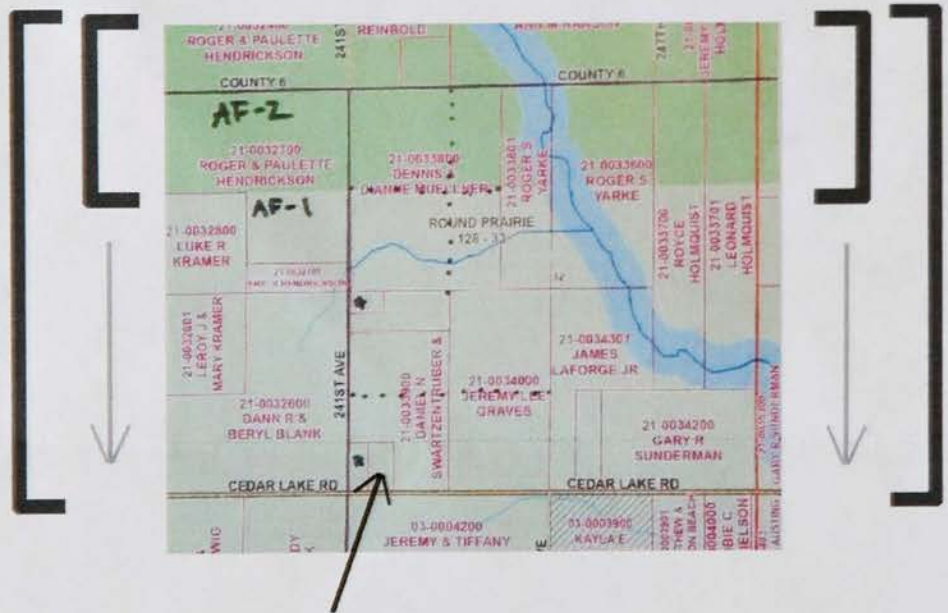
Name(s): Adam Wander

Shannon Wander

Address: Parcel 10 21-0034101

I/we agree to rezoning from County 6 (zone AF-2), bringing it down to Cedar Lake Rd (currently zoned AF-1) to make it all AF-2. This would allow this area to have 2 homesteads per 40 acres instead of 1. This would allow Kim Schoumaker to build a house. (Description on photo)

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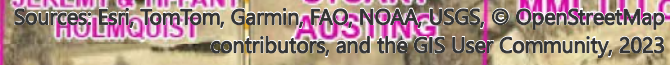
Signature(s):

ADAM WANDER

Date: 18 OCT 2024

Shannon Warden

Date: 10/18/24





WHERE THE FOREST MEETS THE PRAIRIE

Todd County

• MINNESOTA • EST. 1855 •

Receipt # 2025-0058

PLANNING & ZONING
215 1st Avenue South, Suite 103
Long Prairie, MN 56347
Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zoning@ToddMN.us

Received

APR 07 2025

JLC
Todd County Planning
& Zoning

CONDITIONAL USE PERMIT APPLICATION

Applicant William & Dawn Vowles Mailing Address 33246 Co. Rd 156 Albany Mn 56304
Site Address 11734 Co. Rd 47 Grey Eagle MN. 56336
Phone Number [REDACTED] E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) _____

Parcel ID(s) 11-0027400 Township Grey Eagle Lake/River Name Big Birch Lake
Zoning District (circle one): AF-1; AF2; R-2; R-10; UG; RT; Comm; L-M; or Shoreland. AD

Full and Current Legal Description(s) Attached
(attach if necessary)

Current tax statement or other proof of ownership attached ☒ yes () no

Measurement of land involved: Width 330.27 Length 2382.71 Acres 17.4

Septic System: Date installed _____ Date of latest Compliance Inspection _____

Is an upgrade needed: () yes () no New Design with Watab

Site accessed by: ☒ public road () easement

If easement, is the easement legally recorded? () yes () no

Detailed Explanation of Request:

Seasonal Campground w/ hookups, 40x40 office Building
17 Sites

1. Did you meet with the Township Board to present the Application for Conditional Use Permit?

Yes ☒ No _____ Date of the meeting: 10 / 17 / 24

This was signed originally but I am unable to locate.

Optional Township Board Signature

Board Position

CUP # 2025-008

1

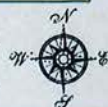
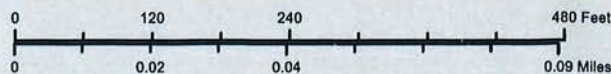


Todd County
MINNESOTA



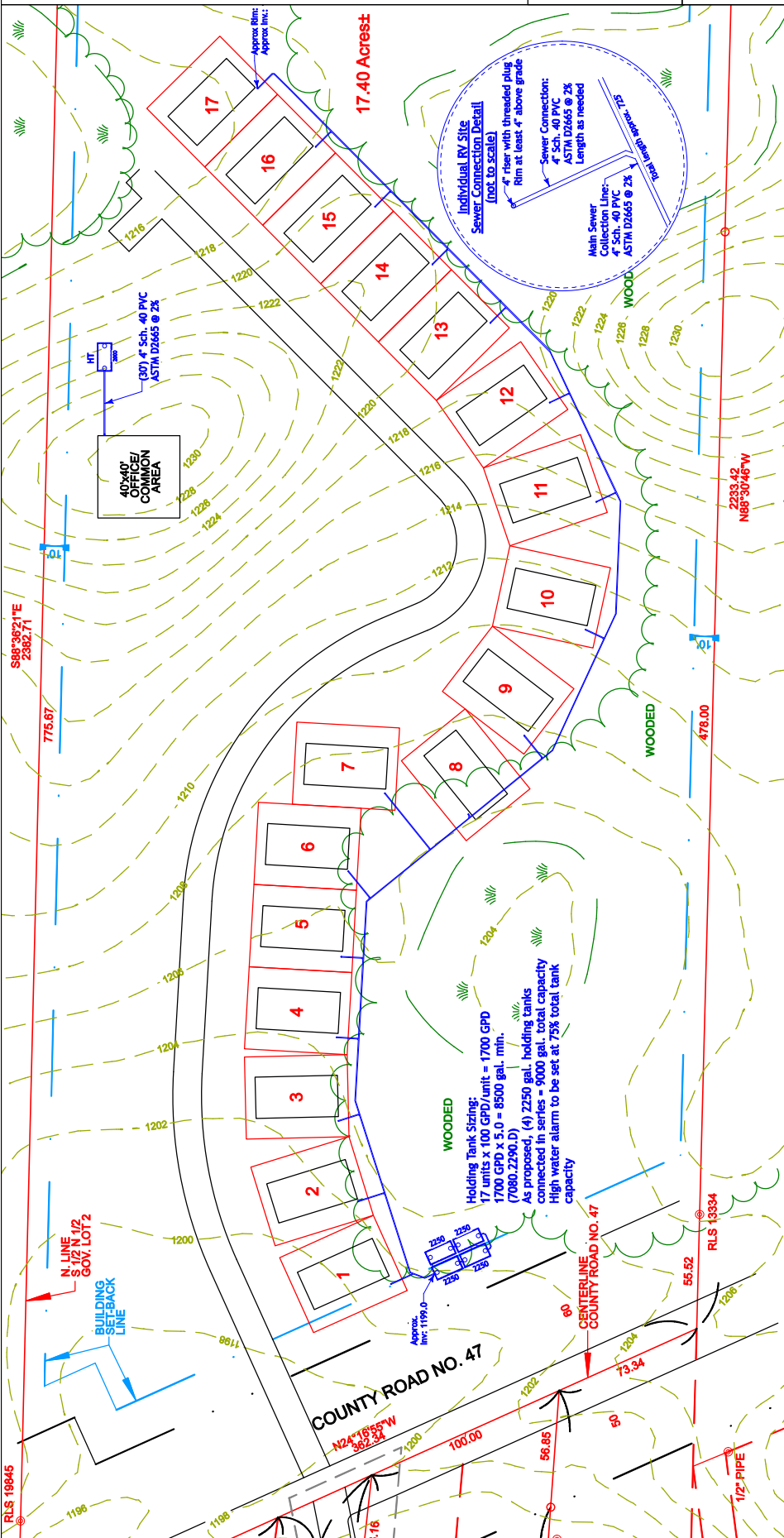
Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

Site Map

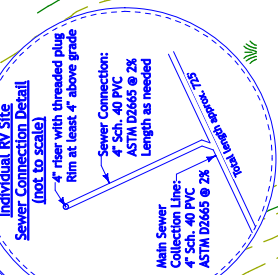


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Printed on:
Friday, October 6, 2023



Holding Tank Sizing:
 17 units x 100 GPD/unit = 1700 GPD
 1700 GPD x 5.0 = 8500 gal. min.
 (7080, 2290.0)
 As proposed, (4) 2250 gal. holding tanks
 connected in series = 9000 gal. total capacity
 high water alarm to be set at 75% total tank
 capacity

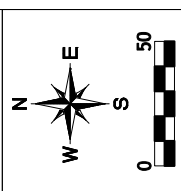


Watab Inc.
 (320) 363-1300
 www.watab.net

Trask

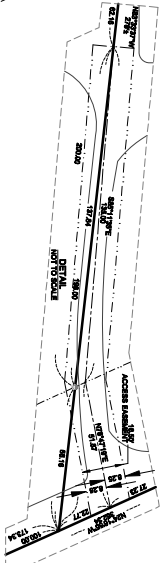
Certified & Licensed Designer, MPCA Lic. 2116

Certified Statement: This project has been completed in accordance with all applicable State and local rules, and is subject to review and approval by the appropriate authority. Client is responsible for reviewing all work prior to submission for permit or construction. No warranty is made or implied as to the use, applicability, timeliness, or accuracy of this project. This sketch is not a survey, and is not intended to be used as one. This sketch is a compilation of records, information, and data from various sources, and is to be used for reference purposes only.



Project: Dawn & William Vowles		Sheet: Sht-1
Location: 11734 Co Rd 47, Grey Eagle MN		
Drawn Date: 04.04.2025	Rev. Date:	
Job #: 10222		

CERTIFICATE OF SURVEY

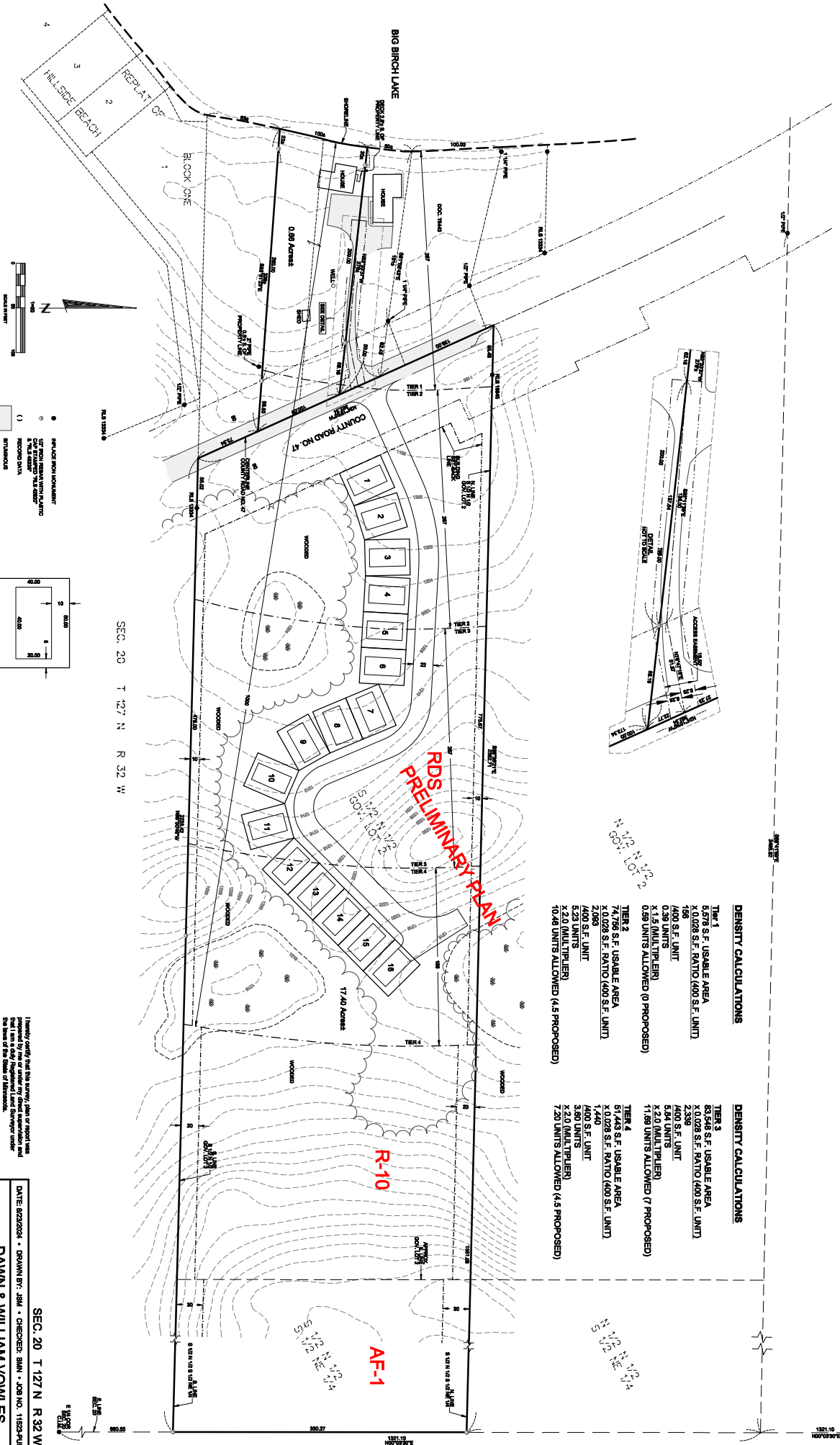


DENSITY CALCULATIONS	
Tier 1	
5,578 S.F. USABLE AREA	
X 0.028 S.F. RATIO (400 S.F. UNIT)	
156	
400 S.F. UNIT	
0.39 UNITS	
X 2.0 (MULTIPLIER)	
0.78 UNITS ALLOWED (0 PROPOSED)	
Tier 2	
74,766 S.F. USABLE AREA	
X 0.028 S.F. RATIO (400 S.F. UNIT)	
2,086 S.F. UNIT	
400 S.F. UNIT	
5.22 UNITS	
X 2.0 (MULTIPLIER)	
10.44 UNITS ALLOWED (4.5 PROPOSED)	
Tier 3	
63,548 S.F. USABLE AREA	
X 0.028 S.F. RATIO (400 S.F. UNIT)	
2,336 S.F. UNIT	
400 S.F. UNIT	
5.84 UNITS	
X 2.0 (MULTIPLIER)	
11.69 UNITS ALLOWED (7 PROPOSED)	
Tier 4	
61,443 S.F. USABLE AREA	
X 0.028 S.F. RATIO (400 S.F. UNIT)	
1,720 S.F. UNIT	
400 S.F. UNIT	
3.60 UNITS	
X 2.0 (MULTIPLIER)	
7.20 UNITS ALLOWED (4.5 PROPOSED)	

PRELIMINARY PLAN

R-10

AF-1



I hereby certify that this survey, plan or report was made by me or under my direct supervision and that I am a duly registered land surveyor under the laws of the State of Minnesota.

DATE: 02/26/2024 • DRAWN BY: JSM • CHECKED: BMM • JOB NO: 11523-PUD
REQUESTED BY: DAWN & WILLIAM VOWLES
6822ND AVE SW, SUITE 101
ALBUQUERQUE, NM 87105
PH: (505) 754-4111
www.garyvowles.com





MPCA Certified and Licensed
Advanced SSTS Professionals

14234 Fruit Farm Road
St. Joseph MN 56374
320-363-1300
www.watab.net

Report Date: 4/7/2025

Project ID: 10222

New seasonal RV park
Type II
Holding Tank Design

Project:

Dawn and William Vowles

Location:

11734 County Road 47, Grey Eagle MN 56336
18.04 acres
11-0027400
Todd County
Grey Eagle Township
Section: 20 Township: 127 Range: 32

Notes:

Client requests holding tanks for new RV park and
associated office/common area.
Have a nice day.

Preliminary Evaluation Worksheet

1. Contact Information

v 04.02.2024

Property Owner/Client: Date Completed:

Site Address: Project ID:

Email: Phone:

Mailing Address: Alt Phone:

Legal Description:

Parcel ID: SEC: TWP: RNG:

2. Flow and General System Information

A. Client-Provided Information

Project Type: ☐ New Construction ☐ Replacement ☐ Expansion ☐ Repair

Project Use: ☐ Residential ☒ Other Establishment:

Residential use: # Bedrooms: Dwelling sq.ft.: Unfinished sq.ft.:

Adults: # Children: # Teenagers:

In-home business (Y/N): If yes, describe:

Water-using devices: ☐ Garbage Disposal/Grinder ☐ Dishwasher ☐ Hot Tub*
☐ Sewage pump in basement ☐ Water Softener* ☐ Sump Pump*
 (check all that apply) ☐ Large Bathtub >40 gallons ☐ Iron Filter* ☐ Self-Cleaning Humidifier*
☐ Clothes Washing Machine ☐ High Eff. Furnace* ☐ Other:

* Clear water source - should not go into system

Additional current or future uses:

Anticipated non-domestic waste:

The above is complete & accurate:

Client signature & date

B. Designer-determined Flow and Anticipated Waste Strength Information

Attach additional information as necessary.

Design Flow: GPD Anticipated Waste Type:

Maximum Concentration BOD: mg/L TSS mg/L Oil & Grease mg/L

3. Preliminary Site Information

A. Water Supply Wells

#	Description	Mn. ID#	Well Depth (ft.)	Casing Depth (ft.)	Confining Layer	STA Setback	Source
1							
2							
3							
4							

Additional Well Information:



Preliminary Evaluation Worksheet

Site within 200' of noncommunity transient well (Y/N)	No	Yes, source:	MN Well Index
Site within a drinking water supply management area (Y/N)	No	Yes, source:	MN Well Index
Site in Well Head Protection inner wellhead management zone (Y/N)	No	Yes, source:	MN Well Index
Buried water supply pipes within 50 ft of proposed system (Y/N)	No		
B. Site located in a shoreland district/area?	Yes	Yes, name:	Big Birch Lake
Elevation of ordinary high water level:	1184.9 ft	Source:	DNR Lakefinder
Classification: RD	Tank Setback: 75 ft.	STA Setback:	75 ft.
C. Site located in a floodplain?	No	Yes, Type(s):	N/A
Floodplain designation/elevation (10 Year):	N/A ft	Source:	County GIS
Floodplain designation/elevation (100 Year):	N/A ft	Source:	County GIS
D. Property Line Id / Source:	☐ Owner ☒ Survey ☐ County GIS ☐ Plat Map ☐ Other:		
E. ID distance of relevant setbacks on map:	☒ Water ☒ Easements ☒ Well(s) ☒ Building(s) ☒ Property Lines ☒ OHWL ☒ Other:		

4. Preliminary Soil Profile Information From Web Soil Survey (attach map & description)

Map Units:	Primarily 800C - Kandota-Dorset sandy loams	Slope Range:	6-15 %
List landforms:	Hillslopes on moraines		
Landform position(s):	Summit, shoulder, backslope		
Parent materials:	Loamy mantle over sandy and gravelly outwash		
Depth to Bedrock/Restrictive Feature:	>80 in	Depth to Watertable:	>80 in
Map Unit Ratings	Septic Tank Absorption Field- At-grade:		
	Septic Tank Absorption Field- Mound:		
	Septic Tank Absorption Field- Trench:		

5. Local Government Unit Information

Name of LGU:	Todd County
LGU Contact:	Planning & Zoning
LGU-specific setbacks:	See ordinance / permit conditions
LGU-specific design requirements:	See ordinance / permit conditions
LGU-specific installation requirements:	See ordinance / permit conditions
Notes:	

Flow Estimation: Other Establishments

v 04.02.2024

Establishment	7081 Specified Type of Establishment	Unit	# of Units	Design Flow per Unit (See Table I)	Total Avg Daily Flow
1	RV Campground	campsite with sewer hook-up (per site/space)	17	100.00	1700
2	Office	Employee/8-hour shift	2	18.00	36
3	Public lavatory	User	20	5.00	100
4					
5					
Total Flow 7081 Establishments (gpd)					1836
Establishment	NON 7081 Specified Type of Establishment	Unit	# of Units	Design Flow per Unit	Total Avg Daily Flow
6					
7					
8					
9					
10					
Total Flow Non-7081 Establishments (gpd)					
Safety Factor (gpd)					
Total Flow 7081 and Non 7081 Establishments (gpd)					1836.00

Field Evaluation Worksheet

1. Project Information		v 04.02.2024																								
Property Owner/Client: Dawn and William Vowles		Project ID: 10222																								
Site Address: 11734 County Road 47, Grey Eagle MN 56336		Date Completed:																								
2. Utility and Structure Information																										
Utility Locations Identified ☒ Gopher State One Call # On File ☒ Any Private Utilities: Owner to identify																										
Locate and Verify (see Site Evaluation map) ☒ Existing Buildings ☒ Improvements ☒ Easements ☒ Setbacks																										
3. Site Information																										
Vegetation type(s): Upland Grass		Landscape position: Backslope																								
Percent slope: 7.0 %	Slope shape: LL	Slope direction: west																								
Describe the flooding or run-on potential of site: Minor																										
Describe the need for Type III or Type IV system: n/a																										
Note: Holding tanks only																										
Proposed soil treatment area protected? (Y/N): n/a		If yes, describe: n/a																								
4. General Soils Information																										
Filled, Compacted, Disturbed areas (Y/N): n/a																										
If yes, describe: n/a																										
Soil observations were conducted in the proposed system location (Y/N): n/a																										
A soil observation in the most limiting area of the proposed system (Y/N): n/a																										
Number of soil observations: n/a		Soil observation logs attached (Y/N): n/a																								
Percolation tests performed & attached (Y/N): n/a																										
5. Phase I. Reporting Information																										
<table border="0" style="width: 100%;"> <tr> <td></td> <td style="text-align: center;">Depth</td> <td style="text-align: center;">Elevation</td> <td></td> </tr> <tr> <td>Limiting Condition*:</td> <td> in</td> <td> ft</td> <td><i>*Most Restrictive Depth Identified from List Below</i></td> </tr> <tr> <td>Periodically saturated soil:</td> <td> in</td> <td> ft</td> <td>Soil Texture: </td> </tr> <tr> <td>Standing water:</td> <td> in</td> <td> ft</td> <td>Percolation Rate: min/inch</td> </tr> <tr> <td>Bedrock:</td> <td> in</td> <td> ft</td> <td>Soil Hyd Loading Rate: gpd/sq.ft</td> </tr> <tr> <td>Benchmark Elevation:</td> <td> ft</td> <td colspan="2">Elevations and Benchmark on map? (Y/N): </td> </tr> </table>				Depth	Elevation		Limiting Condition*:	in	ft	<i>*Most Restrictive Depth Identified from List Below</i>	Periodically saturated soil:	in	ft	Soil Texture:	Standing water:	in	ft	Percolation Rate: min/inch	Bedrock:	in	ft	Soil Hyd Loading Rate: gpd/sq.ft	Benchmark Elevation:	ft	Elevations and Benchmark on map? (Y/N):	
	Depth	Elevation																								
Limiting Condition*:	in	ft	<i>*Most Restrictive Depth Identified from List Below</i>																							
Periodically saturated soil:	in	ft	Soil Texture:																							
Standing water:	in	ft	Percolation Rate: min/inch																							
Bedrock:	in	ft	Soil Hyd Loading Rate: gpd/sq.ft																							
Benchmark Elevation:	ft	Elevations and Benchmark on map? (Y/N):																								
Benchmark Elevation Location: Surveyor to provide elevation benchmark and location.																										
Differences between soil survey and field evaluation: No significant differences noted.																										
Site evaluation issues / comments: No major issues/obstacles noted.																										
Anticipated construction issues: Installer is advised to review the site prior to bidding and/or construction to identify specific construction or logistical issues. Contact designer if questions arise.																										

1. PROJECT INFORMATION		v 04.02.2024
Property Owner/Client:	Dawn and William Vowles	Project ID: 10222
Site Address:	11734 County Road 47, Grey Eagle MN 56336	Date: 04/07/25
Email Address:		Phone:

2. DESIGN FLOW & WASTE STRENGTH	
Design Flow: 1836 GPD	Anticipated Waste Type: Other Est. - Resid.
BOD: 170 mg/L	TSS: 60 mg/L Oil & Grease: 25 mg/L
Treatment Level: C	Select Treatment Level C for residential septic tank effluent

3. HOLDING TANK SIZING <i>Holding Tank Sizing: see 7080.2290</i>	
Code Minimum Holding Tank Capacity: 9500 Gallons	with 2 Tanks or Compartments
Recommended Holding Tank Capacity: 11000 Gallons	with 5 Tanks or Compartments
The holding tank(s) will be:	All New <i>Existing tank reuse requires a tank integrity assessment</i>
Type of High Level Alarm:	Electronic or mechanical
(Alarm Set @ 75% tank capacity measured from inlet to bottom)	
Comments: Recommend electronic high water alarms, either indoor or outdoor as best suits the client.	

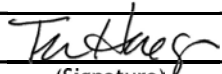
4. SEPTIC TANK SIZING <i>Sizing: See 7080.1930</i>	
A. Residential dwellings:	
Number of Bedrooms (Residential):	
Code Minimum Septic Tank Capacity:	Gallons with Tanks or Compartments
Recommended Septic Tank Capacity:	Gallons with Tanks or Compartments
The septic tank(s) will be:	<i>Existing tank reuse requires a tank integrity assessment</i>
Comments:	
Effluent Screen & Alarm (Y/N):	Model/Type:
B. Other Establishments:	
Waste received by: GPD x Days Hyd. Retention Time	
7080 Minimum Septic Tank Capacity:	Gallons with Tanks or Compartments
Designed Septic Tank Capacity:	Gallons with Tanks or Compartments
The septic tank(s) will be:	<i>Existing tank reuse requires a tank integrity assessment</i>
Comments:	
Effluent Screen & Alarm (Y/N):	Model/Type:
* Other Establishments Require Department of Labor and Industry Approval and Inspection for Building Sewer *	

5. PUMP TANK SIZING <i>Sizing: see 7080.2100</i>	
Soil Treatment Dosing Tank Pump Tank Capacity (7080 Minimum): Gal Pump Tank Capacity (Designed): Gal Pump Req: GPM Total Head ft Supply Pipe Dia. in Dose Vol: gal	Other Component Dosing Tank: Pump Tank Capacity (7080 Minimum): Gal Pump Tank Capacity (Designed): Gal Pump Req: GPM Total Head ft Supply Pipe Dia. in Dose Vol: Gal
* Flow measurement device must be incorporated for any system with a pump *	

6. SYSTEM AND DISTRIBUTION TYPE		Project ID: 10222	
Soil Treatment Type:		Distribution Type:	
Elevation Benchmark:	ft	Benchmark Location:	Surveyor to provide elevation ber
MPCA System Type:	Type II	Distribution Media:	
Type III/IV/V Details:			

7. SITE EVALUATION SUMMARY:			
Describe Limiting Condition:			
Layers with >35% Rock Fragments? (yes/no) ☐ If yes, describe below: % rock and layer thickness, amount of soil credit and any additional information for addressing the rock fragments in this design.			
Note:			
Limiting Condition:	Depth inches	Depth ft	Elevation ft
Minimum Req'd Separation:	inches	ft	Elevation ft
Distribution Media Bottom*:	inches	ft	ft
*This is the maximum depth to the bottom of the distribution media for required separation. Negative Depth (ft) requires a mound.			
Designed Distribution Bottom Elevation: ft		Mound Minimum Sand Depth: inches	
A. Soil Texture:			
B. Soil Hyd. Loading Rate: GPD/ft ²		C: Percolation Rate: MPI	
D. Contour Loading Rate:		Note: Auto-fills from subsequent worksheet	
E. Measured Land Slope: 7.0 %		Note:	
Comments:			

8. SOIL TREATMENT AREA DESIGN SUMMARY			
Trench:			
Dispersal Area	sq.ft	Sidewall Depth	in
Total Lineal Feet	ft	No. of Trenches	
Contour Loading Rate	ft	Minimum Length	ft
		Trench Width	ft
		Code Max. Trench Depth	in
		Designed Trench Depth	in
Bed:			
Dispersal Area	sq.ft	Sidewall Depth	in
Bed Width	ft	Bed Length	ft
		Maximum Bed Depth	in
		Designed Bed Depth	in

Project ID:		10222	
Mound:			
Dispersal Area	sq. ft	Bed Length	ft
		Bed Width	ft
Absorption Width	ft	Clean Sand Lift	ft
		Berm Width (0-1%)	ft
Upslope Berm Width	ft	Downslope Berm	ft
		Endslope Berm Width	ft
Total System Length	ft	System Width	ft
		Contour Loading Rate	gal/ft
At-Grade:			
Dispersal Area	sq. ft	Bed Length	ft
		Bed Width	ft
Upslope Berm	ft	Downslope Berm	ft
		Finished Height	ft
System Length	ft	Endslope Berm	ft
		System Width	ft
Level & Equal Pressure Distribution Soil Treatment Area			
No. of Laterals		Lateral Diameter	in
		Lateral Spacing	ft
Perforation Spacing	ft	Perforation Diameter	in
		Drainback Volume	gal
Min Dose Volume	gal	Max Dose Volume	gal
		Total Dosing Volume	gal
Non-Level and Unequal Pressure Distribution Soil Treatment Area			
	Elevation (ft)	Pipe Size (in)	Pipe Volume (gal/ft)
		Pipe Length (ft)	Perf Size (in)
		Spacing (ft)	Spacing (in)
Lateral 1			
Lateral 2			
Lateral 3			
Lateral 4			
Lateral 5			
Lateral 6			
			Minimum Dose Volume gal
			Maximum Dose Volume gal
			Total Dosing Volume gal
9. Organic Loading and Additional Info for HSW or Type IV/V Design - See Organic Loading tab			
Organic Loading to Soil Treatment (Based on Waste Strength Data and Organic Loading Design)			
A. Organic Loading Based on:		B. Minimum required area sq. ft	
Technology Strength Reduction (Treatment Level or HSW)			
A. Starting Waste Strength		Treatment designed to meet:	
Pretreatment Technology:		*Must Meet or Exceed Target Level	
Model:	Units:		
Disinfection Technology:		*Required for Levels A & B	
Model:	Units:		
10. Comments/Special Design Considerations:			
Client requests holding tanks for wastewater storage until hauled offsite for appropriate treatment and disposal. See site plan.			
I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.			
Watab Inc. (Designer)	 (Signature)	L2116 (License #)	4/7/2025 (Date)

Holding Tank Pumping AgreementPROPERTY OWNER:

PROPERTY OWNER'S NAME: Dawn and William Vowles

PROPERTY ADDRESS: 11734 County Road 47, Grey Eagle MN 56336

PARCEL IDENTIFICATION NUMBER: 11-0027400

MAILING ADDRESS: 33246 County Road 156, Albany MN 56307

Property Owner's Signature_____
DateGENERAL REQUIREMENTS:

The above referenced property contains a holding tank for the disposal of sewage. This serves as an agreement, entered into by and between an MPCA licensed Maintainer and the property owner to retain pumping services as needed as determined by the tank size and water usage.

The pumping of the holding tank shall occur on a regular basis to prevent wastes from discharging to the ground surface and/or backing up into the dwelling or other establishment. The owner is prohibited from pumping or otherwise draining or removing any of the tank contents themselves. Pumping can be scheduled at either intervals, or an as-needed basis with proper advance notice.

The owner shall be responsible for maintaining records of tank pumping. If required by the County or local regulating agency, the owner shall submit such records in the required timeframe (annually, etc.) to satisfy permit requirements.

A copy of this agreement between shall be submitted to the County or local regulating agency. The MPCA licensed pumper agrees to maintain the tank(s) and properly dispose of sewage wastes in accordance to Minnesota Rules 7080 and any other applicable regulations. Failure maintain the holding tank(s) or failure to provide pumping receipts when required may result in enforcement action by the County or local regulating agency.

LICENSED SEPTIC PUMPER:

COMPANY NAME: Austin, Inc

ADDRESS: 36058 Highway 238, Albany MN 56307

PHONE: 320.845.6464

MPCA LICENSE NUMBER:

L 3930



Licensed Septic Pumper's Signature_____
Date



14234 Fruit Farm Road
St. Joseph, MN 56374
(320) 363-1300
(320) 363-7398 (fax)
www.watab.net

OWNER'S SEPTIC HOLDING TANK MANAGEMENT PLAN

Property Owner/Client:	Dawn and William Vowles	Job #:	10222
Site Address:	11734 County Road 47, Grey Eagle MN 56336	Date:	4/7/25

The goal of a septic system is to protect human health and the environment by properly treating wastewater before returning it to the environment. Your septic system is designed to kill harmful organisms and remove pollutants before the water is recycled back into our lakes, streams and groundwater. Your **management plan** will identify the operation and maintenance activities necessary to ensure long-term performance of your septic system. Some of these activities must be performed by you, the owner. Other tasks must be performed by a licensed septic maintainer or service provider. However, it is YOUR responsibility to make sure all tasks get accomplished in a timely manner.

Proper septic system design, installation, operation and maintenance means safe and clean water!

System Designer:	Watab Inc., L2116	Phone #	320.363.1300
System Installer:		Phone #	
Service Provider/Maintainer:		Phone #	

Keep this Management Plan with your *Septic System Owner's Guide*

For a copy of the Septic System Owner's Guide, call 1-800-876-8636 or go to <http://shop.extension.umn.edu/>

The septic system design and as-built inspection report are important sources of information for maintenance and repair of this system. Before replacing any system components (pumps, floats, etc.) or adjusting any settings (control panel, timer, floats, etc.) verify proper equipment and settings with the information provided in the design. If you have any questions, call your system designer or installer.

Owner Management Tasks

These *operation and maintenance* activities are your responsibility!

Identify the service intervals recommended by your system designer and your local government.

The tank assessment for your system will be the **shortest interval of these three intervals.**

Your pumper/maintainer will determine if your tank needs to be pumped.

Tank capacity ÷ (# of occupants X 50 Gallons/day) = # of days between cleaning

OR

Within 24 hours of alarm signal

System Designer: check every 7 days

Local Government: check every days

**MY TANK NEEDS TO BE CHECKED
EVERY DAYS**

Seasonal Homeowner Management Tasks:

- Monitor alarm daily - make sure the alarm has not signaled.
Alarms signal when your holding tank is nearly full; contact your maintainer.
- Measure and note your average daily water usage. Conserving water saves you money!
- Leaks: check (listen, look) for leaks in toilets and dripping faucets; repair leaks promptly

Annual Homeowner Management Tasks:

- Establish a contract for tank cleaning services with a state licensed maintenance business.
- Make sure that all caps and lids are intact and in place. Inspect for damaged caps at least every fall.
Fix or replace damaged caps before winter to help prevent freezing issues.
- When possible, discharge clear water sources to another location. Program the recharge frequency based on water demand (gallons) rather than time (days). Recharging too frequently will result in increased pumping costs.
- Review your water usage rate. Discuss any major changes with your pumper/maintainer.

Homeowner Management Tasks During Visit With Pumper/Maintainer:

- Ask if your pumper/maintainer is licensed in Minnesota.
- Make sure that your pumper/maintainer has clear access to the holding tank and completely empties the tank.
- Ask your pumper/maintainer to accomplish the Professional Tasks as listed.

Professional Management Tasks:

Plumbing/Source of Wastewater:

- Written record provided to homeowner after each visit.
- Discuss any changes in water use and the impact those changes may have on the frequency of maintenance.
- Review and document water usage rates with homeowner.

Holding Tanks:

- **Maintenance Hole Lid:** A riser is recommended if the lid is not accessible from the ground surface. Insulate riser cover for frost protection.
- **Liquid Level:** Check to make sure the tank is not leaking.
- **Inspection Pipes:** Replace damaged caps.
- **Alarm:** Verify that the alarm works and that there is at least 25% reserve capacity.
- **End of Year Seasonal Pumping:** Remind homeowner of most frequent causes of tank and building sewer freeze-ups.

Ensure that there are no "micro-sources" of water such as a high efficiency furnace or other dripping devices.

Determine a logical winter water use plan that will not result in need for emergency visit(s).

Inspect the Following Appliances/Equipment & Other Conditions as Listed Here:

Garbage Disposal	Washing Machine	2nd Floor Laundry	Dishwasher
Grinder Pump (In Home)	Large Bathtub (Whirlpool)	High-Efficiency Furnace	Water Softener
Iron Filter	Reverse Osmosis	Surface Drainage	Footing Drains

Mitigation/Corrective Action Plan: If any seepage or failure occurs, contact installer and county, asap.

"As the owner of this SSTS, I understand it is my responsibility to properly operate and maintain the sewage treatment system on this property, utilizing the Management Plan. If requirements in this Management Plan are not met, I will promptly notify the permitting authority and take necessary corrective actions. If I have a new system, I agree to adequately protect the reserve area for future use as a soil treatment system."

Property Owner Signature:

Date:

Management Plan Prepared By:

Tim Haeg, Watab Inc.

License #:

L2116

MAINTENANCE LOG

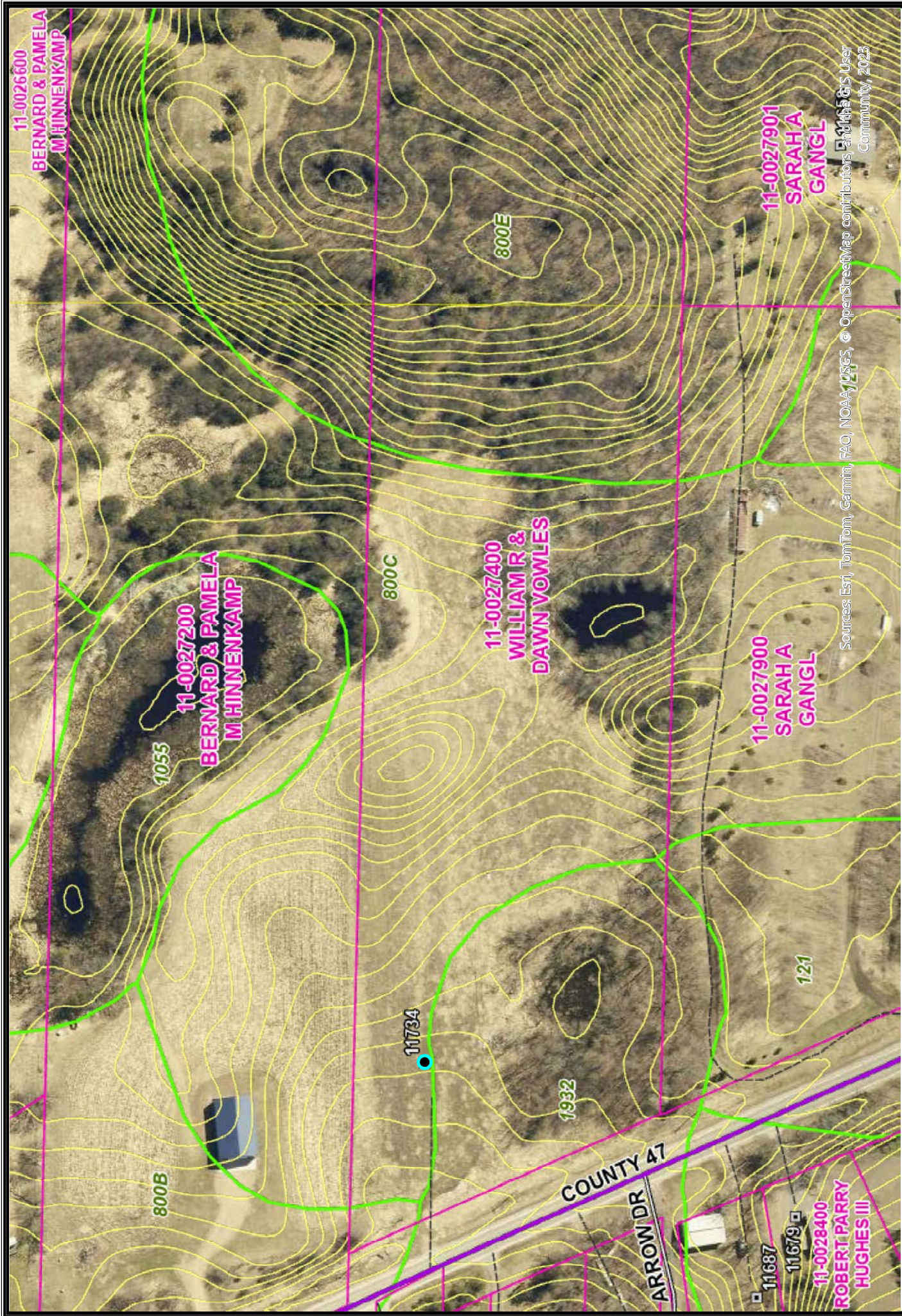
Track maintenance activities here for easy reference

<u>Activity</u>	<u>Date Accomplished/Measured Water Usage</u>																																								
Check daily for a period of time and weekly once average use is determined:																																									
Water usage rate (gallons per day)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td> </tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>																																								
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Leaks: check for plumbing leaks	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td> </tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>																																								
Check annually:																																									
Establish and maintain contract for holding tank pumping services	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td> </tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>																																								
Water use appliances - review use	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td><td style="width: 10%;"></td> </tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>																																								

Water Meter Reading and Tank Evacuation Schedule

Date	Water Meter Reading (Gallons)	Tank Contents Removed	Total Gallons Removed

NOTES: _____



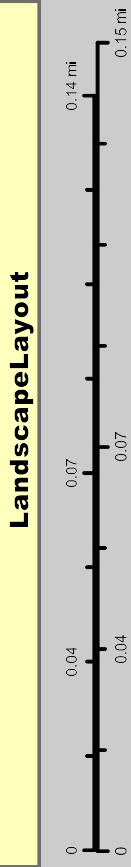
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023



Todd County GIS
215 1st Ave S, Ste 102
Long Prairie, MN 56347
(Office) 320-732-4248

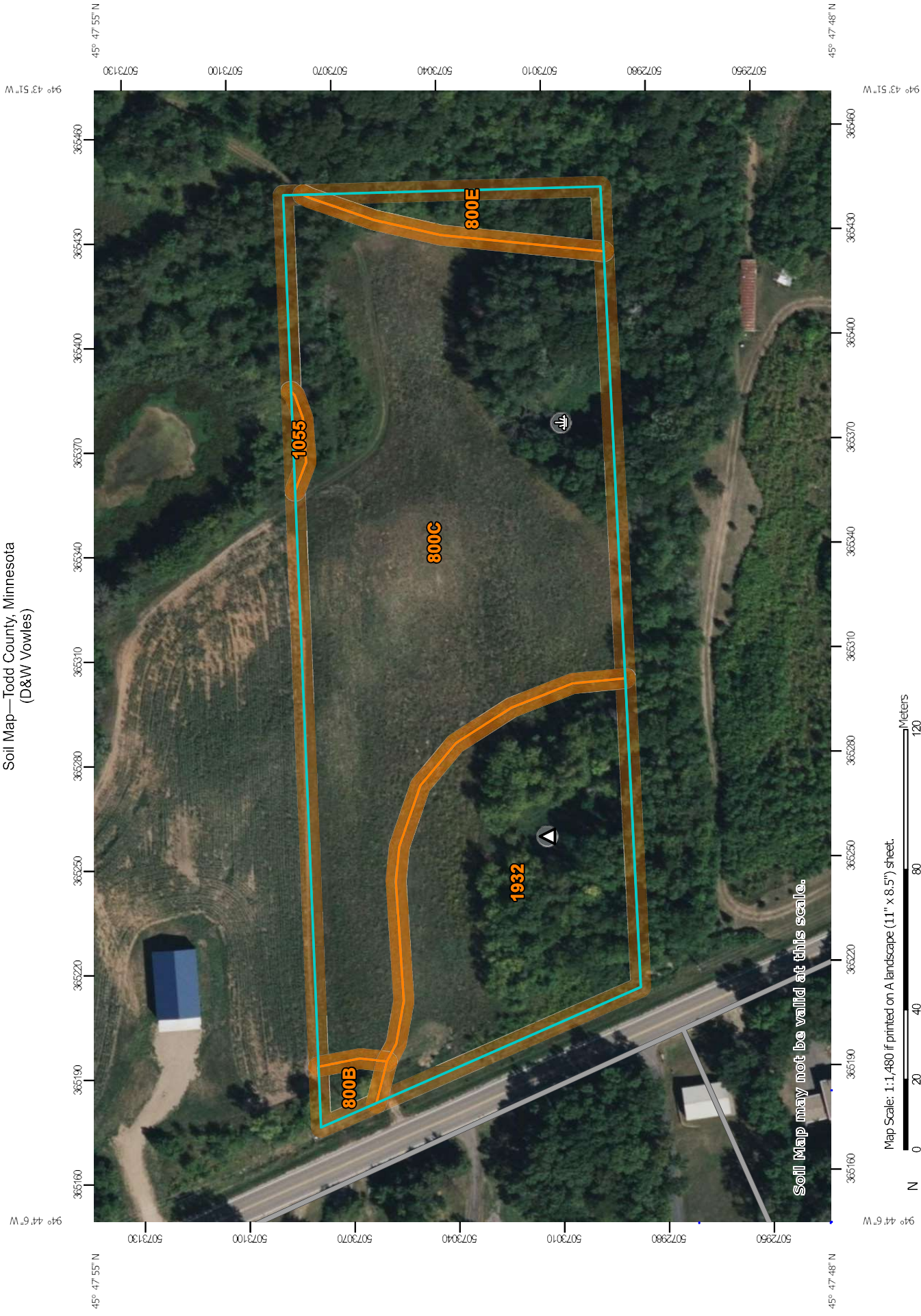
Printed on:
Monday, March 21, 2023

LandscapeLayout



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and boundaries, please consult with a Registered Land Surveyor.

Soil Map—Todd County, Minnesota
(D&W Vowles)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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

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

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

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

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

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

Soil Survey Area: Todd County, Minnesota
Survey Area Data: Version 19, Sep 7, 2024

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

Date(s) aerial images were photographed: Apr 1, 2021—Oct 1, 2021

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
800B	Kandota-Dorset sandy loams, 2 to 6 percent slopes	0.1	1.2%
800C	Kandota-Dorset sandy loams, 6 to 15 percent slopes	3.8	66.9%
800E	Kandota-Dorset sandy loams, 15 to 40 percent slopes	0.2	4.4%
1055	Haslie, Seelyeville, and Cathro soils, frequently ponded, 0 to 1 percent slopes	0.0	0.3%
1932	Runeberg sandy loam	1.5	27.2%
Totals for Area of Interest		5.7	100.0%

Todd County, Minnesota

800C—Kandota-Dorset sandy loams, 6 to 15 percent slopes

Map Unit Setting

National map unit symbol: gcy

Elevation: 700 to 2,000 feet

Mean annual precipitation: 20 to 28 inches

Mean annual air temperature: 37 to 45 degrees F

Frost-free period: 90 to 170 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Kandota and similar soils: 50 percent

Dorset and similar soils: 40 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kandota

Setting

Landform: Hillslopes on moraines

Landform position (two-dimensional): Summit, shoulder, backslope

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Loamy dense basal till

Typical profile

Ap - 0 to 7 inches: sandy loam

E, BE - 7 to 15 inches: sandy loam

Bt - 15 to 29 inches: sandy clay loam

C - 29 to 60 inches: sandy loam

Properties and qualities

Slope: 6 to 15 percent

Surface area covered with cobbles, stones or boulders: 0.1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Ecological site: F057XY021MN - Loamy Upland Moist Hardwood Forest

Forage suitability group: Sloping Upland, Acid (G090XN006MN)

Other vegetative classification: Sloping Upland, Acid (G090XN006MN)

Hydric soil rating: No

Description of Dorset

Setting

Landform: Hillslopes on moraines

Landform position (two-dimensional): Summit, shoulder, backslope

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Loamy mantle over sandy and gravelly outwash

Typical profile

Ap - 0 to 7 inches: sandy loam

Bt - 7 to 15 inches: sandy loam

2Bt,2BC - 15 to 34 inches: gravelly sand

2C - 34 to 60 inches: gravelly coarse sand

Properties and qualities

Slope: 6 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 25 percent

Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: A

Ecological site: R057XY008MN - Shallow Gravelly Prairie

Forage suitability group: Sloping Upland, Acid (G090XN006MN)

Other vegetative classification: Sloping Upland, Acid (G090XN006MN)

Hydric soil rating: No

Minor Components

Wykeham

Percent of map unit: 4 percent

Hydric soil rating: No

Forada

Percent of map unit: 3 percent

Landform: Drainageways, flats

Hydric soil rating: Yes

Runeberg

Percent of map unit: 3 percent

Landform: Drainageways, flats

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Todd County, Minnesota

Survey Area Data: Version 19, Sep 7, 2024

Todd County, Minnesota

1932—Runeberg sandy loam

Map Unit Setting

National map unit symbol: gcwz

Elevation: 670 to 1,600 feet

Mean annual precipitation: 22 to 32 inches

Mean annual air temperature: 37 to 45 degrees F

Frost-free period: 90 to 150 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Runeberg and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Runeberg

Setting

Landform: Flats on moraines, drainageways on moraines

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Loamy glacial till

Typical profile

A - 0 to 12 inches: sandy loam

Bg1,Bg2 - 12 to 27 inches: sandy loam

Cg - 27 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent

Surface area covered with cobbles, stones or boulders: 0.1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.57 in/hr)

Depth to water table: About 6 to 12 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Available water supply, 0 to 60 inches: Moderate (about 7.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C/D

Ecological site: R057XY014MN - Linear Meadow

Forage suitability group: Level Swale, Neutral (G090XN001MN)

Other vegetative classification: Level Swale, Neutral
(G090XN001MN)
Hydric soil rating: Yes

Minor Components

Wykeham

Percent of map unit: 5 percent
Hydric soil rating: No

Soils with a loam surface

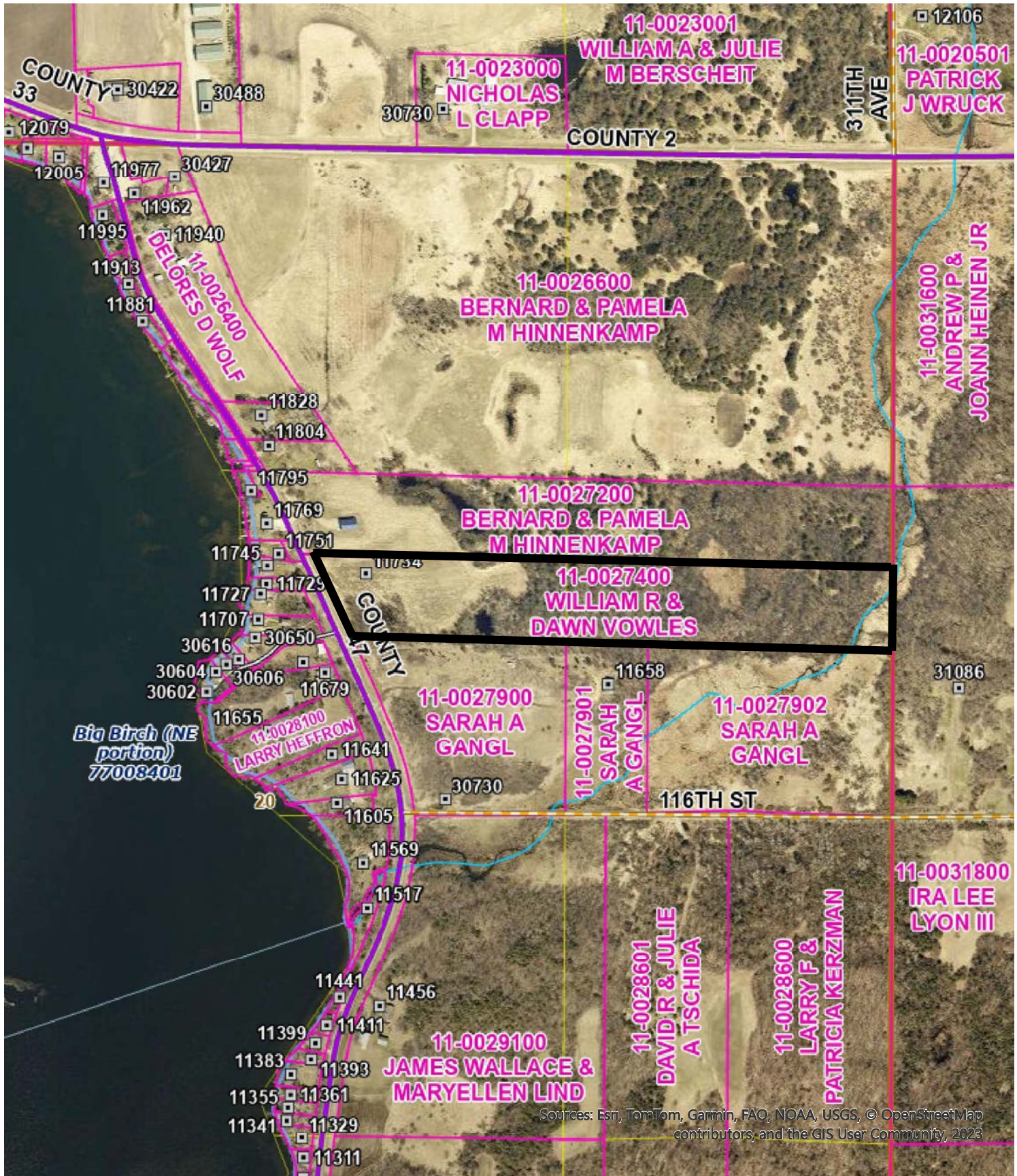
Percent of map unit: 3 percent
Landform: Flats, drainageways
Hydric soil rating: Yes

Soils with calcium carbonates throughout

Percent of map unit: 2 percent
Landform: Drainageways, flats
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Todd County, Minnesota
Survey Area Data: Version 19, Sep 7, 2024



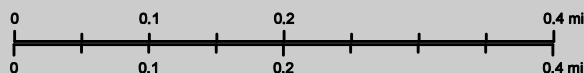
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, 2023

Todd County
MINNESOTA



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LetterLayout



The Todd County GIS & Land Services Department has made every effort to provide the most accurate and up-to-date information available in this publication and cannot be held responsible for any unforeseen errors or omissions. If the recipient wishes to locate parcel corners and property lines, employ the services of a Registered Land Surveyor.

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