



Application for Conditional Use Permit

www.co.redwood.mn.us

Permit #: 10-20 Date: 12/3/20

Location of Proposed Use:

Address: TBD City: _____ State: MN Zip: _____
House # Street Name

Parcel #: 68-029-2020 Township: Swedes Forest Section: 29 Twp #: 114 Range: 37

Legal Description:

NW1/4 EX TR IN NW COR, 151.23A M/L

Information about the Site:

Zoning District: Agriculture

General description of the building(s) and proposed use:

The parcel will consist of a 1MW Solar Garden with 3,780 solar panels. The array and equipment pad will be surrounded by a 6' high chain link fence with three strands of barbed wire on top of that. The panels will not exceed 14 feet in height at full tilt. The piles will be pounded straight into the ground and the depth they will have to be pounded will be determined by pull testing which will be completed prior to plan sets being completed to ensure that they are structurally sound. The installation will include 210 strings with 18 modules on each string with 20-foot row to row spacing on a single axis tracer. The attached layout provides the proposed layout which is subject to engineering and final Xcel approval. The final layout will continue to meet all Redwood County requirements and performance standards.

Building Size: (Please enter dimensions in feet)

Width: _____ Length: _____ Diameter: _____ Total Height: 14'

Setbacks: (Please enter in feet)

Side Yard Setback: _____ Direction: _____

Side Yard Setback: 10' Direction: south

Rear Yard Setback: 10' Direction: east

Road Type: county Setback from the Right-of-Way: _____

Right-of-Way Width from Centerline 67 ft

Type of Sewer System:

n/a

Drainage Plan:

attached

Other Information:

attached

Applicant Information:

First Name: Scott Last Name: Tempel

Business Name: Novel Energy Solutions

Address: 2303 Wycliff Ave, Ste 300, City: St. Paul State: MN Zip: 55114

Home Phone: _____ Cell Phone: 651-272-7104 Email: scott.tempel@novelenergy.biz

Operator Information: (Complete only if different from Applicant)

First Name: _____ Last Name: _____

Business Name: _____

Address: _____ City: _____ State: MN Zip: _____

Home Phone: _____ Cell Phone: _____ Email: _____

Land Owner Information: (Complete only if different from applicant)

First Name: Paul Last Name: Milbradt

Address 22536 420 St City: Belview State: MN Zip: 56214

HomePhone: 507-828-0950 CellPhone: _____ Email: pmfarm95@gmail.com

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature  Date: 11/20/2020

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$700 Receipt #: 217134 Date Approved: _____

Application Received: 12/3/20

Commission Action: Approved: _____ Date: _____ Disapproved: _____ Date: _____
County Board Action: Approved: _____ Date: _____ Disapproved: _____ Date: _____



NOVEL ENERGY SOLUTIONS, LLC
2303 Wycliff Street • Suite 300 • St. Paul • MN • 55114
info@novelenergy.biz • 612-345-7188 • NovelEnergy.biz

Novel Milbradt Solar LLC

1MW Megawatt Solar Garden

Introduction

Community Solar Gardens are supported by the State of Minnesota as a renewable energy supply. The Xcel Energy program was approved by the State of Minnesota as part of the renewable energy jobs bill in 2013. The purpose of constructing a community solar garden (solar array) will be to generate offsite solar energy that will be connected directly to the electric grid for the on-going benefit of subscribers to the solar garden. Nationally, as many as 75% of homes and businesses are unable to install solar at their property due to site conditions, regulations and cost; making off-site solar energy production their only option.

This proposed site will be constructed to produce one megawatt (1MW) of electric generation. The request will be for a period of up to 30 years. The electrical energy will be distributed directly to the existing electrical grid for subscribers to the energy produced by the system. The impact to the area is low from a construction, operation, and end of life perspective. Construction and setup are not invasive. Solar energy production is a passive activity, and the system does not alter the underlying nature of the land which can be returned to any other appropriate use. The system will reduce the carbon footprint and greenhouse gas emissions. Subscribers to the community solar garden will save on their electric bills over the 25 year life of the agreement with Xcel Energy, money which can be saved and spent in support of the local economy.

Community solar gardens offer numerous benefits to the community. Subscribers have an opportunity to keep electric dollars in the area to support the local economy. Landowners have a new option that brings value to their property without impacting the underlying nature of the land. Harvesting the sun entails far less risk than other commodities. Landowners and the community have an opportunity to be leaders in renewable energy that sets an example for others to follow and leaves a positive lasting legacy. Distributed solar generation, energy produced at multiple locations across the grid helps prevent electric line loss and dependence on carbon-based fuel sources. Careful siting standards protect the integrity of the land, increases production which increases local revenues and savings, and ensures positive neighbor relations.

Solar panels and systems have been used in the United States for over forty years and have gained in popularity as the cost of solar energy becomes competitive with traditional fossil fuels, and because of positive environmental benefits. Solar systems are more widely found on the east and west coasts of the United States due to higher electric costs than Minnesota and the Midwest. Solar systems have been found to be good neighboring land uses due to their passive nature, no negative impact on neighbor property values, and benefits to the environment and local economy.



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Description

The parcel is owned by Paul and Kimberly Milbradt

PID# : 68-029-2020

Legal Description: Metes & Bounds Description: NW1/4 EX TR IN NW COR, 151.23A M/L

Parcel Description: Agricultural production

Site Access: CR 7

Ownership: Land will be leased from the landowner, and project ownership will be Novel Milbradt Solar LLC

Equipment

The project will consist of 3,780 Tier-1, 330 Watt, multi-crystalline solar panels. Bloomberg New Energy Finance rates solar panels in tiers based on a variety of factors including financeability. All Tier-1 panels used have a 25 year warranty. Panels will feed inverters which ultimately connect to the electric grid at a point of interconnection located at a point closest to the 3-phase power lines as engineered to meet industry, state and federal standards.

Transformers and related equipment will be placed on a concrete slab on grade adjacent the 1MW array grouping. Xcel Energy required poles will be standard electric utility poles with underground wires unless otherwise authorized or required, and Xcel will acquire the necessary permits for their poles. Additional poles may be required depending on the manner of interconnection. All non-Xcel Energy equipment, materials, supplies, concrete, etc. will be removed at the end of the useful life of the project. All equipment must meet Xcel Energy and national standards for safety and interconnection. Program requirements include adequate levels of insurance coverage and a signed interconnection agreement as required by the MN Public Utilities Commission for 25 years, with continual production monitoring.

Site Appearance & Impact

The parcel will consist of a 1MW Solar Garden with 3,780 solar panels. The array and equipment pad will be surrounded by a 6' high chain link fence with three strands of barbed wire on top of that. The panels will not exceed 14 feet in height at full tilt. The piles will be pounded straight into the ground and the depth they will have to be pounded will be determined by pull testing which will be completed prior to plan sets being completed to ensure that they are structurally sound. The installation will include 210 strings with 18 modules on each string with 20-foot row to row spacing on a single axis tracer. The attached layout provides the proposed layout which is subject to engineering and final Xcel approval. The final layout will continue to meet all Redwood County requirements and performance standards.

Gated access will be provided with a key code or double lock for Xcel Energy and emergency response personnel. Signage will include 24-hour contact information. One light at the point of interconnection will be illuminated continually in the evening hours for safety of responding personnel.



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Screening can be provided on the west side of the site. The screening would consist of trees to screen from the adjacent ROW. Following construction of the arrays and any other project requirements, vegetation will be established to ensure soil stabilization, improve storm water quality, and for site beautification. Low Maintenance Turf seed mix or similar seed mix is utilized. Native grasses or specific pollinator plantings will be utilized in accordance with the attached landscaping plan. Once established, this site will filtrate surface waters and minimize erosion even better than traditional croplands. Additional site visits and pro-active weed identification and control will occur in the earlier seasons of the vegetative growth to ensure proper site development. Regular site maintenance will occur throughout the life of the system.

Construction

Construction activities will begin in spring of 2021. Installing posts at different depths and lengths will accommodate the minimal sloping on the site preventing the need for grade and fill activities. Grading and minor excavation may be needed for the switchgear pad to ensure level ground for the slab on grade. All necessary equipment and supplies will be delivered within a 2-4 week period at the start of construction. During the start of construction there will only be an average of two semi-trailers per day. Construction is expected to take 5 weeks. Deliveries will come from CR 7 to the site access as depicted on the site plan. A temporary delivery direction sign may be installed at the start of construction upon approval from the road authority. Temporary parking and staging will be off-road at the site entrance as shown on the site plan. Disposal of waste materials will comply with all local, state and federal regulations and best practices.

Hydrological Features

A wetland delineation has been completed and is attached herein. The wetland delineation has been submitted to the County and US Army Corp. There has been a site visit with the LGU and BWSR and the NOD has been completed. Storm water management will be handled by the current best practices provisions, and an NPDES permit will be obtained. Erosion control blankets, silt fencing and other best practices will be utilized throughout construction at appropriate locations. A stormwater pollution prevention plan (SWPPP) has been submitted with this package.

Geology and Soils

Novel Energy Solutions is preparing a Phase 1 ESA which will be utilized to help determine bedrock depth and in identifying all soils on the project site. This data will be utilized in the engineering of the posts and racking to ensure adequate wind, snow and other load factors.



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Potential to Affect the Environment and Public Health

This project is focused on bringing additional green energy to people in Minnesota unable to access solar on their property. It will reduce Xcel Energy's and the state's carbon emissions. The proposed solar array is passive and is designed to capture the sun's rays, not reflect them. Solar panels have an equivalent glare factor as a body of water. Research on potential environmental and public health issues will be through the State of Minnesota and the Federal government databases to ensure compliance. The many-decade history of solar panel use has not identified public health or environmental issues. The addition of year-round ground cover will provide improved storm water control over traditional row cropping providing improved soil retention and greater water infiltration.

Decommissioning, Restoration Plan and Insurance

Within one hundred eighty (180) days of the end of the project useful life, decommissioning will include the removal of all of the solar arrays, cables, electrical components, accessory structures, fencing, roads and other ancillary facilities owned by the solar garden. Since this project includes the establishment of vegetation on site, the soil will be excellent for agricultural utilization upon decommissioning. Established vegetation can be maintained, or tilled and re-planted to other vegetation upon the landowner's request. At year 26, there is almost equal salvage value in the panels and equipment than the costs associated with removing the system.

Detailed decommissioning includes:

- All cables and conduit will be removed
- PV modules will be removed from racking sold or transported to a recycling facility
- Racking equipment will be dismantled and removed, and either re-used or sold for scrap
- Inverters, transformers, switchgear, etc. will be re-sold or scrapped per industry best practices and regulations
- Concrete foundations, if utilized will be broken down and recycled or otherwise disposed.
- The security fence will be removed
- The site will be returned to its current state

The Xcel Energy tariffs governing this program and all interconnection as approved by the MN Public Utilities Commission includes interconnection and insurance requirements. Sections 9 & 10 of Xcel Energy's tariff for the Solar*Rewards Community, and Interconnection respectively spell out the requirements. Insurance coverage includes a \$2 million per occurrence policy, and interconnection to the Xcel Energy grid cannot occur until all safety and security items have been engineered, reviewed and approved. State and National electrical codes must be met, inspected and approved prior to interconnection. A signed interconnection agreement with Xcel Energy will be provided prior to construction activities.

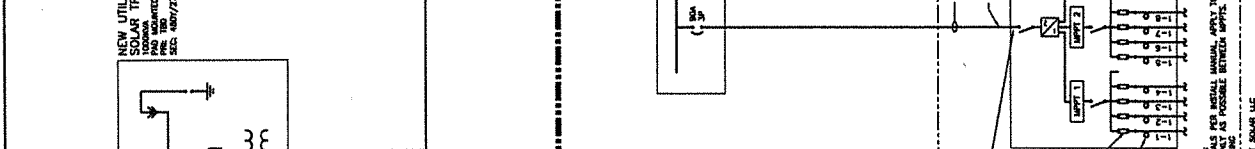
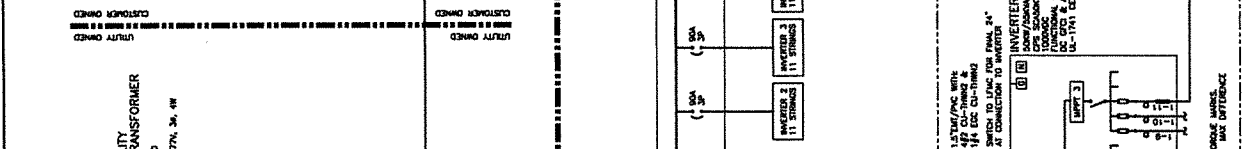
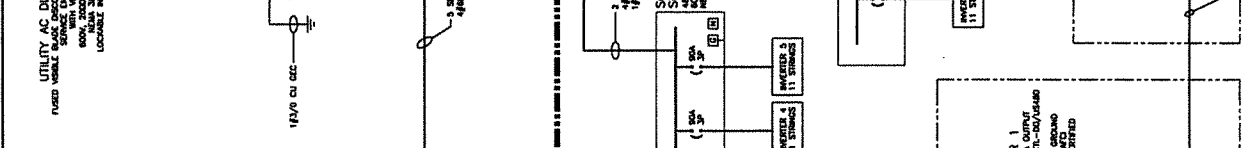
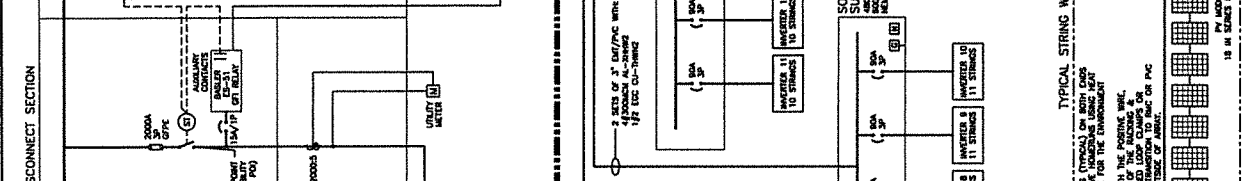
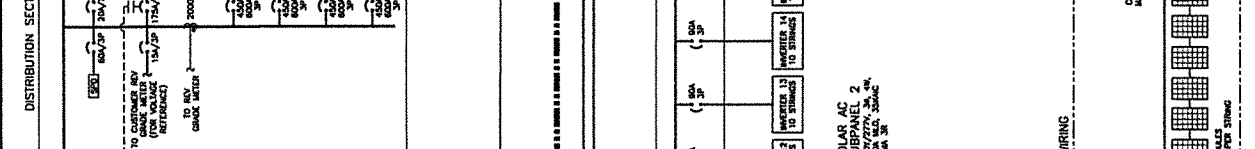
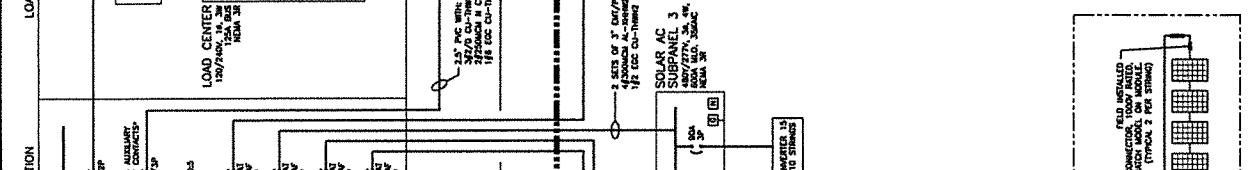
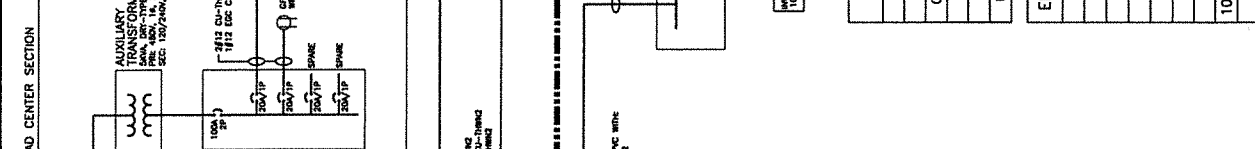
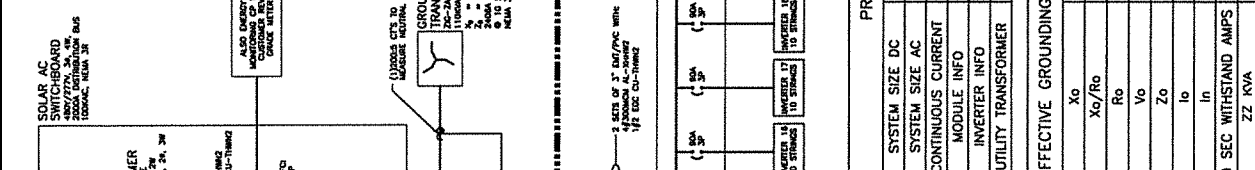
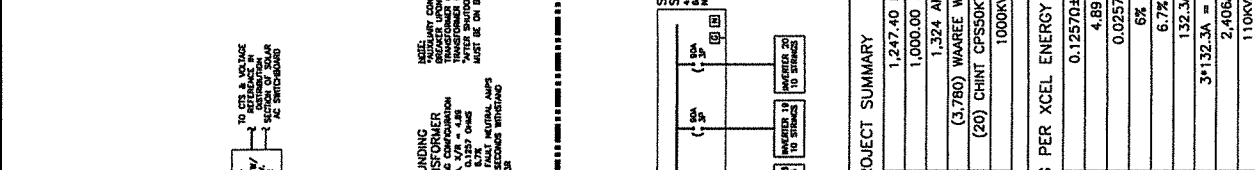
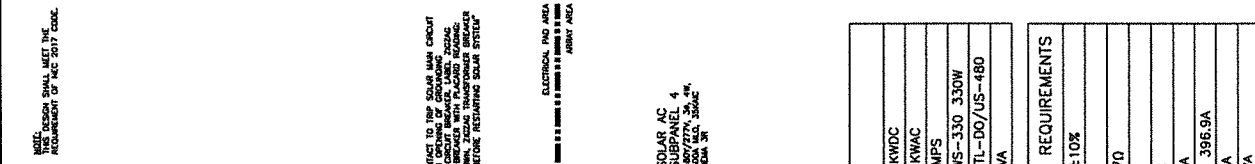


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Conclusion

We are excited to complete this project in a strong partnership with the Milbradts and Redwood County. We are committed to following best practices and all State, Federal and local rules and regulations to develop a community solar garden providing the many benefits to the local community.

NOVEL ENERGY SOLUTIONS LLC. 2303 WISCONSIN DRIVE WISCONSIN, MINNESOTA 55121 TEL: 952.253.2300 FAX: 952.253.2300 WWW.NOVELENERGY.COM	NOVEL MILBRAD SOLAR LLC 124740 KW SOLAR TRACKER SYSTEM AT SWEDS FOREST, MINNESOTA 56214 44591132 - 85,539545
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PROJECT SUMMARY	
SYSTEM SIZE DC	1,247.40 KWDC
SYSTEM SIZE AC	1,000.00 KWAC
CONTINUOUS CURRENT	1,324 AMPS
MODULE INFO	(3,780) WAAREE WS-330 330W
INVERTER INFO	(20) CHINT CPSSOKTL-DO/US-480
UTILITY TRANSFORMER	1000KVA

EFFECTIVE GROUNDING PER XCEL ENERGY REQUIREMENTS	
Xo/Ro	0.12570±10%
Xo/Ro	4.89
Ro	0.02570
Vo	6%
Zo	6.7%
Io	132.3A
Io	3*132.3A = 396.9A
10 SEC WITHSTAND AMPS	2,408A
Zz, KVA	1100KVA

ONE LINE DIAGRAM
SCALE: NONE

NOTE: THIS DESIGN SHALL MEET THE REQUIREMENTS OF NEC 2017 CODE.

AUXILIARY BREAKER TO TRIP SOLAR MAIN CIRCUIT BREAKER UPON FAILURE OF MAIN BREAKER. TRANSFORMER BREAKER WITH PULSED SIGNALING FOR FAILURE OF MAIN BREAKER. SIGNALING MUST BE ON BEFORE RECEIVING SOLAR SYSTEM POWER.

GROUNDING: 2. MAIN PANEL NEUTRAL AMPS 1000A. 3. MAIN PANEL NEUTRAL WIRE SIZE 4/0. 4. MAIN PANEL NEUTRAL WIRE TYPE: ALUMINUM BONDING.

GROUNDING: 1. 2" PVC WIRE. 2. 1/2" DIA. GALV. STEEL. 3. 2" DIA. GALV. STEEL. 4. 1/2" DIA. GALV. STEEL.

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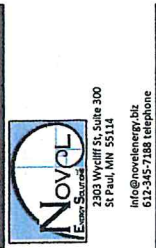
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 2303 WISCONSIN DRIVE
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 TEL: 952.253.2300
 FAX: 952.253.2300
 WWW.NOVELENERGY.COM



Client
PAUL & KIMBERLY MILBRADT
 2883 WYVILLE ST, SUITE 300
 ST PAUL, MN 55114
 info@novelenergy.biz
 612-345-7188 telephone

Project
NOVEL MILBRADT SOLAR LLC

Location
BELVIEW, MN

Certification

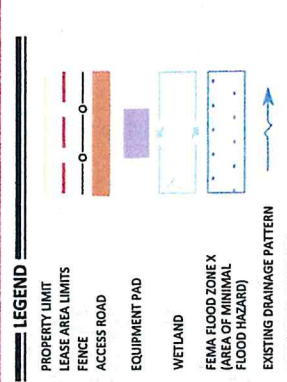
Summary
 Drawn by: [Name]
 Prepared by: [Name]
 Project No.: [Number]
 Date: [Date]

NO.	DATE	BY	FOR	DESCRIPTION

Sheet Title
PRELIMINARY SITE PLAN

Sheet No. **1**
 Revision

Project No. **FRO**

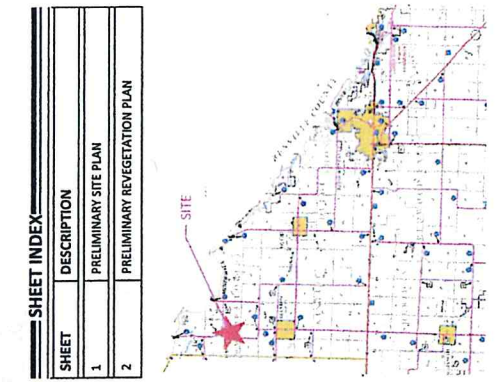


PROJECT SUMMARY

PROJECT NAME	NOVEL MILBRADT SOLAR LLC
GARDEN OPERATOR NAME	NOVEL SOLAR
APPLICATION POINT OF CONTACT - PHONE	(612) 345-7188
APPLICATION POINT OF CONTACT - EMAIL	PAULA.FITZGERALD@NOVELENERGY.BIZ
SOLAR GARDEN ADDRESS	44.6541, -95.3399, BELVIEW, MN
SYSTEM SIZE (AC)	1.1 MW

SHEET INDEX

SHEET	DESCRIPTION
1	PRELIMINARY SITE PLAN
2	PRELIMINARY REVEGETATION PLAN



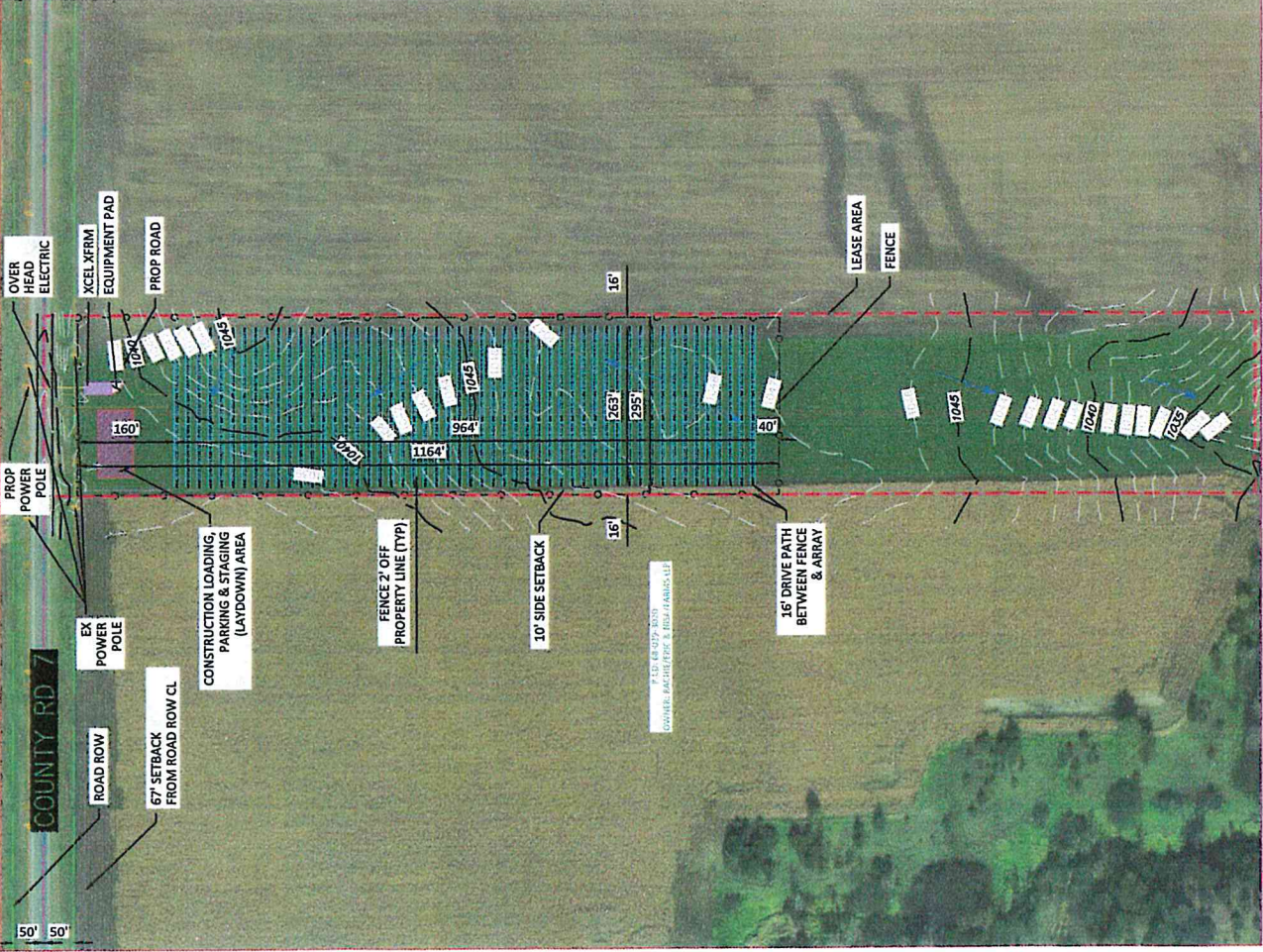
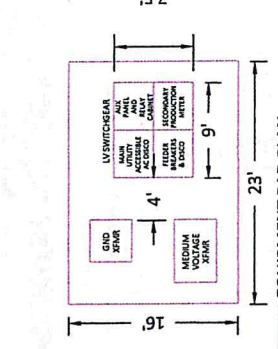
DEVELOPMENT SUMMARY

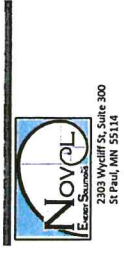
AREA GROSS SITE AREA: 7.9 AC
 LEASE AREA: 413.9 AC

EXISTING ZONING: AG
 INTENDED USE: AG SOLAR

SETBACKS FROM CENTER-LINE OF HWY 7:
 SIDE SETBACK: 67 FEET
 REAR SETBACK: 30 FEET

- NOTES**
- THIS CONCEPT PLAN IS INTENDED TO IDENTIFY THE APPROXIMATE AREA REQUIRED FOR THE SOLAR GARDEN, LEASE AREA LIMITS, ACCESS AND PROPOSED POINT OF CONNECTION LOCATION.
 - A PERIMETER SECURITY FENCE WILL BE INSTALLED AROUND THE SYSTEM.
 - PROPERTY LINES ARE PROVIDED FROM PUBLICLY AVAILABLE COUNTY GIS INFORMATION.
 - CONTOURS SHOWN ARE BASED ON LIDAR INFORMATION.
 - EASEMENTS WILL BE PROVIDED FOR ACCESS AND THE ELECTRICAL UTILITY SYSTEM.
 - APPROXIMATE WETLAND LIMITS ARE TAKEN FROM NATIONAL WETLAND INVENTORY (NWI) MAPPING.
 - PROPOSED ELECTRICAL LINES OUTSIDE OF FENCED PERIMETER WILL BE UNDERGROUND.
 - TREE AND SHRUB SCREENING FOR RESIDENTIAL & PUBLIC R.O.W. WILL BE PROVIDED AS DETERMINED IN CONJUNCTION WITH THE PERMITTING AGENCY AT THE TIME OF DESIGN. (TYPES, SIZES & SPACING OF PLANTS)





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Client
PAUL & KIMBERLY MILBRADT
22536 420 ST.
BELVIEW, MN 56214

Project
NOVEL MILBRADT SOLAR LLC

Location
BELVIEW, MN

Certification

Summary
Checked: []
Book / Paper:
Initial Issue: 11/7/2020

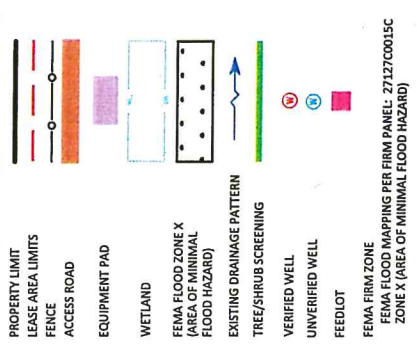
Revisions	No.	Date	By	CHK	Description

Sheet Title
PRELIMINARY SITE PLAN

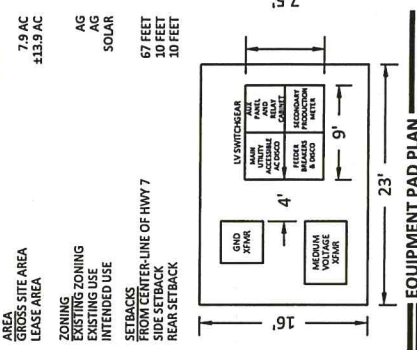
Sheet No. **1**
Revision

Project No. **FRO**

LEGEND



DEVELOPMENT SUMMARY



PROJECT SUMMARY

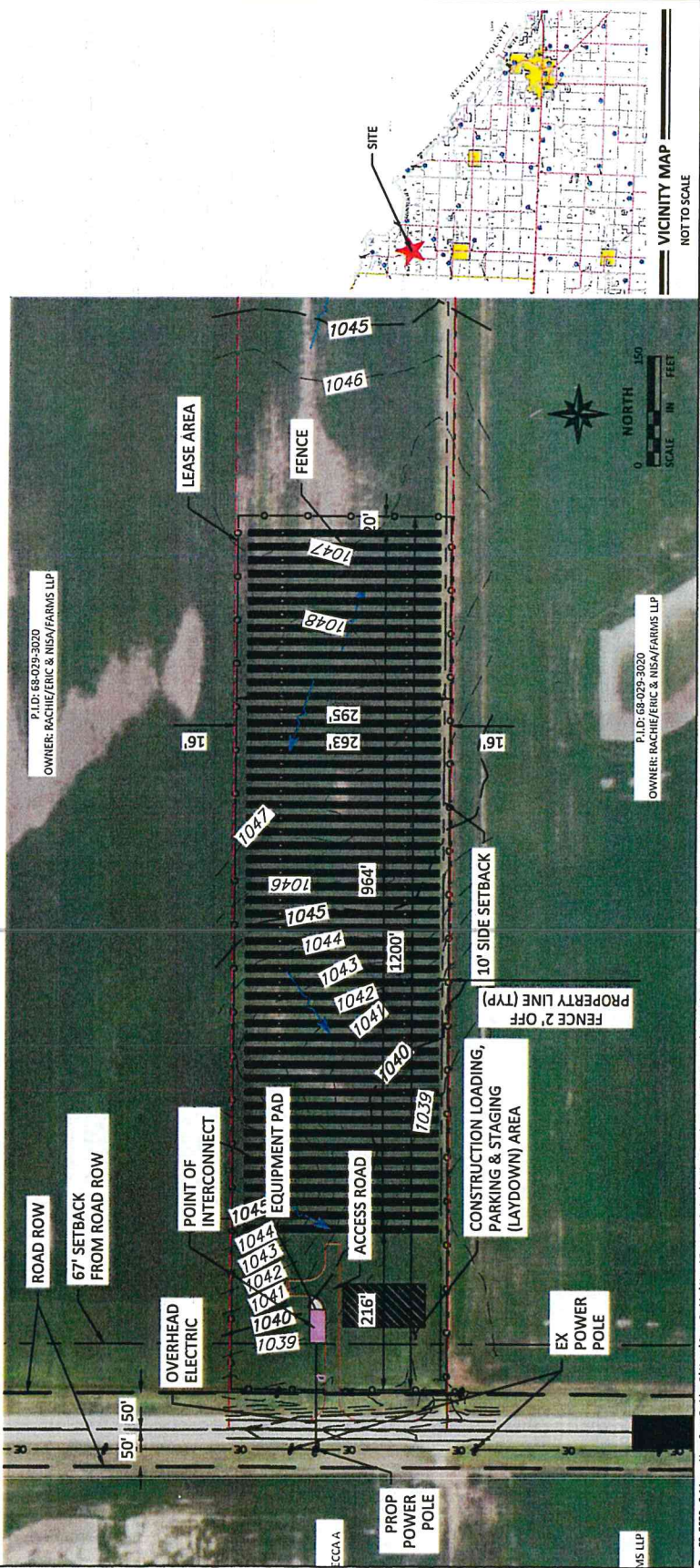
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P.L.D.: 68-029-3020
OWNER: RACHIE/ERIC & NISA/FARMIS LLP

P.L.D.: 68-029-3020
OWNER: RACHIE/ERIC & NISA/FARMIS LLP

SCALE: 0 150 FEET

VICINITY MAP
NOT TO SCALE

NOVEL ENERGY SOLUTIONS



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info@novelenergy.biz
612-357-7302 telephone

Client
PAUL &
KIMBERLY
MILBRADT
22356 600 ST.
BELLEVUE, MN 56124

Project
NOVEL
MILBRADT
SOLAR LLC

Location
BELVIEW, MN

Certification

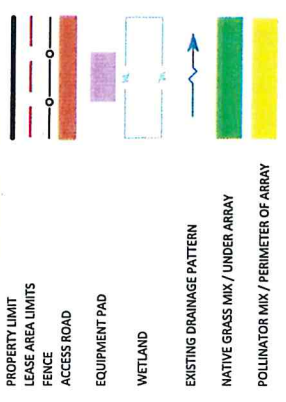
Summary
Designed/Drawn
Reviewed/Checked
Approved/Issued
Checked/Plotted
Date Description

No.	Date	By	Description

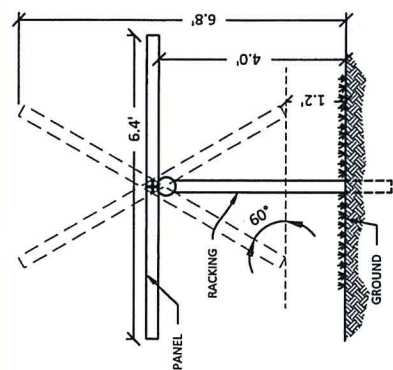
Sheet Title
PRELIMINARY
REVEGETATION
PLAN
Sheet No. Revision
2

Project No. FRO

LEGEND



NOTE:
OUTSIDE PERIMETER OF SOLAR ARRAYS:
POLLINATOR SEED MIX TO INCLUDE:
SEED MIX TO HAVE MINIMUM SEEDING RATE OF 40 SEEDS/SQ. FT.
AT LEAST 40% OF THE TOTAL SEEDING RATE SHOULD BE COMPOSED OF PERENNIAL FORBS.
7 OR MORE NATIVE GRASSES/SEDGE SPECIES WITH AT LEAST 2 SPECIES OF BUNCHGRASS.
20 OR MORE NATIVE FORBS WITH AT LEAST 5 SPECIES IN EACH BLOOM PERIOD: EARLY (APRIL-MAY), MID (JUNE-AUGUST), AND LATE (AUGUST-OCTOBER).
NATIVE SPECIES UNDER PANEL ARRAYS SHOULD HAVE A MAXIMUM HEIGHT OF 3 FEET AND SHOULD INCLUDE SHADE-TOLERANT SPECIES FOR FIXED PANEL SITES.
UNDER SOLAR ARRAYS:
SEED MIX TO INCLUDE:
POLLINATOR SEED MIX TO INCLUDE:
SEED MIX TO HAVE MINIMUM SEEDING RATE OF 40 SEEDS/SQ. FT.
7 OR MORE NATIVE GRASSES/SEDGE SPECIES WITH AT LEAST 2 SPECIES OF BUNCHGRASS.
PLANT SPECIES UNDER PANEL ARRAYS SHOULD HAVE A MAXIMUM HEIGHT OF 3 FEET AND SHOULD INCLUDE SHADE-TOLERANT SPECIES FOR FIXED PANEL SITES.
*NO BIG BLUESTEM OR OR INDIAN GRASS IN GRASS MIX



TYPICAL TRACKER SYSTEM





2303 Wydrif St, Suite 300
St Paul, MN 55114

info@novolenergy.biz
612-345-7188 telephone

Client
**PAUL &
KIMBERLY
MILBRADT**
BEVUEV, MN

Project
**NOVEL
MILBRADT
SOLAR, LLC**

Location
SITE LOCATION

Certification

I hereby certify that the plans, specifications, reports, and bills have been prepared or prepared by me, or under my direct supervision, and that I am a duly licensed professional engineer under the laws of Minnesota.

SCOTT GEEDLE, P.E.
Registration No.: 512587 State: MN
Address: 12011 55th Ave. NW, #2100, Ramsey, MN 55155
I am a duly licensed professional engineer under the laws of Minnesota.

Summary

Drawn by: [] Date: []
Approved: [] Book / Page: []
Phase: [] Initials: []

Revisions

NO	DATE	BY	CHKD	DESCRIPTION

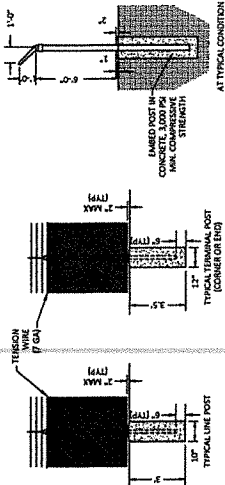
Sheet Title
DETAILS

Sheet No. Revision
C9.01 IFP

Project No. MILB
MILB

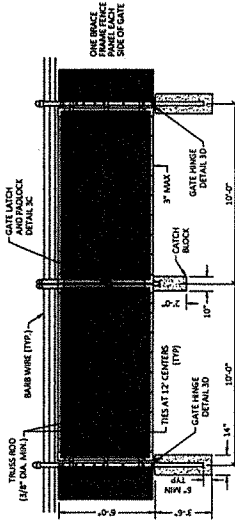
NOTES:

- FENCE FABRIC SHALL BE NO MORE THAN 2" ABOVE FINISHED
- FABRIC - 9 GAUGE 2" MESH GALVANIZED STEELWIRE, CLASS 1;
- TWISTED DELUGE ON BOTTOM MANICLED DELUKE ON TOP;
- POSTS - STEEL PIPE, ASTM F1583 STANDARD WEIGHT SCHEDULE 40;
- LINK POSTS SHALL BE 2" O.D. PIPE, 2.68 PER FT.
- TERMINAL POSTS SHALL BE 2" O.D. PIPE, 5.79 PER FT.

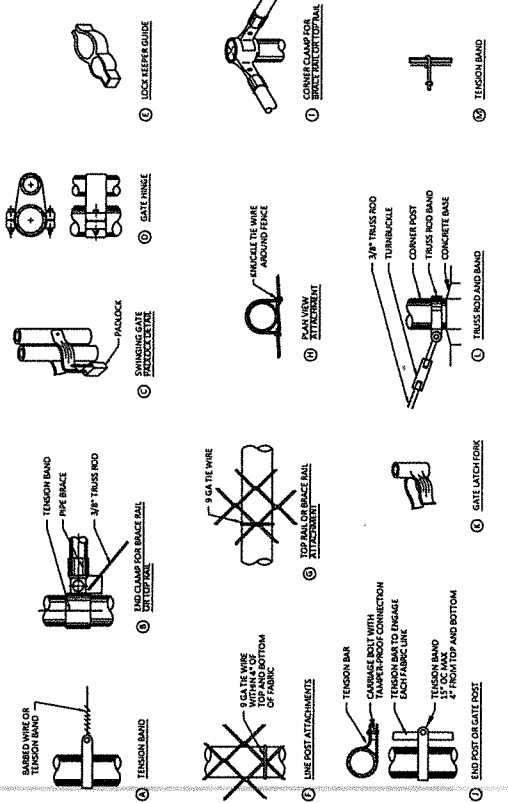


1 N.T.S. **CHAIN LINK SECURITY FENCE**

USE AND SECTION	STEEL POST SCHEDULE	MINIMUM OUTSIDE DIMENSIONS (NOMINAL)
CORNER, END & RAIL POSTS:	CARDIO LESS THAN 12' PANELS 12' TO 15'	
TUBULAR - ROUND	2 1/2" O.D.	2 1/2" O.D.
TUBULAR - SQUARE	3 1/2" SQ.	3 1/2" SQ.
C-SECTION (ROLL-FORMED)	3 1/2" x 1 1/2"	3 1/2" x 1 1/2"
LINK POSTS:		
TUBULAR - ROUND	1 1/2" O.D.	1 1/2" O.D.
C-SECTION (ROLL-FORMED)	1 1/2" x 1 1/2"	1 1/2" x 1 1/2"
TOP, BOTTOM & BRACE RAIL S:		
TUBULAR - ROUND	1 1/2" O.D.	1 1/2" O.D.
C-SECTION (ROLL-FORMED)	1 1/2" x 1 1/2"	1 1/2" x 1 1/2"
H-SECTION (ROLL-FORMED)	1 1/2" x 1 1/2"	1 1/2" x 1 1/2"



2 N.T.S. **20 FOOT DOUBLE SWING FENCE GATE**



3 N.T.S. **MISCELLANEOUS CHAIN LINK FENCE HARDWARE**

Minnesota Wetland Conservation Act

Notice of Decision

Local Government Unit (LGU) Redwood SWCD	Address 1241 E Bridge Street Ste C Redwood Falls, MN 56283
--	--

1. PROJECT INFORMATION

Applicant Name Paula Fitzgerald Paul Milbradt - landowner	Project Name Novel Energy	Date of Application 4/2/2020	Application Number
<input checked="" type="checkbox"/> Attach site locator map.			

Type of Decision:

<input checked="" type="checkbox"/> Wetland Boundary or Type	<input checked="" type="checkbox"/> No-Loss	<input type="checkbox"/> Exemption	<input type="checkbox"/> Sequencing
<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Banking Plan		

Technical Evaluation Panel Findings and Recommendation (if any):

<input type="checkbox"/> Approve	<input type="checkbox"/> Approved with conditions	<input type="checkbox"/> Deny
Summary (or attach): <div style="border: 1px solid black; height: 40px; width: 100%;"></div>		

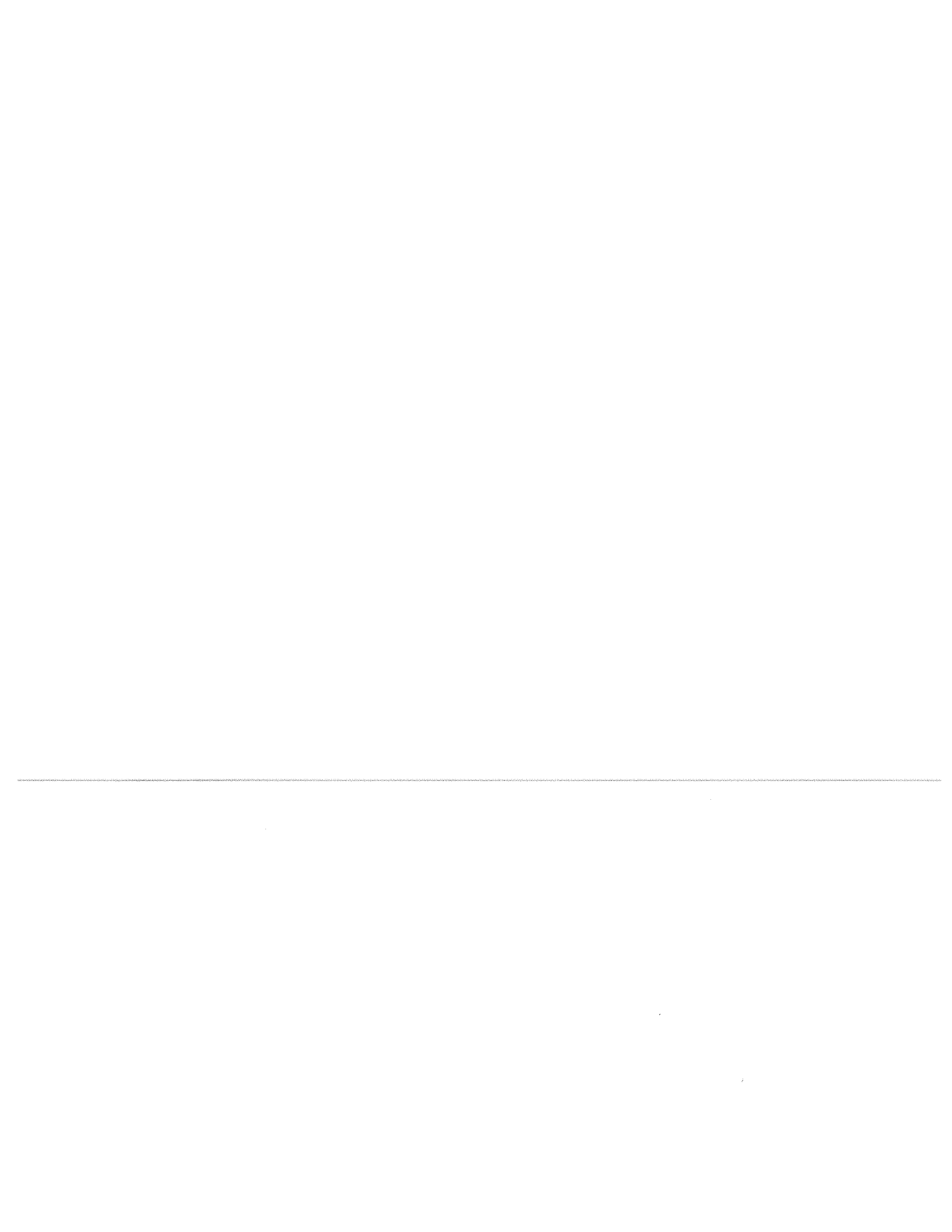
2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision:

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Approved with conditions (include below)	<input type="checkbox"/> Denied
--	---	---------------------------------

LGU Findings and Conclusions (attach additional sheets as necessary):

A complete Level 1 Delineation was conducted for the area defined in the application. All of the provided documentation supports the absence of wetlands on this site. This application meets the "No-Loss" criteria (8420.0415) due to paragraph A stating "an activity that will not impact a wetland".



For Replacement Plans using credits from the State Wetland Bank:

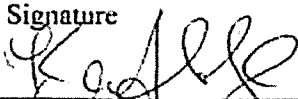
Bank Account #	Bank Service Area	County	Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)
----------------	-------------------	--------	--

Replacement Plan Approval Conditions. In addition to any conditions specified by the LGU, the approval of a Wetland Replacement Plan is conditional upon the following:

- Financial Assurance:** For project-specific replacement that is not in-advance, a financial assurance specified by the LGU must be submitted to the LGU in accordance with MN Rule 8420.0522, Subp. 9 (List amount and type in LGU Findings).
- Deed Recording:** For project-specific replacement, evidence must be provided to the LGU that the BWSR "Declaration of Restrictions and Covenants" and "Consent to Replacement Wetland" forms have been filed with the county recorder's office in which the replacement wetland is located.
- Credit Withdrawal:** For replacement consisting of wetland bank credits, confirmation that BWSR has withdrawn the credits from the state wetland bank as specified in the approved replacement plan.

Wetlands may not be impacted until all applicable conditions have been met!

LGU Authorized Signature:

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 5 provides notice that a decision was made by the LGU under the Wetland Conservation Act as specified above. If additional details on the decision exist, they have been provided to the landowner and are available from the LGU upon request.		
Name Kristy A. Zajac	Title Conservation Specialist	
Signature 	Date 05/19/2020	Phone Number and E-mail 507-637-2427 ext. 3 Kristy_z@co.redwood.mn.us

THIS DECISION ONLY APPLIES TO THE MINNESOTA WETLAND CONSERVATION ACT. Additional approvals or permits from local, state, and federal agencies may be required. Check with all appropriate authorities before commencing work in or near wetlands.

Applicants proceed at their own risk if work authorized by this decision is started before the time period for appeal (30 days) has expired. If this decision is reversed or revised under appeal, the applicant may be responsible for restoring or replacing all wetland impacts.

This decision is valid for three years from the date of decision unless a longer period is advised by the TEP and specified in this notice of decision.

3. APPEAL OF THIS DECISION

Pursuant to MN Rule 8420.0905, any appeal of this decision can only be commenced by mailing a petition for appeal, including applicable fee, within thirty (30) calendar days of the date of the mailing of this Notice to the following as indicated:

Check one:

<input checked="" type="checkbox"/> Appeal of an LGU staff decision. Send petition and \$_____ fee (if applicable) to: Redwood SWCD 1241 E Bridge Street, Ste C Redwood Falls, MN 56283	<input type="checkbox"/> Appeal of LGU governing body decision. Send petition and \$500 filing fee to: Executive Director Minnesota Board of Water and Soil Resources 520 Lafayette Road North St. Paul, MN 55155
---	---

4. LIST OF ADDRESSEES

<input checked="" type="checkbox"/>	SWCD TEP member: Kristy Zajac
<input checked="" type="checkbox"/>	BWSR TEP member: John Hansel
<input checked="" type="checkbox"/>	LGU TEP member (if different than LGU Contact):
<input type="checkbox"/>	DNR TEP member:
<input type="checkbox"/>	DNR Regional Office (if different than DNR TEP member)
<input type="checkbox"/>	WD or WMO (if applicable):
<input checked="" type="checkbox"/>	Applicant and Landowner (if different): Paul & Kimberly Milbradt
<input type="checkbox"/>	Members of the public who requested notice:
<input checked="" type="checkbox"/>	Army Corps of Engineers Project Manager: <u>USACE Requests MN@usace.army.mil</u>
<input type="checkbox"/>	BWSR Wetland Bank Coordinator (wetland bank plan decisions only)

5. MAILING INFORMATION

- For a list of BWSR TEP representatives, see: www.bwsr.state.mn.us/aboutbwsr/workareas/WCA_areas.pdf
- For a list of DNR TEP representatives, see: www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf

➤ Department of Natural Resources Regional Offices:

NW Region:	NE Region:	Central Region:	Southern Region:
Reg. Env. Assess. Ecol. Div. Ecol. Resources 2115 Birchmont Beach Rd. NE Bemidji, MN 56601	Reg. Env. Assess. Ecol. Div. Ecol. Resources 1201 E. Hwy. 2 Grand Rapids, MN 55744	Reg. Env. Assess. Ecol. Div. Ecol. Resources 1200 Warner Road St. Paul, MN 55106	Reg. Env. Assess. Ecol. Div. Ecol. Resources 261 Hwy. 15 South New Ulm, MN 56073

For a map of DNR Administrative Regions, see: http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf

- For a list of Corps of Project Managers, see: www.mvp.usace.army.mil/regulatory/default.asp?pageid=687
or send to: Dept. of the Army, Corps of Engineers, St. Paul District
ATTN: CO-R, 190 Fifth Street East
St. Paul, MN 55101-1638
- For Wetland Bank Plan applications, also send a copy of the application to:
Minnesota Board of Water and Soil Resources
Wetland Bank Coordinator
520 Lafayette Road North
St. Paul, MN 55155

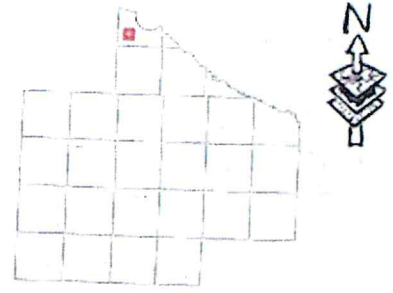
6. ATTACHMENTS

In addition to the site locator map, list any other attachments:

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Redwood Soil & Water Conservation District

Applicant Name	Project Name
Paula Fitzgerald	Novel Energy
Legal Description	Township Name
T114N R37W Sec 29	Swedes Forest
Prepared By	Date Prepared
Kristy A Zajac	5/19/2020





DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

June 10, 2020

Regulatory File No. MVP-2020-00568-MAD

Paula Fitzgerald
2303 Wycliff Street, Suite 300
St. Paul, MN 55114

Dear Ms. Fitzgerald:

We are responding to your request, submitted by Robin Brigham on your behalf, for Corps of Engineers (Corps) concurrence with the delineation of aquatic resources completed on the Novel Milbradt Solar site. The project site is in Section 29, Township 114 North, Range 37, Redwood County, Minnesota.

We have reviewed the aquatic resource delineation report, dated April 1, 2020 and concur that no aquatic resources are present within review area. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. This concurrence is only valid for the review area shown on the enclosed figures labeled MVP-2020-00568-MAD Page 1 of 2 through 2 of 2.

This letter does not eliminate the need for state, local, or other authorizations, such as those of the Department of Natural Resources or county.

No jurisdictional determination was prepared for this project, nor is one required to support this concurrence. This concurrence may generally be relied upon for five years from the date of this letter. However, we reserve the right to review and revise our concurrence in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of aquatic resources on-site. Our concurrence may be renewed at the end of this period provided you submit a written request and our staff are able to verify that the determination is still valid.

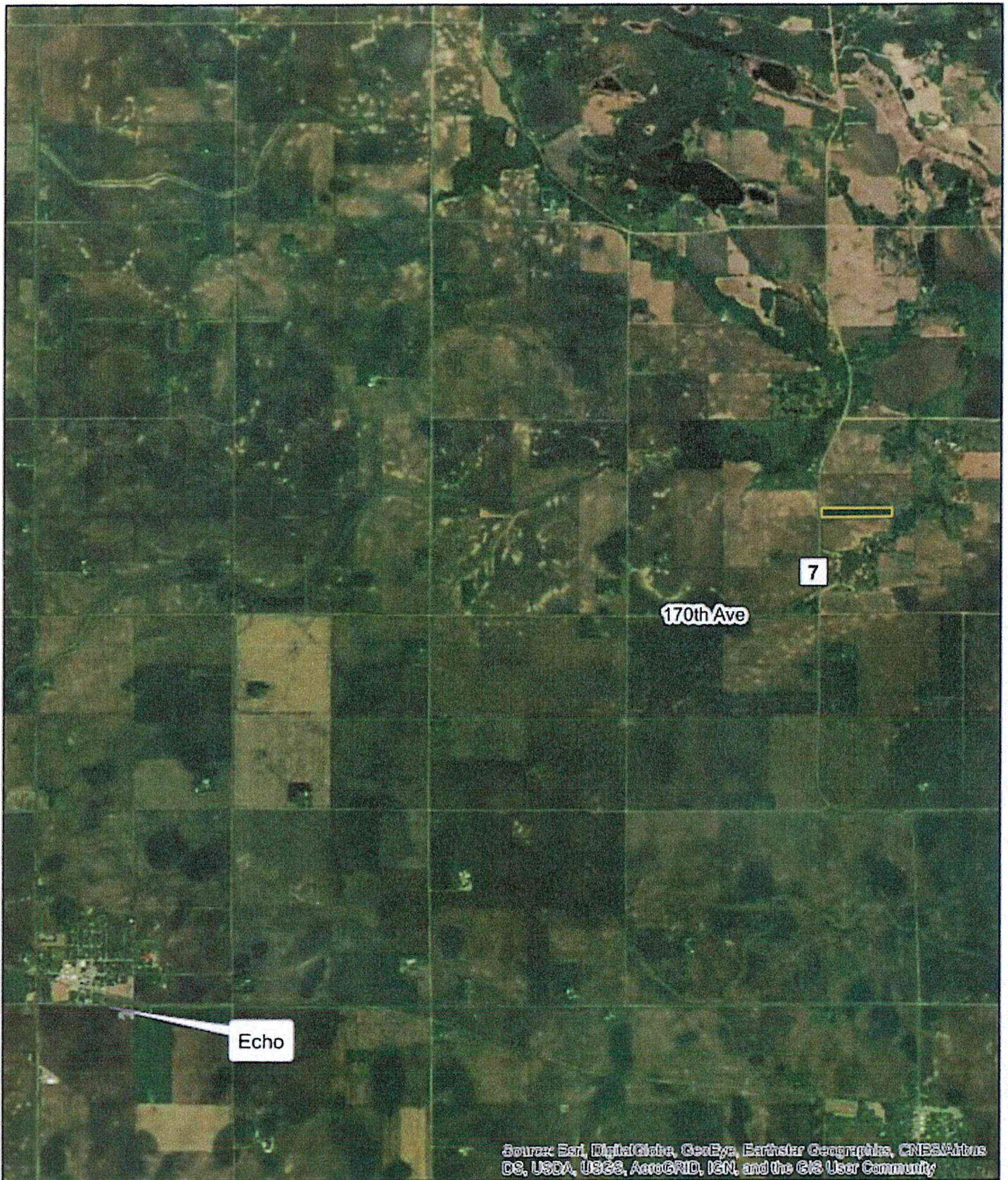
If you have any questions, please contact me in our St. Paul office at (651) 290-5266 or Maria.A.DeLaundreau@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

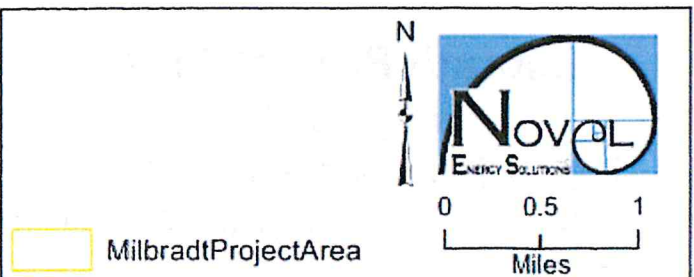
A handwritten signature in cursive script that reads "Maria DeLaundreau".

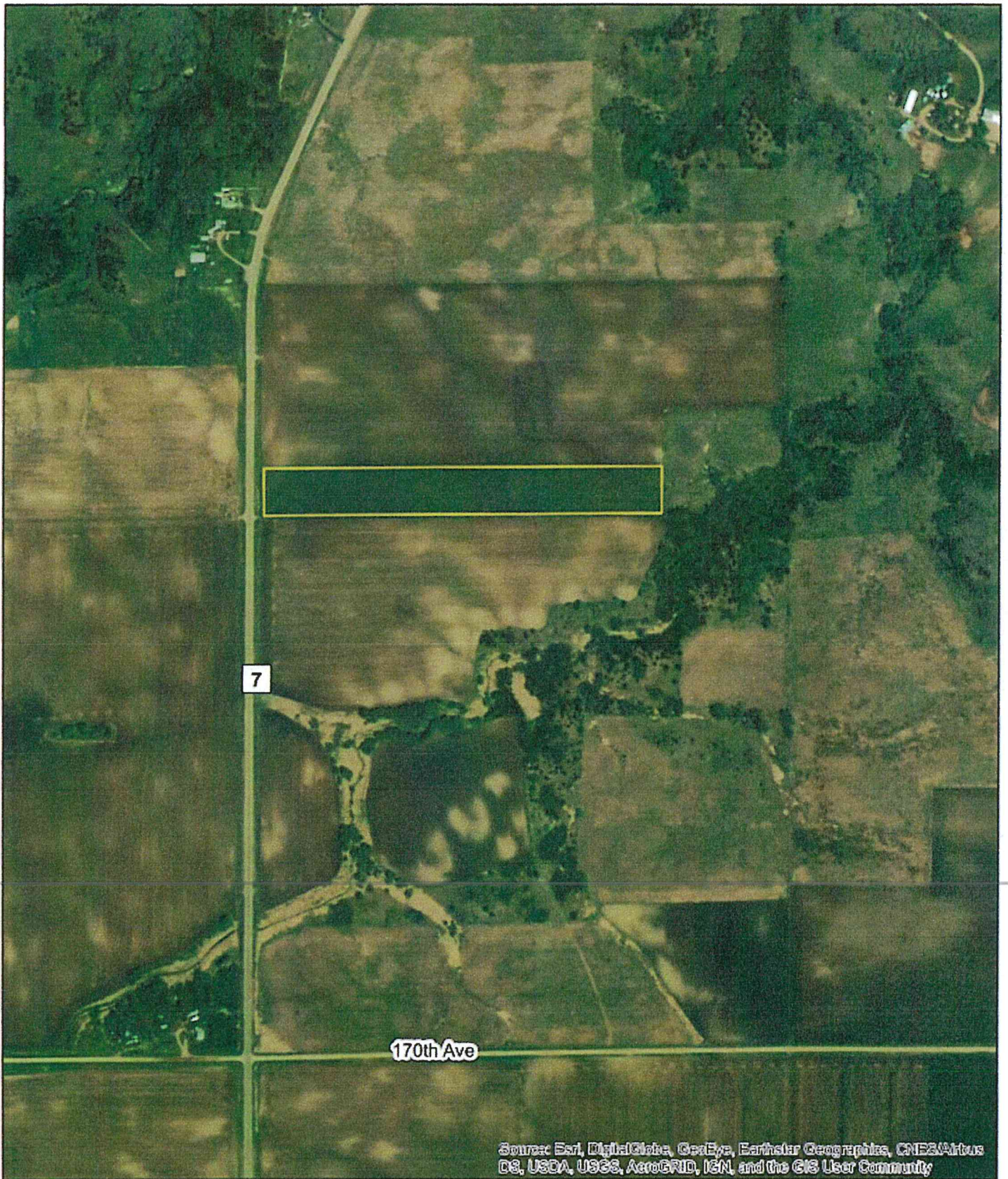
Maria DeLaundreau
Project Manager

cc:
Robin Brigham, Novel Energy Solutions
Kristy A. Zajac, LGU
John Hansel, BWSR

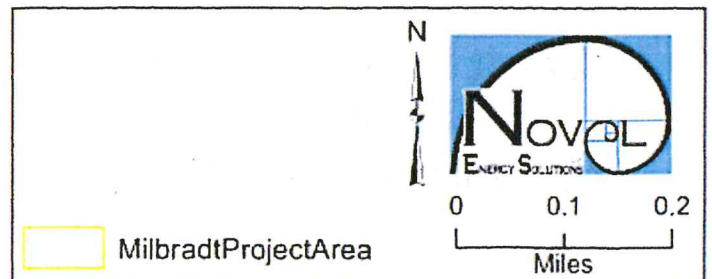


Milbradt Project Location
Figure A
Novel Milbradt Solar LLC
Redwood County, MN





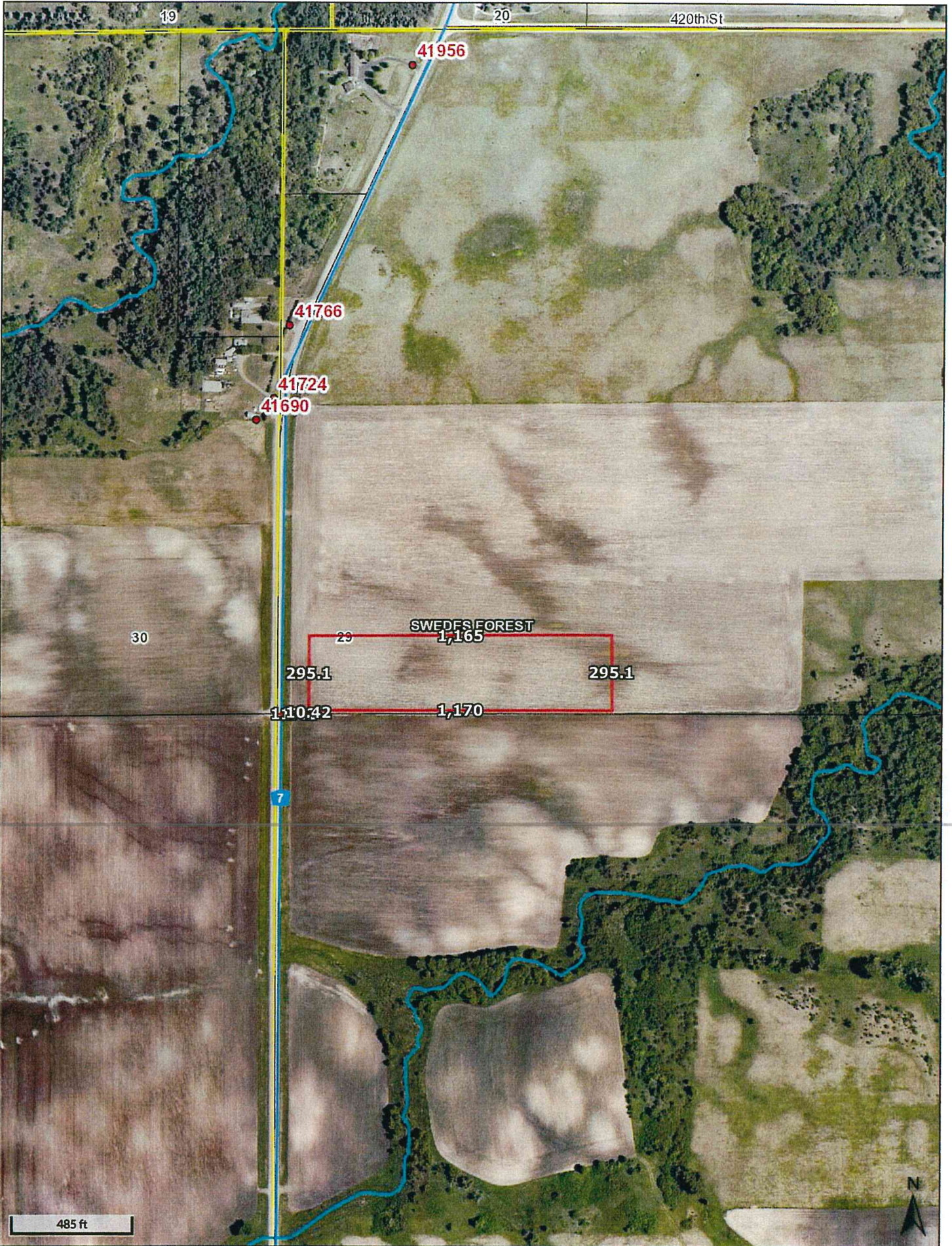
Milbradt Project Area
Figure B
Novel Milbradt Solar LLC
Redwood County, MN



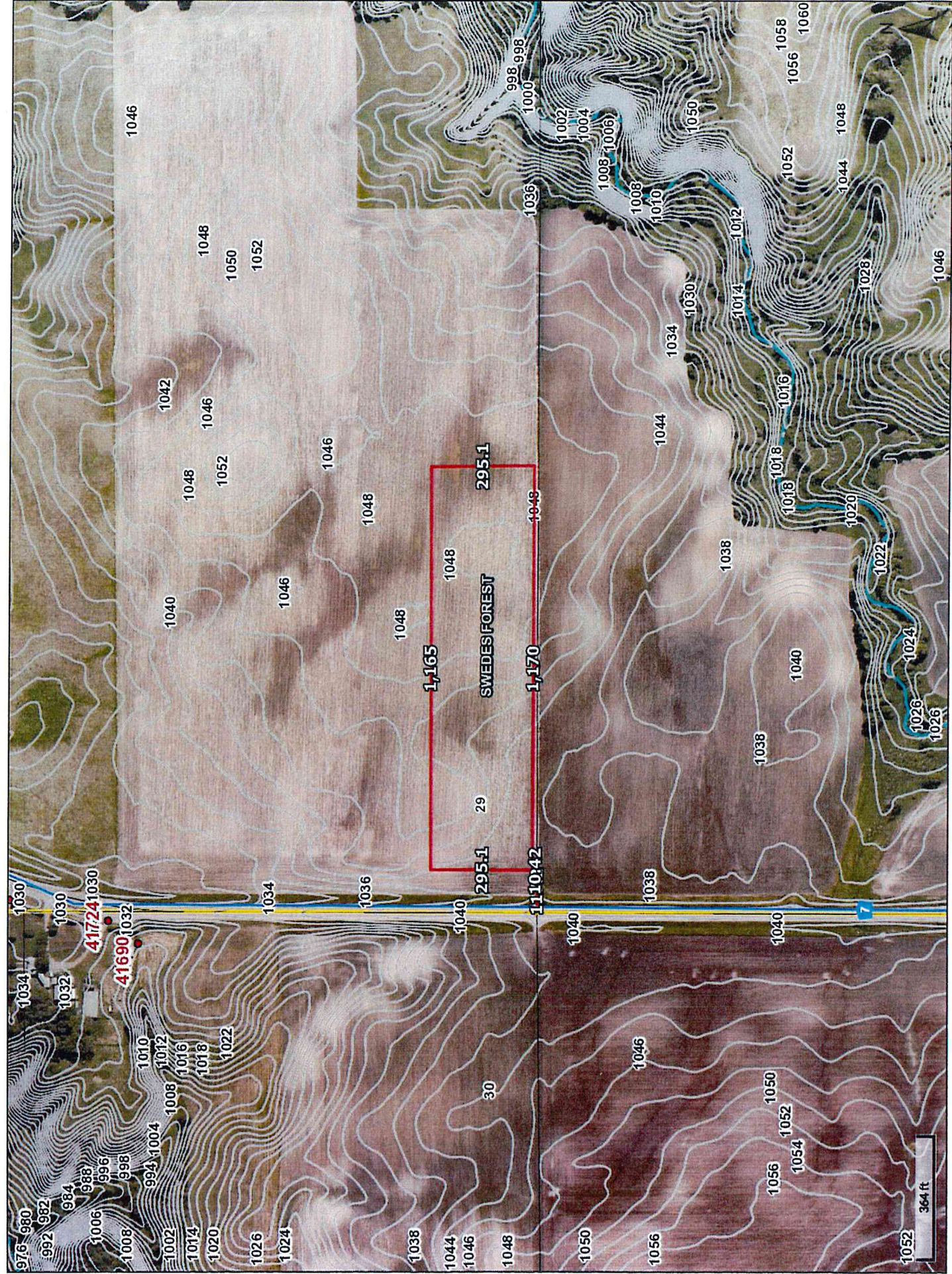
MILBRAPT AREA MAP

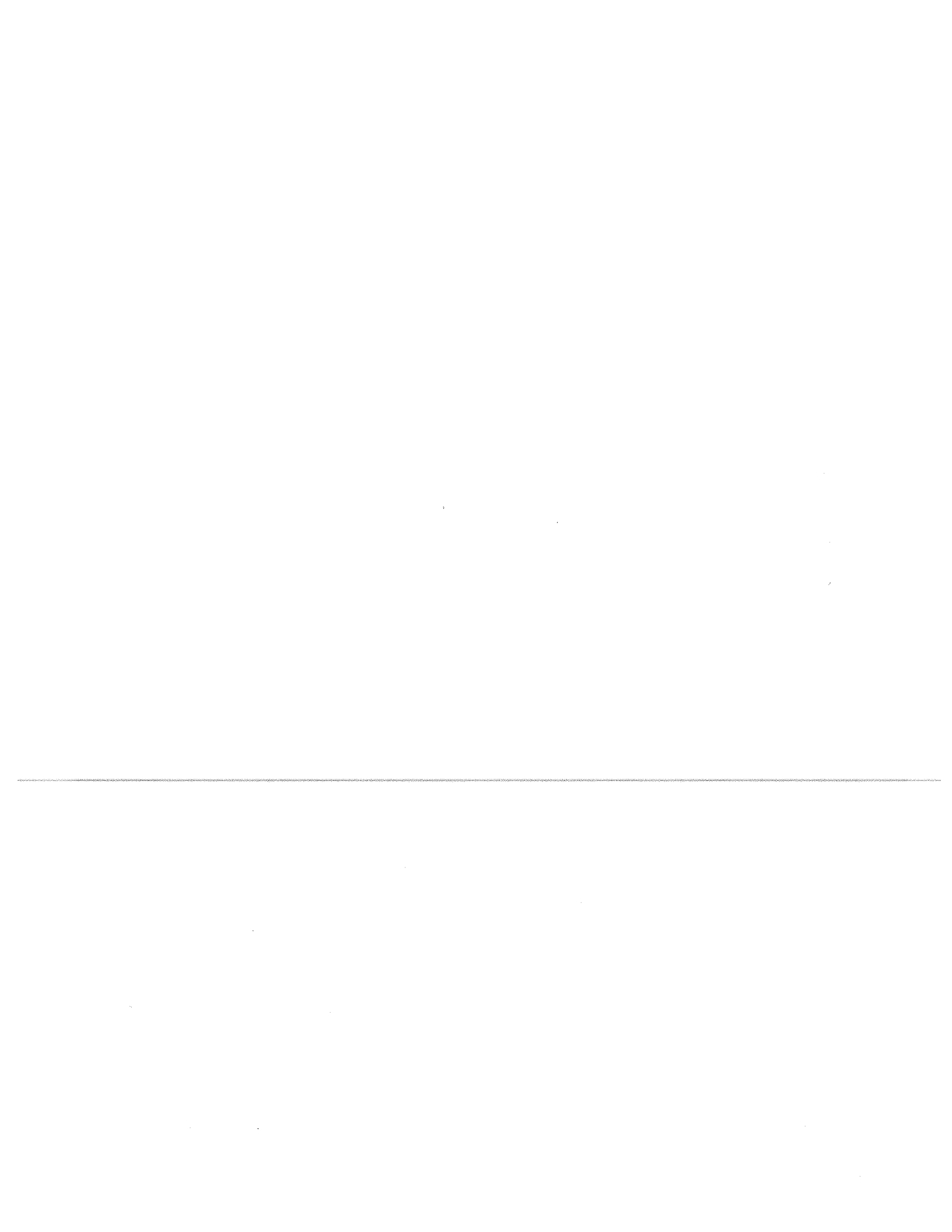


MILBRAPT MAP



MILBRAPT ELEVATION MAP





Conditions for Permit No. 10-20 (Novel Energy Solutions/Novel Milbradt Solar LLC – Ground mounted photovoltaic system – Paul & Kimberly Milbradt site)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site(s) of the project for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The construction, maintenance, operation, and decommissioning of the project will conform to the Application for a Conditional Use Permit submitted by Scott Tempel o/b/o Novel Energy Solutions as attached to the Conditional Use Permit.
4. All solar panels, racking, and equipment structures and concrete slab must be set back at least 67 feet from the edge of the CSAH 7 right-of-way.
5. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office upon request.
6. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards. Any drainage tile damaged during construction shall be repaired and/or replaced by the permit holder.
7. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
8. The permit holder is responsible for the control of all noxious weeds on the permitted site.
9. No light or lighting from the site shall be directed to shine onto the public roadway, and shall not constitute a nuisance to any neighboring residences.
10. Adequate utilities, access roads, drainage, and other necessary facilities will be provided and continue to be provided by the permit holder now and in the future.
11. Applicant, or permit holder, as used in this Conditional Use Permit to refer to Novel Energy Solutions and/or Novel Milbradt Solar LLC, shall also include its successors and assignees.
12. In the event that the permit holder and landowner fail to complete the decommissioning of the site, within twelve months of the Zoning Administrator determining that said decommissioning should have commenced, pursuant to the decommissioning plan included in the permit application and required in the lease between Novel Energy Solutions, or its subsidiaries, and Paul & Kimberly Milbradt, Redwood County, or its agents, may enter the property and complete the required

decommissioning of the site. The cost of decommissioning undertaken by Redwood County will be assessed to the property owner.

13. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions.
14. Prior to beginning construction of the project, the permit holder must apply for and receive a permit from the Redwood County Highway Department for the driveway access to the site.



REDWOOD COUNTY ENVIRONMENTAL OFFICE

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

**REDWOOD COUNTY PLANNING COMMISSION
Novel EnergySolutions – Novel Milbradt Solar LLC - solar garden
Conditional Use Permit Application #10-20
December 28, 2020**

FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents??

- 2) What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the property uses in the area?

3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

4) What infrastructure is needed to support the proposed use and how will it be provided?

5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

NAME: _____

DATE: _____

Parcel ID	NAME	C/O	Address	CITY	STATE	ZIP
680293020	KENNETH O & MARY S RACHIE	% ERIC M RACHIE	1691 W HWY 98 APT 305	MARY ESTER	FL	32569
680291020	PAUL H MILBRADT		22536 420 ST	BELVIEW	MIN	56214
680301040	SCOTT J & REBECCA A KNUITSON		41724 CO HWY 7	BELVIEW	MIN	56214
680292040	JASON & TERESA R PETERSON		41956 CO HWY 7	BELVIEW	MIN	56214
680291040	DARLENE C MILBRADT REV TRUST		22536 420 ST	BELVIEW	MIN	56214
680204020	LARRY D & BARBARA ANN PARKER		22549 420 ST	BELVIEW	MIN	56214
680203090	JEREMY J & JOAN E HAGEN		PO BOX 158	BELVIEW	MIN	56214
680203080	DAVID M ALBU		582 S ST	WABASSO	MIN	56293
680203040	THOMAS K & CARRIE L WERNER		36898 CO HWY 6	REDWOOD FALLS	MIN	56283
680203100	HAROLD W & DOROTHY A HUSEBY		22445 420 ST	BELVIEW	MIN	56214
680191080	MELVIN L & KAY L GRANNES		21477 425 ST	BELVIEW	MIN	56214
	SWEDES FOREST TOWNSHIP BOARD OF SUPERVISORS	% BARRY HULTQUIST, CLERK	41831 FRONTIER AVE	BELVIEW	MIN	56214
	REDWOOD COUNTY ENGINEER	% ANTHONY SELLNER	PO BOX 6	REDWOOD FALLS	MIN	56283

TO: Whom It May Concern

FROM: Nick Brozek *NB*
Land Use and Zoning Supervisor
Redwood County Environmental Office

COPY



DATE: December 10, 2020

RE: Notice of Public Hearing on Application for Conditional Use Permit

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Conditional Use Permit* submitted by Scott Tempel of Novel Energy Solutions o/b/o landowner Paul & Kimberly Milbradt, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.336. Novel Energy Solutions is proposing to construct a one (1) megawatt solar array facility (community solar garden) on the following described real property, situated in the County of Redwood, State of Minnesota, to wit:

The Northwest Quarter (NW1/4) except tract in Northwest Corner, Section 29,
Township 114 North, Range 37 West, Swedes Forest Township.

A public hearing thereon will be held before the Redwood County Planning Commission at the Planning Commission meeting scheduled at 1:00 o'clock p.m. on Monday, the 28th day of December, 2020, at the Board Room of the Redwood County Government Center located at 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Zoning Ordinance, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

Cc: Scott Tempel
Paul & Kimberly Milbradt

Redwood County Government Center - Environmental Department
P.O. Box 130 Redwood Falls, MN 56283
(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us



NOTICE OF PUBLIC HEARING

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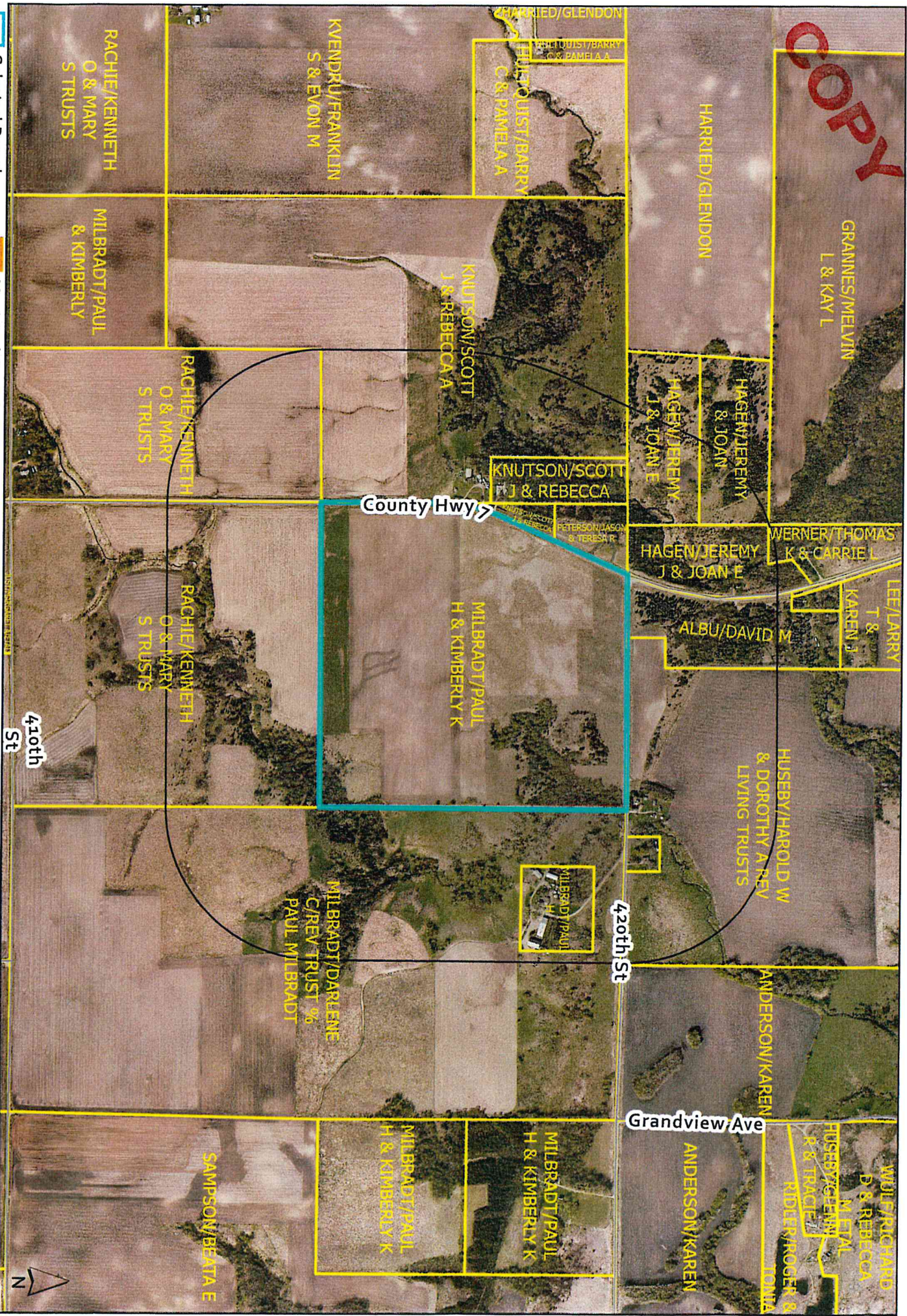
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DATED: December 10, 2020

Nicholas W. Brozek
Land Use and Zoning Supervisor
Redwood County Environmental Office

COPY



- Selected Parcel
- Notification Area
- Parcels

- Municipal Boundaries
- Sections
- Roads

CUP Notification Area:
0.25 miles from selected parcel

Parcel ID: 68-029-2020

0 500 1,000 2,000 Feet



