



GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Board of Adjustment
Justice Center-Jury Assembly Room
454 West 6th St, Red Wing MN 55066

Monday, April 25, 2016
5:30 PM

Call Meeting To Order

Approval Of Current Agenda

Approval Of Minutes From Previous Meeting

Conflic/Disclosure Of Interests

PUBLIC HEARING: Eric LaCanne

Variance request from A3 Urban Fringe District, GENERAL DISTRICT REGULATIONS, Lot Area to allow a parcel less than 35 acres (33.05 acres), to subdivide a 2 acre farm yard from the remaining estimated 31.05 tillable acreage at 3888 County 12 Blvd in Kenyon Township.

Documents: [LECANNE BOA PACKET.PDF](#)

PUBLIC HEARING: Howard Stenerson

Variance request from Solar Energy System (SES Regulation yard setback requirement to allow a ground mounted utility scale Solar Energy System (SES) within the A2 Zoning District's required 60 foot front yard setback, 30 foot side yard setback, and the Shoreland Overlay District 100 foot setback to an unnamed tributary at 29121 Wildwood Ln. and 28969 County 1 Blvd. in Wacouta Township.

Documents: [STENERSON BOA PACKET.PDF](#)

Old Business

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

♦ Goodhue County Government Center ♦ 509 West Fifth Street ♦ Red Wing ♦ Minnesota ♦ 55066 ♦
♦ Building ♦ Planning ♦ Zoning ♦ Telephone: 651/385-3104 ♦ Fax: 651/385-3106 ♦

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066



Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Board of Adjustment
From: Land Use Management
Meeting Date: April 25, 2016

Application Information:

Applicant: Eric LaCanne
Address of Zoning request: 3888 County 12 Blvd.
Kenyon Township Information: Kenyon Township has signed the application without comment.

Attachments:

Vicinity Map
ARTICLE 23 A-3, URBAN FRINGE DISTRICT
Applicant Statement

Background: The purpose of the variance is to split off the tillable acreage from the residence and farmyard on parcel 360100100. Parcels under Article 23 A-3 Urban Fringe District, Sec. 5 Subd. 1.3 are allowed to split their farm yard from the tillable acreage if the parcel has 35 acres. Mr. LaCanne has 33.05 acres

Article 23 Urban Fringe District, Sec. 5 General District Regulations, Subd.1.3 Lot Area states Parcels with an existing dwelling as of June 5, 2012 which have 35 acres or more may be split provided the minimum lot size for the dwelling parcel must be at least 2 acres.

All other requirements listed in subdivision 2 [Yard Requirements], 3 [Public Road Frontage or Road Access Easements Standards], and 4 [Bluff Impact Zone] of this Section would apply. Further development of dwellings on a parcel from which a dwelling site has been split shall be prohibited until such time as the Zone District Classification is changed.

Findings of Fact: Before any such variance may be granted, the Board of Adjustment shall specify in their findings, the facts in each case. Variances shall only be permitted when:

- 1) they are in harmony with the general purposes and intent of the official control;
Mr. LaCanne's property fronts on County 12 (100 foot right-of-way) and 40th Ave. (66 foot right-of-way). Furthermore the property looks to be part of the original subdivision of Section 10, which looks irregular. The extra right-of-way and irregular plotting of Section 10 would have deprived the parcel of the two acres needed for a conforming split to Subdivision 1.3.

2) the variances are consistent with the comprehensive plan;

The 2004 Comprehensive Plan calls for little to no development in the A3 Urban Fringe district. Splitting this lot will not increase the density nor negatively affect future development of the Urban Fringe district.

3) there are practical difficulties in complying with the official control. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner, not permitted by an official control. Economic considerations alone do not constitute practical difficulties.

The intent of the provision is to allow 35 acre properties the ability to split off the farm yard so long as there is no future development on the parcel without a dwelling. Mr. LaCanne is asking for less than 2 acres variance. Right-of-way from County 12 Blvd. would have removed some acreage. Finally, this parcel was existing as it is before 1970, as far back as our records show and presumably.

4) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and

The Applicant purchased the property after the A3 Zone was established. The Applicant has not split off or changed the parcel boundaries that trigger the need for this variance.

5) the variance, if granted, will not alter the essential character of the locality.

Development density will not change.

6) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

There is no use change.

7) The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

If the variance is approved than, in accordance with the provision, this report along with the minutes will be proof of the transfer of development rights from the tillable acreage to the parcel with the dwelling.

The following should be edited to reflect any concerns raised at the April 25, 2016 BOA meeting and public hearing:

Staff Recommendation: Staff recommends the Board Of Adjustment adopt the staff report into the record (dated April 25th , 2016); adopt the findings of fact; and based on the application, testimony, exhibits, and other evidence presented approve the variance request from Article 23, Sec. 5, Subd.1.3 "Parcels with an existing dwelling as of June 5, 2012 which have 35 acres or more may be split provided the minimum lot size for the dwelling parcel must be at least 2 acres" so to allow the parcel at 3888 County 12 Blvd. 360100100 to split off the farm yard no less than 2 acres. The condition for approval is that no future development shall happen on the parcel without the dwelling.

"To effectively promote the safety, health, and well-being of our residents"



PUBLIC HEARING AGENDA ITEM: Eric LaCanne Variance request from A3 Urban Fringe district, GENERAL DISTRICT REGULATIONS, Lot Area to allow a parcel less than 35 acres (33.05 acres), to subdivide 2 acre farmyard from the remaining estimated 31.05 tillable acreage at 3888 County 12 Blvd in Kenyon Township.

WHEN: Monday, April 25, 2016 at 5:30 PM

WHERE: Goodhue County Justice Center, Jury Assembly Room, 454 West Sixth Street, Red Wing, Minnesota.

- Legend**
- Municipal Boundaries
 - Road
 - Section Line
 - Tax Parcel
 - Dwelling Point
 - Bluff Impact**
 - % Slope 20
 - % Slope 30
 - Streamland
 - Stream Center Line**
 - STATUS**
 - Intermittent
 - Protected



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2014 Aerial Imagery

Map Created 2016 Kate Blynck

Project Summary (Attach a separate sheet if more space is needed)

Please state which section(s) of the Ordinance from which you are requesting a variance.

Article 23 Section U

Variance Findings

Article 23, Sec. 5 Subd. 1.3

Pursuant to Goodhue County Zoning Ordinance Article 5, before approving a variance application, the Board of Adjustment needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding. The Board of Adjustment may grant a variance only if the variance request complies with each and every one of these findings in full. The responsibility for completing the variance questionnaire rests solely with the applicant. If the description of how the project meets all of the criteria are not fully supported with written information and appropriate drawings or pictures, the Board may find the information insufficient and the criteria are not satisfied.

Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. What are the special circumstances of the proposal site which distinguish it from nearby properties with the same zoning? (relating to size, shape, topography, location, surroundings and features of the subject property).

1. Splitting the property nearly meets 35 acre requirement of the A3 designation. 2. In the A1 and A2 zones this would be a non issue. The property is within a 1/4 mile of these designations. It feels reasonable that this Standard could be applied to this property.

2. Who or What created the circumstances?

3. Splitting building sites is common in Ag Areas. Changes to zoning regulations led to this circumstance.

3. What is the character of the area (ie- rural, residential, agricultural, commercial, etc.) and how is the request consistent with this character?

The specific area, and immediate surrounding area are entirely Ag Adjacent properties

4. Describe how the rules in the zoning ordinance deprive you of rights commonly enjoyed by other properties in the same zoning district.

In that the current parcel is minimally under the acreage requirement. And deprives me the right to sell my home enjoyed by others in the district.

5. Indicate why the requested variance will not result in your receiving any special privileges that are denied by the zoning ordinance to others in the same zoning district.

A variance allowing the property to be split provides no financial benefits or additional permitting that could garner future financial gain.

6. Is the proposed variance the minimum amount necessary to allow a reasonable use of the property? Please, explain.

Yes the smaller parcel can/will continue to serve as a single family dwelling and the larger parcel can be

7. Is the sole reason for the proposed variance based on a desire of the owner, occupant, or applicant for increased financial gain or reduced financial hardship? Please explain.

NO

utilized as Ag land.

Goodhue County Land Use Management

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Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Board of Adjustment
From: Land Use Management
Meeting Date: April 25, 2016

Application Information:

Applicant: Howard Stenerson
Address of Zoning request: 29121 Wildwood Lane and 28969 County 1 Blvd Red Wing, MN
55066
Zoning District: A2
PID43.135.0200 and 43.136.0380, in Wacouta Township.
Township Information:

Attachments:

Site Map
Applicant Project Summary
DNR comments
Goodhue County Zoning Ordinance:
ARTICLE 22 A-2, AGRICULTURE DISTRICT
ARTICLE 31: S SHORELAND DISTRICT

Background: The purpose of the variance is to install a Utility Scale Solar Energy System (SES) on 43.136.0380 and 43.135.0200. The property is zoned A2 and there is a State of Minnesota Public Water tributary running along the north lot line on the east parcel. There are several residential dwellings to the south across Wildwood Road.

The Applicant is requesting to install a solar photovoltaic panels and associated infrastructure that would be part of a utility scale solar energy system (SES) project and up to the lot line, which requires a variance from Article 22 - A2 Agricultural District - setbacks and Article 31 – Shoreland Regulation – Shoreland Impact Zone primary structure setback. In reference, this also requires a variance from Article 19 – Solar Energy System Regulations – conformance to zoning district setbacks.

The Applicant has stated that the purpose of the variance is “1) to allow the placement of the solar panels, wire and related equipment up to the property line along the hwy 61 side. Property line variance of 30’ rear yard setback in A2 and 100’ to ordinary high water mark in shoreland overlay district (subject to Article 19 allowing solar construction in Shoreland) with the exception that drainage ditch will not be filled or altered. 2) to allow the placement of solar panels, wire and related equipment up to the townships road right-of-way on Wildwood Lane. The number of feet of variance would vary depending on road location to property.”

Special PAC Meeting Request: A special PAC Meeting has been scheduled and will begin at 7:00PM, on April 25, 2016.

Where permitted, every utility scale SES requires a Conditional/Interim Use Permit. The Applicant has also requested a Zoning Ordinance Text Amendment to allow Utility SES within Wetlands and Shoreland overlay districts.

Most of the property is covered by Wetlands, according to a preliminary delineation. Any impacts on wetlands will be subject to regulation under State or local rules.

Findings of Fact for Article 22 - A2 Agricultural District – 30' side yard setbacks: Before any such variance may be granted, the Board of Adjustment shall specify in their findings, the facts in each case. Variances shall only be permitted when:

1) they are in harmony with the general purposes and intent of the official control;
**Utility scale Solar Energy Systems are permitted in A2 districts.
Agricultural areas can more feasibly accommodate utility scale SES than most developed areas.**

2) the variances are consistent with the Comprehensive Plan;
The 2004 Comprehensive Plan could be considered to positively address solar energy land uses in a few citations.
Element 1: Land Use, Urban Expansion, and Growth Zones Goal 4, Compatible Land Uses, Policy 1. Consideration for the location, type, and intensity of surrounding existing land uses shall be taken into account during the process of reviewing permits or applications for the establishment of new or expanding land uses.

3) there are practical difficulties in complying with the official control. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner, not permitted by an official control. Economic considerations alone do not constitute practical difficulties.
Allowing the SES within the side yard would allow the array to avoid wetlands and be placed further away from the residential properties.

4) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and
**The shape and scope of the SES is affected by the natural environment of the location and presence of wetlands, not created by the Applicant.
The SES can be reduced in size to conform with the restrictions on the parcel.**

5) the variance, if granted, will not alter the essential character of the locality.
The current character of the locality is rural with prevailing land uses being residential, farming and mining. Establishment of a Utility Scale SES would represent change for the aesthetics, but a use that is generally considered compatible in the A2 Zone.

6) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

Utility Scale Solar Energy Systems may be allowed by CUP/IUP in the A2 Zone District.

- 7) The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

If the SES is approved to encroach into the side yard setback to allow greater setback from wetlands and residences, than a condition of a 100' setback from the parcel's property line that faces residential properties should be required.

The following should be edited to reflect any concerns raised at the April 25, 2016 BOA meeting and public hearing:

Staff Recommendation for the 30 side yard setback: Staff recommends the Board Of Adjustment adopt the staff report into the record (dated April 25th, 2016); adopt the findings of fact; and based on the application, testimony, exhibits, and other evidence presented approve the variance request from the A2 Districts 30' side yard setback requirements from Hwy. 61 with the condition of a 100' set back from residential properties be maintained for a ground-mounted utility scale Solar Energy System (SES) located on PID43.135.0200 and 43.136.0380, Part of the SE ¼ of Sec 35, T-113, R-014 and Part of the W ½ of SW 14 in Sec 36, T-113, R-014 in Wacouta Township.

Findings of Fact for Article 22 - A2 Agricultural District – 60' front yard setbacks: Before any such variance may be granted, the Board of Adjustment shall specify in their findings, the facts in each case. Variances shall only be permitted when:

- 1) they are in harmony with the general purposes and intent of the official control;

Utility scale Solar Energy Systems are permitted in A2 districts.

Agricultural areas can more feasibly accommodate utility scale SES than most urban areas.

- 2) the variances are consistent with the comprehensive plan;

The 2004 Comprehensive Plan could be considered to positively address solar energy land uses in a few citations.

Element 1: Land Use, Urban Expansion, and Growth Zones Goal 4, Compatible Land Uses, Policy 1. Consideration for the location, type, and intensity of surrounding existing land uses shall be taken into account during the process of reviewing permits or applications for the establishment of new or expanding land uses.

- 3) there are practical difficulties in complying with the official control. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner, not permitted by an official control. Economic considerations alone do not constitute practical difficulties.

Allowing the SES within the side yard would allow the array to avoid wetlands, but to allow within the front 60' setback would place the SES close to residential properties.

- 4) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and

The shape and scope of the SES is affected by the natural environment of the location and presence of wetlands, not created by the Applicant. However, the SES can be reduced in size to conform with the restrictions on the parcel to limit impacts within the environmentally sensitive areas.

5) the variance, if granted, will not alter the essential character of the locality.

The current character of the locality is rural with prevailing land uses being residential, farming and mining. Establishment of a Utility Scale SES would represent change for the aesthetics, but a use that is generally considered compatible in the A2 Zone.

6) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

Solar Energy Systems are permitted in A2.

7) The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

If the SES is approved to encroach into the side yard setback to allow greater setback from wetlands and residences, than a condition of a 100' setback from the parcel's property line that faces residential properties should be required.

The following should be edited to reflect any concerns raised at the April 25, 2016 BOA meeting and public hearing:

Staff Recommendation for the 60' front yard setback: Staff recommends the Board Of Adjustment adopt the staff report into the record (dated April 25th, 2016); adopt the findings of fact; and based on the application, testimony, exhibits, and other evidence presented deny the variance request from the A2 Districts 60' front yard setback requirements from Wildwood Drive with the condition of a 100' set back from residential properties be maintained for a ground-mounted utility scale Solar Energy System (SES) located on PID43.135.0200 and 43.136.0380, Part of the SE ¼ of Sec 35, T-113, R-014 and Part of the W ½ of SW 14 in Sec 36, T-113, R-014 in Wacouta Township.

Findings of Fact for Article 31 – Shoreland Regulation – Shoreland Impact

Zone primary structure setback: Before any such variance may be granted, the Board of Adjustment shall specify in their findings, the facts in each case. Variances shall only be permitted when:

1) they are in harmony with the general purposes and intent of the official control;

Utility scale Solar Energy Systems are permitted in A2 districts.

Agricultural areas can more feasibly accommodate utility scale SES than most urban areas.

2) the variances are consistent with the comprehensive plan;

The 2004 Comprehensive Plan could be considered to positively address solar energy land uses in a few citations.

Element 1: Land Use, Urban Expansion, and Growth Zones

GOAL 1: ENVIRONMENTAL SYSTEMS In order to maintain healthy communities interdependent environmental systems must be protected. Policy 1. New or expanding land uses shall take into account the environmental impact of the proposed project, by referring to such information as the Natural Resource Inventory, the Geological Atlas, two foot contours, and other available datasets and outline mitigation strategies if necessary. 2. New or expanding land uses shall also take into account the cumulative environmental impact of surrounding development.

Element 3: Conservation, Water, Sustainable Development

GOAL 2: CLEAN WATER NOW AND INTO THE FUTURE Ensure clean water now and for the future of Goodhue County. Policy 5. Identify critical areas for recharge, sink holes and fault lines and protect these areas from land uses that could adversely affect water quality.

GOAL 6: PROTECT FLOOD PRONE AREAS Protect flood prone areas from inappropriate development and excessive or accelerated shore land degradation. [underline added] Policy 3. Encroachments into watercourses or floodplains which would reduce their water carrying ability below natural capacity shall not be allowed.

GOAL 7: THE PRESERVATION OF NATIVE PLANT AN ANIMAL COMMUNITIES Policy 1. New and expanded land uses shall use the Natural Resources Inventory and other Rare and Endangered Species data to determine if the project is negatively impacting native plant or animal communities. 2. Protect sensitive natural areas from human disturbance.

- 3) there are practical difficulties in complying with the official control. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner, not permitted by an official control. Economic considerations alone do not constitute practical difficulties.

If allowed within shoreland area. Placing the SES within the shoreland area would allow the array to avoid wetlands and be placed further away from the residential properties.

If allowed within the 100' shoreland structural setback. Placing the SES within the shoreland 100' structural setback would be detrimental to the tributary.

- 4) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and

The shape and scope of the SES is affected by the natural environment of the location and presence of wetlands, not created by the Applicant. The SES can be reduced in size to conform with the restrictions on the parcel.

- 5) the variance, if granted, will not alter the essential character of the locality. **The current character of the locality is rural farming, equivalent in aesthetics to an SES.**

- 6) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

Solar Energy Systems are permitted in A2.

- 7) The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

Staff has no recommendation for conditions to this variance.

The following should be edited to reflect any concerns raised at the April, 2016 BOA meeting and public hearing:

Staff Recommendation for the shoreland setback: Staff recommends the Board Of Adjustment adopt the staff report into the record (dated April 25th , 2016); adopt the findings of fact; and based on the application, testimony, exhibits, and other evidence presented deny the variance request from Non-sewered structure setback requirements from a State of Minnesota Public Water (Tributary) to allow a ground-mounted utility scale Solar Energy System (SES) within the Shoreland Overlay District 100 foot setback to an unnamed tributary located on PID43.135.0200 and 43.136.0380, Part of the SE ¼ of Sec 35, T-113, R-014 and Part of the W ½ of SW 14 in Sec 36, T-113, R-014 in Wacouta Township.



Board of Adjustment
 PUBLIC HEARING AGENDA ITEM: Howard Stenerson: Variance request from Solar Energy System (SES) Regulations yard setback requirements to allow a ground-mounted utility scale Solar Energy System (SES) within the A2 Zoning District's required 60 foot front yard setback, 30 foot side yard setback, and the Shoreland Overlay District 75 foot setback to an unnamed tributary at 29121 Wildwood Ln. and 28969 County 1 Blvd. in Wacouta Township.
 WHEN: Monday, April 25, 2016 at 5:30 AM
 WHERE: Goodhue County Justice Center, Jury Assembly Room, 454 West Sixth Street, Red Wing, Minnesota.

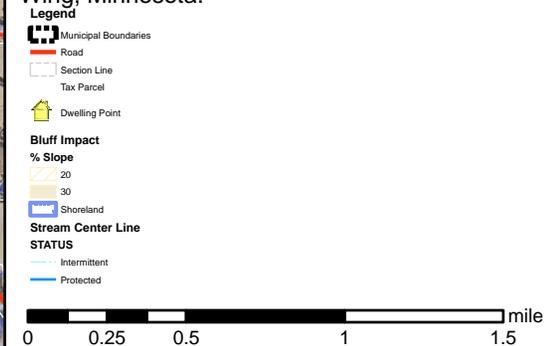
Planning Commission
 PUBLIC HEARING AGENDA ITEM: Howard Stenerson Application for Zoning Ordinance Text amendments to allow Utility Scale Solar Energy Systems (SES) in Wetlands and Shorelands within Goodhue County .

PUBLIC HEARING AGENDA ITEM: Howard Stenerson Request for a CUP for Utility Scale Photovoltaic (PV) Ground 5.0 MW AC Photovoltaic Solar Energy System . Part of the SE ¼ of Sec 35, T-113, R-014 and Part of the W ½ of SW 14 in Sec 36, T-113, R-014

in Wacouta Township

WHEN: Monday, April 25, 2016 at 7:00 AM

WHERE: Goodhue County Justice Center, Jury Assembly Room, 454 West Sixth Street, Red Wing, Minnesota.



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2014 Aerial Imagery

Map Created 2016 Casey MacCallum



Variance

RefW Setbacks
& Shoreland Setbacks

Land Use Management
509 W 5th Street Suite 103
Red Wing, MN 55066
T: 651-385-3104
F: 651-385-3106

Pursuant to Goodhue County Zoning Ordinance Article 5, the Board of Adjustment shall hear and make determinations regarding applications for variances from the strict application of quantitative standards in the Zoning Ordinance. The first pages consist of instructions which should be read carefully before the application form is completed. Land Use Management Department (LUM) staff is available to advise you in the preparation of this application. Call (651) 385-3104 for further information.

WHAT IS A VARIANCE?

The Ordinance regulates the use of property, including the size, design, and siting of buildings that may be constructed on a piece of property. The Ordinance has standards for buildings that govern such features as rear yards, front setbacks, usable open space, height, and parking, etc. A variance is a request for an exception to an Ordinance standard. Variances are exceptional in nature, and no property or request is identical. A variance decision for one property does not establish a precedent for another circumstance or property, similar or not. The Board of Adjustment makes all variance decisions on a case-by-case basis.

WHEN IS A VARIANCE NECESSARY?

There may be special circumstances that make it difficult for a project to meet all of the Zoning Ordinance requirements. In those instances, a project applicant may request that the Board of Adjustment grant a Variance from the Ordinance provisions. Under the Ordinance, the Board of Adjustment has the authority to grant only those variances that are consistent with the general purpose and the intent of the Ordinance. The authority to grant a variance shall be applied only when the plain and literal interpretation and enforcement of the Ordinance would result in practical difficulties, exceptional circumstances, or where the results would be inconsistent with the general purpose of the Ordinance.

Variances are limited to those situations where the peculiar physical characteristics of a site make it difficult to develop under standard regulations. A variance is granted in order to bring the disadvantaged property up to the level of use enjoyed by nearby properties in the same zone. For instance, where the steep rear portion of a residential lot makes the site otherwise undevelopable, a variance might be approved to reduce the front yard setback and thereby create sufficient room for a home on the lot. Similarly, a parcel's shape might preclude construction of a garage unless side yard setback requirements are reduced by approval of a variance.

WHAT ARE PRACTICAL DIFFICULTIES?

Pursuant to Minnesota Statutes 394, Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the official control. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

HOW DOES THE PROCESS WORK?

Please review the instructions in this application and contact the LUM Department to request an intake appointment to discuss requirements and the review process before submitting the application and fees.

The assigned staff will review the application in accordance with the Goodhue County Comprehensive Plan, the Ordinance, and department policies and set a Board of Adjustment hearing date to consider whether to grant the Variance request.

PUBLIC HEARING PROCESS:

The Zoning Administrator requests that applicants familiarize themselves with the procedure for public hearings, which are listed below.

Hearings. A public hearing may be held on any matter before the Board of Adjustment at either a Regular (every 4th Monday of the month) or a Special Meeting. The Board of Adjustment may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings. The procedure for such public hearings shall be as follows:

1. A description of the issue by Zoning Administrator along with the Planning Department's recommendation.
2. A presentation of the proposal by the project sponsor or applicant.
3. Public comments from opponents and proponents of the proposal.
4. The project sponsor or applicant will be given a period within which to clarify any questions raised in previous testimony.
5. Discussion by the Board of Adjustment on the matter.

Conditions: The Board of Adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

Opportunities for Appeals: The determination of the Board of Adjustment shall be final except that appeals therefrom may be taken. An appeal from a determination of the Board of Adjustment shall be filed with the Goodhue County District Court within thirty (30) days of the decision. An appeal shall stay all proceedings in furtherance of the action appealed from, unless a stay would cause imminent peril to life or property.

Expiration of Variance: Variance decisions shall expire and be considered null and void one (1) year after the Board of Adjustment's final decision to grant the variance if no permit for construction has been issued. One (1) administrative extension of up to one (1) year may be granted by the Zoning Administrator upon written request of the property owner, provided there is reasonable cause for the request and further provided that the written request is made no less than thirty (30) days prior to expiration of the variance.

FINDINGS FOR VARIANCE:

Before any such variance may be granted, The Board of Adjustment shall specify in their findings, the facts in each case which shall establish:

1. That there are exceptional circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;
2. That owing to such exceptional circumstances the literal enforcement of specified provisions of this Ordinance would result in practical difficulty not created by or attributable to the applicant or the owner of the property;
3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;
4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and
5. That the granting of such variance will be in harmony with the general purpose and intent of this Ordinance and demonstrates compliance with the Goodhue County Comprehensive Plan.

BOARD OF ADJUSTMENT TIMELINE:

This timeline includes a deadline for the applicant to submit material to staff to be included in the board packet. If the applicant does not submit the necessary material by the deadline, the application will not be considered complete per Minnesota Statue 15.99. An applicant's cooperation will facilitate the timely review of the application.

It is recommended that the applicant(s) or a representative attend the meeting to answer any questions the Board may have.

Four weeks prior to hearing: Applicant submits project graphics (plans, renderings, etc.) and the completed application form with the required filing fee to the LUM department.

Three weeks prior to hearing: LUM staff sends hearing notice to the County's official newspaper for publication.

Two weeks prior to hearing: LUM staff drafts the staff report to the Board for review (a site visit may be scheduled as well).

Ten days prior to hearing: LUM staff sends notification of the variance request to property owners within 500 feet of the affected property (or nearest 10 landowners).

One week prior to hearing: LUM staff delivers complete packets, all applicant materials, and any public comment to be included in packets to the Board of Adjustment.

To file your Variance application, please call (651) 385-3104 in advance to schedule an intake appointment. At your scheduled appointment with a staff planner, please bring the application completed to the best of your ability with all required materials

WHO MAY APPLY FOR A VARIANCE?

A Variance is an entitlement that runs with the property; therefore, the property owner or a party designated as the owner's agent may apply for a Variance. [A letter of agent authorization from the owner must be attached.]

INSTRUCTIONS:

The attached application for a Variance includes a project description, necessary contact information, and questions that must be answered. The set of five findings for the Variance process consists of a list of questions asking whether there is a practical difficulty and whether there is an adverse impact on surrounding neighbors. A majority of the Board must decide that all five criteria have been satisfied in order to grant the variance. The fact that it would be easier, or nicer, or less expensive, to do a project the way the owner wants instead of complying with the Ordinance does not constitute a hardship. The Board expects to be convinced that the proposal is the minimum degree of non-conformity. Please provide the following materials with this application:

- Variance Application:** Completed application form with all required fees. Please refer to the Goodhue County Land Use Management Department Fee Schedule available at <http://www.co.goodhue.mn.us> or at the Land Use Management offices Located in the Government center at 509 West 5th Street Suite 103, Red Wing, MN 55066.
- Current Property Taxes:** Provide proof that there are no delinquent property taxes, special assessments, penalties, and interest due on the parcel to which the application relates;
- State and Federal Licenses or Permits:** Provide Proof that all necessary state and federal permits; have been obtained or submitted for approval
- Drawings:** The application must be accompanied by plans sufficient for proper determination of the request. In most cases a **site plan** will be required, as defined in Article 10 Section 2 Subd. 95, showing all pertinent dimensions, buildings and significant natural features having an influence on the variance; The application may be accompanied by unmounted photographs, large enough to show the nature of the property but not over 11 X 17 inches;
- Statement:** The variance request and a statement outlining the unique or particular situation or practical difficulties involved in creating the need for a variance.
- Septic Compliance:** When the septic system of the parcel on which the request was made is located within the shoreland overlay district, a septic system certification must be completed. (Note: Noncompliant septic systems are required to be upgraded regardless of the outcome of variance proceedings).
- Township:** Township signature of acknowledgment and awareness of the request.

Some applications will require additional materials not listed

The checklist does not include material needed for review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is considered complete per Minnesota Statue 15.99 or whether additional information is required.

All plans and other exhibits submitted with this application will be retained as part of the permanent record in this case.

For More Information:

The Land Use Management Department serves as the liaison for the Board of Adjustment. Full agenda packets and decisions may be obtained at <http://www.co.goodhue.mn.us/> or Call of Visit the Goodhue County Land Use Management (LUM) Department ♦ Building ♦ Planning ♦ Zoning ♦ Telephone: 651/385-3104 . Fax: 651/385-3106 Goodhue County Government Center 509 W 5th Street ♦ # 103 ♦ Red Wing ♦ MN ♦ 55066 ♦ *Planning staff are available by phone and at the LUM counter. No appointment is necessary.*

FOR STAFF USE ONLY-APPLICATION SUBMITTAL	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
Signed by owner or agent or Letter of authorization for agent	<input type="checkbox"/>
Goodhue County Zoning Ordinance sections	<input type="checkbox"/>
Variance Findings questions complete	<input type="checkbox"/>
Current Property taxes	<input type="checkbox"/> ?
Site Plan	<input type="checkbox"/>
Historic photographs and current photographs	<input type="checkbox"/>
Township signature of acknowledgment	<input type="checkbox"/>
Other (septic compliance, all necessary state and federal permits etc)	<input type="checkbox"/>

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. **The checklist is to be completed and signed by a Land Use Management department staff person.**

Received by LUM staff

date

Please use this page if more space is needed

Application for Variance	
VARIANCE NUMBER: For Staff Use only	

Variance

Application for Variance	
VARIANCE NUMBER: <small>For Staff Use only</small>	
\$350 RECEIPT#	DATE

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

PROPERTY OWNER'S ADDRESS:

TELEPHONE:

()

EMAIL:

ELL
ATT

APPLICANT OR AUTHORIZED AGENT'S NAME:

Same as Above

APPLICANT'S ADDRESS:

TELEPHONE:

()

EMAIL:

CONTACT FOR PROJECT INFORMATION:

Same as Above

ADDRESS:

TELEPHONE:

()

EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:

ZIP CODE:

LEGAL DESCRIPTION:

Attached

PID#: _____ IF YOU ARE NOT SURE OF THE EVENTUAL SIZE OF THE FINAL PROJECT, PROVIDE THE MAXIMUM ESTIMATES
 ZONING DISTRICT LOT AREA (SQ FT): LOT DIMENSIONS: STRUCTURE DIMENSIONS (if applicable):

(Please check all that apply)

ADDITIONS TO BUILDING:

PRESENT OR PREVIOUS USE:

- New Building on vacant land
- New Addition to existing building
- Animal Building
- Storage building
- Rear
- Front
- Side
- Other Please clarify

PROPOSED USE:

BUILDING APPLICATION PERMIT NO.: (if filed)

DATE FILED:

TOWNSHIP:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the variance request. Attached

TOWNSHIP OFFICAL'S PRINTED NAME AND TITLE

TOWNSHIP OFFICAL'S SIGNATURE

DATE

3. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or authorized agent of the owner of this property.
- The information presented is true and correct to the best of my knowledge.
- If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by certified USPS.
- Other information or applications may be required.

Signature: *Howard Steinhilber*

Date: 3-24-16

Print name: Howard Steinhilber owner or authorized agent (circle one)

Project Summary (Attach a separate sheet if more space is needed)

Please state which section(s) of the Ordinance from which you are requesting a variance.

Variance Findings

Pursuant to Goodhue County Zoning Ordinance Article 5, before approving a variance application, the Board of Adjustment needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding. The Board of Adjustment may grant a variance only if the variance request complies with each and every one of these findings in full. The responsibility for completing the variance questionnaire rests solely with the applicant. If the description of how the project meets all of the criteria are not fully supported with written information and appropriate drawings or pictures, the Board may find the information insufficient and the criteria are not satisfied.

Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. What are the special circumstances of the proposal site which distinguish it from nearby properties with the same zoning? (relating to size, shape, topography, location, surroundings and features of the subject property).

2. Who or What created the circumstances?

3. What is the character of the area (ie- rural, residential, agricultural, commercial, etc.) and how is the request consistent with this character?

4. Describe how the rules in the zoning ordinance deprive you of rights commonly enjoyed by other properties in the same zoning district.

5. Indicate why the requested variance will not result in your receiving any special privileges that are denied by the zoning ordinance to others in the same zoning district.

6. Is the proposed variance the minimum amount necessary to allow a reasonable use of the property? Please, explain.

7. Is the sole reason for the proposed variance based on a desire of the owner, occupant, or applicant for increased financial gain or reduced financial hardship? Please explain.

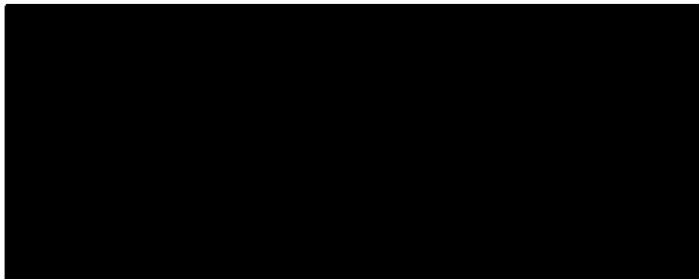
Application for variance

Applicant /owner Info:

Howard Stenerson



Project Information contact : same as above or



Location address:

29121 Wildwood Ln

Red Wing, MN 55066

Legal description:

Surveyor has been hired to do an administrative plat to combine two parcels so attached description is subject to change

PID#: 43.135.0200 and 43.136.0380

Zoning district: A2 and Shoreland

Lot area: Around 54 acres

Lot Dimensions: Varied

Present or previous use: present use agriculture (hay production),
mine, feedlot

Proposed use: Utility solar energy project

Township: This project will go before town board on 4/4/16 their response will be forwarded following that meeting

Section of ordinance from which change is requested:

Article 19 Subd. 3. B. referring to Article 22 Subd. 3. A. 1. a. 2.a 3.a (front, side, rear yard setbacks) and Article 31 Subd. 2. A

Variance request: 1. To allow the placement of the solar panels, wire and related equipment up to the property line along the hwy 61 side. Property line variance of 30' rear yard set back in A2 and 100' to ordinary high water mark in shoreland overlay district (subject to article 19 allowing solar construction in shoreland) with the exception that drainage ditch will not be filled or altered 2. To allow the placement of solar panels, wire and related equipment up to the townships road right of way on wildwood lane. The number of feet of variance would vary depending on road location to property. This variance to yard setback would not apply to any area less than 3 times the property line set back to any home. This variance is not reciprocal.

Variance findings:

1. What are the special circumstances of the proposal site which distinguish it from nearby properties with the same zoning?

This site is extremely unique in Goodhue County. It is a drained wetland. It has been used in a number of different ways that have had a negative impact on the wetland. Site Would be considered to be a damaged, destroyed or drained wetland. This is a rare situation that presents unique challenges for development. These challenges are affected by the desire to protect this wetland from additional damage. Property has been deep tiled and surface drained through ditches interconnected with shallow tile

aggressive tillage has changed the nature of the soil. Its current drainage situation has been altered with the construction of Goodhue County 21 and local interpretation of federal wetland rules have prevented maintaining the drainage systems to continue to use the property in the way that it has been used in the last 70 years. The federal wetland laws not only require that damage to the wetlands be no greater than the damage at the time of the enactment of wetland rules but also encourages efforts to restore as much as possible to its previous pristine wetland status.

The Project itself is unique to this area. It will be the only solar garden in Wacouta Township at this time. The standards for setbacks that apply to it were designed for permanent structures such as houses, barns, garages etc. Solar panels are temporary structures and will be removed upon the expiration of the interim use permit. Solar panels are unique in that they are suspended in the air. Plant growth and wildlife habitat under the structures are not restricted nor do they create an area impervious to water like a barn, a garage, a home etc. Unlike a typical structure, Solar panels do not create activity, noise, smell or sound. Part of the reason ordinance was created is to protect us from conflicts created by these activities. These reasons would not apply to this project. The main concern would be aesthetics and leaving enough room for expansion of roads. This project would not prevent road expansion it is not cost-effective to fill wetlands to expand roads if there are other alternatives. This solar garden project is unique to other solar garden projects because it is located in a wetland. One of the development challenges we will have will be due to the soil type. Having the flexibility to be able to go closer to the property lines will allow us to avoid

development in the areas of the wetland that are most sensitive by going closer to the property line we will be able to design this project in a way that would be better for wildlife habitat and water quality protection. The primary concern of a neighbor would be the aesthetics of having this land change from a hayfield to a property with solar structures on it. By allowing us to build closer to the property lines where there are no close residences allows us to keep the solar panels farther away from affected residences keeping a wider green space between homes and the solar garden. As you can see on the map this property is long and narrow. The solar garden project will cover approximately 25 acres. Because of the shape of the land is long and narrow rather than a square block a much larger percentage of acres are affected by setbacks greatly reducing our ability to develop this project in the most positive way possible.

2. Who or what created the circumstances.

Nature is the primary creator of the circumstances. Property lines were drawn to isolate this wetland creating a very long narrow strip. Our desire to improve and protect the quality of this natural wetland is the second major driver of the circumstances. The third is our desire to design this project in the most aesthetically pleasing format possible.

3. What is the character of the area (ie-rural, residential, agricultural, commercial, etc.)

The surrounding area includes rural residential, agricultural and commercial properties. Property is zoned A2 with a small portion shoreland overlaid. Property is currently used for agriculture. Poor quality wetland hay is harvested. Property has a grandfathered legal nonconforming feedlot that will be closed if this project goes

forward. Most of the property also includes a permitted peat mine. Surrounding it on the Wildwood Lane side are a few homes, a bread and breakfast, pastureland, wildlife habitat (hunting land) and a wetland. On the County 21 side an aggregate mine. On the Highway 61 side there are a few homes, a vineyard, small farm field and several commercial property's.

4. Describe how the rules in the zoning ordinance deprive you of rights commonly enjoyed by other properties in the same zoning district.

Because there are few if any similar properties, is hard to compare my rights to the rights of other property owners. This variance request is less about my rights then my concern for the wetland and the neighbors. I t is intended to help reduce the aesthetic impact to neighboring homeowners by allowing the project to move farther away from their homes and to allow us to protect and improve this wetland thus improving water quality and wildlife habitat. We can fit this development on the property without this variance but doing so could have a negative impact on wetlands and would have a greater impact on our neighbors.

5. Indicate why the requested variance will not result in your receiving any special privileges that are denied to others by the zoning ordinance to others in the same zoning district.

The uniqueness of this property is one of the main practical difficulties. You'd be hard-pressed to find another property like it that would present the same challenges in Goodhue County. It's shape, size and the fact that it is a drained wetland make it very unique and difficult to compare to other properties. The ordinance that we are requesting a variance form is designed to protect both us and neighboring properties. In this case the variance is being asked for so that we can do a better job of

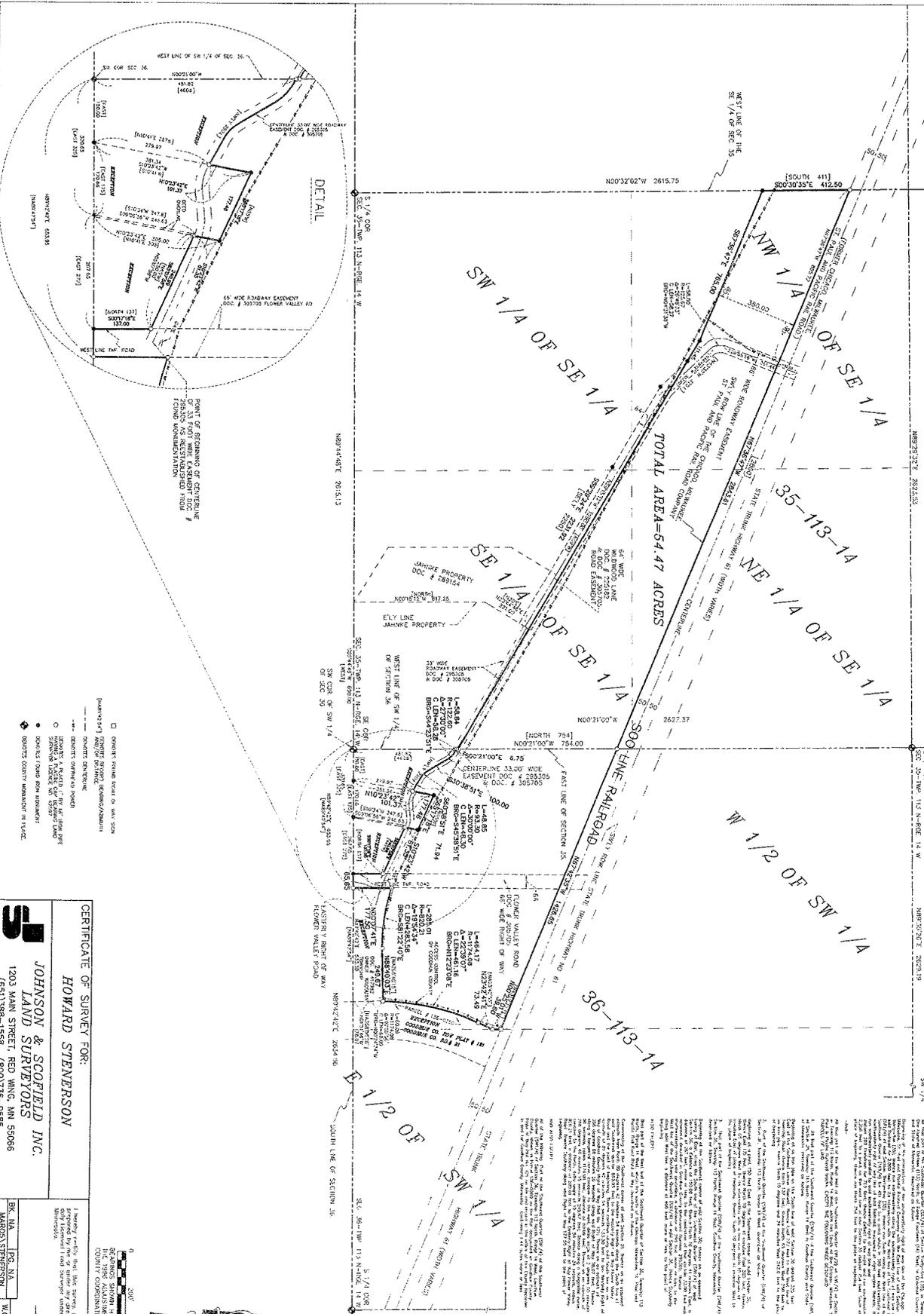
protecting and improving a wetland benefiting Goodhue County's environment and increase where possible our set back from neighboring residences.

6. Is the proposed variance the minimum amount necessary to allow a reasonable use of the property? Please, explain.

Yes. The variance on the Highway 61 side of the property allows us to maximize our protection and improvement of the wetland and to maintain the maximum possible setback from homeowners any reduction in the variance will require us to go to the minimum yard setback where the project fronts residences. On the Wildwood Lane side the variance will only be used if while working with our contractors, wetlands consultants and Goodhue County soil and water staff we determined that it is necessary to protect or prevent damage to a portion of the wetland. Our goal is to locate this project as much as possible to the Highway 61's side of the property but a complete assessment of the conditions in wetlands will not be finished until construction time begins this summer and if we waited until then to come in and ask for a second variance if it's determined necessary it would cause unrealistic delays in this project.

7. Is the sole reason for the proposed variance based on the desire of the owner, occupant, or applicant for increased financial gain or reduced financial hardship? Please explain.

No. This project will not increase in size, scope or profitability because of this variance. The total size of the project is limited to 5 MW. Actually seeking this variance may increase the cost of this project and potentially could reduce financial gain. Variance is being requested to increase benefits to our environment and to reduce impacts on neighboring properties.



CERTIFICATE OF SURVEY FOR:
HOWARD STENDERSON
 JOHNSON & SCOTFIELD INC.
 LAND SURVEYORS
 1203 MAIN STREET, RED WING, MN 55066
 (651)388-1598 (800)735-0585

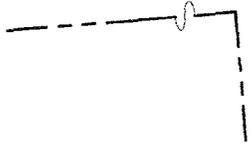
1. I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Minnesota.
 Howard Stensson
 License No. 4397
 W.O.F. DRAWING NUMBER
 05-120 N-2140

PROPERTY DESCRIPTION
 The land here shown is the SW 1/4 of Section 35, Township 113 North, Range 14 West, County 53RD, Minnesota. The land is owned by Johnson & Scotfield Inc. The land is being surveyed for Howard Stensson. The land is being surveyed for Howard Stensson. The land is being surveyed for Howard Stensson.

This plat has been prepared in accordance with the provisions of the Minnesota Statutes, Chapter 509, and the rules and regulations of the Board of Land Surveyors. The survey was conducted in accordance with the provisions of the Minnesota Statutes, Chapter 509, and the rules and regulations of the Board of Land Surveyors. The survey was conducted in accordance with the provisions of the Minnesota Statutes, Chapter 509, and the rules and regulations of the Board of Land Surveyors.

PROPERTY DESCRIPTION

NE COR.
SW 1/4



All that part of the Southeast Quarter (SE1/4) of Section Thirty-five (35), in Township One Hundred Thirteen (113) North, of Range Fourteen (14) West, in Goodhue County and State of Minnesota, described as follows:

Beginning at the intersection of the southwesterly right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company with the East line of said Section Thirty-five (35); thence run northwesterly along the southwesterly right of way line of said Railroad for 2,860 feet to its intersection with the West line of the Southeast Quarter (SE1/4) of said Section Thirty-five (35); thence run South along the West line of said Southeast Quarter (SE1/4) for 411 feet to a point which is 380 feet southwesterly of the southwesterly right of way line of said Railroad, measured at right angles thereto; thence run southeasterly parallel to said southwesterly right of way line and distant 380 therefrom for 765 feet; thence deflect to the right and run southeasterly for 2,250 feet to a point on the east line of said Section 35 distant 754 feet South of said place of beginning; thence run North 754 feet to the place of beginning.

--And--

All that part of the West Half of the Southwest Quarter (W1/2) of SW1/4 of Section 36 in Township 113 North, Range 14 West, which lies South of the Chicago, Milwaukee, St. Paul & Pacific Railroad tracks, EXCEPT THE FOLLOWING THREE DESCRIBED PARCELS OF LAND:

1. All that part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 36, Township 113 North, Range 14 West in Goodhue County and State of Minnesota, described as follows:

Beginning at an iron pipe on the South line of said Section 36 distant 325 feet East of the Southwest corner thereof; thence East 272 feet to the West line of Township Road; thence North 137 feet; thence North 65 degrees West 250 feet to an iron pipe; thence South 10 degrees and 34 minutes West 247.6 feet to the place of beginning.

2. Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 36, Township 113 North, Range 14 West, described as follows:

Beginning at a point 150 feet East of the Southwest corner of said Section 36; thence East 175 feet; thence North 10 degrees 41 minutes East 305 feet; thence North 65 degrees West to its intersection with a line run North 10 degrees 41 minutes East of place of beginning; thence South 10 degrees 41 minutes West to the place of beginning.

3. That part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 36, Township 113 North, Range 14 West; Goodhue County, Minnesota, described as follows:

Beginning at the Southwest corner of said Section 36; thence on an assumed bearing of East, along the South line of the Southwest Quarter (SW1/4) of said Section 36, a distance of 150.00 feet; thence North 10 degrees 41 minutes East, a distance of 267 feet, more or less, to the centerline of that certain 33.00 foot wide easement described in Goodhue County Document Number 295305; thence Northwesterly along said centerline, a distance of 290 feet, more or less, to the West line of the Southwest Quarter (SW1/4) of said Section 36; thence Southerly along said West line, a distance of 460 feet, more or less, to the point of beginning.

ALSO EXCEPT:

That part of the West half of the Southwest Quarter of Section 36, Township 113 North, Range 14 West, which lies south of the Chicago, Milwaukee, St. Paul and Pacific Rail Road Right of Way described as follows:

Commencing at the Southwest corner of said Section 36. Thence on an assumed azimuth from North 89 degrees 42 minutes 54 seconds along the South line of said Southwest quarter 653.95 feet to the easterly Right of Way Flower Valley Road and the point of beginning. Thence continue along said South line on an azimuth of 89 degrees 42 minutes 54 seconds 533.30 feet to the Westerly Right Way of Goodhue County Right of Way Plat No. 121; Thence on an azimuth of 358 degrees 08 minutes 26 seconds along said Right of Way 78.07 feet; Thence along a tangential curve, concave to the east, delta angle of 2 degrees 55 minutes 56 seconds, radius 1174.08 feet, distance of 60.09 feet; Thence on an azimuth of 268 degrees 40 minutes 15 seconds 249.67 feet; Thence along a tangential curve concave to the North, delta angle of 19 degrees 54 minutes 34 seconds, radius 820.21 feet, a distance of 285.01 feet to the Easterly Right of Way Flower Valley Road; Thence Southerly along said Right of Way 177.50 feet to the point of beginning.

AND ALSO EXCEPT:

All of the following: Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 36, Township 113 North, Range 14 West, Goodhue County, shown as Parcel 136-0380 on the Plat designated as Goodhue County Right of Way Plat No. 121 on file and record in the office of the County Recorder for Goodhue County, Minnesota. Containing 1.44 acres more or less.

113-14



CLIENT:
 WILWOOD SOLAR
 GOODHUE COUNTY

PROJECT:
 29121 WILDWOOD
 LANE, RED WING,
 MN 55066

LOCATION:
 29121 WILDWOOD
 LANE, RED WING,
 MN 55066

SHEET:
 PV SITE LAYOUT

NOTES:
 THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY!
 THE LAYOUT IS DEVELOPED USING BING MAP AND ALL
 DIMENSIONS ARE APPROXIMATE

24. SYSTEM:
 AZIMUTH: 180°
 RACKING TILT: 30 DEGREES
 ROW CENTER TO CENTER SPACING: 30'

PV MODULES: 72 CELL MONOCRYSTALLINE 330W (EAST)
 72 CELL POLYCRYSTALLINE 330W (WEST)

MODULE STRINGING AT 18'

BACK-COURTESY:
 EACH RACK CONSISTS OF (9) ROWS OF 2 MODULES IN
 PORTAIT

INVERTER INFORMATION:
 24. MW STRING INVERTERS ASSUMED

LEGEND:
 SITE BOUNDARY
 TRANSMISSION LINES
 SOLAR PANEL (EAST) 7,200
 SOLAR PANEL (WEST) 10,200

SITE SETBACKS
 FENCE
 M/T TRANSFORMER, METER AND
 AZ DISCONNECT
 INVERTERS (100)
 ROAD
 WETLAND
 WETLAND BUFFER

PROFESSIONAL CERTIFICATION

DATE: 12.22.15
 PROJECT #: 2015-104

DRAWN BY: S DAS
 CHECKED BY: S DAS

SYSTEM SIZE
WEST - 3MW/4.25 MW DC
EAST - 2MW/2.37 MW DC

SHEET NUMBER
E-101-01

