

Carver County Planning Commission
Regular Meeting - **Tuesday, February 15, 2022**
Commissioners' Meeting Room
2nd Floor Human Services Bldg
Government Center – Chaska, Mn

6:00 P.M.

BOARD WORKSHOP

General Discussion of board duties, responsibilities, and meeting procedures

AGENDA

7:00 P.M.

Meeting call to order by Zoning Official

- A. Organization of the Commission
- B. Election of Chair
- C. Election of Vice-Chair
- D. Appointment of Land Management Staff as Secretary
- E. Appointment to Board of Adjustment

- 1.) Approve minutes of December 21, 2021 regular meeting
Pages 1-1 through 1-6
- 2.) **File #20220003** – Public hearing on application by Luke Gildemeister,
representing US Solar for a Conditional Use Permit.
(Large SES – Solar Array)
Watertown Township Pages 2-1 through 2-46

Other Business

CARVER COUNTY PLANNING COMMISSION
Regular Meeting - December 21, 2021
Minutes

Members Present: Scott Smith, John P Fahey, Frank Mendez, Scott Hoese, Scott Wakefield, Greg Grazzini, Roger Storms

Members Late: None

Members Absent: None

Staff Present: Jason Mielke, Christina Neel, Donovan Hart

Pursuant to due call and published notice thereof, the December 21, 2021, regular meeting of the Carver County Planning Commission was called to order by Chairman Smith at 7:00 p.m.

Minutes – A motion was made by Hoese to approve the minutes from the September 21, 2021, regular meeting. Mendez seconded the motion for approval. All voted aye. Motion carried.

File #PZ20210056 – Henry Weinzierl – Chairman Smith called the public hearing to order at 7:01 p.m. to consider a request by Henry Weinzierl. The purpose of the public hearing was to consider a request for High Amenity “additional density” – one lot incentive pursuant to Chapter 152 of the County Code. The property is located in Section 27 of Watertown Township.

The following were present: Henry Weinzierl, Janine R, Janice Albrecht

The following items were entered into the record:

Exhibit A – Legal Description

Exhibit B – Proof of Publication of the Hearing Notice

Exhibit C – Proof of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E – Letter from the applicant dated October 20, 2021

Exhibit F – Staff Report addressed to the Planning Commission and Watertown Township dated December 13, 2021, and attachments

Exhibit G – Letter received by email on December 16, 2021 from Jody Meyer

Exhibit H – A statement received by email on December 21, 2021 from Jody Meyer

Neel stated the subject property is approximately 71.49 acres and is improved with a house and several agricultural structures. The applicant has a purchase agreement with the property owners (Mr. & Mrs. Albrecht) for approximately 16 acres which meets the requirements for a residential building site under the additional density option - one building eligibility incentive, adopted by Watertown Township in their chapter of the Comprehensive Plan. Mr. Weinzierl is requesting a CUP to exercise the additional density option to develop one residential lot using this provision. The proposed 16-acre lot is comprised of wooded and wetland areas which have not been in agricultural production for the past 20+ years and includes soils suitable for a septic system. The applicant's letter indicates he is proposing to construct a new residence with an attached

garage/shop. The driveway and building site location have been chosen to reduce the number of trees to be removed as well as maintaining a maximum setback from the wetland to the north. Construction of the house/garage would begin as soon as legally possible after permits have been issued in late winter or early spring of 2022. This request seems to meet the intent of the 2040 Comprehensive Plan. The remnant parcel would remain a conforming agricultural parcel after the subdivision. The lot would not need to be platted but could be subdivided through the administrative minor subdivision process. The applicant and current property owners acknowledge that no additional amenity eligibilities would be permitted on the property in the future. The newly created lot would be required to comply with the CCWMO Water Rules Standards. On December 6, 2021, this request was reviewed by Lori Brinkman, Carver County Senior Environmentalist, who confirmed the proposed SSTS locations and soil borings have been approved with no additional concerns at this time. The applicant was issued a residential driveway access permit from Jeff Dierberger, MnDOT. The Watertown Township Board reviewed this request at their November 1, 2021, Town Board meeting and recommended approval with no additional conditions. Neel mentioned the letter received from DeWayne & Jody Meyer expressing concerns about traffic on Oxford Av and Hwy 7, and also a follow-up statement suggesting another traffic alternative. Neel read the proposed conditions for consideration if the request is approved.

Mr. Weinzierl had no additional information to add, stating that they are looking forward to proceeding with the development of the residential lot.

Scott Hoese, representing Watertown Township Board, stated they recommended approval and had no additional concerns. He mentioned the access permit was granted by MnDOT for access from Hwy 7.

Wakefield asked where the driveway access point at Hwy 7 would be located.

Neel stated it is at the southwesterly corner of the property and illustrated the location on a map.

Mr. Weinzierl stated there is currently a field access to the property along Hwy 7 and he noted that the agreement was for the residential driveway access to be approximately 150 feet east of the field approach. He stated they have been in communication with MnDOT about the exact location, noting it will be in the southwest corner of the proposed lot.

No one from the public made any comments about this request.

A motion was made by Storms to close the public hearing. Hoese seconded the motion. All voted aye. Motion carried. The public hearing was closed at 7:10 p.m.

A motion was made by Hoese to **approve and adopt Resolution #21-13** incorporating the findings of fact and staff recommendations in approving the High Amenity “additional density” one lot incentive for a residential lot. Grazzini seconded the motion for approval. All voted aye. Motion carried.

File #PZ20210055 – Living Rock Church – Chairman Smith called the public hearing to order at 7:11 p.m. to consider a request by Roger Eng, representing Living Rock Church. The purpose of the public hearing was to consider a request for Phase II – construction of a church building pursuant to Chapter 152 of the County Code. The property is located in Section 16 of Young America Township.

The following were present: Roger Eng, Tom Moorese, Brad Schrupp, Ron Trick, Sheldon Sorensen, Grant Miller, Don Andrix

The following items were entered into the record:

Exhibit A – Legal Description

Exhibit B – Proof of Publication of the Hearing Notice

Exhibit C – Proof of Mailing of the Hearing Notice

Exhibit D – Site Plan

Exhibit E – Letter from the applicant dated November 24, 2021

Exhibit F – Staff Report addressed to the Planning Commission and Young America Township dated December 13, 2021, and attachments

Hart stated the church owns an approximate 14.8-acre parcel which is improved with a house, several accessory structures, a wooded grove, pasture land and agricultural production land. The applicant is requesting to proceed with their Phase II plan of an existing CUP for construction of a church/worship facility, with an accompanying parking lot, revised driveway access location, and required site improvements. An existing CUP on this parcel allowed for remodeling and use of two existing buildings for office and meeting space for church activities, but not regular Sunday services. The proposed building would be a single-story approximately 12,200 square foot structure with a worship center, classrooms, restrooms, gathering areas, etc. The associated parking lot would accommodate approximately 110 vehicles, with access improvements, a new well and septic installation and stormwater retention system. Proposed hours would include two services on Sundays at 9:00 a.m. and 10:30 a.m., and weekly office hours Monday through Friday from 8:30 a.m. to 4:30 p.m. Other activities, i.e. weddings, ministry meetings, and activities, could be held throughout the week and weekends with no set hours. The current number of church employees is five, of which two are part-time. The estimated daily trips are anticipated to be 40 trips Monday through Thursdays, with a mid-week Wednesday peak of approximately 120 trips. The estimated number of trips on Sundays are 200 trips for the two worship services. Hart discussed the proposed parking space and indicated the 110-vehicle capacity meets and exceeds the minimum requirement required by the zoning code. The site plan also identifies future parking, consisting of an additional 120 parking spaces. He used an aerial map to illustrate these areas. He also noted the site plans indicate the proposed septic locations and stormwater ponding to accommodate the water flow and drainage. Carver County Public Works has reviewed the proposed access off of County Rd 31 on the northeast corner of the property. MnDOT has also reviewed the access and review letters are included in the packet. An illuminated monument sign with a sign cabinet size of 32 square feet meets the maximum sign size pursuant to Chapter 154 of the Sign Ordinance. The applicant has been in contact with the Planning and Water Management Department to discuss the water rules standards. More specific stormwater details would need to be submitted at the time of design for review and approval prior to issuance of any building permits. Young America Township reviewed this request at their November 9, 2021, meeting,

recommending approval with no objections with the relocation of the driveway. Hart used the map to illustrate the new location of the driveway access. He read the proposed conditions for consideration if the request is approved.

The applicant, Roger Eng, had no additional comments at this time.

Brad Schrupp, Young America Township supervisor, reiterated the Township's recommendation for approval of the request as written and presented.

Don Andrix, 16980 County Rd 31, expressed concern about the water flow across the property. He acknowledged a pond had been dug and wondered if that was enough to control the problems with water and drainage issues to the east of the property which had been a problem in the past.

Hart responded to the comment noting that staff is aware of the amount of drainage flowing across the property. The site plans indicate proposed drainage easements to help alleviate the water issues. He also noted the proposed condition #9 specifically requires *any existing drain tile(s) on the site must be maintained and/or re-routed, such that flow through the property is not hindered or adversely altered*. The Planning and Water Management Department will be reviewing the development plans prior to issuance of any building permits to ensure compliance with the water rules.

Grazzini asked if the proposed capacity has been determined for the septic system and drainfields.

Hart replied that the full septic system design had not been received; however, the proposed location was suitable for a septic system. He stated the architect were involved with the design of another area church and is well aware that the septic system is a part of the building permit application process.

Grazzini presumed the design would accommodate the 200-person building capacity design.

Hoese asked if the size of the current tile was known and how many acres of land it drains.

Mr. Eng replied that the current tile is a 14-inch tile and he was unsure of how many acres it drains. He has been in contact with Mr. Tanke who owned the property and thought there were preliminary drawings to show where the tile line will be re-routed.

Hoese expressed concern that the tile would be large enough to handle the water flow. He stated the current standards are for a 12-inch tile for every 40 acres. He encouraged them to install tile that would be large enough so any water flow would not encroach on the neighboring property or back up onto their own property. He was certain that this would also be reviewed by the Planning & Water Department for compliance.

Wakefield noted this parcel was a former grass pasture area and will be changed to have a hard surface large roof area and impervious surface parking lot and future parking lot expansion which will create runoff from the property. He acknowledged the proposed ponds and stated that at some time, the water will have to leave the property through the tile line, and he questioned whether the 14-inch tile would accommodate all the water.

Mr. Eng stated there might be two different tiles to handle the water. One tile line would be a hard pipeline toward the west connecting with Mr. Tanke's land and the water going through his property out to Tiger Lake. The area for this tile line was noted on the map. He stated that was a separate drainage issue from what will be constructed because of the building project and parking lot.

Mielke interjected saying that the water flow and drainage would be a part of the Water Management Organization review which will completely address the impervious surface areas and stormwater treatment areas before the water leaves the site. They calculate the water flow rate and other issues to ensure proper drainage from the property. They also examine the current tile line and make sure that it is re-routed or sized appropriately to handle the water flow and proposed changes because of the building project. He stated the building permits are not issued until the Planning & Water Department has completed and approved their review of the water issues.

Hoese asked how the septic system is affected if there is a future expansion to the church building.

Mielke responded that the septic system size is reviewed and determined by Environmental Services Department for compliance with the proposed use. The design is more than just a typical residential design and requires specific licensing by the designer to develop the appropriate size system for the church building use and capacity. The existing septic system on the property is designed only for the existing house, which is used as a church office. There will be a new design for a much larger system to accommodate the church building capacity. If there will be a future expansion of classrooms and other uses, then the septic size would be reviewed at that time and may need to be upgraded to accommodate the increased use. The future expansion would also require an amendment to the CUP and the entire request would be reviewed at that time.

Hoese asked if there was an alternate septic site identified at this time if the proposed current location fails.

Mielke stated the applicant should be working with a licensed septic designer to identify a future location, if necessary.

Wakefield asked if the well location was determined for the property and identified on the site plan.

Mr. Moorse identified the well location on the aerial map.

Wakefield stated this would be a new well to serve the new church building and not associated with the existing well on the property.

Mr. Eng confirmed that was true.

Fahey asked if the relocation of the driveway forced the purchase of additional land from Mr. Tanke, or if it remains on the original parcel acreage. He understood that earlier discussions with MnDOT were going to require the driveway access to be further to the east.

Mr. Eng stated the relocated driveway access remains on their originally purchased parcel and that MnDOT is satisfied with the location.

A motion was made by Fahey to close the public hearing. Wakefield seconded the motion to close the public hearing. All voted aye. Motion carried. The public hearing was closed at 7:32 p.m.

A motion was made by Fahey to **approve and adopt Resolution #21-14** incorporating the findings of fact and staff recommendations in approving the Phase II development of an approximate 12,200 square-foot church with an accompanying parking lot, revised driveway access location, and required site improvements. Mendez seconded the motion for approval. All voted aye. Motion carried.

Adjournment

A motion was made by Mendez to adjourn the meeting. Storms seconded the motion for adjournment. All voted aye. Motion carried. The meeting was adjourned at 7:34 p.m.

COUNTY OF CARVER
PUBLIC SERVICES DIVISION
Department of Land Management

February 8, 2022

TO: Carver County Planning Commission & Watertown Town Board

FROM: The Land Management Department

SUBJECT: Application for a Conditional Use Permit (Energy Production – Large SES)

FILE #: PZ20220003

APPLICANT: Luke Gildemeister (USS Dressen Family Solar LLC)

OWNER: Bob & Brenda Dressen

SITE ADDRESS: 58XX Polk Avenue Mayer, MN 55360

PERMIT TYPE: Energy Production – Large SES

PURSUANT TO: County Code, Section 152.057 (A), (2)(C)(1), (C)(2)(b)

LEGAL DESCRIPTION: See attached Exhibit "A"

PARCEL #: 10-033-0400

STAFF ANALYSIS:

1. The subject property (approximately 158.1 acres) is owned by Bob & Brenda Dressen and is located in the East Half (E½) of the South (S½) of Section 33, Watertown Township. The proposed energy production area is located on approximately 6.1 acres of the property, consisting of some production land, wetlands, and uncultivated fields. The property is located in the Agricultural Zoning District, the Shoreland Overlay District of Goose Lake, and the CCWMO (Carver Creek & Crow River Watersheds). The project site itself, however, is not located in the Shoreland Overlay District.
2. The applicant, Luke Gildemeister of USS Dressen Family Solar LLC, a subsidiary of US Solar Corporation, is requesting to construct, operate (by lease), and maintain up to a one (1) Mega-Watt (MW) Community Solar Garden (CSG) as an energy production (Large – Solar Energy System) – Conditional Use Permit (CUP) on the subject property. The request is being proposed as part of Xcel Energy's Community Solar Garden Program, which was established by the State of Minnesota in 2013. The Energy contract with Xcel Energy for this program is for a minimum of 25 years.
3. The proposal is considered a Large Solar Energy System (LSES) based on the fact that the current (DC) rate capacity exceeds 100 kilowatts and would produce energy that would be added to Xcel Energy's existing grid system. A Large SES requires a CUP and development standards pursuant to Sections 152.057 (A), (2)(C)(1), and (C)(2)(b) of the Zoning Code, as follows:

§ 152.010 DEFINITIONS.

SOLAR ENERGY SYSTEM (SES). A set of devices whose primary purpose is to collect solar energy and convert and store it for useful purposes including heating and cooling buildings or other energy-using processes, or to produce generated power by means of any combination of collecting, transferring, or converting solar-generated energy. (See also: **LARGE SOLAR ENERGY SYSTEM** and **SMALL SOLAR ENERGY SYSTEM**).

SOLAR ENERGY SYSTEM, LARGE. Composed of multiple solar panels on multiple mounting systems (poles or racks), and generally have a direct current (DC) rated capacity greater than 100 kilowatts.

§ 152.057 ENERGY PRODUCTION.

(A) General provisions.

- (1) *Pre-application meeting required.* A pre-application meeting with county land management staff is required prior to application for a land development permit that requires a public hearing. The following items shall be reviewed and approved prior to the submittal of an application for a large energy production system:
 - (a) Existing conditions site plan;
 - (b) Proposed conditions site plan;
 - (c) Site plan showing the proposed operational area, access road(s), any accessory uses, and their dimensions in relation to the agricultural production land and/or environmentally sensitive land, as defined by this chapter, on the subject parcel;
 - (d) Written approval for road access from the applicable road authority (township, county, state, etc.);
 - (e) Proposed grading plan;
 - (f) Location for all permanent and temporary stormwater control measures, when applicable;
 - (g) Wetland delineation report, if required;
 - (h) Preliminary vegetation and seeding plan for all perennial vegetation; and
 - (i) Preliminary decommissioning plan.
- (2) No energy production system requiring a CUP is permitted on land enrolled in the Metropolitan Agricultural Preserve Program (M.S. Chapter 473H).
- (3) The conversion of existing wooded areas for the placement of an energy production system is prohibited.
- (4) No more than 75% of the operational area for any large energy production system shall be existing agricultural production land and/or environmentally sensitive areas. This standard applies to the operational area, all access roads, and any accessory uses/structures.
- (5) Operational area(s) of any large energy production system, including fencing, the base of a WECS, solar arrays, and any accessory uses shall be located a minimum of one mile from the operational area(s) of any other permitted large energy production system or wireless communication tower in the county.
- (6) All energy production systems and accessory equipment shall be in compliance with any applicable local, state and federal regulatory standards, including the State of Minnesota Uniform Building Code, as amended; and the Minnesota State Electric Code, as amended.
- (7) All energy production systems and accessory equipment shall be in compliance with Carver County Water Management Organization, Chapter 153.
- (8) *Application.* An application to the county for a conditional use permit under this section is not complete unless it contains the following:
 - (a) Site plan of existing conditions;
 - (b) Site plan of proposed conditions;
 - (c) Site plan showing the proposed operational area, access road(s), any accessory uses, and their dimensions, in relation to the agricultural production land and/or environmentally sensitive land, as defined by this chapter, on the subject parcel.
 1. Site plan shall include area calculations for agricultural production land and/or environmentally sensitive land, shown as a percentage of the overall project area.
 - (d) Manufacturer's specifications and recommended installation methods for all major equipment;
 - (e) A description of the method of connecting the array to a building or substation;
 - (f) A copy of the interconnection agreement with the local electric utility or a written explanation outlining why an interconnection agreement is not necessary; and
 - (g) A decommissioning plan to ensure that facilities are properly removed after their useful life. Decommissioning of an energy production system must occur within 180 days in the event the system is not in use for 12 consecutive months. All items associated with the discontinued use shall be defined as solid waste, in accordance with Chapter 50 of the Carver County Code of Ordinances. The decommissioning plan shall include a bond, letter of credit, or the establishment of an escrow account in the name of the landowner, to ensure proper decommissioning. Any cost incurred by the county for the decommissioning of a discontinued system, as a result of an inadequate financial surety, shall be assessed back to the landowner under M.S. § 375.18, subd. 14, as amended. The plan shall consist of the following:
 1. The removal of all structures and foundations.
 2. The removal of all power poles, cables/wiring and electrical devices associated with the project.

3. The removal of all access roads and parking areas.
4. The disposal of all power poles, cable/wiring, electrical devices, structures and/or foundations shall meet the provisions of the Carver County Solid Waste Ordinance or successor ordinance.
5. The permanent restoration of the site including the following:
 - i. Site cleanup followed by general surface grading and, if necessary, restoration or surface drainage swales, ditches, and tile drains (if present).
 - ii. Any excavation and/or trenching caused by the removal of building or equipment foundations, rack supports, and underground electrical cables will be backfilled with the appropriate material and leveled to match the ground surface.
 - iii. The roads and parking areas will be removed completely, filled with suitable sub-grade material, and leveled.
6. Further restoration of soil and vegetation of the site as necessary to minimize erosion.

(C) Solar energy system (SES).

(1) General provisions.

- (a) *Setbacks*. SES shall meet the structure setback requirements.
- (b) *Approved solar components*. Electric solar system components shall have an Underwriters Laboratory (UL) listing.
- (c) *Utility notification*. No grid-intertie photovoltaic system shall be installed until evidence has been given to the Department that the owner has notified the utility company of the customer's intent to install an interconnected customer owned generator. Off-grid systems are exempt from this requirement.
- (d) *Application*. An application to the county for a conditional use permit under this section is not complete unless it contains the following additional information:
 1. The number of panels to be installed;
 2. A landscaping/screening plan, including a narrative describing the overarching landscape architecture elements and how the design and placement of plant types and materials will complement the form and function of the developed site and blend into the surrounding environment, shall be prepared by a licensed landscape architect for submittal with the application. Applicants may also be asked to submit renderings of the landscape plan at year one, year three and year five.

(2) *Activities*.

(b) *Large SES*.

1. *Conditional use*. Large SES shall be no more than one megawatt (MW) alternating current (AC) rated capacity and shall be permitted with the issuance of a CUP pursuant to § 152.052.
2. *Standards*.
 - i. *Foundations*. The manufacturer's engineer or another qualified engineer shall certify that the foundation and design of the solar panels is within accepted professional standards, given local soil and climate conditions.
 - ii. *Power and communication lines*. Power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground. Exceptions may be granted by the Department in instances where shallow bedrock, water courses, or other elements of the natural landscape interfere with the ability to bury lines.
 - iii. Foundation posts shall be installed using noise mitigating equipment such as a vibrating post driver or any other noise reduction method as may be stipulated by the CUP.
 - iv. Operational areas(s), including fencing and solar array, shall be located a minimum of 50 feet from adjacent property lines and/or public rights-of-way and 500 feet from neighboring residences not on the same parcel of property existing at the time of application for the permit.
 - v. *Vegetation maintenance required*. All approved large SES shall be required to complete maintenance of all screening and vegetative cover no less than four times per calendar year for the duration of the permit. Written documentation of completed maintenance shall be provided to the county on a quarterly basis.
 - vi. *Screening*. Screening consisting of a berm (2:1 maximum slope with supplemental plant materials including trees, shrubs, and groundcovers) and/or a continuous evergreen vegetative buffer shall be provided and maintained at all times around the perimeter of the fencing that

faces: (1) public road right-of-way within 500 feet of the operational area; (2) an existing residence or farmstead within 750 feet of the operational area not on the subject parcel; or (3) residentially zoned or platted property within 750 feet of the operational area. When required, these distances shall be reviewed and possibly amended by the Planning Commission or County Board of Commissioners.

- vii. Financial surety shall be provided to insure the establishment and maintenance of any required screening pursuant to the Carver County Fee Schedule. Financial surety shall be held for at least two consecutive growing seasons or until such time where staff has deemed the screening vegetation to be established.
- viii. *Beneficial habitat.* The project site design shall include the installation and establishment of ground cover meeting the beneficial habitat standards consistent with M.S. § 216B.1642, or successor statutes and guidance as set by the Minnesota Board of Water and Soil Resources. Beneficial habitat standards shall be maintained on the site for the duration of operation, until the site is decommissioned.
- ix. *Annual inspection required.*

§ 152.041 SCREENING STANDARDS.

- (A) *Purpose.* The screening of activities conducted under a conditional use permit, interim use permit or variance issued under this chapter may be required as a condition of a permit or variance to break up the visual profile in an aesthetically pleasing manner.
- (B) If screening is required as a condition, the following standards shall be complied with:
 - (1) A planting strip shall consist of evergreens, deciduous trees, shrubs and/or plants of a sufficient density to compose a substantially opaque visual screen and reasonable buffer viewed at a 90 degree angle from the planting strip.
 - (2) A planting strip shall be designed to provide visual screening to a minimum height of six feet. The grade for determining height shall be the grade elevation of the building or use for which the screening is providing protection, unless otherwise established by the Land Management Department. An earth berm may be used but shall not be used to achieve more than eight feet of the required screen. The planting plan and type of plantings shall require the approval of the Planning Department.
 - (3) Plant material centers shall not be located closer than three feet from the fence line or property line and shall not be planted to conflict with public plantings, sidewalks, trails, fences, parking areas, and driveways based on the judgment of the Planning Department.
 - (4) Where massing of plants or screening is intended, large deciduous shrubs shall be planted four feet on center or closer, and/or, evergreen shrubs shall be planted eight feet on center or closer.
 - (5) Trees and shrubs shall not be planted in the right-of-way.
 - (6) Trees and shrubs shall not be planted in or across any recorded easement.
 - (7) All plants required as part of an approved screening plan shall be maintained and kept alive. Dead plants shall be replaced in accordance with the approved screening plan.
 - (8) All new plants shall be guaranteed for a full growing season from the time planting has been completed. All plants shall be alive, of good quality, and diseases free at the end of the warranty period or be replaced. Any replacements shall be warranted for a full growing season from the time of planting. The growing season is herein defined as the period from June 1 to September 30.
 - (9) Planting operations shall be conducted under favorable weather conditions during one of the following planting seasons as specified herein. For deciduous plant materials, spring planting should occur from April 1 to June 1; and fall planting from September 30 to November 15. For coniferous plant materials, spring planting should occur from April 1 to May 15; and fall planting from August 15 to October 15.
 - (10) Any proposed modifications to these landscape requirements must consider a site-specific design solution if site conditions are deemed appropriate and other functional requirements (screening, etc.) are met.
 - (11) Financial surety pursuant to the Carver County Fee Schedule may be required to insure the establishment of the required screening. If required, the following standards shall apply:
 - (a) The responsible party shall provide surety for the performance of the work described and delineated on the approved landscape plan and any related remedial work.
 - (b) The form and conditions of the surety shall be as follows:
 - 1. Deposit, either with the county or a responsible escrow agent, cash escrow. The financial assurance must

be in a form acceptable to the county and from a surety licensed to do business in the State of Minnesota.

2. The financial assurance shall be in favor of the county and conditioned upon the applicant's performance of the authorized activity in compliance with the permit and applicable laws, including this chapter, and the payment when due of any fees or other charges authorized or required by the permit and this chapter. The financial assurance shall state that in the event the conditions of the financial assurance are not met, the county may make a claim against it. The county shall be authorized to make a claim or draw against the surety after any default by the responsible party under the permit or these rules.
3. If at any time during the course of the work or the initial two growing seasons the financial surety amount falls below 50% of the required deposit, the responsible party shall make another deposit in the amount necessary to restore the cash deposit to the required amount.
4. If the responsible party does not bring the financial surety back up to the required amount within seven days after notification by the county that the amount has fallen below 50% of the required amount the county may take such legal action as specified in § 152.999 of this chapter.
5. The county shall be authorized to make a claim or draw against the surety after any default by the responsible party under the permit or this chapter.
6. The county may use funds from this surety to finance remedial work undertaken by the county or a private contractor and to reimburse the county for all costs incurred in the process of remedial work including, but not limited to, staff time and attorney's fees under the following circumstances:
 - i. The responsible party ceases land altering activities and abandons the work site prior to completion of the screening plan;
 - ii. The responsible party fails to conform to the screening plan as approved by the county;
 - iii. The screening techniques utilized under the screening plan are not maintained during site construction, for the initial two growing seasons after being planted; or
 - iv. The responsible party fails to reimburse the county for corrective action.
7. The surety deposited with the county for faithful performance of the screening plan and any related remedial work to finance necessary remedial work shall be released after the practices identified in the screening plan have been installed, two full growing seasons have elapsed from the time of planting, and a final inspection has been completed by the county.
8. The county may return a portion of the financial surety submitted to assure performance if the county determines that the entire amount is no longer required to ensure compliance with permit conditions and rules.

(Ord. 97-2021, passed 7-20-21)

4. The 2040 Carver County Comprehensive Plan recognizes the importance of providing access to solar resources. The County looks to ensure development of solar is in a manner which is efficient and follows all land use control. The development of solar energy systems is guided by Policy LU-20 Essential Services, Public and Quasi-Public, and Limited Private Uses that Serve a Community Purpose. This policy states that energy production is deemed essential to the public health and safety, welfare, or serves a public good of the community. In addition, Policy LU-37 under Solar Resources Policies states that "the County will avoid any undue restrictions on solar access". The use of agricultural land is temporary in nature and the impervious areas would be minimal. The amount of long-term agriculture land utilized for the Large SES is small in relation to the total acreage of the Xcel Energy service area. These factors are compatible with the 2040 Comprehensive Plan.
5. Luke Gildemeister, has submitted a CUP application (dated: January 24, 2022) on behalf of US Solar, a business that coordinates solar projects including site acquisition, development, interconnection, permitting, finance, construction, operations, and maintenance. Property owners Bob & Brenda Dressen have entered into a minimum 25-year lease agreement with US Solar.

6. As shown in the submitted site plan (dated: January 24, 2022) The applicant is proposing to construct and operate up to a one (1) Mega-Watt (MW) solar garden on the 6.1-acre site. The major equipment components of the solar array include the solar modules, inverters, and racking. The panels would be on single-axis trackers, which rotate from east to west and will be approximately 6-8 feet in height depending on the tilt angle and do not require concrete foundations. There will be no permanent structures or external signage. The energy produced on the site would be transferred to the network interconnection location through underground, medium-voltage cable, to the existing utility pole within an Xcel Energy easement area adjacent to Polk Avenue on the northwest corner of the Dressen property. The project meets required setbacks from property lines. Consistent with Code, there is not a Large SES within 1-mile of the proposed project site.
7. Proposed site access is through the existing field access near the utility pole at the northwest corner of the parcel. Watertown Township has provided written approval for this access onto Polk Ave. in a letter dated December 22, 2021.
8. The surrounding land uses consist of agriculture, a large wildlife management area, and approximately 8 homesteads within a half mile of the project. It appears that the closest residence is approximately 1,500 feet southwest of the proposed operational area. US Solar proposes a security fence, of “farm-field” style composed of wood and wire and not to exceed 8-feet in height, around the entire perimeter of the project site. Any fences over 7-feet in height require a building permit. With the exception of the graveled vehicle access area, the site will be planted with a “mix of native grasses and pollinator-friendly habitat.” Citing Watertown Township’s, the owner’s, and tenant farmer’s stated preference, no landscaping screening is proposed. Due to the remoteness of the nearest residence and public road, the applicant is not proposing any landscape screening. As part of the comprehensive zoning update that the County Board adopted in July 2021, new screening standards for energy production facilities were adopted. Site screening may be required as a condition of the CUP to “break up the visual profile in an aesthetically pleasing manner.” If the Planning Commission determines screening should be installed, conditions shall be placed on the permit pursuant to Section 152.041 “Screening Standards” of the County Zoning Code.
9. The project site consists of approximately 31% production land, which complies with the requirement that no more than 75% of a SES operation area be existing land under till. There are wetlands within and adjacent to the project site. US Solar has completed a wetland delineation, with some proposed wetland impacts. About .1-acre of the operations area is environmentally sensitive land. US Solar will be required to comply with all Wetland Conservation Act rules.
10. The submitted preliminary grading plan shows the amount of cut and fill proposed for the site to accommodate the rows of 2,619 solar panels. The proposed solar racking is noted to accommodate the existing terrain allowing for maintenance of the existing drainage and runoff patterns, rminimizing the impact to surrounding lands. Any/all grading would be pursuant to Chapter 153 – Water Resource Management guidelines.
11. During the estimated four-month construction period the hours of construction activity are proposed to be 7:00 a.m. – 7:00 p.m. Monday through Saturday (no work is permitted on Sundays or nationally observed holidays). After construction, the solar project would operate 24 hours a day, 365 days a year. Site operations (energy productivity) would be monitored remotely. There would be no daily traffic after completion of construction. Approximately four times per year workers will visit the site to perform routine maintenance on equipment.
12. US Solar is proposing to drive piles (metal posts) into the ground to support the single-axis tracker racking system, a process they estimate will take two days or less. The Carver County Zoning Code includes a standard which requires foundation posts to be installed using noise mitigating equipment such as a vibrating post driver or any other noise reduction method.
13. US Solar submitted documentation of an Xcel Energy Interconnection Agreement (dated January 5, 2022). US Solar states their intention is to fund the Agreement by February 18, 2022.

14. US Solar or its successors would take on the responsibility and costs of the decommissioning of the site at the end of the operational life of the solar array as noted in the Project Narrative. Decommissioning would commence after twelve (12) months of non-operation. The project site would be restored to pre-construction conditions after removal of the structures, foundations, and restoration of soil and vegetation. Fencing would be removed and recycled, the access will be reclaimed, and soils replaced where needed. USS Dressen Family Solar LLC, the entity that will control the project once construction begins, “will establish a bond, letter of credit, or an escrow account in the name of the landowner to ensure proper decommissioning. Carver County will also be listed on this surety.” The applicant has referenced the decommissioning process in their operations plan (dated: January 12, 2022) which appears to satisfy the decommissioning standard for an application submittal.
15. The applicant’s project narrative references the public’s concerns regarding stray voltage and property values. A condition of this permit should be that any stray voltage would be remediated within 30 days of detection and verification, and all test results would be sent to Carver County for reference and made publicly available.
16. The applicant has provided contact information for any maintenance and operation questions or concerns. The applicant would be required to submit (to the Carver County Land Management Department) the list of emergency contacts (during the construction phase) with an emergency plan prior to the issuance of any building permits. Updated contacts for post construction would be required to be submitted within 30 days of the issuance of the Building Permit Certificate of Occupancy (C.O.). The applicant would be required to provide signage with referenced contact information to be placed on the security fencing at this entrance to the operational area. All signage posted on site would be in compliance with Chapter 154 – Sign Regulations. Internal signage is required for labeling of electrical equipment to provide safety and support good practices.
17. The applicant has completed a preliminary drainage plan although, a full drainage report would be completed as part of the Stormwater and Pollution Prevention Plan (SWPPP) permit to be reviewed by the CCWMO as part of their stormwater management standards.
18. The Carver County Planning and Water Management Department (CCWMO) and Carver Soil & Water Conservation District (SWCD) would be reviewing the project with respect to the County Water Rules (Chapter 153), and for site stabilization requirements and Best Management Practices (BMP’s). The applicant would be required to comply with any/all permitting requirements. As part of their formal review, they will also:
 - a. Review project plans to ensure that there are no upstream or downstream impacts caused by the project;
 - b. Review project plans to ensure that existing drain tile servicing the site has been identified and will be avoided during construction. Or, if any changes to the site’s existing natural and subsurface drainage system are proposed, review changes to ensure that the proposed drainage system has the same capacity as the existing system;
 - c. Review proposed erosion and sediment control BMP’s to ensure the site will be managed in a way that prevents offsite erosion or deposit of sediment during construction and is permanently stabilized following construction;
 - d. Review other items as needed to demonstrate compliance with County Water Rules (Chapter 153);
 - e. Collect a surety of \$1,000 per acre up to a maximum of \$50,000 to ensure for faithful performance of the approved plans and to finance any necessary remedial work. The surety shall be held until the following conditions are met (additional conditions may be added during review):
 - i. The project is complete;
 - ii. The site has been re-vegetated (90% vegetative cover across the site, 100% vegetative cover with no signs of erosion in areas of concentrated flows);
 - iii. All erosion and sediment control measures have been removed.
19. The applicant has committed to using pollinator-friendly and native grasses underneath the solar panels and in the surrounding areas. The vegetation would be chosen to reduce stormwater runoff, expand habitat for pollinators, and preserve and improve soils to enhance the surrounding agricultural activity. US Solar would control weeds and maintenance throughout the life of the project. Final implementation of the seeding plan shall be subject to review/recommendations by the CCWMO and Carver County SWCD to ensure the vegetative cover will meet or exceed the statewide standard for pollinator-friendly solar by scoring at least 70 points on the *BWSR Solar Site Pollinator Habitat Assessment*. US Solar would ensure ground cover at the site is maintained and mowed for the duration of the permit.

20. The applicant has indicated that they have a liability insurance policy which will meet the applicable insurance coverage requirements. Minnesota state guidelines require the Permittee to maintain a comprehensive public liability insurance policy which is written by an insurance carrier and must be authorized by law.
21. This project proposal has been sent to Taylor Huinker, Area Hydrologist for the Minnesota Department of Natural Resources, for review. The DNR has stated they have no comments on the project.
22. In July 2021 the Watertown Town Board adopted a Watertown Solar Garden Ordinance regulating large scale solar array projects within Township boundaries. The Ordinance defines solar gardens as an interim use requiring the issuance of an Interim Use Permit from the Township. In addition to the County standards for solar gardens the Town Board added an additional condition: The owner of the property must reside and establish as their primary residence the property on the solar garden is located. Further, the IUP "shall expire at such time as the owner of such property no longer maintains such property as the owner's primary residence." Currently, the owners live in a house on a parcel adjacent to the subject property (i.e. across the road to the west on Polk Ave). It is the sole responsibility of the applicant to comply with all state and local regulations.
23. The Watertown Town Board reviewed the project on December 6, 2021 and issued an access permit subject to conditions. At their February 7, 2022, meeting the Board reviewed the request and provided no recommendation but will comment at the Planning Commission meeting. The Township recommendation form noted, "Township reserves the right to add stipulations regarding the application (CUP) to the County. Also approval from the township via an IUP which includes Ordinance 6-2021-I provision is required."

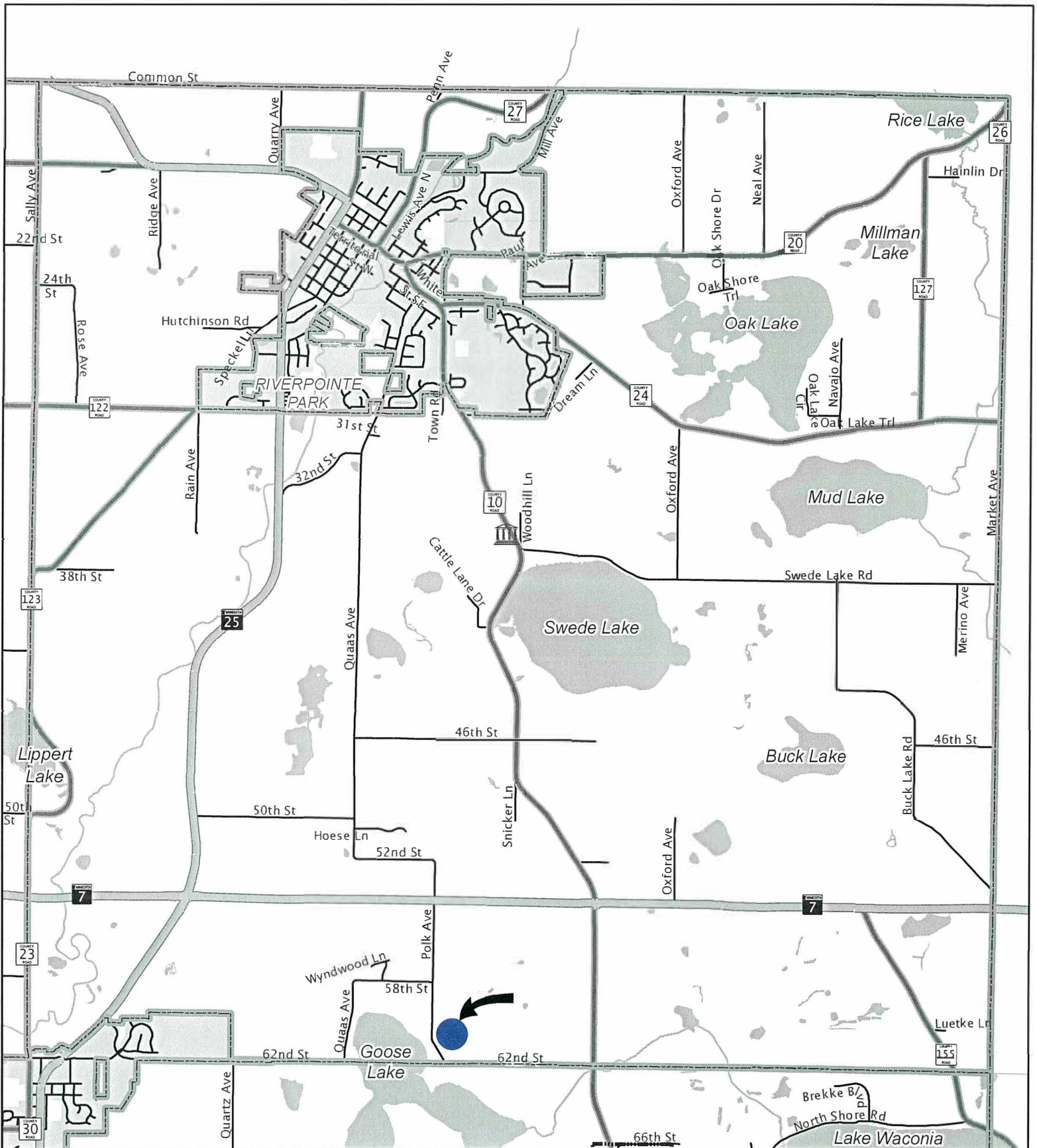
PLANNING COMMISSION CONSIDERATION:

If the Planning Commission recommends approval of the Large – Solar Energy System (LSES) Conditional Use Permit application, the following conditions should be considered part of the permit:

1. The permit is subject to Compliance Review. The permit allows for a community solar garden on the subject 158± acre property (approx. 6.1-acre lease area) and it is not transferable to another parcel and/or another area of the parcel subject to the permit. Upon notice to the Carver County Land Management Department, the permit, including all rights and obligations therein, may be assigned, in whole or in part, to any Permittee affiliate and any party with experience owning and operating energy generation facilities. Any other proposed change in facility ownership shall be cause for the permit to be reviewed by the Carver County Land Management Department for a determination as to whether an application for an amendment or similar consideration is necessary, and any such proposed owners and/or operators of the solar site are encouraged to contact Land Management as early on in the timeline of the proposed change as possible.
2. Permittee shall operate in accordance with the submitted CUP Application operations plan (dated: January 12, 2022) and site plan (dated: January 24, 2022) and any/all CCWMO permit approval(s) (i.e. stormwater infiltration, BMPs, site vegetation and plantings, and site reclamation), and any/all Watertown Township conditions. These plans shall be considered a requirement of this permit. If there are any inconsistencies between previously submitted versions, the terms of the most recent shall prevail and shall be considered requirements of this permit. The CSG shall be installed and maintained in accordance with Section 152.057 including; noise mitigation and decommissioning.
3. All structures used in conjunction with the facility shall meet the applicable requirements of the Carver County Zoning Code and State Building Code. Any required building permits must be obtained prior to construction. The north property line of the subject parcel shall be surveyed to determine the operational area meets the minimum setback of 15 feet. The survey information shall be submitted to the Carver County Land Management Department with the building permit application.
4. The permit is subject to any/all Watertown Township standards pertaining to access requirements.

5. Any grading and/or filling activity on the property shall be completed in accordance with the CCWMO Rules and the Wetland Conservation Act (WCA), if applicable. Any and all site improvements shall be completed pursuant to Chapter 153 – Water Resource Management. Stormwater Management review and approvals are required prior to the issuance of construction and/or building permits.
6. The Permittee shall be responsible for the maintenance, replacement, and/or abandonment of any/all drain tile services this solar array area for the duration of the CUP. The Permittee shall work with the landowner to determine if replacement or abandonment is necessary for any drain tile (if problems occur).
7. The vegetative cover shall be implemented in accordance with the operational plan (dated: January 12, 2022), and site plans (dated: January 24, 2022), which shall be considered a requirement of this permit. The project shall be planned and developed in a way that is beneficial to pollinators – the vegetative cover will meet or exceed the statewide standard for pollinator-friendly solar by scoring at least 70 points on the *BWSR Solar Site Pollinator Habitat Assessment*. The Permittee shall be responsible for maintaining any/all vegetative ground cover for the duration of the CUP. Final implementation of the plan(s) shall be subject to the CCWMO review and approval.
8. Permittee shall comply at all times with the County standards as detailed in Chapter 152 – Zoning Code and Chapter 154 – Sign Regulations.
9. Pursuant to the operational plan (dated: January 12, 2022), US Solar shall construct the facility according to the National Electrical Safety Code standards. The permittee shall conduct pre-construction and post-construction stray voltage testing. Results of any stray voltage data collection shall be submitted to the Carver County Land Management Department. Any stray voltage identified shall be remediated within 30 days of detection and verification.
10. Decommissioning of the solar facility shall be implemented in accordance with the Decommissioning Plan process (dated: January 12, 2022), at the end of the life of the community solar garden. The Permittee and property owner shall be responsible for all of the decommissioning costs and shall list Carver County as having access to the security, escrow, or letter of credit in the event decommissioning is required. The Carver County Land Management department shall receive a copy of the security document from the Permittee or property owner prior to issuance of the required building permit(s). The Permittee & Property Owner shall maintain this agreement for the duration of the solar energy array. The Permittee shall also provide the list of contractors including name(s), addresses and telephone numbers to Land Management Department for the decommissioning and reclamation once the essential service is no longer in use.
11. The Permittee shall provide the Carver County Land Management Department with the Operation & Maintenance agreement documenting the emergency/response plan containing contact name(s), addresses, and telephone number(s) for the responsible party(s) as it pertains to drainage, weed maintenance, screening, site maintenance, stray voltage, etc. The list of contacts shall also be posted and/or identified by a placard sign at the site with the contact name(s), addresses, and telephone number(s). The completed (construction) emergency/response plan shall be submitted to the Land Management Department prior to the issuance of any building permit(s), and/or prior to beginning any construction activities on the subject parcel, as well as an emergency plan (post-construction) listing contacts for the ongoing maintenance/operations after construction is completed. This plan shall be submitted within 30-days of receiving the Building Permit Certificate of Occupancy (C.O.).
12. No later than the date that construction of the solar facility begins, the Permittee (including all Permittee affiliates) shall name Carver County as an additional insured on all policies of liability insurance. The Permittee shall annually file with the Carver County Land Management Department a certificate evidencing coverage. The certificate shall provide that the County must be given thirty (30) days written notice of the cancellation of insurance.
13. No later than the date that construction of the solar facility begins, the Permittee (including all Permittee affiliates) shall submit a copy of Worker's Compensation Insurance to the Carver County Land Management Department.

WATERTOWN TOWNSHIP



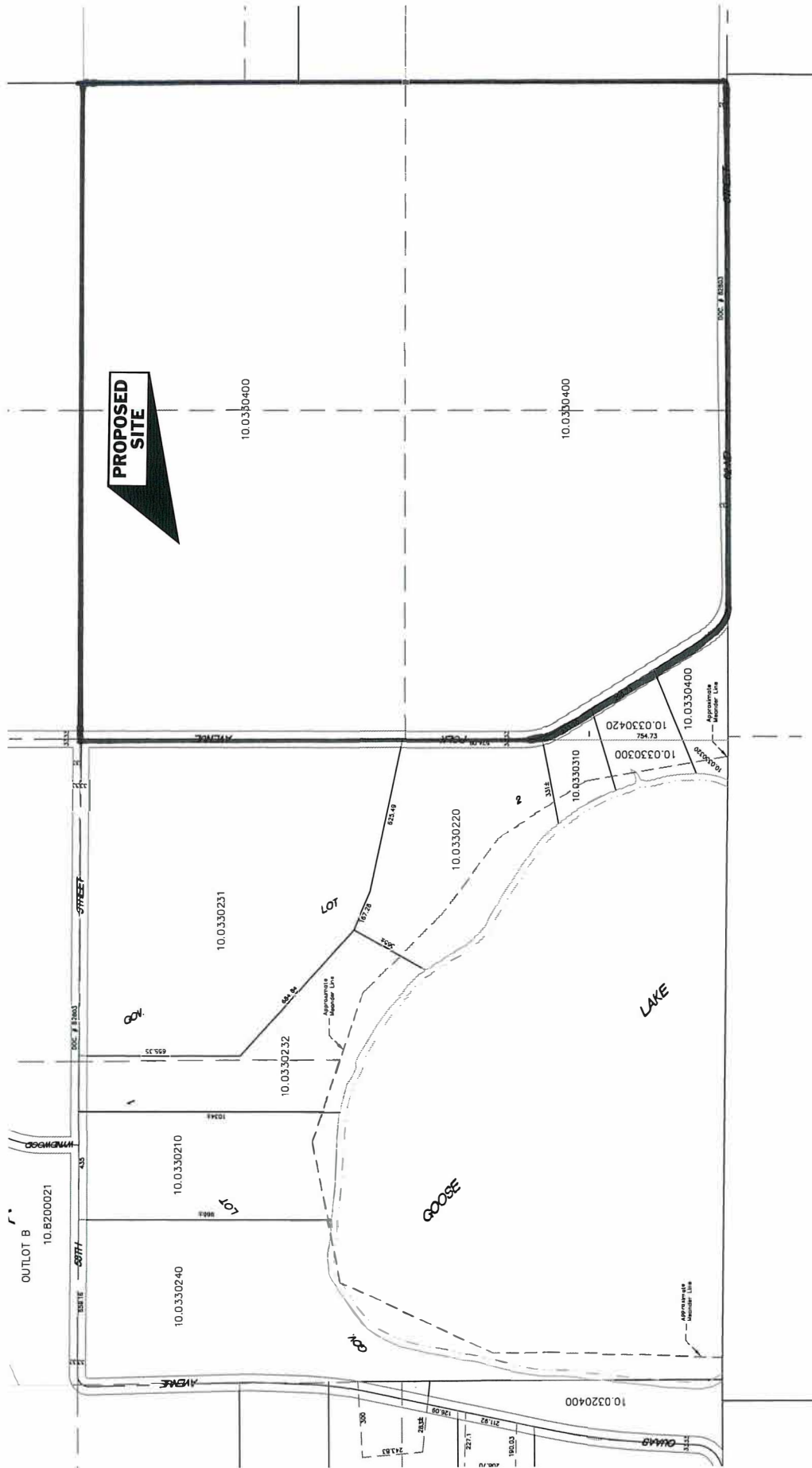
This map was created using Carver County's Geographic Information Systems (GIS), it is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.



Map Created by Carver County GIS

THIS IS NOT A LEGALLY RECORDED PLAT.
 IT IS A PRELIMINARY PLAT FOR INFORMATIONAL PURPOSES ONLY.
 IT IS NOT TO BE USED FOR ANY PURPOSES.
 IT IS NOT TO BE USED FOR ANY PURPOSES.
 IT IS NOT TO BE USED FOR ANY PURPOSES.

S 1/2 SEC. 33, T.117, R.25





**USS DRESSEN FAMILY SOLAR LLC
CONDITIONAL USE PERMIT APPLICATION**



COVER LETTER

1/12/2022

Carver County Planning Commission
600 E. 4th Street
Chaska, MN 55318

RE: Application by USS Dressen Family Solar LLC for a Conditional Use Permit to Construct and Operate a Community Solar Garden

Dear Carver County Planning Commission,

Attached, please find an application for a Conditional Use Permit ("CUP") to construct and operate a community solar garden within Carver County. The request is being made by USS Dressen Family Solar LLC, a subsidiary of United States Solar Corporation ("US Solar"). US Solar, a developer/owner/operator based in Minnesota, seeks to make the benefits of solar more accessible. We coordinate all project details — site acquisition, development, interconnection, permitting, finance, construction, operations, and maintenance.

USS Dressen Family Solar LLC plans to develop and construct a 1-megawatt (MW) community solar garden (the "Solar Garden") in Carver County on approximately 6.11 acres of parcel 100330400 in Watertown Township at 6190 Polk Avenue (the "Property") through Carver County's Conditional Use Permit process. Our application includes information about the site and provides detailed analysis of the applicable land use permitting considerations. You will also find information about the residents, schools, cities, and businesses who subscribe to these solar gardens and the local benefits to the economy and environment.

The US Solar team appreciates the coordination and insights already provided by the staff of both Watertown Township and Carver County and looks forward to working with the county. Together, we will ensure that this solar garden will operate safely and efficiently over its lifespan, while providing environmental, financial, and social benefits to the surrounding area.

Please contact us with any questions, comments, or points for clarification. We look forward to working with Carver County staff and the planning commission on this community solar garden.

Sincerely,

Luke Gildemeister

Luke Gildemeister – Project Developer

USS Dressen Family Solar LLC
100 N 6th St., Suite 410B
Minneapolis, MN 55403
W: (612) 230.0172
E: luke.gildemeister@us-solar.com

CONTENTS

COVER LETTER..... 2

CONTENTS..... 3

SOLAR GARDEN SUMMARY 4

SELECTING THIS PROPERTY 4

LOCAL IMPACT 5

ENVIRONMENTAL 5

ECONOMIC..... 5

VISUAL IMPACT..... 6

SITE PLAN 8

SOLAR ON AGRICULTURAL LAND..... 10

CONSTRUCTION 11

 PARKING 11

OPERATIONS AND MAINTENANCE 12

GRADING AND STORMWATER POLLUTION PREVENTION..... 14

NO HAZARDOUS MATERIALS INVOLVED..... 15

PROPERTY VALUES 15

DECOMMISSIONING PLAN 16

INSURANCE INFORMATION..... 18

PROJECT OWNERSHIP..... 18

INTERCONNECTION WITH XCEL ENERGY 18

MANUFACTURER’S SPECIFICATIONS 19

CONCLUSION 19

APPENDIX I – SITE PLANS AND PROJECT MAPS 20

APPENDIX II – INTERCONNECTION AGREEMENT DETAILS..... 21

APPENDIX III – MEMORANDUM OF LEASE AGREEMENT 23

APPENDIX IV – SAMPLE SKETCH ELEVATION..... **Error! Bookmark not defined.**

SOLAR GARDEN SUMMARY

USS Dressen Family Solar LLC respectfully submits this CUP application to construct, own, and operate a community solar garden (the "Solar Garden").

Parcel Identification Number	100330400
Site Address	6190 Polk Avenue, Mayer, MN 55360
Project Capacity	1 MWac
Project Acreage	6.11 acres
Site Control Status	Memorandum recorded, see Appendix III
Landowner	Bob & Brenda Dressen
City	Mayer
Current Use of Property	Agriculture

SELECTING THIS PROPERTY

The Property was selected because of its solar resources, physical characteristics, proximity to sufficient distribution facilities, ability to meet all local permitting requirements, and of course, landowner support.

- Solar Resource
 - Relatively large, flat, and open to provide unobstructed access to natural sunlight
- Physical Characteristics
 - Limited grading, if any, maintaining natural topsoil and existing drainage patterns
 - Not in Agricultural Preserve
 - No impact to wetlands or neighboring properties
 - Adequate space for setbacks or landscape screening
 - Soils capable of supporting facility and equipment
 - No water or other infrastructure improvements needed
- Proximity to Sufficient Distribution Facilities
 - Existing distribution line on Polk Avenue
 - Adequate capacity for the Solar Garden on existing distribution line and other infrastructure
 - Supplies electricity throughout the local community
 - Existing substation in relatively close proximity with adequate available capacity for the Solar Garden, according to capacity screens provided by Xcel Energy
- Ability to meet all local permitting requirements
- Landowner support

LOCAL IMPACT

ENVIRONMENTAL

The area underneath the modules and between rows will be transformed into a diverse mix of pollinator-friendly, low-lying, deep-rooted plants. This enhances soil, water, and air quality. A study has shown that these seed mixes reduce stormwater runoff by 23 percent for the 2-year storm event (2.9 inches of rain) and 8 percent for the 100-year storm event (7.8 inches of rain)¹. These native plantings also expand habitat for pollinators and other species that increase crop yields and improve the local environment.

Beyond the local environment, there is also a measurable impact to the global environment by producing clean energy. The Solar Garden would provide decades of pollution-free and greenhouse-gas-free electrical generation.

ECONOMIC

US Solar is a leading provider of community solar solutions to residents, businesses, and public entities across Minnesota. We are proud to work with over 70 commercial customers and 1,500 residential customers in Minnesota. Our subscribers get the opportunity to save money on their monthly electric bill through Xcel Energy's community solar program. Xcel Energy customers in Carver County, Watertown Township, and the city of Mayer may subscribe to a portion of the electricity generated and receive bill credits on their Xcel Energy bills. In this way, local residents and businesses receive a direct economic benefit from the Solar Garden.

In addition to the subscriptions, here are some local economic impacts:

Already Spent

- oLocal engineering, environmental, and permitting consulting services
- oLegal fees, county recordings, travel, and meals

During Construction

- oPrivate capital infrastructure investment
- oLocal spending
- oConstruction and related labor jobs

During Operation

- oIncreased property tax payments throughout operation
- oPermanent, part-time work to monitor and maintain

¹ (Jeffrey Broberg, "Utility & Community Solar Should Use Native Landscaping," <http://cleantechnica.com/2016/03/15/utility-and-community-solar-should-use-native-landscaping/>)

ELECTRICAL

The Solar Garden will generate enough clean electricity to power approximately 225 homes annually. Because the Solar Garden will interconnect to the existing distribution system of Xcel Energy, the clean energy will be used by nearby electric customers. This Solar Garden will also contribute to energy independence, decreasing our reliance on importing energy. USS Dressen Family Solar LLC is contracted to deliver electricity for a period of 25 years, commencing on the date of commercial operation.

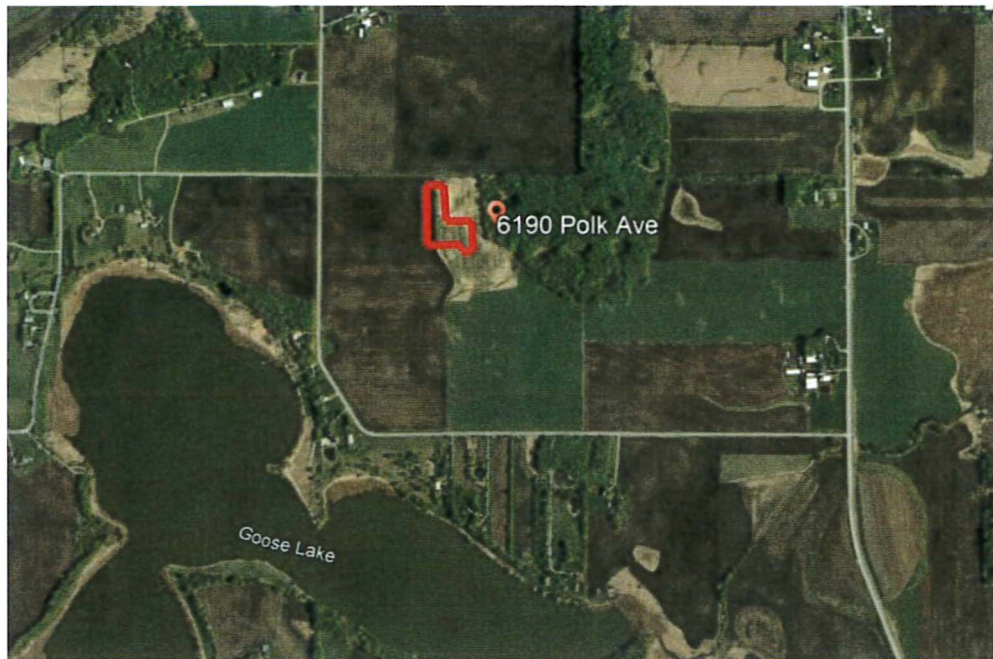
VISUAL IMPACT

OVERVIEW

The surrounding land use is primarily agricultural, with several residences and farmsteads within a mile of the Solar Garden. Currently, the relevant area of the parcel consists of hay/pasture lands. The Solar Garden is composed of single-axis trackers, which means the panels rotate from east to west as the sun rises and sets. The panels are about 6'-8' tall, depending on the tilt angle, which varies throughout the day. Each row of solar panels is approximately 20' apart, and the entire Solar Garden area is planted in a mix of native grasses and pollinator-friendly habitat. There are no permanent structures or buildings.

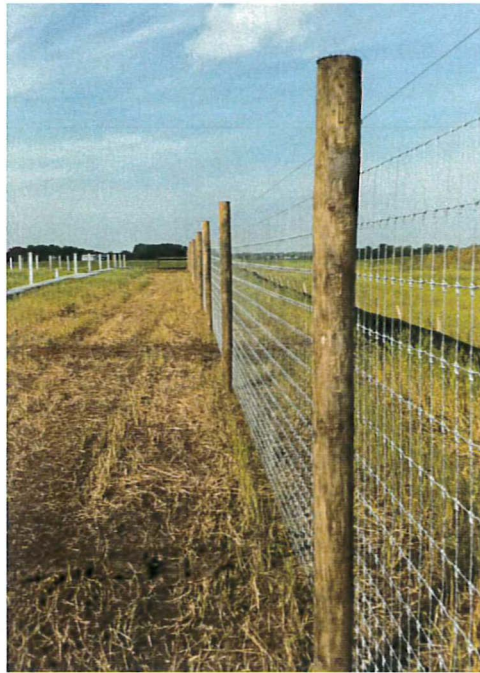
PHOTOS OF THE SITE





FENCE

Our Solar Garden will include a security fence around the entire perimeter, as required by National Electric Code. The security fencing will be located entirely on the Property. The fence will not exceed 8 feet in height, and it will be a farm-field style fence without barbwire. See the image below for a representative photo taken of a Solar Garden that was constructed in Minnesota in 2020.



LANDSCAPE SCREENING

We appreciate that many communities would like to see landscape screening that provides an effective visual buffer from neighboring residences and public roads. In addition to meeting those needs, our landscape screening is designed to fit with the neighborhood and benefit the local environment. Watertown Township has expressed to US Solar that they would prefer our Solar Garden without landscape screening on the west side of the project. This is also the preference of the tenant farmer and landowner, to facilitate continued farming of the remaining land. Additionally, the project will be located approximately 650 feet from the nearest public road and 1,500 feet from the nearest residence.

VEGETATIVE SEEDING PLAN

As mentioned in the LOCAL IMPACT section, the area underneath the modules and between rows will be transformed into a diverse mix of pollinator-friendly, low-lying, deep-rooted plants. USS Dressen Family Solar LLC will control for noxious weeds throughout the life of the Solar Garden.

SITE PLAN

The proposed site plan is enclosed as Appendix I to describe our design of the Solar Garden. You will also find a screenshot of the site plan below for your convenience. Appendix I shows the parcel, Solar Garden dimensions and specifications, zoning setbacks, and more. The amount of agricultural production land, as a percentage of the overall project area, is $1.9 \text{ acres} / 6.11 \text{ acres} =$ approximately 31%. The amount of environmentally-sensitive land, as a percentage of the overall project area, is $0.1 \text{ acres} / 6.11 \text{ acres} =$ approximately .0163%.

SOLAR ON AGRICULTURAL LAND

Harvesting solar to generate energy is widely viewed as an agricultural business opportunity for farmers across the United States, including those in Minnesota. This is evidenced by many agricultural groups that have gone on record to support the expansion of community solar. For example, the President of the Minnesota Farm Bureau has stated publicly that the **"Minnesota Farm Bureau statewide policy supports the development and use of alternative energy sources such as solar farms and gardens, as long as the drainage is maintained and serviced."** Other groups that have voiced their support for community solar include the American Farm Bureau Federation, MN Farmers Union, and National Farmers Union.

There are three primary reasons why community solar gardens contribute to the preservation and improvement of agricultural land:

1. The Solar Garden area is converted to native grasses and pollinator-friendly habitat. As mentioned in the *LOCAL IMPACT* section, this makes a tremendous impact on the local environment, including but not limited to soil quality, water quality, and crop yields.
2. Decommissioning of community solar gardens is simple and does not disrupt the land. We remove the solar panels, racking, concrete inverter pads, and any other equipment and restore the land. Because we use piles as foundation, system removal involves almost no disruption to the land. After the Solar Garden's life, what is left is an undisturbed field of native grasses atop immaculate soils. This is one of the only ways for a landowner to increase and diversify income while preserving and protecting farmland for future generations, when crop prices and agricultural practices may be more viable than they are today.
3. Landowners can convert a small portion of farmland to a community solar garden, which provides them with guaranteed, increased, and diversified income. This financial stability allows landowners to keep their remaining land in farming and in the family. This sort of financial stability is traditionally only offered by residential, commercial, or industrial development. Of these options, the community solar garden will be the best steward of the soils and natural resources of the agricultural land.

CONSTRUCTION

OVERVIEW

The construction of a Solar Garden is simpler than many people realize. Galvanized steel I-beams are driven into the ground to the appropriate depth to ensure long-term stability, according to detailed structural and geotechnical analysis. Racking sits on top of the steel I-beams. Solar panels clip into the racks. Inverters are set up in between sections of solar panels. Electrical line is buried 4' deep in an electrical conduit. There are no concrete footings and no permanent structures or buildings, which makes the eventual decommissioning process easy at the end of the Solar Garden life. The Solar Garden will comply with Minnesota Rules 7030 governing noise. We use Tier 1 solar panels to achieve high efficiency and conform to high quality-control and safety standards. As mentioned in our pre-application meeting, our project will comply with applicable state electrical code and building code requirements.

The bulk of the construction will occur in approximately 7 weeks, followed by testing, inspections, and commissioning work. The most noticeable phase of the construction is the pile driving, which is often completed in 2 days or less. In total, the construction period is expected to last about 4 months. Hours of construction will be 7:00am to 7:00pm Monday-Saturday. No work will be done on Sundays and nationally-observed holidays.

PARKING

During our construction phase, a temporary parking area, adjacent to the Project, will be used for installation crews, delivery trucks (as needed), and construction and supervision personnel.

VEHICLES/CONSTRUCTION TRIPS

Trucks for maintenance activities will be standard, with minimal tooling and parts for activities as described above.

- Most deliveries will be in the first month and most electrical testing will be in the later stages of construction.
- Modules will come on 40-foot flatbed trucks or in 40-foot containers.
- We expect no more than 8 deliveries for all solar modules.
- We expect no more than 5 container trucks to deliver racking material
- We expect no more than 2 deliveries for inverters, switchgears, and transformer
- We expect 4 trips for Balance of Plant equipment in containers that are 40 feet or smaller.
- Note: We expect no more than 4 deliveries per day.

STRUCTURES

All monitoring is done remotely. No permanent structures will be built onsite.

STORAGE DURING OPERATION

As referenced above, there will be no equipment or materials storage onsite.

SIGNAGE

There will be no external signage of the facility. To provide safety and support good practices, labeling of electrical equipment requires internal signage. All signage will be in compliance with Chapter 154 – Sign Regulations.

WATER, SEWAGE, AND WASTE

No water, sewage, or waste management services are required onsite. Portable waste facilities will be provided during the construction period. Delivery routes will be designed to pose the smallest traffic impact in the local community. We will coordinate with local authorities as to preferred times and routes prior to construction mobilization. Construction employees will park within the Project premises. There will be no permanent storage on-site. Employees will be provided with mobile waste management options sourced from the local area. USS Dressen Family Solar LLC takes responsibility for maintenance or replacement or new installation of any drain tile servicing this site if USS Dressen Family Solar LLC and the landowner determine it necessary.

SITE ACCESS

The site will be accessed via the existing access (old Hwy 7) off of the township road (Polk Ave). The Township has already provided written approval for the road use and access. This provides necessary access for construction, regular mowing and maintenance activities, and decommissioning of the Project, while minimizing impact to adjacent land uses. The road also provides access in the unlikely event that emergency crews are needed onsite. We utilize the following simple process for construction of the access road:

- (1) Remove topsoil from a 15-foot wide area and spread it thinly in adjacent areas,
- (2) Lay down geotextile fabric over compacted subgrades, if necessary, to prevent vegetative growth, and
- (3) Install and compact approximately 8-10" of aggregate material/gravel to level with surrounding grade.

See the Site Plan in Appendix I for a depiction of the access road.

OPERATIONS AND MAINTENANCE

As a long-term owner and operator, US Solar’s operations team analyzes Solar Garden performance remotely 24/7 through our data acquisition system. This real-time monitoring aids in detecting and diagnosing any production anomalies, identifying, and addressing under-performance issues, managing service teams and technicians, and contacting landowners and the utility if necessary.

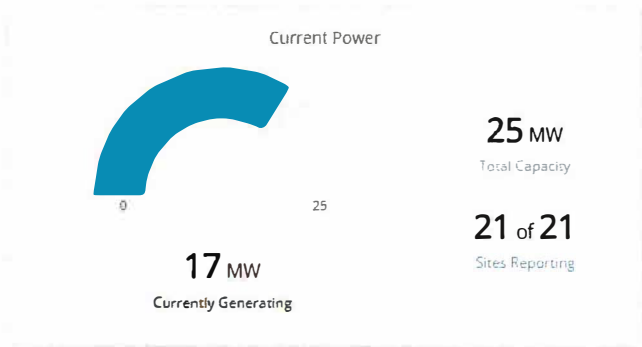


Figure: Snapshot of instantaneous generation for an operating portfolio

Approximately four (4) times per year, authorized and insured technicians will be sent out to perform routine maintenance on the site, in addition to any unplanned maintenance. During the first few years, maintenance personnel will visit the site a few extra times per year to ensure the health of vegetation and landscaping.

Maintenance and Operations questions can be directed to the USS Dressen Family LLC Operations Team at 612-260-2230. The Operations Team will be able to address any issues related to drainage, weed control, screening, general maintenance, and operation. Emergency contact details to be provided prior to construction.

In addition, Xcel Energy personnel will have an easement and will perform any maintenance activities of their interconnection facilities, if needed.

PARKING

After construction is completed, there will be approximately two parking spots within the boundaries of the perimeter fence. Our vehicles will park there to avoid disrupting traffic or adjacent land use.

OTHER

There will be:

- No daily traffic
- No equipment or materials storage onsite
- No marketing/advertising signage
- No water/sewer/trash utilities required onsite

GRADING AND STORMWATER POLLUTION PREVENTION

GRADING

Grading, filling, removal of soils, and addition of soils will be limited to the extent practical. Our solar racking can accommodate various terrain.

We will maintain the existing drainage patterns of this parcel, minimizing impact to surrounding land. A preliminary drainage plan has been included in Appendix I. A full drainage report is forthcoming and will be completed as part of the Stormwater and Pollution Prevention Plan (SWPPP) permit. Volume control (infiltration) will be provided through infiltration basins and the newly established perennial vegetation.

As described in the Minnesota Stormwater Manual, best management practices have been incorporated to ensure a site maintains good drainage. All impervious surfaces are fully disconnected and routed over low-maintenance grass. The MPCA's spreadsheet tool has been used to calculate the volume of stormwater that must be treated on site from solar installations to meet the requirement of 1.0 inch of runoff from new impervious surfaces. A small basin may be provided to make up the remainder of the volume required. The basin design will allow for a 48-hour draw down time. Pretreatment is provided throughout the site by fully vegetative land cover that will be utilized as buffer. Carver County WMO requirements are met throughout.

The SWPPP will include the following:

- Storm water mitigation and management resources
- Wetland impacts (if any)
- Temporary erosion prevention measures
- Temporary sediment control measures
- Permanent erosion and sediment control measures, if needed
- Best management practices (BMPs) regarding erosion control
- Inspection and maintenance
- Pollution prevention measures
- Final stabilization plan for long-term soil stability

EROSION AND SEDIMENT CONTROL PLAN

USS Dressen Family Solar LLC will comply with the requirements outlined above, including obtaining a stormwater permit prior to construction. Our racking equipment is very accommodating of various terrain types and topography. Please refer to [Appendix I](#) for the erosion and sediment control site plan. In addition to the silt fence, we propose a wet sedimentation basin within the Solar Garden and permanent erosion control at the outlet.

NO HAZARDOUS MATERIALS INVOLVED

We exclusively use Tier 1 solar panels. The materials that comprise Tier 1 solar panels are the same materials that comprise a cell phone: glass, silicon, silver, aluminum. All the materials used in the Solar Garden are stable and fully contained. There is no pollution of the air, groundwater, or surface area of the site on which they sit.

TOWNSHIP RECOMMENDATION

USS Dressen Family Solar LLC met with Watertown Township on December 6, 2021. We received feedback, answered questions, and alleviated concerns. There were no members of the public who opposed the project at the meeting. Scott Hoes, tenant farmer of the subject property and Township Board Member, was able to answer some questions on the background of the property and access. Wayne Hubin, Watertown Township Clerk, provided formal road access approval to use the field road off of Polk Avenue. Mr. Hubin signed the "Land Use Application" page of the Carver County form, which signals the township's acknowledgement of our application.

PROPERTY VALUES

According to a widely circulated independent study conducted by researchers at the [LBJ School of Public Affairs at the University of Texas](#), the results from the survey of residential home assessors show that the majority of respondents believe that proximity to a solar installation has either no impact or a positive impact on home values. Data comes from a survey of 37 different appraisers across the U.S. and represents 23 states of the 42 to have utility scale solar facilities. Responses that indicated negative impact were primarily from properties with closer proximity to larger facilities i.e. homes studied within 100 feet of a larger facility (25MW -100MW in size). It is also important to note that assessors with experience assessing homes near solar installations perceived considerably smaller impacts than those without experience.

[Kirkland Appraisals, LLC](#) conducted a matched pair analysis of the property value of homes and agricultural land adjoining existing solar farms in North Carolina, South Carolina, Tennessee, Virginia, Mississippi, Texas, Oregon, New York and Maryland. The conclusion of this study was no indication of any impact on property values, positive or negative, of homes or vacant residential or agricultural land due to adjacency to a solar farm. Note that the average distance from a residential home to solar panels in this study was 150'.

Locally, [Chisago County](#) decided to study this independently. They released a report conducted by the County Assessor reviewing property value impacts due to the 100MW North Star solar project which covers approximately 1,000 acres. Note that North Star is approximately 100x the size of this project. Between January 2016 and October of 2017 fifteen (15) properties sold adjacent or near the solar array. After analyzing sales prices, they concluded no adverse impact due to the solar array was found.

In summary, all available data finds no negative impacts to property values of residential homes or agricultural land adjacent or near a solar array. This fact has been confirmed in decisions by the Minnesota Court of Appeals.

DECOMMISSIONING PLAN

The Solar Garden consists of many recyclable materials, including glass, semiconductor material, steel, aluminum, copper, and plastics. When the Solar Garden reaches the end of its operational life, the component parts will be dismantled and recycled as described below. We have a lease contract with the property owner, which requires us to decommission and restore the site at our expense. The decommissioning plan would commence at the end of the lease term or in the event of twelve (12) months of non-operation. At the time of decommissioning, the Solar Garden components will be dismantled and removed using minimal impact construction equipment, and materials will be safely recycled or disposed. USS Dressen Family Solar LLC will be responsible for all the decommissioning costs. USS Dressen Family Solar LLC will establish a bond, letter of credit, or an escrow account in the name of the landowner to ensure proper decommissioning. Carver County will also be listed on this surety.

REMOVAL PROCESS

The decommissioning of the Solar Garden proceeds in the following reverse order of the installation:

1. The solar system will be disconnected from the utility power grid
2. PV modules will be disconnected and removed
3. Electrical cables will be removed and recycled off-site
4. PV module racking will be removed and recycled off-site
5. PV module support posts will be removed and recycled off-site
6. Electrical devices, including transformers and inverters, will be removed and recycled off-site
7. Concrete pads will be removed and recycled off-site
8. Fencing will be removed and recycled off-site
9. Reclaim soils in the access driveway and equipment pad areas by removing imported aggregate material and concrete foundations; replace with soils as needed

The Solar Garden site may be converted to other uses in accordance with applicable land use regulations at the time of decommissioning. There are no permanent changes to the site, and it will be returned in terrific condition. This is one of the many great things about community solar gardens - if desired, the site can return to productive farmland after the system is removed.

DECOMMISSIONING CONSIDERATIONS

We ask that Carver County take note of 3 important considerations: 1) a community solar garden is not a public nuisance, 2) the resale and recycle value are expected to exceed the cost of decommissioning, and 3) Carver County and taxpayers are not at risk.

1) Our modules do not contain hazardous materials, and the Solar Garden is not connected to government utilities (water, sewer, etc.). The Solar Garden will be fenced. Additionally, almost all the land is permanent vegetation which improves erosion control, soil quality, and water quality. For these reasons, the Solar Garden, whether operational or non-operational, is not a public nuisance threat that would require government involvement in decommissioning or removal of the Solar Garden. Compare this to an abandoned home, barn, etc. that may regularly include hazardous materials and/or become a public nuisance.

2) Upon the end of the Solar Garden's life, the component parts may be resold and recycled. The aggregate value of the equipment is expected to exceed the cost of decommissioning and removal. Solar modules, for example, have power output warranties guaranteeing a minimum power output in Year 25 of at least 80% of Year 1. Since the value of solar panels is measured by their production of watts and the value of electricity, it is easy to calculate expected resale value. Even using extremely conservative assumptions, the value of the solar modules alone greatly exceeds the cost of decommissioning. This does not factor in the recycle value of other raw materials like steel, copper, etc. So, decommissioning is seen as a process that results in a net profit, incentivizing the Solar Garden owner to do it.

3) In the extremely unlikely, "worst-case" scenario where (1) the Solar Garden owner fails to decommission and neither our lender nor any power generation entities want the assets, and then (2) the landowner fails to decommission the Solar Garden (which the landowner would have the right to do under the Property lease), Carver County would have its standard police powers to enforce decommissioning. If that process ultimately resulted in Carver County gaining ownership of the property, Carver County could sell the parcel which would absolutely exceed the decommissioning cost.

DECOMMISSIONING CONSIDERATIONS

Despite the considerations of 1) the Solar Garden is not a public nuisance, 2) the resale and recycle value is expected to exceed the cost of decommissioning, and 3) Carver County and taxpayers are not at risk, we propose posting with Carver County a decommissioning financial surety of \$25,000, in line with all recent projects. The surety would be in the form of a cash deposit, a letter of credit, or some other form approved by Carver County.

This financial surety will provide an extra layer of security that the Solar Garden site will be returned to the appropriate condition at the end of the Solar Garden's useful life or earlier, should the Solar Garden cease operations for a twelve-month period. Carver County will be the designated beneficiary of the fund, and the landowner will be provided a copy of the document, thereby establishing the obligation before construction commences.

STRAY VOLTAGE

There is one dairy farm, owned by Scott Hoes, within a mile of the facility. To ensure Scott's peace of mind, US Solar is willing to test before and after construction of the solar facility to prove that our facility does not create any stray voltage.

That said, according to industry experts, public and co-op utilities, and Minnesota Licensed Electrical Engineers, there is absolutely no relationship between stray voltage and solar. In fact:

"Any new facility that could be built near a dairy farm, whether it was a storage warehouse, pole barn, manufacturing facility, residential development, another dairy operation, etc. would be more likely to have the potential to create stray voltage than a solar PV plant, given that they are more prone to exhibiting many of the common causes of stray voltage such as unbalanced or single phase loads, while often lacking the same attention to detail...It is the firm opinion of Westwood Professional Services that any concerns associating solar PV plants with increased risk of stray voltage are baseless.

It is true that there is a relationship between dairy operations and stray voltage. According to the Heartland Power Cooperative, who supplies electricity to numerous dairy operations, in their published

stray voltage guide, “because of high electrical usage, higher humidity, corrosive silage acids, urine, and manure, a dairy barn is not an ideal environment for electrical wiring and equipment.”

Dairy operations exhibit many of the common causes of stray voltage, and solar arrays do not. According to Heartland Power, “stray voltage is the common term used to describe neutral-to-earth voltage in a cow or livestock cow area, usually in the barn. Neutral-to-earth voltage is a low-level voltage (usually 10 volts AC) present on metal equipment that has been either grounded to the electrical system or connected to the grounded neutral conductor. Stray voltage occurs when the cow or livestock touches a contact point and the voltage drives a current through the cow, which causes a behavioral response for the cow or livestock.”

A solar array does not contain higher humidity, corrosive silage acids, urine, or manure. Moreover, a solar array does not contain low-level alternating current (AC). In short, none of the common causes of stray voltage are present on or within a solar array.

The applicant is required to follow the National Electric Code and the state electrical permit process. The state, Xcel Energy, and the applicant all perform many extensive tests to ensure the equipment was installed and grounded properly.

MINNESOTA STATE COURT OF APPEALS – STRAY VOLTAGE

The Minnesota State Court of Appeals has ruled twice on false claims over stray voltage and community solar gardens. The court found that most of the concerns over stray voltage directly contradicted scientific evidence and relied on a generalized concern about stray voltage from non-solar sources. In both cases, the court ruled that generalized concerns are insufficient to find that solar gardens pose any real possibility of causing stray voltage. After reviewing the scientific evidence and expert testimony, the court overturned a county’s denial of the use permit based on fear of a relationship between stray voltage and solar.

Upon request, we can provide the applicable rulings by the Minnesota State Court of Appeals.

INSURANCE INFORMATION

USS Dressen Family Solar LLC will be required to meet insurance requirements under long-term contracts with several parties, including the site landowner, Xcel Energy and its Solar Garden lenders and investors. USS Dressen Family Solar LLC will be listed on a policy that includes:

- Liability coverage that will include \$1,000,000 in coverage against damage to rented property
- Excess liability coverage of an additional \$1,000,000 per occurrence
- Property coverage in an amount necessary to cover the value of the Solar Garden and up to one year of lost revenue in the event the project is destroyed and needs to be rebuilt

PROJECT OWNERSHIP

The applicant of the CUP, USS Dressen Family Solar LLC, is a subsidiary of US Solar. USS Dressen Family Solar is the owner of the Project. Please find more information about US Solar at www.us-solar.com.

INTERCONNECTION WITH XCEL ENERGY

We received an Interconnection Agreement on January 5, 2022. Both public and private data shows that there is available capacity for this Solar Garden on this distribution infrastructure. We expect to have our Interconnection Application funded by February 18, 2022. Refer to Appendix II for more information.

Case #: 04328350

Status: Interconnection Agreement

Step: Submitted

Sub-Step:

App Owner: Your application is pending your signature on the interconnection agreement. Please sign the Interconnection Agreement within 30 business days.

Submit

Actions Finalized Actions Milestones Completed Milestones Application Details

TITLE	DESCRIPTION	RESPONSIBLE PARTY	START DATE	DUE DATE
Sign the Interconnection Agreement	App Owner: Please sign your interconnection agreement within 30 business days.	Applicant		2/18/2022 04:30 PM CST

MANUFACTURER'S SPECIFICATIONS

USS Dressen Family Solar LLC uses only Tier 1 solar modules. Tier 1 solar modules are manufactured to the highest quality, performance, and lifespan, produced by companies that have at least a five-year history in manufacturing them. Countless banks and financiers have vetted these modules. They are designed to absorb light and reflect less than 2% of the incoming sunlight, which is less than many natural features, including water, snow, crops, and grass. There will be no material impact from glare.

We are using Tier 1 string inverters for this Solar Garden installed throughout the site. The inverters and electrical cabinets are enclosed and will meet all applicable codes and requirements.

CONCLUSION

USS Dressen Family Solar LLC has complied with all criteria and requirements of the Carver County renewable energy ordinance, and we respectfully request that the Carver County Planning Commission recommends approval of this application.

APPENDIX I – SITE PLANS AND PROJECT MAPS

The attached site plans and project maps display the specifications of USS Dressen Family Solar LLC. The site plan includes project dimensions. The project maps provide detail into key environmental characteristics of the site.



VICINITY MAP
(NOT TO SCALE)



LEGEND:

- CULVERT
- DRAIN
- FENCE LINE
- RECORD BEARING AND DISTANCE
- GRIP WIRE
- POWER POLE
- TELEPHONE BOX
- FIBER OPTIC
- POWER OVERHEAD
- FOUND MONUMENT (SEE LABEL)
- SET MONUMENT (SEE LABEL)
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- EASEMENT LINE
- EASEMENT CENTER LINE

LEGAL DESCRIPTION

The following description is shown per Schedule A, as described in the ALTA Commitment for Title Insurance, Title Commitment No. NCS-899998-121-CAST prepared by First American Title Insurance Company having a commitment date of April 11, 2021 at 7:30 am.

Real property in the City of, County of Carver, State of Minnesota described as follows:

The Southeast Quarter of Section 33, Township 117, Range 25 and that part of Government Lot 2, Section 33, Township 117, Range 25, Carver County, Minnesota, lying southerly of the following described line and its westerly extension: Commencing at the Southeast corner of said Government Lot 2; thence on an assumed bearing of North 00 degrees 05 minutes 03 seconds West, along the east line of said Government Lot 2, a distance of 754.73 feet to the point of beginning; thence South 31 degrees 57 minutes 35 seconds East, a distance of 233.70 feet; thence South 72 degrees 48 minutes 38 seconds West to the shoreline of Goose Lake; thence northwesterly along said shore line to the intersection of a line which bears South 78 degrees 54 minutes 57 seconds West from the point of beginning; thence North 78 degrees 54 minutes 57 seconds East to the point of beginning.

EXCEPTING therefrom the following two tracts:

Tract 1: That part of the Southeast Quarter and Government Lot 2 of Section 33, Township 117, Range 25 described as follows: Commencing at the Southeast corner of said Government Lot 2; thence on an assumed bearing of North 00 degrees 05 minutes 03 seconds West, along the east line of said Government Lot 2, a distance of 754.73 feet; thence South 31 degrees 57 minutes 35 seconds East, a distance of 233.70 feet to the point of beginning; thence continue South 31 degrees 57 minutes 35 seconds East, a distance of 298.73 feet; thence South 57 degrees 08 minutes 26 seconds West to the shoreline of Goose Lake; thence northwesterly along said shore line to the intersection of a line which bears South 72 degrees 48 minutes 38 seconds West from the point of beginning; thence North 72 degrees 48 minutes 38 seconds East to the point of beginning.

Tract 2: That part of the Southeast Quarter and Government Lot 2 of Section 33, Township 117, Range 25, Carver County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 2; thence on an assumed bearing of North 00 degrees 05 minutes 03 seconds West, along the east line of said Government Lot 2, a distance of 754.73 feet; thence South 31 degrees 57 minutes 35 seconds East, a distance of 233.70 feet to the point of beginning; thence continue South 31 degrees 57 minutes 35 seconds East, a distance of 298.73 feet; thence South 57 degrees 08 minutes 26 seconds West to the shoreline of Goose Lake; thence northwesterly along said shore line to the intersection of a line which bears South 72 degrees 48 minutes 38 seconds West from the point of beginning; thence North 72 degrees 48 minutes 38 seconds East to the point of beginning.

Abstract Property

EXCEPTIONS

The following notes correspond to the numbering system of Schedule B, Section II of the above mentioned title commitment

Item No. 9 Easement in favor of Minnesota Valley Electric Cooperative as contained in Easement for Right of Way dated May 9, 1939, recorded October 21, 1940, in Book 43 Deeds, Page 406, as Document No. 62838
THE DOCUMENT DESCRIPTION IS BLANKET IN NATURE, CONFINING ALL OF THE SUBJECT PROPERTY.

Item No. 10 Easement in favor of Minnesota Valley Electric Cooperative as contained in Easement dated May 9, 1939, recorded October 21, 1940, in Book 43 Deeds, Page 406, as Document No. 62838.
THE DOCUMENT DESCRIPTION IS BLANKET IN NATURE, CONFINING ALL OF THE SUBJECT PROPERTY.

Item No. 11 Easement in favor of Interstate Power Company dated March 18, 1955, recorded July 1, 1955, in Book 61 Deeds, Page 16, as Document No. 88129. Assigned to Northern States Power Company by Assignment dated October 31, 1956, recorded November 7, 1956, in Book 1 of Misc., page 449.
AS SHOWN

Item No. 12 Terms and conditions of Agreement dated January 22, 1987, recorded January 27, 1987, as Document No. 84197.
NOT PLOTTABLE

Item No. 13 Resolution # 98-26, Conditional Use Permit, dated August 3, 1998, recorded September 22, 1998, as Document No. A234984.
THE DOCUMENT DESCRIPTION IS BLANKET IN NATURE, CONFINING ALL OF THE SUBJECT PROPERTY.

Item No. 14 Notice of Building Eligibility Transfer For Zoning Purposes, recorded June 6, 2008, as Document No. A484720.
THE DOCUMENT DESCRIPTION IS BLANKET IN NATURE, CONFINING ALL OF THE SUBJECT PROPERTY.

Item No. 15 Minnesota Mortgage dated May 25, 1995, recorded May 25, 1995, as Document No. 180520, executed by Robert F. Dressen and Brenda L. Dressen, husband and wife, Mortgagor, in favor of Farm Credit Services of St. Cloud A/C, Mortgagee, in the amount of \$156,800.00. As amended by Agreement for Extension or Reamortization dated September 1, 2002, recorded August 23, 2002, as Document No. A323123.
THE DOCUMENT DESCRIPTION IS BLANKET IN NATURE, CONFINING ALL OF THE SUBJECT PROPERTY.

Item No. 16 Mortgage dated February 4, 2005, recorded February 16, 2005, as Document No. A408082, executed by Brenda L. Dressen and Robert F. Dressen, husband and wife, Mortgagor, and Chase Manhattan Bank USA, N.A., Lender, in the amount of \$97,600.00 Assigned to JP Morgan Chase Bank, National Association by Minnesota Assignment of Mortgage dated January 16, 2014, recorded January 24, 2014, as Document No. A590098.
THE DOCUMENT DESCRIPTION IS BLANKET IN NATURE, CONFINING ALL OF THE SUBJECT PROPERTY.

Item No. 17 Minnesota Mortgage dated May 2, 2006, recorded May 18, 2006, as Document No. A441459, executed by Robert F. Dressen and Brenda L. Dressen, husband and wife, Mortgagor, in favor of AgStar Financial Services, FLCA, Mortgagee, in the amount of \$86,000.00.
THE DOCUMENT DESCRIPTION IS BLANKET IN NATURE, CONFINING THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER.

GENERAL NOTES

- The horizontal datum is NAD83 Minnesota State Plane Coordinate System, South Zone (US Survey Feet) (2011AD). All bearings and distances shown herein are based on the NAD83 Minnesota State Plane Coordinate System.
- Vertical relief was sourced from MNTopo on July 20, 2021, and verified by survey field observations. Contours are shown at 2 foot intervals.
- Subject property appears to be classified as "Zone X" (area of minimal flood hazard) when scaled from Flood Insurance Rate Map Community - Panel Number 27019C0064D, dated December 20, 2018. A portion of the property appears to be "Zone A" by the lake (Table A, Item 3).
- Subject property contains 6,894.664 Sq. Ft. or 158.28 acres (Table A, Item 4).
- Substantial features observed in the process of conducting the field work are shown on the survey. (Table A, Item 8).
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Gopher State One Call ticket number: 212084019, 2120804020) (Table A, Item 11).
- Adjoining deeds were not provided by the client or title company. Adjacent Owner names are shown per Carver County GIS (Table A, Item 13).
- Based on the information contained within the title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any of site easements or servitudes other than shown herein. (Table A, Item 19).
- Right of Way width of 66 feet is shown for Polk Avenue and 62nd Street per Carver County Surveyor.

POSSIBLE ENCROACHMENTS

- Gravel driveway on the north side of property.
- Fence line on the north side of property.
- Power line on south side of property not confined within an easement.

CERTIFICATION

To First American Title Insurance Company, United States Solar Corporation and USS Dressen Solar, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 (controlling section corners only), 2, 3, 4, 5, 6(a)(b), 7(a), 8, 11, 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on August 4, 2021.

Michael Kern, PS
MN License No. 54448
Mike.Kern@westwoodps.com

08/12/21
Date



Westwood

Phone (320) 253-9495 3701 12th Street North, Suite 205
Fax (320) 358-2001 St. Cloud, MN 56303
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

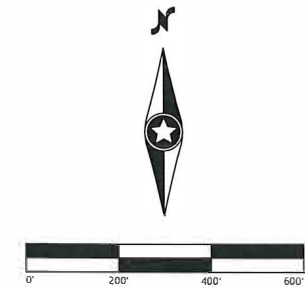
PREPARED FOR:

US SOLAR

100 N 6th St. Suite 218 C
Minneapolis, MN 55403

REVISIONS:

#	DATE	COMMENT



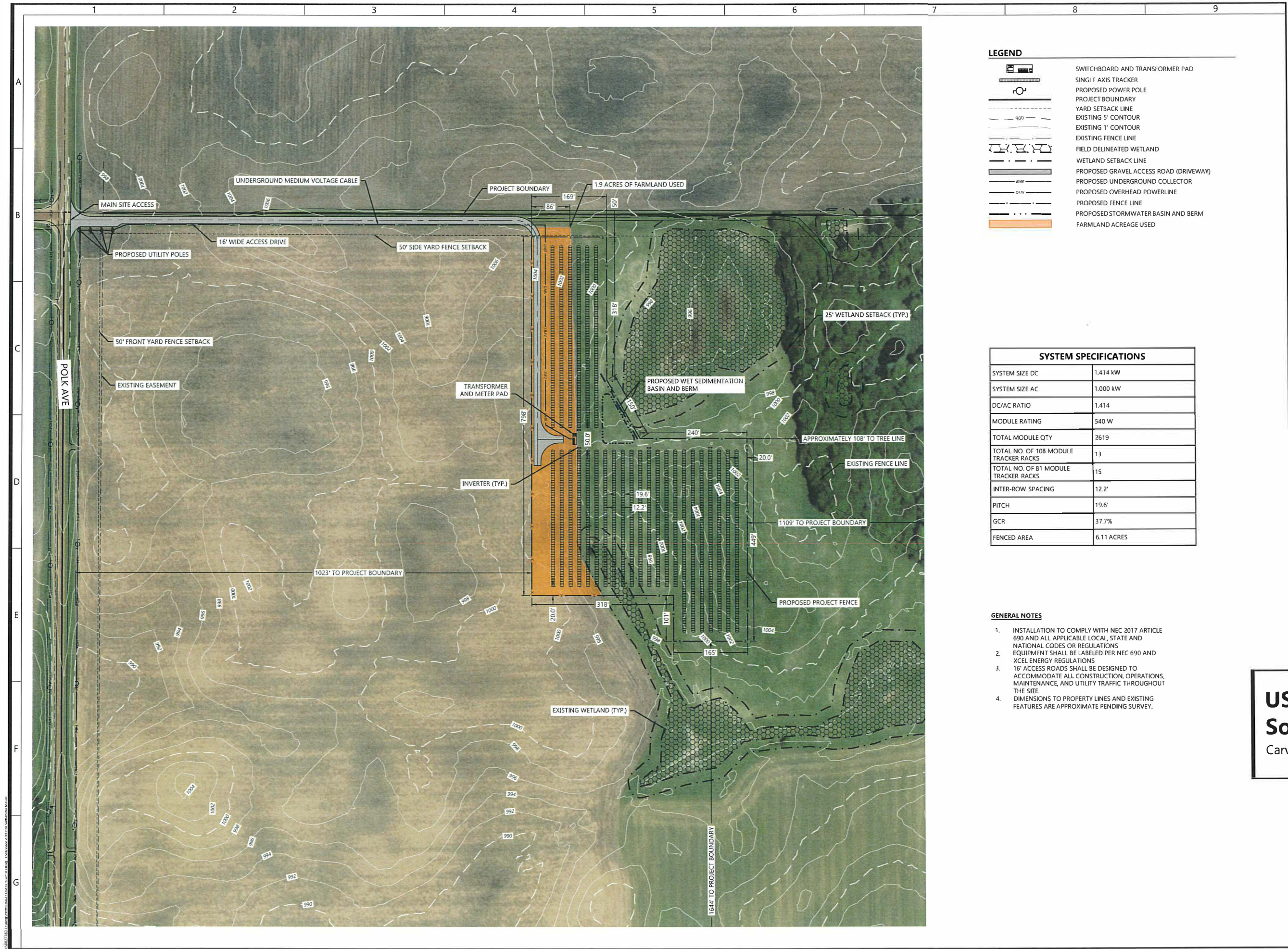
USS Dressen
Solar LLC
Carver County, MN

ALTA/NSPS
Land Title Survey

NOT FOR CONSTRUCTION

DATE: 08/12/2021

SHEET: 1 OF 1



LEGEND

- SWITCHBOARD AND TRANSFORMER PAD
- SINGLE AXIS TRACKER
- PROPOSED POWER POLE
- PROJECT BOUNDARY
- YARD SETBACK LINE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING FENCE LINE
- FIELD DELINEATED WETLAND
- WETLAND SETBACK LINE
- PROPOSED GRAVEL ACCESS ROAD (DRIVEWAY)
- PROPOSED UNDERGROUND COLLECTOR
- PROPOSED OVERHEAD POWERLINE
- PROPOSED FENCE LINE
- PROPOSED STORMWATER BASIN AND BERM
- FARMLAND ACREAGE USED

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1,414 kW
SYSTEM SIZE AC	1,000 kW
DC/AC RATIO	1.414
MODULE RATING	540 W
TOTAL MODULE QTY	2619
TOTAL NO. OF 108 MODULE TRACKER RACKS	13
TOTAL NO. OF 81 MODULE TRACKER RACKS	15
INTER-ROW SPACING	12.2'
PITCH	19.6'
GCR	37.7%
FENCED AREA	6.11 ACRES

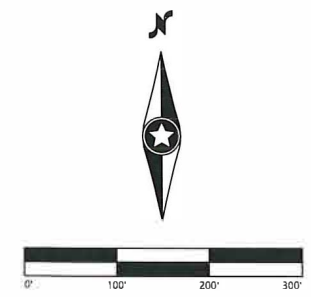
- GENERAL NOTES**
1. INSTALLATION TO COMPLY WITH NEC 2017 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS
 2. EQUIPMENT SHALL BE LABELED PER NEC 690 AND XCEL ENERGY REGULATIONS
 3. 16' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE.
 4. DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.

PREPARED FOR:



100 N 6th St. #410b
Minneapolis, MN 55403

#	DATE	COMMENT
E	11/17/21	Conditional Use Permit
F	01/24/22	Conditional Use Permit



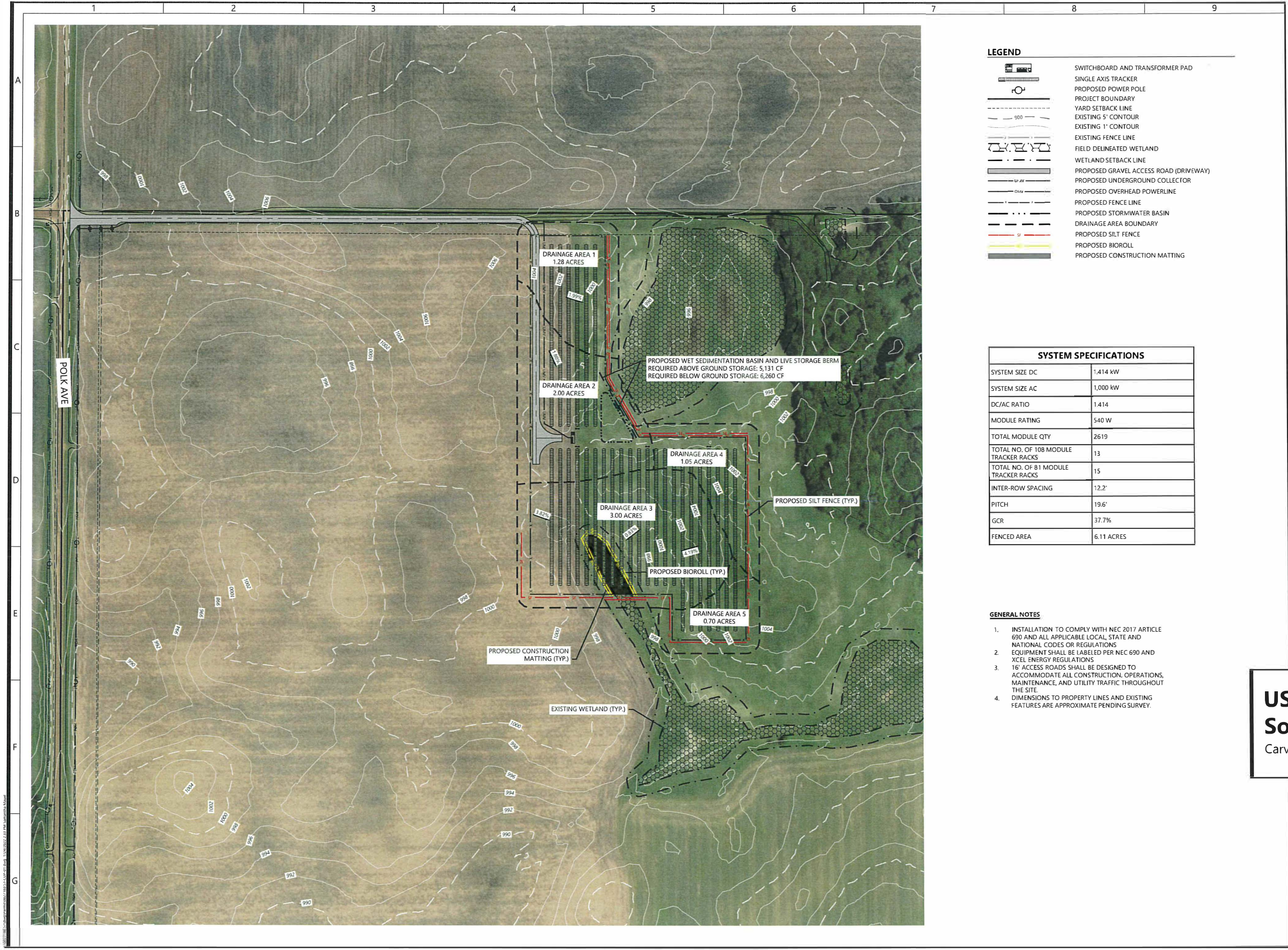
**USS Dressen
Solar LLC**
Carver County, MN

PV Site Plan

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 01/24/2022

SHEET: C.100



- LEGEND**
- SWITCHBOARD AND TRANSFORMER PAD
 - SINGLE AXIS TRACKER
 - PROPOSED POWER POLE
 - PROJECT BOUNDARY
 - YARD SETBACK LINE
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
 - EXISTING FENCE LINE
 - FIELD DELINEATED WETLAND
 - WETLAND SETBACK LINE
 - PROPOSED GRAVEL ACCESS ROAD (DRIVEWAY)
 - PROPOSED UNDERGROUND COLLECTOR
 - PROPOSED OVERHEAD POWERLINE
 - PROPOSED FENCE LINE
 - PROPOSED STORMWATER BASIN
 - DRAINAGE AREA BOUNDARY
 - PROPOSED SILT FENCE
 - PROPOSED BIOROLL
 - PROPOSED CONSTRUCTION MATTING

SYSTEM SPECIFICATIONS	
SYSTEM SIZE DC	1,414 kW
SYSTEM SIZE AC	1,000 kW
DC/AC RATIO	1.414
MODULE RATING	540 W
TOTAL MODULE QTY	2619
TOTAL NO. OF 108 MODULE TRACKER RACKS	13
TOTAL NO. OF 81 MODULE TRACKER RACKS	15
INTER-ROW SPACING	12.2'
PITCH	19.6'
GCR	37.7%
FENCED AREA	6.11 ACRES

- GENERAL NOTES**
- INSTALLATION TO COMPLY WITH NEC 2017 ARTICLE 690 AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES OR REGULATIONS
 - EQUIPMENT SHALL BE LABELED PER NEC 690 AND XCEL ENERGY REGULATIONS
 - 16' ACCESS ROADS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION, OPERATIONS, MAINTENANCE, AND UTILITY TRAFFIC THROUGHOUT THE SITE
 - DIMENSIONS TO PROPERTY LINES AND EXISTING FEATURES ARE APPROXIMATE PENDING SURVEY.

Westwood

Phone (608) 821-6600 8401 Greenway Blvd., Suite 400
Middleton, WI 53562
westwoodsps.com

Westwood Professional Services, Inc.

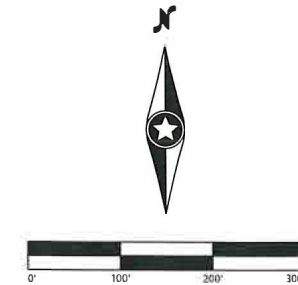
PREPARED FOR

US SOLAR

100 N 6th St. #410b
Minneapolis, MN 55403

REVISIONS:

#	DATE	COMMENT
E	11/17/21	Conditional Use Permit
F	01/24/22	Conditional Use Permit



**USS Dressen
Solar LLC**

Carver County, MN

Site Hydrology

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 01/24/2022

SHEET: C.101



- LEGEND:
- PROJECT BOUNDARY
 - EX. 5' INDEX CONTOUR
 - EX. 1' INTERVAL CONTOUR
 - EX. GRAVEL ROAD
 - EX. FENCE
 - EX. WETLAND
 - PROPOSED SOLAR ARRAY
 - PROPOSED ACCESS ROAD
 - PROPOSED SECURITY FENCE
 - PROPOSED ELECTRICAL EQUIPMENT
 - UNDERGROUND COLLECTION
 - PROPOSED 5' INDEX CONTOUR
 - PROPOSED 1' INTERVAL CONTOUR
 - PROPOSED GRADING LIMITS
 - PROPOSED GRADING AREA - CUT
 - PROPOSED GRADING AREA - FILL

GRADING QUANTITIES			
	CUT (CY)	FILL (CY)	NET (CY)
ARRAY	3,235	2,984	251

CONCEPTUAL RACKING TOLERANCES

- MINIMUM REVEAL: 5'
- MAXIMUM REVEAL: 6.5'
- E-W MAXIMUM SLOPE: 10%
- N-S MAXIMUM SLOPE: 10%

NOTE:
CUT/FILL QUANTITIES USED ARE RAW QUANTITIES AND DO NOT ACCOUNT FOR SITE EXCAVATIONS OR ANY UTILITY EXCAVATIONS. THE QUANTITIES SHOWN WERE DETERMINED USING THE ANTICIPATED GRADES AS SHOWN ON THE SITE PLAN AND ARE FOR ESTIMATING PURPOSES ONLY.

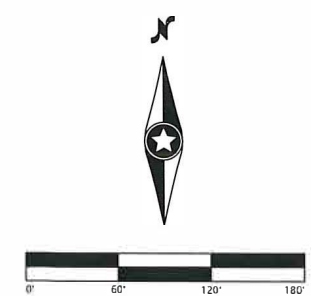
PREPARED FOR:

US/SOLAR

100 N 6th St, Suite 410B
Minneapolis, MN 55403

REVISIONS:

#	DATE	COMMENT
A	01/07/2022	Preliminary Grading Plan



**USS Dressen
Solar LLC**
Carver County, MN

Preliminary Grading
Plan

NOT FOR CONSTRUCTION

DATE: 01/07/2022
SHEET: EB.01

APPENDIX II – INTERCONNECTION AGREEMENT DETAILS

We received our Interconnection Agreement from Xcel Energy on January 5, 2022. We will fund our Interconnection Agreement by February 18, 2022.

System Impact Study Results Date: September 29, 2021

Facilities Study Results Date: December 29, 2021

Interconnection Agreement Date: January 5, 2022

Case #: 04328350

Status: Interconnection Agreement

Step: Submitted

Sub-Step:

App Owner: Your application is pending your signature on the interconnection agreement. Please sign the Interconnection Agreement within 30 business days.

Submit

Actions

Finalized Actions

Milestones

Completed Milestones

Application Details

TITLE	DESCRIPTION	RESPONSIBLE PARTY	START DATE	DUE DATE
Sign the Interconnection Agreement	App Owner: Please sign your interconnection agreement within 30 business days.	Applicant		2/18/2022, 04:30 PM CST

To request a one-time milestone extension, please send an email to the Program.

APPENDIX III – MEMORANDUM OF LEASE AGREEMENT

Lessor: Bob & Brenda Dressen

Lessee: US Solar Development LLC

Note: US Solar Development LLC is a wholly owned subsidiary of United States Solar Corporation. Prior to construction, US Solar Development LLC will assign the lease to USS Dressen Family Solar LLC, the CUP applicant and project company.

Filed and/or Recorded on
Sep 2, 2021 12:08 PM

Office of the County Recorder/Registrar of Titles
Carver County, Minnesota
Kaaren Lewis, County Recorder

Deputy DL
Document Recording Fees \$ 46.00

Document Total \$ 46.00

Requesting Party: USS Minnesota LLC
Pages: 8

_____(Top 3 inches Reserved for Recording Data)_____

MEMORANDUM OF LEASE AND SOLAR EASEMENT

THIS MEMORANDUM OF OPTION TO LEASE, LEASE AND SOLAR EASEMENT (this "**Memorandum**"), dated as of February 12, 2021 (the "**Effective Date**"), is made by and between, Robert F. Dressen and Brenda L. Dressen, husband and wife, whose address is 6150 Polk Ave, Mayer, MN 55360 ("**Lessor**") and **US SOLAR DEVELOPMENT LLC**, a Delaware limited liability company, whose address is 100 N 6th St., Suite 410B, Minneapolis, MN 55403 ("**Lessee**").

A. Lessor is the owner of real property located in Carver County, Minnesota, that is commonly referenced as parcel identification number 10.033.0400 and is inclusive of the entirety of the Southeast Quarter of Section 33, Township 117, Range 25, less and except any portion thereof located south and west of Polk Avenue (the "**Lessor Property**").

B. Lessor and Lessee have entered into that certain Option to Lease, Lease and Solar Easement (the "**Lease**"), having an effective date of February 12, 2021, whereby Lessor leases to Lessee and Lessee leases from Lessor a portion of the Lessor Property depicted on Exhibit A with stripes (the "**Premises**") for the purposes of the Facility (as defined below).

C. Lessor and Lessee wish to give record notice of the existence of the Lease.

NOW THEREFORE, in consideration sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

PURPOSE OF LEASE. THE LEASE IS SOLELY FOR SOLAR PHOTOVOLTAIC ENERGY GENERATION AND RELATED PURPOSES, AND THROUGHOUT THE TERM OF THE LEASE, LESSEE SHALL HAVE THE SOLE AND EXCLUSIVE RIGHT TO USE THE PREMISES FOR SUCH PURPOSES. FOR

IN WITNESS WHEREOF, each of the parties hereto has executed and delivered this Memorandum as of the day and year first above written.

LESSEE: US SOLAR DEVELOPMENT LLC,
a Delaware limited liability company

By:



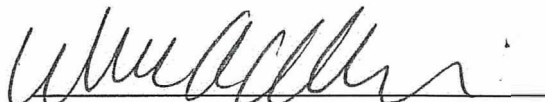
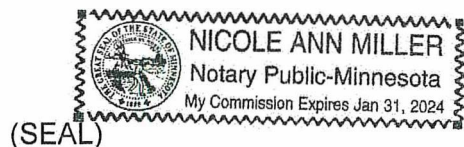
Name: Reed Richerson

Title: COO

STATE OF MINNESOTA

COUNTY OF Hennepin

This instrument was acknowledged before me on 2/12/21 by Reed Richerson, the COO of US Solar Development LLC, a Delaware limited liability company, on behalf of the company

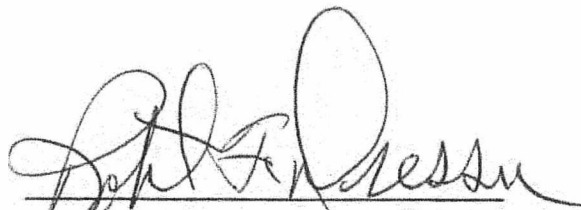


Name Printed:

LANDOWNER:

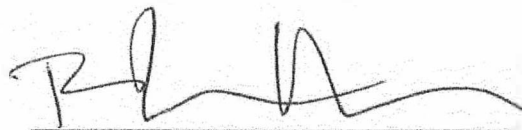
By:

Name:


Robert F. Dressen

By:

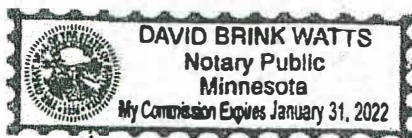
Name:


Brenda L. Dressen

STATE OF Minnesota

COUNTY OF Carver

This instrument was acknowledged before me on Feb 12, 2021 by Robert F. Dressen and Brenda L. Dressen, husband and wife.




Name Printed: David Watts

(SEAL)

THIS INSTRUMENT DRAFTED BY:

Bruce Bedwell
United States Solar Corporation
100 N. 6th St, Suite 410B
Minneapolis, MN 55403
612.260.2230

EXHIBIT A TO
MEMORANDUM OF LEASE AND SOLAR EASEMENT

Description of Premises, Lessor Property, and Access Premises

Lessor Property

One tract(s) in Carver County, Minnesota described as follows:

Property ID: 100330400

Deeded Acreage: 158.13

Legal Description: Real property in the City of , County of Carver, State of Minnesota, described as follows: The Southeast Quarter of Section 33, Township 117, Range 25 and that part of Government Lot 2, Section 33, Township 117, Range 25, Carver County, Minnesota, lying southerly of the following described line and its westerly extension: Commencing at the Southeast corner of said Government Lot 2; thence on an assumed bearing of North along the East line of said Government Lot 2 a distance of 754.73 feet to the point of beginning of the line to be described; thence South 79 degrees West a distance of 356 feet to the easterly shoreline of Goose Lake and said line there terminating.

EXCEPTING therefrom the following two tracts: Tract 1: That part of the Southeast Quarter and Government Lot 2 of Section 33, Township 117, Range 25 described as follows: Commencing at the Southeast corner of said Government Lot 2; thence on an assumed bearing of North 00 degrees 05 minutes 03 seconds West along the east line of said Government Lot 2 a distance of 754.73 feet to the point of beginning; thence South 31 degrees 57 minutes 35 seconds East, a distance of 233.70 feet; thence South 72 degrees 48 minutes 38 seconds West to the shoreline of Goose Lake; thence northwesterly along said shore line to the intersection of a line which bears South 78 degrees 54 minutes 57 seconds West from the point of beginning; thence North 78 degrees 54 minutes 57 seconds East to the point of beginning. Tract 2: That part of the Southeast Quarter and Government Lot 2 of Section 33, Township 117, Range 25, Carver County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 2; thence on an assumed bearing of North 00 degrees 05 minutes 03 seconds West, along the east line of said Government Lot 2, a distance of 754.73 feet; thence South 31 degrees 57 minutes 35 seconds East, a distance of 233.70 feet to the point of beginning; thence continue South 31 degrees 57 minutes 35 seconds East, a distance of 298.73 feet; thence South 67 degrees 08 minutes 26 seconds West to the shoreline of Goose Lake; thence northwesterly along said shoreline to the intersection of a line which bears South 72 degrees 48 minutes 38 seconds West from the point of beginning; thence North 72 degrees 48 minutes 38 seconds East to the point of beginning.

Watertown Township

3580 Co. Rd. 10 N.
Watertown, MN 55388
952-955-2446

For: U. S. Solar Corp

Dec 22, 2021

To: Luke Gildemeister, Project Developer

Please consider this document upon signature, as formal township approval of the use the field road approach off of Polk Avenue servicing the NW corner of Parcel ID 100330400, for solar garden const, with the following requirements:

- Access to the above field road approach shall be from the north only via State Highway 7
- Speed limit shall be 30 mph
- The road shall be kept clear of any debris, i.e. wheeled traffic mud, const debris etc.
- There shall be no parking of any project related vehicles along Polk Ave at any time.
- Extra road surface maintenance (grading/dust coating) resulting from solar garden project related construction traffic shall be at the expense of U.S. Solar.

Signed by:

Wayne Hubin 

Watertown Township Clerk

Luke Gildemeister 

Project Developer, U. S. Solar Corp



Township Presentation & Recommendation Form

PARCEL #	100330400	Permit #	P220220003
Owner's Name:	Bob & Brenda Dressen	Owner's Mailing Address:	6150 Polk Avenue
City:	Mayer	Owner State:	Minnesota
		Owner Zip:	55360
Applicant (if other than owner):	Luke Gildemeister, US Solar Project Developer	Site Address:	6190 Polk Avenue

Type of Request:	☒ CUP	☐ IUP	☐ Preliminary Plat	☐ Final Plat	☐ Variance	☐ Appeal
Description of Request:						
United States Solar Corporation ("US Solar") is requesting that Watertown Township recommends approval to Carver County of our CUP application for USS Dressen Family Solar LLC project. This 1-megawatt (MW) community solar garden will be located on the land of Bob and Brenda Dressen at 6190 Polk Avenue, Mayer, MN 55360.						
Date of County Public Hearing:	180 Feb 15, 2022	Date of Township Meeting:	Feb 7, 2022 December 6, 2021			

Actions:

Township Action Taken:

- ☐ Recommends approval and use of the Township Road (if applicable) with the following comments:
- ☐ Recommends denial for the following reasons:
- ☒ No recommendation, but will comment on the request at the Planning Commission or Board of Adjustment hearing:

Township reserves the right to add stipulations regarding the application (CUP) to the county

Also approval from the township via an IUP which include ordinance 6-2021-I provision is required.

****Important:** I understand that I must appear at the Town Board meeting to present my request and obtain their recommendation prior to appearing before the County Planning Commission or Board of Adjustment.

Luke Gildemeister

Date Feb 7, 2022

Signature of Applicant

Luke Gildemeister

Date Feb 7, 2022

Signature of Township Official

From: Mike Sorensen
Sent: Wednesday, February 2, 2022 1:04 PM
To: Land Management
Subject: Dressen property

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

To whom it may concern:

Mike & Jeanne Sorensen do not oppose the conditional use permit for solar garden on their property.

Mike & Jeanne

From: Jane Heimerl
Sent: Sunday, February 6, 2022 1:51 PM
To: Land Management
Subject: RE: US Solar Conditional Use permit

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Carver County Planning Commission

Attn: Jason Mielke
Land Use Manger

Jason,

We are writing to you today regarding the notice we received for US Solar's conditional use permit application, which would like to construct a solar garden located on the Bob & Brenda Dressen property. We would like it known that we do not have an issue with this project or it's location, therefore, we do not have any objections.

The site location is a good distance from any of the neighbor's homes and, we feel, would not be an eyesore to anyone.

Sincerely,

Craig and Jane Heimerl

EXHIBIT "A" – LEGAL DESCRIPTION

PID NUMBER: 10-033-0400

File# PZ20220003

APPLICANT: Luke Gildemeister, representing US Solar

OWNER: Robert F Dressen

* * * * *

The Southeast Quarter of Section 33, Township 117, Range 25, and that part of Government Lot 2, Section 33, Township 117, Range 25, Carver County, Minnesota, lying southerly of the following described line and its westerly extension: Commencing at the southeast corner of said Government Lot 2; thence on an assumed bearing of north along the east line of said Government Lot 2, a distance of 754.73 feet to the point of beginning of the line to be described; thence South 79 degrees West, a distance of 356 feet to the easterly shoreline of Goose Lake and said line there terminating.

EXCEPTING THEREFROM the following two tracts:

Tract 1: That part of the Southeast Quarter and Government Lot 2 of Section 33, Township 117, Range 25, described as follows: Commencing at the southeast corner of said Government Lot 2; thence on an assumed bearing of North 00 degrees 05 minutes 03 seconds West along the east line of said Government Lot 2, a distance of 754.73 feet to the point of beginning; thence South 31 degrees 57 minutes 35 seconds East, a distance of 233.70 feet; thence South 72 degrees 48 minutes 38 seconds West to the shoreline of Goose Lake; thence northwesterly along said shore line to the intersection of a line which bears South 78 degrees 54 minutes 57 seconds West from the point of beginning; thence North 78 degrees 54 minutes 57 seconds East to the point of beginning.

Tract 2: That part of the Southeast Quarter and Government Lot 2 of Section 33, Township 117, Range 25, Carver County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 2; thence on an assumed bearing of North 00 degrees 05 minutes 03 seconds West, along the east line of said Government Lot 2, a distance of 754 .73 feet; thence South 31 degrees 57 minutes 35 seconds East, a distance of 233.70 feet to the point of beginning; thence continue South 31 degrees 57 minutes 35 seconds East, a distance of 298.73 feet; thence South 67 degrees 08 minutes 26 seconds West to the shoreline of Goose Lake; thence northwesterly along said shoreline to the intersection of a line which bears South 72 degrees 48 minutes 38 seconds West from the point of beginning; thence North 72 degrees 48 minutes 38 seconds East to the point of beginning.