

**COPY**

**SYLVAN COMMERCIAL ORDINANCE GENERAL BUSINESS APPLICATION**



**SYLVAN TOWNSHIP  
COUNTY OF CASS  
STATE OF MINNESOTA  
12956 24<sup>th</sup> AVE SW  
PILLAGER, MN 56473  
Phone: 218/746-3652  
Fax: 218/746-3612**

**For Office Use Only:**

Received by: AMR  
Fee Paid: \$250.-  
Base Fee: 250  
Escrow: \_\_\_\_\_  
Date Received: 7-11-24  
Date Deemed Complete: \_\_\_\_\_  
Date On-Site Inspection Made: \_\_\_\_\_  
Date Final Inspection: \_\_\_\_\_

TYPE OF APPLICATION		
<input type="checkbox"/> General Business Permit	<input type="checkbox"/> Home Occupation	
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Home Business	
<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Other _____	
<input type="checkbox"/> Variance		
PROPERTY INFORMATION		
Street Address: <u>N/A 125<sup>TH</sup> ST. SW, SYLVAN TWP.</u>		
Property Identification Number (PIN#): <u>41-107-1200</u>		
Legal Description (Attach if necessary): <u>NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> SECTION 7 OF 133-29</u>		
OWNER INFORMATION		
Name: <u>VICTORIA KETLEWELL &amp; GREGORY BOOTH</u>		Business Name: <u>SUNUP SOLAR FARM</u>
Address: <u>12248 CLARK DR SW</u>		
City: <u>BRANNERD</u>	State: <u>MN</u>	Zip Code: <u>56401</u>
Telephone: <u>218-838-1266</u>	Fax:	E-mail: <u>GREG@SUNUPRANCH.COM</u>
Contact: <u>GREG BOOTH</u>		Title: <u>OWNER</u>
APPLICANT/DEVELOPER INFORMATION (if different from owner)		
Name: <u>WINKELMAN SOLAR LLC</u> <u>DAVID WINKELMAN</u>		Business Name: <u>WINKELMAN SOLAR LLC</u>
Address: <u>13169 PRAIRIE RIDGE CT SW</u>		
City: <u>BRANNERD</u>	State: <u>MN</u>	Zip Code: <u>56401</u>
Telephone: <u>218-764-2321</u>	Fax:	E-mail: <u>INFO@WINKELMAN SOLAR.COM</u>

6411

Contact: **DAVID WINKELMAN** Title: **CHIEF MANAGER**

**LOT/PRIMARY STRUCTURE CHARACTERISTICS**

Lot depth x Lot width = Lot area  
**42.23 ACRES**

Owner when septic system installed **N/A** Year

Date of last septic system inspection **N/A**

Current Certificate of Sewer Compliance Provided  
 Yes  No **N/A**

Size of current structure(s)  
(If more than one, identify by letter)  
**N/A**

Actual foundation sizes

Well  Deep **N/A** Water frontage  
Depth  Shallow **0** feet

Former Owner Year sold

Elevation at building **ft** Building height **ft** Lake setback **N/A** ft

Minimum side yard **10** ft Road right-of-way dimensions **66** ft  
**20 FT SETBACK**

Surface of road **BITUMINOUS**  
Jurisdiction - private (township) county / state (circle one)

**DESCRIPTION OF PREVIOUS AUTHORIZATION**

List all current and expired permits approved/issued by any governmental agency( i.e. CUPS, PUDS, Variances, DNR permits and other): **NONE**

**DESCRIPTION OF REQUEST** (attach additional information if needed)

Existing Use of Property: **AGRICULTURAL**

Size of proposed structure(s)  
(If more than one, identify by letter)  
**footprint**

Actual foundation size(s)

**Attach a complete foundation drawing to this application.**

Identify proposed structure(s) as new, addition, or replacement  
**NEW**

Nature of Proposed Use: **SOLAR FARM**

Reason(s) to Approve Request: MULTIPLE USE OF EXISTING AG LAND FOR SOLAR ENERGY PRODUCTION AND GRAZING LIVESTOCK, COMPATIBLE USE WITH AG AND CLEAN ENERGY, JOB CREATION AND RETENTION, MEETING STATE ENERGY STANDARDS

**CODE REQUIREMENTS**

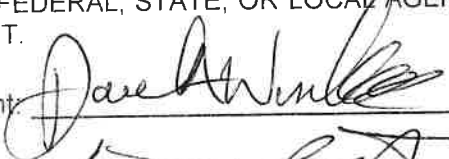
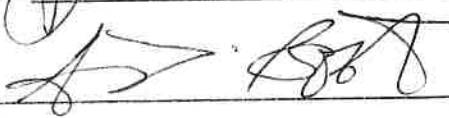
Follow the MN State Building Code.  
Follow the MN State Fire Code.  
Contact:  
E-mail: Pillagerareafire@scicable.com  
Fax: 218-746-3646  
Telephone: Greg Ringler, Fire Chief, 218-746-4577

**APPLICATION FEES AND EXPENSES:** By signing this application form, I agree that all fees and expenses incurred by the Township for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the Township may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 429.81 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may not cover actual expenses; any additional fees will be billed.

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted County/Township policy and ordinance requirements are complete to the best of my knowledge. I further understand that this application will be processed in accordance with established County/Township review procedures and Minnesota Statutes 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the Township will notify the applicant within fifteen (15) days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the County/Township may be cause for denying this application.

The applicant hereby makes application for a development permit as specific above, and agrees to do all work in strict accordance with all Cass County and Sylvan Township, Minnesota ordinances. The applicant agrees that all plot plans, sketches, and specifications submitted herewith and which are approved by the Township shall become part of the permit. The applicant further agrees to grant permission to Sylvan Township or Cass County Environmental Services Department personnel to enter the applicant's premises at reasonable times during the application process and thereafter to make necessary inspections or to subsequently check for compliance with permit conditions or other applicable County or State ordinances.

THE APPLICANT UNDERSTANDS THAT IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO OBTAIN ALL OTHER FEDERAL, STATE, OR LOCAL AGENCY PERMITS WHICH MAY APPLY TO THE ABOVE DESCRIBED PROJECT.

Applicant:  Date: 6/4/24  
Owner:  Date: 6/4/24

**NOTE:** Applications must be signed by all property owners. Applications only accepted with **ALL required support documents and fees.** See Development Application Checklist and SCO Ordinance





## Sylvan Township

12956 24<sup>th</sup> Avenue SW, Pillager, MN 56473

phone: (218) 746-3652 / fax: (218) 746-3612 / e-mail: [sylvan@brainerd.net](mailto:sylvan@brainerd.net)

Web-site: [www.sylvantwp.com](http://www.sylvantwp.com)

**PLANNING COMMISSION MEETING – July 11, 2024  
RECOMMENDATION TO THE TOWN BOARD  
David Winkelman – Sunup Solar Farm  
CONDITIONAL USE BUSINESS PERMIT**

**Terry Quick moved to recommend the Town Board have a Public Hearing to determine details on whether the location is good and if a berm is needed or other conditions need to be set to then approve a Conditional Use Business Permit for Sunup Solar Farm, seconded by Dave Skogen. The question was called, and the motion carried with Vickie Kettlewell abstaining from the vote.**

*6/27/24*





Sunup Ranch is located at 12316 County 18 SW, Brainerd, MN 56401

Over 70 years of breeding excellent Quarter Horses

LLC will lease 10 acres from Greg Booth and Vickie Kettlewell  
(owners of Sunup Ranch) for the solar farm



Solar Site # 1 Shown in Green is Close to Existing Cattle Pasture

Sunup Ranch has been doing rotational grazing on many pastures for decades

**WINKELMAN**  SOLAR  
www.winkelmansolar.com





## Bovine Racking concept and Angus cattle pix

**WINKELMAN**  SOLAR DEVELOPMENT  
[www.winkelmansolar.com](http://www.winkelmansolar.com)

## Investment Summary

- ▶ Solar Yields Federal Investment Tax Credit of at least 30%
- ▶ MACRS Depreciation Over 6 Years
- ▶ Possible Federal Made in USA Bonus Tax Credit of 10%
- ▶ Possible USDA REAP Grant of up to \$1,000,000 or less
- ▶ Potential 20% IRR and 70% ROI (6 years)
- ▶ Minimum investment of \$500,000 for Qualified Investors
- ▶ Flip/Sell to Other Investors in 6 or more years (if desired)
- ▶ Boost local economy by creating jobs and saving energy
- ▶ Clean Energy for Central MN. Possible MN Supplier (Heliene)
- ▶ Solar Panels Guaranteed for 25 Years (Production Guarantee)
- ▶ Agrivoltaics: Pasture Angus Cattle Under Solar Canopies

\*All projections herein are estimates of future results and not a guarantee of performance





**Inverters:**  
**Five 250kW Inverters**  
**1.75 MW (AC) Total**

**The CPS 250kW high power three-phase string inverters are designed for 1500V (DC) ground-mount applications. They are 98.5% efficient, high performance, advanced and reliable inverters designed specifically for the North American environment and grid interconnection.**

**WINKELMAN**   
www.winkelmansolar.com

**144 Half-Cut Monocrystalline 540W** Utilizes the latest M10 size super high efficiency (21%) Monocrystalline PERC cells. Half cut design further reduces cell to module losses

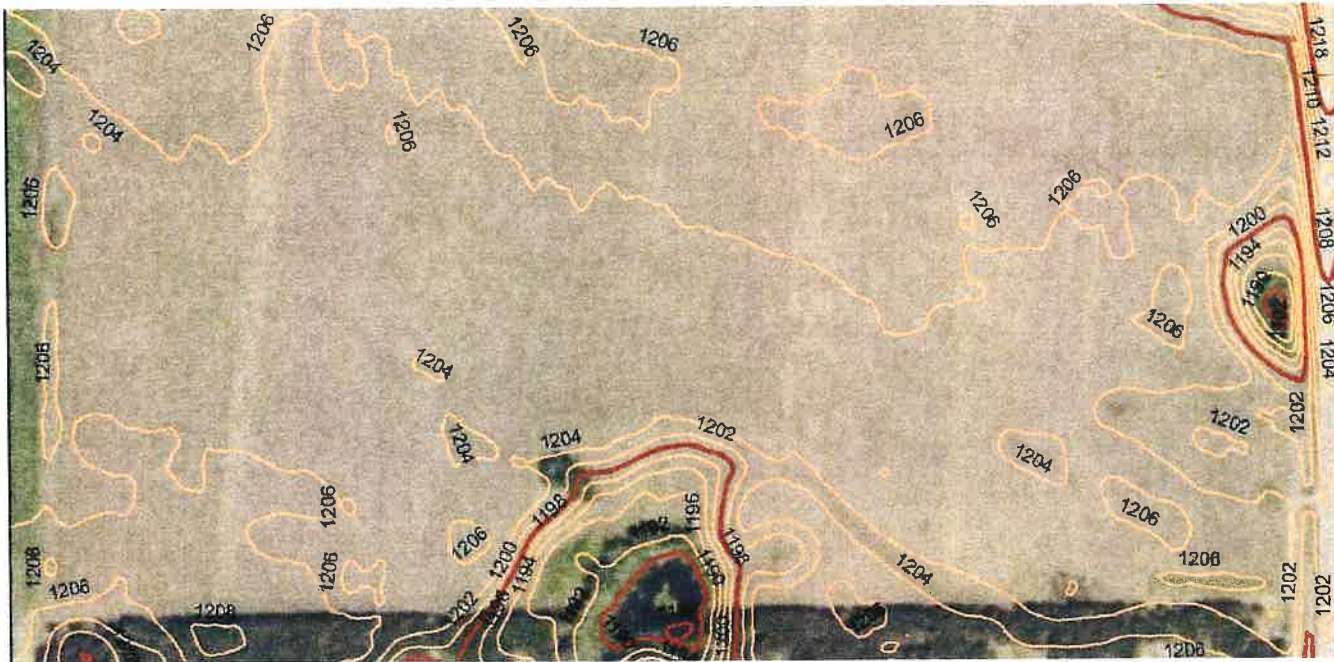
Heliene manufacturing is located in Minnesota, Florida and Ontario, they produce solar modules for your projects and good jobs for American and Canadian workers.

**4,200 Heliene 540W PV modules**  
**2.268 megawatts (DC) Total**

**No Compromise Manufacturer's Guarantee**  
15 Year Product Warranty  
25 Year Linear Performance Guarantee

**WINKELMAN**   
www.winkelmansolar.com

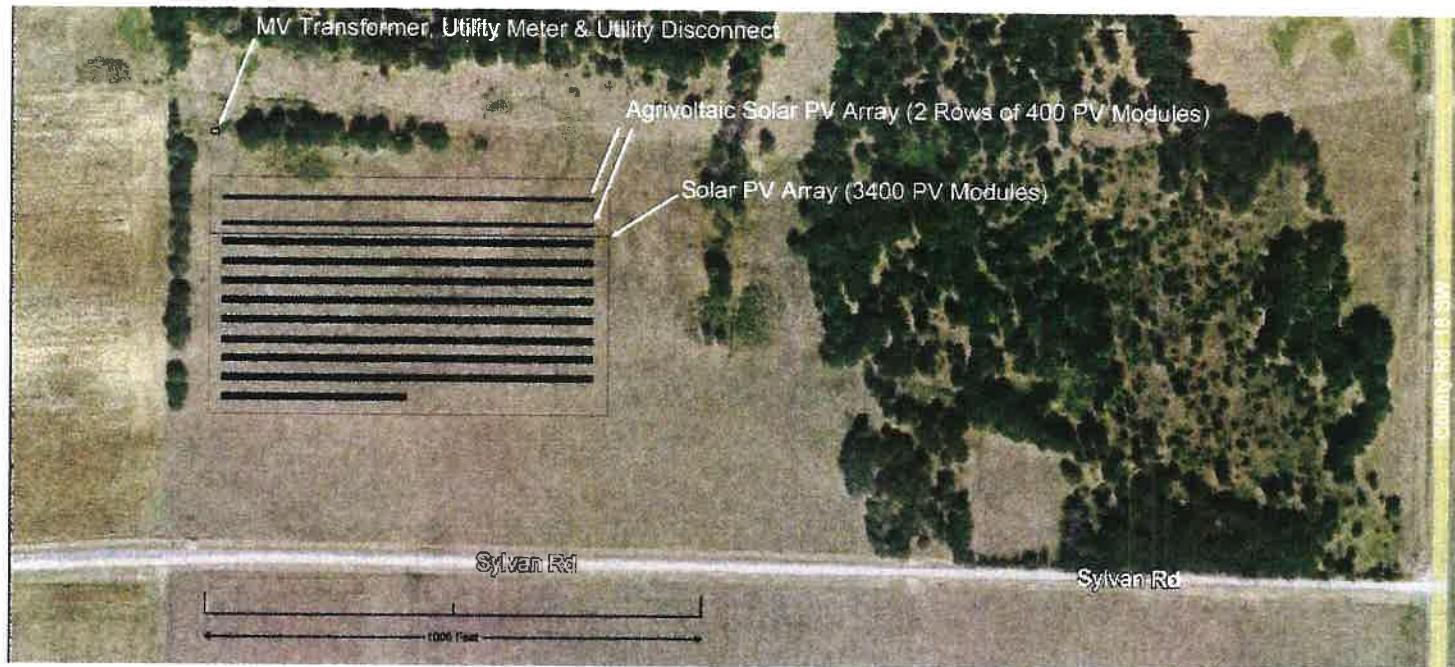




## Contour Map shows site on historic 70-year-old Sunup Ranch: Flat Old Hay Field Requires Little Soil Preparation

Contour Map shows approximately 2 feet of elevation difference





## The Two Northern Most Rows of Solar will be Elevated to 8'

This elevated array demonstration will create shade and grazing for about 35 Angus cattle and will be rotationally grazed to allow crops to grow under panels

**WINKELMAN** SOLAR DEVELOPERS  
www.winkelmansolar.com