

COPY

SYLVAN COMMERCIAL ORDINANCE GENERAL BUSINESS APPLICATION



**SYLVAN TOWNSHIP
COUNTY OF CASS
STATE OF MINNESOTA
12956 24th 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 125TH ST. SW, SYLVAN TWP.</u>		
Property Identification Number (PIN#): <u>41-107-1200</u>		
Legal Description (Attach if necessary): <u>NW¹/₄ NE¹/₄ SECTION 7 OF 133-29</u>		
OWNER INFORMATION		
Name: <u>VICTORIA KETLEWELL & 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

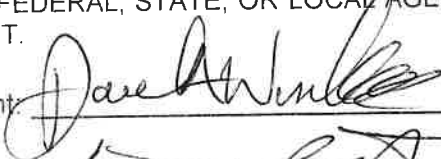
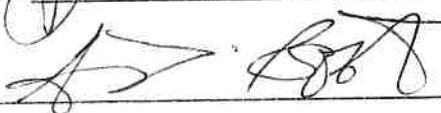
Follow the MN State Building Code.
Follow the MN State Fire Code.
Contact:
E-mail: Pillagerareafire@scicable.com
Fax: 218-746-3646
Telephone: Greg Ringler, Fire Chief, 218-746-4577

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

COPY



Sylvan Township

12956 24th Avenue SW, Pillager, MN 56473

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

Web-site: 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

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

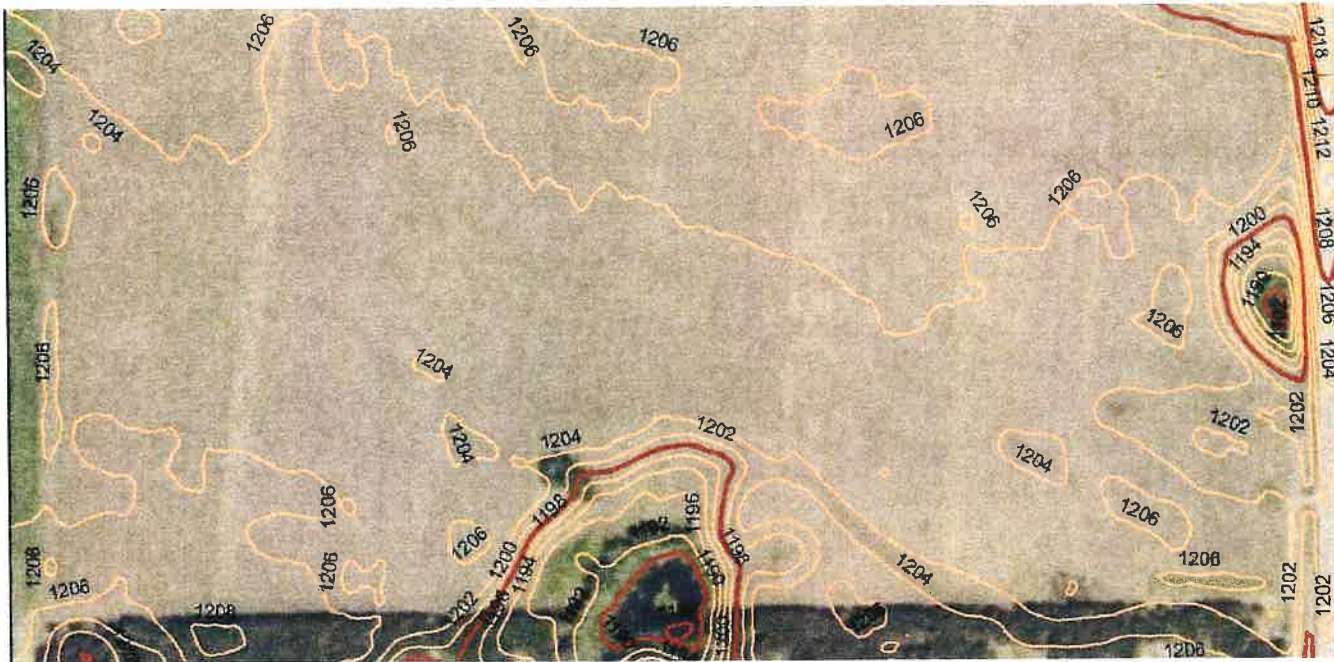
Heliene manufacturing is located in Minnesota, Florida and Ontario, they produce solar modules for your projects and good jobs for American and Canadian workers.

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

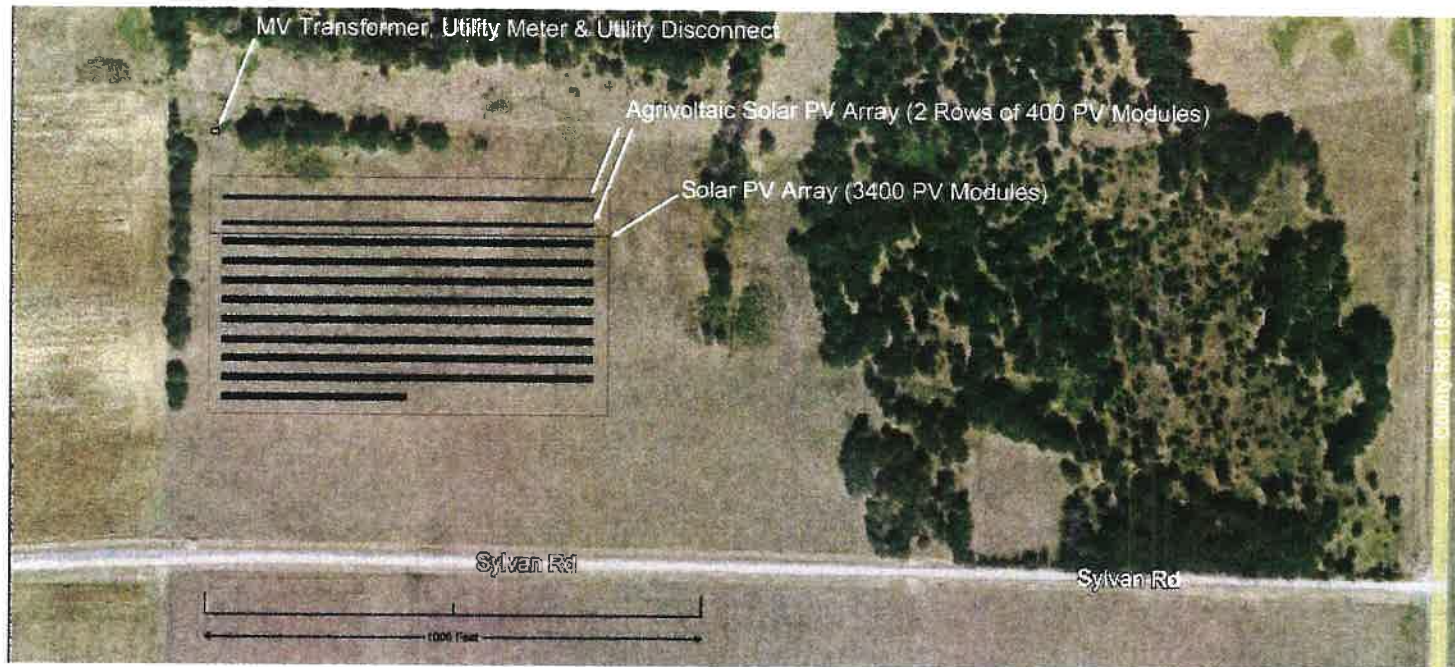
WINKELMAN 
www.winkelmansolar.com





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



Date: 7/19/2024

Sunup Solar Farm - 350' buffer map

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

ELLSTROM, JACQUELYN K
C/O JACQUELYN K KIENTZLE
12618 UPPER SYLVAN RD SW
PILLAGER MN 56473-2258

KETTLEWELL, VICTORIA S &
BOOTH, GREGORY D
12248 CLARK DR SW
BRAINERD MN 56401-2005

KIM MEYER, LLC
11360 LEGACY DR
EAST GULL LAKE MN 56401-1050

MEYER, KIM A & JULIE M, TRUSTEES
11360 LEGACY DR
EAST GULL LAKE MN 56401-1050