

# LE SUEUR COUNTY PLANNING AND ZONING COMMISSION

## AGENDA

**MEETING DATE:** January 15, 2026

**PLACE:** Le Sueur County Government Center (Historic  
Courthouse)

88 South Park Ave, Le Center, MN

**TIME:** 7:00 P.M.

***\*\*\*\*Planning and Zoning Commission Members if you CANNOT be at the meeting contact the Environmental Services Department at 357-8538.***

1. Call To Order
2. Agenda: Additions/Corrections/Approval
  - 2.I. 01-15-2025 Agenda
    - Documents:
      - [01-15-2025 AGENDA.PDF](#)
3. Meeting Minutes: Additions/Corrections/Approval
  - 3.I. 10-16-2025 DRAFT Minutes
    - Documents:
      - [10-16-2025 DRAFT MINUTES.PDF](#)
4. Applications
  - 4.I. BUELL CONSULTING, INC, EDEN PRAIRIE, MN (APPLICANT); RANDALL L. ROEMHILDT, ELYSIAN, MN (OWNER)

Requests the County grant a Conditional Use Permit to allow the applicant to establish a Wireless Telecommunication Tower in the Agriculture "A" District. The subject property is located in part of the SW 1/4 of the SW 1/4 of Section 8, Elysian Township.

Documents:

[PACKET - GARTNER \(CUP\).PDF](#)

4.I.i. BEAVER DAM RESORT, MANKATO, MN (APPLICANT); ANDY & BRENT BUYSSE, CLEVELAND, MN (OWNER)

Requests that the County amend Conditional Use Permits #15023 and #2021108 to add 19 campsites, permit a series of public Special Events, allow year-round lodge operations, and upgrade the liquor license for on- and off-sale 5.0% beer and alcohol at the Beaver Dam Campground in a Recreational Commercial zoning district. The Campground is Lot 1, Block 4, of the Beaver Dam Subdivision, and Part of Outlots 2 and 3 of the Auditor's Subdivision of Government Lot 1 of Section 5, Elysian Township, and part of the SW 1/4 of the SW 1/4 of Section 32, Cordova Township.

Documents:

[PACKET - BEAVER DAM CUP AMENDMENT.PDF](#)

4.II. LE SUEUR COUNTY COMPREHENSIVE PLAN

The Le Sueur County Environmental Services Department hereby provides notice that a proposed Comprehensive Plan has been prepared and is available for public review. The Department invites public comment either in advance of the meeting or during the Planning Commission meeting where the plan will be considered for preliminary approval.

Documents:

[LE SUEUR CO COMP PLAN \(FINAL DRAFT FOR PC 12-26-25\).PDF](#)

5. Discussion Items
6. Warrants/Claims
7. Adjourn

**Planning & Zoning Commission Public Hearing Procedure:** The Chairman calls the meeting to order, then calls the item to be heard and asks the Applicant or representative present to come to the podium to answer any questions or present any comments. The Chairman opens the meeting to the public. Each speaker comes to the podium and states their name for the record prior to making a statement or posing a question. **All questions or comments are to be directed to the board, NOT THE APPLICANT.** After the public comments the Planning Commission publicly discusses the information and reviews the findings before making a motion. All meetings are recorded.

# AGENDA

## LE SUEUR COUNTY PLANNING COMMISSION

**MEETING DATE:** JANUARY 15, 2026

**TIME:** 7:00 PM

**PLACE:** Le Sueur County Government Center  
88 S. Park Avenue, Le Center, MN 56057  
1<sup>st</sup> Floor, County Commissioner's Boardroom

**VIRTUAL:** **Online via Microsoft Teams**  
**Dial in by phone: 1-469-850-4198**  
**Meeting ID: 238 023 701 846 13**  
**Passcode: PQ7cv7HB**  
**Please contact the Department for information on how to attend virtually.**

**\*\*Planning Commission Members if you CANNOT be at the meeting contact the Department 357-8538\*\***

1. Call to Order
2. Agenda Additions/Corrections/Approval
3. Meeting Minutes **OCTOBER 16, 2025** Additions/Corrections/Approval
4. Applications

**ITEM #1: BUELL CONSULTING, INC, EDEN PRAIRIE, MN (APPLICANT); RANDALL L. ROEMHILDT, ELYSIAN, MN (OWNER):**

Requests the County grant a Conditional Use Permit to allow the applicant to establish a Wireless Telecommunication Tower in the Agriculture "A" District. The subject property is located in part of the SW 1/4 of the SW ¼ of Section 8, Elysian Township.

**ITEM #2: BEAVER DAM RESORT, MANKATO, MN (APPLICANT); ANDY & BRENT BUYSSE, CLEVELAND, MN (OWNER):**

Requests that the County amend Conditional Use Permits #15023 and #2021108 to add 19 campsites, permit a series of public Special Events, allow year-round lodge operations, and upgrade the liquor license for on- and off-sale 5.0% beer and alcohol at the Beaver Dam Campground in a Recreational Commercial zoning district. The Campground is Lot 1, Block 4, of the Beaver Dam Subdivision, and Part of Outlots 2 and 3 of the Auditor's Subdivision of Government Lot 1 of Section 5, Elysian Township, and part of the SW 1/4 of the SW ¼ of Section 32, Cordova Township.

**ITEM #3: LE SUEUR COUNTY COMPREHENSIVE PLAN:**

The Le Sueur County Environmental Services Department hereby provides notice that a proposed Comprehensive Plan has been prepared and is available for public review. The Department invites public comment either in advance of the meeting or during the Planning Commission meeting where the plan will be considered for preliminary approval.

5. Discussion Items
6. Warrants/Claims
7. Adjourn

**Planning & Zoning Commission Public Hearing Procedure:** The Chair calls the meeting to order, then calls the item to be heard and asks the Applicant or representative present to come to the podium to answer any questions or present any comments. The Chair opens the meeting to the public. Each speaker comes to the podium and states their name for the record prior to making a statement or posing a question. **All questions or comments from the public are to be directed to the Planning Commission, NOT THE APPLICANT.** After the public comment period is closed, the Planning Commission publicly discusses the information and reviews the findings before making a motion. All meetings are recorded.

**LE SUEUR COUNTY PLANNING COMMISSION**  
**88 SOUTH PARK AVENUE**  
**LE CENTER, MINNESOTA 56057**  
October 16, 2025

**MEMBERS PRESENT:** Mike Roche, Jeanne Doheny, Shirley Katzenmeyer, Tina King, and Commissioner Steve Rohlfig

**MEMBERS ABSENT:** Pam Tietz, Doug Krenik, and Al Gehrke

**OTHERS PRESENT:** NONE

1. **Call to Order:** Chairperson Jeanne Doheny called the meeting to order at 7:04 pm.

2. **Agenda:** Additions/Corrections: NONE.  
Motion to approve the agenda was made by **SHIRLEY KATZENMEYER**.  
Second by **TINA KING**.  
**MOTION APPROVED. MOTION CARRIED.**

3. **Minutes:** **September 18, 2025**, Meeting, Additions/Corrections: NONE  
Motion to approve the minutes was made by **TINA KING**.  
Second by **MIKE ROCHE**.  
**MOTION APPROVED. MOTION CARRIED.**

4. **Applications:**

**ITEM #1: GOODRICH CONSTRUCTION, MANKATO, MN (APPLICANT); MATT & LISA MOZINGO, MADISON LAKE, MN (OWNER):**

Request that the County grant an Interim Use Permit to allow grading, excavating, and filling of 1 cubic yard in the bluff for the installation of Helical Piers for stabilization of an existing porch in a Recreational Residential "RR" Shoreland District of Lake Jefferson, a Recreational Development "RD" Lake. The subject property is Lots 2 and 3 of Biehn's Subdivision, Section 4, Washington Township.

Trevor Rudenick presented the PowerPoint presentation.

Trevor Rudenick was present for the applicants.

INITIAL COMMENTS FROM THE APPLICANT:

Mr. Stubbs explained that he had spoken with the applicant, and they informed him they were a victim of an email scam where they believed their request had been approved. Therefore, they did not plan to attend tonight's meeting. The applicant asked if staff would be willing to appear as their representative and asked if the Planning Commission was able to speak with the applicant over the phone if they had technical questions staff were unable to answer. Mr. Stubbs agreed to this request and Mr. Rudenick would act as representative for this application.

INITIAL QUESTIONS FROM THE PLANNING COMMISSION:

Chairperson Doheny asked staff how the screened-in porch changing to an enclosed structure impacted the request. Mr. Stubbs explained that the original permit included a house and a screened-in porch. That made the screened-in porch a legal nonconforming structure which would have allowed it be replaced without a permit but since it was converted to an enclosed porch, it was intensified and would now need a variance in order to be replaced.

PUBLIC CORRESPONDENCE: NONE

PUBLIC COMMENTS: NONE

FOLLOW-UP QUESTIONS AND COMMENTS FROM THE PLANNING COMMISSION:

Member Katzenmeyer asked why it appears the number of piers are increasing from the four shown in the images to the six shown on the plan. Mr. Rudenick explained in addition to the porch, there was an unpermitted deck on the property that is being removed as a part of this request. I accommodate for the removal of the deck, the landowner needed to add a landing and stairs to make the elevated enclosed porch accessible from the ground. The Ordinance allows for stairs and a landing to be built within a Bluff. The two additional piers are to support the stairs.

Commissioner Rohlfing stated it would be a good idea to start incorporating training on these different types of stabilization projects so the Planning Commission members have a frame of reference when they are reviewing these type of requests.

Member King stated she appreciated the minimal impact to the sensitive area and believed this proposal was a good idea.

ADDITIONAL PUBLIC COMMENTS: NONE

PLANNING COMMISSION DISCUSSION: NONE

REVIEW OF PROPOSED CONDITIONS:

Mr. Rudenick read each of the proposed conditions into the record.

**FINDINGS:**

1. *The Interim use would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. (4-0 in support)*
  - *The applicant stabilizing their porch through a method which has minimal impact to the Bluff would have little to no impact on the use and enjoyment of neighboring parcels. It is unlikely the proposed use would be injurious to the use and enjoyment of other property in the immediate vicinity.*
2. *The establishment of the Interim use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. (4-0 in support)*
  - *The proposed repair would have no impact on the future development or improvement of surrounding vacant property.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided. (4-0 in support)*
  - *There are no known drainage issues on this property, and the repair of the porch would not be likely to cause any future drainage issues.*

4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use. (4-0 in support)*
  - *The residential property includes a 1700 square foot driveway and a 16x24 attached garage. Based on this information, there appears to be adequate parking to accommodate the needed space for vehicles and excavator necessary to complete the proposed project.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. (4-0 in support)*
  - *The applicant stated that an excavator would be used to drill in the piers. As long as the construction only occurs during normal working hours, it appears unlikely to create a nuisance to neighboring properties.*
  - *There would be no reason for this type of work to occur outside of normal working hours.*
6. *The Interim use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance. (4-0 in support)*
  - *The proposed installation of helical piers is supported by the objectives of the Ordinance. The proposed repairs will cause minimal impact to the sensitive feature of the bluff, and the installation of helical piers will ensure the dwelling is stable as well. Failure of the structure could impact the bluff, so the stabilization would lessen the likelihood of any impact.*
7. *The Interim use is consistent with the Comprehensive Land Use Plan. (4-0 in support)*
  - *The land use plan lists the preservation of sensitive natural resources are one of its goals. The subject parcel was developed before bluffs and steep slopes were considered as a resource that needed protection. Although the purpose of the request is to improve the stability of the porch and deck, the secondary benefit of installing the piers may be added stability for the bluff.*

**Motion made by SHIRLEY KATZENMEYER to recommend Approval of the application with the conditions proposed in the staff report.**

**Second by TINA KING.**

**MOTION APPROVED (4-0). MOTION CARRIED.**

**ITEM #2: LE SUEUR COUNTY ZONING ORDINANCE AMENDMENT:**

Amendment to the Zoning Ordinance to adopt standards and definitions for Cannabis-related businesses and the permissible zoning districts. The proposed amendments would affect Section 4 Definitions, Section 7 Conservancy District, Section 8 Agriculture District, Section 10 General Business District, Section 11 General Industry District, Section 13.2 Special Protection Shoreland District, Section 13.4 Recreational Commercial Shoreland District of the Le Sueur County Zoning Ordinance.

Aaron Stubbs presented the PowerPoint presentation.

Aaron Stubbs represented the County for this proposal.

**INITIAL COMMENTS FROM THE APPLICANT:**

Mr. Stubbs explained these definitions and changes to the listed uses in each zoning district were the same changes the Planning Commission reviewed in August; however, there was some confusion when the public notice was created that led to the creation of Section 28 and the performance standards within that Section being the only items included in the notice. Mr. Stubbs stated once staff identified the discrepancy, they only took Section 28 to the County Board for final review.

INITIAL QUESTIONS FROM THE PLANNING COMMISSION:

Chairperson Doheny had questions about some of the definitions and the selection of specific words within some of the definitions and whether some definitions could be consolidated. Staff said they would look into those definitions further and see if changes could be incorporated.

PUBLIC CORRESPONDENCE: NONE

PUBLIC COMMENTS: NONE

FOLLOW-UP QUESTIONS AND COMMENTS FROM THE PLANNING COMMISSION: NONE

ADDITIONAL PUBLIC COMMENTS: NONE

PLANNING COMMISSION DISCUSSION: NONE

**Motion made by TINA KING to recommend Approval of the proposed amendments to the Zoning Ordinance.**

**Second by MIKE ROCHE.**

**MOTION APPROVED (4-0). MOTION CARRIED.**

**ITEM #3: LE SUEUR COUNTY ZONING ORDINANCE AMENDMENT:**

Amendment to the Zoning Ordinance to update the setbacks between an accessory structure and all other structures on a property by exempting grain bins, grain legs, and all components of a grain handling system from meeting the required internal setback to one another. The proposed amendments would affect Section 7 Conservancy District, Section 8 Agriculture District, Section 10 General Business District, Section 11 General Industry District, Section 13.2 Special Protection Shoreland District, Section 13.3 Recreational Residential Shoreland District, Section 13.4 Recreational Commercial Shoreland District of the Le Sueur County Zoning Ordinance.

Aaron Stubbs presented the PowerPoint presentation.

Aaron Stubbs represented the County for this proposal.

INITIAL COMMENTS FROM THE APPLICANT:

Mr. Stubbs listed and discussed a few examples of landowners that were required to pursue variances in order to meet this standard. He also explained how staff had recently issued a Notice of Violation to a landowner related to the setbacks between their Grain Bins. During that explanation Mr. Stubbs was asked about the purpose of the setback.

Mr. Stubbs stated the five-foot separation requirement is a requirement that came from MN State Building Code and is related to the prevention of fire spreading from one structure to another.

He also stated he and his staff have contacted members of the community who are involved in agricultural operations as well as members in the community involved in firefighting. None of the individuals that staff spoke with expressed a concern related to a fire within a Grain Bin.

INITIAL QUESTIONS FROM THE PLANNING COMMISSION:

Chairperson Doheny asked if the County ever decided to adopt and enforce MN State Building Code, would this decision have an impact by creating a series of nonconforming structures throughout the County. Mr. Stubbs explained agricultural structures are exempt from the standards in MN State Building Code. If the County ever decided to adopt and enforce the MN State Building Code, we would need to define those structures we believe fall under that category.

PUBLIC CORRESPONDENCE: NONE

PUBLIC COMMENTS: NONE

FOLLOW-UP QUESTIONS AND COMMENTS FROM THE PLANNING COMMISSION: NONE

ADDITIONAL PUBLIC COMMENTS: NONE

PLANNING COMMISSION DISCUSSION: NONE

**Motion made by SHIRLEY KATZENMEYER to recommend Approval of the proposed amendments to the Zoning Ordinance.**

**Second by TINA KING.**

**MOTION APPROVED (4-0). MOTION CARRIED.**

**5. P.C. Discussion Items:**

1. September Planning Commission Items
  - a. Retaining Walls request was approved with conditions as recommended by the P.C.
  - b. Floodproofing request was approved with conditions as recommended by the P.C.
2. Comp. Plan Update
  - a. Township Focus Group – 3p on October 30th @ 4H Building
  - b. Public Open House – 430-630p on October 30th @ 4H Building
3. Reminder about Alternate Meeting Dates used in the event of inclement weather for upcoming P.C. Meetings.
  - a. Alternate date is the Monday after the scheduled meeting:
    1. Nov. 24<sup>th</sup>
    2. Dec. 22<sup>nd</sup>
    3. Jan. 19<sup>th</sup>
    4. Feb. 23<sup>rd</sup>
    5. Mar. 23<sup>rd</sup>
4. November 20<sup>th</sup> P.C. Meeting
  - a. Deadline is October 21, 2025
    1. Private Cemetery

6. **Warrants/Claim-signatures:**

7. **Adjournment:**

Motion to adjourn meeting by **SHIRLEY KATZENMEYER.**

Second by **MIKE ROCHE.**

**MOTION APPROVED (4-0). MOTION CARRIED.**

The meeting was adjourned by Chairperson Jeanne Doheny at 8:14 pm.

Respectfully submitted,

**Aaron Stubbs**

*Recording of the meeting is on file in the  
Le Sueur County Environmental Services Office*

DRAFT

# STAFF REPORT

## GENERAL INFORMATION

<b>MEETING DATE:</b>	January 15, 2026
<b>APPLICANT:</b>	Buell Consulting, Inc (on behalf of The Towers, LLC)
<b>LANDOWNER:</b>	Randall Roemhildt
<b>911 ADDRESS:</b>	47851 241 <sup>st</sup> Ave, Elysian, MN 56028
<b>PROJECT DESCRIPTION:</b>	Request the County grant a Conditional Use Permit to allow the applicant to establish a Wireless Telecommunication Tower in the Agriculture "A" District.
<b>PARCEL NUMBER:</b>	04.008.7700
<b>CUP NUMBER:</b>	PCCUP-001045-2025

## SITE INFORMATION

<b>LOCATION:</b>	SW 1/4 of the SW 1/4 of Section 8, Elysian Township.
<b>ZONING DISTRICT:</b>	Agriculture (A) District
<b>ZONING DISTRICT PURPOSE:</b>	The <b>Agriculture (A) District</b> is established for areas where agriculture uses are seen as the best and highest long-term use of the land. The land itself needs to be preserved primarily for agricultural activities. These areas should avoid existing cities, residential zones, and subdivisions. They should be large contiguous land areas with mostly prime soils.
<b>GENERAL SITE DESCRIPTION:</b>	Undeveloped 40-acre lot consisting of tillable and wooded acreage.
<b>ACCESS:</b>	Proposed access from 241 <sup>st</sup> Ave (Township Road).
<b>EXISTING LAND USE WITHIN ¼ MILE:</b>	
<b>North:</b> Tillable Agriculture land, Wetlands, and 1 Residential Lot	<b>South:</b> Tillable Agriculture land, One Residential Lot, a Cannabis Microbusiness, 482 <sup>nd</sup> Street, & Wetlands
<b>West:</b> Five Residential Lots, a Feedlot, 241 <sup>st</sup> Ave, & Tillable Agriculture land	<b>East:</b> Tillable Agriculture land & Wetlands

## BACKGROUND INFORMATION

The subject parcel is an undeveloped 40-acre lot. The applicant is requesting a Conditional Use Permit is to allow a 259-foot self-support Wireless Telecommunication Tower. If approved, the applicants would have one (1) year to be issued a Zoning Permit and construct the Wireless Telecommunication Tower, unless a time extension was granted by the County Board.

This request was approved by the Le Sueur County Board of Commissioners on May 28, 2019, but due to Covid-19 restrictions, the project was unable to be started. Since the Conditional Use Permit was not completed within a year of its approval, it became null and void. On November 13, 2025, the applicants contacted the Environmental Service Department to discuss reapplying for a Conditional Use Permit for the tower. On December 16, 2025, the applicants submitted a Conditional Use Permit application and supporting documents for the proposed Wireless Telecommunications Tower. Approval of this request would accommodate the establishment of a 259-foot Wireless Telecommunication Tower.

## TOWNSHIP BOARD NOTIFICATION

- Public Notice sent to Township via mail.
- Elysian Township was contacted by the applicant on December 9, 2025. Environmental Services contacted the Township to verify they are aware of the request and asked if they had any concerns. As of the time this report was written, there were no comments received by the Township.

## NATURAL RESOURCES INFORMATION

**SHORELAND:** There are no areas on the subject parcel that meet the Minnesota Department of Natural Resource's definitions for Shoreland.

**BLUFF AND**

**STEEP SLOPES:** There are no areas on the subject parcel that meet the County's definitions for Bluff or Steep Slope.

**WETLANDS:** According to the National Wetlands Inventory Map, there is a Type 7 wetland in the NE corner the subject property.

## ATTACHMENTS

Application, Description of Request, Site Plan, Building Plans, LIDAR Map, Erosion Control Form, Cessation of Use Letter, Collocation Letter, Aerial Image, & Findings of Fact Form

## ORDINANCE REVIEW

**ZONING ORDINANCE SECTIONS:** **Section 4** – Rules and Definitions, **Section 8** – Agriculture (A) District, **Section 19** – Land Use Performance Standards, and **Section 21** – Conditional and Interim Use Permits

**GOALS & POLICIES:** The current Land Use Plan as adopted in 2007 refers to adopting land use goals that conserve the County's agricultural resources. The proposed location of the tower is an area with a lower crop production index (CPI) than the other areas of the property.

**GOAL #1: Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.**

**Objective 1: The County will protect the best of its agricultural land as a resource for long term agricultural use.**

## RULES and DEFINITIONS - SECTION 4

**CONDITIONAL USE** - A land use or development as defined by this Ordinance that would not be appropriate generally but may be allowed with restrictions as provided by official controls upon a finding that certain conditions as detailed in this Ordinance exist, the use or development conforms to the comprehensive land use plan of Le Sueur County, and the use is compatible with the surrounding area.

**WIRELESS TELECOMMUNICATION TOWERS** - Includes cellular towers, personal communications services (PCS), specialized mobilized radio (SMR) enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

## AGRICULTURE DISTRICT – SECTION 8

### **SUBDIVISION 5. CONDITIONAL USES**

The following uses may be allowed in the Agriculture (A) District as Conditional Uses:

N. Wireless telecommunication towers.

**SUBDIVISION 12. SPECIFIC LAND USES**

**E. WIRELESS TELECOMMUNICATION TOWERS AND ANTENNAS**

**1. Purpose.** The following regulations are necessary in order to:

- a. Accommodate the communication needs of the community while protecting the public health, safety, and general welfare of Le Sueur County.
- b. Facilitate provision of wireless communications services.
- c. Minimize adverse visual effects of towers through careful design and siting standards;
- d. Avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements; and,
- e. Maximize the use of existing and approved towers and structures to accommodate new wireless telecommunication antennas in order to reduce the number of towers needed to serve the community.

**2. Siting Criteria**

- a. In making siting decisions for new towers, applicants shall be sensitive to the location of a tower near a densely settled residential area.
- b. Wireless telecommunication towers are prohibited in all shoreland, residential and conservancy districts.

**3. Co-location Requirements.** All applications for wireless telecommunication towers erected, constructed, or located within the County shall comply with the following requirements:

- a. Provide documentation of the area to be served including maps demonstrating size of communication cells and search rings for the antenna location.
- b. Provide a narrative describing a search ring of not less than one (1) mile radius for the requested site, clearly explaining why the site was selected and why alternative site locations are inadequate.
- c. Provide documentation that the communications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or structure within the search ring of the service area due to one or more of the following reasons:
  - 1. The planned equipment would exceed the structural capacity of the existing or approved tower or structure, as documented by a licensed professional radio frequency (RF) engineer, and the existing or approved tower cannot be reinforced or modified to accommodate planned equipment at a reasonable cost.
  - 2. The planned equipment would cause interference with other existing or planned equipment at the tower or structure, as documented by a licensed professional RF engineer, and the interference cannot be prevented as a reasonable cost.
  - 3. No existing or approved towers or commercial/industrial structures within a one mile radius meet the RF design criteria.
  - 4. Existing or approved towers and commercial/industrial structures within a one (1) mile radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a licensed professional RF engineer.
  - 5. The applicant must demonstrate that a good faith effort to co-locate on existing towers and structures within a one (1) mile radius was made, but an agreement could not be reached.

6. Other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved tower or structure.
  - d. Any proposed commercial wireless telecommunication service tower shall be designed, structurally and electrically, and in all respects to accommodate both the applicant's antennas and comparable antennas for at least two (2) additional users if the tower is over one hundred (100) feet in height or for at least one (1) additional user if the tower is between sixty (60) and one hundred (100) feet in height. Towers must be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights.
  - e. An agreement stating that the site will be designed for not less than three (3) users with the applicant and Landowner commitment to co-location, whereby, any prohibition of additional users on a tower will be considered a violation of the permit and this Subdivision.
    1. The agreement shall also include a statement that any unused or obsolete tower shall be removed by the Applicant and/or Landowner, as specified in this Ordinance.
    2. Said agreement shall be signed by the applicant and the landowner and shall be attached to and become a part of the permit.
4. **Minimum conditions** for a zoning permit shall include, but not be limited to the following:
- a. An agreement providing for co-location and removal of unused and/or obsolete towers, as specified in this Ordinance, shall be attached and become part of the permit.
  - b. The tower shall be set back a minimum distance of one hundred ten (110) percent of the tower height from all property lines and/or right-of-ways.
  - c. All accessory structures shall be set back a minimum of fifty (50) feet from all side yard and rear yard property lines and/or road right-of-ways.
  - d. All anchoring structures shall be set back at least ten (10) feet from all property lines and/or road right-of-ways.
  - e. The applicant shall obtain Federal Aeronautics Administration (FAA) approval and/or provide documentation that FAA approval is not needed, prior to issuance of a zoning permit.
  - f. Zoning Permits shall be obtained prior to commencing any construction.
  - g. Applicant must obtain Federal Communications Commission (FCC) licensure and approval as required for various communications applications.
    1. No interference with local television and radio reception will be allowed.
    2. No interference with public safety reception will be allowed.
    3. No wireless telecommunications tower shall be permitted that causes any interference with commercial or private use and enjoyment of other legally operating communications devices including, but not limited to the following: radios, televisions, personal computers, telephones, personal communications devices, garage door openers, security systems, and other electronic equipment and devices.
    4. The applicant must furnish a licensed professional engineer's certification that no such interference will occur or identify what interference may occur and how the applicant will mitigate any potential interference that may occur.
  - h. Proof that towers and their antennas have been designed in accordance with the manufacturer's specifications, and following completion of construction were inspected by a licensed professional engineer at the applicant's and/or landowner's expense to conform to applicable state structural building standards and all other applicable reviewing agencies and to conform with accepted electrical engineering methods and practices as specified in applicable provisions of the State Electrical Code.

- i. The addition of antennas and associated equipment of an additional provider to an existing permitted tower shall be considered co-location and shall require a zoning permit and site plan approval. An amendment to a conditional use permit shall not be required.
- j. All towers shall be reasonably protected against unauthorized access.
  - 1. The area around the base of the tower and guy wire anchors shall be enclosed by a fence with a minimum height of six (6) feet chain link fence with a locked gate.
  - 2. A minimum of three (3) strands of barbed or razor wire shall be installed on top of the chain link fencing.
- k. Metal towers shall be constructed of, or treated with, corrosive resistant material.
- l. All towers and their antennas shall utilize building materials, colors, textures, screening and landscaping that effectively blend the tower facilities within the surrounding natural setting.
- m. No advertising or identification of any kind intended to be visible from the ground or other structures is permitted, except applicable warning and equipment information signage required by the manufacturer and shall meet all applicable County, State and Federal regulations.
- n. Towers and their antennas shall not be illuminated by artificial means, except for camouflage purposes or the illumination is specifically required by the FAA or other authority.
- o. All obsolete or unused towers and accompanying accessory facilities including concrete base shall be removed within six (6) months of the cessation of operations at the site.
- p. After the facilities are removed, the site shall be restored to its original or an improved state. Electronic equipment shall not be removed in advance of removal of obsolete or unused towers.
- q. The County shall require financial security in the form of a letter of credit, a cash escrow account, a performance bond, or other financial means acceptable to the County. The assurance shall be used to reimburse the County for any monies, labor, or material expended to bring the operation into compliance with the conditions of the permit. This includes, but is not limited to cover all costs of improvements, landscaping, maintenance of improvements, engineering and inspection costs.

<b>CONDITONAL AND INTERIM USE PERMITS – SECTION 21</b>
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**SUBDIVISON 2. PROCEDURE**

- H. The Planning Commission and staff shall consider possible adverse effects of the proposed conditional or interim use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:
  - 1. Relationship to County plans.
  - 2. The geographical area involved.
  - 3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
  - 4. The character of the surrounding area.
  - 5. The demonstrated need for such use.
  - 6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
  - 7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
  - 8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.

9. Abatement of Environmental Hazards as regulated in this Ordinance.
  10. Other factors impacting the public health, safety and welfare.
- I. The Planning Commission and/or the Department shall have the authority to request additional information from the applicant and/or landowner concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant and/or landowner concerning operational factors, said information to be declared necessary to establish performance conditions in relation to all pertinent Sections of this Ordinance.

### PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.

### PROPOSED FINDINGS

1. **The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.**
  - The Wireless Telecommunications Tower is proposed to be over 600 feet away from the closest dwelling. Based on this information the proposed use appears unlikely to negatively impact the use or enjoyment of neighboring properties.
2. **The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**
  - The Wireless Telecommunications Tower has a reciprocal setback that is 110% the height of the tower to a property line (284.9 feet), however given the size of the property, it would not eliminate the ability for future residential development on surrounding vacant parcels. Based on this information the proposed use appears unlikely to impede on the future development or improvement of surrounding vacant properties in the area.
3. **Adequate utilities, access roads, drainage and other facilities have been or are being provided.**
  - The proposed plan identifies the use of 241<sup>st</sup> Ave to access the tower. The plan also identifies the use of a backup generator and connection to an existing riser pole in the Township Road Right-of-Way. Based on this information it appears adequate utilities, access roads, drainage and other facilities have been or are being provided for the proposed use.
4. **Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.**
  - The proposed plan identifies a 60' by 60' area for parking and an emergency vehicle turnaround. Based on this information it appears adequate measures have been taken to provide sufficient off-street parking and loading space to service the proposed use.
5. **Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance, and to control any lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.**
  - The use should not produce any offensive odor, fumes, dust, noise, or vibrations outside of the initial construction. The tower is proposed to have lighting for the safety of aircraft and security purposes, however this lighting should not cause a nuisance to neighboring properties. Based on this information it appears adequate measures to prevent the use from being a nuisance to neighboring properties have been taken.

6. **The conditional use is consistent with and supported by the statement of purposes, policies, goals, and objectives in the Ordinance.**
  - Wireless Telecommunication Towers are a listed conditional use within the Agriculture Zoning District. Provided all standards are being met, the proposed use meets this requirement. Based on this information it appears the conditional use is consistent by the statement of purposes, policies, goals, and objectives in the Ordinance.
7. **The conditional use is consistent with the Comprehensive Land Use Plan.**
  - The proposed location of the tower is an area with a lower crop production index (CPI) than the other areas of the property. Based on this information it appears the proposed use is not in conflict with the Comprehensive Land Use Plan.

<b>PROPOSED CONDITIONS</b>
----------------------------

1. *If approved*, the Project Description and Site Maps (submitted December 16, 2025) would become part of the permit. Any deviation from this request would trigger a review from the Environmental Services Department for determination of whether the Conditional Use Permit needs to be amended.
2. *If approved*, the Conditional Use Permit shall remain valid provided all requirements of the Ordinance and approved conditions are being met.
3. *If approved*, the County's Environmental Services Department shall conduct an annual inspection of the facility to ensure compliance with the standards of the Conditional Use Permit.
4. An extension must be requested in writing and filed with the Department at least 30-days prior to the expiration of the Conditional Use Permit.
5. *If approved*, a Zoning Permit shall be issued prior to starting construction or any construction related activities.
6. *If approved*, the applicant shall be required to control all invasive plants and noxious weeds within the approved operational area of the Conditional Use Permit.
7. *If approved*, the applicant shall submit Federal Aeronautics Administration (FAA) approval and/or provide documentation that FAA approval is not needed, prior to issuance of a zoning permit.
8. *If approved*, the applicant shall submit Federal Communications Commission (FCC) licensure and approval as required for various communications applications.
9. *If approved*, the applicant shall submit financial security in the form of a letter of credit, a cash escrow account, a performance bond, or other financial means acceptable to the County.
10. *If approved*, the applicant shall submit evidence that the tower and its antennas have been designed in accordance with the manufacturer's specifications, and following completion of construction were inspected by a licensed professional engineer at the applicant's and/or landowner's expense to conform to applicable state structural building standards and all other applicable reviewing agencies and to conform with accepted electrical engineering methods and practices as specified in applicable provisions of the State Electrical Code.
11. *If approved*, the tower shall be protected by unauthorized access using a chain link fence (minimum of 6 feet in height) with a minimum of three (3) strands of razor wire on top and a locked gate.
12. *If approved*, all obsolete or unused towers and accompanying accessory facilities including concrete base shall be removed within six (6) months of the cessation of operations at the site. After the facilities are removed, the site shall be restored to its original or an improved state. Electronic equipment shall not be removed in advance of removal of obsolete or unused towers.



# CONDITIONAL USE PERMIT



LE SUEUR COUNTY  
PLANNING COMMISSION  
88 SOUTH PARK AVENUE  
LE CENTER, MN 56057



Application Date:	<u>December 16, 2025</u>	Permit Number:	<u>PCCUP-001045-2025</u>	Fee:	<u>\$996.00</u>
60-Day Ruling Date:	<u>February 13, 2026</u>	911-Address:	<u>47851 241st Ave, Elysian, MN 56028</u>		
Applicant(s):	<u>Buell Consulting, Inc</u>	Landowner(s):	<u>Randall Roemhildt</u>		
Mailing Address:	<u>9973 Valley View Rd</u>	Mailing Address:	<u>23909 482nd St</u>		
City:	<u>Eden Prairie</u>	City:	<u>Elysian</u>		
State:	<u>MN</u>	State:	<u>MN</u>	Zip:	<u>56028</u>
Phone:	<u>507-327-2329</u>	Phone:	<u>507-340-0811</u>		

Township:	<u>Elysian</u>	Parcel No.:	<u>04.008.7700</u>
Section:	<u>8</u>	Subdivision:	<u>N/A</u>
TWP #:	<u>109</u>	Lot #:	<u>N/A</u>
Range#:	<u>24</u>	Block#:	<u>N/A</u>
1/4 - 1/4:	<u>SW - SW</u>	Road Type:	<u>TWP</u>
		Zoning District:	<u>A</u>
		FEMA Panel #:	<u>27079C0 300E</u>
		Flood Zone:	<u>X-Outside</u>

I (We), the undersigned, owner(s) and/or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Conditional Use Permit, as hereinafter designated, and in support thereof, the following facts are presented:

**1.) Reason for the Request:**

Request the County grant a Conditional Use Permit to allow the applicant to establish a Wireless Telecommunication Tower in the Agriculture "A" District.

**2.) Reasons for approval or denial of the request are listed in the Findings of Fact.**

**3.) Special Conditions of the Conditional Use Permit:**

Please see the Final Decision Notice for all Conditions related to this request.

\_\_\_\_\_  
APPLICANT/PROPERTY OWNER  
  
*Paul O'Grady*  
\_\_\_\_\_  
LE SUEUR COUNTY PLANNING & ZONING AUTHORITY

\_\_\_\_\_  
DATE  
  
**January 2, 2026**  
\_\_\_\_\_  
DATE

\*\* ALL FEES ARE NON-REFUNDABLE\*\*

PUBLIC HEARING DATE:	<u>January 15, 2026</u>	RECOMMENDATION:
	_____	_____
	_____	AS WRITTEN IN THE REPORT
		_____
		WITH SPECIAL CONDITIONS
COUNTY BOARD DATE:	<u>February 3, 2026</u>	ACTION:
	_____	_____
	_____	AS WRITTEN IN THE REPORT
		_____
		WITH SPECIAL CONDITIONS

\_\_\_\_\_  
PLANNING COMMISSION CHAIR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BOARD OF COMMISSIONERS CHAIR

\_\_\_\_\_  
DATE



# CONDITIONAL USE PERMIT



## FINDINGS OF FACT

Name of Applicant(s) of Landowner(s): Buell Consulting, Inc & Randall Roemhildt

County Board Meeting Date: February 3, 2026

Permit #: PCCUP-001045-2025

Conditional Use Permit Request: Request the County grant a Conditional Use Permit to allow the applicant to establish a Wireless Telecommunication Tower in the Agriculture "A" District.

- A. Conditional uses may be approved upon a showing by an applicant that standards and criteria stated in the ordinance will be satisfied.
- B. Such standards and criteria shall include both general requirements for all conditional uses and, insofar as practicable, requirements specific to each designated conditional use.
- C. In connection with ordering the issuance of a conditional use permit the designated approval authority may impose such additional restrictions or conditions as it deems necessary to protect the public interest, including but not limited to matters relating to appearance, lighting, hours of operation and performance characteristics.

Y N 1.) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: \_\_\_\_\_

Y N 2.) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: \_\_\_\_\_

Y N 3.) Adequate utilities, access roads, drainage and other facilities have been or are being provided.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: \_\_\_\_\_

Y N 4.) Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: \_\_\_\_\_

Y N 5.) Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance, and to control any lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: \_\_\_\_\_

Y N 6.) The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: \_\_\_\_\_

Y N 7.) The conditional use is consistent with the Comprehensive Land Use Plan.

<input type="checkbox"/>						
Mike R.	Pam T.	Doug K.	Shirley K.	Tina K.	Al G.	Jeanne D.

Finding: \_\_\_\_\_

D. IF THE PLANNING COMMISSION DETERMINES ALL OF THE ABOVE STANDARDS HAVE BEEN MET BY A SIMPLE MAJORITY, THEN THE STANDARD FOR GRANTING A CONDITIONAL USE PERMIT HAS BEEN MET.

ACTION: RECOMMEND APPROVAL RECOMMEND DENIAL NO RECOMMENDATION

CONDITION(S): \_\_\_\_\_

APPLICANT'S RESPONSE TO THE CONDITIONS: \_\_\_\_\_

PLANNING COMMISSION CHAIR

DATE

# ENVIRONMENTAL SERVICES

88 South Park Avenue, Le Center MN 56057

Website: [www.lesueurcounty.gov](http://www.lesueurcounty.gov)

Phone: 507-357-8538 Email: [EnvServices@lesueurcounty.gov](mailto:EnvServices@lesueurcounty.gov)



## Application – Conditional Use Permit

### I. Applicant:

Name Justin Gartner, Buell Consulting, Inc on behalf of The Towers LLC  
Mailing Address 9973 Valley View Rd  
City Eden Prairie State MN Zip 55344  
Phone # 507-327-2329 Phone # [REDACTED]  
Email [REDACTED]

### II. Landowner:

Name Randall L Roemhildt  
Mailing Address 23909 482ND ST  
City ELYSIAN State MN Zip 56028  
  
Property Address 47851 241ST AVE  
City ELYSIAN State MN Zip 56028  
Phone # 507-340-0811 Phone # [REDACTED]  
Email [REDACTED]

### III. Parcel Information:

Parcel Number 04.008.7700 Parcel Acreage 40.00  
Attach Full Legal Description (**NOT** abbreviated description from tax statement)-----> See pages 3 & 4 of the enclosed drawings.  
Township Elysian Section 8  
Subdivision NA Lot NA Block NA

### IV. Township Notification: Township must be notified of proposed use prior to application.

Elysian Township notified on 12/9/2025  
(Township Name) (Date)  
  
Board Member Kathy Rients regarding the proposed use.  
(Name)

### V. Quantities and Submittal Formats:

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. An electronic version of any supporting documents is preferred, *if available*.
- c. Additional copies may be requested as deemed necessary by the Department.

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## VI. Fees:

- CUP Application: \$ 950
- Time Extension: \$ 750
- After the Fact Application: \$ 1900
- Filing Fee: \$ 46
- Special Meeting: \$ 2,000
- After the Fact Penalty: \$ 1,500 **OR** 10% of value of improvement (whichever is greater)

## VII. Zoning:

- Conservancy
- Urban & Rural Residential
- General Industry
- Recreational Residential
- Agricultural
- General Business
- Special Protection
- Recreational Commercial

## VIII. Type of Request:

Construction of a 250' self-support communications tower.

---

## IX. Description of Request:

- a. A full description of request with detailed information must be attached. ---> See cover letter and zoning narrative.
- b. Complete the following in relationship to the proposed Conditional Use Permit.
  1. Proposed Days & Hours of Operation: Unmanned Facility
  2. Estimated Daily Trips Generated by the Proposed Use: Visited maybe once a month once constructed.
  3. List of Public Sanitation Plans:
    - a. Water Supply: NA
    - b. Restroom Facilities: NA
    - c. Solid Waste Collection: NA
  4. Fire Prevention: NA
  5. Security Plans: NA
  6. Retail Sales: NA
  7. Food and/or Alcohol served or for Sale: NA

# ENVIRONMENTAL SERVICES

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Phone: 507-357-8538 Email: [EnvServices@lesueurcounty.gov](mailto:EnvServices@lesueurcounty.gov)



8. Describe any services requested to be provided by the County: NA

\_\_\_\_\_

9. Describe the use of any Amplified Sound: NA

\_\_\_\_\_

10. Describe the use of any Exterior Lighting: The only lighting will be in accordance with the FAA requirements

\_\_\_\_\_

11. Describe the management of Parking and Loading: 60' x 60' gravel lot

\_\_\_\_\_

12. All Proposed Signage: See page 10 of the enclosed drawings.

\_\_\_\_\_

13. Road Access (Approved by the Road Authority): Access approval on file from the Elysian Township.

\_\_\_\_\_

14. Certificate of Insurance; Will provide any required COI prior to construction start

\_\_\_\_\_

15. Meet all Applicable County, State, & Federal Regulations (additional licensing / permitting): We will comply with all applicable County, State, and Federal regulations

\_\_\_\_\_

**X. Site Plan:** Shall include but not limited to the following:

- North Point
- Lake
- Existing Structures
- Septic System
- Setbacks
- River
- Proposed Structures
- Well
- Property Lines
- Wetlands
- Lot Dimensions
- Access (Size & Location)
- Road Rights-of-Way
- Streams
- Easements
- Drainage
- Parking
- Ponds
- Landscape, Screening, and/or Buffering

**\*\* Site Plan & As-Built may be required to be completed by a licensed surveyor or professional engineer. \*\***

**XI. Attachments:**

- Description of Request - See Part IX for full details and requirements.
- Site Plan - See Part X for full details and requirements.
- Full Legal Description - Not abbreviated description from tax statement
- Access Approval - Attach approval in writing from proper road authority
- Township Notification - See Part IV for details and requirements
- Septic System Compliance Inspection (when applicable)
- Erosion Control Plan - Attach completed and signed plan including map
- Floor Plans and/or Building Plans

**ENVIRONMENTAL SERVICES**

88 South Park Avenue, Le Center MN 56057

Website: [www.lesueurcounty.gov](http://www.lesueurcounty.gov)

Phone: 507-357-8538 Email: [EnvServices@lesueurcounty.gov](mailto:EnvServices@lesueurcounty.gov)



**XII. Procedure:**

- a. A pre-application meeting is highly recommended. Please note, applications submitted without having a pre-application meeting may need to be delayed if the submitted application cannot be deemed complete prior to the required application deadline. **Please note that scheduling an Appointment for this meeting is required.**
- b. An application must be submitted either in person or electronically by the applicant and/or landowner no later than 2 P.M. on the date of application deadline.
- c. All required information must be submitted at the time of application, or the application may not be deemed complete.
- d. Incomplete applications shall be placed on Hold until such time all required information is submitted.
- e. **All fees shall be paid at the time of application.**
- f. The Planning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning Commission meeting.
- g. The Planning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.
- h. The Department shall report the Findings and recommendations of the Planning Commission to the County Board for final decision.
- i. Action by the County Board shall be a majority vote of its members.
- j. The Department shall notify the applicant and/or landowner in writing of the County Board decision.
- k. A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

**XIII. Acknowledgement:**

**I understand that Le Sueur County will never request payment from applicants via wire transfer, gift cards, cryptocurrency, or any other unconventional or insecure method. Any such request should be considered fraudulent and treated as a scam.**

**If I receive a suspicious communication claiming to be from Le Sueur County and asking for payment, I will not respond or send any money. Instead, I will immediately report the incident to Le Sueur Environmental Services Department and to the appropriate authorities, such as the Federal Trade Commission (FTC) or local law enforcement.**

**By signing below, I acknowledge this policy and agree to remain vigilant against potential scams.**

**XIV. Signatures:**

	12/15/2025
Applicant signature	Date
	12-10-25
Property Owner signature	Date



BUELL CONSULTING, INC.  
9973 Valley View Rd  
Minneapolis, MN 55344  
(651) 361-8110  
[www.buellconsulting.com](http://www.buellconsulting.com)

Monday, December 15, 2025

Le Sueur County Environmental Services  
Attn: Brad O'Malley  
88 South Park Avenue  
Le Center MN 56057

RE: Conditional Use Permit Application for a new Wireless Telecommunication Tower and Antennas – The Towers LLC ref. LAKE JEFFERSON US-MN-5482, Property: Le Sueur County PID 04.008.7700.

Dear Sir or Madam, the Le Sueur County Planning Commission, and the Le Sueur County Board of Commissioners,

On behalf of The Towers LLC, Buell Consulting, Inc. hereby submits a Conditional Use Permit Application for a new Wireless Telecommunication Tower and Antennas on the property with Le Sueur County PID 04.008.7700 owned by Randall L Roemhildt.

A conditional use permit was previously issued for this project on 6/5/2019, CUP#19026. The project was not completed at that time due to budget changes. Contributing factors included network demands elsewhere, and the Covid-19 epidemic. We are now ready to move forward.

Enclosed with this letter are the following items:

- Conditional Use Permit application (\$996.00), completed and signed by the landowner and me, on behalf of the applicant, The Towers LLC.
- Zoning application completed and signed by the landowner and me, on behalf of the applicant, The Towers LLC.
- Erosion Prevention and Sediment Control Plan application signed by the landowner and me, on behalf of the applicant, The Towers LLC. To be a condition of the CUP, will provide plan prior to building permit issuance.
- Site Plans by Design1 dated 12/12/2025.
- Zoning Narrative (see immediately following pages) explaining how our proposed project complies with the Le Sueur County Zoning Ordinance.
- Letter of Intent to allow collocation signed by applicant.
- Cessation of Use Letter signed by applicant.
- Radio Frequency Engineering Letter of Non-Interference from Verizon.

Please do not hesitate to call for any clarifications or additional questions related to any of the Conditional Use Permit application materials, and please confirm when you consider our application complete.

Sincerely,

Justin Gartner  
Site Development Agent on behalf of The Towers LLC  
Phone: 507-327-2329  
Email: [REDACTED]

**Zoning Narrative**  
**Conditional Use Permit Application for**  
**Wireless Telecommunication Towers and Antennas**

Le Sueur County PID 04.008.7700

This zoning narrative is included to state how our application complies with the Le Sueur County Zoning Ordinance.

E. WIRELESS TELECOMMUNICATION TOWERS AND ANTENNAS

2. **Siting Criteria**

- a. In making siting decisions for new towers, applicants shall be sensitive to the location of a tower near a densely settled residential area.
  - The proposed tower site is located in an area that is more rural, and not near a densely settled residential area. The nearest home is over 500' away from the proposed tower site.
- b. Wireless telecommunication towers are prohibited in all shoreland, residential and conservancy districts.
  - The tower is located on a parcel zoned Agricultural.

3. **Co-location Requirements.** All applications for wireless telecommunication towers erected, constructed, or located within the County shall comply with the following requirements:

- a. Provide documentation of the area to be served including maps demonstrating size of communication cells and search rings for the antenna location.
  - See search ring map included in this document.
- b. Provide a narrative describing a search ring of not less than one (1) mile radius for the requested site, clearly explaining why the site was selected and why alternative site locations are inadequate.
  - The nearest tower is 3.5 miles SW. The proposed location will greatly improve coverage and capacity for the Jefferson Lakes and German Lake residents and commuters.
- c. Provide documentation that the communications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or structure within the search ring of the service area due to one or more of the following reasons:
  - 1. The planned equipment would exceed the structural capacity of the existing or approved tower or structure, as documented by a licensed professional radio frequency (RF) engineer, and the existing or approved tower cannot be reinforced or modified to accommodate planned equipment at a reasonable cost.

2. The planned equipment would cause interference with other existing or planned equipment at the tower or structure, as documented by a licensed professional RF engineer, and the interference cannot be prevented as a reasonable cost.
  3. No existing or approved towers or commercial/industrial structures within a one (1) mile radius meet the RF design criteria.
  4. Existing or approved towers and commercial/industrial structures within a one (1) mile radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a licensed professional RF engineer.
  5. The applicant must demonstrate that a good faith effort to co-locate on existing towers and structures within a one (1) mile radius was made, but an agreement could not be reached.
  6. Other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved tower or structure.
    - This entire section is not applicable since there are no towers or adequate structures within the search ring of 1 mile. See search ring map included in this document.
- d. Any proposed commercial wireless telecommunication service tower shall be designed, structurally and electrically, and in all respects to accommodate both the applicant's antennas and comparable antennas for at least two (2) additional users if the tower is over one hundred (100) feet in height or for at least one (1) additional user if the tower is between sixty (60) and one hundred (100) feet in height. Towers must be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights.
- See page 5 of the enclosed drawings, showing that two additional carriers will have space to co-locate onto this proposed structure in the future.
- e. An agreement stating that the site will be designed for not less than three (3) users with the applicant and Landowner commitment to co-location, whereby, any prohibition of additional users on a tower will be considered a violation of the permit and this Subdivision.
- See included Letter of Intent to allow collocation.
1. The agreement shall also include a statement that any unused or obsolete tower shall be removed by the Applicant and/or Landowner, as specified in this Ordinance.
    - See Cessation of Use Letter signed by applicant.
  2. Said agreement shall be signed by the applicant and the landowner and shall be attached to and become a part of the permit.
    - See Cessation of Use Letter signed by applicant.
4. **Minimum conditions** for a zoning permit shall include, but not be limited to the following:

- a. An agreement providing for co-location and removal of unused and/or obsolete towers, as specified in this Ordinance, shall be attached and become part of the permit.
    - See Letter of Intent to allow collocation and Cessation of Use Letter signed by applicant.
  - b. The tower shall be set back a minimum distance of one hundred ten (110) percent of the tower height from all property lines and/or right-of-ways.
    - The proposed overall height of our tower is 259', including all appurtenances and lightning rod. 110% of that measure is 285'. See page 5 of the zoning drawings, the tower is setback 363' 5" from the ROW, so we exceed this requirement.
  - c. All accessory structures shall be set back a minimum of fifty (50) feet from all side yard and rear yard property lines and/or road right-of-ways.
    - See page 5 of the enclosed drawings.
  - d. All anchoring structures shall be set back at least ten (10) feet from all property lines and/or road right-of-ways.
    - See page 5 of the enclosed drawings.
  - e. The applicant shall obtain Federal Aeronautics Administration (FAA) approval and/or provide documentation that FAA approval is not needed, prior to issuance of a zoning permit.
    - This can be provided when it is complete. We ask that having us provide the FAA-related documentation be a condition of approval, to be provided to the County prior to construction start.
  - f. Zoning Permits shall be obtained prior to commencing any construction.
    - Understood and agreed to.
  - g. Applicant must obtain Federal Communications Commission (FCC) licensure and approval as required for various communications applications.
    - See Radio Frequency Engineering Letter of Non-Interference.
1. No interference with local television and radio reception will be allowed.
    - See Radio Frequency Engineering Letter of Non-Interference.
  2. No interference with public safety reception will be allowed.
    - See Radio Frequency Engineering Letter of Non-Interference.
  3. No wireless telecommunications tower shall be permitted that causes any interference with commercial or private use and enjoyment of other legally operating communications devices including, but not limited to the following: radios, televisions, personal computers, telephones, personal communications devices, garage door openers, security systems, and other electronic equipment and devices.
    - See Radio Frequency Engineering Letter of Non-Interference.

4. The applicant must furnish a licensed professional engineer's certification that no such interference will occur or identify what interference may occur and how the applicant will mitigate any potential interference that may occur.
  - See [Radio Frequency Engineering Letter of Non-Interference](#).
  
- h. Proof that towers and their antennas have been designed in accordance with the manufacturer's specifications, and following completion of construction were inspected by a licensed professional engineer at the applicant's and/or landowner's expense to conform to applicable state structural building standards and all other applicable reviewing agencies and to conform with accepted electrical engineering methods and practices as specified in applicable provisions of the State Electrical Code.
  - The applicant's site will conform and comply with all applicable codes, design standards, and manufacturer's specifications. See [CODE COMPLIANCE note in upper-left corner on the cover page \(sheet T-1\) of the enclosed drawings](#). Please advise if any special inspections are required by the County to fulfill this portion of the ordinance.
  
- i. The addition of antennas and associated equipment of an additional provider to an existing permitted tower shall be considered co-location and shall require a zoning permit and site plan approval. An amendment to a conditional use permit shall not be required.
  - [Not applicable](#).
  
- j. All towers shall be reasonably protected against unauthorized access.
  - [See page 8 of the enclosed drawings for security fencing included in our design](#).
  1. The area around the base of the tower and guy wire anchors shall be enclosed by a fence with a minimum height of six (6) feet chain link fence with a locked gate.
    - [See page 8 of the enclosed drawings for security fencing included in our design](#).
  
  2. A minimum of three (3) strands of barbed or razor wire shall be installed on top of the chain link fencing.
    - [See page 8 of the enclosed drawings for fencing details, the design for which includes three strands of barbed wire](#).
  
- k. Metal towers shall be constructed of, or treated with, corrosive resistant material.
  - [All structural components of the tower will be galvanized steel](#)
  
- l. All towers and their antennas shall utilize building materials, colors, textures, screening and landscaping that effectively blend the tower facilities within the surrounding natural setting.
  - [The galvanized steel will reflect the color of the sky on any given day. The site's location in an agricultural field will mean the surrounding crops will soften the visual aesthetic of the base of our site](#).

- m. No advertising or identification of any kind intended to be visible from the ground or other structures is permitted, except applicable warning and equipment information signage required by the manufacturer and shall meet all applicable County, State and Federal regulations.
  - See page 10 of the enclosed drawings.
- n. Towers and their antennas shall not be illuminated by artificial means, except for camouflage purposes or the illumination is specifically required by the FAA or other authority.
  - See page 2, note 6.00, of the enclosed drawings. The tower lighting to be installed will be only that which is necessary and required by the FAA.
- o. All obsolete or unused towers and accompanying accessory facilities including concrete base shall be removed within six (6) months of the cessation of operations at the site.
  - See Cessation of Use Letter signed by applicant.
- p. After the facilities are removed, the site shall be restored to its original or an improved state. Electronic equipment shall not be removed in advance of removal of obsolete or unused towers.
  - See Cessation of Use Letter signed by applicant.
- q. The County shall require financial security in the form of a letter of credit, a cash escrow account, a performance bond, or other financial means acceptable to the County. The assurance shall be used to reimburse the County for any monies, labor or material expended to bring the operation into compliance with the conditions of the permit. This includes, but is not limited to cover all costs of improvements, landscaping, maintenance of improvements, engineering and inspection costs.
  - The applicant will work with the County to fulfill this requirement as is deemed the best fit for this project. Please advise whether an escrow should be established in conjunction with this application.

### **SUBDIVISION 3. GENERAL STANDARDS**

#### **SUBDIVISION 4. ACCESS, ACCESS DRIVES, AND SERVICE ROADS**

A. An access point onto any public roads shall require a review by the Road Authority. The Road Authority shall determine the appropriate location, size, and design of such access point and may limit the number of access points in the interest of public safety and efficient traffic flow.

B. Access drives (driveway) shall be constructed and maintained to meet all of the following:

1. A minimum driving surface width of fourteen (14) feet.
2. Inslope no greater than 4 to 1, as measured horizontal to vertical.
3. Base material depth sufficient to support access by emergency vehicles.
4. Unobstructed width of not less than twenty (20) feet.
5. Unobstructed vertical clearance of not less than thirteen (13) feet, six (6) inches.
6. Shall not exceed twelve (12) percent grade unless approved by the County Highway Engineer.

- See page 4 of the enclosed drawings.

C. Access drives in excess of one hundred fifty (150) feet in length shall provide a minimum turn-around area of sixty (60) feet in width by sixty (60) feet in length.

- See page 4 of the enclosed drawings.

D. Access drives shall have a twenty (20) foot long flat grade directly adjacent to the road that the drive accesses.

- See page 4 of the enclosed drawings.

E. All lots or parcels with a structure shall have direct physical access of adequate size for emergency vehicles along the frontage of the lot or parcel from either an existing or dedicated public roadway.

- See page 4 of the enclosed drawings.

F. All access drives and service roads serving more than two (2) lots or parcels with dwellings shall be built to township road specifications or at least sixty six (66) feet wide with a minimum driving surface width of twenty four (24) feet.

- See page 4 of the enclosed drawings.

G. All access drives and service roads shall be constructed when two (2) or more General Business (B), General Industry (I), or Recreational Commercial (RC) properties are contiguous and when required by the Road Authority.

- See page 4 of the enclosed drawings.



**PROJECT DESCRIPTION:**

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A CELL TOWER, SPACE FOR CARRIER EQUIPMENT, AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

**CODE COMPLIANCE:**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- |  |  |
|--|--|
| 1. INTERNATIONAL BUILDING CODE                         | 11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, |
| 2. NATIONAL ELECTRIC CODE                              | LATEST EDITION                             |
| 3. NFPA101 LIFE SAFETY CODE                            | 12. TELECORDIA GR-1275                     |
| 4. IFC   | 13. ANSI/T 311                             |
| 5. AMERICAN CONCRETE INSTITUTE                         | 14. UNIFORM MECHANICAL CODE                |
| 6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION            | 15. UNIFORM PLUMBING CODE                  |
| 7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION          | 16. LOCAL BUILDING CODE                    |
| 8. ANSI/TIA/EIA-222                                    | 17. CITY/COUNTY ORDINANCES                 |
| 9. TIA 607   | 18. STATE BUILDING CODE                    |
| 10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81 |  |



**THE TOWERS LLC**  
**US-MN-5482**  
**LAKE JEFFERSON**  
**47851 241ST AVE**  
**ELYSIAN, MN 56028**  
**250' SELF SUPPORT TOWER**



10801 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55438  
 CONSTRUCTION DEPT. (952) 946-4700

**SITE NAME: MN10 LAKE JEFFERSON**  
**MDG: 5000081422**  
**FUZE PROJECT ID: 2587713**

PREPARED FOR:



**THE TOWERS, LLC**  
 22 WEST ATLANTIC AVENUE, SUITE 310  
 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION



9973 VALLEY VIEW RD.  
 EDEN PRAIRIE, MN 55344  
 (952) 903-9299  
 WWW.DESIGN1EP.COM

**PROJECT**  
**US-MN-5482**  
**FUZE ID: 2587713**

**US-MN-5482**  
**LAKE**  
**JEFFERSON**

47851 241ST AVE  
 ELYSIAN, MN 56028

**SHEET CONTENTS:**  
 PROJECT DESCRIPTIONS  
 CODE COMPLIANCE  
 VICINITY MAP  
 PROJECT INFORMATION  
 SHEET INDEX  
 ISSUE SUMMARY  
 DRAWING APPROVALS  
 CONTACTS

DRAWN BY: TLS  
 CHECKED BY: SJD  
 REV. G 10-30-25  
 REV. H 12-12-25

T-1



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A-2	ENLARGED SITE PLAN	
A-3	SITE PREP & GRADING NOTES AND DETAILS	
A-4-A-5	FENCE DETAILS	
A-6	SIGN DETAILS	
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G-1:G-3	GROUNDING NOTES, PLAN AND DETAILS	
U-1:U-2	SITE UTILITY PLANS, DETAILS AND NOTES	
VZW A-1	VERIZON SITE PLAN	
VZW A-2	RFDS INFO, MOUNTING DETAIL AND ONE-LINE DIAGRAM	
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VZW A-4	CABLE ICE BRIDGE, GPS AND MISC. DETAILS	
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VZW U-2	CONDUIT ROUTING PLAN AND ONE-LINE ELECTRIC DIAGRAM	

ISSUE SUMMARY		
REV	DESCRIPTION	SHEET/DETAIL
G	ISSUED FOR REVIEW	ALL

CONTACTS	
PROPERTY OWNER:	RANDALL ROEMHILDT 23909 482ND ST ELYSIAN, MN 56028 (507) 340-0811
LESSOR / LICENSOR:	THE TOWERS, LLC 22 WEST ATLANTIC AVENUE, SUITE 310 DELRAY BEACH, FL 33444 (404) 862-4089
LESSEE:	VERIZON WIRELESS 10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438 CONSTRUCTION DEPT. (952) 946-4700
POWER UTILITY COMPANY CONTACT:	MN VALLEY ELECTRIC COOP (800) 282-6832
TELCO UTILITY COMPANY CONTACT:	CENTURY LINK (844) 643-2564
DESIGNER:	DESIGN 1 OF EDEN PRARIE 9973 VALLEY VIEW ROAD EDEN PRAIRIE, MN 55344 (952) 903-9299
STRUCTURAL ENGINEER (TOWER):	T.B.D.
SITE ACQUISITION:	BUELL CONSULTING, INC. 720 MAIN ST, SUITE 200 ST. PAUL, MN 55118

PROJECT INFORMATION	
VERTICAL BRIDGE SITE NUMBER:	US-MN-5482
VERTICAL BRIDGE SITE NAME:	LAKE JEFFERSON
VERIZON SITE NAME:	MN10 LAKE JEFFERSON
VERIZON MDG:	5000081422
VERIZON FUZE PROJECT ID:	2587713
SITE ADDRESS:	47851 241ST AVE ELYSIAN, MN 56028
COUNTY:	LE SUEUR
LATITUDE (DECIMAL):	N 44.256566°
LONGITUDE (DECIMAL):	W 93.745672°
LATITUDE (DMS):	N 44° 15' 23.64"
LONGITUDE (DMS):	W 93° 44' 44.42"
GROUND ELEVATION:	1072.7' AMSL
STRUCTURE TYPE:	SELF SUPPORT TOWER
STRUCTURE HEIGHT:	250' AGL
OVERALL HEIGHT:	259' AGL
RFDS FORM DATED:	10-16-25

DRAWING APPROVALS		
JOB TITLE	NAME	DATE
VERTICAL BRIDGE		
RF ENGINEER		
CONSTRUCTION ENGINEER		
TRANSPORT ENGINEER		
EQUIPMENT ENGINEER		
REAL ESTATE SPECIALIST		

CONTRACTOR NOTES

VERTICAL BRIDGE TIMELINE EXPECTATIONS

- ONCE NTP HAS BEEN ISSUED, CONTRACTOR HAS (3) BUSINESS DAYS TO PROVIDE A SCHEDULE TO VERTICAL BRIDGE CONSTRUCTION MANAGER AND PROJECT MANAGER.
- CONSTRUCTION STARTS WITHIN 7 DAYS OF NTP RECEIPT.
- DAILY SAFETY REPORTS ARE REQUIRED.
- DAILY SITE UPDATES WITH PHOTOS ARE REQUIRED.
- TOWER STACKED (OTHER) WITHIN 28 DAYS OF NTP RECEIPT.
- CLOSEOUT APPROVAL WITHIN 60 DAYS OF NTP RECEIPT.

VERTICAL BRIDGE CM NOTES

PREPARED FOR:



THE TOWERS, LLC

22 WEST ATLANTIC AVENUE, SUITE 310  
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PROJECT  
US-MN-5482  
FUZE ID: 2587713

US-MN-5482  
LAKE  
JEFFERSON

47851 241ST AVE  
ELYSIAN, MN 56028

SHEET CONTENTS:  
GENERAL NOTES

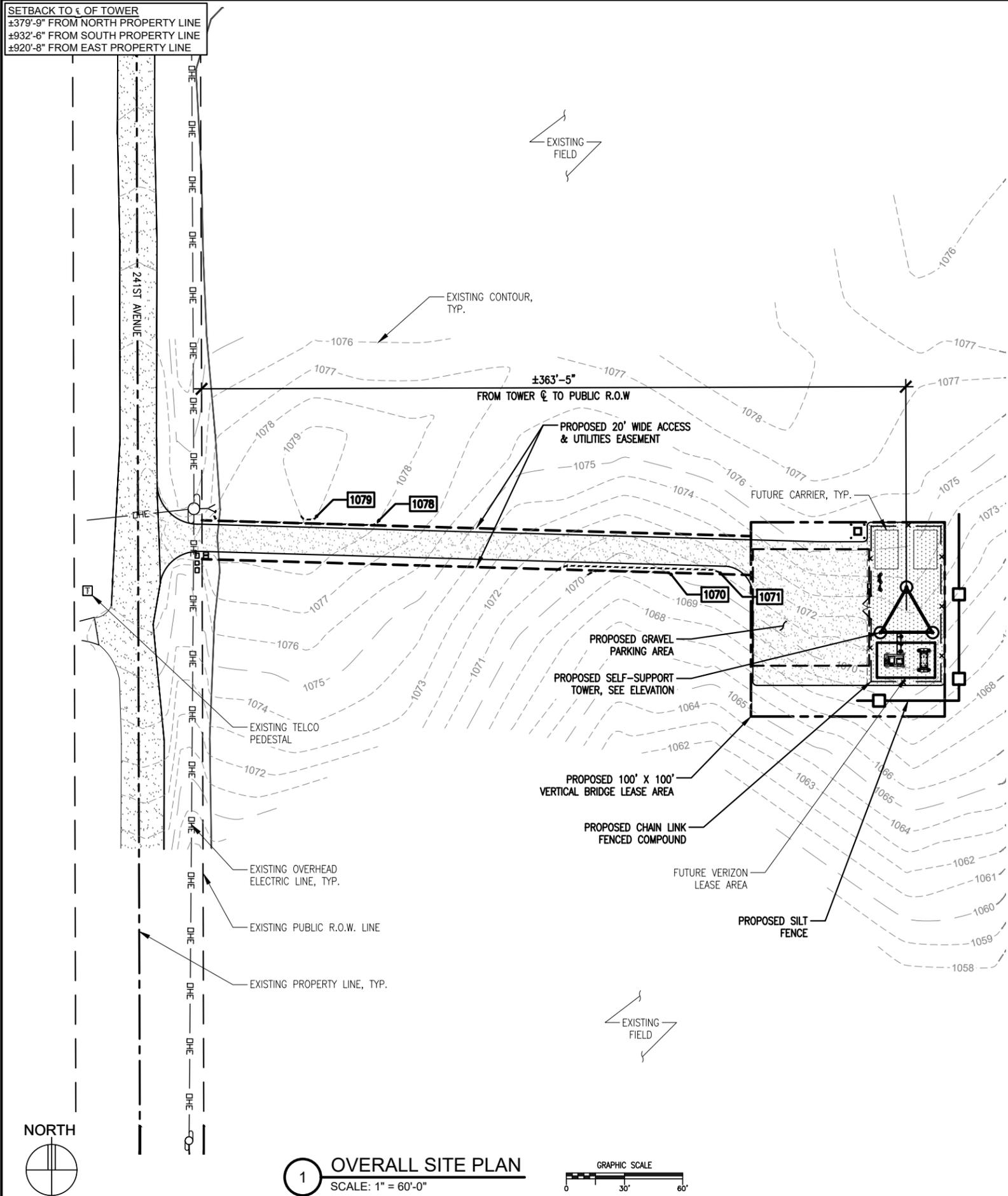
DRAWN BY: TLS  
CHECKED BY: SJD  
REV. G 10-30-25  
REV. H 12-12-25

VERTICAL BRIDGE CONSTRUCTION SCOPE OF WORK:

- 1.00 PERMITTING
  - A. CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITS AND ALL REQUIRED INSPECTIONS.
- 2.00 SITE CLEARING
  - A. CONTRACTOR SHALL CLEAR ACCESS EASEMENT AND LEASE AREA OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS. CONTRACTOR SHALL NOT DISTURB AREA OUTSIDE OF LIMITS OF DISTURBANCE.
  - B. IF REQUIRED PER UTILITY COORDINATION CONTRACTOR SHALL CLEAR UTILITY EASEMENTS OF ALL TREES AND STUMPS. REMOVE AND DISPOSE OF ALL DEBRIS.
  - C. CONTRACTOR SHALL INSTALL SILT FENCE PRIOR TO THE START OF CONSTRUCTION.
  - D. ALL DEBRIS OR MATERIALS TO BE LEFT ON SITE WILL BE CLEARED WITH THE LAND OWNER ON A SIGNED DOCUMENT.
- 3.00 ACCESS ROAD
  - A. CONTRACTOR SHALL COMPLETE GRAVEL ACCESS DRIVE TO TOWER COMPOUND PER CONSTRUCTION DRAWINGS OR AT A MINIMUM OF VERTICAL BRIDGE STANDARDS.
  - B. 18" CULVERT PIPE IS VERTICAL BRIDGE MINIMUM STANDARD UNLESS DOT ENFORCED SIZE IS REQUESTED. SEE CONSTRUCTION DRAWINGS GRADING PLAN FOR SITE CULVERT LOCATION(S) AND SIZES.
- 4.00 COMPOUND FENCE
  - A. CONTRACTOR SHALL INSTALL STYMIE LOCK SYSTEM AND VERTICAL BRIDGE LOCK ON COMPOUND GATE. VERTICAL BRIDGE LOCK COMBO (0951)
  - B. CONTRACTOR SHALL INSTALL MUSHROOM AND GATE STOPS.
  - C. CONTRACTOR SHALL INSTALL 50'X50'X6' CHAINLINK FENCE WITH (3) RUNS OF BARBED WIRE ON TOP FOR MONOPOLE AND GUYED TOWERS UNLESS NOTED OTHERWISE. (75'X75'X6' FENCED COMPOUND FOR SST TOWER SITES UNLESS NOTED OTHERWISE)
- 5.00 TOWER AND FOUNDATION
  - A. CONTRACTOR SHALL COORDINATE DELIVERY OF ANCHOR BOLTS, TEMPLATE AND TOWER STEEL WITH TOWER VENDOR.
  - B. CONTRACTOR SHALL UTILIZE SUPPLIED FOUNDATION DESIGN FOR TOWER. REBAR AND CONCRETE INSTALLATION SHALL BE INSPECTED AND TESTED BY A 3RD PARTY COMPANY AND SUBMIT TEST AND INSPECTION REPORTS TO VERTICAL BRIDGE. (SPOILS FROM FOUNDATION SHALL BE REMOVED FROM SITE)
  - C. 3 DAY / 7 DAY / 28 DAY BREAK TEST REQUIRED. BREAK TEST MUST BE SUBMITTED FOR REVIEW PRIOR TO TOWER STACK.
  - D. CONTRACTOR SHALL INSTALL TOWER, ALL ASSOCIATED STEP BOLTS, SAFETY CLIMB EQUIPMENT, LIGHTNING ROD, WAVEGUIDE LADDER AND ALL MISCELLANEOUS TOWER PARTS.
  - E. CONTRACTOR SHALL CONFORM TO SUPPLIED FAA HEIGHT VERIFICATION.
- 6.00 TOWER LIGHTING
  - A. TOWER LIGHTING EQUIPMENT SHALL BE INSTALLED BY LIGHTING MANUFACTURE.
  - B. CONTRACTOR SHALL SUPPLY AND INSTALL 100A SUB-PANEL WITH (3) 20 AMP BREAKERS FOR TOWER LIGHTING IF REQUIRED.
  - C. CONTRACTOR SHALL SUPPLY AND INSTALL (1) GFI OUTLET AT SUB-PANEL LOCATION FOR TOWER LIGHTING IF REQUIRED.
  - D. CONTRACTOR SHALL SUPPLY AND INSTALL (1) 2" CONDUIT FROM SUB-PANEL LOCATION TO TOWER LEG WITH WEATHER-HEAD IF REQUIRED.
- 7.00 UTILITY H-FRAME CONSTRUCTION
  - A. CONTRACTOR SHALL SUPPLY AND INSTALL A 4-GANG 800 AMP METER PANEL ON A NEW 8' H-FRAME.
  - B. H-FRAME TO BE CONSTRUCTED TO HOLD 4-GANG METER BASE ON FRONT WITH METERS FACING OUT OF COMPOUND.
  - C. H-FRAME TO BE CONSTRUCTED TO HOLD TOWER LIGHTING SUB-PANEL AND LIGHTING CONTROLLER ON FRONT ALONGSIDE METER BASE.
  - D. CONTRACTOR SHALL SUPPLY GFCI ALL WEATHER RECEPTACLES ON H-FRAME.
  - E. CONTRACTOR SHALL SUPPLY AND INSTALL 500-WATT METAL HALIDE FLOOD LIGHT 120 VOLT WITH TIMER SWITCH.
- 8.00 POWER SERVICE
  - A. CONTRACTOR SHALL USE PROVIDED UTILITY REPORT AND CONSTRUCTION DRAWINGS TO BID POWER FROM POWER DEMARC.
  - B. CONTRACTOR SHALL BE IN CONSTANT COMMUNICATION WITH POWER COMPANY UNTIL POWER IS ACQUIRED AT MULTI-METER FRAME.
  - C. CONTRACTOR SHALL NOTIFY UTILITY PROVIDER OF START OF CONSTRUCTION.
  - D. CONTRACTOR SHALL CONDUCT A SECOND POWER WALK WITH UTILITY PROVIDER AT START OF CONSTRUCTION.
  - E. IF CHANGES TO THE SCOPE OF WORK ARE MADE BY THE UTILITY PROVIDER AFTER CONSTRUCTION START, CONTRACTOR SHALL NOTIFY VERTICAL BRIDGE CM/PM IMMEDIATELY.
- 9.00 VERIZON TELCO/FIBER SERVICE INSTALL BY VERTICAL BRIDGE
  - A. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND

- AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE LIT FIBER PER THE CONSTRUCTION DRAWINGS. MARK HAND-HOLES LIT FIBER
  - B. CONTRACTOR SHALL SUPPLY AND INSTALL A SEPARATE HAND-HOLE AT THE ROW, AT THE COMPOUND AND EVERY 300' (OR AT ANY BEND) WITH 2" CONDUIT FOR THE DARK FIBER PER THE CONSTRUCTION DRAWINGS. MARK HAND-HOLES DARK FIBER FIBER
  - C. FIBER TO FOLLOW ACCESS ROAD TO ROW ALWAYS!
  - D. CONTRACTOR TO PROVIDE AND INSTALL CARLON EXPANSION JOINT CONNECTIONS AT CABINETS/SHELTER LOCATION PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
  - E. CONTRACTOR SHALL PROVIDE 2" SDR-11 HDPE CONDUIT FOR FIBER CONDUIT AS NOTED ON DRAWINGS WHEN DIRECTIONAL BORING IS UTILIZED.
- 10.00 VERIZON CIVLS
    - A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE FOR ALL VERIZON LINE ITEMS UNDER TENANT CIVLS ON BID DOCUMENT. THIS INCLUDES SET AND CONNECTIONS OF VERIZON'S EQUIPMENT/GENERATOR PADS, FUEL TANKS, EQUIPMENT/GENERATOR ELECTRICAL, TELCO/FIBER CONDUITS, EQUIPMENT GROUNDING AND ICE BRIDGE.
  - 11.00 VERIZON ANTENNA MOUNT(S)
    - A. CONTRACTOR SHALL PROVIDE SEPARATE LINE ITEM FOR ANTENNA MOUNT INSTALLATION UNDER TENANT MOUNT. CONTRACTOR SHALL ORDER THE ANTENNA MOUNT AND CONFIRM THE ITEM DESCRIPTION THROUGH VERIZON.
    - B. CONTRACTOR WILL BE REQUIRED TO ORDER ANTENNA MOUNT ASAP TO AVOID ANY DELAYS TO STACK THE TOWER.
- VERIZON CONSTRUCTION SCOPE OF WORK:
- 1.00 VERIZON ANTENNA AND LINES
    - A. CONTRACTOR SHALL PROVIDE A LUMP SUM FEE IN "TENANT L&A" FOR THE INSTALL OF VERIZON L&A INCLUDING ANY REQUIRED TESTING AND MATERIALS AS DIRECTED BY VERIZON PERSONNEL FOR A TYPICAL MARKET COLLOCATION.
  - 2.00 CIVLS
    - A. CONTRACTOR SHALL PROVIDE A LUMP SUM FEE IN "TENANT CIVLS" FOR ALL VERIZON CIVIL WORK INCLUDING EQUIPMENT/GENERATOR/PROPANE PADS AND EQUIPMENT SUPPORTS (I.E. PLINTHS ETC.), CARRIER GROUNDING, ELECTRICAL CONDUITS & CONDUCTORS AND H-FRAME, EQUIPMENT SET AS WELL AS ANY OTHER SERVICES AND/OR MATERIALS AS DIRECTED BY VERIZON FOR A TYPICAL MARKET COLLOCATION.
  - 3.00 MOUNTS
    - A. CONTRACTOR SHALL PROVIDE A LUMP SUM FEE IN "TENANT MOUNT" FOR PROVIDING THE MOUNT ONLY (PRICE OF MOUNT INSTALLATION TO BE INCLUDED IN "TENANT L&A").
  - 4.00 STARTUP COMMISSIONING
    - A. CONTRACTOR SHALL PROVIDE LUMP SUM FEE UNDER BID CLARIFICATION/EXCEPTIONS SECTION FOR COMMISSIONING AND START-UPS (AS REQUIRED BY "STANDARD VERIZON INSTALL). VERIZON IS RESPONSIBLE FOR PAYMENT OF THESE SERVICES.
  - 5.00 VERIZON POWER SERVICE
    - A. CONTRACTOR/VERIZON CM RESPONSIBLE FOR SETTING UP VERIZON'S POWER ACCOUNT OR TRANSFER OF INITIAL SERVICE ACCOUNT FROM VERTICAL BRIDGE TO VERIZON.
      1. CONTRACTOR RESPONSIBLE FOR REPORTING POWER UPDATES.
      2. CONTRACTOR RESPONSIBLE FOR TRACKING AND CONFIRMING METER SET.
      3. PHOTO CONFORMATION REQUIRED.
    - B. VERIZON POWER SERVICE SHALL BE 200 AMPS
    - C. TYPICAL VERIZON ELECTRICAL POWER SERVICE INSTALL. SEE CONSTRUCTION DRAWINGS FOR POWER ROUTING.
  - 6.00 THE DESIGNER/E.O.R. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, ON THE STRUCTURAL ADEQUACY FOR PROPRIETARY BRACKETS, CLIPS, PARTS, FROM A MANUFACTURER.

SETBACK TO  $\epsilon$  OF TOWER  
 ±379'-9" FROM NORTH PROPERTY LINE  
 ±932'-6" FROM SOUTH PROPERTY LINE  
 ±920'-8" FROM EAST PROPERTY LINE



- NOTES:
1. THESE DRAWINGS DO NOT CONSTITUTE A WARRANTY, EXPRESSED OR IMPLIED, OF THE ACCURACY OF THE STRUCTURAL ANALYSES AND THE PERFORMANCE OF THE COMPLETED CONSTRUCTION AS SHOWN ON THESE DOCUMENTS AND THE STRUCTURAL ANALYSES.
  2. NO STRUCTURAL ANALYSIS FOR THE TOWER OR FOUNDATION HAVE BEEN PERFORMED AS PART OF THESE DRAWINGS. THE STRUCTURAL ANALYSIS FOR THE TOWER AND FOUNDATION ARE BY THE TOWER SUPPLIER AND SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
  3. PLEASE COORDINATE ANY STRUCTURAL CONCERNS/MATTERS OR ANY LOADING MODIFICATIONS TO THE CONSULTANT WHO AUTHORED THE ANALYSIS AND NOTIFY DESIGN 1 IMMEDIATELY OF THE ISSUE.
  4. TOWER FOUNDATION AND THE ACCESS DRIVE TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO THE DESIGNER.
  5. TOWER TO BE ERECTED AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN TOWER DRAWINGS AND DESIGNER DRAWINGS TO BE REPORTED THE DESIGNER IMMEDIATELY.
  6. CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.
  7. ELEVATION IS SHOWN FOR GENERAL DIAGRAMMATIC PURPOSES ONLY. DO NOT SCALE.

PREPARED FOR:

**vertical bridge**

**THE TOWERS, LLC**

22 WEST ATLANTIC AVENUE, SUITE 310  
 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

**DESIGN 1**

9973 VALLEY VIEW RD.  
 EDEN PRAIRIE, MN 55344  
 (952) 903-9299  
 WWW.DESIGN1EP.COM

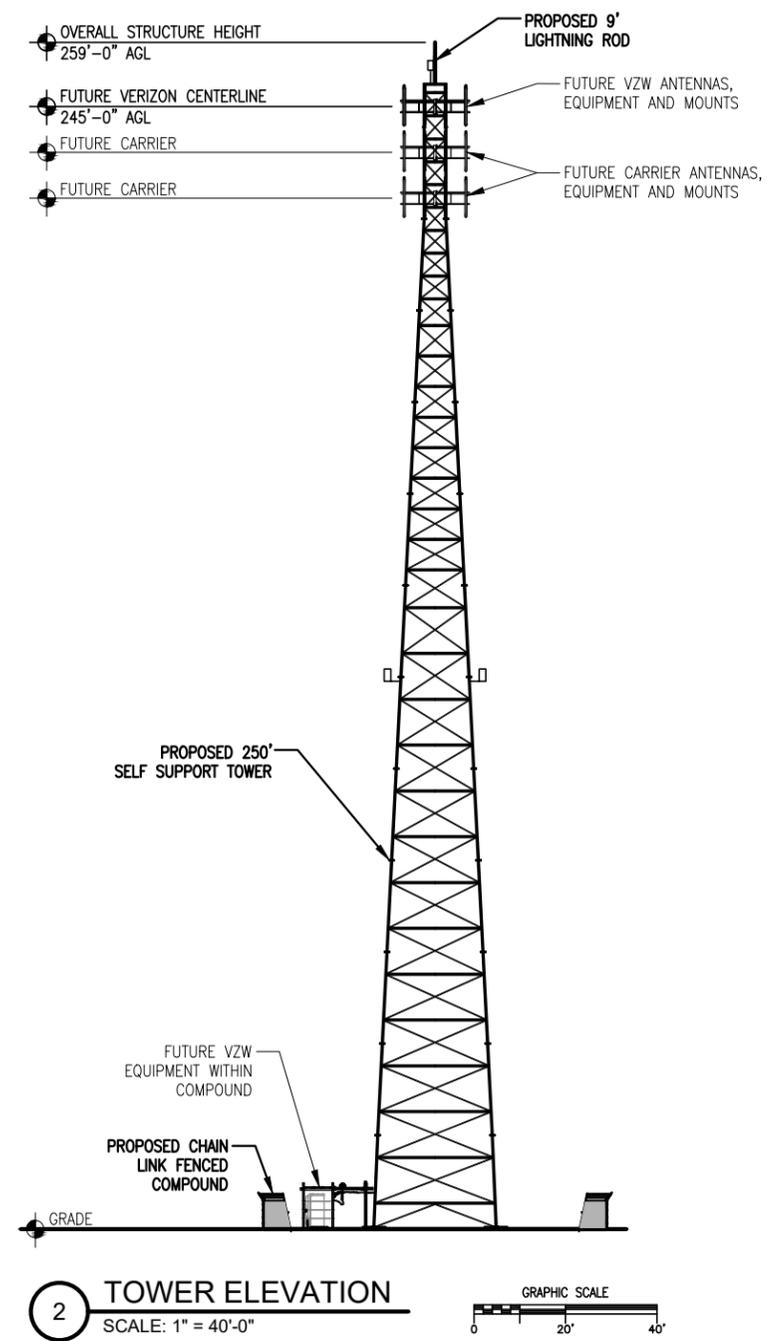
PROJECT  
 US-MN-5482  
 FUZE ID: 2587713

US-MN-5482  
 LAKE  
 JEFFERSON

47851 241ST AVE  
 ELYSIAN, MN 56028

SHEET CONTENTS:  
 OVERALL SITE PLAN  
 TOWER ELEVATION

DRAWN BY: TLS  
 CHECKED BY: SJD  
 REV. G 10-30-25  
 REV. H 12-12-25



SEE SHEET G-1 FOR ADDITIONAL NOTES.

PREPARED FOR:



THE TOWERS, LLC

22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444

NOT FOR  
CONSTRUCTION



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PROJECT  
US-MN-5482  
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US-MN-5482  
LAKE  
JEFFERSON

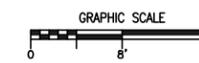
47851 241ST AVE  
ELYSIAN, MN 56028

SHEET CONTENTS:  
ENLARGED SITE PLAN

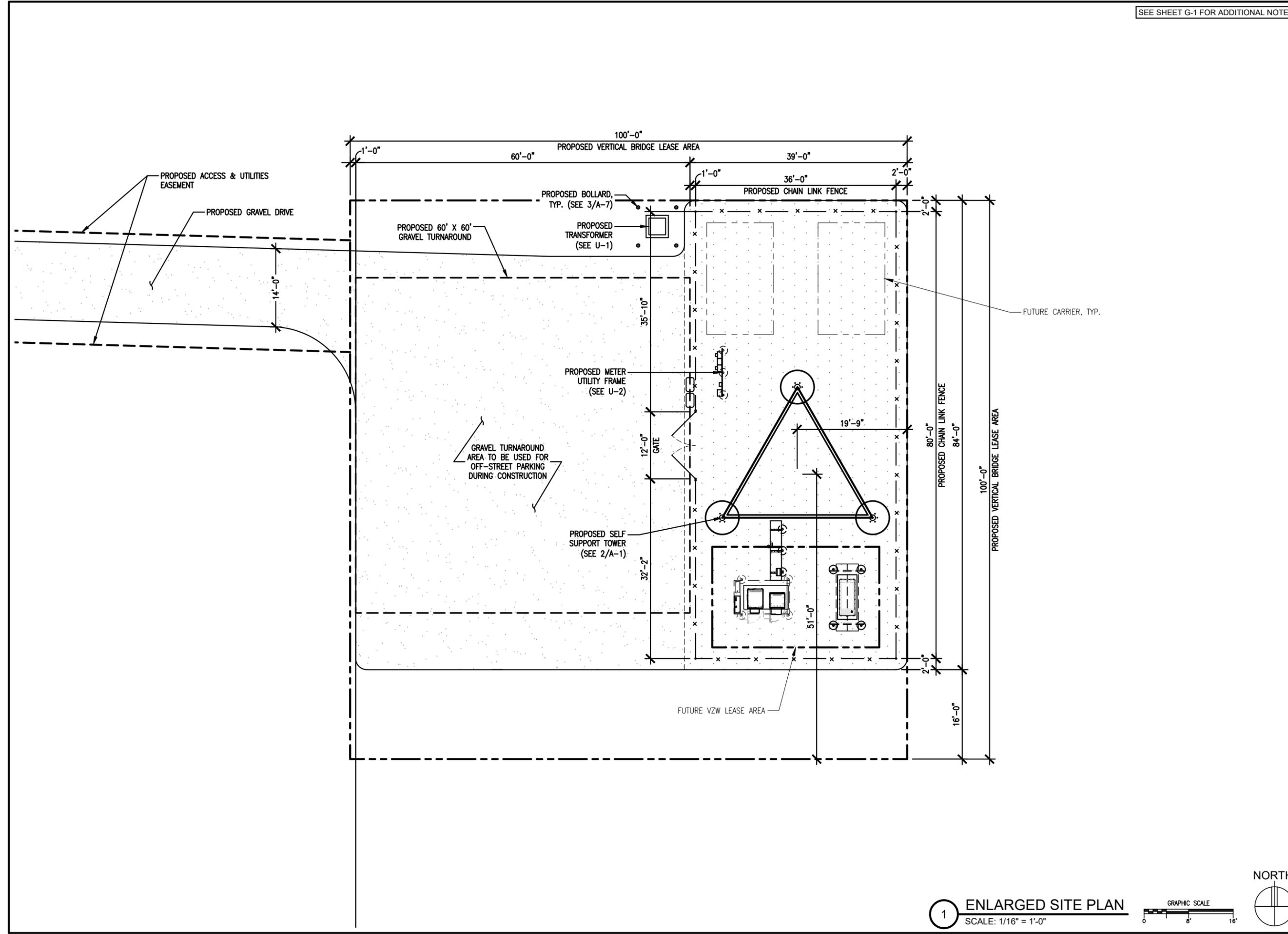
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CHECKED BY: SJD  
REV. G 10-30-25  
REV. H 12-12-25



1 ENLARGED SITE PLAN  
SCALE: 1/16" = 1'-0"



A-2

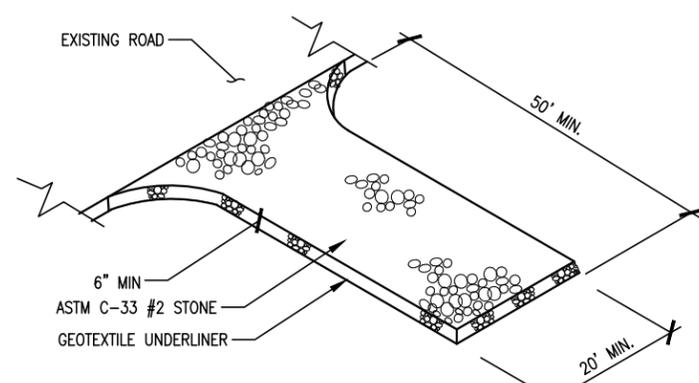






**GRADING & EXCAVATING NOTES:**

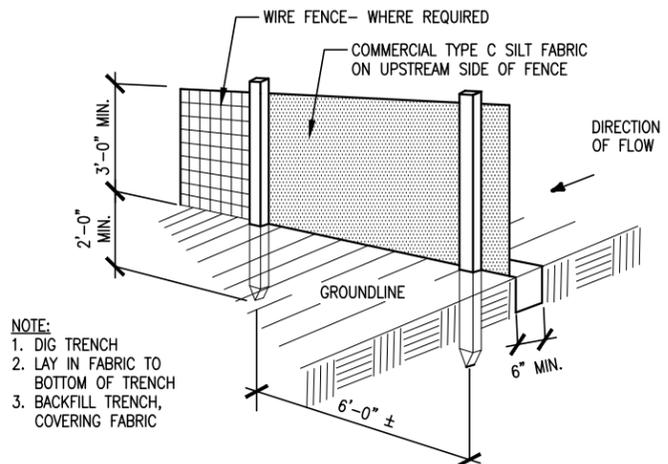
- ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUNDWATER. DEWATERING FOR EXCESS GROUNDWATER SHALL BE PROVIDED IF REQUIRED.
- CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
- ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
- AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
- USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND -BE FREE FROM CLOUDS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS -BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR
- REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
- PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
- REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO ENGINEER'S APPROVAL.
- DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
- ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
- ALL CUT AND FILL SLOPES SHALL BE MAXIMUM 2 HORIZONTAL TO 1 VERTICAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING SITE VEHICLE TRAFFIC AS TO NOT ALLOW VEHICLES LEAVING THE SITE TO TRACK MUD ONTO PUBLIC STREETS. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING PUBLIC STREETS DUE TO MUDDY VEHICLES LEAVING THE SITE.



1 CONSTRUCTION EXIT DETAIL

**GENERAL EROSION & SEDIMENT CONTROL NOTES:**

- THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AND DETAILS AS SHOWN HEREIN AND STIPULATED WITHIN STATE STANDARDS SHALL BE FOLLOWED AND INSTALLED IN A MANNER SO AS TO MINIMIZE SEDIMENT LEAVING THE SITE.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
- EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER OR THE LOCAL JURISDICTION INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
- SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
- ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.



2 SILT FENCE DETIAL

**SEEDING GUIDELINES:**

FINAL STABILIZATION OF ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, SHALL BE LOAMED AND SEEDDED. LOAM SHALL BE PLACED AT A MINIMUM COMPACTED DEPTH OF 4". RECOMMENDED SEEDING DATES FOR PERMANENT VEGETATION SHALL BE BETWEEN JUNE 15 THROUGH AUGUST 1 AND SEPTEMBER 15 THROUGH OCTOBER 15. TEMPORARY VEGETATIVE MEASURES SHALL CONSIST OF AN ANNUAL OR PERENNIAL RYE GRASS WITH RECOMMENDED SEEDING DATES BEING FROM JUNE 1 THROUGH AUGUST 15 AND SEPTEMBER 30 THROUGH NOVEMBER 30.

**EVALUATE PROPOSED COVER MATERIAL:**

BEFORE SPREADING COVER MATERIAL OVER THE DESIGNATED AREA, OBTAIN A REPRESENTATIVE SOIL SAMPLE AND SUBMIT TO A REPUTABLE SOIL TESTING LABORATORY FOR CHEMICAL AND PHYSICAL ANALYSIS. THE PRELIMINARY TEST IS NECESSARY TO DETERMINE THE REQUIRED INORGANIC AND/OR ORGANIC AMENDMENTS THAT ARE NEEDED TO ASSIST IN ESTABLISHING THE SEED MIXTURE IN AN ENVIRONMENTALLY AND ECONOMICALLY SOUND MANNER. THE RESULTS WILL GIVE THE COVER MATERIAL CHARACTERISTICS SUCH AS pH AND FERTILIZATION NEEDS. THESE RESULTS SHALL BE KEPT ON-SITE BY THE CONTRACTOR AND AVAILABLE FOR REVIEW BY THE COUNTY.

**SEED BED PREPARATION:**

PROPOSED COVER MATERIAL SHOULD BE SPREAD EVENLY OVER THE SITE AREA IN A MINIMUM 4" LIFT VIA BULLDOZER/BUCKET LOADER. USING THE INFORMATION FROM THE SOIL ANALYSIS, CAREFULLY CALCULATE THE QUANTITIES OF LIMESTONE AND PRE-PLANT FERTILIZER NEEDED PRIOR TO APPLYING. PRE-PLANT AMENDMENTS CAN BE APPLIED WITH A BROADCAST AND/OR DROP SEEDER AND INCORPORATED WITH AN OFFSET DISK, YORK RAKE, AND/OR HAND RAKE. AFTER INCORPORATION THE PRE-PLANT SOIL AMENDMENTS, THE SEED BED SHOULD BE SMOOTH AND FIRM PRIOR TO SEEDING. THE FOLLOWING SEED MIXTURES SHALL BE USED AS NOTED:

**SEED MIXTURE:**

SPECIES/VARIETY	LBS/ACRE
CREeping RED	20
FESCUE	20
KENTUCKY	5
BLUEGRASS	
PERENNIAL RYEGRASS	

**SEED TIME AND METHOD:**

THE PREFERRED TIME FOR SEEDING THE COOL SEASON MIXTURE IS LATE SUMMER. SOIL AND AIR TEMPERATURES ARE IDEAL FOR SEED GERMINATION AND SEEDING GROWTH. WEED COMPETITION IS REDUCED BECAUSE SEEDS OF MANY WEED SPECIES GERMINATE EARLIER IN THE GROWING SEASON. ADDITIONALLY, HERBICIDE USE IS GREATLY REDUCED. HOWEVER, SEEDING MAY BE DONE AT ANY OF THE ABOVE NOTED TIMES.

**MULCHING:**

NEWLY SEEDDED AREAS SHOULD BE MULCHED TO INSURE ADEQUATE MOISTURE FOR SUCCESSFUL TURF ESTABLISHMENT AND TO PROTECT AGAINST SURFACE MOVEMENT OF SEDIMENT-BOUND AGROCHEMICALS AND SOIL EROSION. IF MULCHING PROCEDURES ARE NOT SPECIFIED ON PLANS, APPLY GOOD QUALITY STRAW OR HAY AT A RATE OF 2 BALES/1000 SQ. FT. OTHER COMMERCIALY AVAILABLE MULCHES CAN BE USED.

**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:**

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS: STEEL EITHER T OR U
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH: FILTER X, MIRAFI 100X' STABILINKA T140N OR APPROVED EQUAL.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. PREFABRICATED UNIT: GEOFAB, ENVIROFENCE OR APPROVED EQUAL
- ALL SILT FENCE MATERIALS MUST BE LISTED ON THE CURRENT STATES. D.O.T. QUALIFIED PRODUCTS LIST.

PREPARED FOR:

**THE TOWERS, LLC**  
22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

**DESIGN**

9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
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PROJECT  
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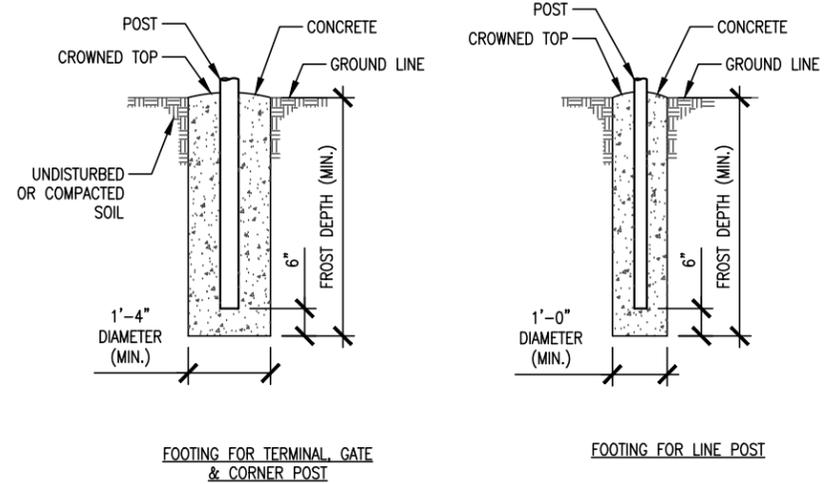
SHEET CONTENTS:  
DRAINAGE,  
GRADING & EROSION  
CONTROL NOTES & DETAILS

DRAWN BY:	TLS
CHECKED BY:	SJD
REV. G	10-30-25
REV. H	12-12-25

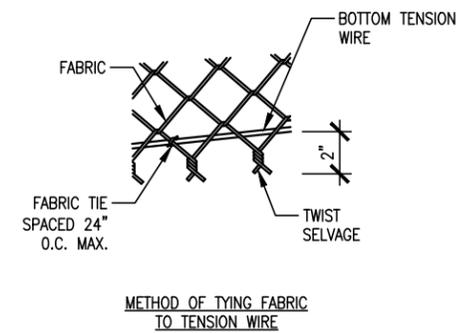
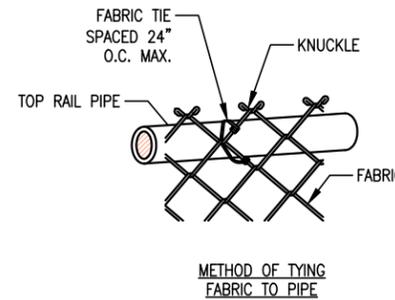
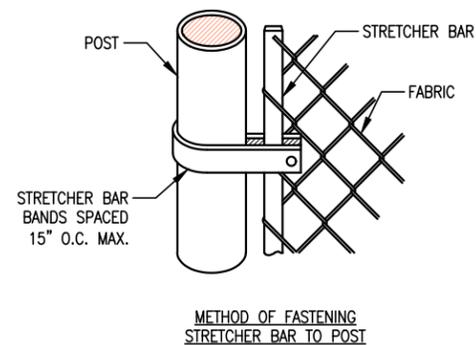


**NOTES:**

1. ZINC COATING – THE WEIGHT OF THE COATING SHALL NOT BE LESS THAN 1.2 OUNCES PER SQUARE FOOT OF ACTUAL SURFACE COVERED. ALL FERROUS METALS USED AS PART OF THE FENCE INSTALLATION SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. ALL SCREWS, BOLTS, LOCK WASHERS, NUTS, ETC. SHALL BE HOT DIP GALVANIZED OR MADE OF STAINLESS STEEL.
2. FABRIC – STANDARD INDUSTRIAL GRADE, 9 GAUGE WITH 2 INCH MESH (KNUCKLE & TWIST SELVAGE) ZINC COATED CHAIN LINK WITH A BREAKING STRENGTH OF NOT LESS THAN 1290 POUNDS SHALL BE USED. THE FABRIC SHALL BE ZINC COATED BY THE HOT DIP PROCESS AFTER FABRICATION.
3. METAL POSTS – METAL POSTS (LINE, CORNER, TERMINAL, GATE POSTS, MIDDLE RAILS, BRACES AND TOP RAIL) SHALL BE HOT DIP GALVANIZED SCHEDULE 40 TUBULAR STEEL WITH A NOMINAL OUTSIDE DIAMETER AS INDICATED IN THE DRAWINGS.
4. POST CAPS – LINE, CORNER, TERMINAL AND GATE POST CAPS TO INCLUDE A BARBED WIRE OUTRIGGER BRACKET AND SHALL BE ATTACHED TO THE POST WITH TAMPER RESISTANT SCREWS, BRADS, OR BOLTS. GATE FRAME POST CAPS TO BE PRESSED STEEL DOME TYPE.
5. TOP RAIL – A MINIMUM OF ONE COUPLING IN EACH STRAIGHT RUN OF TOP RAIL, SHALL HAVE A HEAVY SPRING INSERTED WITHIN THE COUPLING TO TAKE UP EXPANSION AND CONTRACTION OF THE TOP RAIL. THE TOP RAIL SHALL BE FASTENED TO TERMINAL POSTS WITH PRESSED STEEL CONNECTIONS.
6. GATE FRAME MIDDLE RAIL – THE MIDDLE RAIL SHALL BE OF THE SAME MATERIAL AS THE TOP RAIL AND INSTALLED WITH HOT DIP GALVANIZED FITTINGS ATTACHED TO THE POSTS.
7. BRACE RAIL – BRACE RAIL MATERIAL SHALL BE OF THE MATERIAL AS THE TOP RAIL AND LOCATED 1/2 OF THE DISTANCE UP FROM THE BOTTOM OF THE FABRIC. BRACE RAILS SHALL BE SECURELY FASTENED TO POSTS BY SUITABLE PRESSED STEEL CONNECTIONS.
8. TRUSS RODS – SHALL BE 3/8" ROUND GALVANIZED STEEL RODS WITH GALVANIZED TURNBUCKLES.
9. BOTTOM TENSION WIRE – THE TENSION WIRE SHALL BE OF 7 GAUGE HOT DIP GALVANIZED SPRING TENSION WIRE WITH A BREAKING STRENGTH OF NOT LESS THAN 1900 POUNDS. THIS WIRE SHALL BE KEPT TAUT WITH GALVANIZED TURNBUCKLES AND ATTACHED TO POSTS WITH GALVANIZED HARDWARE OR CABLE CLAMPS.
10. FABRIC TIES – THE FABRIC TIES SHALL BE ALUMINUM WIRE. NOT LESS THAN 9 GAUGE.
11. STRETCHER BARS – THE STRETCHER BARS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 3/4" AND NOT LESS THAN 2" SHORTER THAN THE FABRIC. STRETCHER BAR BANDS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 1 1/2" WITH 5/16" DIAMETER GALVANIZED CARRIAGE BOLT.
12. BARBED WIRE – BARBED WIRE OF GALVANIZED STEEL (OR ALUMINUM) CONSISTING OF 12.5 GAUGE WIRE WITH 4-POINT BARBS SPACED 5 INCHES APART.
13. GATE FRAMES SHALL BE CONSTRUCTED OF HEAVY DUTY GALVANIZED STEEL PIPE. THE GATES SHALL BE ASSEMBLED USING CORNER FITTINGS OF HEAVY PRESSED STEEL OR MALLEABLE CASTINGS OR MAY BE WELDED IF THE ENTIRE GATE FRAME IS HOT DIP GALVANIZED AFTER THE WELDING. ALL GATES SHALL BE EQUIPPED WITH HEAVY DUTY GALVANIZED STEEL TYPE HINGES WITH LARGE BEARING SURFACES OF ADEQUATE STRENGTH TO SUPPORT THE GATE. THE HINGES SHALL NOT TWIST OR TURN UNDER THE ACTION OF THE GATE. GATES WILL PROVIDE A FULL RANGE OF MOTION AND BE EASILY OPENED AND CLOSED BY ONE PERSON. DOUBLE GATE LATCH SHALL BE DAC INDUSTRIES COMMERCIAL STRONG ARM LATCH #4000. SNOW GATE LATCH SHALL BE DAC INDUSTRIES WALK GATE STRONG ARM LATCH #4300. LATCHES SHALL BE EQUIPPED TO RECEIVE A PADLOCK.
14. PROVIDE R.F. WARNING SIGNAGE ON ALL GATES.



**1 POST FOOTINGS**



**2 FABRIC/BAR CONNECTIONS**

PREPARED FOR:

**vertical bridge**  
**THE TOWERS, LLC**  
 22 WEST ATLANTIC AVENUE, SUITE 310  
 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

**DESIGN 1**

9973 VALLEY VIEW RD.  
 EDEN PRAIRIE, MN 55344  
 (952) 903-9299  
 WWW.DESIGN1EP.COM

PROJECT  
 US-MN-5482  
 FUZE ID: 2587713

**US-MN-5482**  
**LAKE**  
**JEFFERSON**

47851 241ST AVE  
 ELYSIAN, MN 56028

SHEET CONTENTS:  
 FENCE NOTES  
 FENCE DETAILS

DRAWN BY: TLS  
 CHECKED BY: SJD  
 REV. G 10-30-25  
 REV. H 12-12-25

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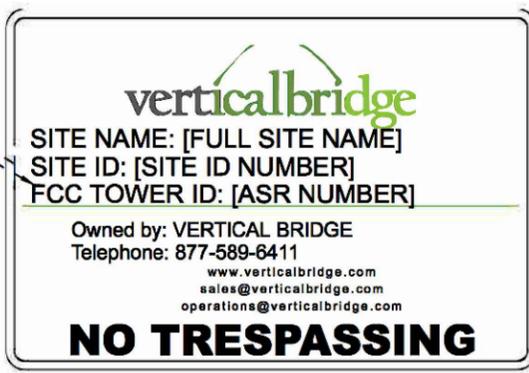
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SHEET CONTENTS:  
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**A-6**



**A** | OWNER CONTACT SIGN  
 18" HIGH X 24" WIDE  
 WHITE BACKGROUND, BLACK LETTERING  
 MOUNTING LOCATION: LEFT GATE  
 QUANTITY: 1



**B** | FCC REGISTRATION SIGN  
 8" HIGH X 12" WIDE  
 WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING  
 MOUNTING LOCATION: RIGHT GATE & BASE OF TOWER  
 QUANTITY: 2



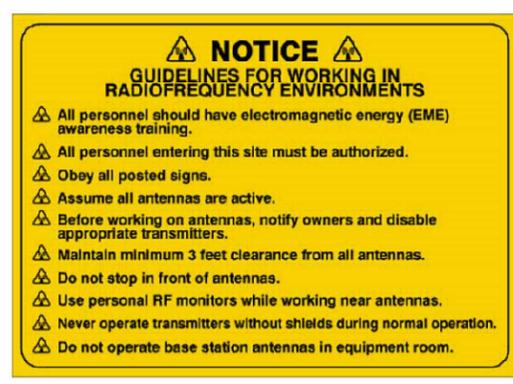
**E** | NOTICE RF SIGN (BLUE)  
 12" HIGH X 8" WIDE  
 WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING  
 MOUNTING LOCATION: ADJACENT TO LEFT GATE  
 QUANTITY: 1



**F** | NOTICE RF SIGN (YELLOW)  
 12" HIGH X 8" WIDE  
 WHITE/YELLOW BACKGROUND, BLACK LETTERING  
 MOUNTING LOCATION: RIGHT GATE QUANTITY: 1

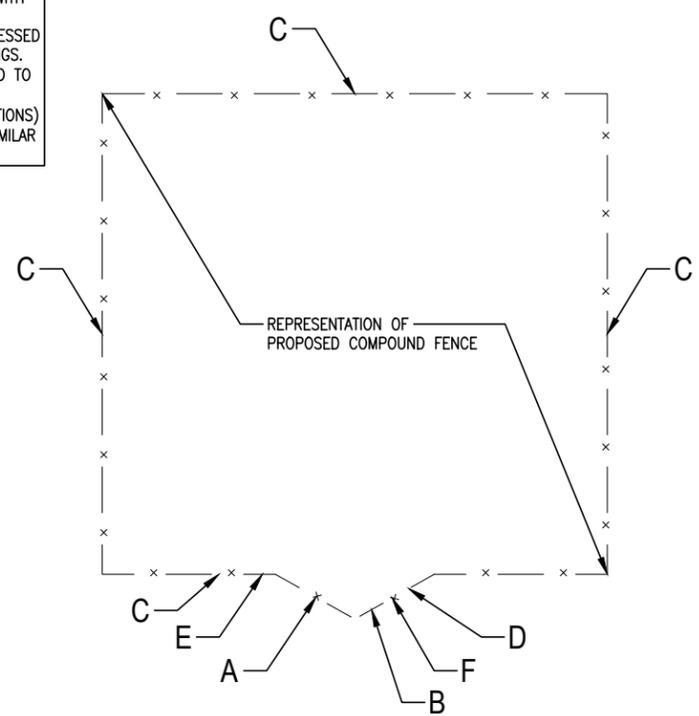
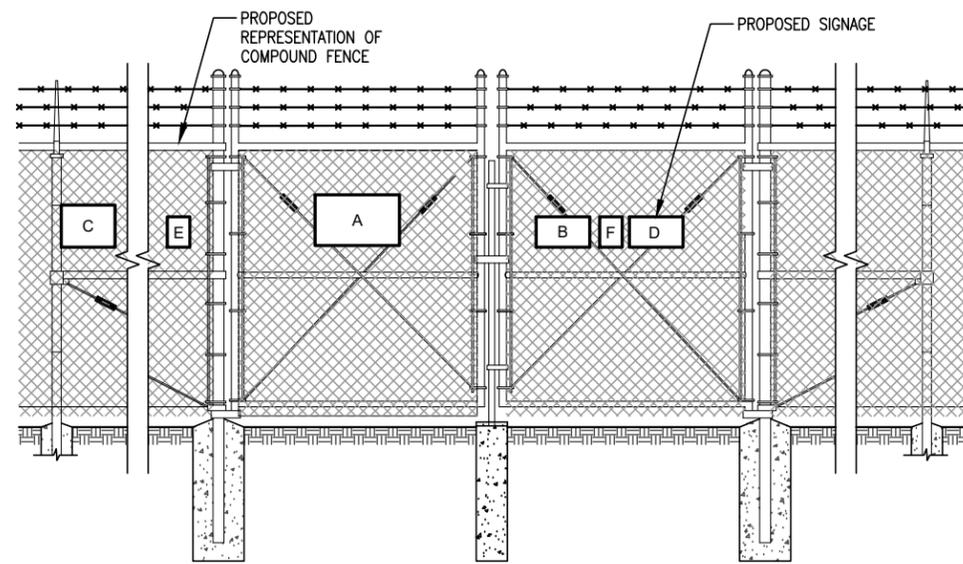


**C** | NO TRESPASSING  
 10" HIGH X 14" WIDE  
 WHITE/BLACK/RED BACKGROUND, BLACK/WHITE LETTERING  
 MOUNTING LOCATION: ADJACENT TO LEFT GATE &  
 CENTERED ON OTHER THREE FENCED SIDES (QTY. 4)



**D** | RF GUIDELINES SIGN  
 8" HIGH X 12" WIDE  
 YELLOW BACKGROUND, BLACK LETTERING  
 MOUNTING LOCATION: RIGHT GATE & BASE OF TOWER  
 QUANTITY: 2

NOTES:  
 1. SIGNAGE, PLAN, & ELEVATION IS SHOWN FOR INFORMATION PURPOSES ONLY. CONTRACTOR TO VERIFY EXACT PLACEMENT WITH TOWER OWNER  
 2. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, & FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.



**1** | SITE SIGNAGE

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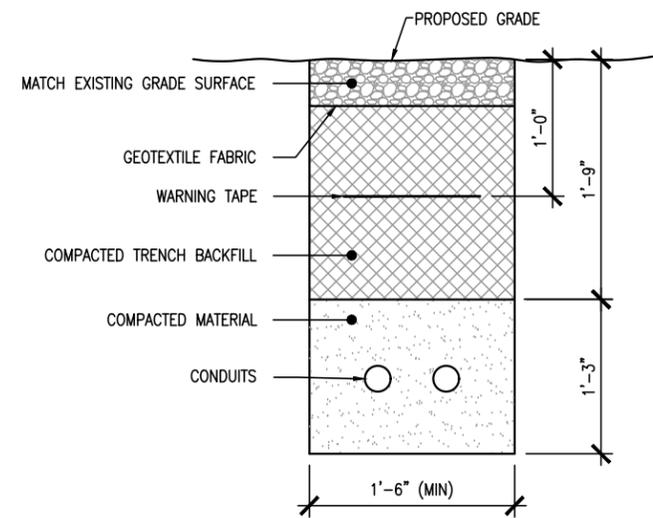
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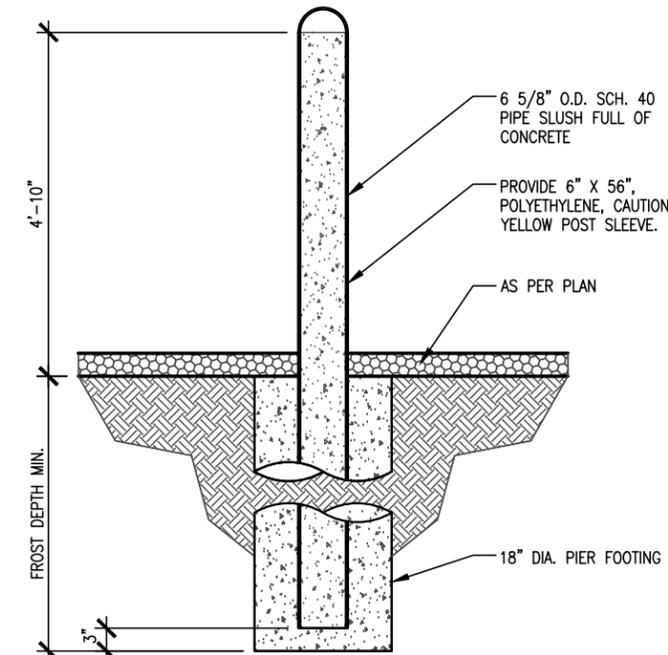
SHEET CONTENTS:  
GRAVEL DRIVE SECTION  
SURFACING DETAIL  
BOLLARD DETAIL  
UTILITY TRENCH DETAIL

DRAWN BY: TLS  
CHECKED BY: SJD  
REV. G 10-30-25  
REV. H 12-12-25

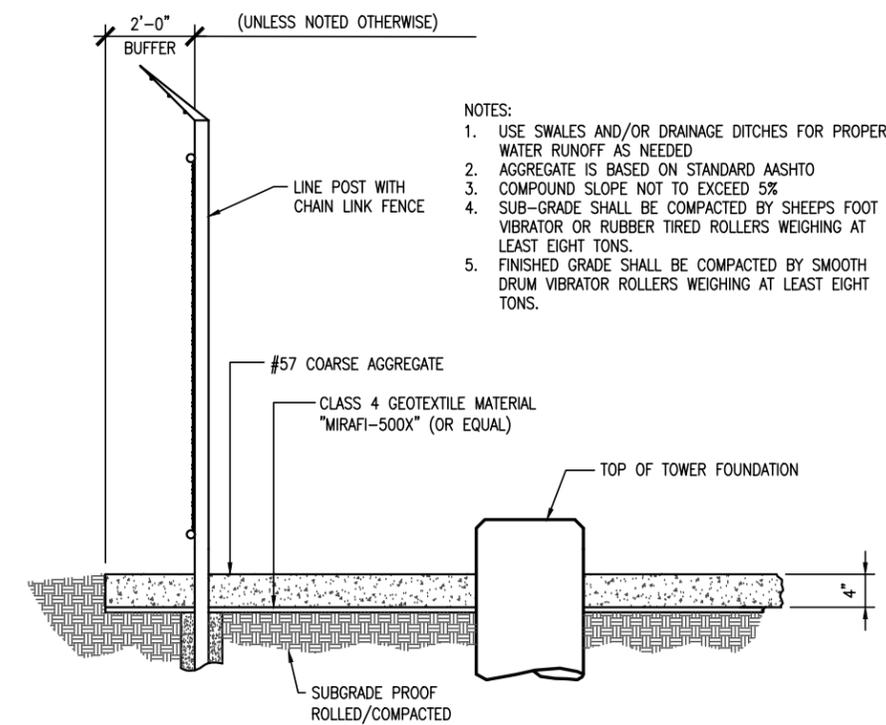
A-7



4 UTILITY TRENCH DETAIL



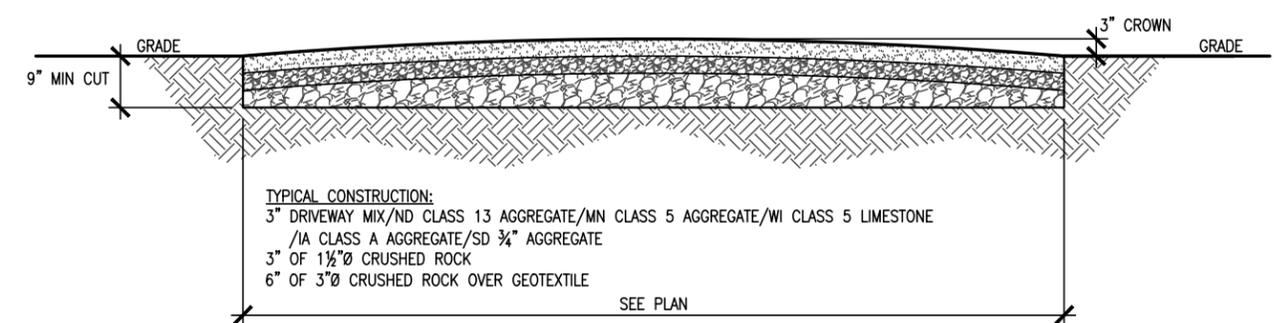
3 BOLLARD DETAIL  
SCALE: 1/2" = 1'-0"  
GRAPHIC SCALE



2 COMPOUND SURFACING DETAIL

- NOTES:
1. USE SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED
  2. AGGREGATE IS BASED ON STANDARD AASHTO
  3. COMPOUND SLOPE NOT TO EXCEED 5%
  4. SUB-GRADE SHALL BE COMPACTED BY SHEEPS FOOT VIBRATOR OR RUBBER TIERED ROLLERS WEIGHING AT LEAST EIGHT TONS.
  5. FINISHED GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST EIGHT TONS.

- NOTES:
1. PREPARE SUB-GRADE AND CONSTRUCT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
  2. ANY VARIANCE FROM THIS ROADWAY DESIGN MUST BE SUBMITTED AND APPROVED PRIOR TO BID.
  3. CONTRACTOR TO COMPACT EACH LAYER OF ROCK IN ACCORDANCE WITH ASTM & LOCAL STANDARDS.



1 GRAVEL DRIVE SECTION  
SCALE: 3/8" = 1'-0"  
GRAPHIC SCALE



1 SITE PHOTO



2 SITE PHOTO



3 SITE PHOTO



4 SITE PHOTO

PREPARED FOR:

verticalbridge

THE TOWERS, LLC

22 WEST ATLANTIC AVENUE - SUITE 310  
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SHEET CONTENTS:  
PHOTOS

DRAWN BY: TLS  
CHECKED BY: SJD  
REV. G 10-30-25  
REV. H 12-12-25

GENERAL GROUNDING NOTES:

An external buried ground ring (Lead 1) shall be established around the equipment cabinets and tower foundations. Lead 1 shall be kept 24" from foundations; if foundations are less than 48" apart, keep Lead 1 centered between them. If the tower base is over 20'-0" from the equipment cabinets, a separate Lead 1 shall be established around each foundation, and the two Lead 1s shall be bonded with two parallel leads at least 6 feet apart horizontally. Connections between the two Lead 1s shall be bi-directional.

All subgrade connections shall be by exothermic weld, brazed weld, or gas-tight UL467-listed compression fittings pre-filled with anti-oxidant compound. Subgrade connections shall not be 'cold galvanize' coated.

Lead 1 shall be #2 solid bare tin-clad (SBTC) copper wire buried at local frost depth. Lead 1 bends shall be minimum 24" radius. 'Whip' lead bends may be of 12" radius.

Ground rods shall be galvanized steel, 5/8", spaced twenty feet apart, or as shown. Rods shall be kept min. 24 inches from foundations. Ground rods are required to be installed at their full specified length. Depth shall be as shown in Detail 11.1 in the Verizon Wireless Standard Detail Booklet.

SPECIAL CONSIDERATIONS FOR GROUND RODS:

When ground rods are not specified to be backfilled w/ Bentonite Slurry: If boulders, bedrock, or other obstructions prevent driving of ground rods, the Contractor will need to have drilling equipment bore a hole for ground rod placement. Hole to be backfilled w/ Bentonite Slurry.

When specified with slurried Bentonite encasement, drilling equipment will be used to be bore a hole for ground rod placement. Slurry shall be made from pelletized material ("Grounding Gravel"); powdered Bentonite is not allowed. If boulders, bedrock, or other obstructions are found, Contractor shall drill to the specified depth and provide Bentonite encasements.

Above-grade connections shall be by lugs w/ two-hole tongues unless noted otherwise, joined to solid leads by welding (T&B 54856BE "BROWN"), self-threading (RECOGNIZED, EM 2522DH.75.312), or 10,000psi crimping (BURNDY YA3C 2TC 14E2). Surfaces that are galvanized or coated shall have coating(s) removed prior to bolting. Bolts shall be stainless steel with flat washers on each side of the connection and a lock washer beneath the fastening nut. Star-tooth washers shall be used between lug & dissimilar metal (copper-to-steel, etc) but are not required between tin-clad CU lugs & tin-clad CU bus bars. Lug tongues shall be coated with anti-oxidant compound, and excess compound wiped clean after bolting. The connection shall then be coated with cold-galvanizing compound, or with color-matching paint.

Ground bars exposed to weather shall be tin-clad copper, and shall be clean of any oxidation prior to lug bolting.

Galvanized items shall have zinc removed within 1" of weld area, and below lug surface contact area. After welding or bolting, the joint shall be coated with cold galvanizing compound.

Ground Bar leads

Ground bars are isolated electrically from tower bottoms and equipment cabinets by their standoff mounts. Leads from each ground bar to the ground ring shall be a pair of #2 SBTC, each connected to Lead 1 bi-directionally with #2 SBTC 'jumpers'. Pairs of #2 SBTC may be required between ground bars. Leads shall be routed to ground bars as follows:

- \* The Main Ground Bar (MGB), typically mounted adjacent to the ILC (location varies).
\* The Port Ground Bars (PGB), mounted inside and outside on the equipment shelter walls beneath the transmission line port. Note: Transmission line grounds also attach to the PGBs.
\* The Tower Ground Bar (TGB) mounted at the base of the tower. Note: Transmission line grounds also attach to the TGBs.

NOTE: Contractor shall confirm that TGBs exist at 75-foot vertical intervals on any guyed or self-support tower, and that transmission lines are grounded to each TGB. Only the bottom-most TGB is isolated from the tower steel frame; upper TGBs may use the tower steel frame as common ground, requiring no copper leads between TGBs.

#2 SBTC Whip leads

"Whip" leads shall connect the buried external ground ring to the following items:

Monopole Towers:

\* Three whips to flanges on the monopole base, at least 90° apart. If none are provided, attach to the baseplate or consult tower manufacturer.

Self-Support Towers:

\* Two whips to flange(s) on each tower leg base. If none are provided, attach to the baseplate or consult tower manufacturer.

Guyed Towers:

\* Two whips to flange(s) on the tower base. If none are provided, attach to the baseplate or consult tower manufacturer.
\* Establish a Lead 1 within the fence enclosure of each guy anchor, at least 40 foot perimeter and having 4 ground rods.
\* #2 SBTC leads shall extend up, and be clamped (bronze clamshell or equal), to any two guy wires. NEVER weld leads to the guy wires. The lead to the guy anchor 'hand' plate may be welded.

Fences:

Metallic fence within 25 feet of tower Lead 1, or within 6 feet of shelter lead 1, shall have whip leads as follows:

- \* Each corner post.
\* Each pair of gate posts.
\* Any line post over 20'-0" from a grounded post.
\* Each gate leaf to its respective gatepost using braided strap (3/4", tin-clad copper w/ lug ends).
\* Fences around guy anchors shall be grounded in similar fashion.

Fuel tanks:

NEVER WELD to any fuel enclosure. NEVER penetrate the fuel containment. Metal tanks shall have one whip lead attached. Use an approved clamp or two-hole lug on an available flange.

Equipment Shelter/Platform and Other General Requirements (including but not limited to):

- Extend new Lead 21B up to shelter halo, remaking two-way connections as needed. Generator-equipped shelters have 6 such connections. Connections within the shelter shall be by compression; NEVER weld inside the shelter.
• Each vertical support pipe of the exterior cable bridge. Bridge end shall be kept at least 6" from the tower structure. The cable bridge shall be jumpered to the vertical support pipes with #2 SBTC at each vertical support pipe.
• Opposite corners of the steel equipment platform.
• Opposite corners of the roof shield over the equipment shelter.
• Each HVAC unit shield, if separate (may be 'jumpered' to main roof shield).
• Each HVAC package unit.
• Commercial electric meter box.
• Generator receptacle, if present.
• Steel building skid, if shelter is metal frame.
• Each air intake or exhaust fan vent louver.
• Each generator vent hood or louver.
• Generator exhaust stack, external.
• Opposite corners of generator support frame, if separate from shelter.
• Generator fuel tank, if separate from generator unit.
• Host building rain gutter, downspouts, and roof flashings within 25 feet.
• Telco MPOP (Main Point of Presence), if external to equipment shelter.
• Within cable vaults, one each to the ladder and to the manhole rim.

Note: The door frame is connected to the interior ground halo, and need no separate connection to the external ground ring.

Inspection & Testing

Test lead #1 and ground rods after installation but before backfilling or connecting to any other grounding, using the 3-point fall of potential method. Contractor to notify Verizon Wireless senior construction engineer at least 48 hours prior to testing. Document installation and test results with photographs.

SYMBOL AND NOTE LEGEND

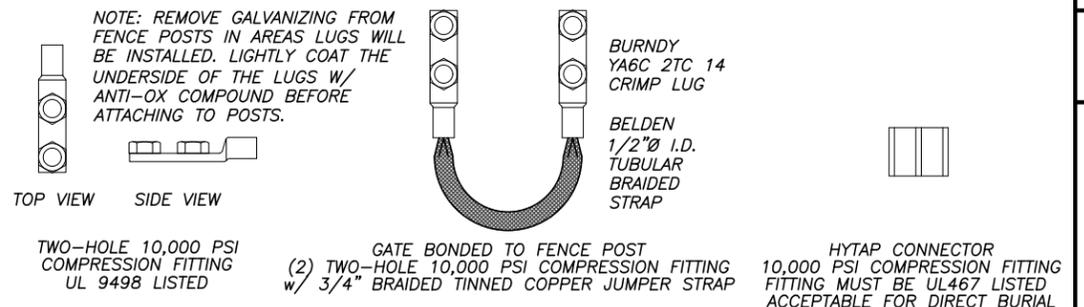
- ① #2 SBTC AROUND EQUIPMENT CABINETS, TOWER, OR GUY ANCHOR
● 5/8" X 10'-0" GALVANIZED STEEL GROUND ROD
◎ TEST WELL PREFERRED LOCATION
--- #2 SBTC 'WHIP' LEAD
⑤ (2) #2 SBTC FROM MGB, PGB, OR TGB TO LEAD 1
⑥ AC HVAC UNIT
②1B BC BUILDING CORNER
⑥ BO BOLLARD
⑥ CBS CABLE BRIDGE SUPPORT POST
④ EL ELECTRICAL SERVICE GROUND
⑥ EM COMMERCIAL ELECTRICAL METER
⑥ FAN GUY ANCHOR PLATE
⑥ FP FENCE POST
⑨0 GEN GENERATOR
⤿ GP GATE POST, 3/4" BRAID STRAP TO LEAF
⑥ GPS GPS UNIT
⑥ GUY GUY WIRE, MECH. CLAMP ONLY - NO WELDS
⑥ HL HOOD OR LOUVER
⑥ HB OUTSIDE OF HOFFMAN BOX
⑥ ILC INTEGRATED LOAD CENTER
⑤ MGB MAIN GROUND BAR
⑥ MU GENERATOR MUFFLER
⑤ PGB PORT GROUND BAR
⑥ RBR FOUNDATION REINFORCING
⑥ RS ROOF SHIELD
⑥ SB STEEL BEAM
⑥ SP STEEL POST
⑥ STP STEEL PLATFORM
⑥ TEL HOFFMAN BOX
⑤ TGB TOWER GROUND BAR
⑥ TWR TOWER BASE
⑥ VP DIESEL FUEL VENT PIPE

GENERAL CONTRACTOR NOTES:

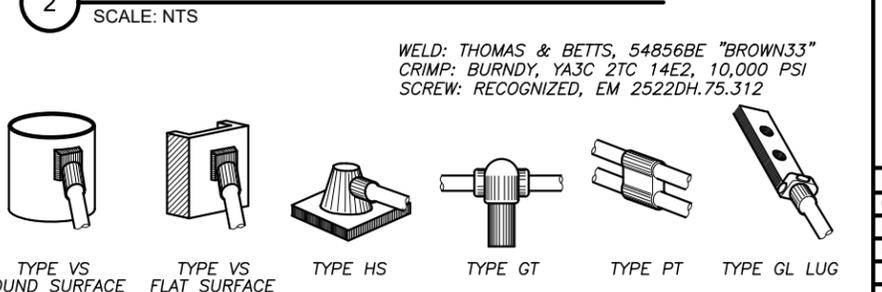
- 1. CONTRACTOR TO COORDINATE PUBLIC & PRIVATE UTILITY LOCATES PRIOR TO CONSTRUCTION START. NOTIFY THE DESIGNER AND CARRIER CONSTRUCTION ENGINEER IMMEDIATELY OF ANY UTILITY LINE ISSUES.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT THE INSTALLATION OF ALL GROUNDING MEETS THE CARRIERS GROUNDING STANDARDS AS APPLICABLE.
3. CONTRACTOR SHALL ENSURE THAT EACH WHIP IS ROUTED TO LEAD 1 BY THE SHORTEST PATH, AND BENDS SHALL NOTE BE LESS THAN 12" RADIUS.
4. PRIMARY ELECTRICAL - DEPTH AND SPECIFICATION BY POWER UTILITY COMPANY.
5. SECONDARY ELECTRICAL - INSTALL CONDUIT 32" BELOW GRADE WITH TWO (2) DETECTABLE RIBBONS.
6. FIBER OPTIC - INSTALL CONDUIT 36" BELOW GRADE WITH PULL STRING, TRACEABLE WIRE AND TWO (2) DETECTABLE RIBBON.

LEAD IDENTIFICATION & DESCRIPTION:

Table with 3 columns: Lead ID, Description, and Wire Size. Includes items like RING, EXTERNAL BURIED w/ RODS #2 SBTC, DEEP ANODE (TO IMPROVE OHMS) ROD OR PIPE, etc.



2 COMPRESSION CONNECTOR DETAILS



1 EXOTHERMIC WELD DETAILS

SCALE: NTS

PREPARED FOR:

vertical bridge THE TOWERS, LLC 22 WEST ATLANTIC AVENUE, SUITE 310 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

DESIGN 1

9973 VALLEY VIEW RD. EDEN PRAIRIE, MN 55344 (952) 903-9299 WWW.DESIGN1EP.COM

PROJECT US-MN-5482 FUZE ID: 2587713

US-MN-5482 LAKE JEFFERSON

47851 241ST AVE ELYSIAN, MN 56028

SHEET CONTENTS: GROUNDING NOTES

DRAWN BY: TLS CHECKED BY: SJD REV. G 10-30-25 REV. H 12-12-25

NOTES:  
1. SEE SHEET VZW G-1 FOR VERIZON GROUNDING PLAN.  
2. SEE SHEET G-1 FOR ADDITIONAL NOTES.  
3. GROUND RING SYSTEM PERFORMANCE TEST ALLOWANCE IS FIVE (5) OHMS MAXIMUM.

PREPARED FOR:



THE TOWERS, LLC  
22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION



9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
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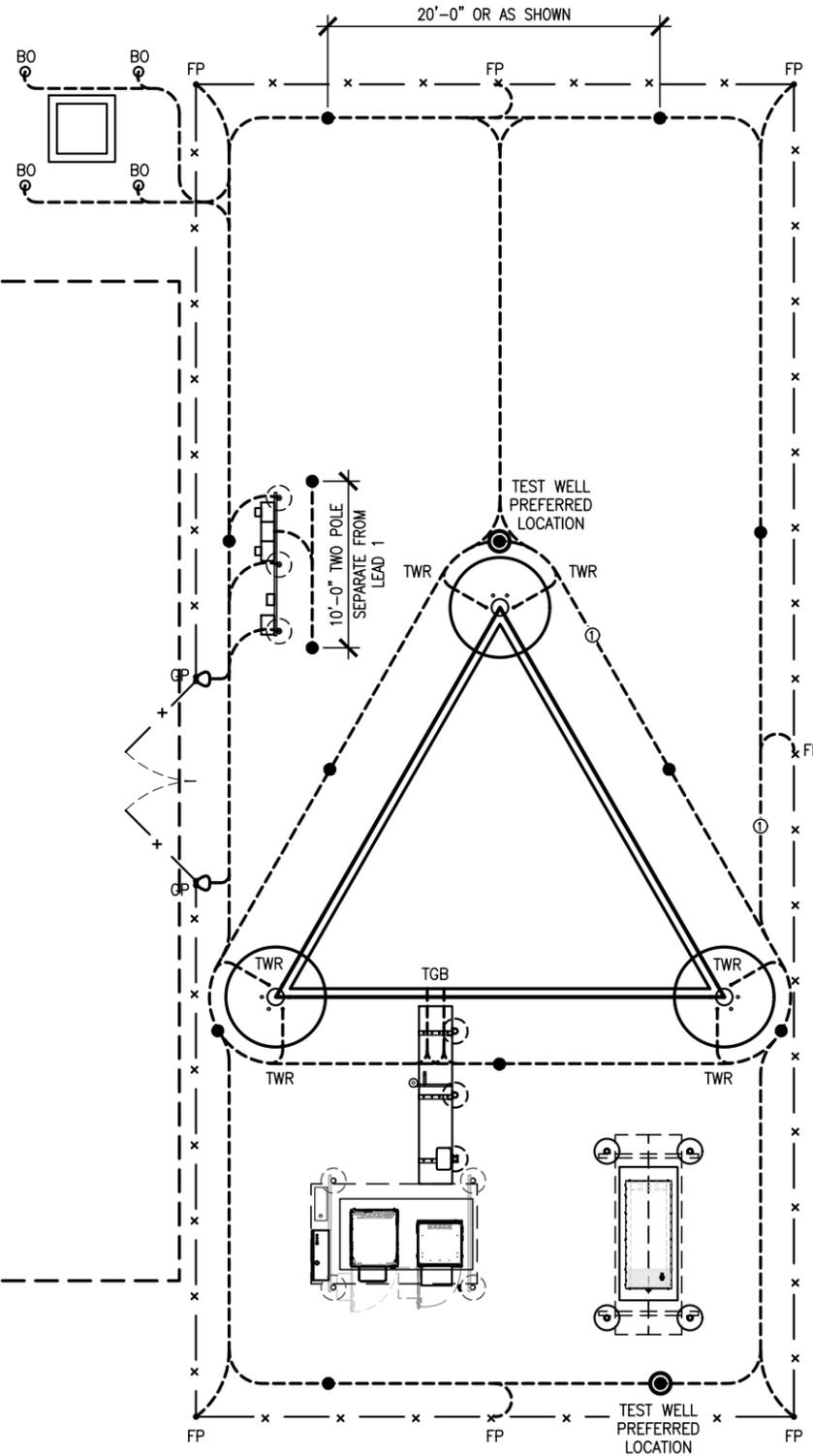
PROJECT  
US-MN-5482  
FUZE ID: 2587713

US-MN-5482  
LAKE  
JEFFERSON

47851 241ST AVE  
ELYSIAN, MN 56028

SHEET CONTENTS:  
GROUNDING PLAN

DRAWN BY: TLS  
CHECKED BY: SJD  
REV. G 10-30-25  
REV. H 12-12-25



1 GROUNDING PLAN  
SCALE: NTS



G-2

PREPARED FOR:



THE TOWERS, LLC  
22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444

NOT FOR  
CONSTRUCTION



9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
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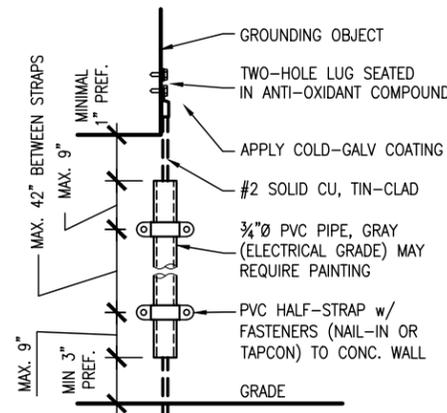
PROJECT  
US-MN-5482  
FUZE ID: 2587713

US-MN-5482  
LAKE  
JEFFERSON

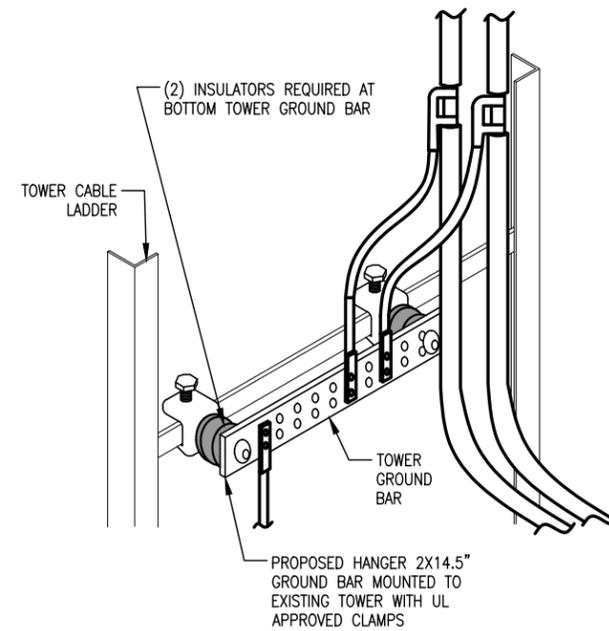
47851 241ST AVE  
ELYSIAN, MN 56028

SHEET CONTENTS:  
GROUNDING DETAILS

DRAWN BY:	TLS
CHECKED BY:	SJD
REV. G	10-30-25
REV. H	12-12-25

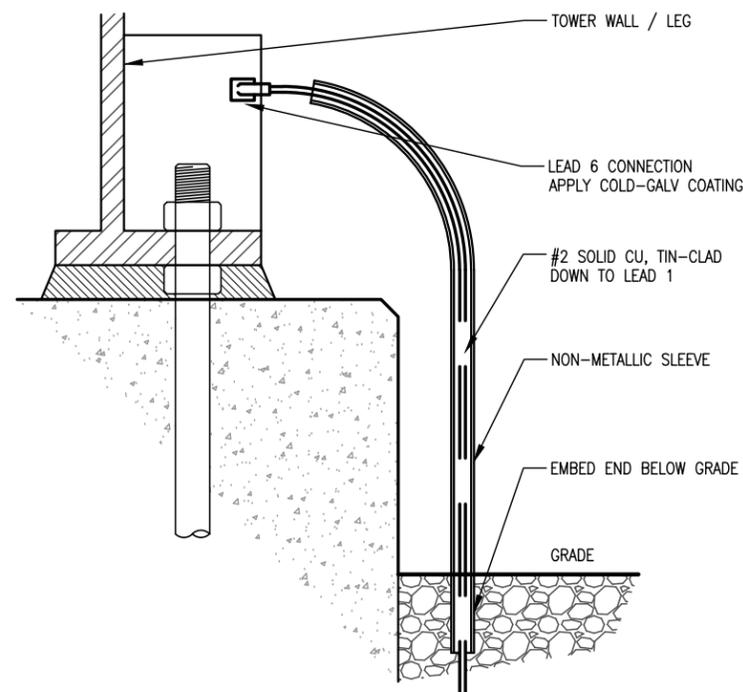


1 CONDUIT DETAIL  
SCALE: NONE

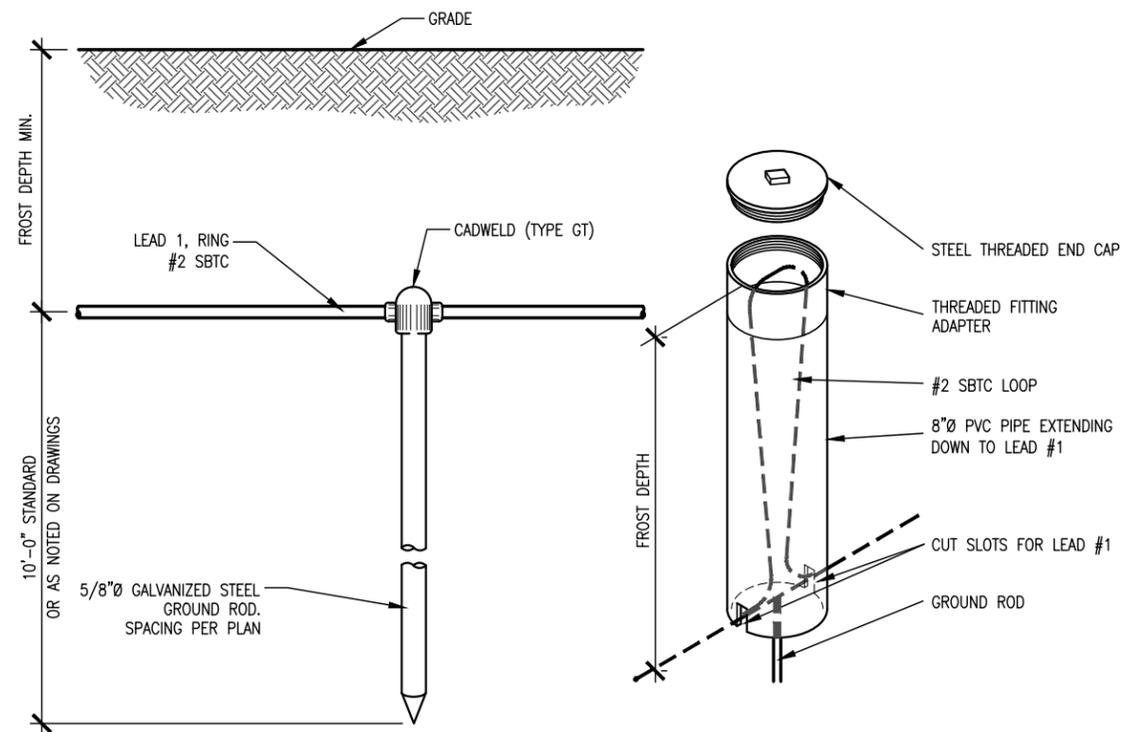


3 TOWER GROUND BAR DETAIL  
SCALE: NONE

NOTE: IF NO FLANGES ARE PROVIDED, USE BASE PLATE. OR CONTACT TOWER MANUFACTURER.



2 REBAR GROUNDING DETAIL  
SCALE: NONE

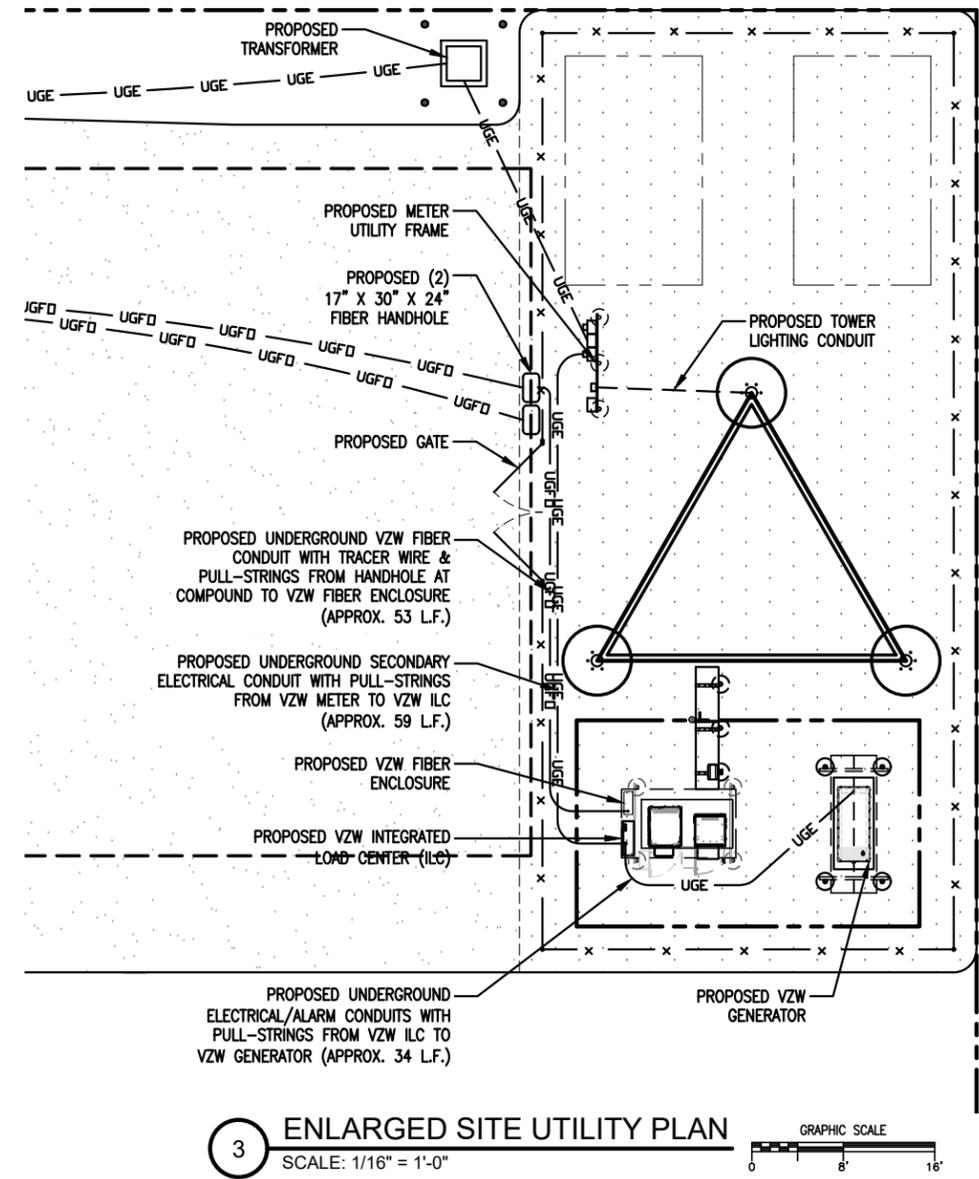
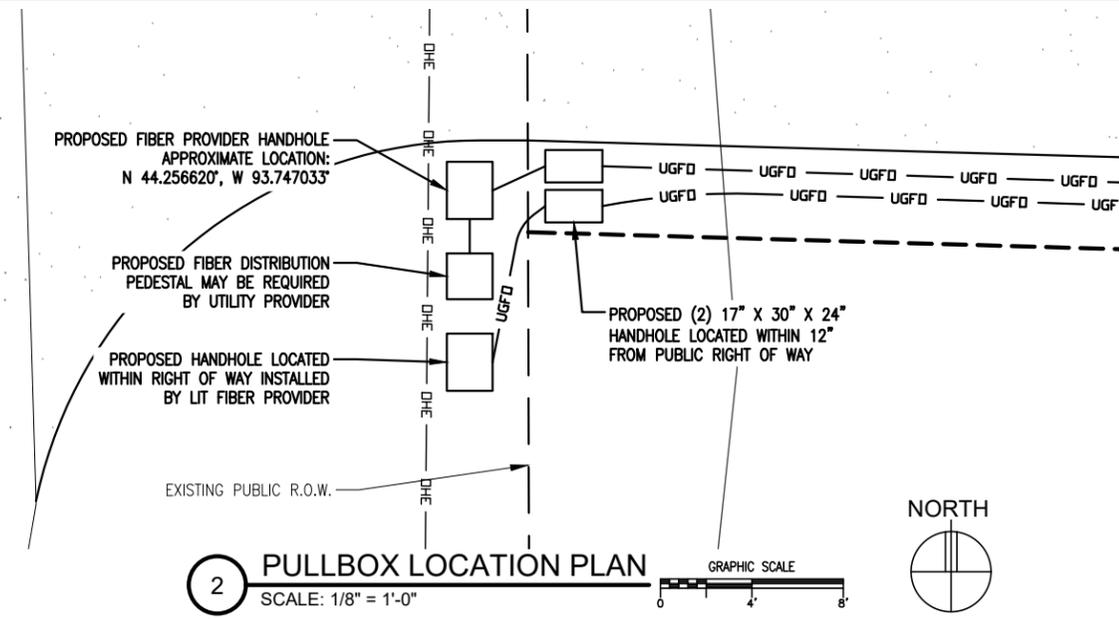
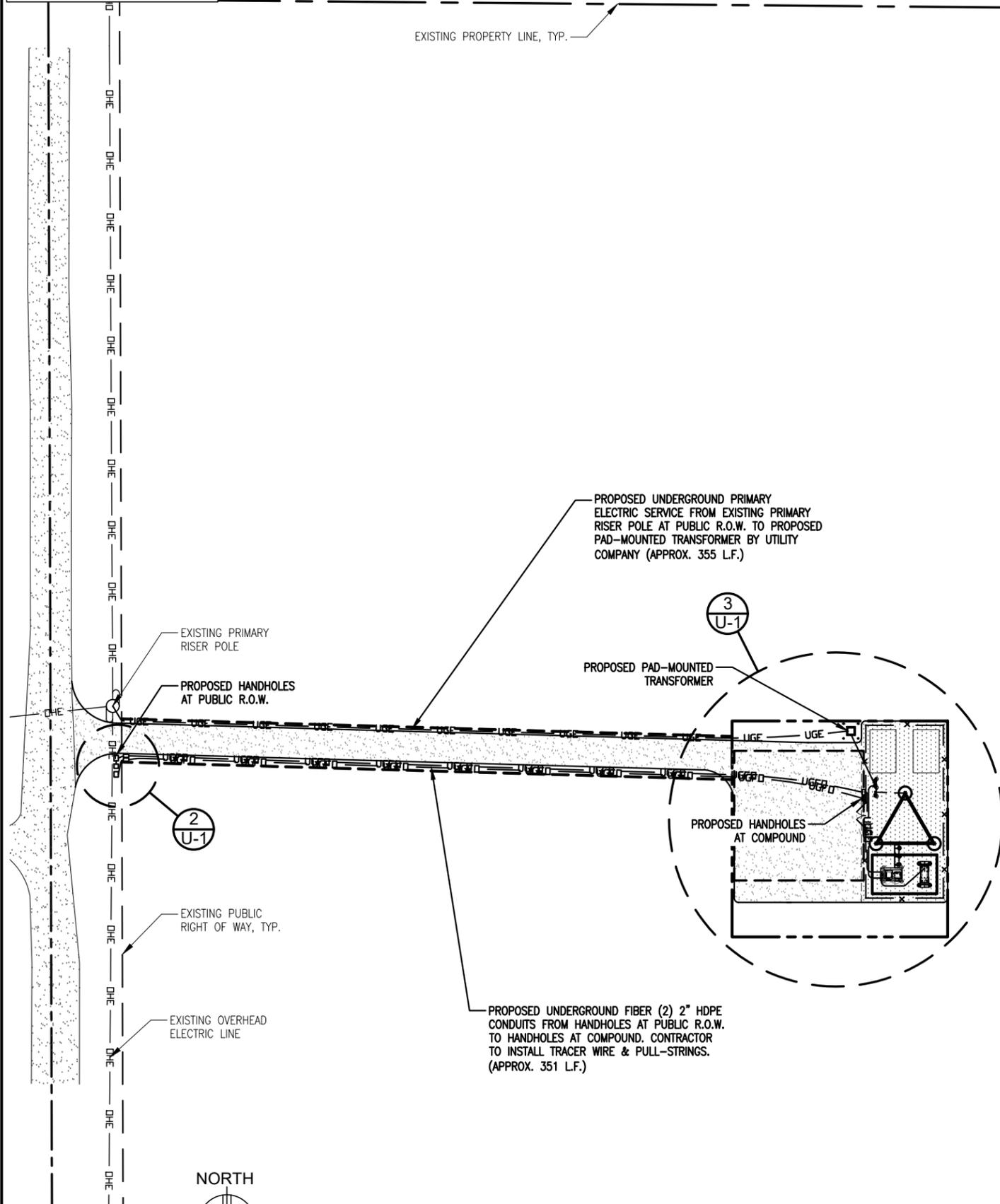


4 GROUND RING & ROD DETAIL  
SCALE: NONE

POWER DESIGN NOTES:

POWER TO BE INSTALLED PER UTILITY COORDINATION REPORT.

SEE SHEET G-1 FOR ADDITIONAL NOTES.



PREPARED FOR:

**vertical bridge**

**THE TOWERS, LLC**

22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

**DESIGN 1**

9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
WWW.DESIGN1EP.COM

PROJECT  
US-MN-5482  
FUZE ID: 2587713

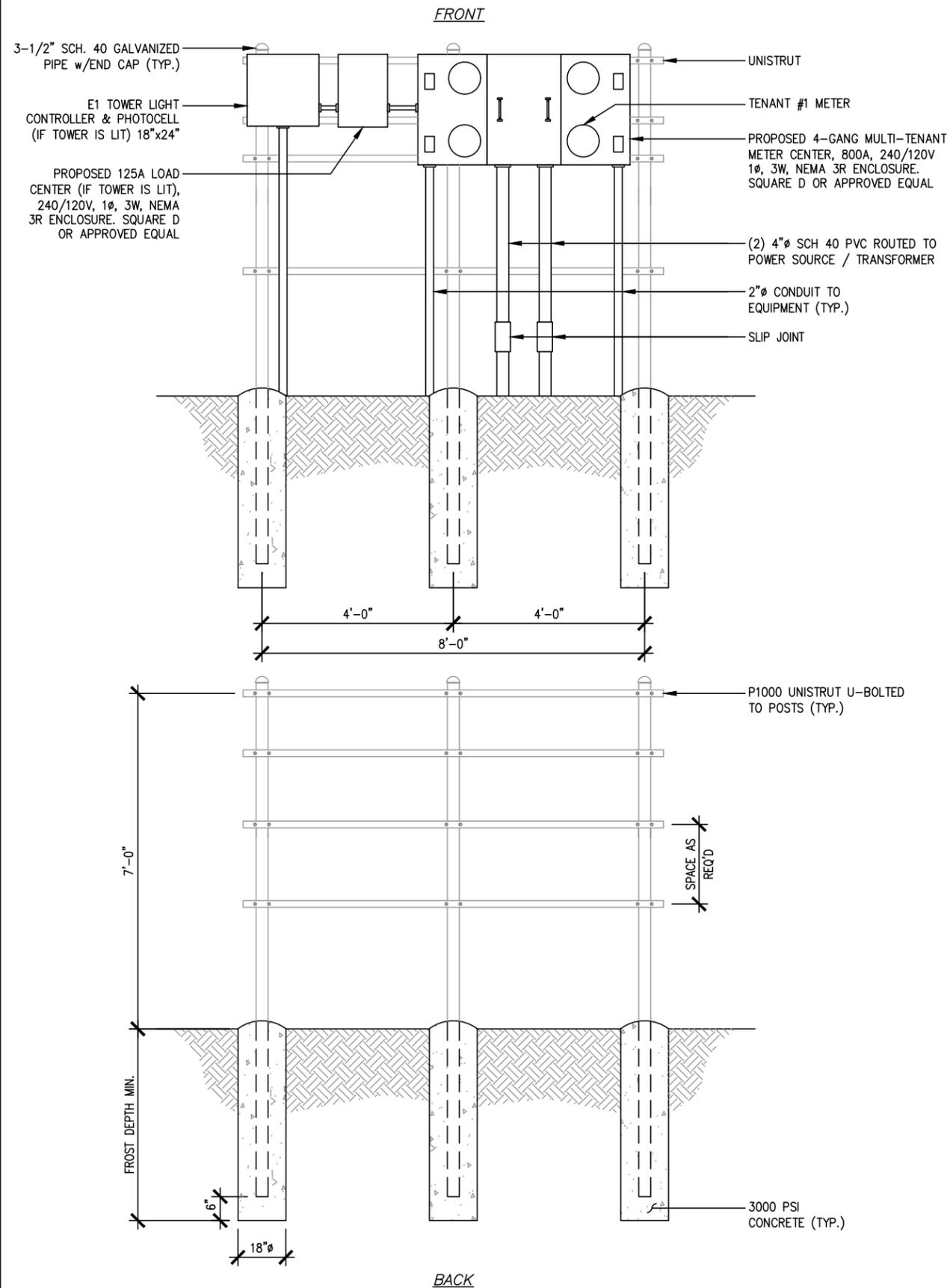
**US-MN-5482  
LAKE  
JEFFERSON**

47851 241ST AVE  
ELYSIAN, MN 56028

SHEET CONTENTS:  
SITE UTILITY PLAN  
ENLARGED SITE UTILITY PLAN  
PULLBOX LOCATION PLAN

DRAWN BY: TLS  
CHECKED BY: SJD  
REV. G 10-30-25  
REV. H 12-12-25

U-1



**ELECTRIC SERVICE NOTES:**

ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN CONFORMANCE WITH NFPA 70 (LATEST REVISION). THE RESPECTIVE EQUIPMENT MANUFACTURER'S DIRECTIONS AND ALL OTHER APPLICABLE LOCAL CODES, LAWS, ORDINANCES AND REQUIREMENTS IN FORCE. ANY INSTALLATION WHICH WOULD VOID THE U.L. LISTING (OR OTHER THIRD PARTY LISTING) AND/OR THE MANUFACTURER'S WARRANTY OF A DEVICE SHALL NOT BE PERMITTED.

COORDINATE ELECTRIC SERVICE WITH LOCAL POWER UTILITY COMPANY. COORDINATE WITH UTILITY FOR METER TYPE AND CONNECTION.

ALL CONDUIT SHALL BE SEALED WATERTIGHT UNTIL FINAL TERMINATIONS ARE MADE.

PROVIDE PULL CORD IN ALL CONDUITS. SECURE AT EACH END.

ADJUST DEPTH OF CONDUITS TO PASS ABOVE GROUNDING SYSTEM.

PROVIDE 18 INCH (MIN.) RADIUS ELBOWS FOR ALL BENDS.

PROVIDE PHENOLIC ENGRAVED NAMEPLATES AT THE SERVICE DISCONNECT LABELED: "SERVICE DISCONNECT" & "NOTE ENGINE GENERATOR NEUTRAL IS ALSO BONDED TO GROUND AT THE SERVICE DISCONNECT." PROVIDE ADDITIONAL NAMEPLATES NOTING TYPE AND LOCATION OF STANDBY POWER SOURCE.

PREPARED FOR:

**vertical bridge**

**THE TOWERS, LLC**

22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

**DESIGN 1**

9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
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PROJECT  
US-MN-5482  
FUZE ID: 2587713

**US-MN-5482  
LAKE  
JEFFERSON**

47851 241ST AVE  
ELYSIAN, MN 56028

SHEET CONTENTS:  
METER UTILITY FRAME DETAIL  
ELECTRICAL ONE-LINE

DRAWN BY: TLS  
CHECKED BY: SJD  
REV. G 10-30-25  
REV. H 12-12-25

**1 METER UTILITY FRAME DETAIL**  
SCALE: NONE

**U-2**

PREPARED FOR:



**THE TOWERS, LLC**  
 22 WEST ATLANTIC AVENUE, SUITE 310  
 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION



9973 VALLEY VIEW RD.  
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PROJECT  
 US-MN-5482  
 FUZE ID: 2587713

US-MN-5482  
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 JEFFERSON

47851 241ST AVE  
 ELYSIAN, MN 56028

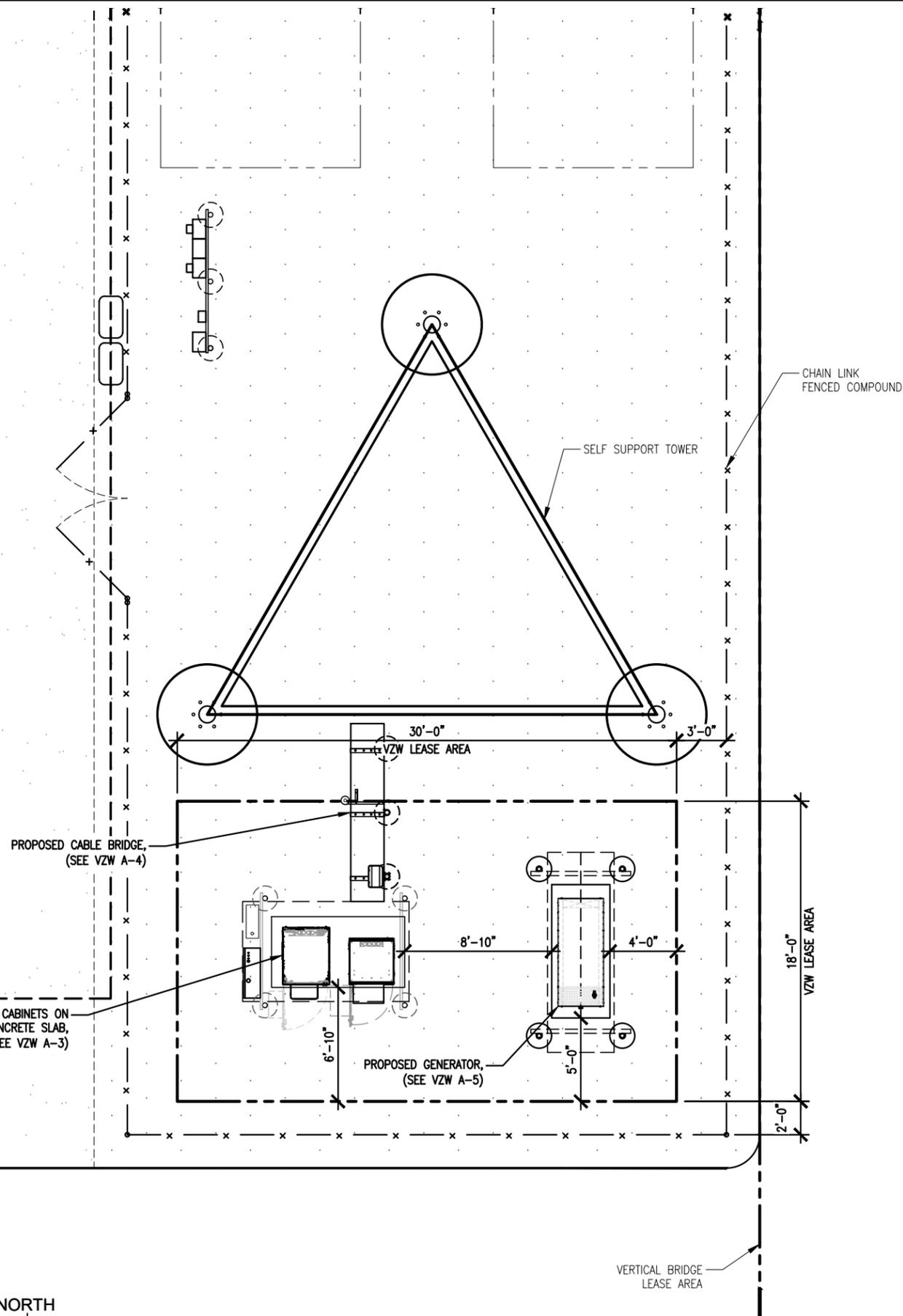
SHEET CONTENTS:  
 VERIZON SITE PLAN  
 TOWER ELEVATION

DRAWN BY:	TLS
CHECKED BY:	SJD
REV. G	10-30-25
REV. H	12-12-25

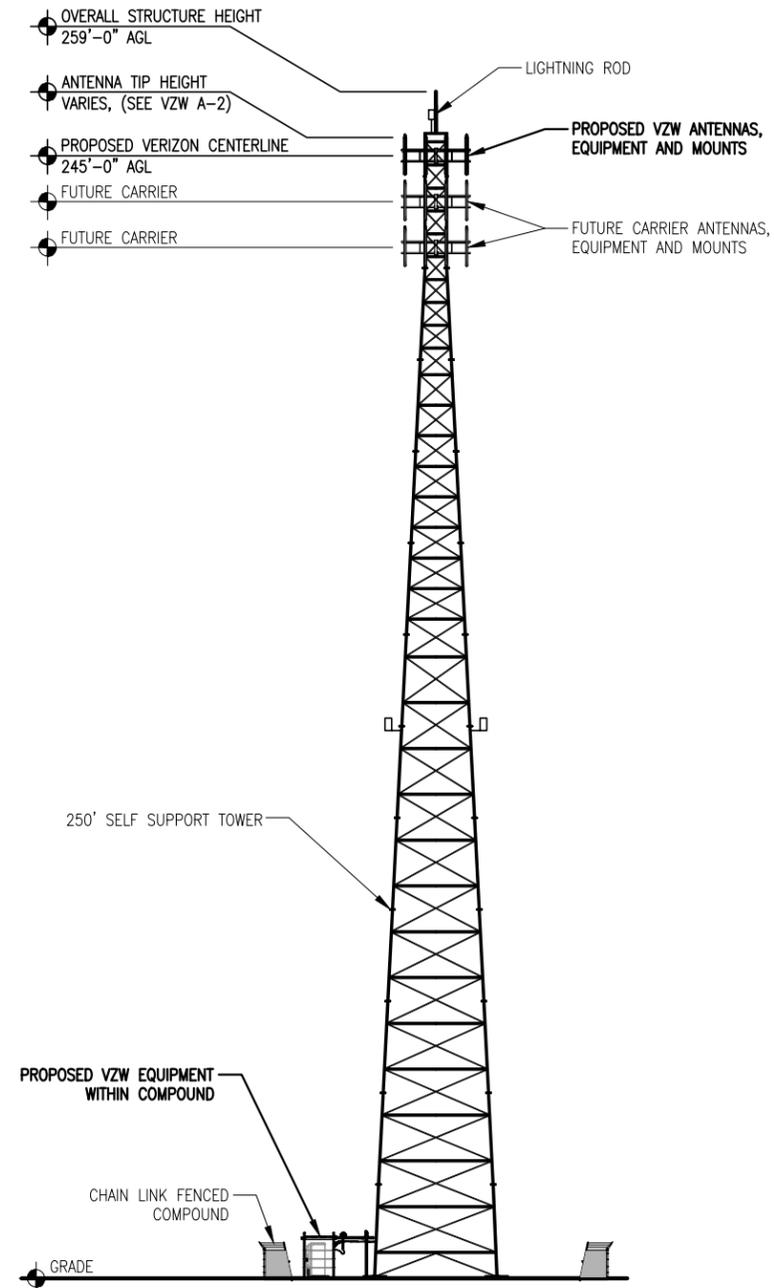
VZW A-1

NOTES:

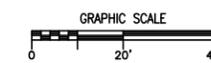
1. THESE DRAWINGS DO NOT CONSTITUTE A WARRANTY, EXPRESSED OR IMPLIED, OF THE ACCURACY OF THE STRUCTURAL ANALYSES AND THE PERFORMANCE OF THE COMPLETED CONSTRUCTION AS SHOWN ON THESE DOCUMENTS AND THE STRUCTURAL ANALYSES.
2. NO STRUCTURAL ANALYSIS FOR THE MOUNT HAS BEEN PERFORMED AS PART OF THESE DRAWINGS.
3. PLEASE COORDINATE ANY STRUCTURAL CONCERNS/MATTERS OR ANY LOADING MODIFICATIONS TO THE CONSULTANT WHO AUTHORED THE ANALYSIS AND NOTIFY DESIGN 1 IMMEDIATELY OF THE ISSUE.
4. EQUIPMENT SLAB AND GENERATOR FOUNDATION TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE DESIGNER.
5. CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.
6. ELEVATION IS SHOWN FOR GENERAL DIAGRAMMATIC PURPOSES ONLY. DO NOT SCALE.
7. THE STRUCTURAL ANALYSIS FOR THE MOUNTS (BY OTHERS) SHALL BE PER THE VERIZON NETWORK STANDARD NSTD-445. ALL LOADING AND DESIGN SHALL BE PER THE TIA-222-H STANDARD.



1 VERIZON SITE PLAN  
 SCALE: 1/8" = 1'-0"

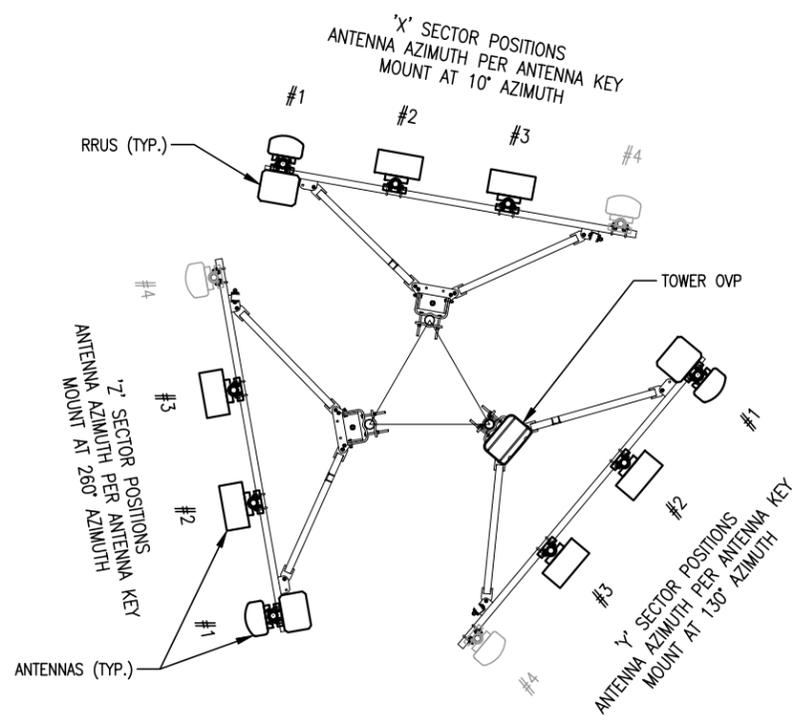


2 TOWER ELEVATION  
 SCALE: 1" = 40'-0"



ANTENNA KEY												EQUIPMENT KEY					
	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELEC DOWNTILT	MECH DOWNTILT	QTY	MANUFACTURER	MODEL	RRU PORT	
"X" SECTOR	10°	1.1	TX/RX1	1	JMA WIRELESS	MX08FHG865-BHG	700/850	96.0"	249.0'	245.0'	2'	0'	1	ERICSSON	4490	1	
		1.2	TX/RX2			2ND PORT	700/850									2	
		1.3	TX/RX3			3RD PORT	700/850									3	
		1.4	TX/RX4			4TH PORT	700/850									4	
		1.5				5TH PORT	TERMINATED										
		1.6				6TH PORT	TERMINATED										
		1.7				7TH PORT	TERMINATED										
		1.8				8TH PORT	TERMINATED										
		10°	2.0	32TX/RX	1	ERICSSON	AIR3283	PCS/AWS	48.0"	247.0'	245.0'	2'	0'				
		10°	3.0	64TX/RX	1	ERICSSON	AIR6419	C-BAND	28.3"	246.2'	245.0'	3'	0'				
		4.0															
"Y" SECTOR	130°	1.1	TX/RX1	1	JMA WIRELESS	MX08FHG865-BHG	700/850	96.0"	249.0'	245.0'	2'	0'	1	ERICSSON	4490	1	
		1.2	TX/RX2			2ND PORT	700/850									2	
		1.3	TX/RX3			3RD PORT	700/850									3	
		1.4	TX/RX4			4TH PORT	700/850									4	
		1.5				5TH PORT	TERMINATED										
		1.6				6TH PORT	TERMINATED										
		1.7				7TH PORT	TERMINATED										
		1.8				8TH PORT	TERMINATED										
		130°	2.0	32TX/RX	1	ERICSSON	AIR3283	PCS/AWS	48.0"	247.0'	245.0'	2'	0'				
		130°	3.0	64TX/RX	1	ERICSSON	AIR6419	C-BAND	28.3"	246.2'	245.0'	3'	0'				
		4.0															
"Z" SECTOR	260°	1.1	TX/RX1	1	JMA WIRELESS	MX08FHG865-BHG	700/850	96.0"	249.0'	245.0'	2'	0'	1	ERICSSON	4490	1	
		1.2	TX/RX2			2ND PORT	700/850									2	
		1.3	TX/RX3			3RD PORT	700/850									3	
		1.4	TX/RX4			4TH PORT	700/850									4	
		1.5				5TH PORT	TERMINATED										
		1.6				6TH PORT	TERMINATED										
		1.7				7TH PORT	TERMINATED										
		1.8				8TH PORT	TERMINATED										
		260°	2.0	32TX/RX	1	ERICSSON	AIR3283	PCS/AWS	48.0"	247.0'	245.0'	2'	0'				
		260°	3.0	64TX/RX	1	ERICSSON	AIR6419	C-BAND	28.3"	246.2'	245.0'	3'	0'				
		4.0															

NOTES:  
 1. VERIZON WIRELESS GC TO SUPPLY AND INSTALL THE MOUNTS. THE MOUNTS MUST MEET THE VERIZON WIRELESS MOUNT STANDARD NSTD-445. THE GC SHOULD OBTAIN A MOUNT CLASSIFICATION BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF THE PROJECT AND SUBMIT THE PE-STAMPED REPORT TO VERIZON PRIOR TO CONSTRUCTION. THE GC SHALL BRING ANY CONCERNS OR DISCREPANCIES TO THE ATTENTION OF THE CONSTRUCTION ENGINEER AND ENGINEER OF RECORD.  
 2. VZW GC TO ENSURE MOUNT & ANTENNA ARRAY DOES NOT IMPEDE SAFETY CLIMB/CABLES.  
 3. TIE-BACKS NOT SHOWN FOR CLARITY.



3 ANTENNA MOUNTING DETAIL  
SCALE: 3/16" = 1'-0"

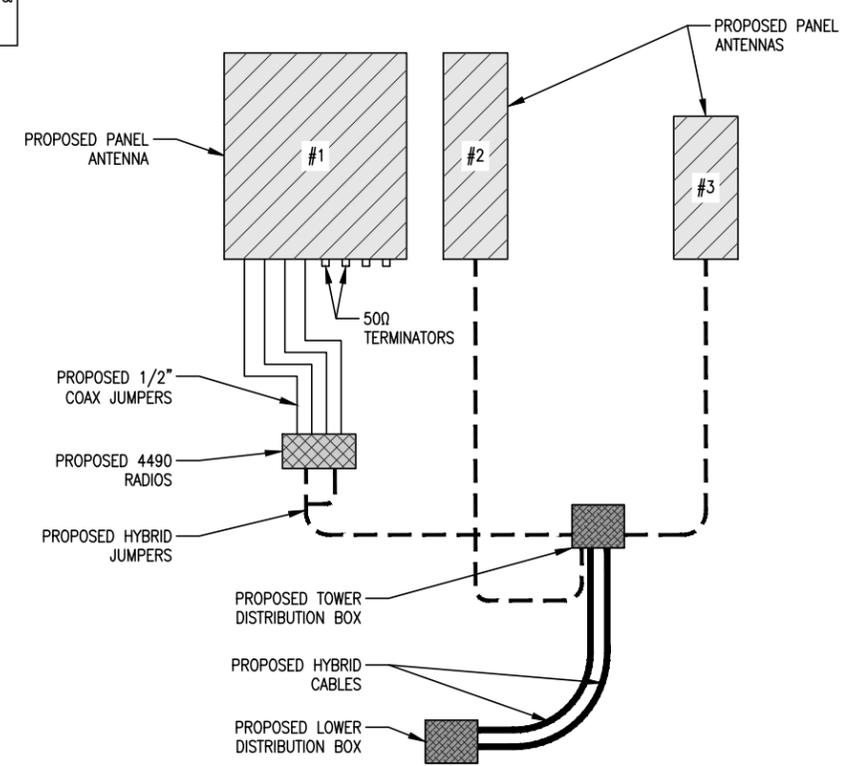
- ADDITIONAL:
- (1) DISTRIBUTION BOX, MODEL RXXDC-6627-PF-48 (ON TOWER)
  - (1) DISTRIBUTION BOX, MODEL RXXDC-6627-PF-48 (ON CABLE BRIDGE)
  - (2) 6 X 12 HYBRID CABLE, HUBER+SUHNER MODEL 85205122 (DIST BOX TO DIST BOX)
  - (1) 1 X 4 HYBRID JUMPER, HUBER+SUHNER MODEL 85243897 (DIST. BOX TO Y-SECTOR RRU)
  - (2) 1 X 4 HYBRID JUMPER, HUBER+SUHNER MODEL 85243898 (DIST. BOX TO X & Z-SECTOR RRUs)
  - (2) 1 X 4 HYBRID JUMPER, HUBER+SUHNER MODEL 85243897 (DIST. BOX TO Y-SECTOR ANTENNAS)
  - (4) 1 X 4 HYBRID JUMPER, HUBER+SUHNER MODEL 85243898 (DIST. BOX TO X & Z-SECTOR ANTENNAS)
  - (12) ANDREW COAX JUMPER, MODEL LDF4-50, 8' EACH (RRU TO ANTENNA)
  - (1) DC-DC UP-CONVERTER UNIT (IN CABINET)
  - (5) DC-DC UP-CONVERTER MODULE (IN CABINET)
  - (12) 1-2W 50Ω TERMINATOR

CABLE BRIDGE	= 11'
EXTAR	= 24'
RAD CENTER	= 245'
<b>TOTAL</b>	<b>= 280'</b>

NOTE:  
ONE-LINE DIAGRAM  
ANTENNAS, JUMPERS, &  
RADIOS TYPICAL PER  
SECTOR

1 ANTENNA KEY

2 EQUIPMENT KEY



4 RFDS PLUMBING DIAGRAM

PREPARED FOR:

**vertical bridge**

**THE TOWERS, LLC**

22 WEST ATLANTIC AVENUE, SUITE 310  
DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

**DESIGN 1**

9973 VALLEY VIEW RD.  
EDEN PRAIRIE, MN 55344  
(952) 903-9299  
WWW.DESIGN1EP.COM

PROJECT  
US-MN-5482  
FUZE ID: 2587713

**US-MN-5482**  
**LAKE**  
**JEFFERSON**

47851 241ST AVE  
ELYSIAN, MN 56028

SHEET CONTENTS:  
RFDS INFORMATION  
RFDS PLUMBING DIAGRAM  
ANTENNA MOUNTING DETAIL

DRAWN BY: TLS  
CHECKED BY: SJD  
REV. G 10-30-25  
REV. H 12-12-25

**VZW A-2**

PREPARED FOR:

**vertical bridge**

**THE TOWERS, LLC**

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US-MN-5482  
FUZE ID: 2587713

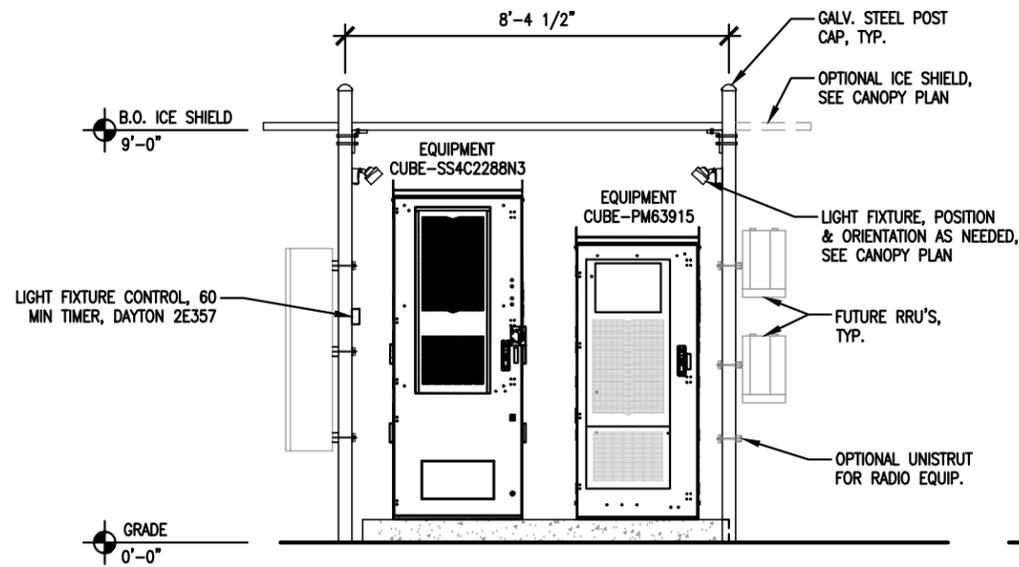
US-MN-5482  
LAKE  
JEFFERSON

47851 241ST AVE  
ELYSIAN, MN 56028

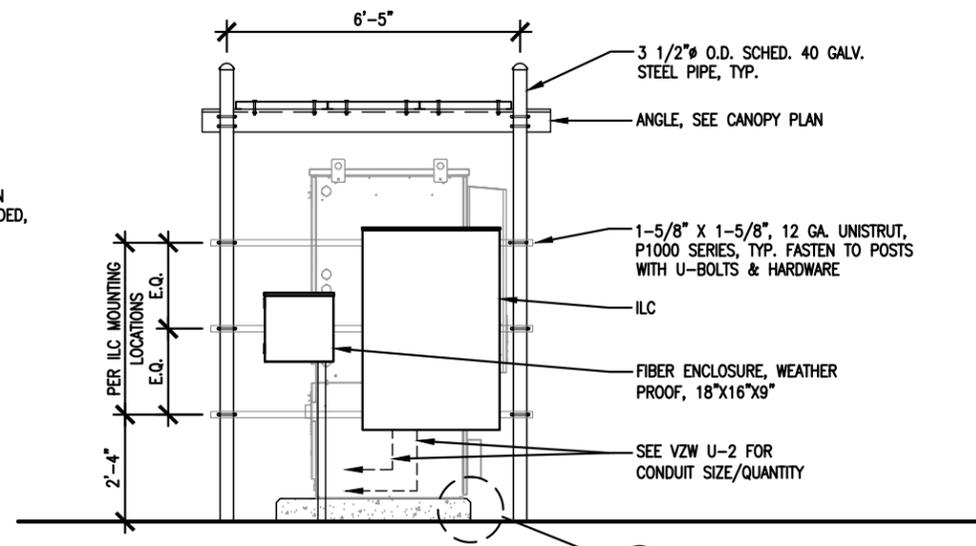
SHEET CONTENTS:  
FOUNDATION PLAN & DETAILS  
LAYOUT PLAN  
ELEVATIONS

DRAWN BY: TLS  
CHECKED BY: SJD  
REV. G 10-30-25  
REV. H 12-12-25

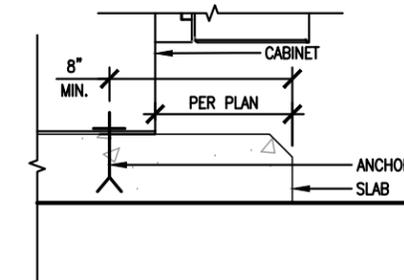
**VZW A-3**



**5 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

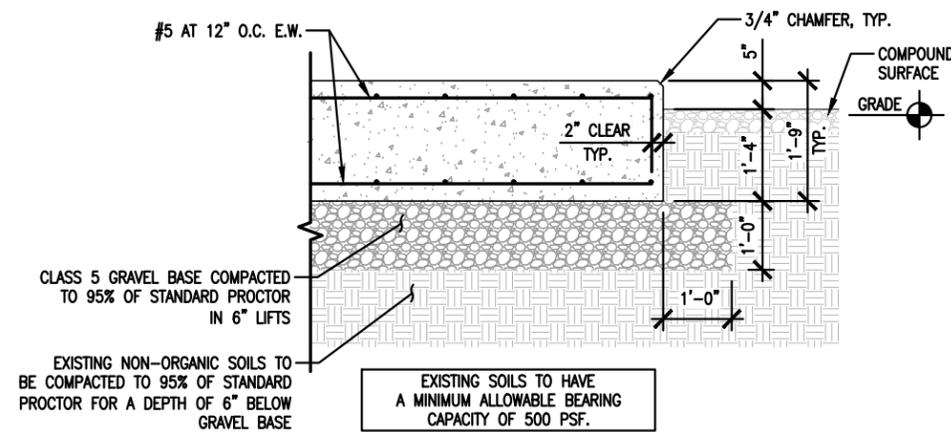


**6 SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

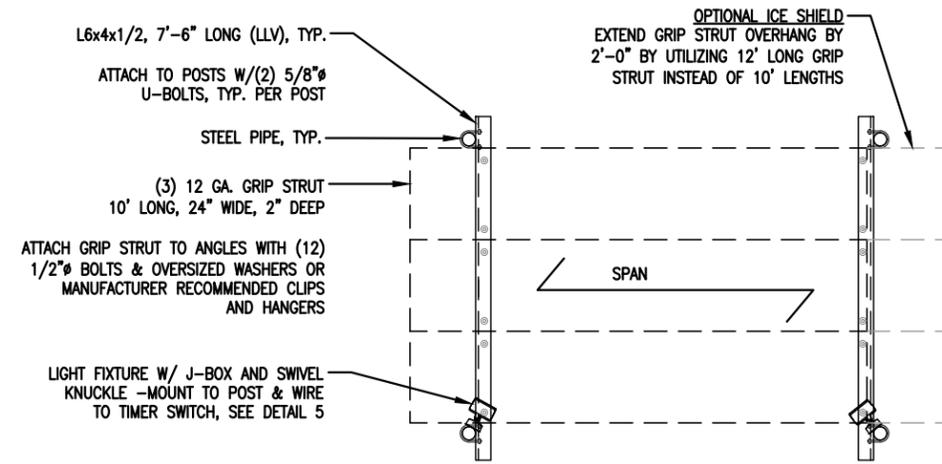


TYPICAL CAB. FRAME ANCHOR BOLT:  
HILTI KWIK BOLT TZ (GALV.) EXP.  
ANCHOR-5/8" X 3-9/16" NOM.  
EMBED, MIN.  
ANCHOR PER MANUFACTURER SPECIFIED  
LOCATIONS

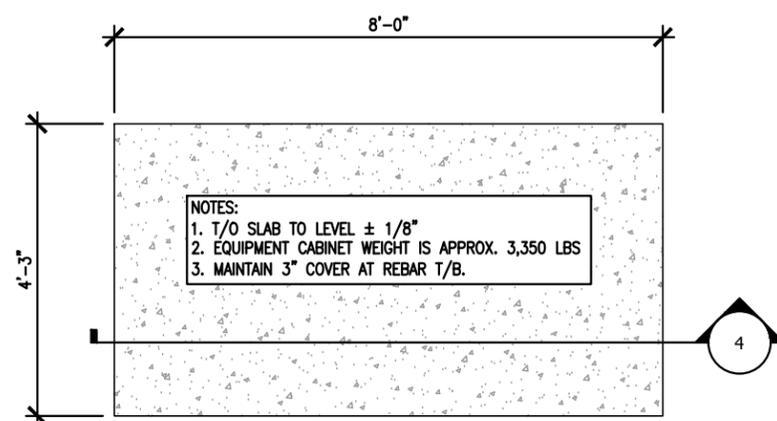
**7 DETAIL**  
SCALE: 1-1/2" = 1'-0"



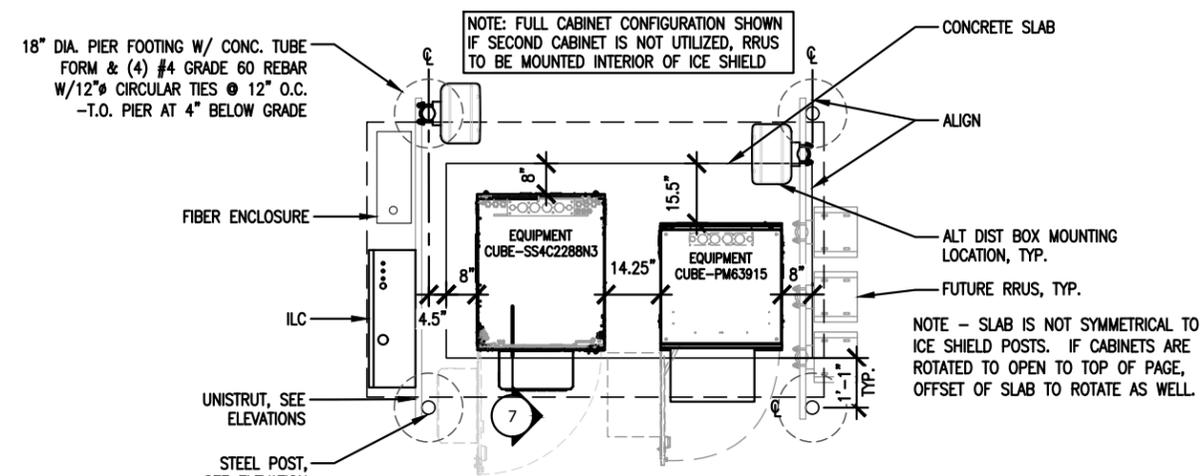
**4 SLAB SECTION**  
SCALE: 3/8" = 1'-0"



**2 CANOPY PLAN**  
SCALE: 1/4" = 1'-0"



**3 SLAB PLAN**  
SCALE: 3/8" = 1'-0"



**1 SLAB LAYOUT PLAN**  
SCALE: 1/4" = 1'-0"

PREPARED FOR:

**vertical bridge**

**THE TOWERS, LLC**  
 22 WEST ATLANTIC AVENUE, SUITE 310  
 DELRAY BEACH, FL 33444

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 (952) 903-9299  
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PROJECT  
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 FUZE ID: 2587713

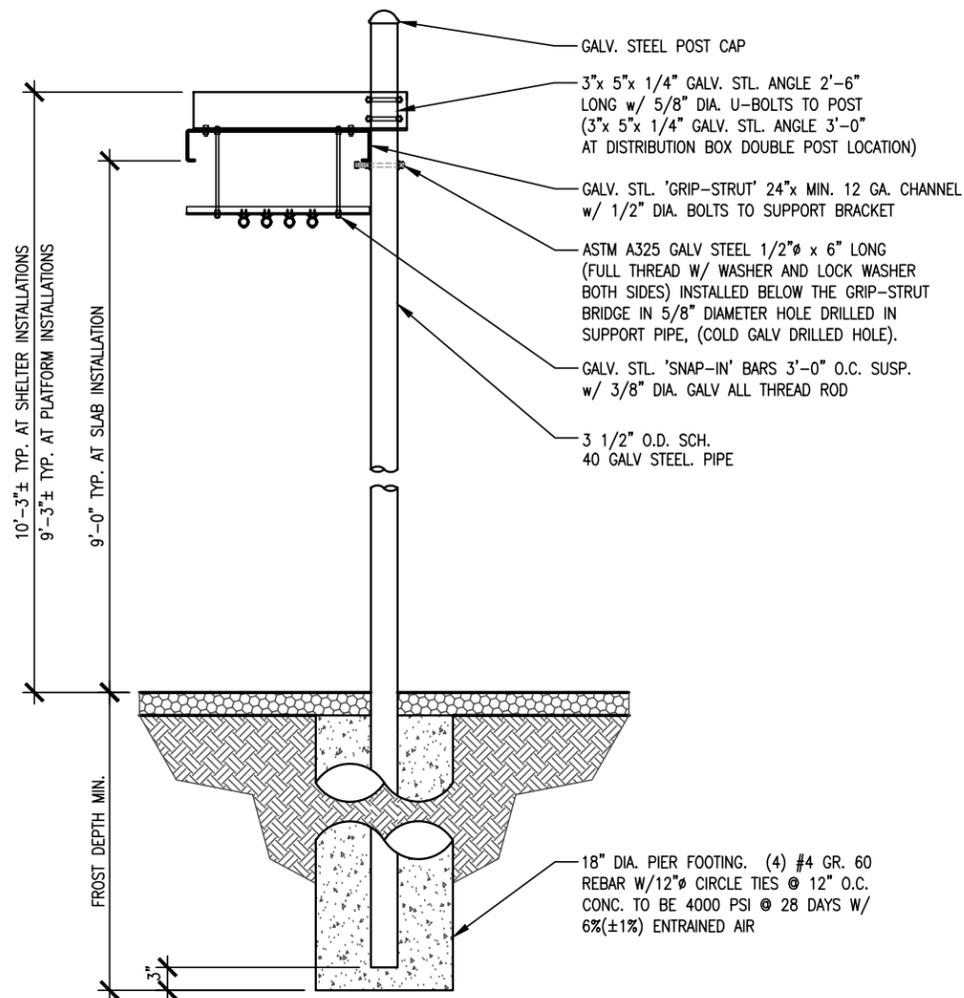
**US-MN-5482  
 LAKE  
 JEFFERSON**

47851 241ST AVE  
 ELYSIAN, MN 56028

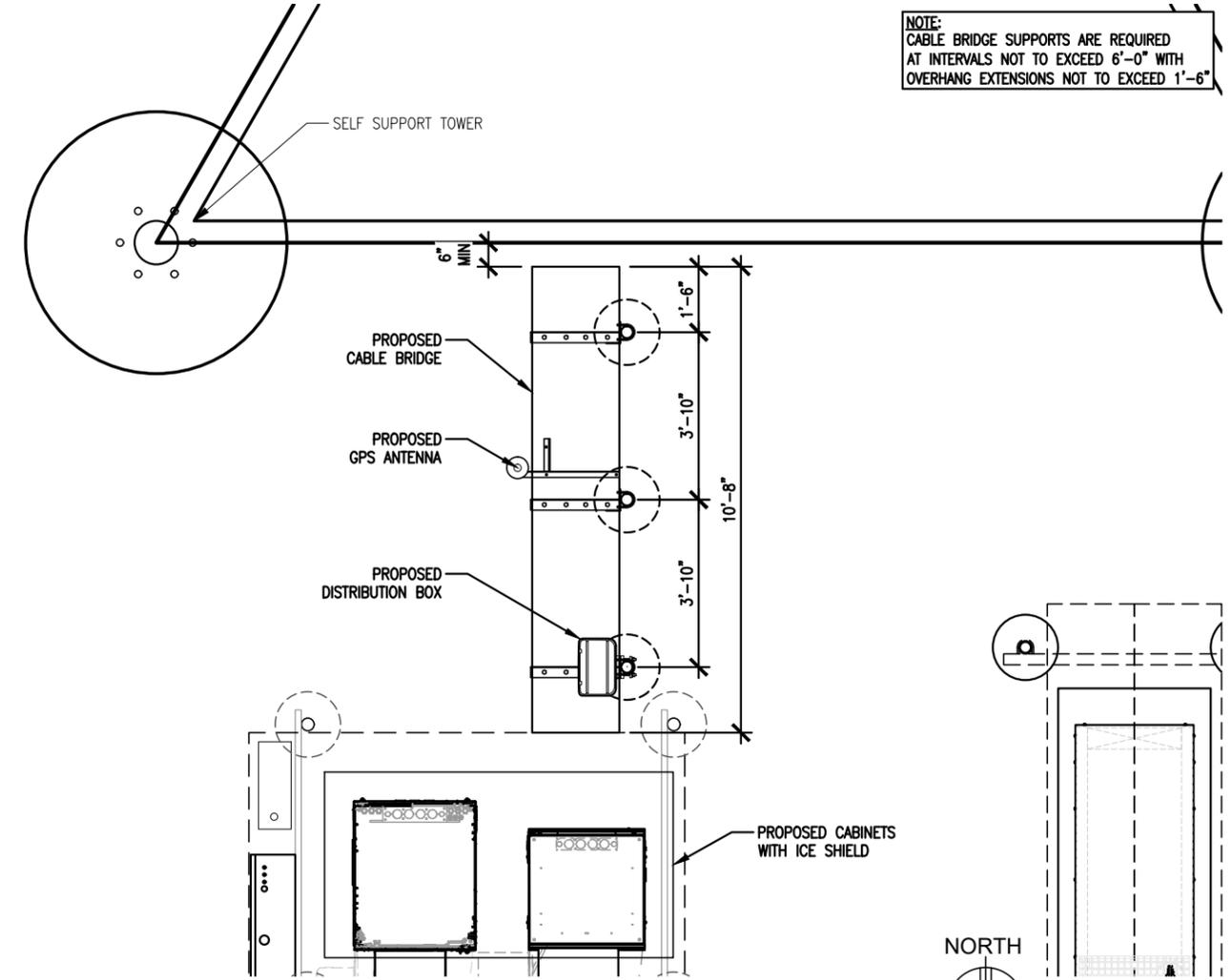
SHEET CONTENTS:  
 CABLE BRIDGE DETAILS  
 CABLE LADDER DETAIL  
 GPS DETAILS

DRAWN BY: TLS  
 CHECKED BY: SJD  
 REV. G 10-30-25  
 REV. H 12-12-25

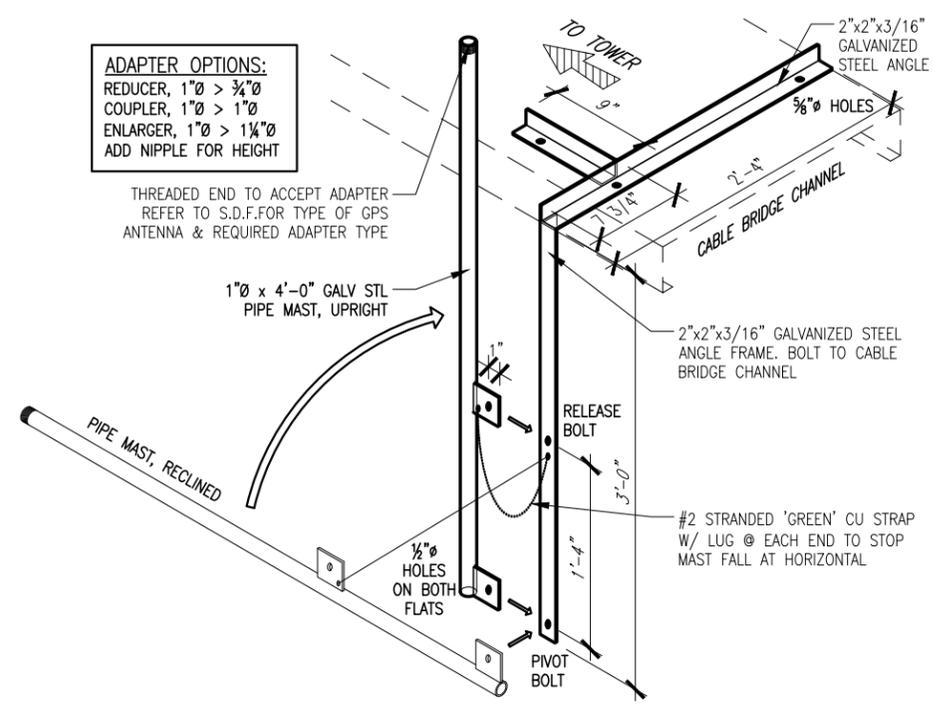
**VZW A-4**



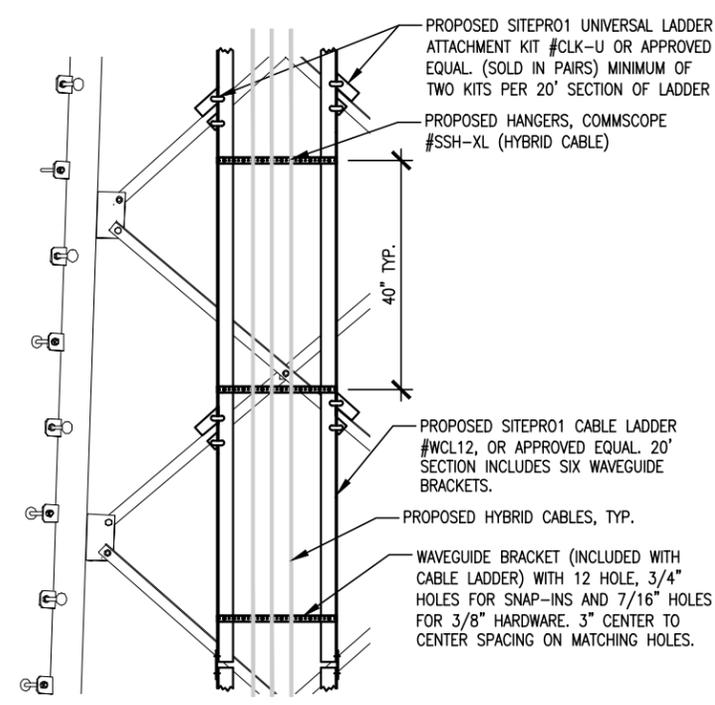
**1 CABLE BRIDGE SECTION**  
 SCALE: 1/2" = 1'-0"



**2 CABLE BRIDGE PLAN**  
 SCALE: 3/16" = 1'-0"



**3 GPS ANTENNA MOUNTING**  
 SCALE: N.T.S



**4 CABLE LADDER DETAIL**

NOTE:  
 CABLE BRIDGE SUPPORTS ARE REQUIRED  
 AT INTERVALS NOT TO EXCEED 6'-0" WITH  
 OVERHANG EXTENSIONS NOT TO EXCEED 1'-6"

- NOTES:**
- 1) PROPOSED GENERATOR TO BE AS FOLLOWS:
    - 30 KW EXTERIOR GENERATOR ASSEMBLY
      - KOHLER MODEL #30REOZK & DRAWING #AVD-8855
    - STANDARD FUEL TANK, 203 GALLON TANK, DIESEL:
      - KOHLER PART #GM97093-MA2
    - DIMENSIONS (LxWxH) 77.5" X 32.5" X 84.0"
    - DRY WEIGHT (APPROX.) 2,114 LBS
    - WET WEIGHT (APPROX.) 3,535 LBS
  - 2) ORIENTATION OF GENERATOR PER COMPOUND PLAN.
  - 3) OPENING IN PAD TO BE ALIGNED WITH CONDUIT SUB-UPS (ELECTRICAL/ALARM) AND GENERATOR ASSEMBLY TO BE CENTERED ON PAD.
  - 4) ANCHOR GENERATOR ASSEMBLY TO PAD USING EPOXY ANCHOR BOLTS OR EXPANSION ANCHORS, UTILIZE ALL MOUNTING HOLES IN BOTTOM OF GENERATOR ASSEMBLY.
  - 5) CONTRACTOR TO INSTALL E-STOP (SUPPLIED WITH GENERATOR) ON THE GENERATOR ENCLOSURE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS/REQUIREMENTS AND THE N.E.C. CONNECT TO GENERATOR CONTROL PANEL AS REQUIRED TO SHUT DOWN ENGINE UPON ACTIVATION.
  - 6) SEAL ANY GAPS BETWEEN GENERATOR ASSEMBLY AND PAD WITH EXTERIOR POLYURETHANE SEALANT, AND FILL OPENINGS IN PAD WITH CONCRETE UPON INSTALLATION OF CONDUITS.
  - 7) IT HAS BEEN ASSUMED THAT THE EXISTING NATIVE SOILS AT THE SITE MINIMALLY CONFORM TO IBC CODE - TABLE 1806.2, CLASS OF MATERIALS #5: CLAY, SANDY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH, AND CH) WITH AN ALLOWABLE VERTICAL BEARING PRESSURE OF 1500 PSF (MINIMUM).
  - 8) IF POOR SOILS OR UNCONTROLLED FILL OR WORSE ARE FOUND, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM DESIGN 1 OF THE SITE CONDITIONS FOR FURTHER REVIEW.
  - 9) THE PAD IS NOT FROST-PROTECTED AND IS SUBJECT TO FREEZE/THAW MOVEMENT. IT SHALL BE THE RESPONSIBILITY OF OTHERS TO PROVIDE FLEXIBLE CONNECTIONS AND/OR OTHER MEANS TO PREVENT ANY DAMAGE TO THE GENERATOR AND ITS COMPONENTS FROM THE MOVEMENT.
  - 10) CONCRETE AND REBAR SHALL CONFORM TO THE FOLLOWING CHARACTERISTICS:
    - MINIMUM CONCRETE  $f'_c = 4,500$  PSI, AIR-ENTRAINED.
    - REBAR  $F_y = 60$  KSI.
  - 11) TOP SURFACE OF PAD TO BE WITHIN A FLATNESS OF  $1/8"$ .

PREPARED FOR:  
**vertical bridge**  
**THE TOWERS, LLC**  
 22 WEST ATLANTIC AVENUE, SUITE 310  
 DELRAY BEACH, FL 33444

NOT FOR CONSTRUCTION

**DESIGN 1**  
 9973 VALLEY VIEW RD.  
 EDEN PRAIRIE, MN 55344  
 (952) 903-9299  
 WWW.DESIGN1EP.COM

PROJECT  
 US-MN-5482  
 FUZE ID: 2587713

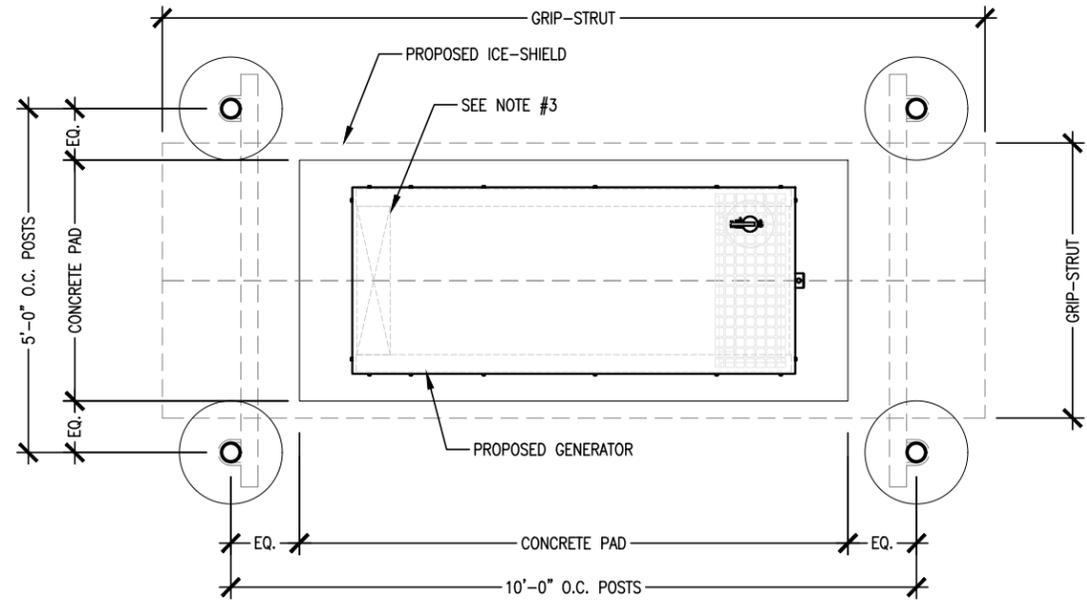
US-MN-5482  
 LAKE  
 JEFFERSON

47851 241ST AVE  
 ELYSIAN, MN 56028

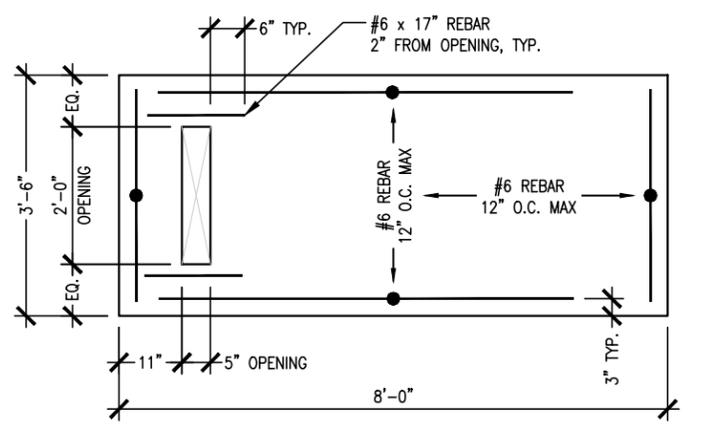
SHEET CONTENTS:  
 GENERATOR DETAILS,  
 STANDARD TANK

DRAWN BY: TLS  
 CHECKED BY: SJD  
 REV. G 10-30-25  
 REV. H 12-12-25

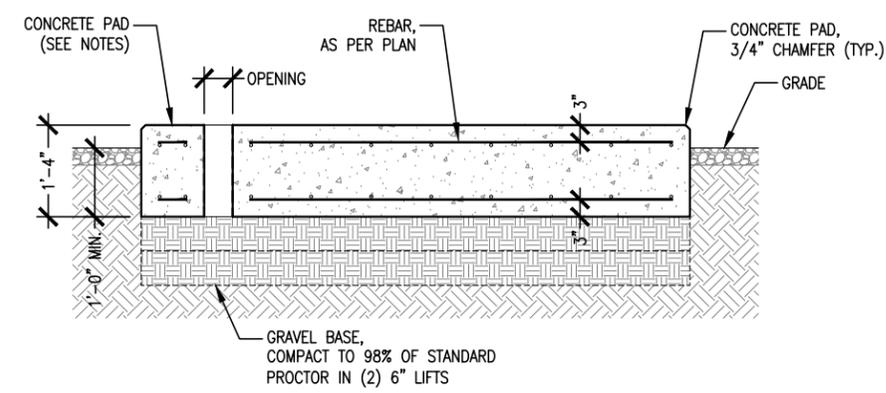
VZW A-5



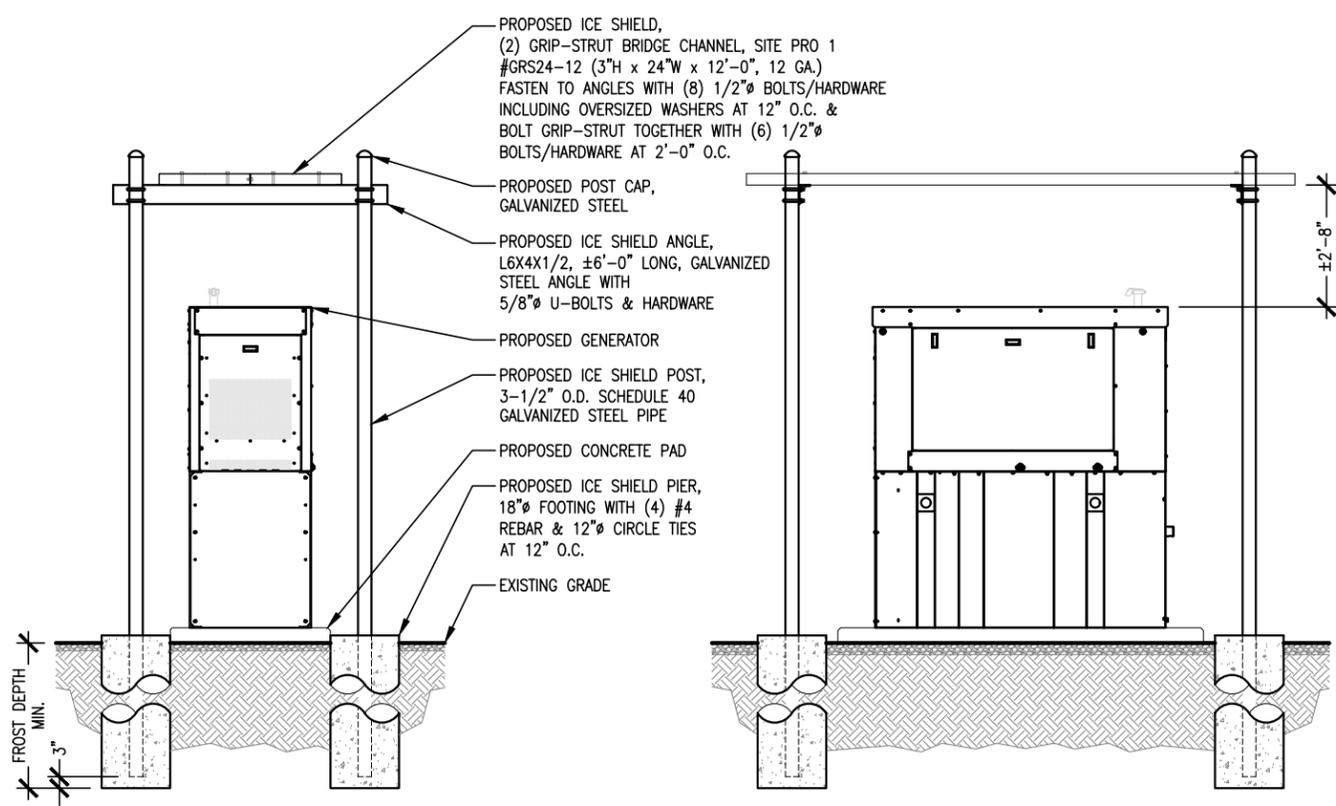
**2 GENERATOR ASSEMBLY PLAN**  
 SCALE: 3/8" = 1'-0"  
 GRAPHIC SCALE



**3 CONCRETE PAD PLAN**  
 SCALE: 3/8" = 1'-0"  
 GRAPHIC SCALE



**4 CONCRETE PAD SECTION**  
 SCALE: 3/8" = 1'-0"  
 GRAPHIC SCALE



**1 GENERATOR ASSEMBLY ELEVATIONS**  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE

NOTES:  
 1. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT THE INSTALLATION OF ALL GROUNDING MEETS THE VERIZON NETWORK STANDARD NUMBERS "NSTD46" DOCUMENTS TITLES "CELL SITE AND MICROWAVE RADIO STATION PROTECTION - ENGINEERING CONSIDERATIONS".  
 2. PROPOSED EQUIPMENT & EQUIPMENT CABINETS TO BE GROUNDED PER MANUFACTURER'S SPECS AND ATTACHED TO MAIN BUSS BAR.  
 3. SEE SHEET G-1 FOR ADDITIONAL NOTES.

PREPARED FOR:



THE TOWERS, LLC  
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 DELRAY BEACH, FL 33444

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PROJECT  
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 FUZE ID: 2587713

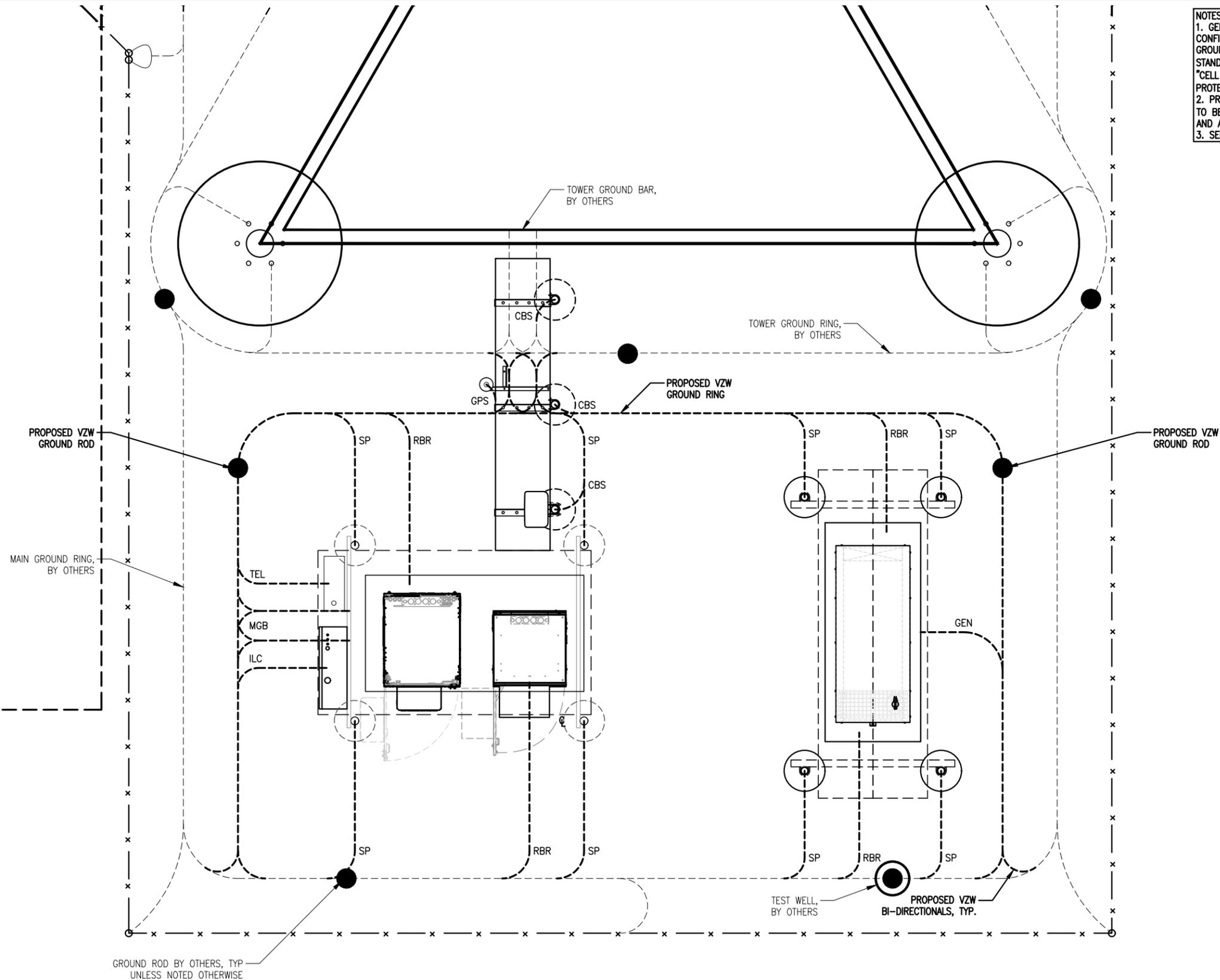
US-MN-5482  
 LAKE  
 JEFFERSON

47851 241ST AVE  
 ELYSIAN, MN 56028

SHEET CONTENTS:  
 GROUNDING PLAN

DRAWN BY: TLS  
 CHECKED BY: SJD  
 REV. G 10-30-25  
 REV. H 12-12-25

VZW G-1



GROUND ROD BY OTHERS, TYP  
 UNLESS NOTED OTHERWISE

1 GROUNDING PLAN  
 SCALE: NTS



PREPARED FOR:

**verticalbridge**

**THE TOWERS, LLC**  
 22 WEST ATLANTIC AVENUE, SUITE 310  
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PROJECT  
 US-MN-5482  
 FUZE ID: 2587713

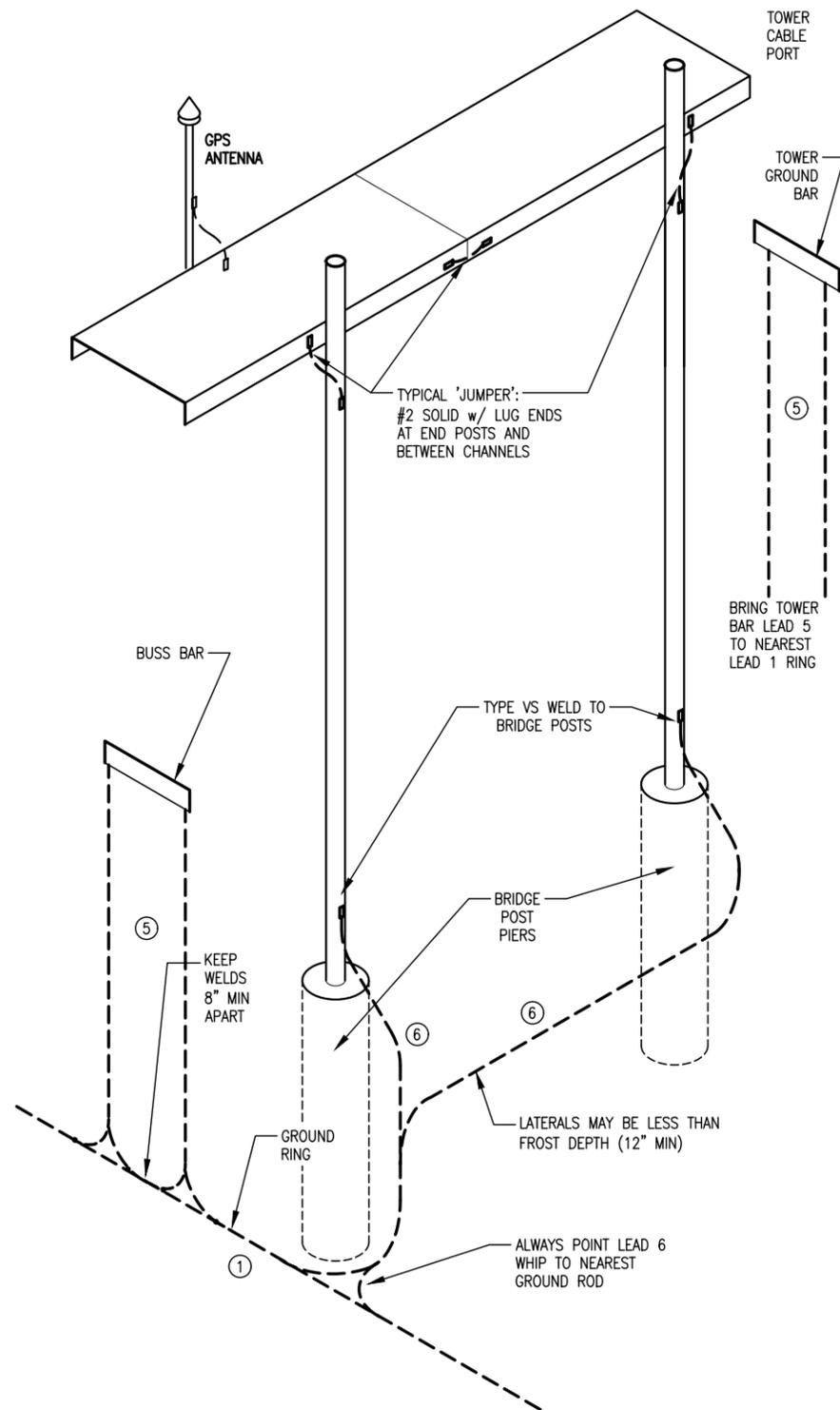
**US-MN-5482**  
**LAKE**  
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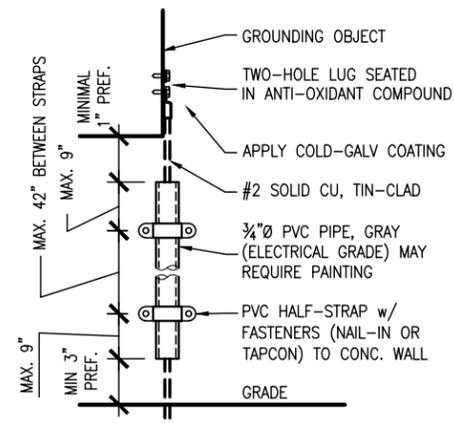
SHEET CONTENTS:  
 GROUNDING DETAILS

DRAWN BY: TLS  
 CHECKED BY: SJD  
 REV. G 10-30-25  
 REV. H 12-12-25

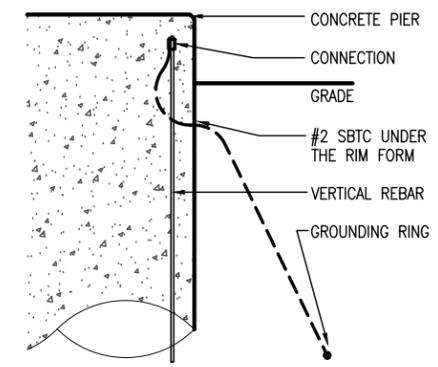
**VZW G-2**



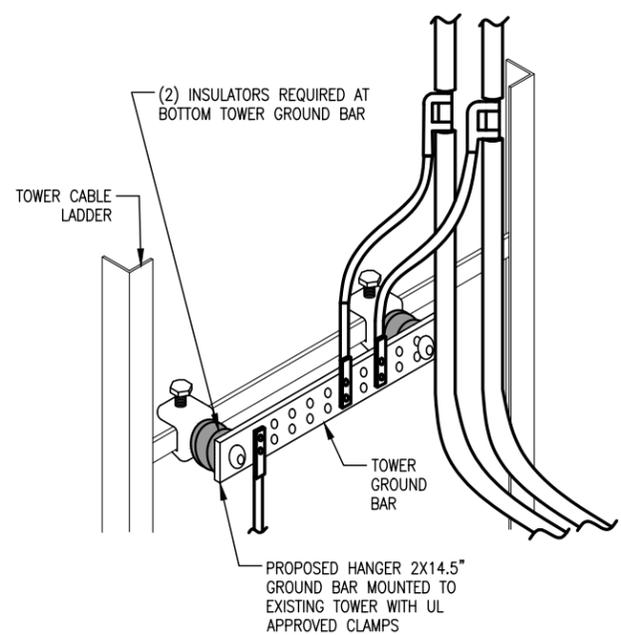
**1** TYPICAL CABLE BRIDGE GROUNDING DETAIL  
 SCALE: NONE



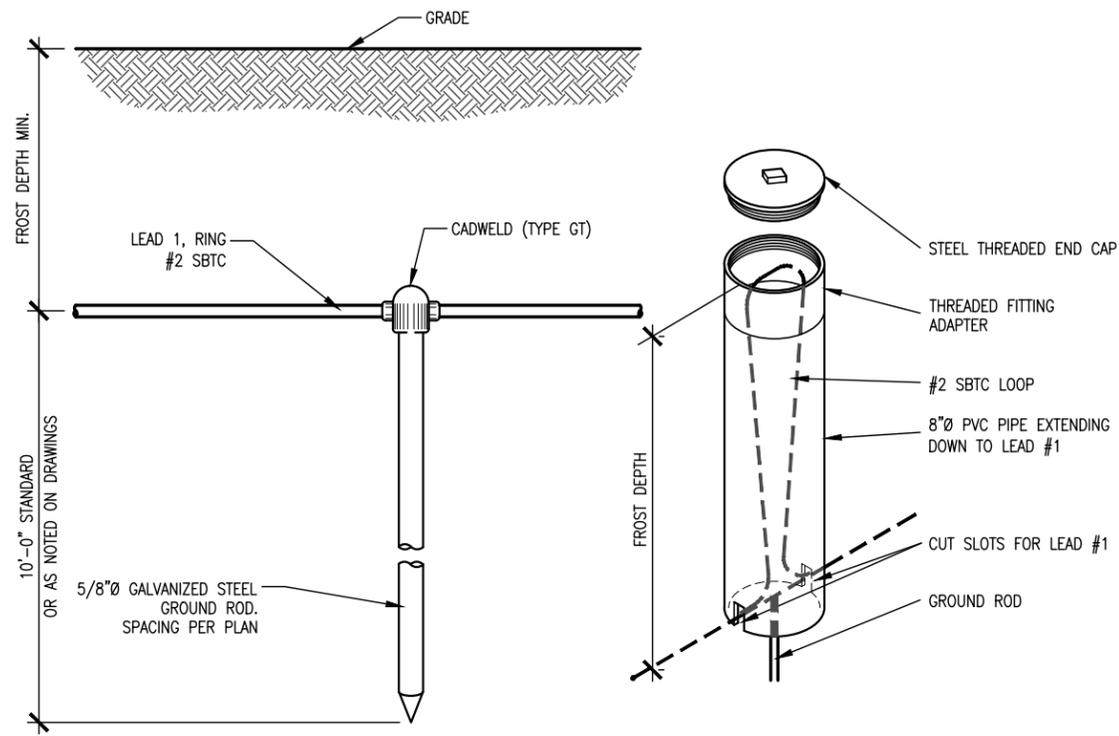
**4** CONDUIT DETAIL  
 SCALE: NONE



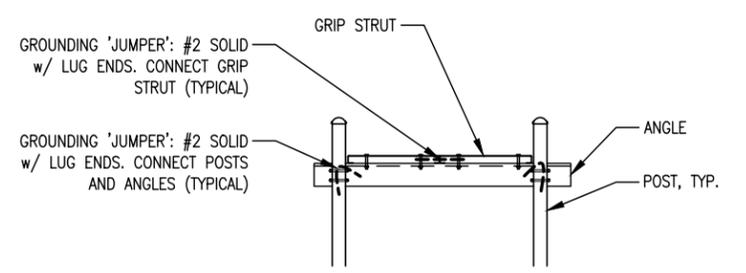
**3** REBAR GROUNDING DETAIL  
 SCALE: NONE



**2** TOWER GROUND BAR DETAIL  
 SCALE: NONE



**5** GROUND RING & ROD DETAIL  
 SCALE: NONE



**6** TYPICAL ICE SHIELD GROUNDING DETAILS  
 SCALE: NONE

POWER DESIGN NOTES:

POWER TO BE INSTALLED PER UTILITY COORDINATION REPORT.

SEE SHEET G-1 FOR ADDITIONAL NOTES.

PREPARED FOR:



THE TOWERS, LLC  
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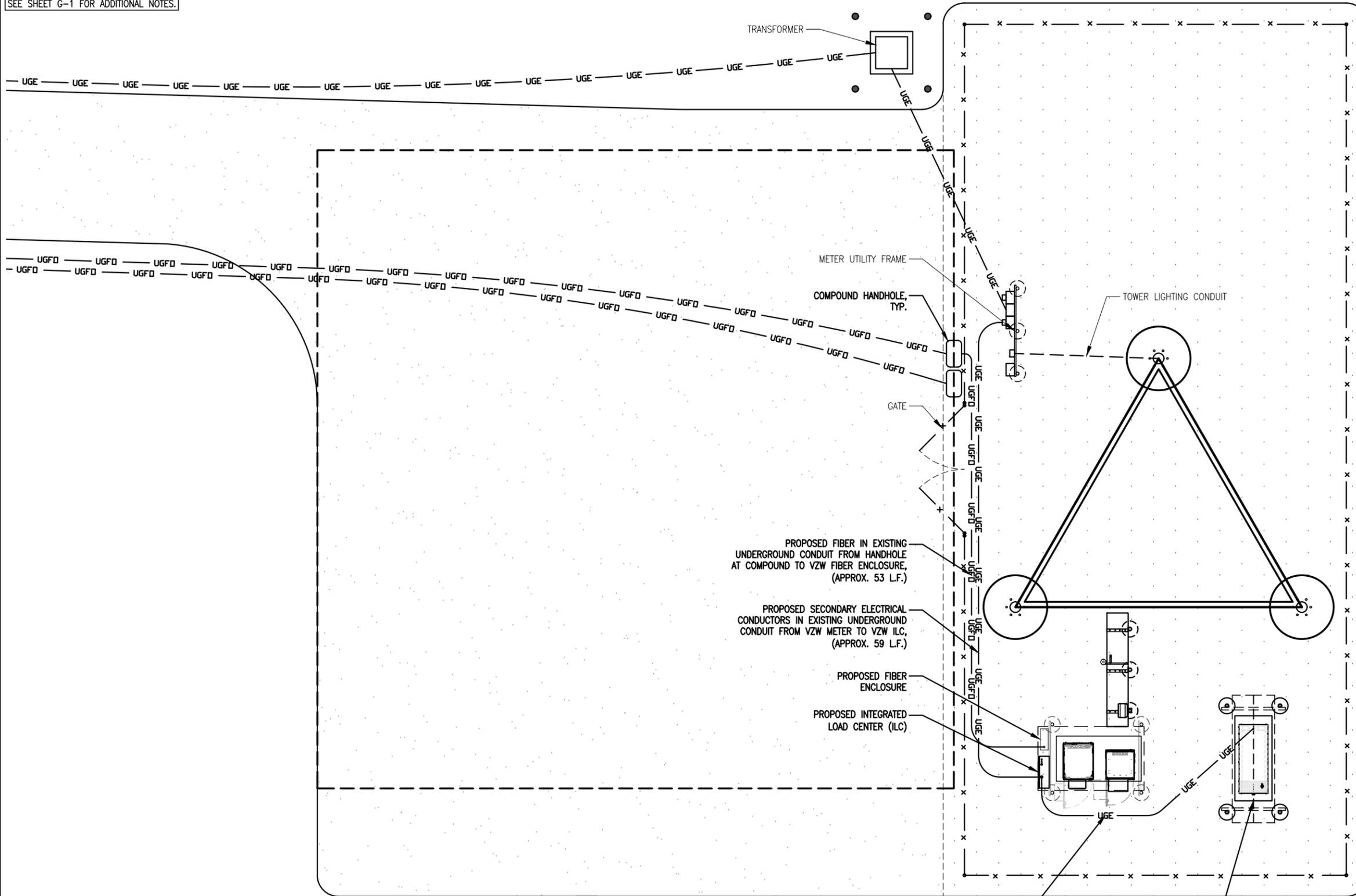
US-MN-5482  
LAKE  
JEFFERSON

47851 241ST AVE  
ELYSIAN, MN 56028

SHEET CONTENTS:  
VZW UTILITY PLAN

DRAWN BY: TLS  
CHECKED BY: SJD  
REV. G 10-30-25  
REV. H 12-12-25

VZW U-1



PROPOSED FIBER IN EXISTING UNDERGROUND CONDUIT FROM HANDHOLE AT COMPOUND TO VZW FIBER ENCLOSURE, (APPROX. 53 L.F.)

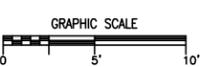
PROPOSED SECONDARY ELECTRICAL CONDUCTORS IN EXISTING UNDERGROUND CONDUIT FROM VZW METER TO VZW ILC, (APPROX. 59 L.F.)

PROPOSED FIBER ENCLOSURE

PROPOSED INTEGRATED LOAD CENTER (ILC)

PROPOSED ELECTRICAL CONDUCTORS AND ALARM WIRING IN EXISTING UNDERGROUND CONDUITS FROM VZW ILC TO VZW GENERATOR, (APPROX. 34 L.F.)

1 SITE UTILITY PLAN  
SCALE: 1" = 10'-0"



PREPARED FOR:



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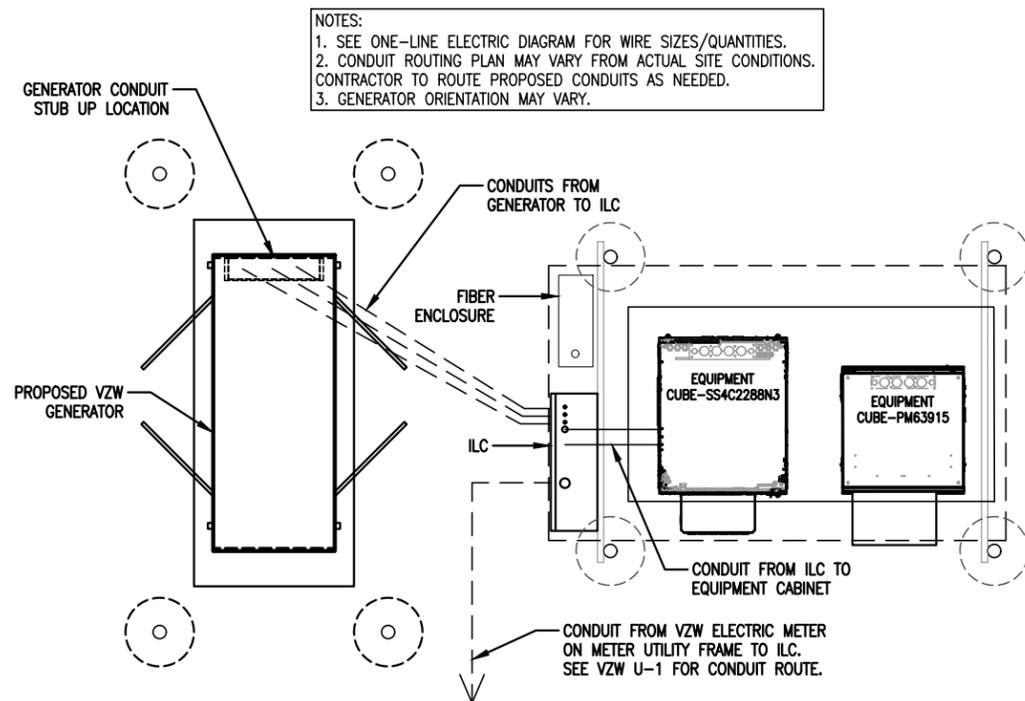
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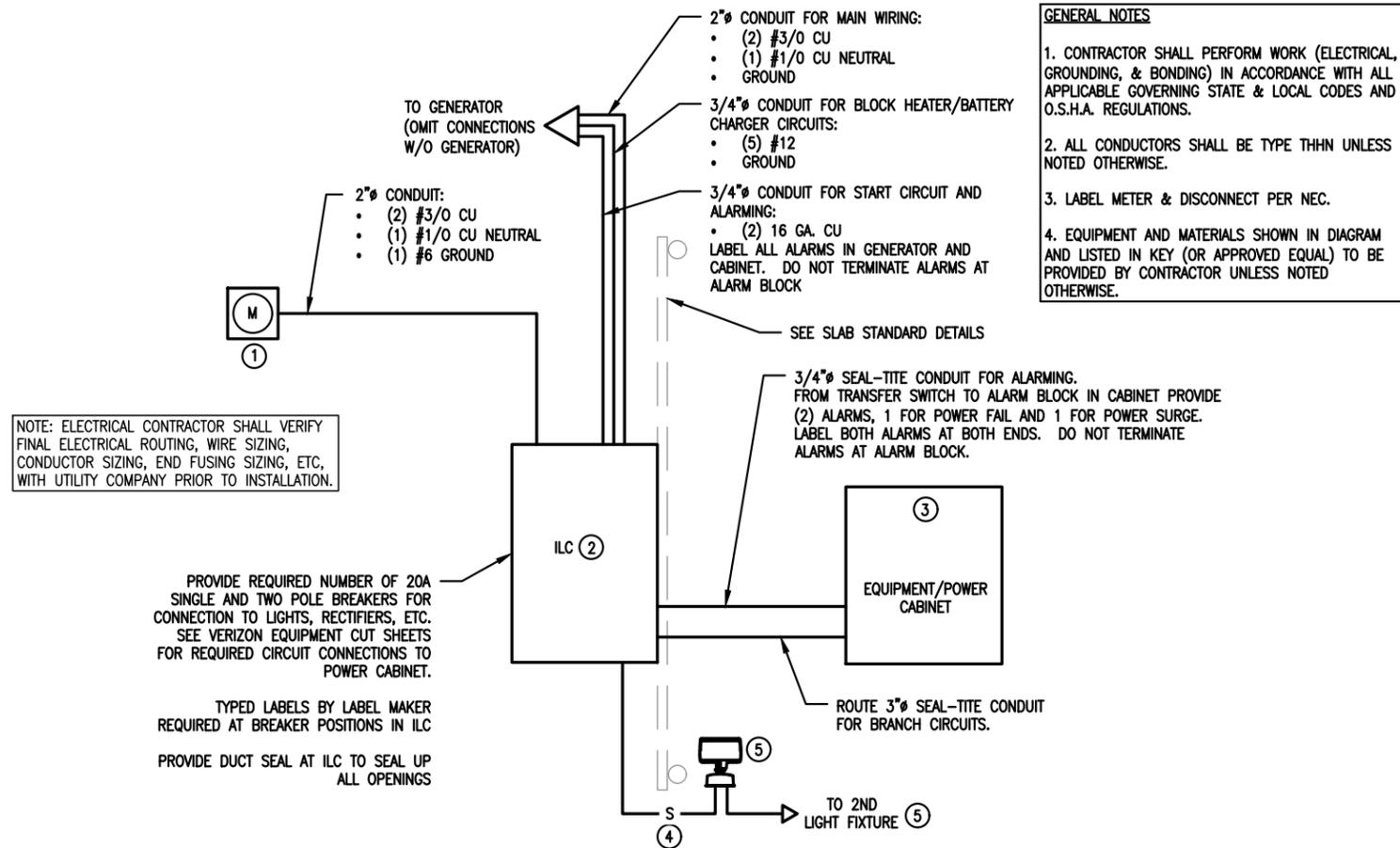
SHEET CONTENTS:  
CONDUIT ROUTING PLAN  
ONE-LINE ELECTRIC DIAGRAM

DRAWN BY: TLS  
CHECKED BY: SJD  
REV. G 10-30-25  
REV. H 12-12-25

VZW U-2



1 CONDUIT ROUTING PLAN  
SCALE: 1/4" = 1'-0"



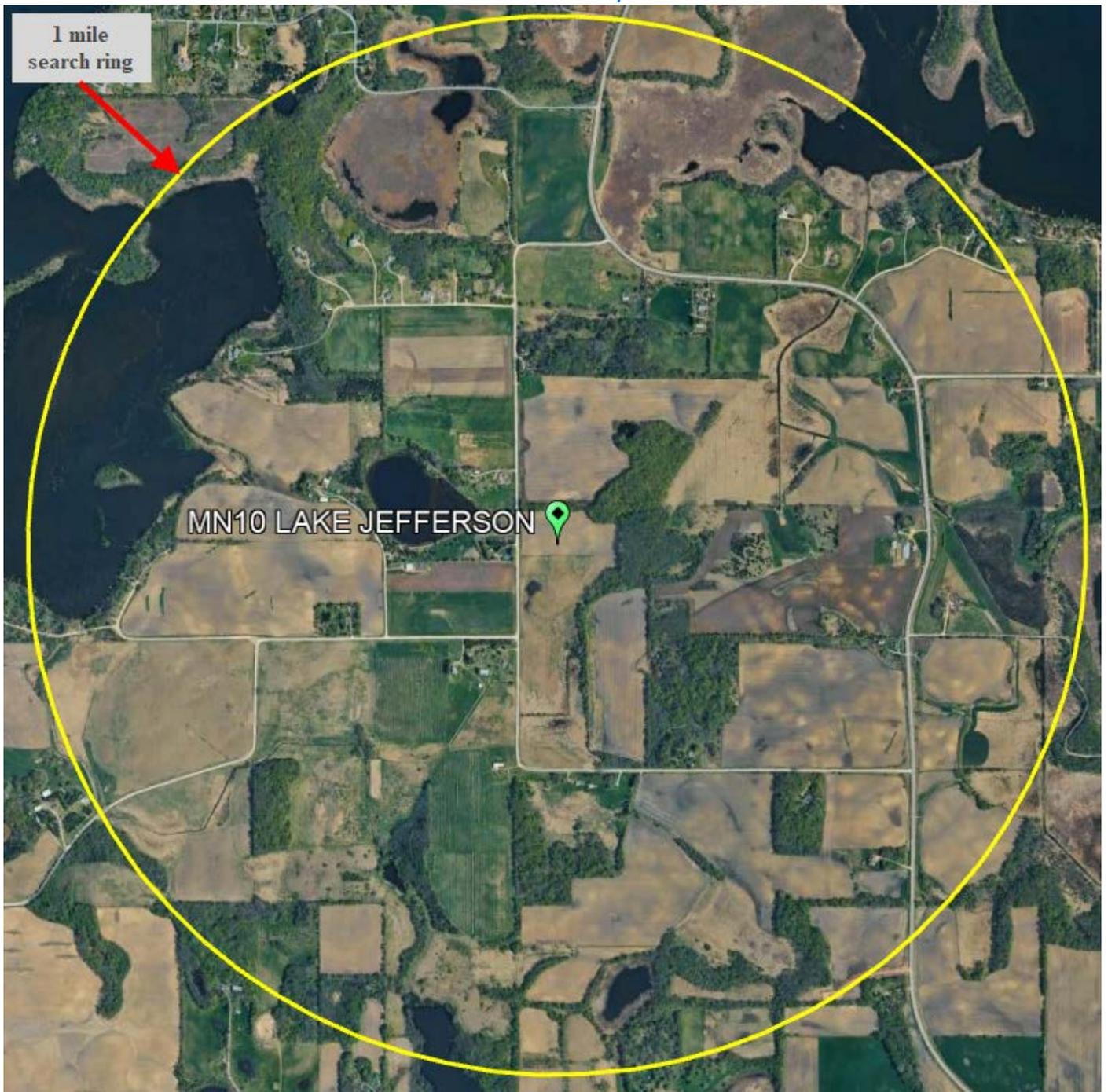
GENERAL NOTES

- CONTRACTOR SHALL PERFORM WORK (ELECTRICAL, GROUNDING, & BONDING) IN ACCORDANCE WITH ALL APPLICABLE GOVERNING STATE & LOCAL CODES AND O.S.H.A. REGULATIONS.
- ALL CONDUCTORS SHALL BE TYPE THHN UNLESS NOTED OTHERWISE.
- LABEL METER & DISCONNECT PER NEC.
- EQUIPMENT AND MATERIALS SHOWN IN DIAGRAM AND LISTED IN KEY (OR APPROVED EQUAL) TO BE PROVIDED BY CONTRACTOR UNLESS NOTED OTHERWISE.

ELECTRICAL EQUIPMENT LIST & KEY				
KEY NOTE	ALT.	MANUFACTURER PART NUMBER	MANUFACTURER	DESCRIPTION
①	-	-	-	UTILITY CO. APPROVED 200A METER WITH MCB/DISCONNECT
②	GEN.	AA300G-1PH-42-3R	ASCO POWER TECHNOLOGIES	D300L SERIES, SINGLE PHASE, 200A POWER TRANSFER LOAD CENTER (PROVIDED BY VERIZON)
	W/O GEN.	AA300G-1PH-3RGC		D300L SERIES, SINGLE PHASE, 200A POWER TRANSFER LOAD CENTER W/CAM-LOK (PROVIDED BY VERIZON)
③	-	-	-	PUNCH DOWN ALARM TERMINAL BLOCK (LOCATED WITHIN EQUIPMENT)
④	-	E357	DAYTON	LIGHT FIXTURE CONTROL & WEATHERPROOF CASING
⑤	-	OLFL PE 14 BZ	LITHONIA	OUTDOOR INTEGRATED LED FLOOD LIGHT FIXTURE - MOUNT PER STANDARD DETAILS

2 ONE-LINE ELECTRIC DIAGRAM  
SCALE: NONE

### Search Radius Map



*There are no existing telecommunications towers within 1 mile search radius.*



**ENVIRONMENTAL SERVICES**

Address: 88 South Park Avenue, Le Center MN 56057

Phone: 507-357-8538 [environmentalservices@co.le-sueur.mn.us](mailto:environmentalservices@co.le-sueur.mn.us)**Le Sueur County Erosion Prevention and Sediment Control Plan**

<b>OWNER / CONTRACTOR</b>			
Owner's Name: Randall L Roemhildt C/O Justin Gartner, Buell Consulting, Inc	Email: [REDACTED]	Phone #: 507-327-2329	
Address: 9973 Valley View Rd	City: Eden Prairie	State: MN	Zip: 55344
Contractor's Name: TBD	Email:	Phone #:	
Address:	City:	State:	Zip:
<b>SITE LOCATION</b>			
Site Address: 47851 241ST AVE, ELYSIAN, MN 56028			
Subdivision:	Parcel ID: 04.008.7700		
Project Purpose:	Construction of a 250' self-support communications tower.		
Estimated Start Date: 4/1/2026	Estimated Completion Date: 4/30/2026		
<b>COUNTY USE ONLY</b>			
Environmental Services Approval:		Date:	
Permit Number:	Inspection Date:		

**Statement of Compliance**

The property owner and the contractor conducting work on the site are both responsible for all the construction activities that occur on the site. By signing this document both parties are responsible for the installation and maintenance of all erosion and sediment control BMPs to ensure that sediment, soil, and debris does not leave the construction site. This includes but is not limited to tracking of soil /mud onto public streets and roadways from vehicles leaving the site, soil eroding from the site onto roadways, lakes, streams, drainage ditches, or onto neighboring property. If sediment, soil/mud and/or debris leaves the site, both parties are responsible for the immediate clean up and all costs and fines associated with it. Both parties are also responsible for the total restoration of vegetation on the site (seed/mulch, sod, gardens) after construction disturbance is substantially complete, and only after vegetation has been established with vigorous growth can BMPs be cleaned and removed. Permits can be closed only after full restoration is complete. **Both the property owner and contractor signatures are required.**

Landowner Signature: 	Date: 12-10-25
Contractor/Applicant Signature:	Date: 12/15/2025



**ENVIRONMENTAL SERVICES**

Address: 88 South Park Avenue, Le Center MN 56057  
 Phone: 507-357-8538 [environmentalservices@co.le-sueur.mn.us](mailto:environmentalservices@co.le-sueur.mn.us)

**Erosion Prevention and Sediment Control Narrative**

**A)** Attach full description of your project and type of foundation/disturbance. (ex: constructing a 1,500 sq ft house w/full basement; constructing an attached 20 ft by 20 ft garage; constructing a 50 ft by 14 ft driveway, and constructing a 10 ft by 10 ft patio, etc.).

**B)** How much land are you disturbing?

<b>Total (Square Feet):</b>		
<b>Are you importing/exporting any fill? Yes No</b>	<b>Amount of Grading, Excavating, and Filling Activities (Cubic Yards):</b>	

**C)** Describe the slope of the land and slope of the adjacent land.

**D)** List all temporary erosion prevention and sediment control measures you intend to use and when you will be installing them. Show their proposed location in an attached drawing. [At a MINIMUM, you must have perimeter control such as silt fence and washing rock construction entrance.] Also, show and protect stockpiles.

**E)** Final Stabilization. Date you will sod, or seed & mulch, or otherwise establish vegetation on the disturbed area.

<b>Method:</b>	
<b>Target Date:</b>	

**F)** If the site is not vegetated before snow cover, describe below your selected winter-over protection methods.



## **ENVIRONMENTAL SERVICES**

Address: 88 South Park Avenue, Le Center MN 56057

Phone: 507-357-8538 [environmentalservices@co.le-sueur.mn.us](mailto:environmentalservices@co.le-sueur.mn.us)

# **Le Sueur County Erosion Prevention and Sediment Control Plan Guidelines**

## **Violations of Erosion Prevention and Sediment Control Plan**

Upon notice of violation, the contractor or landowner shall respond within 48 hours with sufficient personnel, equipment, and materials and conduct the required corrective work. Violation are subject to an **Erosion Control/Job Site Re-Inspection Fee. Continued violations are subject to additional fees.**

## **Erosion Prevention and Sediment Control Plan (ESCP)**

The Erosion Prevention and Sediment Control Plan shall be included as part of a Permit Application (ex: Zoning, Septic, IUP, Variance, LAP). The Erosion Prevention and Sediment Control Plan shall be prepared as follows:

- Complete the attached Narrative Form or use a separate sheet. Fill in **all** areas as completely as possible.
- Complete a Site Plan showing the items listed in the Elements of Erosion Prevention and Sediment Control Plan.

*These are the absolute minimum submittal requirements for all projects. The entire permit application needs to be completed in full or it will be returned to the applicant as incomplete. Incomplete Narratives or Site Plans will be returned for additional information and will delay permit approval. **Please refer to the checklist for more guidance on what is required (pg. 4).***

## **Erosion and Sediment Control Methods**

Control of sediment is required so that it does not migrate to an adjoining property, roadway, catch basin, or a wetland/watercourse. Examples are provided that depict some of the control methods commonly used for erosion and sediment control. Silt fence barriers and crushed rock temporary entrances are common control methods that can be effective for small projects. Additional methods, such as sediment traps and detention structures, are required for some projects and a qualified professional may need to specify the appropriate erosion and sediment control methods.

## **Activities Exempt from the Ordinance**

Minor land disturbing activities are exempt such as: home gardens, utility work, or harvesting of agricultural, horticultural, and silviculture crops. There may be additional circumstances that fall under the exemption but require staff approval.

\* All projects regardless of area disturbed, are required to fill out the Erosion Prevention and Sediment Control Plan. Additionally, all projects regardless of area disturbed, will be inspected for compliance with the approved Erosion Prevention and Sediment Control Plan.\*

\* If county staff determines that the proposed development is in a vulnerable area (steep slopes, erodible soils, adjacent to sensitive areas, etc.) and may cause degradation of the surface or ground waters, additional measures may be required.\*

**NOTE:** The MPCA Stormwater Permit for Construction Activity (General Permit Authorization to Discharge Stormwater Associated with Construction Activity under the National Pollutant Discharge Elimination) must be completed in addition to this permit for any construction activity disturbing:

- one acre or more of soil.
- less than one acre of soil, if that activity is part of a larger "common plan of development or sale" that covers more than one acre.
- See the following link for information regarding the MPCA Construction Stormwater Permit:  
<https://www.pca.state.mn.us/business-with-us/construction-stormwater>.



## **ENVIRONMENTAL SERVICES**

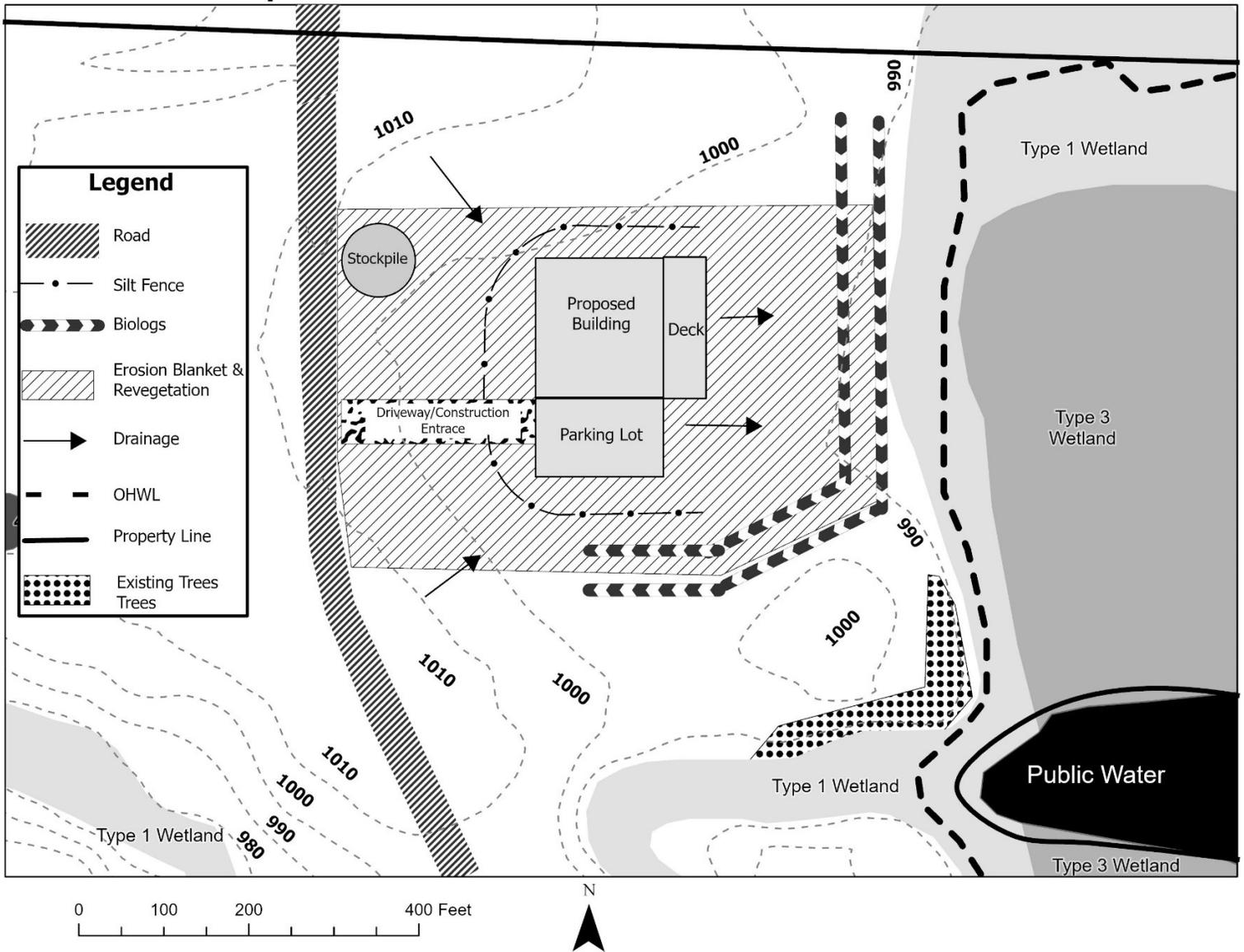
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### **ELEMENTS OF EROSION & SEDIMENT CONTROL PLAN (ESCP) CHECKLIST**

<b>ESCP PROJECT NARRATIVE</b>	<b>SITE PLAN REQUIREMENTS</b>	<b>STAFF CRITERIA TO CONSIDER (IN ADDITION TO NARRATIVE &amp; SITE PLAN)</b>
<input type="checkbox"/> Project Description	<input type="checkbox"/> Location Map	<input type="checkbox"/> Zoning District
<input type="checkbox"/> Existing Site Conditions	<input type="checkbox"/> Location of Temporary Erosion Prevention & Sediment Control Practices	<input type="checkbox"/> Existing & Proposed Contours
<input type="checkbox"/> Phasing of Construction	<input type="checkbox"/> Stockpile Location(s)	<input type="checkbox"/> Soil Types & Description
<input type="checkbox"/> Critical Areas Identified	<input type="checkbox"/> Location of Well	<input type="checkbox"/> Critical Erosion Areas
<input type="checkbox"/> Adjacent areas affected by project	<input type="checkbox"/> Location of Septic	<input type="checkbox"/> Setbacks
<input type="checkbox"/> Temporary Erosion Prevention & Sediment Control Measures	<input type="checkbox"/> Location of Structures	<input type="checkbox"/> Elevations & Grades
<input type="checkbox"/> Maintenance schedule for Erosion Prevention & Sediment Control Measures	<input type="checkbox"/> Any creeks, ditches, streams, rivers, lakes, wetlands, bluffs, other sensitive features within 200 feet	<input type="checkbox"/> Location of Other Best Management Practices (if applicable)
<input type="checkbox"/> Permanent Stabilization Measures	<input type="checkbox"/> Existing Vegetation-trees, shrubs, grasses, wetlands	
<input type="checkbox"/> Stormwater management considerations	<input type="checkbox"/> Property Boundaries & Lot Lines	
<input type="checkbox"/> Calculations	<input type="checkbox"/> North Arrow & Scale	
<input type="checkbox"/> Working in or crossing water bodies (if applicable)	<input type="checkbox"/> Construction Access Route	
<input type="checkbox"/> Project Access	<input type="checkbox"/> Contours	
<input type="checkbox"/> Responsible Party name, address, and phone number	<input type="checkbox"/> Pre and Post Drainage	
<input type="checkbox"/> Weather & Time of Year	<input type="checkbox"/> Easements (if applicable)	
<input type="checkbox"/> Additional Information		

**Example of Erosion Prevention & Sediment Control Site Plan**





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### **GENERAL NOTES FOR EROSION CONTROL**

#### **MULCH**

- Install in order to prevent bare soil exposure and stabilize soils when not actively grading.
- Mulch must be free of noxious weeds and invasive species.
- Recommended to be anchored with tackifying agent or disk to reduce movement and maintenance.
- Inspect often and maintain.

#### **STRAW BALES, SILT FENCE, and BIO-ROLLS**

- Put up before any other work is done.
- Install on downslope side(s) of site with ends extended up slope a short distance.
- Place parallel to the contour of the land to allow water to pond behind the fence.
- Entrench 4 inches deep.
- Stake (every 3 feet minimum).
- Leave no gaps (overlap if necessary).
- Inspect often and maintain.
- Remove sediment when deposits reach halfway up fence, bale, or roll.
- Duplicative measures are needed near sensitive features (ex: lake, stream, ditch, bluff, steep slope, wetland).

#### **ROCK CONSTRUCTION ENTRANCE**

- Install single construction access using crushed rock (1 ½ "to 3 ") to prevent tracking of soils off project site.
- Put rock 6 inches deep and 14 feet wide. Length will vary but must be distance from access to project area.
- Maintain rock access through project end.
- All vehicles use rock entrance.
- Remove rock entrance and restore area once project(s) completed.

#### **SEDIMENT CLEANUP**

- By the end of each workday, sweep/scrape up soil tracked on roads, alley, and sidewalk.
- After a storm, clean up soil washed off site onto sidewalks, streets, alleys.

#### **REVEGETATION**

- Seed or sod disturbed area as soon as project is completed.
- Hydroseeding is very effective on steep slopes.
- Le Sueur County Ordinance requires that **all exposed soil must be covered within 24 hours!**

#### **PRESERVING EXISTING VEGETATION**

- Preserve existing trees, shrubs, sod, as much as possible.
- Removal of existing vegetation may require replacement.

#### **WARNING! Extra measures may be needed if your site has:**

- Areas with highly erodible soils.
- Areas within 300 feet of a river or stream or within 1,000 feet of a lake.
- Areas that are steeply sloped.
- Areas that receive stormwater or runoff from adjacent land.
- Areas located near any other sensitive features (ex: bluffs, wetlands, etc.).

**Permits are valid for one year. Full restoration must be complete prior to the expiration date of the permit. For more information on appropriate measures for your site, please call the Le Sueur County Environmental Services Department at 507-357-8538.**



**December 10, 2025**

**Le Sueur County Planning and Zoning  
88 South Park Ave  
Le Center, MN 56057  
Attn: Brad O'Malley**

**RE: Vertical Bridge; US-MN-5482 LAKE JEFFERSON; Cessation of Use  
47851 241st Ave  
Elysian, MN 56028  
Le Sueur County**

**Dear Brad O'Malley,**

Please accept this letter as a supplement to the conditional use application being submitted for the proposed telecommunication site at the above-referenced location, as shown in the accompanying submittal drawings for your review.

As discussed with your office by our agent, Justin Gartner with Buell Consulting, Vertical Bridge proposes to construct a new tower at the coordinates noted in the application materials.

In accordance with the Le Sueur County zoning code, applicants are required to submit a cessation of use acknowledgement letter in the event that a tower site remains inactive. By way of this letter, and Landlord agreement, Vertical Bridge affirms its agreement to comply fully with this requirement if the site is inactive for a period of 90 days.

We appreciate your consideration of this application and look forward to working with you throughout the review process. Please feel free to contact me with any questions or concerns.

**Sincerely,**

**Edward Davis  
Project Manager**

**Vertical Bridge**  
22 West Atlantic Avenue, Suite 310  
Delray Beach, FL 33444  
O: 561.406.4092





December 10, 2025

**Le Sueur County  
Planning and Zoning  
ATTN: Brad O'Malley  
88 South Park Ave  
Le Center, MN 56057**

**Re: Written Statement demonstrating the wireless support structure/facility allows co-location of additional future tenants**

**Address:** 47851 241st Ave, Elysian, MN 56028

**Parcel #:** 04.008.7700

**Site Name:** LAKE JEFFERSON

**Site ID:** US-MN-5482

**Site Number:** 2587713

Dear Brad O'Malley,

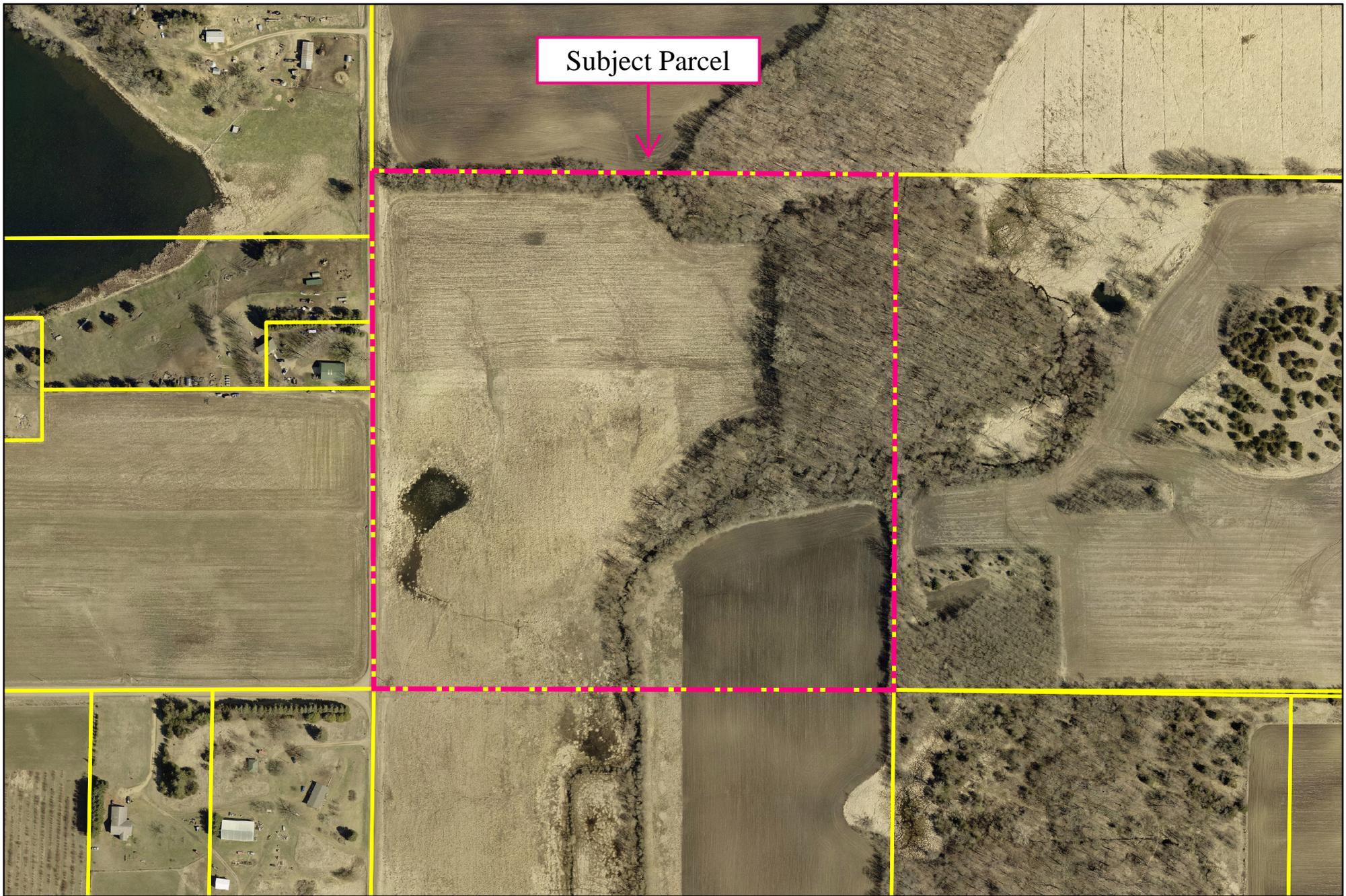
Buell Consulting, Inc., as Agent to The Towers, LLC, AKA Vertical Bridge VBTS, LLC. has submitted the Le Sueur County Conditional Use Permit Zoning Application for the Construction of New Wireless Service Support Structure, Facilities at the above-mentioned location.

The Towers, LLC, AKA Vertical Bridge VBTS, LLC. confirms the wireless support structure/facility are designed to allow for co-location of additional future tenants. The Towers, LLC, AKA Vertical Bridge VBTS, LLC. also confirms the lease agreement by and between the lessor and lessee does not preclude the lessee from entering into leases on the site with other provider(s) and no other lease provision shall operate as a bar to co-location of other providers. Please accept this Written Statement fulfilling the plan review requirements.

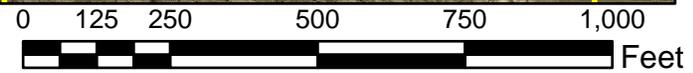
Hereby submitted this 10th day of December 2025

John Stevens  
Vice President, Development





Subject Parcel



LE SUEUR COUNTY  
ENVIRONMENTAL SERVICES  
507-357-8538

Map Disclaimer

Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps. These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances. \*The maps are date specific and are intended for use only at the published scale. \*These maps should not be used for navigational, engineering, legal, or any other site-specific use.

Photo dated April/May 2025

Created By: BOM

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

# STAFF REPORT

## GENERAL INFORMATION

**MEETING DATE:** January 15, 2026

**APPLICANTS:** Andy Buysse & Brent Buysse

**LANDOWNER:** Beaver Dam Resort

**911 ADDRESS:** 46115 Beaver Dam Road, Cleveland, MN 56017

**PROJECT DESCRIPTION:** Requests that the County amend Conditional Use Permits #15023 and #2021108 to add 19 campsites in Tier 3, permit a series of public Special Events, allow year-round lodge operations, and upgrade the liquor license for on- and off-sale of 5.0% beer and alcohol at the Beaver Dam Campground in a Recreational Commercial zoning district.

**PARCEL NUMBERS:** 04.430.0150, 04.440.0130 & 02.032.0111

**CUP NUMBER:** PCCUP-001049-2025

## SITE INFORMATION

**LOCATION:** Property is located in Lot 1, Block 4 Beaver Dam Plat and Outlot 2, Auditor's Subdivision, Government Lot 1, Section 5, Elysian Township, and part of the SW 1/4 of the SW 1/4, Section 32, Cordova Township.

**ZONING DISTRICT:** Recreational Commercial "RC" Shoreland District

**ZONING DISTRICT PURPOSE:** The intent of the **Recreational Commercial (RC) District** is to provide suitable locations for, and to encourage the development of, water orientated commercial recreation facilities in those areas of Le Sueur County which benefit the recreational needs of both residents and tourists, to avoid land use conflicts with residential areas and restrict incompatible commercial and industrial uses.

**GENERAL SITE DESCRIPTION:** The existing campground/resort, lake frontage and an area north of German Lake Road that consists of the septic system serving the campground, parking for the campground and a community septic system that serves a nearby development on leased land.

**ACCESS:** Existing access from Beaver Dam Road, Scotch Lake Road, and German Lake Road.

**EXISTING LAND USE WITHIN ¼ MILE:**

<b>North:</b> German Lake Road (CSAH 12), and Tillable Agriculture Land	<b>South:</b> Beaver Dam Road (CSAH 13), and German Lake
<b>West:</b> Scotch Lake Road (CSAH 13), several Residential Dwellings, and Lake Jefferson	<b>East:</b> German Lake

## BACKGROUND INFORMATION

The subject parcel is part of a licensed campground that began operations in the late 1950's. County records indicate a Conditional Use Permit was approved in 2015 to allow the previous owner 3/2 on and off sales for the existing campground. In addition, an After-the-Fact Conditional Use Permit was approved in 2021 to allow an expansion of 34 camp sites. A variance was granted in 2023 to reduce the setback from the Ordinary High Water Level (OHWL) for the commercial deck and fish cleaning structure, and to allow a total of 34 boat slips. In 2024, a variance was approved to increase the maximum density allowed in Tier 3 to accommodate up to 19 additional campsites. The 2024 request also included a deviation for impervious surface coverage from 25% in a Tier and on a Lot, and a reduction to the open space requirements for a campground from 50% to 47.2%. The last component of that variance was to increase the maximum total number of boat slips from 34 to 50. As a condition for the approval of this variance, the applicants were required to create a stormwater pond in Tier 3 that can manage the runoff generated by the increased impervious surface coverage.

The current request is to amend the existing Conditional Use Permits to allow 19 additional campsites in Tier 3, permit a series of public Special Events, allow year-round lodge operations, and upgrade the liquor license for on- and off-sale of 5.0% beer and alcohol. The owners of the Beaver Dam Campground have worked with the Environmental Services Department to ensure all outstanding conditions from previously approved Variances and Conditional Use Permits have been completed. In addition, there are no outstanding zoning violations in the campground.

If approved, the number of campsites allowed within Tier 3 would increase from 11 to a maximum of 30. The Beaver Dam Lodge could be operated all year long but no more than sixteen (16) hours in any one day, and the owners of the campground would be allowed to apply for a standard on and off-sale liquor license. The addition of the 19 campsites in Tier 3 would generate more wastewater needs than the previously permitted septic systems could handle. For this reason, the owners of the campground worked with Environmental Services and had a third system approved and installed in 2025. The intensification of the lodge operations placed it into a different Minnesota Pollution Control Agency (MPCA) category for septic needs. The owners of the campground again worked with their septic designer and County staff to identify options and a suitable location to accommodate those needs. If approved, the wastewater treatment option for the lodge would need to be installed prior to April 1, 2026, in order to accommodate the requested usage.

## TOWNSHIP BOARD NOTIFICATION

- Public Notice sent to Township via mail.
- Elysian Township was contacted by the applicant when this process began back in 2023. Environmental Services contacted the Township to verify they are aware of the request and asked if they had any concerns. As of the time this report was written, there were no comments received by the Township.

## NATURAL RESOURCES INFORMATION

**SHORELAND:** Nearly all of the three subject parcels that make up the campground are within the Recreational Commercial Shoreland District. The extreme north / northeast portion of PID # 02.032.0111 is reserved for future septic replacement and is within the Agriculture zoning district.

**BLUFF AND**

**STEEP SLOPES:** There are no areas on the subject parcel that meet the County's definitions for Bluff or Steep Slope.

**WETLANDS:** According to the National Wetlands Inventory Map, there are no areas of identified wetlands within the campground.

## ATTACHMENTS

Application, Description of Request, Site Plan, LIDAR Map, Aerial Image, & Findings of Fact Form

## ORDINANCE REVIEW

**ZONING ORDINANCE SECTIONS:** **Section 4** – Rules and Definitions, **Section 13** – Recreational Commercial (RC) District, **Section 19** – Land Use Performance Standards, and **Section 21** – Conditional and Interim Use Permits

**GOALS & POLICIES:** The current Land Use Plan as adopted in 2007, refers to the improvement of the County’s water quality.

**GOAL #3: Improve water quality in Le Sueur County**

**Objective 1: The County will undertake actions to help protect groundwater as well as surface water features.**

**RULES and DEFINITIONS - SECTION 4**

**CAMPGROUND** - An area of property, whether privately or publicly owned, used on a daily, nightly, or longer basis for the placement of three or more camping units for the purpose of people occupying the unit on an overnight basis, where proper sanitation facilities and spacing of camp units are provided and maintained.

**CONDITIONAL USE** - A land use or development as defined by this Ordinance that would not be appropriate generally but may be allowed with restrictions as provided by official controls upon a finding that certain conditions as detailed in this Ordinance exist, the use or development conforms to the comprehensive land use plan of Le Sueur County, and the use is compatible with the surrounding area.

**RECREATIONAL COMMERCIAL (RC) DISTRICT – SECTION 13.4**

**SUBDIVISION 4. CONDITIONAL USES**

The following uses may be allowed in the Recreational Commercial (RC) District as Conditional Uses:

C. Campgrounds.

I. Taverns.

**LAND USE PERFORMANCE STANDARDS – SECTION 19**

**SUBDIVISION 5. PARKING AND LOADING STANDARDS**

**A. PARKING**

**2. Size Requirements**

- a. Each parking space shall contain a minimum area of not less than three hundred (300) square feet, including access drives, a width of not less than eight and one-half (8 ½) feet and a depth of not less than twenty (20) feet.
- b. Handicap parking requirements shall be in accordance with the Americans with Disabilities Act as amended, from time to time.
- c. Each parking space shall be adequately served by access drives.

**4. Location of Parking Facilities and Combined Facilities**

Required on-site parking space shall be provided on the same lot as the principal structure or use, except combined or joint parking facilities may be provided for one (1) or more structures or uses in the General Business (B), Recreational Commercial (RC) and in the General Industry (I) districts provided that the total number of spaces shall equal the sum of the requirements for each structure or use.

**6. Required Number of On-Site Parking Spaces**

- a. On-site parking areas of sufficient size to provide parking for patrons, customers, suppliers, visitors and employees shall be provided on the premises of each use.
- b. The minimum number of required on-site parking spaces for the following uses shall be as follows:
  - 15. **Restaurant, café, tavern, bar, or adult-use establishment.** One (1) parking space per each four (4) seats and one (1) space for each two (2) employees on the major shift.

**SUBDIVISION 7. SIGN STANDARDS**

**B. GENERAL SIGN STANDARDS**

2. No sign shall be erected, re-erected, or altered unless adhering to the rules outlined in this subdivision.
3. A zoning permit shall be required for signs larger than thirty two (32) square feet and all Off-Premises Signs / Billboards.

**SUBDIVISION 8. OUTDOOR LIGHTING STANDARDS**

**B. APPLICABILITY**

All outdoor, electrically powered illuminating devices shall be installed in conformance with the provisions of this Subdivision and the state electrical code.

**C. STANDARDS**

1. In all districts, any exterior lighting used to illuminate an off-street parking area, sign, or structure, shall be arranged as to deflect light away from any adjoining residential district and all road rights-of-way.
2. Any light or combination of lights, which cast light on a road right-of-way shall not exceed one (1) foot candle, as measured from the centerline of said road. No light shall be directed in such a manner as to blind the driver of any vehicle.
3. The source of light shall be shielded or controlled in some manner so as not to illuminate adjacent property.
4. Any light, or combination of lights, which cast light shall not exceed one (1) foot candle, as measured from the property line.

**D. PROHIBITIONS**

2. No outdoor recreational facility, public or private, shall be illuminated after 11:00 P.M. except to conclude a specific recreational or sporting event or any other similar activity conducted at or in the facility which was in progress under such illumination prior to 11:00 P.M.

**SUBDIVISION 12. SPECIFIC LAND USES**

**G. CAMPGROUNDS AND RESORTS**

2. Any non-conformities with existing Campgrounds and Resorts will be allowed to continue in accordance with provisions of Sections 4, 13, and 24 of this Ordinance. The expansion of the campgrounds and resorts will require a Conditional Use Permit and will require the implementation of the following standards in the expansion area

**J. SPECIAL EVENT STANDARDS**

1. All special events within the County, whether permitted, approved administratively, or approved through the interim use permit process, require a review by the Department.
2. The organizer of any special event shall be required to contact the Department no less than forty five (45) days prior to the commencement of a new event.
  - a. The organizer of a previously approved special event shall be required to contact the Department no less than ten (10) days prior to the commencement of a special event.
3. The operational area of a special event shall be set back a minimum of twenty (20) feet from any Road right-of-way, and all property lines.
4. The organizer of a special event shall provide the following information:
  - a. Information shall be submitted to the department in the form of a business / operations plan. Said plan shall include information regarding the services offered, types of facilities, sanitary sewer and waste disposal facilities, hours of operation, and other issues relevant to the proposed use.
  - b. Proposed signage
  - c. A traffic management plan shall be submitted to address off-street parking, overflow parking, traffic circulation, traffic control, and any potential impacts on surrounding roadways.

- d. The applicant shall provide a plan outlining the safe evacuation of its attendees in times of severe weather conditions.
- e. Any additional information deemed necessary to complete the review of the proposed special event.

**X. OFF-SALE LIQUOR AND TAVERNS**

2. The use shall comply with all applicable federal, state, and county rules and regulations.
3. The owner shall comply with all Minnesota Department of Health requirements.
4. Shall comply with all parking and loading standards as required by this Ordinance.

**CONDITONAL AND INTERIM USE PERMITS – SECTION 21**

**SUBDIVISON 2. PROCEDURE**

H. The Planning Commission and staff shall consider possible adverse effects of the proposed conditional or interim use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance.
10. Other factors impacting the public health, safety and welfare.

I. The Planning Commission and/or the Department shall have the authority to request additional information from the applicant and/or landowner concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant and/or landowner concerning operational factors, said information to be declared necessary to establish performance conditions in relation to all pertinent Sections of this Ordinance.

**PLANNING AND ZONING COMMISSION CONSIDERATIONS**

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.

6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.

### ADDITIONAL REVIEW COMMENTS

1. This request was sent to the County’s Senior Planner, Jon Hammel for review. In his review Mr. Hammel stated in 2025, septic system #3 was permitted and installed, with the tanks on the southern property and the soil treatment area on the northern property. The system was sized specifically to accommodate the 19 proposed additional campsites. The new mounds and the required septic reserve areas now occupy the majority of the northern property. Future expansion of the soil treatment areas is very likely not possible on the northern property.

Septic system #1 is designed to accommodate 29 campsites, 3 cabins, the lodge/store, and the pool house. The system is already at design capacity. The change in use from lodge to tavern would put the system over capacity. Without acquiring additional land, the ability to locate another full system on the resort properties is very unlikely. On December 29, 2025, the owners’ designer submitted a holding tank design to serve the tavern. The design includes one large holding tank with a capacity of 18,000 gallons. After a preliminary review by septic staff, the proposal appears to be feasible. There appears to only be a small number of revisions that would be necessary prior to approval. An agreement was made between the County and the property owner that septic system #1 be allowed to continue serving the tavern while the campground is closed for the winter season. However, prior to April 1, 2026, when the new camping season begins, the tavern must be connected to a new system. A condition will be added to this effect.

2. This request was sent to Andrew Nicolin with the County’s Public Health Department. In his review Mr. Nicolin stated, additional campsites and the expansion of the lodge hours are unlikely to pose a threat to the wells in the campground. The owners recently had a new well and larger waterlines installed so future capacity should not be an issue. If this request is approved, the owners would be required to go through an Recreational Camping Area (RCA) Plan Review with the County’s Public Health Dpeartment prior to the installation of the proposed sites. Water supply is one of the components of this review.
3. This request was sent to Mn DNR Area Hydrologist Alan Gleisner for review. At the time this staff report was written, the County had not received any comments. More information may be available during the Planning Commission public hearing.

### PROPOSED FINDINGS

1. **The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.**
  - The expansion of Tier 3 in the campground would have no impact on surrounding property. The area where the expansion would occur is immediately adjacent to a County Road and other developed areas of the campground. Therefore, it appears unlikely this request would be injurious to the use and enjoyment of other properties in the immediate vicinity.
2. **The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.**
  - The campground has been in place since the 1950’s. This expansion would have no impact on the ability of the owners of surrounding property to develop in the future. In addition, the proposed intensification of the lodge would not require any expansion of the structure, nor would it impose any burden on the surrounding properties. Therefore, it appears unlikely that this request would impede the normal development of surrounding vacant properties.
3. **Adequate utilities, access roads, drainage and other facilities have been or are being provided.**
  - The applicants recently had one of their access points, that was previously deemed to be non-compliant, found to be compliant and approved by the County Highway Engineer. In addition, they have installed a gravel parking area for overflow parking and installed a stormwater pond and new septic system to accommodate the proposed expansion. Therefore, it appears as though the proposed use is providing adequate utilities, drainage, and other facilities.

4. **Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.**
  - Based on the required parking standards, the campground would need to provide a minimum of 21 parking spaces to accommodate the expanded use of the lodge. The applicants have worked with staff and developed a parking plan that shows they have room for 15 parking spaces in front of the lodge and another 6 by the shed on the main parcel. In addition, there is room for approximately 35 spaces across the street in the overflow lot. Therefore, the proposed use appears to be providing an adequate amount of off-street parking to service the proposed use.
5. **Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance, and to control any lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.**
  - The use should not produce any offensive odor, fumes, dust, noise, or vibrations outside of the initial construction. The area where the expansion would occur does not border any developed parcels. In addition, the lodge is located away from neighboring parcels so the expanding operating hours should not result in a nuisance to neighboring landowners. Therefore, the proposed use appears unlikely to create a nuisance for any neighboring properties.
6. **The conditional use is consistent with and supported by the statement of purposes, policies, goals, and objectives in the Ordinance.**
  - Campgrounds and Taverns are a listed conditional use within the Recreational Commercial Zoning District. Provided all standards are being met, the proposed use meets this requirement. Based on this information it appears the conditional use is consistent by the statement of purposes, policies, goals, and objectives in the Ordinance. Therefore, the Conditional Use Amendment appears to be meeting this standard.
7. **The conditional use is consistent with the Comprehensive Land Use Plan.**
  - One of the listed goals in the County’s Land Use Plan is to Improve water quality in Le Sueur County. The proposed expansion would incorporate a stormwater pond and two new septic systems to help ensure the campground is doing its part to meet this standard. Therefore, the proposed use appears to be consistent with the Land Use Plan.

**PROPOSED CONDITIONS**

1. *If approved*, the Project Description and Site Maps (submitted December 17, 2025) would become part of the permit. Any deviation from this request would trigger a review from the Environmental Services Department for determination of whether the Conditional Use Permit needs to be amended.
2. *If approved*, the Conditional Use Permit shall remain valid provided all requirements of the Ordinance and approved conditions are being met.
3. *If approved*, the County’s Environmental Services Department shall conduct biannual inspections of the facility to ensure maintenance of the stormwater pond and compliance with the standards of the Conditional Use Permit.
4. An extension must be requested in writing and filed with the Department at least 30 days prior to the expiration of the Conditional Use Permit.
5. *If approved*, a Zoning Permit shall be issued prior to installation of the septic system servicing the lodge.
6. *If approved*, Beaver Dam Campground shall contact the Le Sueur County Environmental Services Department no less than ten (10) days prior to the start of any scheduled Special Event and provide staff with any requested information related to the Special Event as listed in the Zoning Ordinance.
7. *If approved*, the lodge shall be disconnected from System #1 and the new septic system servicing the lodge shall be installed and operational prior to April 1, 2026
8. *If approved*, the owners of the Beaver Dam Campground shall monitor the pedestrian crossing from their auxiliary parking area to the main campground across CSAH 12 to determine if any pedestrian safety measures should be incorporated.
9. *If approved*, all parking shall occur within the individual campsites, the auxiliary parking lot to the north, or within the designated parking spaces as shown in the plan. Parking within any public road right-of-way shall be prohibited.





# CONDITIONAL USE PERMIT

LE SUEUR COUNTY  
PLANNING COMMISSION  
88 SOUTH PARK AVENUE  
LE CENTER, MN 56057



Application Date:	<u>December 17, 2025</u>	Permit Number:	<u>PCCUP-001049-2005</u>	Fee:	<u>\$996.00</u>
60-Day Ruling Date:	<u>February 12, 2026</u>	911-Address:	<u>46115 Beaver Dam Road, Cleveland MN</u>		
Applicant(s):	<u>Andy &amp; Brent Buysse</u>	Landowner(s):	<u>Beaver Dam Resort</u>		
Mailing Address:	_____	Mailing Address:	<u>46115 Beaver Dam Road</u>		
City:	_____	City:	<u>Cleveland</u>		
State:	_____	Zip:	_____	State:	<u>MN</u>
Phone:	_____	Phone:	_____	Zip:	<u>56017</u>
Email:	_____	Email:	_____		

Township:	<u>Cordova &amp; Elysian</u>	Parcel No.:	<u>04.430.0150, 04.440.0130, &amp; 02.032.0111</u>		
Section:	<u>5</u>	Subdivision:	<u>Beaver Dam Plat &amp; Auditor's Subd. of Gov't Lot 1</u>		
TWP #:	_____	Lot #:	<u>1</u>	Zoning District:	<u>RC</u>
Range#:	_____	Block#:	<u>4</u>	FEMA Panel #:	<u>27079C0 300E</u>
1/4 - 1/4:	_____	Road Type:	<u>CR</u>	Flood Zone:	<u>X-Outside</u>

I (We), the undersigned, owner(s) and/or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Conditional Use Permit, as hereinafter designated, and in support thereof, the following facts are presented:

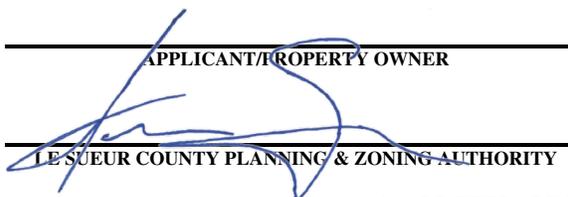
### 1.) Reason for the Request:

Requests that the County amend Conditional Use Permits #15023 and #2021108 to add 19 campsites in Tier 3, permit a series of public Special Events, allow year-round lodge operations, and upgrade the liquor license for on- and off-sale of 5.0% beer and alcohol at the Beaver Dam Campground in a Recreational Commercial zoning district.

### 2.) Reasons for approval or denial of the request are listed in the Findings of Fact.

### 3.) Special Conditions of the Conditional Use Permit:

Please see the Final Decision Notice for all Conditions related to this request.

_____ APPLICANT/PROPERTY OWNER	_____ DATE
	<u>December 17, 2025</u> DATE
_____ LE SUEUR COUNTY PLANNING & ZONING AUTHORITY	

**\*\* ALL FEES ARE NON-REFUNDABLE\*\***

PUBLIC HEARING DATE:	<u>January 15, 2026</u>	RECOMMENDATION:	_____
	_____	AS WRITTEN IN THE REPORT	_____
		WITH SPECIAL CONDITIONS	
COUNTY BOARD DATE:	<u>February 3, 2026</u>	ACTION:	_____
	_____	AS WRITTEN IN THE REPORT	_____
		WITH SPECIAL CONDITIONS	

_____ PLANNING COMMISSION CHAIR	_____ DATE
_____ BOARD OF COMMISSIONERS CHAIR	_____ DATE







**ENVIRONMENTAL SERVICES**

88 South Park Avenue, Le Center MN 56057

Website: [www.lesueurcounty.gov](http://www.lesueurcounty.gov)

Phone: 507-357-8538 Email: [EnvServices@lesueurcounty.gov](mailto:EnvServices@lesueurcounty.gov)



Le Sueur County  
**ENVIRONMENTAL  
SERVICES**

*Application – Conditional Use Permit*

**I. Applicant:**

Name Beaver Dam Resort  
Mailing Address 3132 River Meadows Drive  
City Mankato State MN Zip 56001  
Phone # Andy - 507.317.1313 Phone # Kylian - 507.317.6351

**II. Landowner:**

Name Andy & Brent Buysse  
Mailing Address 46115 Beaver Dam Road  
City Cleveland State MN Zip 56017  
  
Property Address 46115 Beaver Dam Road  
City Cleveland State MN Zip 56017  
Phone # \_\_\_\_\_ Phone # \_\_\_\_\_

**III. Parcel Information:**

Parcel Number 04.430.0150 Parcel Acreage 13.16  
Attach Full Legal Description (**NOT** abbreviated description from tax statement)  
Township Elysian Section 5  
Subdivision Hoffman's Addition Lot \_\_\_\_\_ Block \_\_\_\_\_

**IV. Township Notification: Township must be notified of proposed use prior to application.**

Elysian Township notified on \_\_\_\_\_  
(Township Name) (Date)

Board Member \_\_\_\_\_ regarding the proposed use.  
(Name)

**V. Quantities and Submittal Formats:**

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. An electronic version of any supporting documents is preferred, *if available*.
- c. Additional copies may be requested as deemed necessary by the Department.

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Le Sueur County  
**ENVIRONMENTAL  
SERVICES**

## **VI. Fees:**

CUP Application:	\$	950
Time Extension:	\$	750
After the Fact Application:	\$	1900
Filing Fee:	\$	46
Special Meeting:	\$	2,000
After the Fact Penalty:	\$	1,500 <b>OR</b> 10% of value of improvement (whichever is greater)

## **VII. Zoning:**

- |  |  |
|--|--|
| <input type="checkbox"/> Conservancy               | <input type="checkbox"/> Agricultural            |
| <input type="checkbox"/> Urban & Rural Residential | <input type="checkbox"/> General Business        |
| <input type="checkbox"/> General Industry          | <input type="checkbox"/> Special Protection      |
| <input type="checkbox"/> Recreational Residential  | <input type="checkbox"/> Recreational Commercial |

## **VIII. Type of Request:**

Amendment to an existing CUP - 19 additional sites in Tier 3, upgraded liquor license, ability to host Special Events, and revised operations of the lodge.

## **IX. Description of Request:**

- a. A full description of request with detailed information must be attached.
- b. Complete the following in relationship to the proposed Conditional Use Permit.
  1. Proposed Days & Hours of Operation: See attached description
  2. Estimated Daily Trips Generated by the Proposed Use: See attached description
  3. List of Public Sanitation Plans:
    - a. Water Supply: See attached description
    - b. Restroom Facilities: See attached description
    - c. Solid Waste Collection: See attached description
  4. Fire Prevention: See attached description
  5. Security Plans: See attached description
  6. Retail Sales: See attached description
  7. Food and/or Alcohol served or for Sale: See attached description

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Le Sueur County  
**ENVIRONMENTAL  
SERVICES**

8. Describe any services requested to be provided by the County:

See attached description

9. Describe the use of any Amplified Sound:

See attached description

10. Describe the use of any Exterior Lighting:

See attached description

11. Describe the management of Parking and Loading:

See attached description

12. All Proposed Signage: See attached description

13. Road Access (Approved by the Road Authority): See attached description

14. Certificate of Insurance; See attached description

15. Meet all Applicable County, State, & Federal Regulations (additional licensing / permitting):

See attached description

**X. Site Plan:** Shall include but not limited to the following:

- North Point
- Lake
- Existing Structures
- Septic System
- Setbacks
- River
- Proposed Structures
- Well
- Property Lines
- Wetlands
- Lot Dimensions
- Access (Size & Location)
- Road Rights-of-Way
- Streams
- Easements
- Drainage
- Parking
- Ponds
- Landscape, Screening, and/or Buffering

**\*\* Site Plan & As-Built may be required to be completed by a licensed surveyor or professional engineer. \*\***

**XI. Attachments:**

- Description of Request - See Part IX for full details and requirements.
- Site Plan - See Part X for full details and requirements.
- Full Legal Description - Not abbreviated description from tax statement
- Access Approval - Attach approval in writing from proper road authority
- Township Notification - See Part IV for details and requirements
- Septic System Compliance Inspection (when applicable)
- Erosion Control Plan - Attach completed and signed plan including map
- Floor Plans and/or Building Plans

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Le Sueur County  
**ENVIRONMENTAL  
SERVICES**

## **XII. Procedure:**

- a. A pre-application meeting is highly recommended. Please note, applications submitted without having a pre-application meeting may need to be delayed if the submitted application cannot be deemed complete prior to the required application deadline. **Please note that scheduling an Appointment for this meeting is required.**
- b. An application must be submitted either in person or electronically by the applicant and/or landowner no later than 2 P.M. on the date of application deadline.
- c. All required information must be submitted at the time of application, or the application may not be deemed complete.
- d. Incomplete applications shall be placed on Hold until such time all required information is submitted.
- e. **All fees shall be paid at the time of application.**
- f. The Planning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning Commission meeting.
- g. The Planning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.
- h. The Department shall report the Findings and recommendations of the Planning Commission to the County Board for final decision.
- i. Action by the County Board shall be a majority vote of its members.
- j. The Department shall notify the applicant and/or landowner in writing of the County Board decision.
- k. A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

## **XIII. Acknowledgement:**

I understand that Le Sueur County will never request payment from applicants via wire transfer, gift cards, cryptocurrency, or any other unconventional or insecure method. Any such request should be considered fraudulent and treated as a scam.

If I receive a suspicious communication claiming to be from Le Sueur County and asking for payment, I will not respond or send any money. Instead, I will immediately report the incident to Le Sueur Environmental Services Department and to the appropriate authorities, such as the Federal Trade Commission (FTC) or local law enforcement.

By signing below, I acknowledge this policy and agree to remain vigilant against potential scams.

## **XIV. Signatures:**

Applicant signature

Date

12-22-25

Property Owner signature

Date

12-22-25

# CONDITIONAL USE PERMIT APPLICATION FOR BEAVER DAM RESORT

Beaver Dam Resort LLC

46115 Beaver Dam Road Cleveland MN 56017

Andy Buysse 507-317-1313 / Brent Buysse 507-317-7456

[Andy.buysse@northcentralintl.com](mailto:Andy.buysse@northcentralintl.com)

## Property Information

Address: 46115 Beaver Dam Rd. Cleveland MN 56017

Parcel ID 04.430.0150

Description: Aud Sub/ Lot 1 Sec 5 (Jeff) 13.76 AC Outlot 2 less 1/33 AC & Outlot 3 Less .12 AC & Less Hoffman's Addn.

13.76 acres

NON-Homestead Commercial Seasonal Recreation Resort  
Elysian Township

Parcel ID 04.440.0130

Description: Beaver Dam Plat (Jefferson) Lot 1, Block 4

0.573 acres

Non-Homestead Commercial Seasonal Recreation Resort  
Elysian Township

Address: 23916 German Lake Rd., Cleveland MN 56017

Parcel ID 02.032.0111

Description: Sect-32 Twp-110 Range-024 5.07 AC Comm at W ¼ Cor of Sec 32th S 1913 FT. TH SE'LY along NON- Tangential Curve 309.94 FT. TH E 576.11 FT to POB. TH E 475 FT to E Line of SW ¼ of SW ¼. TH S 592.2 FT TH W 305.90 FT. N 306.24 FT. W 185.01 FT. N 290 FT to POB

5.07 acres

NON-Homestead 1-3 UNIMPR Land  
Cordova Township

## SITE ANALYSIS

The (3) parcels that make up Beaver Dam Campground are all irregular in shape and are accessed from County Road 12/German Lake Rd or Beaver Dam Road, both asphalt County roads. The sites are 0.573, 5.07, and 13.76 acres. When combined, the lakeside sites have approximately 470' of lake frontage. The land in this area is mostly flat at street grade with mature trees. The main 13.76-acre parcel supports the campground, cabins and store. The 5.07-acre site is vacant land and includes septic mounds. There is also a gravel driveway and newly created parking areas. The RV / Camp sites have water and sewer services, and electrical connections. There are docks and boat slips. There is a large septic system that services the RV sites and cabins. The septic system is continually monitored and inspected for compliance. In 2024, a new septic was installed with new electrical for a total of \$315,000. There are (70) RV sites, (2) rentable cabins and an office/lodge supported by the main parcel. The second parcel is land and houses the septic mounds, across German Lake Road to the north. Beaver Dam Road bisects the resort with the store, pool, shower house, and cabins with the bulk of the RV sites and the maintenance shed north of the road. All sites meet the minimum required 2,000 sf standard and are able to provide adequate space for a camper, parking, deck/platform, etc.

There are 70 (RV) pad sites which are a mix of gravel base and crushed granite base. Each site has water/sewer and electricity. There is a large septic system that services all the RV sites and cabins. The septic system is new, and lines are new. There is a 42' x 81' (3,402 sf) steel shed with a steel roof used for maintenance, storage, and a new well and pumphouse also servicing the site. This area houses boat storage in the winter and is not fully insulated. There are 2 rental cabins. The 1960 cabin (7) is 16' x 28' (448 sf). The 1965 cabin (8) is 18' x 28' (504 sf). All cabins have 2 bedrooms, an open concept kitchen and living area, a hide-a-bed, carpeting, air conditioning and ceiling fans in the living room and bedrooms. There is a fish cleaning and laundry structure of 14' x 20' (280 sf) with wood frame construction, metal roof on concrete floor. The interior is lined with wood and the floor is epoxy. There is a 22' x 32' (704 sf) bath/shower house with two shower/changing areas next to a pool. The bath house is wood frame construction with asphalt shingle roof. The bath house has ceramic tile flooring and walls and painted gypsum board ceilings. There is a single-story lodge/store building of 20' x 62' (1,240 sf) and a 1,755-sf deck. The construction envelope includes concrete foundation, wood interior framing, and painted concrete exterior with an asphalt shingled roof. There are double-hung and slider windows. The interior has vinyl tile flooring and wood walls and ceiling with mounted fluorescent lighting. There is a kitchen that serves food. There is a single-user restroom in the lodge with ceramic tile flooring and wainscoting and painted gypsum board walls and ceiling. There is a new water heater and new mini-slit servicing the lodge/store.

In May of 2024, a variance was approved that allowed a total of fifty (50) boat slips to be shared between the two lakeside parcels. There has recently been 100' of dock added for a total of 50 dock slips. The 2024 variance also approved increases to maximum impervious surface, the density in Tier 3, and decreased the overall required Open Space. The purpose of the variance was to determine whether the campground would be able to support a future expansion. After the variance was approved, a stormwater pond was installed to capture and properly manage stormwater runoff from the future impervious surface.

#### HOURS OF OPERATION

Beaver Dam lodge hours of operation will be Wednesday through Sunday In the Summer and Thursday through Sunday in the winter. The hours may vary from 7 AM to 1 AM depending on the time of year and special events, but at no time will the lodge ever be open more than 16 hours on any given day.

#### LODGE SERVICES

The lodge provides food services and strong beer/liquor sales. Food services can range from breakfast to dinner. Fried food / Pizza and Burgers also ice cream and candy. The menu is subject to change at the owner's discretion provided it adheres to public health regulations and standards. A Conditional Use Permit that was approved in 2015, allowed the Lodge to also sell apparel, groceries, bait, and tackle. That 2015 Conditional Use Permit also allowed the on and off sale of 3/2 alcoholic beverages. The owners of Beaver Dam Campground are requesting this standard be revised to add the on and off sale of all beer, wine, and other intoxicating liquors.

#### ESTIMATED NUMBER OF PERSONS TO ATTEND

The total number of campers and lodge customers is between 350-450 customers per week with a higher range being on holidays.

#### ONSITE SEPTIC SYSTEM

In 2023, the Campground upgraded its septic system to increase the overall capacity to accommodate the additional camp sites approved in the 2021 CUP amendment while under previous ownership. In 2025, the septic was again updated to add more capacity in anticipation of a potential future expansion that includes more camp sites in Tier 3. The future upgrade of the kitchen and the significant increase in patronage moves the Lodge into a different flow determination for sizing the septic system. The Lodge was originally sized for "short-order w/ no alcohol" of 25 people per day at 7 gallons per person (175 gallons per day into System #1). Based on the proposed increased usage and the increased seating, the Lodge would now be calculated at 30 gallons per day, per seat. There are currently 78 seats

inside and out so the capacity for the Lodge would need to increase from 175 gallons per day to 2,340 gallons per day. System #1 is sized for 2,400 gallons per day. The Lodge, 3 cabins, 29 campsites and the Pool House flow into System #1 at a total of 2,400 gallons per day. To accommodate the proposed changes to the Lodge, we need to increase the overall septic system capacity or seek alternate means of calculating the required capacity.

#### PUBLIC HEALTH

Updated kitchen plumbing and sink fixtures to bring the kitchen up to current health codes. Including but not limited to a new stainless steel hand washing station. New 4 compartment stainless steel sink. Future plans include an update to the kitchen to include but not limited to adding a flat top and fryer. A new stainless steel kitchen hood with fire suppression and make-up air system will also be installed.

There are two (2) wells servicing the campground. The newest well provides water to the lodge year-round.

Toilet facilities- complete septic system updated in 2023.

Solid waste collection- multiple dumpsters used for collection. The campground is contracted with Hason Sanitation for collection.

#### FIRE PREVENTION

Many campsites have a fire ring less than 3' in diameter. Cleveland Fire Dept provides coverage for fire and rescue for the resort.

#### SECURITY PLAN

The owners have a good working relationship with the Le Sueur Co. Sheriff's Department.

#### RETAIL SALES

The only retail sales are contained to the Lodge.

#### COUNTY SERVICES OR PERSONAL

We have worked with most of the Environmental services staff including Aaron Stubbs, Michelle Mettler, Holly Bushman and Trevor Rudenick. We have also worked with Andrew Nicolin who is with the Public Health Department and with Dave Tiegs who is with the Highway Department, and our County Commissioners David Preisler and Steven Rohlfig.

## SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC

Sound amplification is limited in the main campground as it is surrounded by trees on nearly all sides. The campground typically has music playing by the pool area and on the lakeside deck. Quiet time in the campground is observed nightly and begins at 11PM. The campground no longer has a public address system. Most communication is done by phone and text messaging. We will have all campers email addresses and could add in mass email notification alert.

## EXTERIOR LIGHTING

The Lodge, Lodge parking lot, pool, shoreline and the shed all have exterior lighting for safety. Beaver Dam would like to reserve the right to add or remove lighting as needed for safety and security. If approved, all future lighting would be positioned in accordance with the applicable County outdoor lighting standards.

## PARKING AND LOADING

The resort currently has a main parking lot on the north side of the campground, across German lake Road, and also has an off-street parking and loading area between the Lodge and Beaver Dam Rd. This parking area is used primarily for store customers and for staging boats and trailers that are being launched at the boat landing. In addition, each campsite is large enough to allow for some level of parking within the approved site.

## SIGNAGE

The campground currently has signage at road intersections. We would like to reserve the right to add signage to the Lodge and more/different signage at the intersections. All future signage would be reviewed and approved by the Environmental Services Department and/or the County Highway Engineer prior to any upgrades or other changes.

## CURRENT ROAD ACCESS

The campground currently has two (2) access points. The main access is across from the Lodge. There is also a secondary access south of the shed that was recently approved by the County Engineer . There is also access to the northern parking lot.

## CERTIFICATE OF INSURANCE

See attached.

## MEET ALL COUNTY, STATE AND FEDERAL REGULATIONS

Owners are working diligently to bring all areas of operation to meet regulations and stay in good standing with governing parties.

#### EVENTS OPEN TO THE PUBLIC

The campground would like to have an average of 15 events per year. Larger bands on Holidays, smaller bands on weekend nights and Sundays throughout the afternoon. During bigger bands we fence off an area and I.D. event goers and hand out wristbands for people of age. The campground also has a silo that we would like to use for events to serve beer from. Working with Health department to ensure correct permit is in place for use of the Silo during events The other events would be similar but not limited to Bingo, arts and crafts day – other events would be related to children such as a golf cart parade, kids’ bingo, face painting, tricker treating and pumpkin painting. Several other items that Beaver Dam is involved in is the take a kid fishing with the Minnesota Vikings and several fishing tournaments with the Sons of the American legion in Le Sueur and the Battle of the Badges with Le Sueur Co. Sheriffs dept. and surrounding County Sheriff’s departments. During these Special Events, we would bring in portable restroom facilities to offset the increase in patronage above the current septic capacity for the Lodge.

#### STORM SHELTER EVACUATION PLAN

The campground’s shower house serves as a storm shelter. Also, uses of cell phones to advise campers of upcoming storm events.

#### DOCK AND BOAT SLIPS

The campground was granted a variance to have up to 50 boat slips.

#### MISC. ITEMS

Brush/burn pile will be located west of the parking lot.

Winter storage of boat lifts and docks will be stored on the property.

# Proposed Expansion of Campground

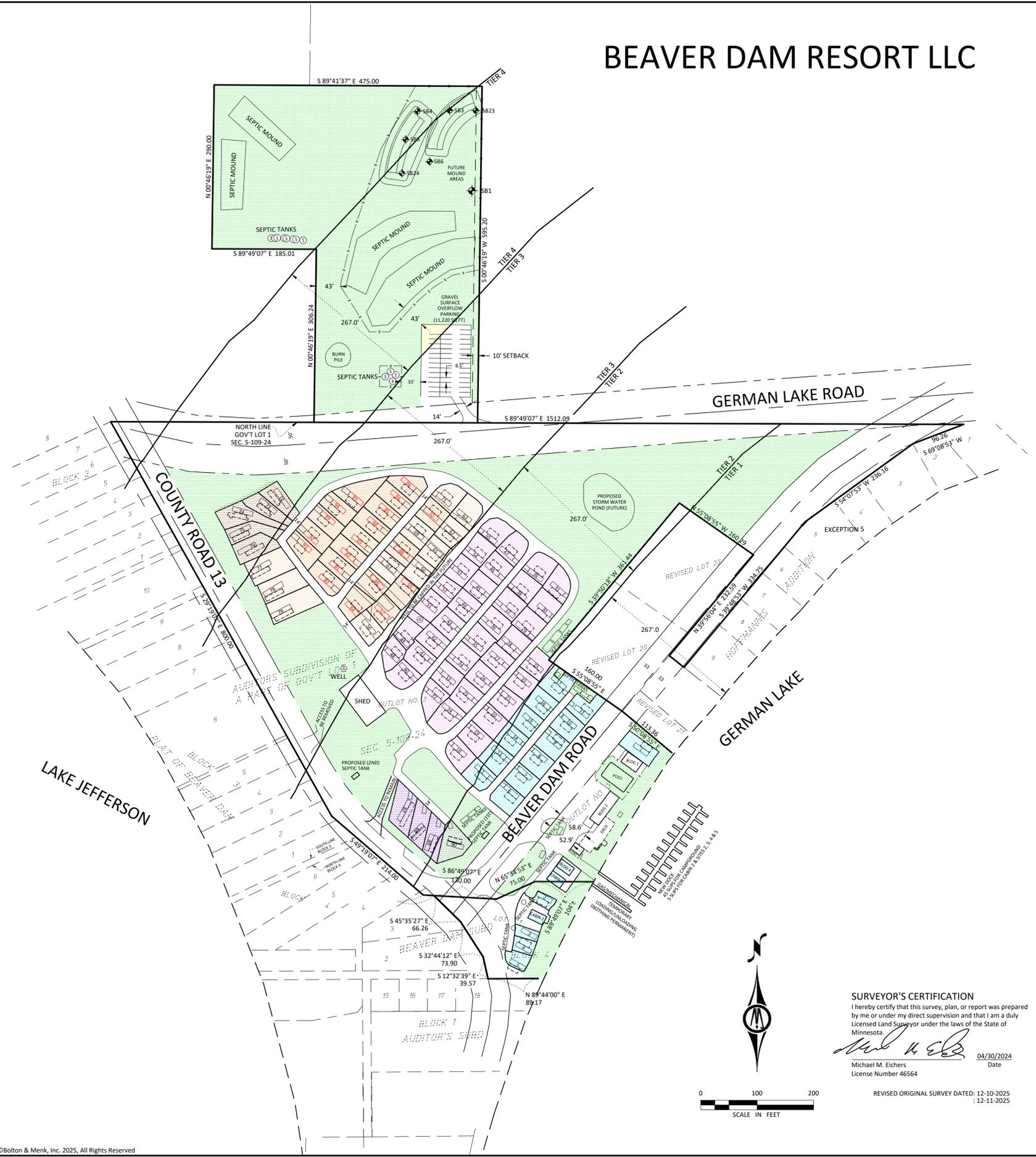
The campground currently has 70 (RV) sites and 2 cabins. The campground has an approved variance to expand by adding 19 sites. Spring of 2026.

The parking lot on the 5-acre lot was constructed in conjunction with the storm water runoff pond. An aggregate surface has been put in place following county regulations.

The shoreline restoration was completed in fall of 2024 by MN. Earth Works.



# BEAVER DAM RESORT LLC



Tier 1 Area		Camper Site	Gravel Road	Tier 1 Area Total	162978	TIER 1 IMPERVIOUS SURFACE CALCULATIONS	
1	2047			BLDG 1 (SHOWER HOUSE)	701	TIER 1 TOTAL AREA	162978
2	804			POOL	1495	BEAVER DAM ROAD ROW	59610
3	822			BLDG 2 (STORE/BAR)	1221	SCOTCH LAKE ROAD ROW	2453
4	1012			BLDG 3 (FISH CLEANING HOUSE)	283	CAMPER 1 & DECK	440
5	1168			BLDG 4 (CABIN 2)	449	BLDG 1	701
6	2105			CABIN 1	372	POOL	1495
7	2044			DECK	1889	BLDG 2	1221
8	2032			GRAVEL SURFACE 6-11 & 12-17	4301	DECK	1889
9	2038			GRAVEL SURFACE IN FRONT OF DECK	8643	BLDG 3	283
10	2054				19354	BLDG 4	449
11	2070					CABIN 1	372
12	2015					CAMPER PADS 6-11	1140
13	2099					CAMPER DECKS 6-11	1200
14	2004					CAMPER GRAVEL 6-11	319
15	2002					GRAVEL SURFACE BETWEEN CAMP SITES 6-11, 12-17	4301
16	2008					CAMPER PAD 90	240
17	2206					CAMPER DECK 90	196
18	2052					CAMPER SITE 90 GRAVEL SURFACE	85
19	2140					GRAVEL SURFACE IN FRONT OF POOL, DECK, BLDG 1, 3, 4, CABIN 1	8643
20	2207					TOTAL	85037
21	2065						
22	2007						
23	2032						
24	2473						
25	2087						
26	2024						
27	2004						
28	2012						
29	2055						
30	2094						
31	2051						
32	2052						
33	2000						
34	2001						
35	2006						
36	2013						
37	2024						
38	2001						
39	2148						
40	2002						
41	2002						
42	2000						
43	2004						
44	2000						
45	2001						
46	2000						
47	2120						
48	*1727						
49	*1636						
50	2005						
51	2001						
52	*1460						
53	2005						
54	2005						
55	2001						
56	2915						
57	2142						
58	2083						
59	76829						
Tier 2 Area		Camper Site	Gravel Road	Tier 2 Area Total	239974	TIER 2	
18	2052			SHED	2933	TIER 2 TOTAL AREA	239974
19	2140			GRAVEL SURFACE	28337	SHED	3446
20	2207				31270	CAMPER SITES	76829
21	2065					GRAVEL SURFACE	28337
22	2007					TOTAL	108612
23	2032						
24	2473						
25	2087						
26	2024						
27	2004						
28	2012						
29	2055						
30	2094						
31	2051						
32	2052						
33	2000						
34	2001						
35	2006						
36	2013						
37	2024						
38	2001						
39	2148						
40	2002						
41	2002						
42	2000						
43	2004						
44	2000						
45	2001						
46	2000						
47	2120						
48	*1727						
49	*1636						
50	2005						
51	2001						
52	*1460						
53	2005						
54	2005						
55	2001						
56	2915						
57	2142						
58	2083						
59	76829						
Tier 3 Area		Camper Site	Gravel Road	Tier 3 Area Total	159951 W/ ROW	TIER 3	
18	2052			SHED	2933	TIER 3 TOTAL AREA - NO ROW	134447
19	2140			GRAVEL SURFACE	28337	CAMPER SITES	65430
20	2207				31270	GRAVEL SURFACE	15558
21	2065					OVERFLOW PARKING	11220
22	2007						92208
23	2032						
24	2473						
25	2087						
26	2024						
27	2004						
28	2012						
29	2055						
30	2094						
31	2051						
32	2052						
33	2000						
34	2001						
35	2006						
36	2013						
37	2024						
38	2001						
39	2148						
40	2002						
41	2002						
42	2000						
43	2004						
44	2000						
45	2001						
46	2000						
47	2120						
48	*1727						
49	*1636						
50	2005						
51	2001						
52	*1460						
53	2005						
54	2005						
55	2001						
56	2915						
57	2142						
58	2083						
59	76829						
Tier 4 Area		Camper Site	Gravel Road	Tier 4 Area Total	180747 W/ ROW	TIER 4	
18	2052			SHED	2933	TIER 4 TOTAL AREA - NO ROW	137354
19	2140			GRAVEL SURFACE	28337	CAMPER SITES	12004
20	2207				31270	OVERFLOW PARKING	1453
21	2065						13457
22	2007						
23	2032						
24	2473						
25	2087						
26	2024						
27	2004						
28	2012						
29	2055						
30	2094						
31	2051						
32	2052						
33	2000						
34	2001						
35	2006						
36	2013						
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39	2148						
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49	*1636						
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51	2001						
52	*1460						
53	2005						
54	2005						
55	2001						
56	2915						
57	2142						
58	2083						
59	76829						
Tier 3 Sites		Camper Site	Gravel Road	Tier 3 Impervious Surfaces	159951 W/ ROW	TIER DENSITY	
56	2000			Overflow Parking	134447 W/O ROW	1	162978 *0.028 /400 11.4 ALLOW 13 EXIST
57	2025			Shed		2	217724 *0.028 /400 15.24 ALLOW 37 EXIST
59	2052			Gravel Surfaces between camp sites		3	120587 *0.028 /400 8.44 ALLOW 11 EXIST 19 PROP
60	2001					4	28000 *0.028 /400 1.96 ALLOW 5 EXIST
61	2005						37.04 85
62	2002					OPEN SPACE	
63	2194					TOTAL AREA	863327
64	2193					GRAVEL PARKING OVERFLOW	11220
66	2020					GRAVEL ENTRANCE	195
67	2006					SCOTCH LAKE ROAD ROW	45869
68	2002					GERMAN LAKE ROAD ROW	79278
69	2001					BEAVER DAM ROAD ROW	59610
70	2000					AREA S. OF BDR AND N. OF GERMAN LAKE	13998
71	2000					TRIANGLE AREA BOUNDED BY ROADS	100242











## General Recommendations

- Only light the number of piles that can be adequately supervised at any one time (maximum of 3).
  - Have a water supply available and a means of dispensing it.
  - Piles should be sufficiently spaced and away from surrounding vegetation so that the potential for radiant heat to ignite and spread the fire is eliminated. You should be able to comfortably stand between the burning pile and any structure.
  - By keeping piles small in size, clean of soil, and well spaced, you will be able to more efficiently control the amount of debris that is burning at any one time.
  - When you think burning is complete, examine the ashes. Touch them to make sure they are cold. Use water as necessary to make sure it is out and cannot reignite.
- 

## Minnesota DNR burning permits only allow the burning of clean vegetative matter.

This means unpainted, unstained and untreated wood and brush.

Unless restricted by local ordinances, you may also burn:

- Leaves
- Grass

Permits DO NOT allow the burning of:

- Painted wood or Paper
  - Plastic or other prohibited materials
  - Garbage
- 

## Why does this matter?

Burning garbage or treated materials releases toxins that contaminate our air, water and soil. These toxins can cause serious health problems including cancer.

---

## Is this a new concern?

No, household garbage burning has been illegal in Minnesota since 1969. New reports show that backyard garbage burning is now the LARGEST source of deadly dioxins in the United States.

---

## Dispose of your garbage the safe way!

- Recycle or reuse
- Compost or chip yard waste
- Use garbage services

**If you are burning garbage, you may be making poison.**



# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

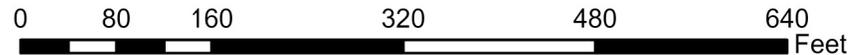


## Map Disclaimer

Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps. These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.

\*The maps are date specific and are intended for use only at the published scale.

\*These maps should not be used for navigational, engineering, legal, or any other site-specific use.

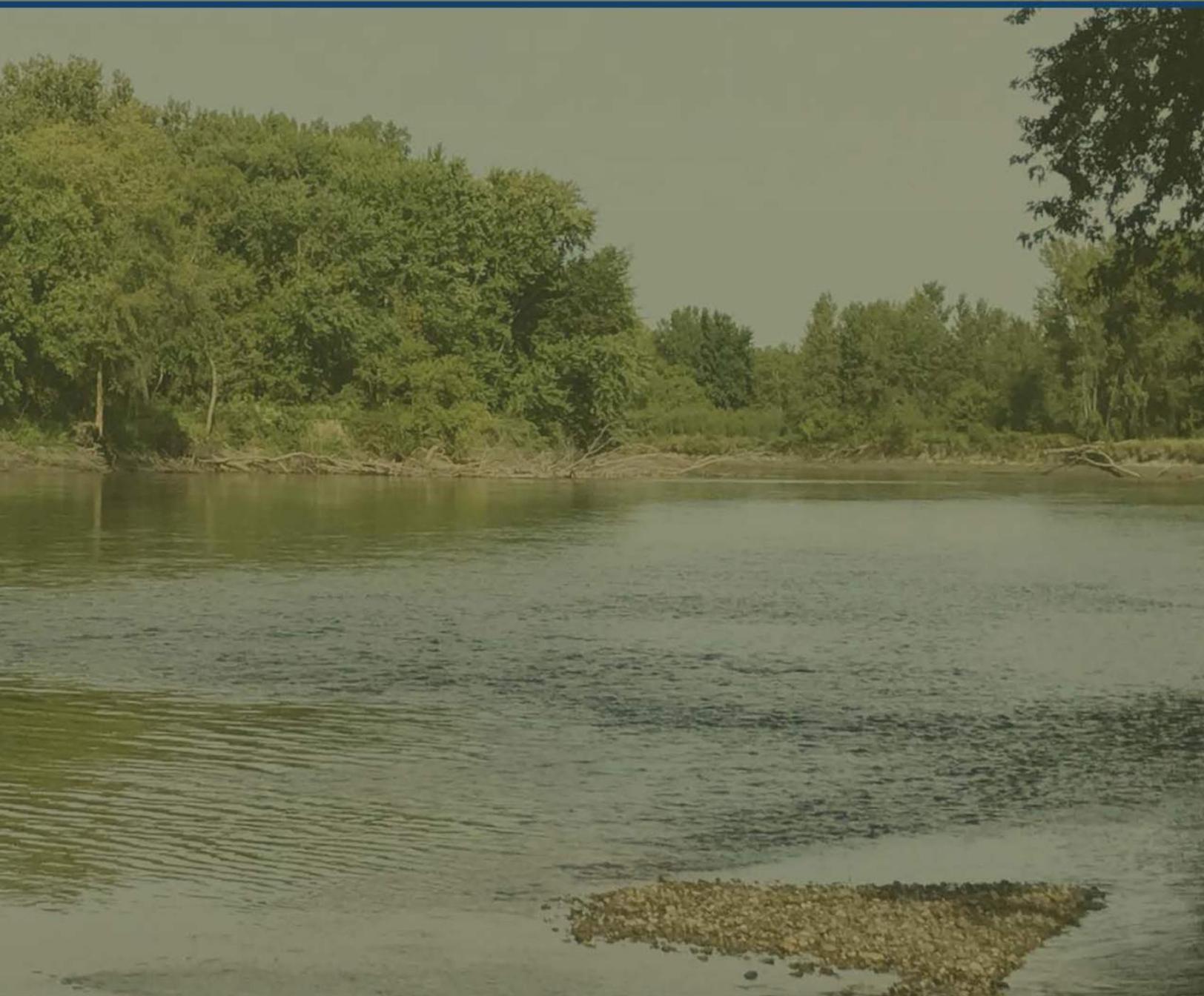


LE SUEUR COUNTY  
ENVIRONMENTAL SERVICES  
507-357-8538



# VISION 2050

Le Sueur County



**BOLTON  
& MENK**



**Le Sueur**  
COUNTY



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# 1 | ACKNOWLEDGEMENTS

## COUNTY BOARD

Dennis Tietz - District 1  
Danny O'Keefe - District 2 (2026 Chair)  
John King - District 3  
David Preisler - District 4 (2025 Chair)\*  
Steven J. Rohlfing - District 5

## PLANNING COMMISSION

Jeanne Doheny – Chair\*  
Alan Gehrke – Member\*  
Shirley Katzenmeyer - Member  
Doug Krenik - Member  
Pam Tietz - Member  
Mike Roche - Member  
Tina King – Member

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Michelle Mettler - Deputy Zoning Administrator\*  
Holly Bushman - Water Resources Manager\*  
Amy Beatty - Environmental Programs Specialist  
Jon Hammel - Senior Planner  
Trigg Capistrant-Kinney - Senior Planner  
Anna Freunds Schuh - Drainage & Environmental Compliance Specialist  
Brad O'Malley - Land Use Planner and Economic Development Specialist  
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Julie Hike - Planning and Zoning Technician  
Trevor Rudenick - Water Resources Planner  
George Phillips - GIS Analyst  
Jay Sowieja - GIS Technician

## COMPREHENSIVE PLAN STEERING COMMITTEE

Mike Schultz - Soil & Water District Manager  
Bruce Skluzacek - Shoreline Restoration Contractor  
Liz Krocak - Township Representative

*\*Additional County Board, Planning Commission, and Staff Steering Committee Members*

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# COUNTY PROFILE

## 2 | COUNTY PROFILE

Le Sueur County, Minnesota, is a community experiencing steady growth and development. With a rising population, increasing home values, and a high rate of homeownership, the county is well-positioned for continued prosperity.

### HISTORY & BACKGROUND

Le Sueur County has a rich history dating back to its establishment in 1853. The county is named after the French explorer Pierre-Charles Le Sueur, who explored the Minnesota River Valley in the early 18th century. The county's unique geology and fertile soils made it an ideal location for a strong agricultural economy.



Source: Amon Carter Museum of American Arts, "Ballplay of the Dakota on the St. Peters River in Winter"



Source: Le Sueur County Historical Society

### Early History and Exploration

The area now known as Le Sueur County was originally the homeland of the Wahpekute, one of the bands of the Dakota Nation. Prior to European colonization, the Wahpekute and other Dakota groups lived throughout much of present-day Minnesota and surrounding states. In Minnesota, the Dakota people represented one of the largest and most established Indigenous nations. The Wahpekute occupied lands in south-central Minnesota, including what would become Le Sueur County. French explorers, including Pierre-Charles Le Sueur, traveled through the region in the early 1700s. Le Sueur's exploration of the Minnesota River Valley laid the groundwork for future European settlement. The county's name honors his contributions to the exploration of the area.

### Settlement and Development in the 19th Century

The first European settlers arrived in the mid-19th century, drawn by the fertile land and the promise of a new life. The Minnesota Territory legislature established Le Sueur County on March 5, 1853. Early settlements were concentrated along the Minnesota River, with towns like Le Sueur, Ottawa, and Kasota being among the first to be established. These towns served as important hubs for trade and transportation. As more settlers arrived, the county's population grew, and new towns were founded further inland. By the end of the 1850s, most of the towns that exist in Le Sueur County today had been established. The construction of railroads in the late 19th century further spurred growth, making it easier to transport agricultural products to larger markets.



Source: Le Sueur County Historical Society, "Cleveland Hardware Store 1919"

### 20th Century Developments

The early 20th century saw continued growth and development in Le Sueur County. The county's economy remained heavily reliant on agriculture, but new industries began to emerge. The mid-20th century brought significant changes, including the development of manufacturing and service industries. This diversification helped stabilize the county's economy and provided new opportunities for residents.



Source: American Courthouses, Le Sueur County Justice Center

### Current Historical Moment

In recent decades, Le Sueur County has continued to evolve, experiencing steady population growth and focusing on improving infrastructure and public services. Efforts to preserve the county's historical sites and promote tourism have been important, with recent initiatives including the development of new parks and recreational facilities, improvements in public services, and efforts to attract new businesses. Today, Le Sueur County is a vibrant community that balances its rich history with modern development.

## GEOGRAPHY

Le Sueur County is located in the south-central part of Minnesota. Key geographical details:

### Land and Water Areas

- Total Area: 474 square miles
- Land Area: 449 square miles
- Water Area: 25 square miles, which accounts for 5.3% of the total area

### Geographic Features

#### Lakes and Rivers:

The county is home to numerous lakes and the Minnesota River, which runs along its western border. Notable lakes include Lake Washington, German Lake, Lake Francis, Lake Jefferson, Lake Sakatah, and Lake Tetonka.

#### Protected Areas:

Le Sueur County has various protected areas, including parks and wildlife management areas, which contribute to its natural beauty and recreational opportunities.

#### Topography:

The county features a mix of rolling hills, flat plains, and wooded areas, providing a diverse landscape.



Lake Jefferson



## COMMUNITY DATA

Le Sueur County, MN, is a dynamic community characterized by steady growth and development. The county's population has been increasing, with a notable rise in home values and a high rate of homeownership, indicating a prosperous and attractive place to live. Demographic trends reveal a community that is becoming more diverse and slightly older, which will influence future planning and services.

FIGURE 1 | KEY STATISTICS ABOUT LE SUEUR COUNTY

### POPULATION KEY FACTS:



### COMMUNITY KEY FACTS:

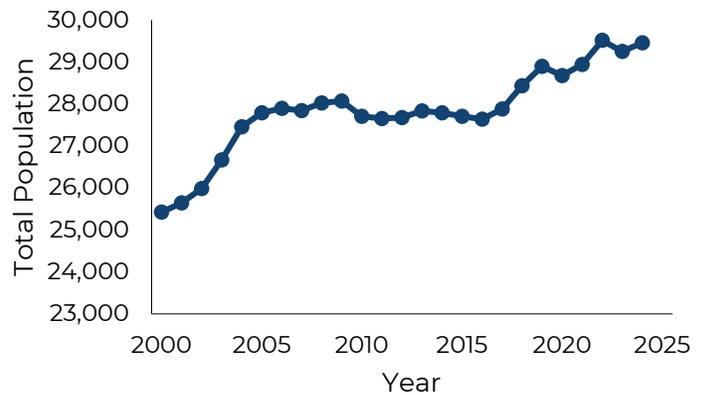


Source: US Census Bureau, Esri ArcGIS Business Analyst, and Minnesota Demographers Office

### Population Growth

Le Sueur County's population has grown approximately 14.9% over the last two decades, according to the United States Census Bureau's 2023 American Community Survey. As of 2024, the population is estimated at 29,459. The county has seen a 2.7% increase in population from 2020 to 2024.

FIGURE 2 | LE SUEUR COUNTY POPULATION (2000-2024)

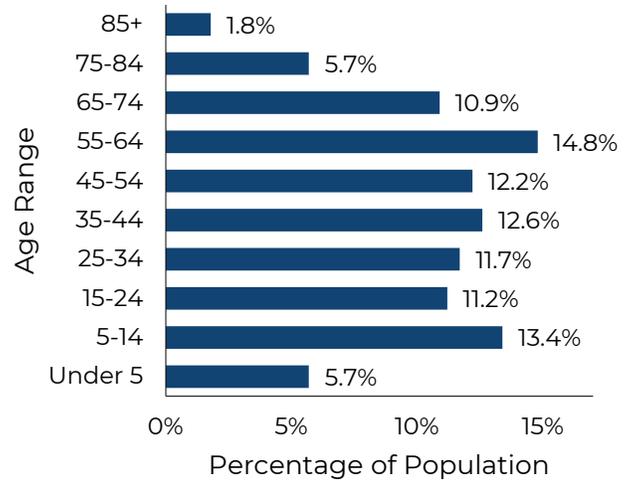


Source: US Census Bureau 2023 American Community Survey

## Age Distribution

The county has a diverse age distribution, with 13.4% of the population between 5 and 14 years and 14.8% between 55 and 64 years. Demographic shift towards an older population suggests a need for enhanced healthcare services, senior housing, and recreational facilities tailored to older adults, ensuring the community can support its aging residents effectively.

FIGURE 3 | LE SUEUR COUNTY AGE DISTRIBUTION

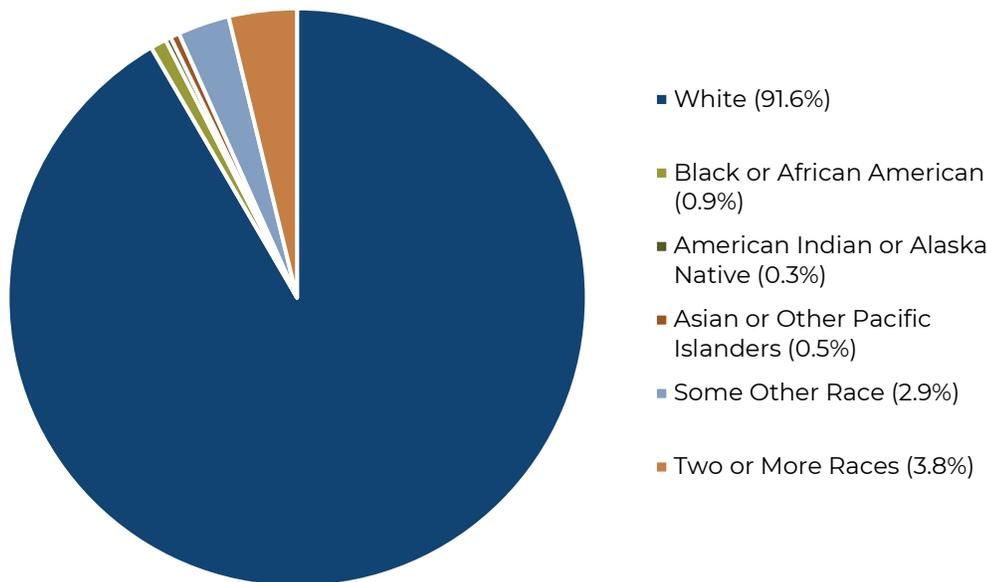


Source: US Census Bureau 2023 American Community Survey

## Race and Ethnicity

Le Sueur County is predominantly White, with 91.6% of the population identifying as White alone, according to the US Census Bureau's 2023 American Community Survey. In the same survey, 6.6% of residents identified as Hispanic or Latino, which is considered an ethnicity and reported separately from race. Between 2013 and 2023, there was growth in the number of people identifying with every race and ethnicity category except American Indian or Alaska Native. The increasing diversity highlights the importance of inclusive community planning and services that cater to all demographic groups.

FIGURE 4 | RACE OF LE SUEUR COUNTY RESIDENTS



Source: US Census Bureau 2023 American Community Survey

## Income

### Median Household Income

As of 2023, the median household income in Le Sueur County is \$90,218 (US Census Bureau 2023 American Community Survey). Le Sueur County ranks twelfth among Minnesota's 87 counties for median household income, indicating a robust economic environment that supports higher earnings for residents. In 2022, the median household income was \$87,180, showing an 8.4% growth from the previous year.

### Per Capita Income

The per capita income in Le Sueur County for the past 12 months (in 2023 dollars) is \$43,236 (US Census Bureau 2023 American Community Survey). This metric provides a broader view of the average income earned by each resident, reflecting the overall economic well-being of the community.

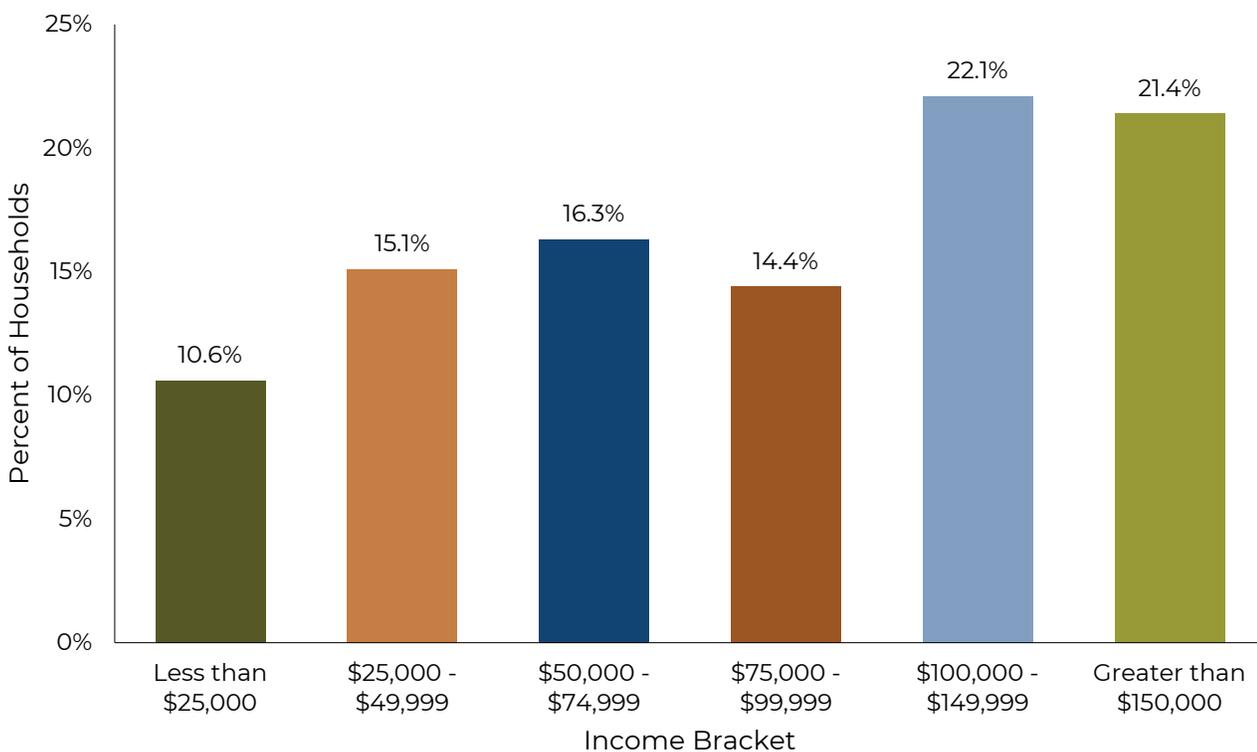
## Income Distribution

Income distribution in Le Sueur County varies across different census tracts. For example, in 2022, Census Tract 9506 (southwest corner of the County, including the cities of Kasota and Cleveland) had the highest median household income at \$95,096, followed by Census Tract 9504 (southeast corner of the County, including the cities of Elysian and Waterville) at \$85,726 and Census Tract 9505 (south central area of the County, including the city of Le Center) at \$83,523. There is the economic diversity across the county.

## Poverty Rate

Despite the overall positive income trends, there are still residents facing economic challenges. The poverty rate in Le Sueur County is 7.45% as of 2022, which has decreased by 5.49% from the previous year. This decline indicates improvements in economic conditions and efforts to support lower-income households.

FIGURE 5 | INCOME DISTRIBUTION OF HOUSEHOLDS IN LE SUEUR COUNTY



Source: US Census Bureau 2023 American Community Survey

## Education

Le Sueur County has a high percentage of residents with a high school diploma or higher (95.0%) and 25.5% with a bachelor's degree or higher. Ensuring that educational facilities can accommodate the growing number of students is vital for the county's development. There are eight public school districts located in the county. Tri-City United, Le Sueur-Henderson, and Waterville-Elysian-Morristown are the three geographically largest school districts in the county, followed by Cleveland and New Prague.



Source: Cleveland School District



Source: Le Sueur-Henderson School District, New Prague School District



Source: St Peter School District, Tri-City United School District



Source: Waterville-Elysian-Morristown School District

# PROJECTIONS

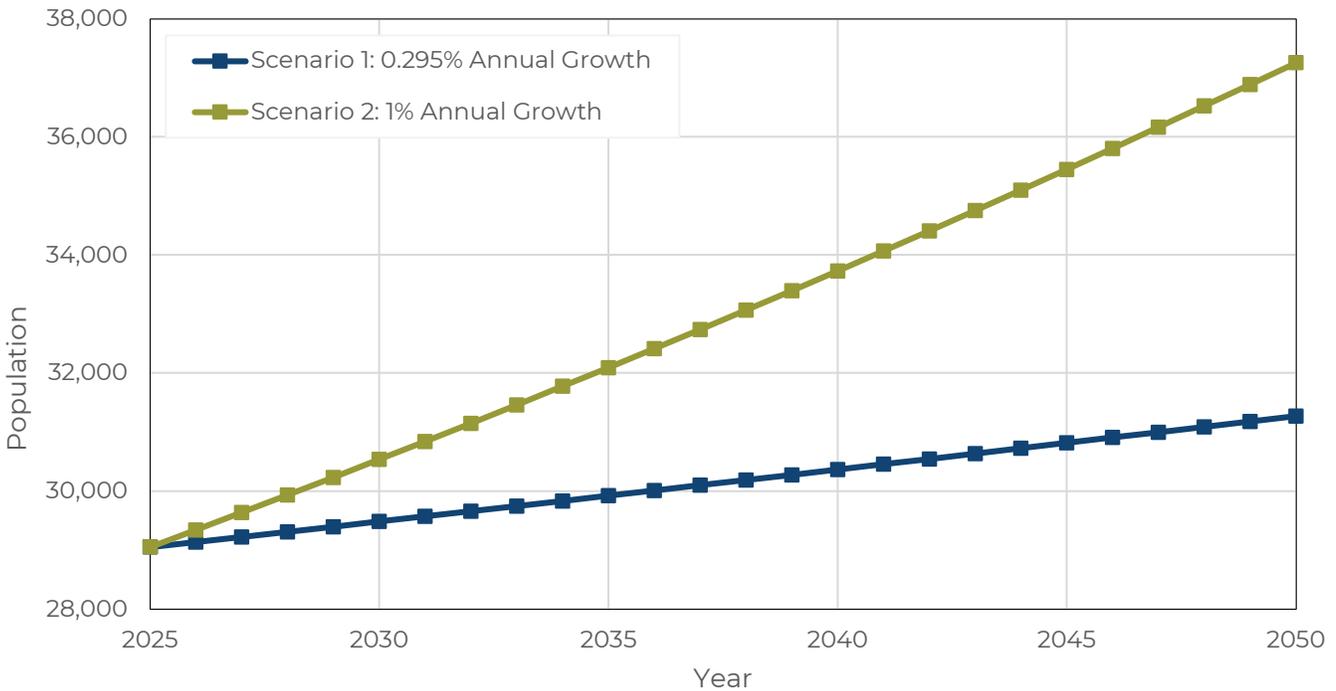
Le Sueur County’s population is expected to grow modestly over the next few decades. By 2030, the state demographer anticipates a 0.295% annual growth with a potential population of approximately 31,000 by 2040, and just under 32,000 by 2050 (additional 2,251 people).

This steady growth will require careful planning to ensure that infrastructure and services can meet future demands. Since no one knows what the future holds and what market changes will occur, another is depicted to provide a different growth rate. Two scenarios are calculated to provide a range of possibilities: Scenario 1 follows the state demographer projections, while Scenario 2 projects a slightly higher growth rate.

**Scenario 1:** Uses the State Demographer: 0.295% Annual Growth  
(Based on MN Demographer’s 3% growth from 2025–2035, extrapolated to 2050)  
→ ~2,251 additional residents by 2050

**Scenario 2:** Accelerated Growth: 1% Annual Growth  
(Assuming successful attraction of commuters and new businesses)  
→ ~8,320 additional residents by 2050

FIGURE 6 | PROJECTED POPULATION OF LE SUEUR COUNTY BASED ON TWO SCENARIOS

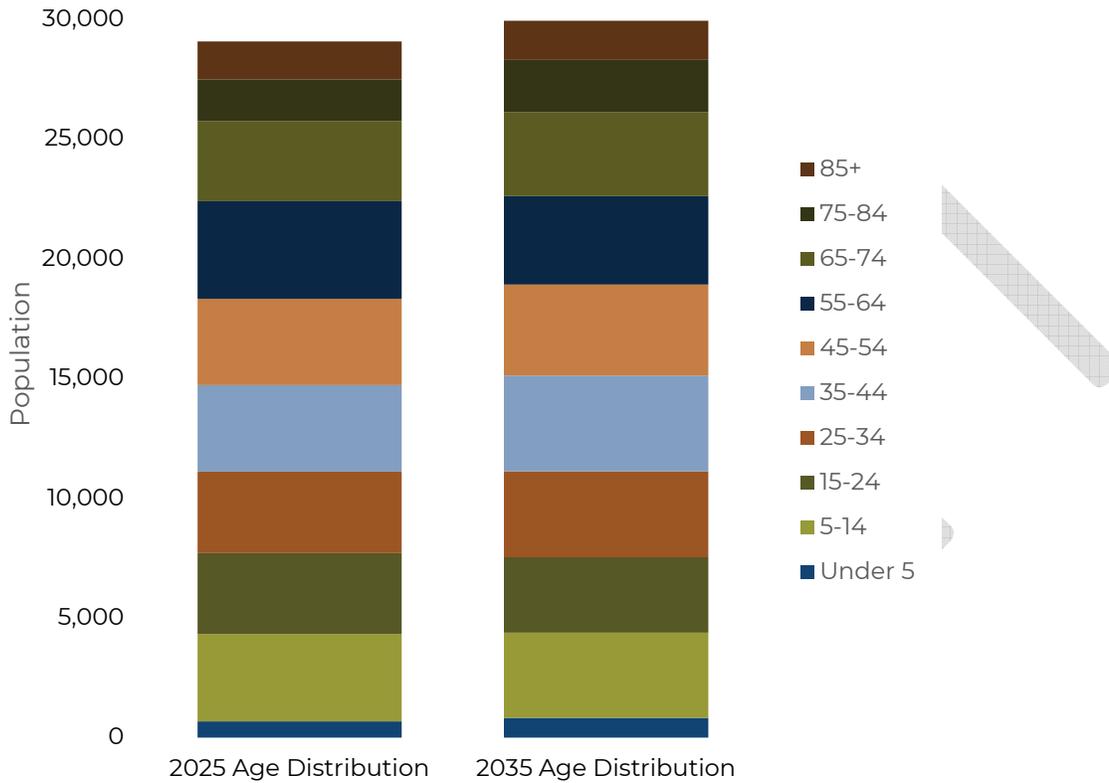


Source: US Census Bureau

## Age Distribution

According to the Minnesota State Demographic Center, Le Sueur County's population is expected to grow about 3% from 2025 to 2035. This growth is about on track with the Minnesota State Demographic Center's projected statewide growth of 3-4% over the next decade. In addition to the overall growth, the number of people aged 65 years and older in Le Sueur County is expected to increase over the next decade (see Figure 7).

FIGURE 7 | CURRENT AND PROJECTED AGE DISTRIBUTION OF LE SUEUR COUNTY THROUGH 2035



Source: Minnesota State Demographic Center and Demographers Office

## Age Projections

The county is expected to see significant growth in the older age groups, particularly those aged 75 and over. By 2030, the population aged 75 and over is projected to increase by 20%, and by 2040, it is expected to increase by 35%.

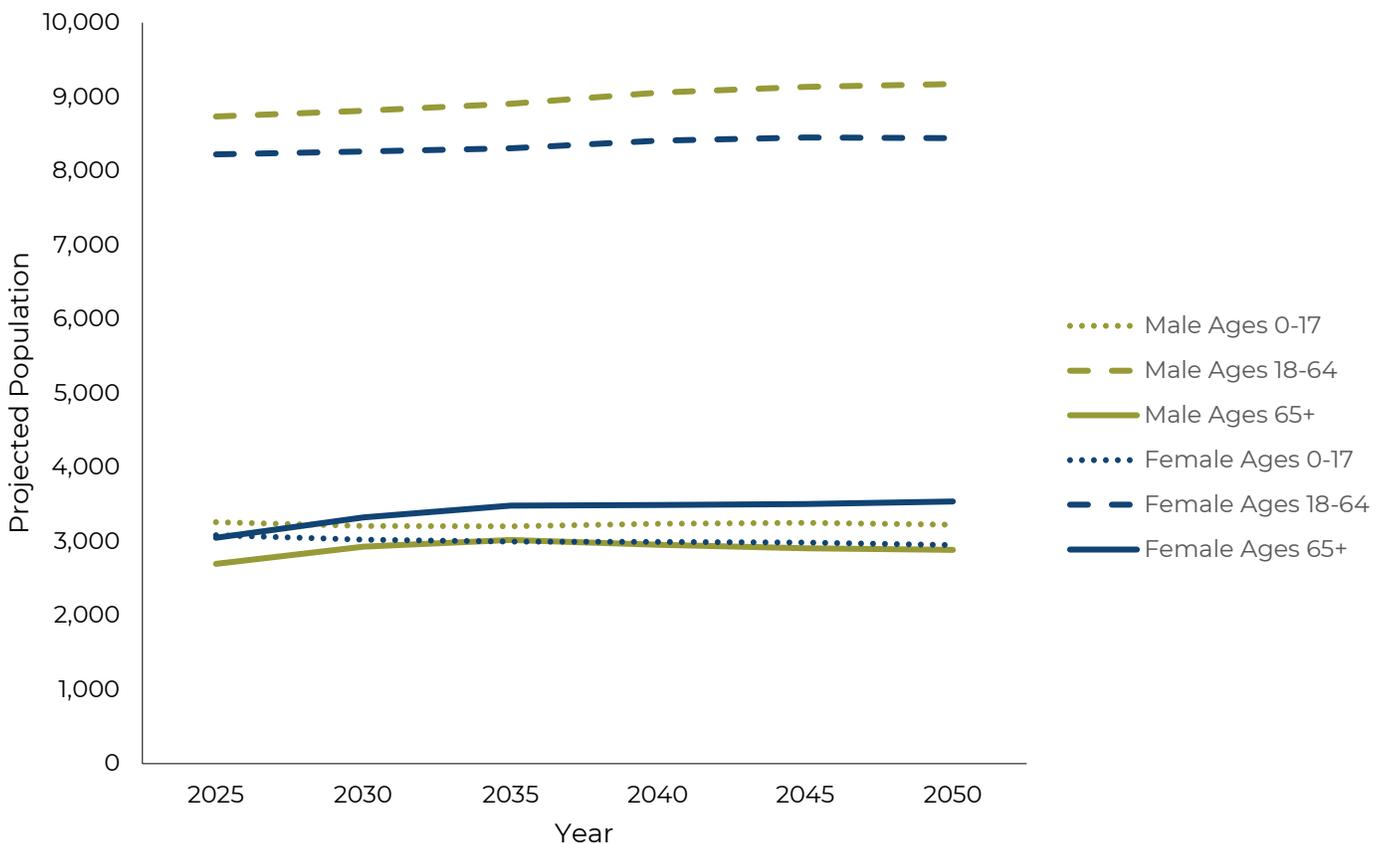
This trend indicates a need for increased healthcare services and senior housing, as well as programs and facilities that cater to the needs of an aging population.

The chart below illustrates the population projections for Le Sueur County, MN, from 2024 to 2050, segmented by age groups and sex. The data shows that:

- **Stable Youth Population:** The population of males and females aged 0-17 is projected to remain relatively stable, with slight fluctuations over the years.
- **Growth in Working-Age Population:** The population of males and females aged 18-64 shows a steady increase, indicating a growing working-age demographic.
- **Significant Increase in Elderly Population:** The population of males and females aged 65 and above is expected to rise significantly, reflecting an aging population trend.

Overall, Le Sueur County is projected to experience moderate growth in its working-age population and a notable increase in its elderly population, while the youth population remains stable. This demographic shift may have implications for local services and facilities.

FIGURE 8 | POPULATION PROJECTIONS FOR LE SUEUR COUNTY THROUGH 2050



Source: Minnesota State Demographic Center and Demographers Office

## COMMUNITY ENGAGEMENT

We received feedback from the public through several activities that took place over the course of this project. Thank you to all residents that participated and shared their insights!

### Phase 1 Engagement

Participants included:

- Phase 1 Pop-ups: 150 interactions
- Phase 1 Survey: 273 respondents
- Phase 1 Community Forum: 65 attendees
- Interactive Online Map: 74 comments

Focus groups included:

- Agricultural focus group: 31 attendees
- Business owner focus group: 12 attendees
- City focus group: 8 attendees

### Phase 2 Engagement

Participants included:

- Phase 2 Land Use Feedback: 6 comments
- Draft Plan Feedback: 9 comments
- Community Open House: 35 attendees

Focus groups included:

- Township Focus Group: 8 attendees

*Of the topics included in this plan, survey respondents' top priorities were:*

*Jobs and Economic Development*

*Natural Resources*

*Housing*



**ECONOMIC DEVELOPMENT**

## 3 | ECONOMIC DEVELOPMENT

Economic development is not just about jobs, it is the intentional efforts to grow the economy, enhancing the vitality and quality of life for residents in a community. In 2024, Le Sueur County hired their first staff whose job duties include economic development activity. They join many other counties throughout the State of Minnesota and the country who have economic development staff focusing on activities to make their community a place people want to live, work, play, and thrive.

Economic development activities can span many different topics, dependent on specific community needs. These activities and topics may include business retention, expansion, and recruitment, strategic planning, real estate development, entrepreneurship training, workforce development, housing development, child care development, and broadband development.

Le Sueur County's economic growth is supported by diverse industries, providing opportunities for local businesses to thrive. The following chapter analyzes a variety of factors that play a role in the economic development needs in Le Sueur County.

*When asked to rank housing, economic development, natural resources, community facilities, and transportation, residents ranked economic development as the top issue in Le Sueur County.*

### Employment

Anyone over 16 years old is considered a part of the working population, with the understanding that a substantially lower percentage of people over the age of 65 are employed. In Le Sueur County, about 23,411 people are over the age of 16.

According to the Minnesota Department of Employment and Economic Development (DEED), Minnesota ranks sixth overall for labor force participation rate at 68.7%. Le Sueur County's labor force participation rate is about 70.0%, above the state average.

As of December 2024, DEED reports Minnesota's unemployment rate is 2.7% (not seasonally adjusted). Le Sueur County's unemployment rate is 4.6%. Generally, 4 to 6% unemployment is considered average.

The labor force remains tight, even though job vacancies in the region have returned to rates similar to those prior to the Covid-19 pandemic. Le Sueur County is home to hardworking employees that enjoy living in a rural setting. Workforce development efforts should work with local employers to meet their needs. Resources such as DEED Workforce Strategy Consultants and South

Central Workforce Council exist to support local employers, job seekers, and economic development efforts to expand Minnesota's workforce.



Source: Bimeda, Le Sueur North American Manufacturing

## Labor Movement and Commuting Patterns

Labor force patterns show the county has approximately 9,202 people who reside in Le Sueur County but work outside the county (outflow). The county attracts approximately 3,561 people who work in the county but live elsewhere. The remaining employees, approximately 2,707 people, live and work in Le Sueur County.

The average commute time of 25 minutes is above average. This is characteristic of Le Sueur County's position between the Minneapolis-St. Paul Metropolitan area and Mankato area.

The County could put efforts into increasing employment inside the county to reduce daytime population loss and shorten average commute times. Being that the majority of employment in Le Sueur County is created by privately owned companies, these efforts would best be focused by working with new and existing private companies.

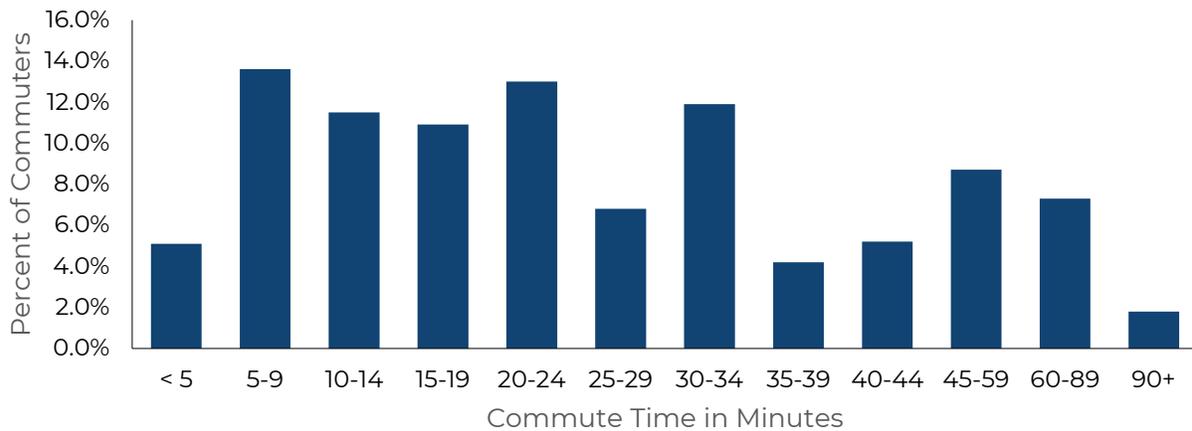
*If more jobs were available, 22 percent of residents would choose to work in Le Sueur County instead of commute, according to the public survey.*

FIGURE 9 | DAILY MOVEMENT OF EMPLOYEES INTO AND OUT OF LE SUEUR COUNTY



Source: US Census Bureau, On The Map

FIGURE 10 | LE SUEUR COUNTY RESIDENT COMMUTE TIMES



Source: U

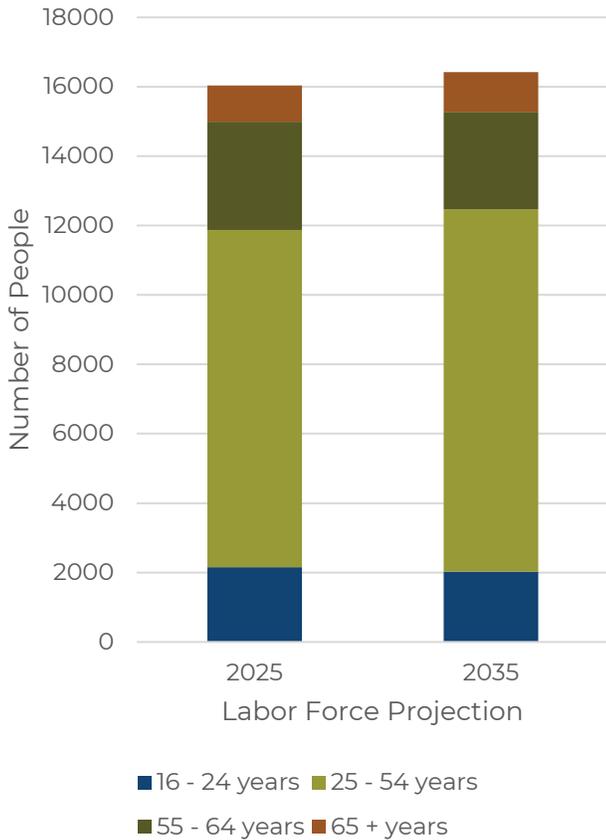
## Employment Projections

Le Sueur County's labor force is anticipated to grow over the next ten years. This growth is expected to be driven by a larger number of 25 – 54 year olds in the labor force.

Employment in Le Sueur County's largest industries (manufacturing, healthcare, and construction) is also anticipated to grow. By 2030, employment in these sectors is expected to increase by 10%, and by 2040, it is projected to grow by 15%.

The county will need to focus on building infrastructure and services to support an aging population, attracting a younger workforce and retaining a skilled workforce to support these industries, which are critical to the county's economic future.

FIGURE 11 | LE SUEUR COUNTY LABOR FORCE PROJECTIONS



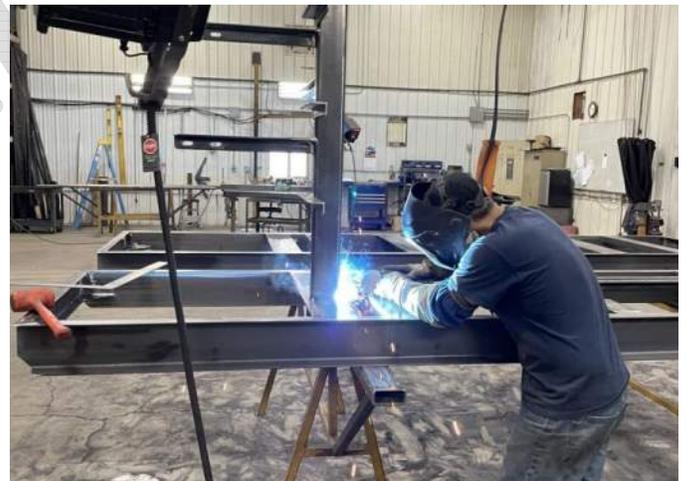
Source: MnDEED County Profile



Source: Le Sueur County News, Construction of Le Sueur-Henderson Elementary School



Source: Central Healthcare, Le Center



Source: R&R Metalworks Inc., Montgomery

## Industry

The top industries in Le Sueur County by the number of people employed are manufacturing (20% of labor force), health care (15.1% of labor force), and construction (10.3% of labor force).

These key sectors are also driving local employment. All three of these industries are more specialized locally than in the U.S. as a whole. In other words, there is a higher concentration of employees in these industries in Le Sueur County.

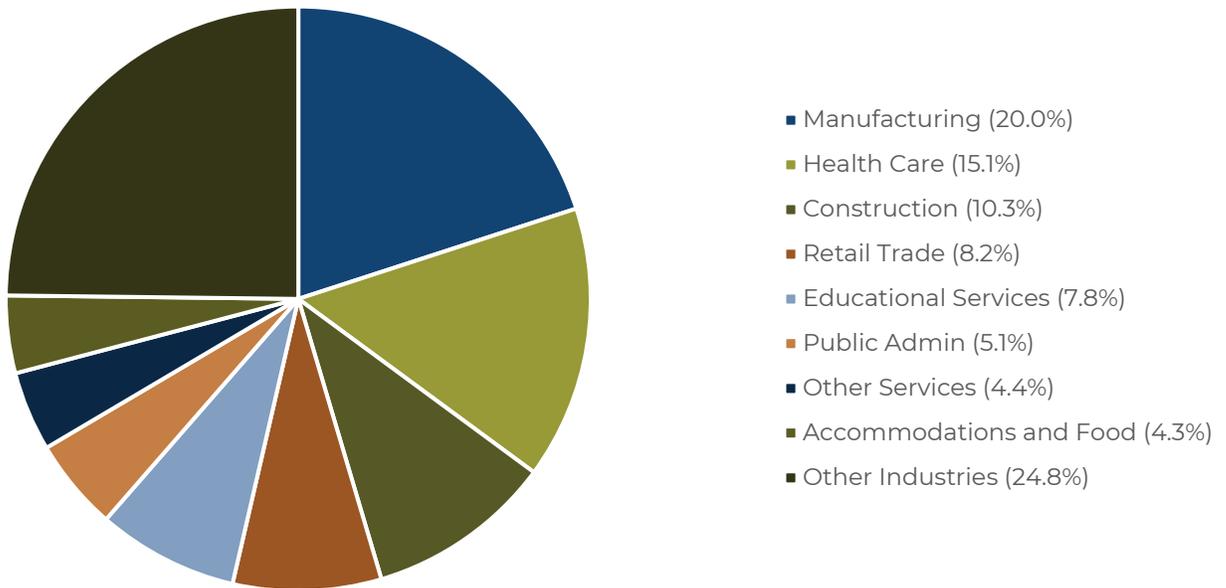
*Local/regional ownership of businesses was important for nearly 69% of survey respondents.*

*Food establishments, retail businesses, and childcare providers were the top three businesses that survey respondents reported as most needed in the county.*



Source: Le Center Dental Clinic, Le Center

FIGURE 12 | TOP INDUSTRIES BY LABOR FORCE



Source: US Census Bureau 2023 ACS, Esri

## Wages

Wages within the region are lower than the state, according to DEED, with a median hourly wage of \$23.24 in Le Sueur County but \$24.90 statewide.

The median hourly wage in all of the county's top industries - construction, manufacturing, and healthcare - are at or below the state median hourly wage.

As industries that are projected to see substantial growth in the next ten years, economic development efforts should work closely with new and expanding businesses to increase wages for employees to more closely match or exceed the state average.

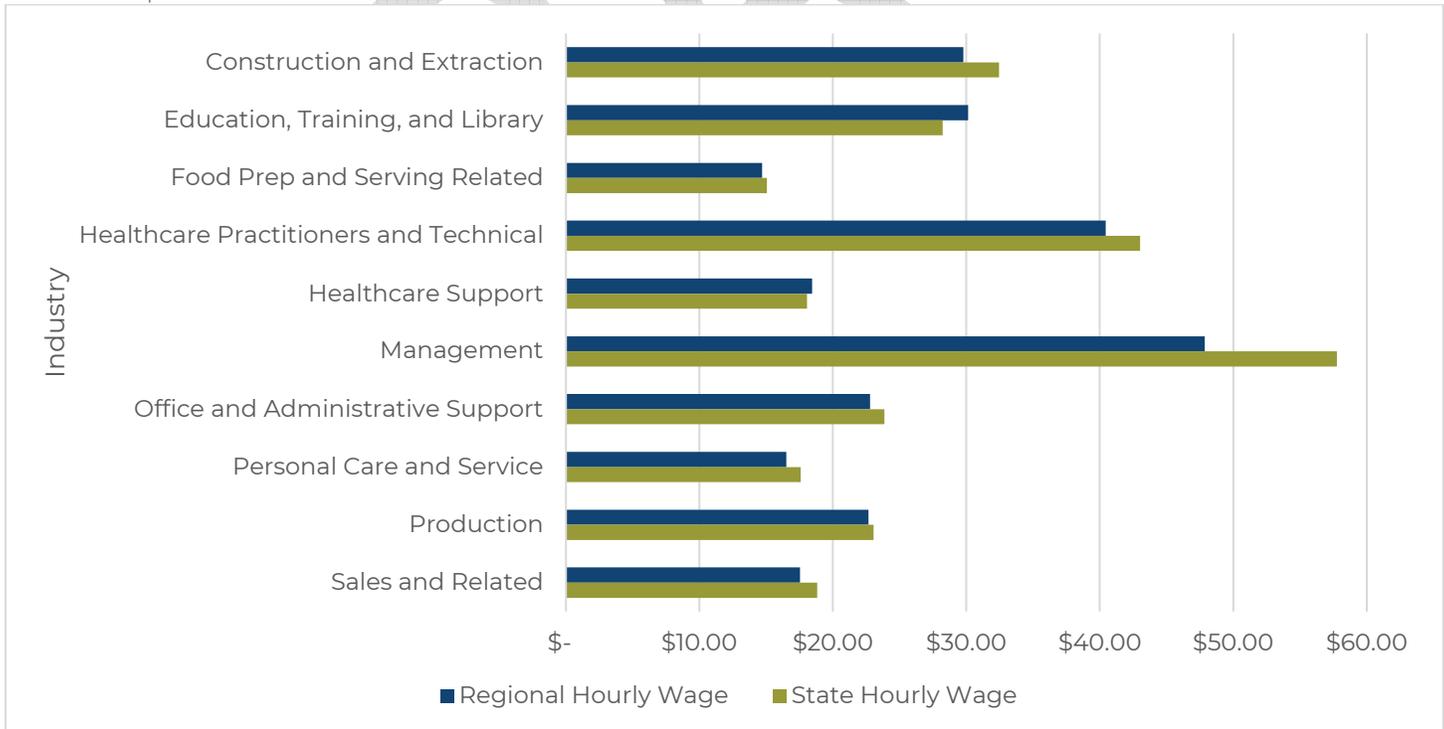


Source: Cambria, Le Sueur

Top economic development efforts prioritized by survey respondents include:

- small business and entrepreneurship development
- business recruitment and retention
- broadband internet development
  - community revitalization

FIGURE 13 | WAGES OF TOP INDUSTRIES IN LE SUEUR COUNTY



Source: MnDEED County Profile, MN Demographic Center, ACS 2019-2023

## **ECONOMIC DEVELOPMENT GOALS**

### **Goal 3.1 Support Local Business**

Policy 3.1.1 Prioritize small business growth, retention, and entrepreneurship through partnerships and incentives.

### **Goal 3.2 Strengthen Workforce**

Policy 3.2.1 Align training with key industries and expand local job opportunities to capture outflow commuters to work within the county.

### **Goal 3.3 Expand Infrastructure**

Policy 3.3.1 Improve broadband and essential infrastructure to support business and community needs.

**ECONOMIC DEVELOPMENT RESILIENCY: Design infrastructure for extreme weather durability and maintain community assets, while fostering local economic growth.**

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# HOUSING

# 4 | HOUSING

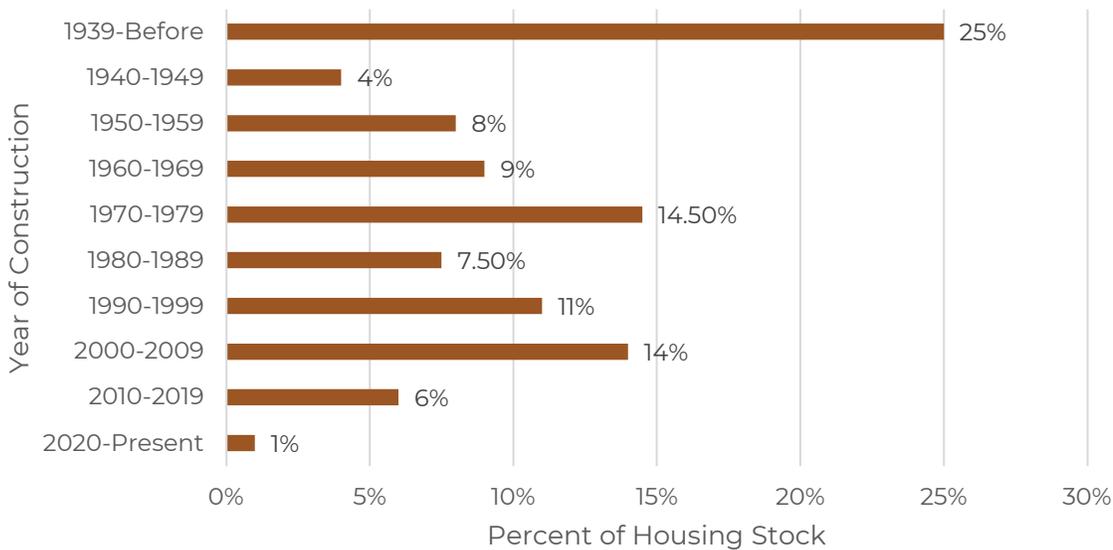
## EXISTING CONDITIONS

Housing is a fundamental need that shapes communities and influences economic and social well-being. While Le Sueur County and its cities offer a variety of housing options, the critical question is whether this existing stock truly meets the needs of current residents. Furthermore, will the supply of housing keep pace with future demand, and will it remain affordable for households across income levels? These considerations are central for residents, developers, and decision-makers as they evaluate where to live, invest, and plan for growth in Le Sueur County.

### Age of the Housing Stock

Housing is a resource that can last centuries if it is properly maintained; however, not all homes receive uniform attention. The likelihood that older homes will begin to have issues due to age is natural and tends to reduce their appeal to buyers. Le Sueur County has an older housing stock, with 38% of homes built more than 65 years ago and a quarter built nearly a century ago. The rate of new housing construction over the last 25 years has been relatively low, with only 21% of housing built between 2000 and the present. The desirability of new homes makes them easy to fill with residents; however, the limited supply of these homes makes them cost more, and the homes do not last long on the market. In situations like these, where the housing stock is older and more prevalent in the market, there is a greater need to revitalize and ensure these older homes are in the best condition to maintain a functional local housing market.

FIGURE 14 | AGE OF LE SUEUR COUNTY HOUSING STOCK

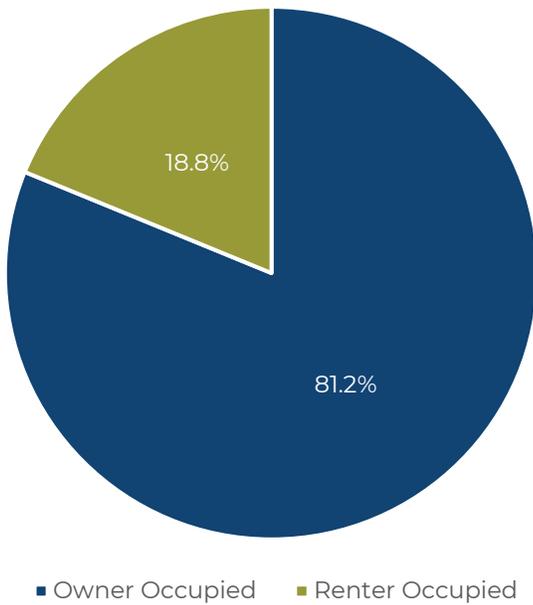


Source: US Census, Esri Business Analyst

## Occupancy

Owner occupancy is the predominant means of procuring a home in Le Sueur County, with 81.2% of residents living in homes they have purchased and own. For the 18.8% of the population that rent a home in the county, the availability of rental housing and its variable long-term costs can create instability. The patterns in duration of occupancy between renters and homeowners are similar in proportion to one another.

FIGURE 15 | LE SUEUR COUNTY HOUSING OCCUPANCY

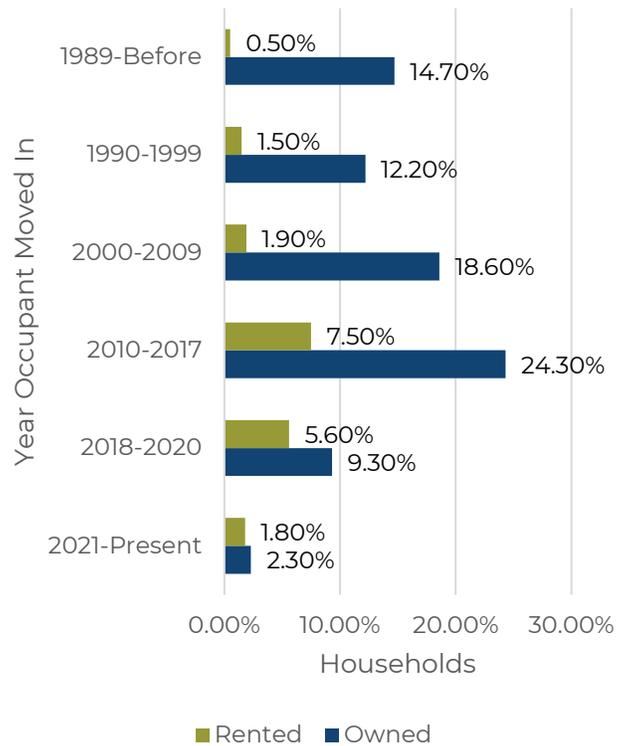


Source: US Census, Esri Business Analyst

## Tenure

In Le Sueur County, 48.5% of households have been owned and occupied for 15 years or more. Financially, this is significant as these households, assuming the majority were financed on 30-year mortgages, are over halfway to being paid off by their owners, with roughly 1 out of 4 households having less than five years left of payments. Nationally, the average duration of home ownership in the US is 12 years. In the county, 13.1% of households (two-thirds of all renters) have established rental tenancies of 5-15 years. The national average is 3 years, demonstrating the stability of the rental market where tenants are occupying units significantly longer than expected.

FIGURE 16 | LE SUEUR COUNTY HOUSING TENURE



Source: US Census, Esri Business Analyst

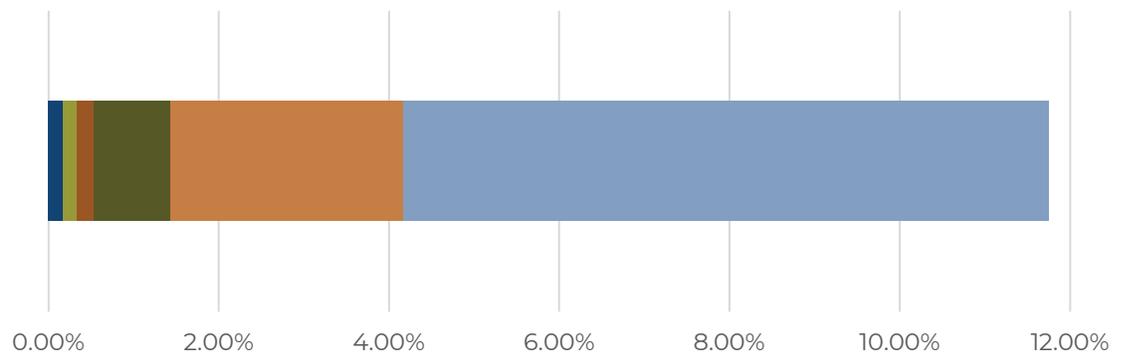
## Vacancy

In any housing market, the target vacancy rate is approximately 5%-8% of the total housing stock. This allows the supply for prospective residents to remain stable without significant price fluctuations. When less than 5% of the housing stock is available for lease or purchase, the cost of housing and rent will increase due to greater demand. When over 8% of the available housing is on the market, competition between landlords and sellers to fill their units and avoid losses will intensify. The market will drop until renters or buyers are enticed enough to make a transaction; however, this frequently leads to the degradation

of the housing stock and the creation of blighted conditions, as repairing issues on these properties ceases to be profitable. On paper, at 11.5% of the market vacant, Le Sueur County appears to have a significant surplus of housing units available for those in need. However, only 1.1% of the country's total housing stock is currently on the market, with the remaining 10.4% of vacant homes being off the market, seasonal, or used for other purposes. The result is a market that is short on available housing, with twice the number of housing units needed for a healthy market present and unused.

Source: Zillow (top), Apartments.com (bottom)

FIGURE 17 | LE SUEUR COUNTY HOUSING VACANCY



	Percent of County Housing Units
■ Sold, Unoccupied	0.17%
■ Rented, Unoccupied	0.17%
■ For Sale Only	0.20%
■ For Rent	0.90%
■ Other	2.73%
■ Seasonal/Occupational	7.59%

Source: US Census, Esri Business Analyst

## PROJECTED CONDITIONS

Through its goals and policies, this plan is expected to guide the next 25 years of policy and decision-making in Le Sueur County. While unpredictable events, such as pandemics or major employers relocating, can impact housing trends, projections based on current conditions and past patterns offer valuable insights. Two population growth scenarios are modeled: a 1% annual increase and the county's recent 0.295% rate, with outcomes expected to fall between these two rates, as detailed in the Community Profile and Land Use Chapters.

Each of these scenarios would create a need for more homes, while also increasing the community's economic activity and demand for local employment opportunities. Housing supply, currently growing at a rate of 0.8% annually, is assumed to remain steady, thereby shaping the estimated number of units by 2050. To assess affordability, projections use Annual Median Income (AMI), with housing costs compared to the standard 30% income contribution for households earning 50%, 80%, 100%, and 120% of AMI (see Figures 19 and 20).



Source: Siwek Lumber & Millwork, Le Sueur

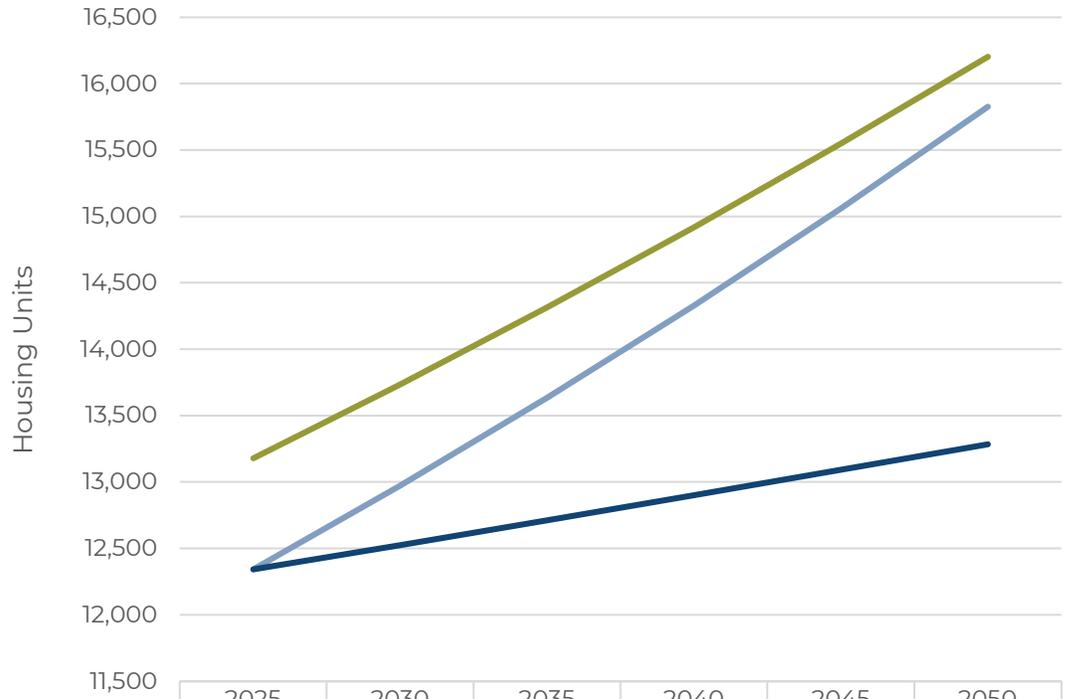
## Housing Construction Projections

Le Sueur County currently has 13,179 housing units. To adequately provide housing for its 11,754 households and maintain a healthy 5% vacancy rate, the county needs approximately 12,342 units.

The difference in these numbers indicates a housing stock surplus of 837 homes. This reflects the number of vacant homes in the housing market (see Figure 17). While the housing stock grows at a rate of .83% annually, it's expected that the county will have 16,204 units of housing in 2050, or enough to support a population of 40,510 at an average household size of 2.5 people. As the population growth at 1% is marginally faster than the housing stock over the next 25 years, the excess housing units in the county will decrease to 376 housing units. For this to occur, the new construction would be supplemented by reductions in the total number of vacant units not on the market.

The surplus created over the next 25 years can be analyzed based on the current oversupply of housing. The green line represents the reduction of vacant surplus housing units over the next 25 years, with a projected 1% growth in population, which would necessitate the entry of 480 homes into the market. This is based on the county's home construction rate, which is 0.83%. If the population grows at a rate slower than the projected 0.295%, this surplus will increase, as there will not be enough people to fill homes. Development would realistically come to a halt in this situation, and the cost of housing would likely increase due to the lower profitability of development.

FIGURE 18 | PROJECTED HOUSING CONSTRUCTION AND NEED BASED ON TWO SCENARIOS



	2025	2030	2035	2040	2045	2050
— Projected Housing Units @ .83% annual growth	13179	13735	14315	14919	15548	16204
— Needed Housing Units @ 1% population growth	12342	12972	13633	14329	15060	15828
— Needed Units @ .295% population growth	12342	12525	12711	12900	13091	13285

Source: US Census, Esri Business Analyst



## Housing Costs

### Rental Housing

Le Sueur County has a median rent of \$966, which is lower than the national average and is attainable for households that make slightly more than 50% of the annual median income. As rental costs generally increase annually at a higher rate

than inflation and salary increases, by 2030, the median rental cost is expected to exceed what is considered reasonable when making 50% of the annual median income. While not likely, by the year 2050, the median rental cost is expected to exceed the amount that is affordable at 80% of the county's household median income for housing.

FIGURE 19 | PROJECTED MEDIAN MONTHLY RENT AND AFFORDABLE HOUSING COSTS



Source: US Census, Esri Business Analyst

## Owner-Occupied Housing

The median value home in Le Sueur County costs \$333,340, which, when financed at 7% interest with the national average downpayment of 13.6% of the sale price, produces a monthly payment of \$1,916. The housing budget for a household earning 80% of the annual median income is only \$37 greater than the monthly payment on a median-value home in the county. Over the next 25 years, as housing costs rise faster than income

or regular inflation, the cost of a median-value home will cease being attainable for a household with the county's median annual income. By 2050, the cost of housing will reach almost the maximum that a household earning 20% more than the annual median income can reasonably attain. The graph below shows the changes in the price points of the homes attainable at each percentage of the annual median income and the cost of the median home value.

FIGURE 20 | PROJECTED MEDIAN MONTHLY MORTGAGE AND AFFORDABLE HOME PAYMENTS



Source: US Census, Esri Business Analyst

## Economic Changes

The economic conditions of the housing market or greater economy are difficult to project without a great deal of assumptions. In these cases, with constant inflation, the rise in housing costs, and the interest rates constant over the 25-year period, an approximation of these conditions is visible. The general results are that as the population grows, the excess capacity will be reduced even with the continuation of the current rate of new housing construction. When viewed in the context of the age of the housing stock in the community, there will likely be challenges for residents who move into housing units based on the natural aging of the home. These necessary repairs, coupled with the rising costs of housing, will put some strain on households in the county in the next 5 to 10 years.

*Over the next 25 years, survey respondents were most interested in seeing:*

- *Single-family home development*
- *Incentives and resources to maintain existing housing*
- *Senior housing independent living facilities*

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## HOUSING GOALS

### Goal 4.1 Preserve and Improve Aging Housing Stock

Policy 4.1.1 Support rehabilitation and maintenance of older homes to ensure safety, livability, and market competitiveness.

### Goal 4.2 Ensure Housing Attainability and Stability

Policy 4.2.1 Promote housing options that remain attainable across income levels and support long-term tenure for both owners and renters.

### Goal 4.3 Align Housing Supply with Population Growth

Policy 4.3.1 Expand housing supply through strategic updates to Agricultural District density options.

### Goal 4.4 Diversify Housing Types and Tenure Options

Policy 4.4.1 Expand housing choices to meet evolving needs—such as senior, workforce, and multi-family housing—and foster stable rental and ownership opportunities.

**HOUSING RESILIENCY: Avoid flood-prone areas through zoning and hazard mitigation. Promote energy-efficient, climate-resilient housing.**

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# **FACILITIES & INFRASTRUCTURE**

## 5 | FACILITIES AND INFRASTRUCTURE

Among the roles of the county government is to administer the state programs for its residents and regulate the unincorporated areas within its borders. Le Sueur County's government has grown substantially since it was established in the 1850s, including 20 different departments, each serving a vital function in meeting the needs of its nearly 30,000 residents. The organizational and physical infrastructure of the county can be divided into services provided for all residents and those that meet the needs of the unincorporated territory.



*Trunk Highway 112 Turnback Construction*

### **County Highway Department**

Le Sueur County's 518 miles of roadway receives year-round maintenance from this department. Beyond the day-in and day-out maintenance functions, the department is also responsible for executing the county's transportation policies and ensuring the transportation network can effectively transport goods and services throughout the jurisdiction. This includes purchasing any needed right-of-way and inspecting the county's 86 bridges. Providing for the all-season use of the transportation infrastructure also requires the department staff to seal cracks, fill potholes, remove snow, and clear shoulders and ditches of noxious weeds. Developing and maintaining this infrastructure is

among the most capital-intensive roles of the county.

## Drainage Authority

The County Board oversees 236 miles of open county ditches that make up the 58 drainage systems (103E Systems) that alleviate stormwater following rain events. These systems are for the agriculture community to accommodate for drainage on their land and improve soil conditions for crops.

## Environmental Services

The Environmental Services Department plays a vital role in promoting the protection of the County's natural resources and the preservation of the public's health, safety, and general welfare. Its responsibilities include overseeing planning & zoning, the County Surveyor, the design, installation, and maintenance of septic systems, feedlots & manure management, solid waste management, shoreland preservation, aquatic invasive species management, and water

resource management, including surface & groundwater.

The Department ensures compliance with environmental regulations and provides education and outreach to residents. The County Surveyor maintains the public land survey section corners, reviews land division documents, and verifies GIS positional data. The Department contributes to economic development throughout the County by fostering balanced growth that aims to reduce conflict between competing land uses while also encouraging environmental stewardship.

The Environmental Services Department collaborates with residents, other local government entities, as well as State and Federal agencies. These efforts ensure that future economic progress aligns with the land use goals of the County, creating a more balanced and thriving community.



Source: Le Sueur County Environmental Services, Native Vegetation Planting

## Sheriff's Office & Emergency Management

Tasked with law enforcement throughout the county, the 55 staff of this agency provide specialized services to achieve their mission. The communications center serves as the prime emergency services dispatcher for the county, 14 townships, and the county's 10 cities. Additionally, lateral cross-agency coordination with the highway department, human services, emergency services, and vertical agency coordination with state and local entities ensures all situations are met with the appropriate response. In addition to the public safety services, the law enforcement functions of the department provide significant service to county residents through the operation of the 80-bed jail facility, management of civil legal procedures, patrol of the county, and a team of investigators. Emergency Management serves as a complement to the duties of the Sheriff's office by providing advanced preparation strategies and education to mitigate the effects of disasters and other emergent events.

In addition to serving unincorporated areas, the Cities of Kilkenny, Elysian, and Kasota contract separately for Sheriff services instead of having their own Police Department.



Source: KEYC News

## Assessor's Office

The Assessor's Office is responsible for the assessment of all real, personal, and exempt property in Le Sueur County. This includes approximately 19,000 parcels of property, inclusive

## West Jefferson Sewer District

The West Jefferson Sewer District serves residential properties around West Jefferson Lake. It is operated by the West Jefferson Sewer District Authority in coordination with the Le Sueur County Board of Commissioners, and it is owned by Le Sueur County. This Sewer District was established through a Subordinate Service District in 2016, replacing the previous German-Jefferson Subordinate Service District. It was designed and approved for 141 residential connections. This system requires concurrence with the City of Cleveland for any new connections, as the system is connected to the city's wastewater treatment facility.



West Jefferson Sewer Construction

of all townships and cities in the county. The Office is responsible for activities such as annual sales studies, property classification, and estimated market value for tax purposes. The Assessor's Office operates under the requirements of the Minnesota Department of

Revenue and staff continuously strive for uniform assessments on all properties.

### **Court Administration and Probation**

Le Sueur County operates within the 1st Judicial District of Minnesota, which oversees a wide range of legal matters, including civil, criminal, family, juvenile, and traffic cases. These proceedings take place at the Le Sueur County Justice Center, located in Le Center, MN. Among these is the Le Sueur-Sibley County Treatment Court, a unique program focused on integrating rehabilitation and treatment into sentencing practices to reduce repeat offenses. Additionally, the Court administers probationary programs aimed at supporting defendants in adhering to

legal requirements and fostering successful reintegration into the community.

### **Auditor/Treasurer**

The Auditor/Treasurer's Office serves as the financial and licensing hub of the county. It acts as custodian of all county funds, handling revenues and expenditures, investing surplus funds, and securing collateral to protect public assets. The department also manages property tax collection and distribution, processes real estate transactions, and oversees tax forfeitures. In addition, it operates the License Center, providing services such as vehicle registrations, driver's license renewals, and recreational licenses for hunting, fishing, and boating.



Source: American Courthouses, Le Sueur County Justice Center



Source: UMN Extension Le Sueur County 4-H, Youth State Fair Training

## Elections

The Le Sueur County Elections Administrator is the party tasked with overseeing the proper procedure for elections within the county and its incorporated cities. Among the most scrutinized and important roles in government is the orderly counting of ballots to ensure the public's will and voice are heard. In addition, the department is responsible for numerous tasks related to the registration of voters in the county, including the provision of requested absentee ballots. These duties are the county's role in implementing the Minnesota Office of the Secretary of State policies.

## Finance

The Finance Department oversees the County's financial management, ensuring accountability and transparency in the use of public funds. Its responsibilities include preparing and monitoring the annual operating budget, maintaining accurate accounting records, and coordinating audits with independent auditors as required by Minnesota law. The department also enforces financial policies, provides budgetary control, and supports County operations by safeguarding resources and ensuring compliance with state and local regulations.

## Extension Office

In collaboration with the University of Minnesota, the extension office provides education and research to the local community throughout the county. With a focus on learning for all ages, the entity fulfills the key programming roles of managing 4H programs, providing agricultural services, offering home horticulture learning opportunities, and providing nutrition education. Each is a dedicated effort to better the health and knowledge of all county residents.

## GIS Services

This information service provides public access to tax and land information in one comprehensive location to allow for better-informed decision-making and faster emergency response due to addressing consistency. It provides a historical record of the property and geographical data.



Source: Le Sueur County, Lake Washington Regional Park and Campground

### **Human Services**

This department is the main avenue for the Minnesota Department of Human Services to implement its policies and disburse resources allocated for assistance to those in need within the county. The services offered can be divided into those offered on behalf of youth and those for adults. The services provided to the children of the county through this agency include protective services, mental health care access, school attendance monitoring, and substance abuse intervention. For adults in need, the department facilitates access to disability services, substance abuse treatment, and mental health solutions. Additionally, this entity is responsible for monitoring entitlement funds and benefits through applications and approvals to ensure the dispersal of these benefits to qualifying recipients.

### **Parks and Recreation**

The Parks Department is responsible for managing and maintaining the 12 county parks. The Department maintains the 11 county-owned public water accesses and the DNR owns and maintains 24 public water accesses. The Parks Department operates two public campgrounds and a nature center. The parks offer a prime opportunity for the public to engage in nature-related recreation. The County Park System and this department are major programming service providers that allow the public to learn and engage with their surroundings. In addition to park programming from the nature center, the department oversees the rental of numerous facilities throughout the park properties that draw in revenue and facilitate community among residents.



Source: MN South Lake Region Life Enterprise, Le Sueur County Public Health

### **Public Health**

The Public Health Department focuses on improving the health and well-being of all residents in Le Sueur County. They provide a variety of programs aimed at prevention and education specifically in the following priority areas: Substance Abuse, Mental Health, Healthcare Access, Transportation, and Social Connection. Community based services include the Healthy Smiles dental program, Statewide Health Improvement Partnership, and public health emergency preparedness. Additional health services include licensing and inspections for food, beverage, lodging, and commercial establishments that include a pool in their amenities.

Direct service delivery programs include medication management through public health nursing clinic, waiver services to help decrease healthcare costs and keep people in their homes, immunizations and disease prevention, family home visiting, and Women, Infant & Children (WIC).

### **Recorder's Office**

The Recorder's Office is responsible for maintaining an index of all legal records of real estate since the 1850's. In addition to these records for both Abstract and Registered (Torrens) property, the Record's Office also maintains Vital Records, such as Birth, Death, and Marriage Records and other information such as Tax Liens, Military Discharge Records, Notaries, Ordinations, etc. Beyond retention of these different records, the Recorder's Office also provides search services of these records for customers.

### **Veterans Services**

The Veteran's Services Office serves as a one-stop entity for seeking assistance in accessing benefits entitled to veterans for their service from the state, local, and federal government. While small in staff size, this department's impact is outsized. It provides advocacy, advice, and assistance in navigating the bureaucracy that administers veterans benefit programs at all levels, reducing barriers to local qualifying residents.

## Human Resources

The Human Resources Department serves as the backbone of the County's workforce operations, overseeing all personnel-related functions with professionalism and care. From recruitment and selection to salary administration and employee relations, the Department ensures that County policies and procedures are effectively implemented and maintained. Operating under the County Personnel Policy and existing bargaining agreements, the HR team advises department heads and the County Board on matters of staffing and workplace dynamics. The Department is committed to fostering a fair, inclusive, and supportive work environment for all county employees.

## Information Technology

Le Sueur County's Information Technology (IT) Department plays a central role in county operations, overseeing the planning, development, and support of all information and communication systems used throughout government offices. The department is divided into two key areas: Network Security & Support and Systems Support. Network staff manage the county's LAN/WAN infrastructure and safeguard data from unauthorized access, while Systems Support handles the installation and maintenance of PCs, laptops, printers, and software applications. Together, they ensure seamless connectivity, troubleshoot technical issues through a help desk system, and collaborate with other departments to align technology solutions with operational needs.

## Building & Maintenance

The Building and Maintenance Department plays a vital role in ensuring the functionality and upkeep of county-owned properties. Tasked with providing repair, maintenance, and custodial services, the department supports a wide range of facilities, including government buildings and rental properties throughout the county. Their work helps maintain safe, clean, and efficient environments for both public use and county operations.

## **County Attorney**

The Le Sueur County Attorney's Office serves as the chief legal authority for the County, handling a wide range of responsibilities that uphold justice and protect public interests. Led by an elected County Attorney, the office prosecutes all felony, gross misdemeanor, and certain misdemeanor offenses occurring within the County, including juvenile criminal matters and public assistance fraud. Beyond criminal prosecution, the office provides legal counsel to the County Board and departments on civil issues such as zoning, liability claims, and contract negotiations. It also represents the County in child protection cases, civil commitments, and child support enforcement, while offering vital support to victims and witnesses throughout legal proceedings.

## **Victim Witness**

The Victim/Witness Program provides support and advocacy for individuals affected by crime, ensuring their rights are upheld and their voices heard throughout the legal process. Operated through the County Attorney's Office, the program assists victims and witnesses by keeping them informed about case developments, helping them understand court procedures, and offering emotional support to cope with the trauma of criminal acts. It also coordinates with city attorneys when needed, ensuring that victims and witnesses have access to resources even if a case is not prosecuted due to lack of evidence or other factors.

## **County Administration**

The Le Sueur County Administrator's Office serves as the central hub for coordinating and managing county operations. As the administrative head of the county, the Administrator is responsible for implementing the decisions, policies, ordinances, and resolutions set forth by the Board of Commissioners. Acting as a liaison between the Board and county departments, the office ensures smooth communication, efficient service delivery, and strategic oversight across all areas of government. From budget planning to policy execution, the Administrator's Office plays a key role in shaping the county's direction and maintaining accountability in public service.

## JOINT POWER SERVICES

### Libraries

Five libraries are in Le Sueur County, all part of the joint power agreement between the Counties of Waseca and Le Sueur. This system features nine libraries in total. These establishments provide access to knowledge and culture through their collection of resources. Additionally, they pursue reciprocal borrowing agreements and maintain membership in the Traverse des Sioux Library System to increase patrons' access to materials.

### Solid Waste Management

Tri-County Solid Waste Joint Powers Board is a three-county joint power agreement between Le Sueur, Sibley, and Nicollet Counties to efficiently and cost-effectively assist residents and businesses in the disposal of their solid waste and recyclables. While the disposal facilities are outside of the county's sole jurisdiction, this cooperative arrangement allows greater service levels to be provided to residents of Le Sueur County than could be achieved based on the economies of scale available to any county trying to manage solid waste disposal independently.

### Other Joint Power Services

From time to time, Le Sueur County enters into other joint powers agreements for specific projects or long-term partnerships. Examples of long-term partnerships include joint powers agreements for task forces through the Sheriff's Department like the Cannon River Drug and Violent Offender Task Force. Examples of specific projects include joint power agreements for road and utility projects through the Highway Department and regional planning efforts through the Environmental Services Department, such as watershed management plans.



Source: Elysian Area Library and Heritage Center



Source: Waseca-Le Sueur Regional Library System

## **FACILITIES AND INFRASTRUCTURE GOALS**

### **Goal 5.1 Maintain and Modernize County Infrastructure**

Policy 5.1.1 Ensure safe, efficient transportation and utility systems through year-round maintenance, strategic upgrades, and capital investment in roads, bridges, drainage systems, and sewer districts.

### **Goal 5.2 Protect Public Health and the Environment**

Policy 5.2.1 Promote environmental stewardship and land use balance through zoning, septic and feedlot regulation, water resource management, and invasive species control.

Policy 5.2.2 Promote responsible waste management by supporting waste reduction, recycling, resource recovery, and proper disposal practices.

### **Goal 5.3 Ensure Public Safety and Emergency Preparedness**

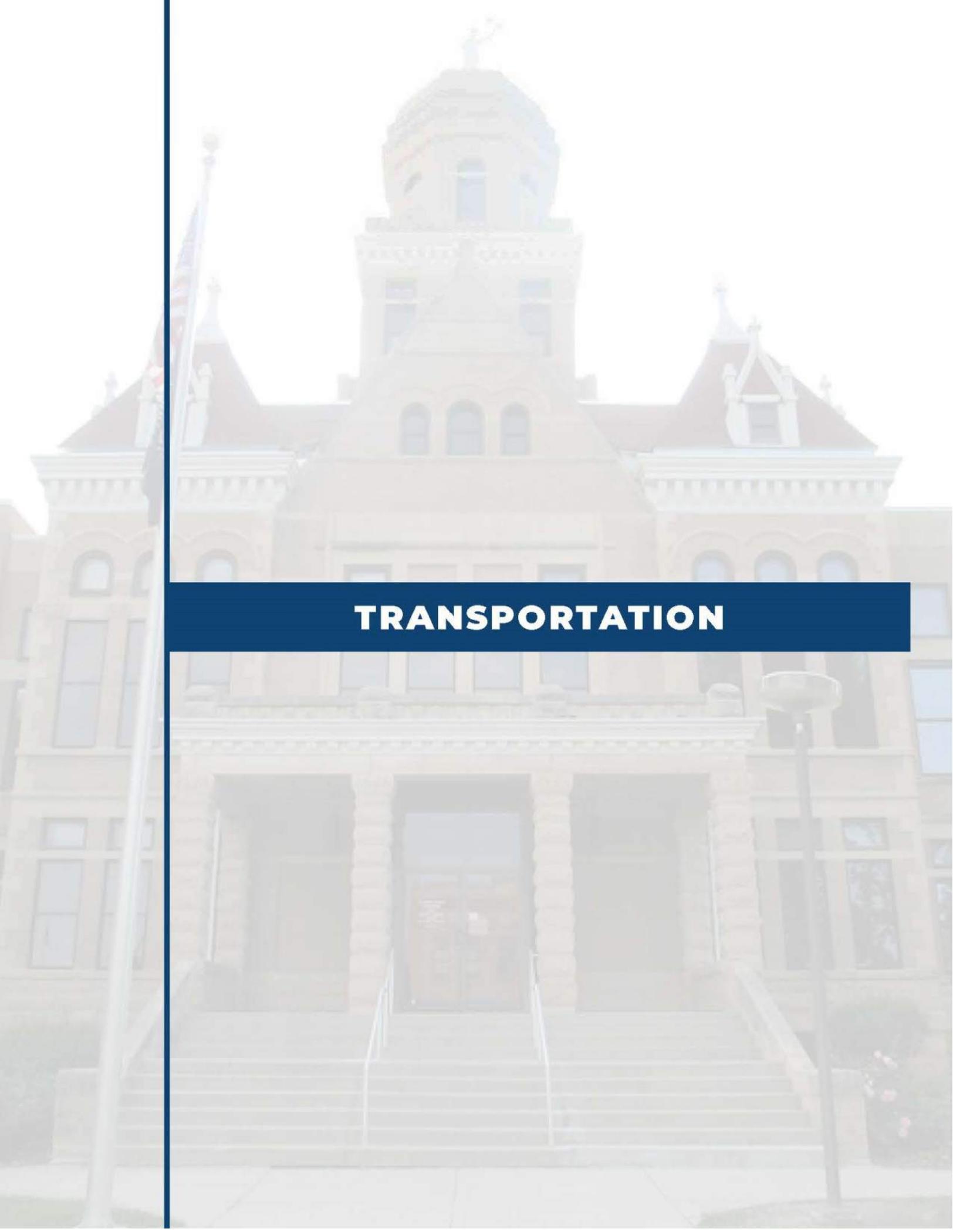
Policy 5.3.1 Provide comprehensive law enforcement, emergency response, and disaster mitigation services, especially in unincorporated areas, through coordinated efforts across departments and jurisdictions.

### **Goal 5.4 Deliver Accessible Administrative and Civic Services**

Policy 5.4.1 Support residents and municipalities with reliable property assessment, licensing, elections, court services, and youth programs to uphold transparency, equity, and civic engagement.

**FACILITIES & INFRASTRUCTURE RESILIENCY: Maintain emergency shelters. Ensure backup power and communication for critical facilities.**

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# **TRANSPORTATION**

## 6 | TRANSPORTATION

Le Sueur County's transportation network enables public mobility by connecting residents, employees, and visitors with places to live, work, recreate, and play. Transportation networks are traditionally designed and understood through the lens of origins and destinations; however, the quality and experience of using a transportation network are as important as the destination. Traveling safely and with ease, regardless of mode, plays a significant role in the overall success of county mobility. As such, Le Sueur County is committed to working with local stakeholders and the Minnesota Department of Transportation to ensure they maintain an exceptional, multi-modal transportation system. The transportation chapter of the plan examines the future transportation needs for all modes of travel and people of all ages and abilities within the county.



TH 169

## FUNCTIONAL CLASSIFICATION

The functional classification system describes each road's role in the community. A road's role and functions guide design features such as street widths, speed limits, and intersection control. Le Sueur County has three roadway functional classifications that carry cars, commercial traffic, and freight (trucks and semis) under its jurisdiction. These classifications are summarized as follows:



T.A.P. Sidewalk Project

### Arterials

Arterials are designated as Principal or Minor; they are roads that provide mobility across regional communities. In Le Sueur County, there are only two principal arterials. The minor arterials in the system are predominantly east to west; however a single north to south route through New Prague and Montgomery, State Hwy 21, allows for regional transportation in the County's east side.

- Principal Arterial examples – US 169, State Hwy 22
- Minor Arterial examples – State Hwy 13, State Hwy 19, State Hwy 21, State Hwy 60, and State Hwy 99

### Collectors

Collectors are designated as either major or minor and balance the mobility across a community. They generally serve trips through a community and connect neighborhoods and business districts. Collector roadways that Le Sueur County owns and maintains include the following:

- Major Collector examples – CSAH 2, 5, 11, 12, 15, 19, 21, 22, 23, 24, 36, 38, 39
- Minor Collector examples – CSAH 3, 7, 9, 10, 14, 16, 30, 32, 33, 35, 45, 60

### Local Roads

All other remaining roadways are classified as Local Roads. Their primary function is to serve local and residential traffic and convey it to collectors and arterials. Residential neighborhoods are most often served via the Local Road classification. Generally, these roadways are under the local municipalities' jurisdiction since they have low traffic volumes and mainly serve local traffic. However, Le Sueur County has many of these under its jurisdiction, including the following:

- Local Road examples – County Rd 103, 110, 139, 148, 165

## Bridges

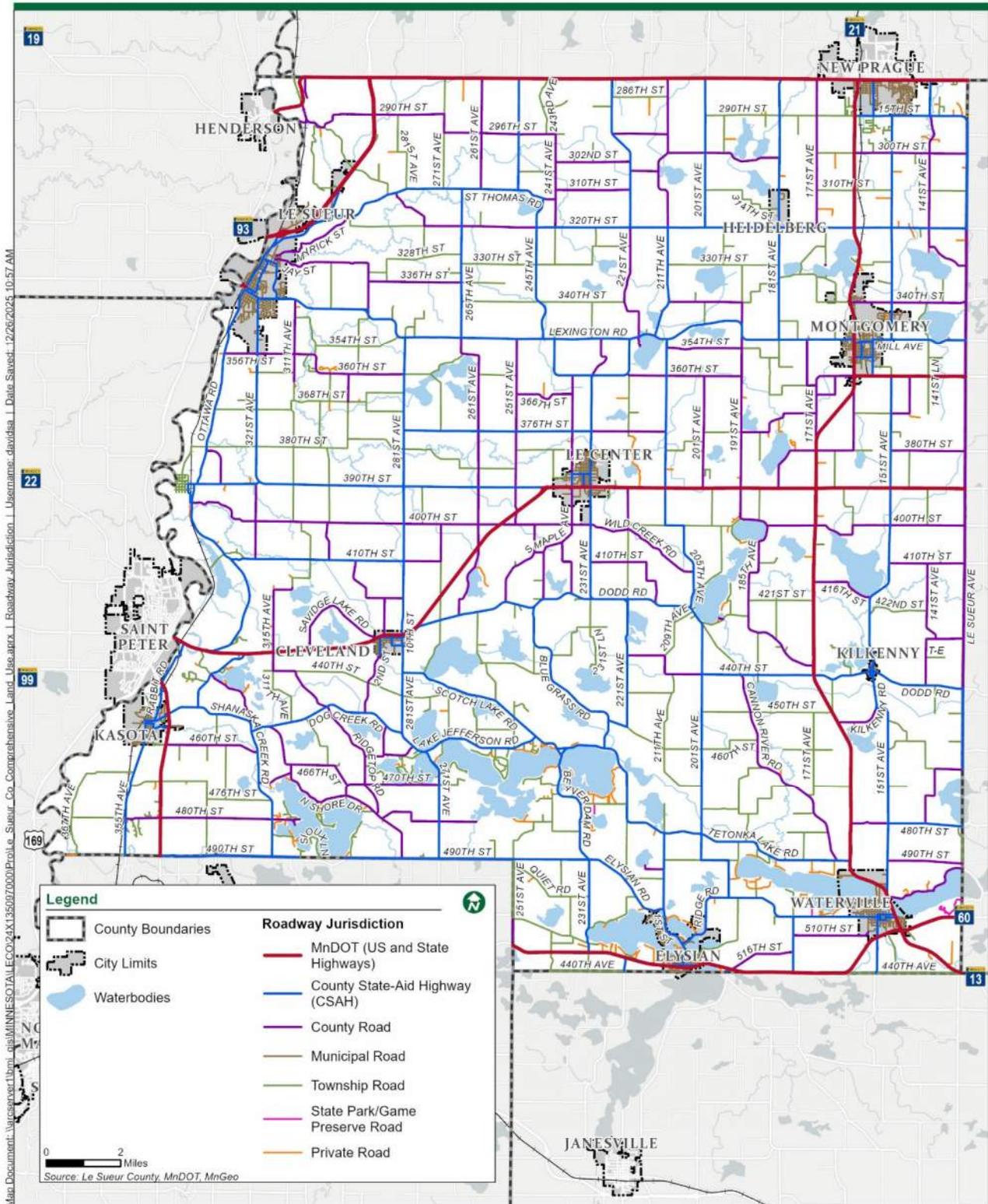
The Le Sueur County Highway Department is responsible for inspecting and maintaining the county's 86 bridges. The State requires the County to adopt a resolution identifying bridges eligible to receive state bridge bonding or other bridge funding and those considered a priority to replace, rehabilitate, or remove within the next five years. The County notes that bridge repairs are usually structural replacements when dealing with smaller spans.

*57% of survey respondents rated the overall conditions of the county's transportation infrastructure as good or excellent*

## Jurisdiction

None of the county's arterial roads are under the jurisdiction of the Highway Department, as all are either US Highways (US 169) or State Highways (State Hwy 13, 19, 21, 22, 60, and 99) maintained by MnDOT. Within the county's borders, a significant number of local, municipal, and private roads are not under the jurisdiction of the County. Only collectors and local roads are part of the transportation system and under the county's sole jurisdiction.

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## SAFETY AND CAPACITY

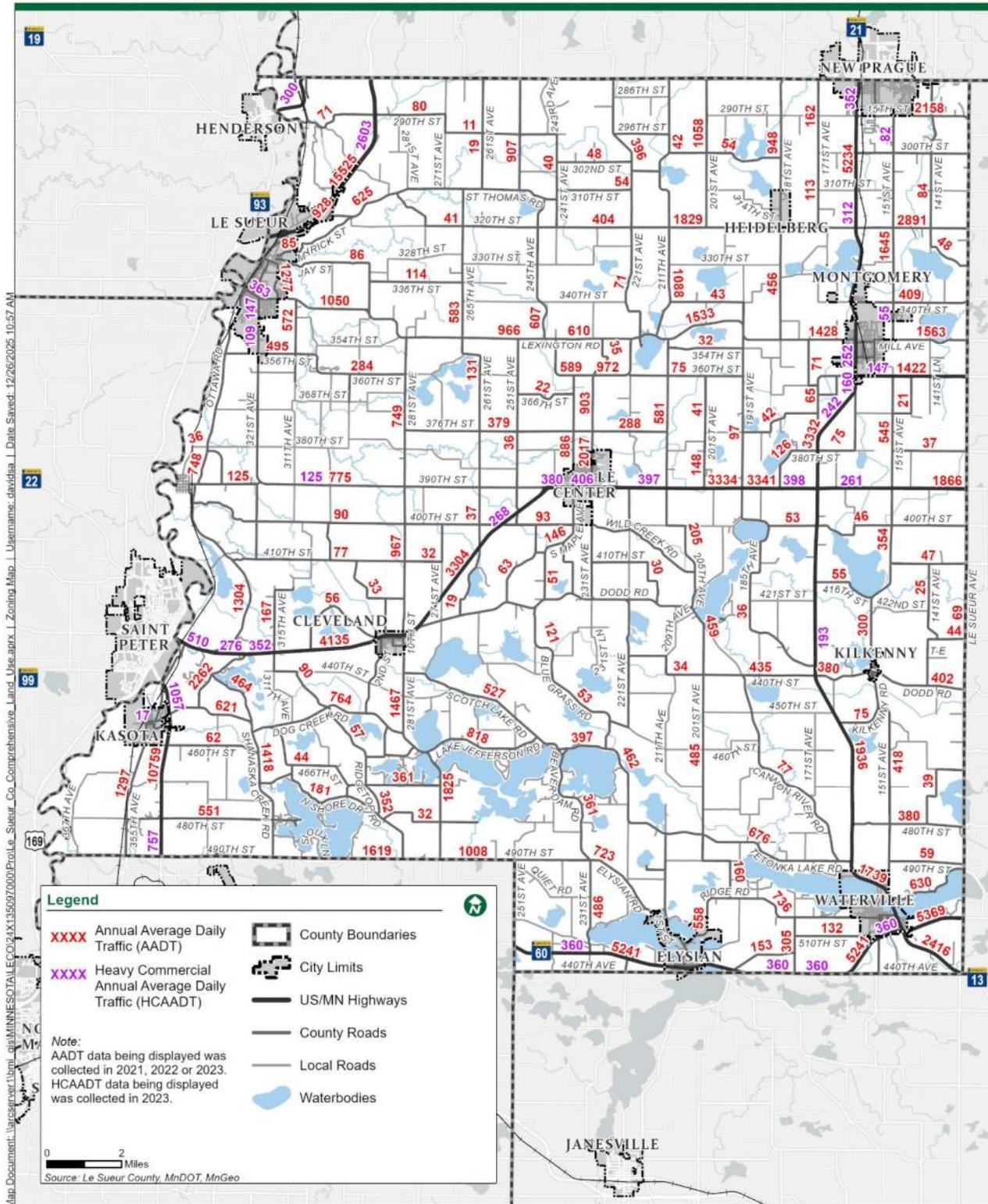
### Current Traffic Volumes

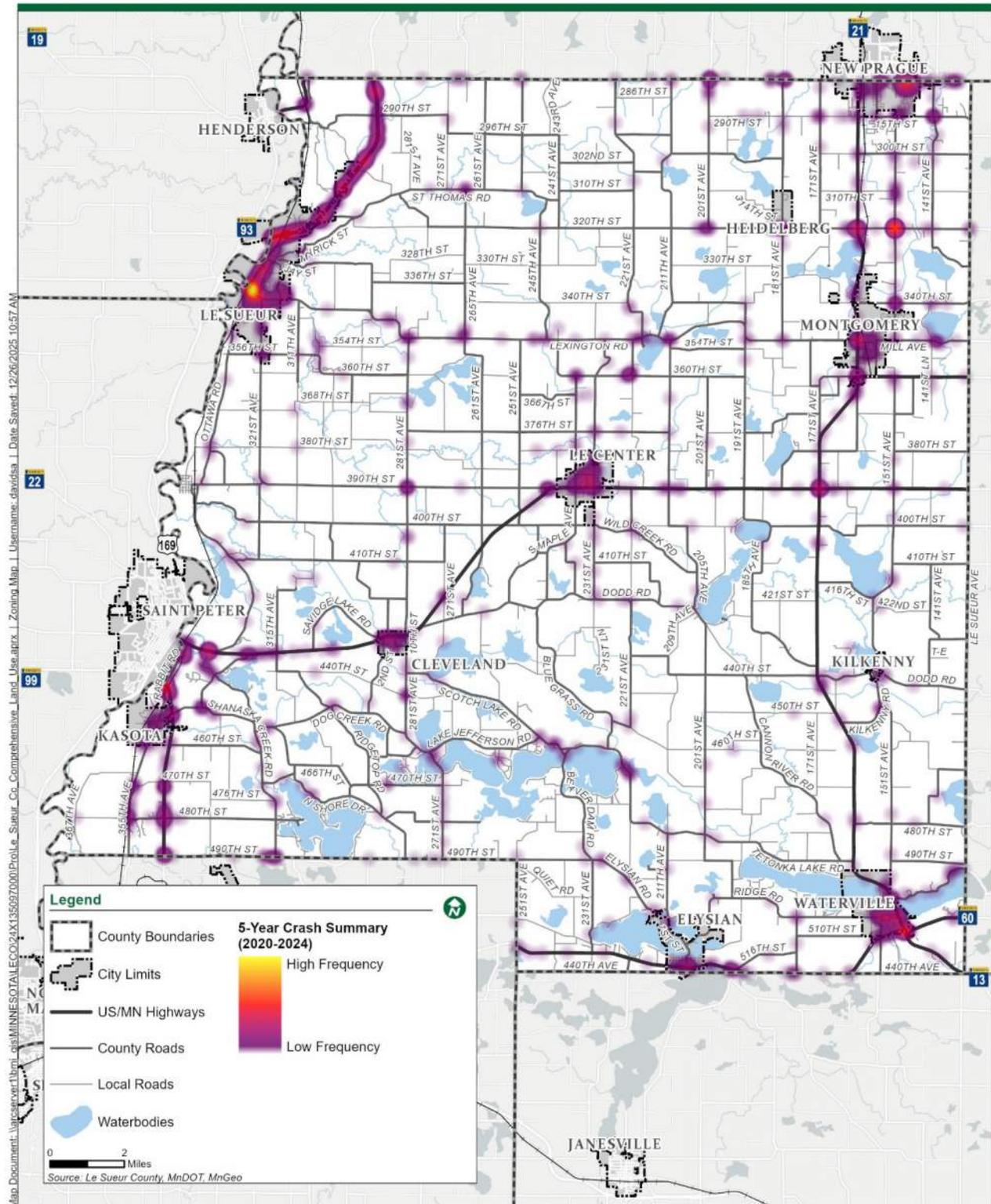
The highest traffic volumes observed throughout the county's roadway network can be found on US Hwy 169, north of the City of Le Sueur, close to the northern border of the county (15,525 AADT). This is likely due to this transportation corridor's role in access to other cities and job centers. The second highest traffic volumes can be found on State Hwy 22 near the city limits of Kasota (10,759 AADT). This transportation corridor plays a key role in access to the Mankato area for many in this region. Throughout the remainder of the system AADT never exceeds 6,000. A few sections of road exceed 5,000 AADT: State Hwy 13 from New Prague to Montgomery, State Hwy 99 west of Cleveland, and State Hwy 60 from Elysian through Waterville to the eastern county border. Le Sueur County's roads tend to have an AADT of less than 1,000 with few exceptions along the collectors that provide cross-county routes, such as CSAH 16, 26, and 28.

*Survey respondents felt safer driving in Le Sueur County than walking or biking.*

### Traffic Safety

While evaluating the 5-year crash data from MnDOT it would make sense that the highest crash frequency would occur where the highest traffic volumes are observed. However, this is not quite the case. The corridor near Kasota has an elevated frequency of these events. The amount does not reflect the traffic that passes through the area and is rather excellent compared to some other intersections. The highest accident frequencies occurred at the intersection of State Hwy 93 and 2nd and 3rd Streets in Le Sueur. The next two crash prone areas are 320th St and 151st Ave intersection, followed by the intersection of Lexington Ave and 4th Street NW (Hwy 13) in Montgomery. These areas carried smaller traffic loads on the network, yet they account for more frequent accidents.





## PUBLIC TRANSPORTATION

Residents of Le Sueur County have access to the TRUE Transit public transit system, which offers bus service in Blue Earth, Nicollet, and Le Sueur Counties during weekdays. Rides are available throughout these counties and must be booked at least one business day in advance.

TRUE Transit has worked to coordinate with Scott County Transit to improve service for residents in New Prague that live along the County border and have split coverage.



Source: TRUE Transit



## **TRANSPORTATION GOALS**

### **Goal 6.1 Enhance Safety and Accessibility for All Users**

Policy 6.1.1 Improve roadway and intersection safety through targeted upgrades, crash data analysis, and design standards that support users of all ages, abilities, and travel modes.

### **Goal 6.2 Maintain and Modernize County Infrastructure**

Policy 6.2.1 Sustain and upgrade the county's transportation assets—including roads, bridges, and drainage systems—through proactive maintenance, strategic investment, and coordination with MnDOT and local partners.

### **Goal 6.3 Support Multi-Modal Mobility and Connectivity**

Policy 6.3.1 Promote a transportation network that accommodates walking, biking, transit, and freight, ensuring seamless connections between residential, commercial, and recreational destinations.

### **Goal 6.4 Align Transportation Planning with Land Use and Growth**

Policy 6.4.1 Coordinate transportation improvements with land use planning to support efficient development, preserve rural character, and ensure long-term mobility across incorporated and unincorporated areas.

**TRANSPORTATION RESILIENCY: Design infrastructure for winter durability and reduced salt use. Improve drainage to manage meltwater and prevent icing.**

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# **NATURAL RESOURCES**

## 7 | NATURAL RESOURCES

Le Sueur County has a rich natural heritage shaped by its glacial history, diverse ecosystems, and active water and land management efforts. The County balances agricultural productivity with conservation, recreation, and environmental stewardship to support its natural resources.



Source: University of Minnesota Extension

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## HISTORIC LAND

### Topography and Geologic History

Le Sueur County is located within the Minnesota River Lowland, a glacially influenced trough formed during the Pleistocene Epoch, which began approximately 2 million years ago and ended around 10,000 years ago. During this time, multiple glacial advances and retreats reshaped the landscape.

The most recent glacial activity in the region was the Des Moines Lobe of the Late Wisconsin Glaciation. This event deposited a medium-textured, calcareous, yellowish-gray glacial till across the area. These deposits played a critical role in shaping the county's soils, hydrology, and topographic features.

### Vegetation at the Time of the Original Public Land Survey (1847–1907)

The [first government land surveys](#) in Minnesota were conducted between 1847 and 1907. These surveys produced detailed plat maps that are now foundational legal records for real estate and property descriptions. In addition to legal importance, they provide a valuable historical record of pre-settlement vegetation and land cover.

The dominant forest type documented in Le Sueur County during the original surveys was the maple-basswood forest. Characteristic tree species included Sugar Maple, Basswood, Elm, Red Oak, and White Oak.

These forests were located on the western edge of the Eastern Deciduous Forest biome and were particularly prominent in south-central Minnesota. The largest contiguous tract of this forest type was known historically as the "Big Woods," which extended over 3,000 square miles.

Fire played a significant role in shaping the distribution of forested areas. The tree species found in maple-basswood forests are highly fire-sensitive. As a result, these forests were typically confined to areas protected by natural firebreaks such as rivers, lakes, and rugged terrain that limited the spread of prairie fires.

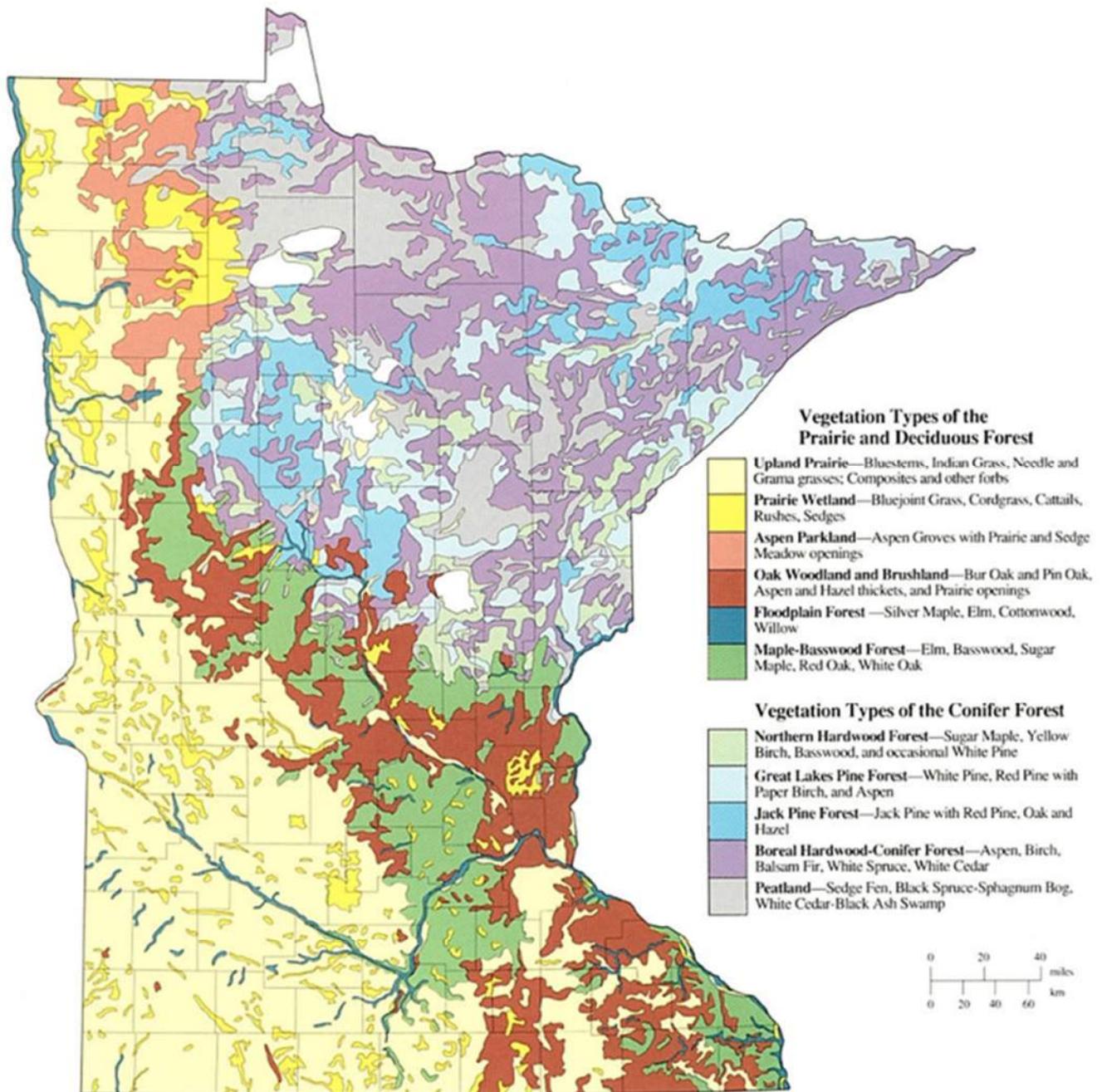
### Prairie and Wetland Communities

Portions of Le Sueur County also included areas of tallgrass prairie and wetland systems. During the 1850s public land surveys, prairie covered roughly one-third of Minnesota's land area. In this region, prairie and wetland vegetation included:

- Cordgrass (*Spartina pectinata*)
- Bluejoint Grass (*Calamagrostis canadensis*)
- Cattails (*Typha* spp.)
- Sedges (*Carex* spp.)
- Rushes (*Juncus* spp.)

Prairie vegetation varied with soil moisture and topography. Wet lowlands supported Cordgrass and Bluejoint Grass; moist uplands supported Big Bluestem (*Andropogon gerardii*) and Indian Grass (*Sorghastrum nutans*); and dry uplands supported Little Bluestem (*Schizachyrium scoparium*) and Sideoats Grama (*Bouteloua curtipendula*). The region's glacial moraine topography—characterized by "knob and kettle" landforms—was especially conducive to the formation of prairie pothole wetlands.

Most of these historic prairie and wetland communities have been lost due to land conversion to cropland. According to the Minnesota Department of Natural Resources (DNR), currently in Minnesota less than 1% of pre-settlement prairies remain. Furthermore, currently in Minnesota around 50% of pre-settlement wetlands remain; regions in Southern and Western Minnesota have displayed more than 50% loss of wetlands.



## The Natural Vegetation of Minnesota at the Time of the Public Land Survey: 1847-1907

This map was adapted by Barbara Coffin of the DNR, Natural Heritage Program from *The Original Vegetation of Minnesota*, a map compiled in 1930 by F. J. Marschner from the U. S. General Land Office Survey Notes and published in 1974 under the direction of M. L. Heinselman of the U. S. Forest Service. It was produced by the Cartography Laboratory of the Department of Geography, University of Minnesota.

Published by the Natural Heritage Program, Minnesota Department of Natural Resources, 1988<sup>©</sup>

## WATER RESOURCES

Le Sueur County is actively involved in comprehensive watershed management as part of Minnesota's One Watershed, One Plan (1W1P) initiative. This integrated planning framework aligns local, state, and federal efforts to improve, protect, and restore surface water and groundwater resources on a watershed scale.

The county spans four major watersheds:

- Lower Minnesota River
- Middle Minnesota River
- Le Sueur River
- Cannon River

Each of these watersheds plays a significant role in shaping the hydrologic and ecological dynamics of the county. Le Sueur County currently has three approved 1W1Ps in place for the [Cannon River Watershed](#), [Lower Minnesota River East Watershed](#), and [Le Sueur River Watershed](#). The Middle Minnesota River-Mankato Watershed is still in planning stages (draft plan), and is anticipated to be completed and approved in early 2026.

### Surface Water and Hydrology

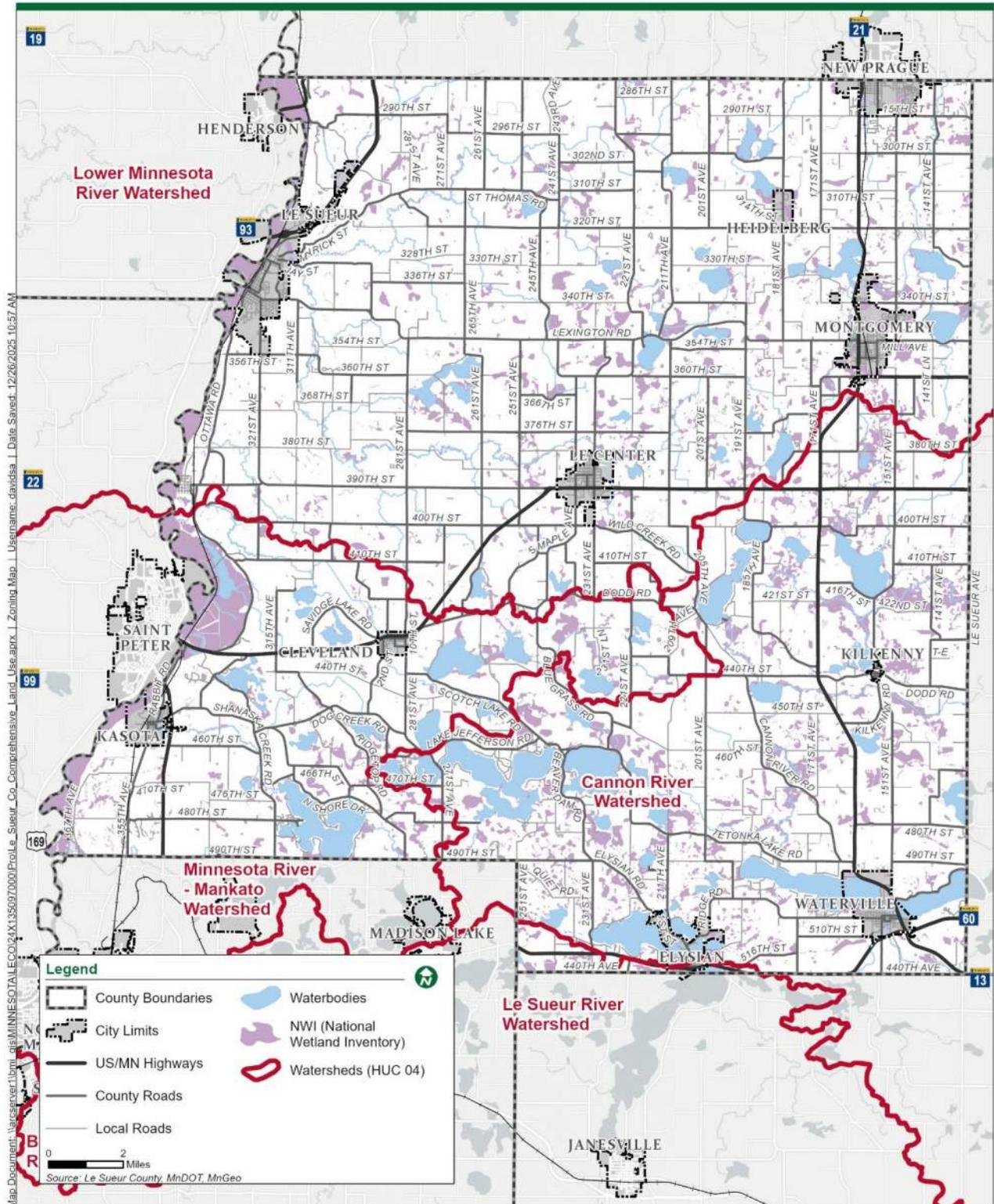
Approximately 6% of Le Sueur County's land area—equating to nearly 18,000 acres—is covered by surface water. This includes 73 lakes, 58 drainage systems (103E systems), and over 30 streams, rivers, and creeks. There are approximately 575 miles of streams, rivers, and creeks and 236 miles of open county ditches. All these water features support natural ecosystems, agriculture, and recreational use.

The Minnesota River forms the western boundary of the county, with a floodplain ranging from 1/8 mile to 2 miles wide. This river, which flows 320 miles from Big Stone Lake to the Mississippi River in St. Paul, drains a watershed of approximately 17,000 square miles across parts of Minnesota, Iowa, and South Dakota.

### Recreational and Ecological Significance of the Minnesota River

The Minnesota River supports over 80 fish species, including game fish such as Flathead Catfish (*Pylodictis olivaris*), Channel Catfish (*Ictalurus punctatus*), Walleye (*Sander vitreus*), commercial fish such as Bigmouth Buffalo (*Ictiobus cyprinellus*) and Smallmouth Buffalo (*Ictiobus bubalus*), and nongame species such as Paddlefish (*Polyodon spathula*) and Shovelnose Sturgeon (*Scaphirhynchus platyrhynchus*). Despite the presence of five dams on the upper river (including Granite Falls Dam), the lower 240 miles remain free-flowing. These free-flowing stretches are nationally recognized for their sport fishing potential, especially for trophy Flathead Catfish (*Pylodictis olivaris*). The river also supports a wide range of recreational activities, including canoeing, kayaking, hiking, wildlife viewing, fishing, camping, and hunting. There are over 50 designated boat and canoe access points. There are also numerous City, County, and State parks and trails border the Minnesota River. Most notable parks and trails within Le Sueur County include the Ney Nature Center and the Kasota Prairie.

*74% of survey respondents thought more should be done to protect the water quality of lakes and streams.*



## Environmental Pressures and Concerns

Agricultural activity and development (residential, municipal, and commercial) in the Minnesota River Basin has introduced several environmental concerns including increased runoff, elevated nutrient and chemical inputs (e.g., fertilizers, pesticides), enhanced erosion and sedimentation, and habitat loss due to ditching and stream modifications. These practices degrade water quality and diminish aquatic habitat throughout the watershed.

## Invasive Species

Invasive species are considered nonnative to an ecosystem and/or region and cause environmental, social, economic harm as well as harm to human health. Invasive species can include plants, animals, invertebrates, fish, or other living organisms. These species can exist on land or in the water. According to the [Minnesota DNR's Infested Waters List](#), 13 lakes and one river (Minnesota River) in Le Sueur County are considered infested with aquatic invasive species. The lakes are infested with Eurasian Watermilfoil (*Myriophyllum spicatum*) and/or Flowering Rush (*Butomus umbellatus*) and the Minnesota River is infested for Zebra Mussels (*Dreissena polymorpha*). In addition to the infested waters in Le Sueur County, many of our lakes, streams, and wetlands contain invasive carp such as Bighead Carp (*Hypophthalmichthys nobilis*) and Common Carp (*Cyprinus carpio*). According to the University of Minnesota Invasive Terrestrial Plants and Pests Center, there are more than 300 invasive terrestrial species in Minnesota, many of which are located in Le Sueur County. Examples of common terrestrial invasive species that can be found in Le Sueur County include but are not limited to: Common Buckthorn (*Rhamnus cathartica*), Garlic Mustard (*Alliaria petiolate*), and Japanese Beetle (*Popillia japonica*).

## Climate Change and Flow Regimes

According to the Minnesota Board of Water and Soil Resources' 2022 report [Water Storage: A Planning and Decision Support Framework](#), watershed hydrology across Minnesota has changed and been driven by the increase in intensity and amount of precipitation that occurs each year. Additionally, land use practices such as expanded agricultural drainage and greater impervious surface area have contributed to

altered hydrology. The increase in flows and volumes of water through Minnesota have led to more frequent and severe flooding, increased pollutant loads (nutrients, bacteria, sediment), and accelerated riverbank erosion. This has negatively impacted the environmental, public health, and local economies.

## Fish Passage Barriers and Habitat Fragmentation

There are over 1,150 dams in Minnesota, and many were historically installed for water/flood control or to prevent fish movement and act as fish barriers. Many of these dams were installed decades ago, and many are failing due to age, lack of maintenance, or increased rain events, according to [Minnesota DNR's "Dams and Dam Safety" website](#). Dam structures prevent fish passage, disrupt natural flows, can build up sediment and nutrients, and alter water chemistry, according to MN DNR's 2015 report [Barrier Effects on Native Fishes of Minnesota](#).

There are a total of 20 dams in Le Sueur County. Two dams are considered privately owned, one dam is owned by the County, and 17 dams are owned by the Minnesota DNR ([Minnesota DNR, "Dam Finder"](#)). Minnesota has been taking an active approach in removing existing dams and replacing them with an alternative design called rock arch rapids, which allows fish passage, creates fish habitat, restores flow conditions, and increases recreational opportunities ([Minnesota DNR Reconnecting Rivers "Chapter 2: Nature-like Fishways"](#)). Le Sueur County is actively working on a few of these projects.

## Fish Population Monitoring

The Minnesota DNR and Minnesota Pollution Control Agency (MPCA) actively monitor fish populations in rivers, streams, and lakes. The purpose of the surveys is to monitor fish populations, assess water chemistry, and assess fish habitat, according to [MPCA's "River and Stream Biological Monitoring" website](#). The frequency with which rivers, streams, and lakes are monitored is dependent on recreational opportunities as well as the size of these resources. Examples of targeted fish species include Walleye (*Sander vitreus*), Sauger (*Sander canadensis*), Bluegill (*Lepomis macrochirus*), Creek Chub (*Semotilus atromaculatus*), Minnow Species (*Cyprinidae* sp.), and Freshwater Drum (*Aplodinotus grunniens*). Traditional survey methods such as gill netting and night-time electrofishing are utilized to complete these monitoring efforts, according to [Minnesota DNR's "Fisheries Lake Surveys" website](#).

## Comprehensive Water Management Plans

In accordance with Minnesota law, local jurisdictions must maintain local water management plans that guides land-use decisions and resource protection strategies at the watershed scale. To meet this requirement, Le Sueur County is collaborating on multijurisdictional One Watershed, One Plan efforts to address issues such as surface and groundwater protection, soil conservation, stormwater management, and habitat restoration across an entire watershed.

Residents are encouraged to participate in ongoing planning efforts and public engagement activities to shape future watershed priorities.

For more information, residents and stakeholders can visit:

- [Le Sueur County's Local Water Management Plan](#) (effective through December 31, 2026)
- [Cannon River IWIP website](#)
- [Le Sueur River IWIP website](#)
- [Lower Minnesota River East IWIP website](#)

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## Floodplains

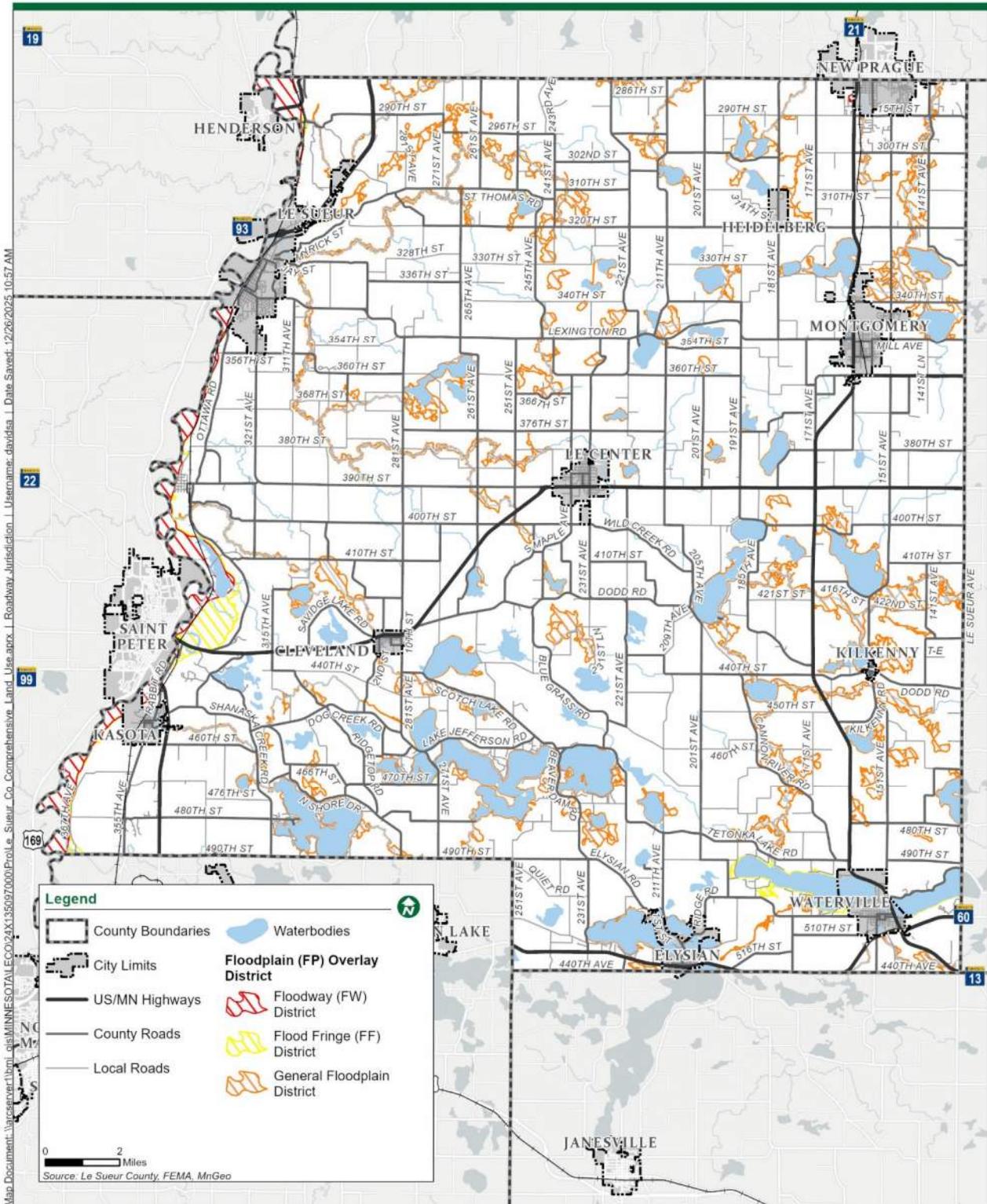
[Floodplain management](#) in Le Sueur County is guided by the overarching goal of minimizing damage and loss from flooding events. Local Government Units (LGUs) are granted the authority to adopt floodplain regulations under Minnesota Statutes Chapters 103F and 394. These regulations aim to mitigate a range of hazards associated with flooding, including threats to human life and safety, damage to property, disruption of commerce and public services, and adverse impacts on the local economy and tax base. Collectively, these risks pose a serious threat to public health, safety, and welfare.

Le Sueur County has established a Floodplain Overlay District that aligns with standards set by the Minnesota Department of Natural Resources (DNR) for identifying flood hazards. In addition, this district must comply with the federal standards outlined in the National Flood Insurance Program (NFIP), particularly those found in 44 Code of Federal Regulations (CFR) Parts 59–78. Compliance with these regulations ensures that the County remains eligible to participate in the NFIP, thereby allowing property owners to access federally backed flood insurance.

Floodplains are defined in the Le Sueur County Ordinance as the beds, channels, and adjoining areas of wetlands, lakes, or watercourses that may be covered by the base flood. Within this defined area, three important components exist: the floodway, the flood fringe, and general floodplain.

The floodway refers to the bed of a wetland or lake, the primary channel of a watercourse, and the adjacent portions of the floodplain necessary to convey or store floodwater. According to the Le Sueur County Zoning Ordinance, this area must be capable of handling the base flood discharge without causing more than a half-foot rise in surface water elevation. In contrast, the flood fringe encompasses those areas of the one-percent annual chance floodplain located outside the floodway. This term is synonymous with "floodway fringe," as used in the Federal Flood Insurance Study for Le Sueur County. The general floodplain refers to any mapped floodplain without a defined floodway boundary. Typically general floodplain occurs in the A zone, but may also include the AE zone.

Recognizing the need for updated data and mapping tools, Le Sueur County revised its Floodplain Overlay District in the Zoning Ordinance in 2024. The updates incorporated the latest Flood Insurance Rate Map (FIRM) panels and findings from the revised Flood Insurance Study. The updated ordinance officially went into effect on July 17, 2024, and ensures continued compliance with both state and federal floodplain regulations.



## Water Quality

A significant number of Le Sueur County's lakes, rivers, and streams are considered impaired or impacted by one or more environmental stressors, according to [Minnesota's 2024 Impaired Waters List](#). Common impairments include elevated levels of phosphorus, nitrates, sediment, E. coli, and chlorides, as well as issues related to stream connectivity, altered hydrology, and degraded aquatic habitats. Each of these factors contributes to diminished water quality and ecological health.

Phosphorus remains a primary concern, particularly in lakes. Excess nutrients such as phosphorus can fuel algal blooms, leading to oxygen depletion, green and turbid water, and in some cases, harmful blue-green algae, which poses risks to both humans and animals. These conditions not only impair the recreational value of lakes but also compromise aquatic life.

Streams and rivers in the county are especially vulnerable to sediment loading. This is largely due to hydrologic changes including increased runoff, altered drainage systems, and insufficient natural water storage. As a result, streambanks often suffer from erosion, and there is widespread loss of riparian vegetation. These changes negatively impact aquatic plants and animals by reducing habitat quality and altering flow regimes.

For those interested in detailed monitoring data, the MPCA provides access to raw water quality data on its website, while the Minnesota Department of Natural Resources (DNR) offers the LakeFinder tool, an online resource that provides information about lake conditions, fish populations, water clarity, lake levels, aquatic plant surveys, and more.

A body of water is designated as "impaired" if it fails to meet one or more of Minnesota's water quality standards. These standards are established to ensure that water bodies remain safe and suitable for their designated beneficial uses, such as drinking, swimming, fishing, or supporting aquatic life. It is important to note that impairment for one designated use does not necessarily prohibit other uses. Common impairments include elevated mercury levels that restrict fish consumption, excess nutrients that promote algal growth, sediments that cloud the water, bacteria that pose health risks for

swimmers, and poor biological conditions that affect fish and invertebrate communities. Other notable impairments include the presence of PFOS in fish tissue and sulfate levels that may impair the growth of wild rice.

To address these challenges, the MPCA works closely with local partners to identify pollutant sources and recommend strategies for pollutant reduction. Restoration efforts are guided by the goal of bringing waterbodies back into compliance with water quality standards, as outlined under the federal Clean Water Act. Every ten years, the MPCA collects water quality and biological data in each watershed to systematically evaluate whether it is meeting water quality standards. This analysis results in a [Watershed Restoration and Protection Strategy](#) report that guides decision-making related to protecting and restoring water resources. Every two years, the MPCA publishes a [Clean Water Fund Performance Report](#) that details progress, findings, and ongoing efforts to improve water quality across the state, including within Le Sueur County.

## STORMWATER MANAGEMENT

To reduce the risk of stormwater runoff and protect surface waters, Minnesota State Statutes and the Le Sueur County Zoning Ordinance require erosion prevention and sediment control measures to be in place before construction or land-disturbing activities begin. Le Sueur County mandates that an Erosion Prevention and Sediment Control Plan be submitted and reviewed and a pre-construction site visit completed before any permits are issued. Stormwater best management practices (BMPs) are required in some cases for permits, other times they are strongly encouraged. These safeguards ensure that projects are planned and implemented with soil and water conservation in mind, helping protect the county's natural resources and agricultural productivity.

## SOILS

Knowing the soil type is important when planning land uses because it can influence how stable the ground is as well as whether stormwater will pool, runoff, or infiltrate into the ground. Soil type can be classified into four main groups, as described below:

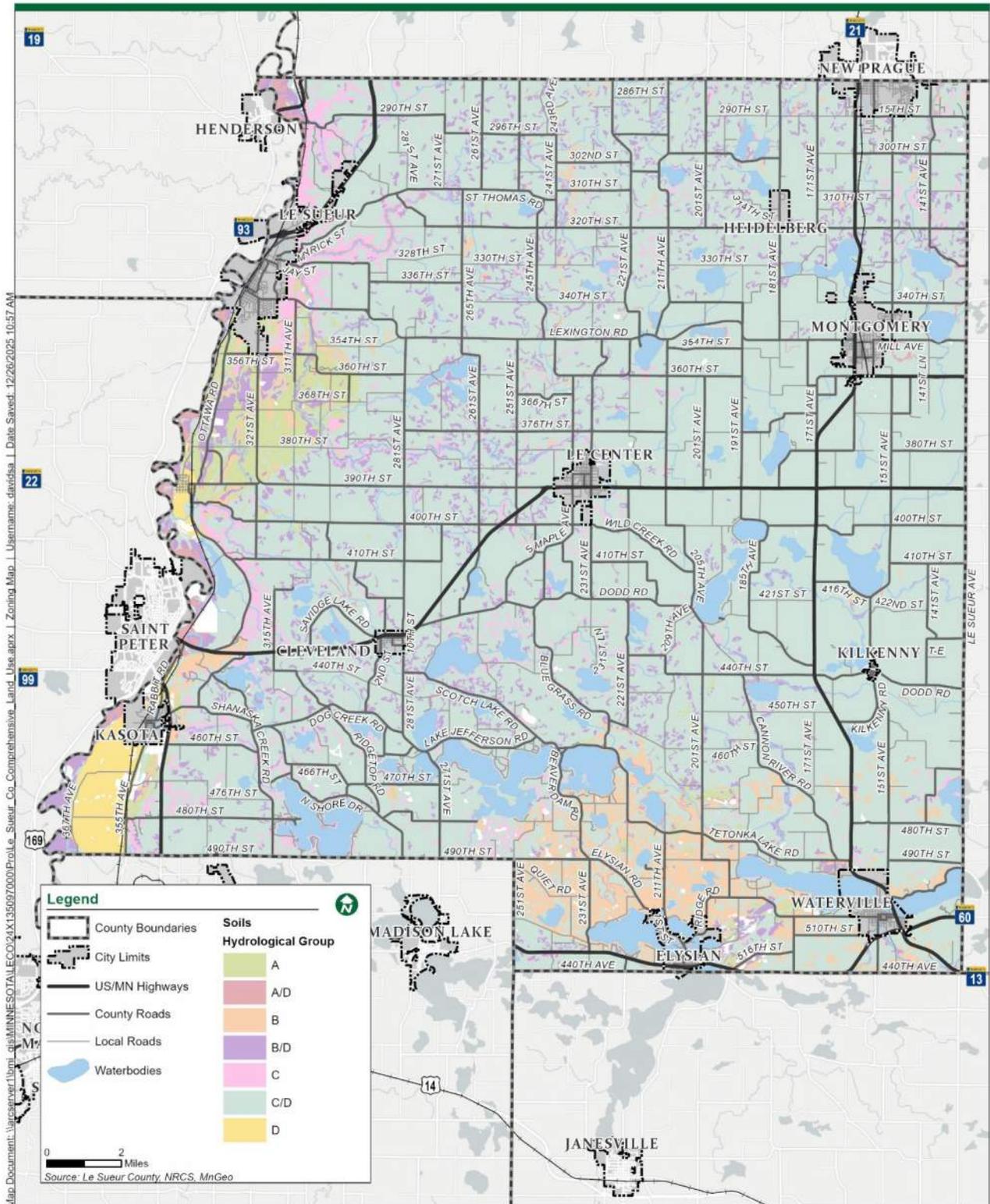
Group A. Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well-drained, excessively drained, or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils have a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well-drained, or well-drained soils with moderately fine to coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils have a slow infiltration rate when thoroughly wet. These consist chiefly of soils with a layer that impedes the downward movement of water or soils of moderately fine or fine texture. These soils have a slow rate of water transmission.

Group D. Soils have a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays with a high shrink-swell potential, soils with a high water table, soils with a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious

material. These soils have a very slow rate of water transmission.



## AGRICULTURE

Agriculture is a cornerstone of Le Sueur County's economy and identity. The county is a leading producer of agricultural commodities in Minnesota, supporting a robust mix of crops and livestock. According to the [United States Department of Agriculture's 2022 Census of Agriculture](#), Le Sueur County reported the following major agricultural outputs:

- Corn: 75,924 acres
- Soybeans: 75,175 acres
- Forage (hay): 4,654 acres
- Vegetables: 1,296 acres
- Wheat: 1,017 acres
- Hogs: 109,236
- Turkeys: 68,974
- Cattle: 11,800

In addition to these leading commodities, the county also grows substantial amounts of canning crops and small grains. Crops represent a significant share of statewide agricultural revenue, accounting for approximately 65% of all agricultural sales. Seneca's canning plant and warehouse located in Le Sueur County processes thousands of peas and sweet corn acreage from the region.

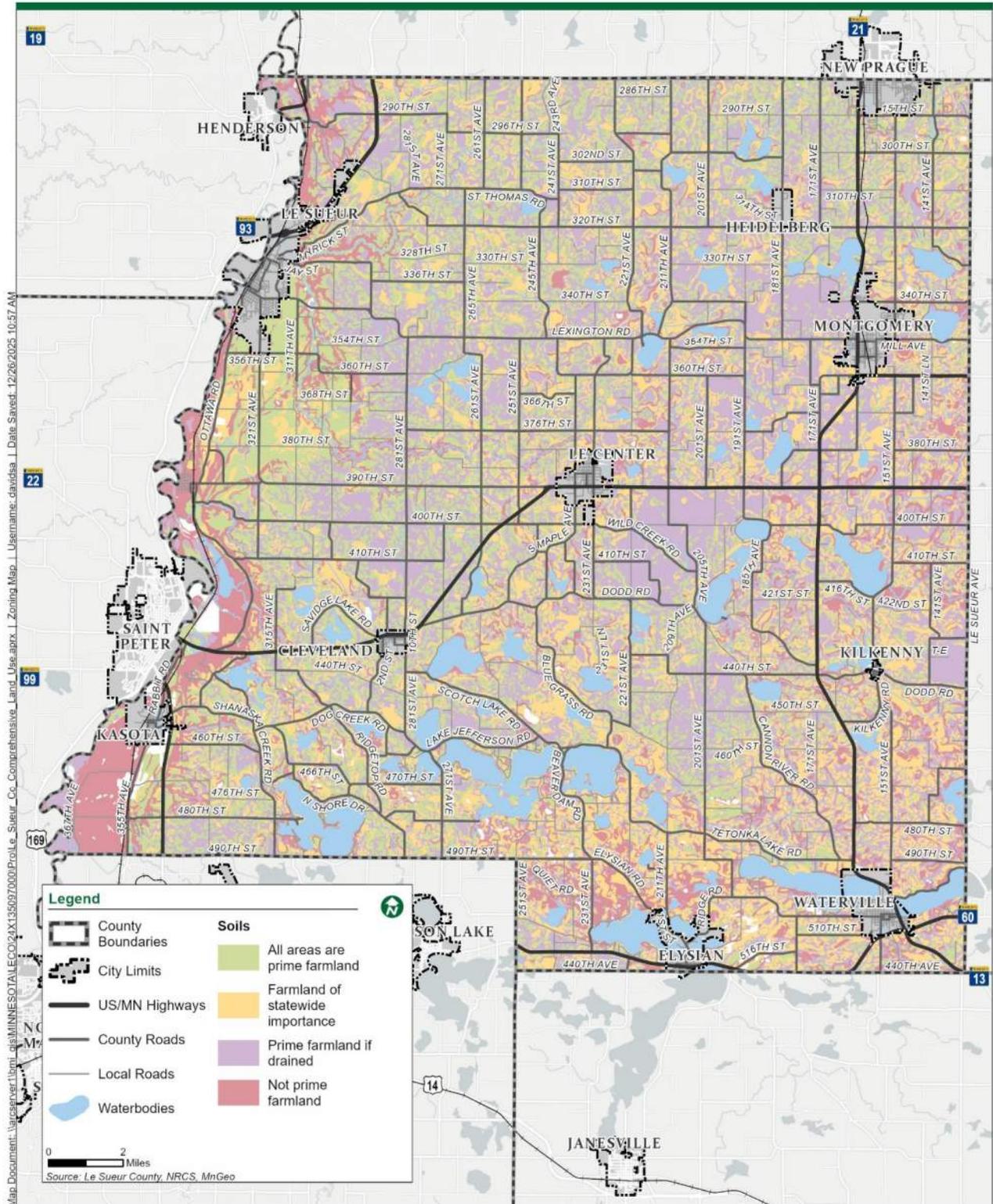
Le Sueur County's farming landscape includes a high number of active operations. According to the [2022 Census of Agriculture](#), there were 896 operational farms in Le Sueur County and the average size of farms was 230 acres.

The Census of Agriculture reports on sales. According to Le Sueur County's feedlot registration and inventory (October 2025), livestock farmers currently care for:

- Turkey: 118,269
- Swine: 96,891
- Chicken (Layers): 20,755
- Beef: 11,562
- Dairy: 4,311
- Chicken (Broilers): 1,265
- Sheep: 1,188
- Goats: 778
- Horses: 219

Soil health and protection are essential to the longevity and production of these agricultural systems. Erosion, defined as the removal of soil by water, wind, or gravity, poses a significant risk to farmland, water quality, and infrastructure. Preventing erosion and managing sediment is a critical part of both state and county environmental stewardship. Examples of soil health practices include cover crops, reduced tillage, and nutrient management. According to the [2022 Census of Agriculture](#), in Le Sueur County 10% of farms had no tillage, 23% of farms had reduced tillage, and 8% of farms had cover crops.

*75% of survey respondents agreed that quality farmland should be protected*



## OPEN SPACE CONSERVATION

The purpose of open space conservation is to protect land that is undeveloped, maintain environmental benefits such as wildlife habitat and clean water, provide recreational opportunities, protect cultural heritage, and improve the quality of life for our community. There are many different types of open space conservation land programs available through local, state, and federal agencies and organizations. Examples of open space conservation land that is present in Le Sueur County includes: National Wildlife Refuge, Waterfowl Protection Areas, Wildlife Management Areas, Aquatic Management Areas, Scenic and Natural Areas, County Parks and Trails, State Parks and Trails, Reinvest in Minnesota Program Conservation Easements, and Conservation Reserve Program land.

## NATIONAL WILDLIFE REFUGE LAND

This land is federally managed by the [U.S. Fish and Wildlife Service](#). There are different units of the refuge system, including wildlife refuges and waterfowl protection areas. Le Sueur County does have a small portion of the [Minnesota Valley National Wildlife Refuge](#) near Henderson, which was established in 1976. The refuge is over 14,000 acres in size and spans nearly 70 miles along the Minnesota River. Le Sueur County also has quite a few different Waterfowl Protection Areas, which consist of wetlands and grasslands within the National Wildlife Refuge Systems. These areas are critical to protect as it is habitat that is utilized by waterfowl and migratory birds in order to breed, nest, and rest during migration patterns.

## WILDLIFE AND AQUATIC MANAGEMENT AREAS

This land is managed by the State of Minnesota. Le Sueur County is home to 22 [Wildlife Management Areas \(WMAs\)](#), encompassing more than 5,600 acres of protected land. Le Sueur County is also home to seven [Aquatic Management Areas \(AMAs\)](#), encompassing more than 150 acres of protected shoreline. These areas are an integral part of Minnesota's outdoor recreation system and play a vital role in the conservation and stewardship of the state's natural resources.

Wildlife Management Areas are designated to protect lands and waters with high potential for wildlife production, while also offering public opportunities for hunting, trapping, fishing, and other compatible outdoor activities. Aquatic management areas provide angler and management access, protect critical shore land habitat and provide areas for education and research. Managed by the Minnesota DNR, these areas serve as the foundation for the state's wildlife and habitat conservation strategy.

The Wildlife Management Areas and Aquatic Management Areas in Le Sueur County help safeguard essential wildlife habitat for future generations, ensuring that native species can thrive in healthy, functioning ecosystems. They also provide residents and visitors with meaningful ways to connect with the outdoors

through recreational activities such as birdwatching, nature photography, and seasonal hunting and fishing.

Beyond their ecological and recreational value, Wildlife Management Areas and Aquatic Management Areas also support the local economy by promoting wildlife-based tourism, which draws outdoor enthusiasts to the region and contributes to the broader rural tourism economy.

Together, these protected lands reflect Le Sueur County's commitment to conservation, public access, and the responsible management of natural resources.

## SCIENTIFIC AND NATURAL AREAS

This land is managed by the State of Minnesota. Le Sueur County is home to portions of three [Scientific and Natural Areas \(SNAs\)](#) that encompass approximately 262 acres of land that preserves the County's geological and ecological diversity. Many of the SNAs include rare species, biodiverse plant and animal communities, and unique geological features and formations. The Le Sueur County portion of Townsend Woods SNA on the eastern border of the county is not visible on the Parks and Trails map.



Source: Le Sueur County

## PARKS, TRAILS, AND RECREATION

Le Sueur County has 12 County Parks and one State Park (Sakatah Lake State Park). The Le Sueur County Parks System contains 11 county-owned public water accesses, two public campgrounds, and a variety of recreational facilities. Within Le Sueur County, the DNR owns and maintains an additional 24 public water accesses.

There is a diverse network of nearly 15 miles of trails across the county park system. These trails support a wide range of outdoor activities year-round, including hiking, walking, mountain biking, snowshoeing, and both groomed and ungroomed cross-country skiing. Each park offers its own unique trail experience depending on terrain, natural features, and seasonal conditions.

Bradshaw Woods provides a short and scenic walk through a half-mile of trails that traverse either natural terrain or mowed paths, ideal for a quick hike in a wooded setting.

Lake Washington Regional Park and Campground offers 3.5 miles of trails of varying difficulty. Visitors can explore the Dock Trail, Shanaska Creek Trail, or Washington Woods Trail, which wind through forested areas and alongside water features. The trails range from gently rolling hills to wide, flat, mowed paths, making the park accessible for casual and experienced hikers alike.

The Ney Nature Center, located across the Minnesota River from Henderson, is home to several miles of well-maintained trails considered among the best in southern Minnesota. During the warmer months, visitors can enjoy mowed trails along the Field Trail, Prairie Loop, White Oak Loop, and through the historic farmstead. More challenging routes like the Arm, Ravine, Stagecoach, and Windmill Trails lead hikers through forested valleys and ravines. In winter, the Ney Nature Center features groomed trails for classic cross-country skiing as well as marked trails for snowshoeing and hiking. A dedicated one-mile mountain bike loop is also located northwest of the main entrance, across Highway 19 in Scott County. Lastly, the Ney Nature Center hosts educational school field trips and nature classes/events for people of all ages.

Richter Woods Park offers 2.5 miles of trails through a mix of big woods and open areas. There is a facility at the Park that can be rented for functions. These trails, composed of mowed grass and natural terrain, support a variety of uses, including walking, hiking, mountain biking, snowshoeing, and skiing.

In addition to county trails, the Sakatah Singing Hills State Trail, managed by the Minnesota DNR, runs through Le Sueur County. This 39-mile paved trail stretches from Mankato to Faribault and passes through the county from the Blue Earth County line to the Rice County line.

*In the survey and focus groups, community members said they want more trails that provide access to parks and lakes.*

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With 73 lakes, Le Sueur County also offers abundant opportunities for boating, fishing, and lakeside recreation. [Popular lakes for recreation](#) include:

- Lake Francis is one of Le Sueur County's deepest lakes with a maximum depth of 70 feet. Part of the lake's boundary is within the City of Elysian, and there are public accesses on both the east and west ends.
- East Jefferson Lake, West Jefferson Lake, and German Lake are in the German-Jefferson chain of lakes, and provide excellent boating and fishing conditions, each with well-equipped DNR access points.
- Lake Tetonka is the largest lake in Le Sueur County, at over 1,300 acres. Part of the lake's boundary is within the City of Waterville, and there are two public accesses.
- Upper Sakatah Lake features Lake Sakatah State Park on its south side. The lake is mostly located in Le Sueur County, but the very eastern part of the lake is also located in Rice County. Within Le Sueur County, a part of the lake is located in the City of Waterville.
- Lake Volney, east of Le Center, is one of the Le Sueur County's deepest lakes with a maximum depth of 60 feet. The lake has a public beach and park with adjacent boat access. Factor Wildlife Management Area is located across the road.
- Lake Washington, northeast of Mankato, is one of southern Minnesota's most popular recreational lakes, with a Regional Park, two campgrounds, and two DNR public accesses that include large parking areas and double ramps.

Additional lakes that support recreational boating include Clear Lake, Gorman Lake, Greenleaf Lake, Lake Emily, Roehmildts Lake, Sabre, Scotch Lake, Steele Lake, and Sunfish Lake.

Camping is permitted in two Le Sueur County parks: Lake Washington Regional Park and Campground and Clear Lake Park.

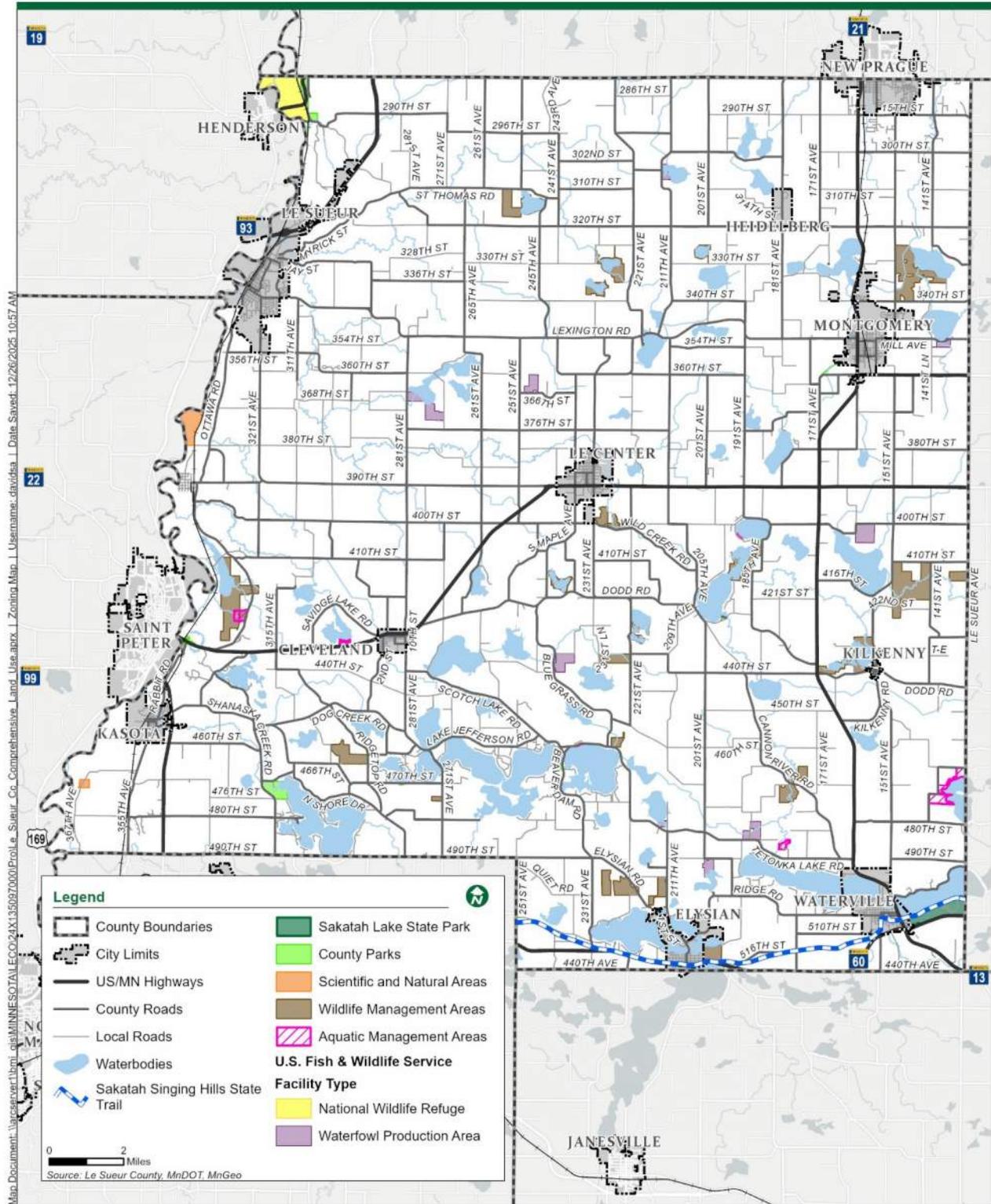
Cross-country skiing is allowed in all county parks. The Ney Nature Center and Lake Washington Regional Park feature groomed trails, while Bradshaw Woods, Ray's Lake Park, and Richter

Woods offer ungrooved trails that are often used by skiers.

Picnic areas are a staple feature in nearly all county parks. Notable locations include:

- Clear Lake Park: Each campsite includes a picnic table and fire ring.
- Geldner Saw Mill & Park: Tables are spread throughout the park.
- Henderson Station River Access & Park: A covered shelter and picnic tables are available.
- Lake Jefferson Fishing Pier: Tables are located along the shoreline and on the pier.
- Ney Nature Center: Several picnic spots near the Nature Center, farmstead, and scenic overlooks.
- Ray's Lake Park: Tables are positioned on the hilltop near the trees.
- Richter Woods Park: Tables are near the barn and scattered throughout the trail system.
- Lake Volney Park: Tables are located near the volleyball courts.
- Lake Washington Regional Park & Campground: Tables are found throughout the grounds, including near the community building and open field. Some tables include nearby fire pits or grates. A large picnic shelter is also available for rental.

Play areas for children are also integrated into several parks. Ney Nature Center offers a nature-based playscape made entirely of natural materials like logs and branches, encouraging creative outdoor play. Richter Woods Park has a traditional playground with swings, slides, and climbing structures, located behind the barn. Lake Washington Regional Park & Campground features two playground areas: one at the northeast corner with slides and climbing elements on a rubber mulch surface, and another centrally located in the campground with additional swings and play structures.



## GEOLOGY AND GROUNDWATER

Groundwater is a crucial resource, as residential drinking water within Le Sueur County is primarily supplied from groundwater resources. There are also resources within the County that are groundwater-dependent, such as lakes and calcareous fens. In addition to sand and gravel aquifers in glacial deposits, there are major aquifer systems underlying Le Sueur County which include the Prairie Du Chien-Jordan Aquifer and the Franconia-Ironton-Galesville Aquifer (also called the Tunnel City-Wonewoc Aquifer).

Le Sueur is currently in progress of completing a [Geologic Atlas](#). The County Geologic Atlas is important to understanding regional geology such as sand distribution, bedrock topography, and depth to bedrock as well as groundwater resources such as groundwater flow, aquifer properties, groundwater chemistry, and pollution sensitivity of aquifers.

[A detailed map of Le Sueur County surficial geology](#) can be found with the Minnesota Department of Natural Resources Division of Land and Minerals.

### Potential Groundwater Concerns

Karst features are present along the Minnesota River Valley and are a concern for groundwater quality issues. Contamination of the high-vulnerability ranking aquifers would primarily impact drinking water accessed through private and public wells, leading to an increased need for infrastructure to provide groundwater treatment or access to another source of drinking water. Additionally, contamination of these aquifers can negatively impact surface water resources in areas where the impacted aquifer is connected to surface water. Most of Le Sueur County's aquifer vulnerability rating is medium; however, there are portions of Le Sueur County along the Minnesota River and around the Cities of Elysian and Waterville, that have a high aquifer vulnerability rating.

### Groundwater Testing

Groundwater has been monitored through the County well water-testing program. Le Sueur County continues to test private and community wells in order to educate residents about protecting their drinking and groundwater

resources. Pollutants that the County has tested private and community wells for include nitrates, arsenic, lead, bacteria, and manganese. There are areas in the County that have exceeded the drinking water standards for some of these pollutants.

There are various new contaminants, or contaminants where existing knowledge of impacts are limited. These are often manmade chemicals, although some may be naturally occurring. These contaminants are referred to as Contaminants of Emerging Concern (CECs) and are often unregulated or regulated at a level that may no longer be considered protective of human health. Some CECs for drinking water in the Le Sueur County include: pesticides, chlorides, and Per- and Polyfluorinated Substances (PFAS). There have not been substantial efforts to monitor CECs, but this will likely be a priority for the County in the future as they become better understood.

### Well Sealing

In addition to offering water testing clinics to residents, Le Sueur County also works with residents to seal their abandoned wells. Unused, unsealed, or abandoned wells provide a direct conduit for contamination to reach the aquifer. This is a particular concern when the unused, unsealed well is in an area with low vulnerability and when the well is constructed in a confined aquifer, which would otherwise be protected from contamination on the surface. In low vulnerability areas, well sealing is the main avenue to protect groundwater. In more vulnerable areas, other practices are used to protect groundwater. Failing septic systems, feedlots, mining, stormwater, fertilizers, pesticides, and hazardous waste generation are all potential pollutant sources to drinking and groundwater resources.

## MINING AND MINERAL RESOURCES

Le Sueur County has active mining operations and processing plants which are congregated near the Minnesota River. The resources that are produced from these operations include industrial minerals, specifically silica sand, aggregate, and dimension stone. Silica sand is considered a fine sand that is composed of quartz. Silica sand is used in glassmaking, a source of silicon, and is also used to improve flow in oil wells. Aggregate materials are essential elements of a variety of construction products. Common aggregate materials that are found in Le Sueur County include gravel and sand. There are quarries in Le Sueur County that are mined in order to make crushed stone for construction aggregate uses. Common bedrock types that are mined for aggregate include dolomite, quartzite, granite, gabbro, and gneiss. Dimension stone, which includes but is not limited to limestone, granite, gabbro, quartzite, and carbonate rock, are mostly commonly used to construct homes, buildings, and monuments. These mining operations are regulated by Le Sueur County; however, additional state and federal permits apply to these operations. To learn more, visit the [Minnesota Department of Natural Resources Mining and Mineral Resources](#). To explore a map of aggregate resources around Minnesota, visit the [Minnesota Department of Natural Resources' Aggregate Resources Viewer](#).

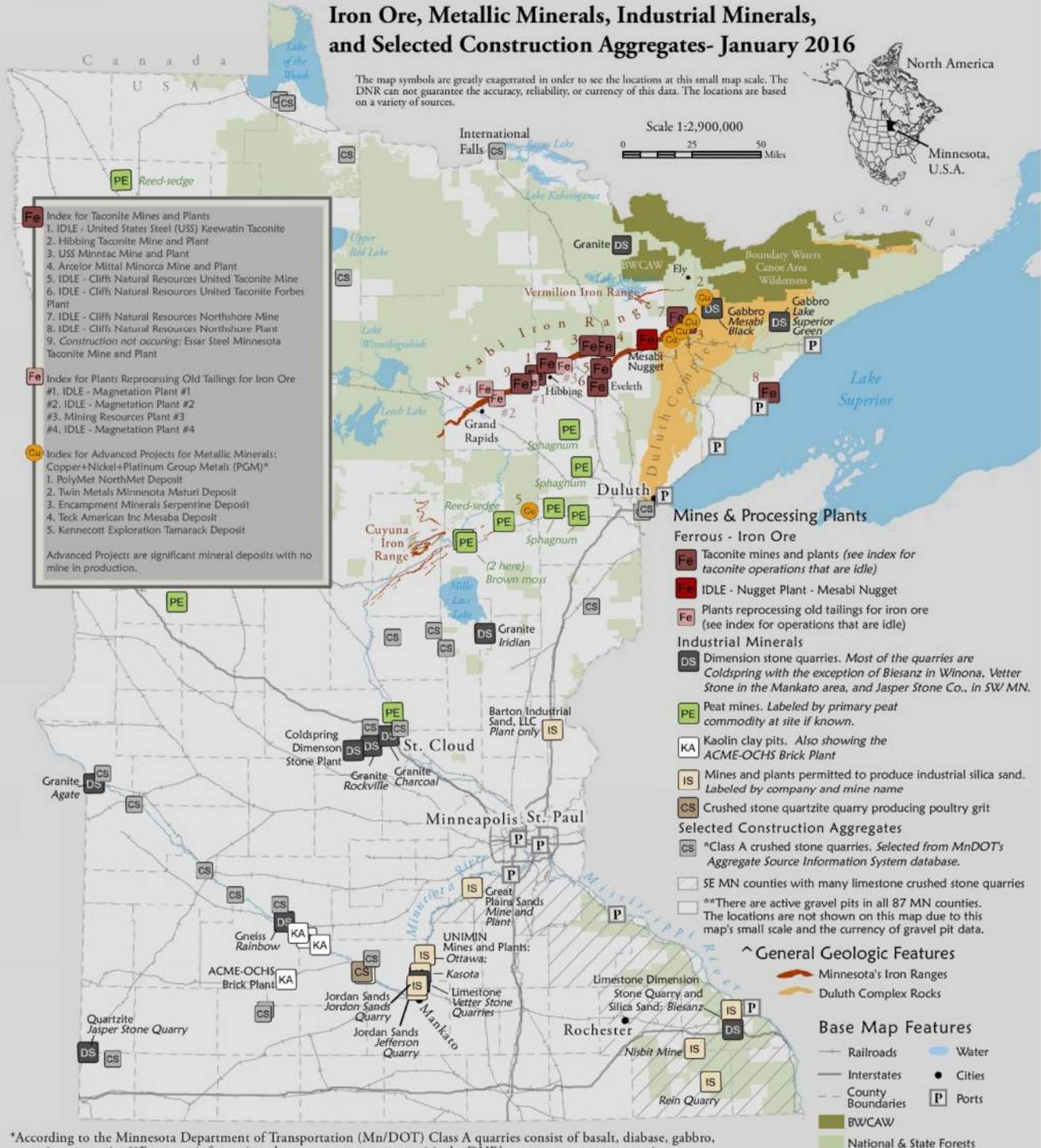
### Gravel Pits

Le Sueur County has active gravel pits. Gravel pits reclamations are not funded through the State of Minnesota. However, there is an Aggregate Material Tax that is available to 33 Counties in Minnesota for this work. Le Sueur County is one of the 33 counties that sets this tax which assists with gravel pit reclamations, according to the [Minnesota Department of Natural Resources Mining and Mineral Resources](#).



# MINNESOTA MINERALS

## Mines & Advanced Projects of Iron Ore, Metallic Minerals, Industrial Minerals, and Selected Construction Aggregates- January 2016



\*According to the Minnesota Department of Transportation (Mn/DOT) Class A quarries consist of basalt, diabase, gabbro, quartzite, or granite.\*\*For more information about aggregate resources visit the DNR's aggregate resource mapping webpage or MnDOT's ASIS database webpage. ^Geologic features sourced from Minnesota Geological Survey's State Map Series S-21, 2011.

## **NATURAL RESOURCES GOALS**

### **Goal 7.1 Protect Water Resources**

Policy 7.1.1 Support watershed-based planning to improve surface and groundwater quality.

### **Goal 7.2 Preserve Ecosystems**

Policy 7.2.1 Conserve native vegetation, wetlands, and wildlife habitats; manage invasive species.

### **Goal 7.3 Promote Best Practice Land Use**

Policy 7.3.1 Encourage soil health and reduce erosion through leading agricultural and development practices.

Policy 7.3.2 Preserve finite aggregate resources (such as gravel, sand, and stone) from premature or incompatible development.

### **Goal 7.4 Minimize Pollution**

Policy 7.4.1 Reduce pollutants, including but not limited to nitrates, phosphorus, sediment, Escherichia coli (E.coli), and Chloride, through improved infrastructure and land management practices.

Policy 7.4.2 Consider adopting an ordinance to address farm tiling and its impact on the drainage system.

### **Goal 7.5 Enhance Public Access & Stewardship**

Policy 7.5.1 Expand parks and trails; foster community engagement in environmental planning.

**NATURAL RESOURCES RESILIENCY: Protect natural systems and public health by conserving water resources, preserving ecosystems, and promoting best practice land use and pollution reduction.**



# **RESILIENCY**

## 8 | RESILIENCY

Le Sueur County is committed to building a resilient and well-prepared community through policies and regional collaboration. In 2021, Le Sueur County updated its [Multi-Hazard Mitigation Plan](#) in collaboration with the University of Minnesota. Le Sueur County is attempting to implement strategies across solid waste management, emergency preparedness, environmental protection, and infrastructure resilience.

In alignment with Minnesota Pollution Control Agency (MPCA) requirements and state statutes, the Tri-County Solid Waste Management Plan, developed with Nicollet and Sibley Counties, prioritizes waste reduction, recycling, and resource recovery while supporting continued innovation in environmental stewardship and public health protection.

Le Sueur County recognizes the need for winter-sensitive infrastructure design, emergency hazard mitigation planning, and comprehensive drainage and flood control measures into its planning framework to address the growing impacts of climate variability, population growth, and environmental challenges such as chloride pollution. The goals and policies reflect a multifaceted approach, aligning state mandates with local needs and emerging best practices to support community assets, safe housing, economic continuity, and long-term environmental quality.



Source: Waterville Chamber of Commerce, Waterville

## PREVIOUS RESILIENCY PLANNING

### Waste Management

The Minnesota Pollution Control Agency (MPCA) requires counties to assess the feasibility of resource recovery in their solid waste management plans, in line with Minnesota Statutes 115A.02(b). The Tri-County Solid Waste Plan between Le Sueur, Nicollet, and Sibley Counties supports the state's waste management hierarchy, prioritizing reduction and reuse, followed by recycling, composting, resource recovery, and finally land disposal. The Tri-County system relies on public-private partnerships, including the Minnesota Waste Processing Company transfer station in Mankato and the Resource Recovery Technologies facility in Newport. These facilities convert waste into refuse-derived fuel (RDF), which is used for electricity generation at the Wilmarth Power Plant in the City of Mankato. Residuals and ash are landfilled at a designated cell at the Blue Earth County Ponderosa Landfill.

Most residential waste in the region is contracted into this system, which remains the preferred disposal method. If future access changes, the plan supports alternative resource recovery technologies that meet the state's 85% waste volume reduction goal. Municipalities may use other providers with county approval, provided they align with the Plan and state hierarchy. Le Sueur County and Tri-County Solid Waste Joint Powers Board also maintain active recycling programs. There is a contract with Waste Management, Inc. that provides recycling containers in rural locations for residents of Le Sueur and Sibley Counties to use. In 2023, Le Sueur County had a recycling rate of 45.3%. With projected growth in population, Le Sueur County and Tri-County Solid Waste Joint Powers Board will need to increase recycling opportunities and explore options to provide uniform service to all three counties.

The plan also recommends petitioning MPCA for increased the Governor's Select Committee On Recycling and the Environment (SCORE) funding based on population growth and the region's strong resource recovery performance. It supports removing the RDF burn incentive at Wilmarth

and advises counties to consider banning on-site disposal where off-site service is available.

### Water Quality and Flood Monitoring

Le Sueur County, in collaboration with the Le Sueur Soil and Water Conservation District (SWCD) and the Minnesota Pollution Control Agency (MPCA), plays an active role in monitoring and assessing the quality of the county's lakes, rivers, and streams. Water sampling efforts vary by waterbody and are influenced by local and state priorities, available resources, and specific management goals. These partnerships help track long-term trends, identify impairments, and inform strategies to protect and improve water resources.

Flood resilience is a major focus of the county's preparedness strategy. Le Sueur County enforces floodplain regulations and participates in the National Flood Insurance Program (NFIP), which helps reduce flood risk and provides access to federal insurance. The county maintains up-to-date floodplain maps and has implemented property buyouts for structures that experience repetitive flooding. Drainage improvements are incorporated into the county's Transportation Improvement Plan, and stormwater and erosion control are regulated through the Le Sueur County Zoning Ordinance. The County manages a network of ditch systems that include 236 miles of open ditches and 27 miles of public drainage tile, which are critical for managing surface water and reducing flood risk. The [Le Sueur County Drainage Manual and Guidelines](#) further supports erosion control and water quality improvements across the county's four watersheds.

The Le Sueur County Environmental Services Department and the Soil and Water Conservation District (SWCD) work together on flood mitigation and environmental quality projects. These efforts are reinforced by the county's enforcement of the State Buffer Initiative, which requires vegetative buffers along water bodies to prevent erosion and protect water quality. The Zoning Ordinance also play a role in hazard mitigation by requiring construction and septic system setbacks from bluffs, with specific guidelines based on slope percentages to reduce the risk of landslides.



Source: Le Sueur County Emergency Management, Waterville

## Emergency Management

Le Sueur County maintains an all-hazards Emergency Operations Plan (EOP) that outlines the county's response to a wide range of emergencies. The EOP addresses essential functions such as public warning, evacuation procedures, and mass care operations. Communication with the public during emergencies is supported through multiple channels, including Everbridge (an opt-in alert system), the Integrated Public Alert and Warning System (IPAWS, which does not require opt-in), National Oceanic and Atmospheric Administration (NOAA) weather radios, local media outlets, and outdoor warning sirens. These systems ensure that residents receive timely and accurate information during critical events.



Source: Le Sueur County Emergency Management

## Natural Disaster Preparedness

Le Sueur County's approach to natural disaster preparedness is guided by the 2021 Multi-Hazard Mitigation Plan, which aligns with the goals and strategies of the 2019 Minnesota State Hazard Mitigation Plan. This alignment ensures that local efforts are consistent with broader statewide objectives to reduce the impacts of natural hazards. The county's mitigation goals focus on minimizing deaths, injuries, property damage, and economic disruption caused by a wide range of hazards, including flooding, wildfires, windstorms, hail, winter storms, lightning, tornadoes, drought, extreme temperatures, and dam or levee failures.

In addition to flood-related efforts, the county collaborates with the Minnesota Department of Natural Resources (DNR) to manage [20 dams](#). The Minnesota DNR maintains [Emergency Action Plans](#) for dams to ensure timely public notification and evacuation in the event of a dam failure. The [SWCD and Environmental Services Department](#) provide technical and financial assistance for erosion control and conservation practices, contributing to a comprehensive and proactive approach to natural hazard mitigation throughout the county.

The county has designated emergency shelter facilities in coordination with the American Red Cross. These shelters are staffed by personnel trained in emergency sheltering operations, including provisions for pet sheltering, which is an important consideration for many residents. Le Sueur County also promotes emergency preparedness through regular social media outreach and maintains backup power systems, including generators, for key government facilities to ensure continuity of operations during power outages.

Schools in the county have established closure plans for hazardous weather conditions, and the county actively participates in statewide public awareness campaigns such as Winter Hazard Awareness Week and Severe Weather Awareness

Week. These campaigns help educate the public on how to prepare for and respond to seasonal hazards. Public Works plays a vital role in emergency management by ensuring timely snow removal in accordance with established policies. During the summer months, the county maintains readiness for severe storms through the management of outdoor warning sirens and the training of SKYWARN volunteers, who assist with storm spotting and reporting.

Manufactured Home Parks (MHPs) in the county are required to comply with Minnesota Department of Health regulations regarding storm shelters and evacuation plans. The county also conducts public outreach on safety during extreme cold and heat events, which are becoming more frequent and severe. These efforts are part of a broader strategy to build community resilience and ensure that all residents, including vulnerable populations, are protected during emergencies.



Source: Le Sueur County Emergency Management, Bike Helmet Giveaway



Source: Le Sueur County News

## LOW SALT DESIGN

Chloride pollution has become a critical environmental concern in cold climate regions, driven primarily by the widespread use of road salt for winter maintenance. As a permanent pollutant, chloride does not degrade over time and instead accumulates in surface and groundwater systems, posing significant risks to aquatic ecosystems and potable water supplies. According to the U.S. Environmental Protection Agency, even a small amount of road salt, roughly one teaspoon, is enough to contaminate five gallons of water beyond the chronic chloride threshold of 230 milligrams per liter. With cold-weather regions spending hundreds of millions of dollars annually on salt procurement, the scale of environmental impact is immense and growing.

While advances in winter maintenance practices have reduced unnecessary salt use, these measures cannot fully compensate for infrastructure that is vulnerable to snow and ice accumulation. Many existing roads, sidewalks, and ramps are designed with little consideration for winter performance, making them dependent on chemical treatments to maintain safety. Low-salt solutions integrate chloride reduction strategies into the core of infrastructure planning and engineering. Rather than reacting to snow and ice events, low-salt solutions proactively improve how infrastructure responds to winter conditions, reducing the need for repeated salting and minimizing environmental harm.

The goals of low-salt solutions are twofold: to accelerate pavement recovery following winter weather and to eliminate recurring problem areas that require repeated maintenance. These recurring issues fall into two main categories: blowing snow and uncontrolled meltwater flow. Though snowfall itself cannot be prevented, thoughtful design can reduce the ways in which snow and meltwater are redistributed onto pavements after initial clearing, and reducing secondary icing and the need for additional salt applications. The most cost-effective opportunities lie in targeting critical safety zones, such as intersections, braking areas, curves, and high pedestrian activity zones. In these locations, careful application of winter-sensitive design principles can significantly reduce chloride use while maintaining high levels of public safety.



A key component of low-salt solutions is the strategic use of solar exposure. The sun provides a free, renewable energy source that can enhance snow and ice melting on pavement surfaces. However, many roads and sidewalks are shaded by bridges, retaining walls, buildings, and evergreen trees, particularly on their southern edges. These obstructions reduce the amount of direct sunlight that reaches the pavement during the already limited daylight hours of winter. Early-stage planning provides opportunities to site new infrastructure to maximize winter sun exposure. Placing deciduous trees instead of evergreens on the south side of a roadway can reduce shadowing while maintaining desirable vegetative cover. In winter, when deciduous trees are leafless, they allow greater solar penetration, promoting snow and ice melting and reducing the need for chemical intervention.

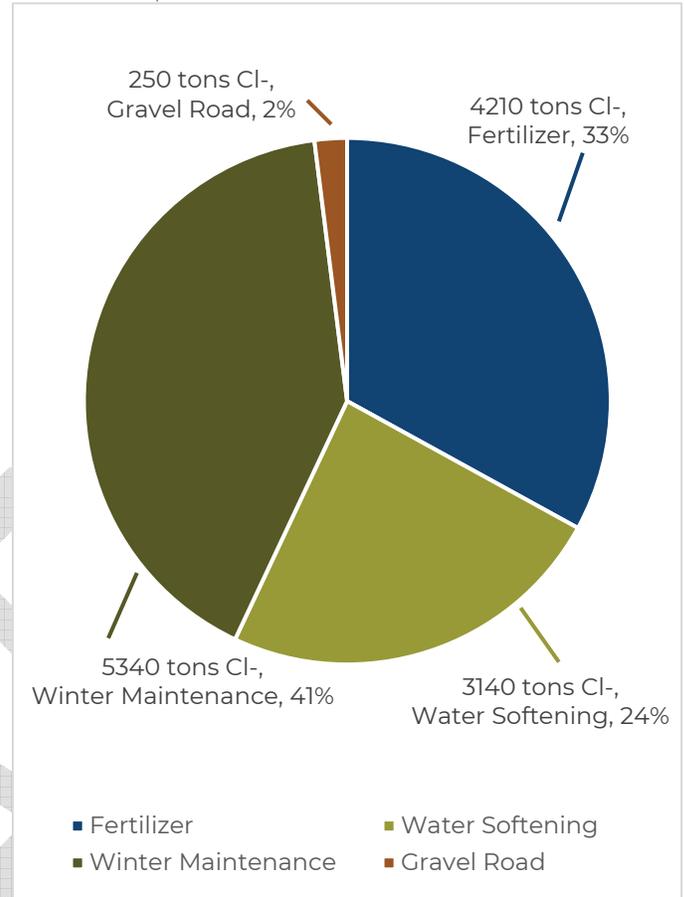
Meltwater control is another component of winter-sensitive infrastructure design. While traditional drainage systems are designed around rain events, snow and ice meltwater behaves differently. Meltwater often travels long distances across paved surfaces before reaching a drain, especially when gutters are filled with ice or snow. This can result in thin films of water that refreeze under dropping temperatures, creating hazardous conditions and prompting additional salting. To prevent this, design strategies must focus on minimizing meltwater sprawl. This can be achieved by shortening the distance water travels to a catch basin, ensuring that drainage infrastructure is placed where meltwater originates, and designing cross-slopes that direct water away from travel lanes. In some cases, modifying surface geometry, adding shallow trenches, or reconfiguring snow storage areas can help prevent meltwater from flowing across critical driving surfaces.

A broader shift in design philosophy is required to address these issues comprehensively. Winter must be treated as a primary condition during the design process, not as a seasonal exception. Incorporating winter performance criteria during private and public project development can significantly reduce the resources needed to maintain safety once infrastructure is in operation. Low-salt solutions do not inherently increase the cost of infrastructure projects. Instead, it focuses on making smarter design decisions early in the process. The benefits of this approach are multifaceted: reduced salt use leads to improved water quality, less corrosion of infrastructure and vehicles, lower long-term maintenance costs, and enhanced roadway safety. To learn more about Low Salt Design, download the [Low Salt Design Guide](#) from Bolton & Menk.

### Chloride Use in Le Sueur County

The primary use of chloride in Le Sueur County is for public and private winter maintenance, as detailed in Figure 21. In review of Le Sueur County Highway Department’s winter maintenance practices, the County uses substantially less chloride compared to average public road maintenance throughout the state (7.78 tons of salt per lane mile). Working with private developers to encourage low salt design in future developments is a key opportunity to continue working towards the reduction of chloride pollution.

FIGURE 21 | LE SUEUR COUNTY CHLORIDE USE



### Benefits of Low Salt Design

	<b>Creates Safer Winter Pavements</b>		<b>Reduces the Need for Salt</b>
	<b>Reduces Winter Maintenance Effort</b>		<b>Reduces Damage to Soils</b>
	<b>Reduces Water Pollution</b>		<b>Less Harm to Vegetation</b>
	<b>Less Harm to Wildlife</b>		<b>Increases Infrastructure Lifespan</b>
	<b>Reduces Erosion Potential</b>		<b>Easier to Establish Vegetation</b>

## RESILIENCY GOALS

### Goal 8.1 Climate Resilience & Hazard Mitigation

Policy 8.1.1 Improve flood resilience through updated mapping, zoning, infrastructure, and flood reduction practices.

Policy 8.1.2 Prepare for responses to weather conditions by planning and adapting infrastructure and services, such as incentivizing Low Salt Design in the development review process.

Policy 8.1.3 Support emergency preparedness and hazard mitigation for natural disasters.

DRAFT



# LAND USE

# 9 | LAND USE

**Purpose:** This chapter outlines the vision for land use in Le Sueur County over the next 25 years. It provides a framework for guiding growth, preserving agricultural land, and ensuring fiscal responsibility.

**Relationship to Other Chapters:** This chapter supports goals in transportation, housing, economic development, and environmental protection.

**Legal and Policy Context:** The plan aligns with Minnesota state statutes, regional planning efforts, and local ordinances. It does not alter existing property rights but offers current and future landowners some additional land use options in the future.

## CURRENT LAND USE

In its current Land Use Plan, Le Sueur County did not establish a formal set of land use categories to guide future development. Instead, the County chose to regulate future development through its zoning ordinance, which defines allowable uses, densities, and development standards for specific zoning districts. In this context, land use serves as a broader planning framework—a level above zoning—that helps organize and guide future development patterns across the County.

To support long-range planning and provide a clearer vision for growth, the County has developed a new set of land use designations. These designations were created by analyzing and grouping existing zoning districts into broader land use categories. This approach allows the County to:

- Maintain consistency with current zoning regulations,
- Provide flexibility for future growth,
- Preserve agricultural and rural character, and
- Introduce new development opportunities where appropriate

The newly created land uses were derived from existing zoning districts, as shown in Table 1.

TABLE 1 | NEW LAND USES BASED ON EXISTING ZONING DISTRICTS

New Land Use	Existing Zoning District
<b>Agriculture</b>	Agriculture, Special Protection, and Conservancy
<b>Residential</b>	Urban/Rural Residential and Recreational Residential
<b>Commercial</b>	Recreational Commercial and General Business
<b>Industrial</b>	General Industry

TABLE 2 | CURRENT LAND USE CATEGORIES & ACREAGE & TAX CONTRIBUTION

Category	Acres	Tax Contributions	% of Total Land
Commercial	461.1	7.7%	0.15%
Industrial	1,761.5	Included in the Commercial Tax Contributions	0.58%
Residential	7,556.3	59.4%	2.49%
Agriculture	258,744.3	30.0%	85.27%
Water	24,094.3	--	7.94%
Cities	10,808.2	--	3.56%
<b>Total County</b>	<b>303,425.8</b>		

### Residential

Residential properties, while occupying only 2.49% of the county's total land area, contribute a substantial 59.4% of the total property tax revenue. This reflects the high per-acre value of residential land, driven by housing demand, infrastructure access, and higher tax rates.

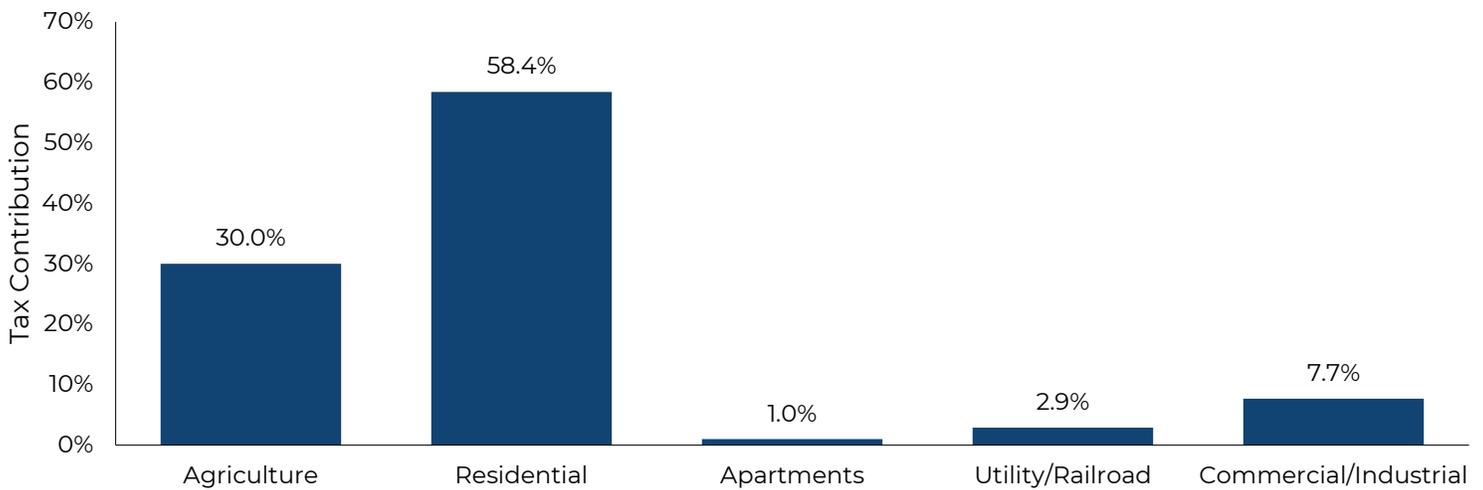
### Agricultural

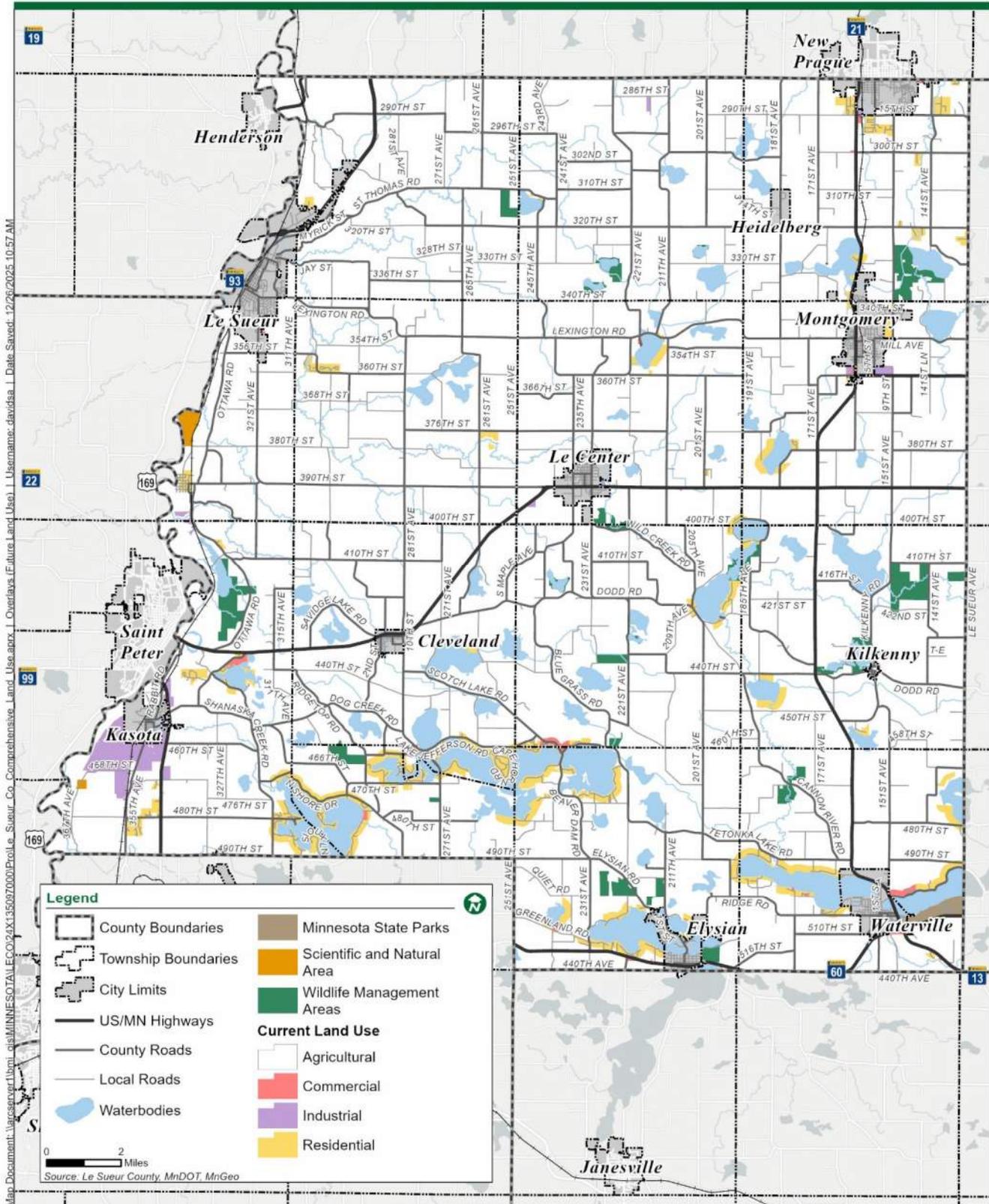
As a cornerstone of the county's economy and identity, agricultural land dominates the landscape, covering 85.27% of the county. Despite this, it contributes only 30% of the tax base. This is typical in rural counties, where agricultural land is assessed at lower values due to its classification and use, often benefiting from tax deferrals or special valuation methods.

### Commercial and Industrial

Commercial and industrial properties, though occupying less than 1% of the land combined, contribute 7.7% of the county's tax revenue. This highlights their economic importance and the high value generated per acre, often due to business activity and infrastructure investment.

FIGURE 22 | 2025 TAX CONTRIBUTION BY LAND USE CATEGORY IN LE SUEUR COUNTY





## CURRENT OVERLAYS

Overlays are special planning tools used to define areas that require additional considerations or regulations beyond what is provided by the base land use or zoning designation. Unlike zoning districts, which typically follow parcel boundaries and are often orthogonal (grid-like), overlays are best suited for areas defined by natural features, infrastructure, or unique land characteristics.

Overlays are especially useful when:

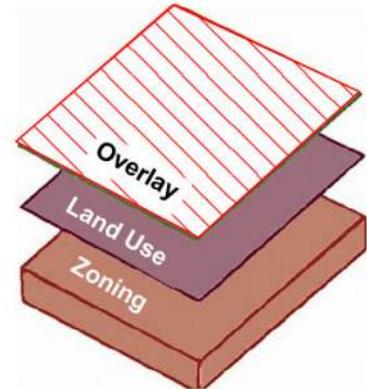
- The area of concern crosses multiple zoning districts or land use categories
- The boundaries are irregular and follow topography, water bodies, or hazard zones
- There is a need to preserve, protect, or manage specific resources or risks

Overlays do not follow parcel lines and are often based on geospatial data such as:

- Elevation and slope
- Floodplain boundaries
- Shoreland buffers
- Mineral deposits
- Airport safety zones
- Conservation
- Mix of uses
- Ordinary High Water Level of Waterbodies

Because these features do not align neatly with property lines, overlays are drawn to reflect real-world conditions, not ownership boundaries. This allows planners to apply targeted policies or building standards where they are most needed, regardless of parcel configuration. For example: Shoreland is currently made up of three zoning districts: Special Protection (SP), Recreational Residential (RR), and Recreational Commercial (RC). When we switch to an overlay, SP, RR, and RC will no longer be standalone zoning districts. The area will become Ag, Residential, or Commercial with Shoreland Overlay for the portion of the parcel that is within the shoreland.

FIGURE 23 | RELATIONSHIP BETWEEN OVERLAYS AND ZONING



In the current Zoning Ordinance, the Shoreland Overlay is not a separate designation. It was formed by combining the Special Protection, Recreational Residential, and Recreational Commercial areas. It has been rebranded as the Shoreland Overlay District and established as an overlay in this Comprehensive Plan to preserve the necessary regulations in these sensitive areas.

TABLE 3 | PURPOSE OF OVERLAYS IN LE SUEUR COUNTY

Overlay Name	Purpose
<b>Shoreland</b>	Per DNR. Protects water quality and habitat within 1,000 feet of lakes and within 300 feet of rivers and streams
<b>Floodplain</b>	Includes 3 zones: <ul style="list-style-type: none"> <li>• Zone 1: Floodway High-risk flood zones where development is typically prohibited</li> <li>• Zone 2: Flood Fringe Areas adjacent to floodways with limited development potential</li> <li>• Zone 3: General Floodplain Identifies areas at risk of flooding; subject to development restrictions</li> </ul>
<b>Airport</b>	Ensures safety and noise compatibility near airports
<b>Mineral Resources</b>	Preserves access to valuable mineral deposits for future extraction
<b>*Conservancy</b>	<p>Intended to be a “no-build” area to protect environmentally sensitive or scenic areas from intensive development.</p> <p>*It includes, but is not limited to: Scientific Natural Areas, State Parks, Wildlife Management Areas, State Trails and 50 foot Buffer from State Trails, 50 foot Buffer from county drainage ditches as defined by Minnesota Statutes Chapter 103E.</p> <p>The bluffs/impact zones as defined in Le Sueur County Zoning Ordinance – Section 13: Shoreland Management</p> <p><i>Note: This overlay is intended for planning purposes only and does not supersede or override the jurisdiction or regulatory authority of other agencies regarding building or development within these areas. This overlay is a new way of categorizing existing overlays and land uses and will continue to be studied.</i></p>

TABLE 4 | OVERLAY CONVERSION: EXISTING ZONING TO CURRENT LAND USE

Overlay Name	Status	Current Zoning Categories	Current Land Use Designation
<b>Shoreland Overlay</b>	Modified	<ul style="list-style-type: none"> <li>• Special Protection</li> <li>• Recreational Residential</li> <li>• Recreational Commercial</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural (with shoreland portion now part of overlay)</li> <li>• Residential (shoreland portion in overlay)</li> <li>• Commercial (shoreland portion in overlay)</li> </ul>
<b>Conservancy Overlay</b>	Existing Zoning Categories and Current Land Uses, Recategorized on Future Land Use Overlay Map	<ul style="list-style-type: none"> <li>• Scientific Natural Areas</li> <li>• Wildlife Management Areas</li> <li>• State Trails with buffers</li> </ul>	Overlay includes, but is not limited to: <ul style="list-style-type: none"> <li>• Scientific Natural Areas</li> <li>• Wildlife Management Areas</li> <li>• Public Watercourses</li> <li>• Public Water Wetlands</li> <li>• State Trails</li> <li>• 50ft Buffer from State Trails</li> <li>• 50ft Buffer from County Ditches</li> </ul>
<b>Mineral Resources Overlay</b>	Existing / No Change	<ul style="list-style-type: none"> <li>• Mineral Resource Areas</li> </ul>	No change
<b>Floodplain Overlay</b>	Existing / No Change	<ul style="list-style-type: none"> <li>• Floodway (FW)</li> <li>• Flood Fringe (FF)</li> <li>• General Floodplain</li> </ul>	No change
<b>Airport Overlay</b>	Existing / Zone A1 Added	<ul style="list-style-type: none"> <li>• Zone A</li> <li>• Zone B</li> <li>• Zone C</li> <li>• Zone A1 is an overlap of Zones A and B</li> </ul>	No change, except addition of Zone A1



## FUTURE LAND USE

Under Minnesota Statutes Chapter 394, counties outside the seven-county metropolitan area are authorized to adopt and implement land use plans and zoning ordinances to promote public health, safety, and general welfare. These comprehensive plans are essential tools for guiding long-term development in a way that reflects community values and priorities.

It is important to understand that future land use designations do not remove or alter existing land use rights or zoning entitlements. Instead, they serve as a visionary framework that adds additional options for how land could be used in the future. Property owners retain full rights to their current land uses, and any change would still require the landowner to initiate a formal application and follow the County's established review and approval process.

Planning for future growth is critical to ensure that the County can accommodate development in a thoughtful, efficient, and fiscally responsible manner. By introducing future land use categories, the county can better anticipate trends, support the types of development the community wants, and ensure that infrastructure and services are aligned with future needs. This proactive approach also helps support the tax base necessary to fund public services and maintain a high quality of life for residents.

TABLE 5 | CURRENT AND FUTURE LAND AREA OF LAND USE CATEGORIES

Land Use Category	Current Acres	Future Acres	Net Change (%)
<b>Commercial</b>	461.1	1,459.4	216.5%
<b>Industrial</b>	1,761.5	1,520.4	-13.7%
<b>Residential</b>	7,556.3	8,286.7	9.7%
<b>Agriculture</b>	258,744.3	257,251.2	-0.6%
<b>Water</b>	24,094.3	24,094.3	0%
<b>Cities</b>	10,808.2	10,820.4	0.1%
<b>Total County</b>	<b>303,425.8</b>	<b>303,425.8</b>	<b>0%</b>

\*Note: Although city annexation may occur, annexation is not calculated for change between current and future land use.

Community members said their top priorities for land use were:

- Preserve agricultural land: Cluster development and concentrate it near cities to protect farmland
  - Rural character: Retain Le Sueur County's small-town feel

## Understanding the Role of Future Land Use Designations

It is important to clarify that future land use designations do not remove or alter current land uses or zoning rights. Instead, they serve as a planning framework that could guide long-term growth:

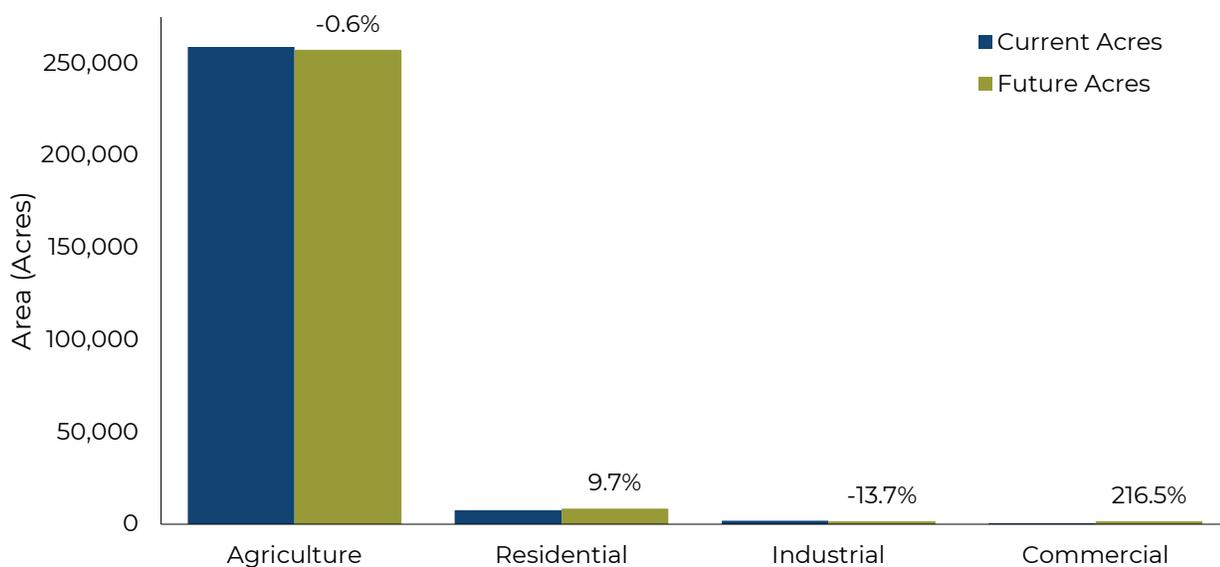
- Property owners retain their existing land use rights.
- These designations simply provide additional options for future development.
- Any actual change in land use still requires the property owner to initiate an application and go through the county's formal review and approval process.

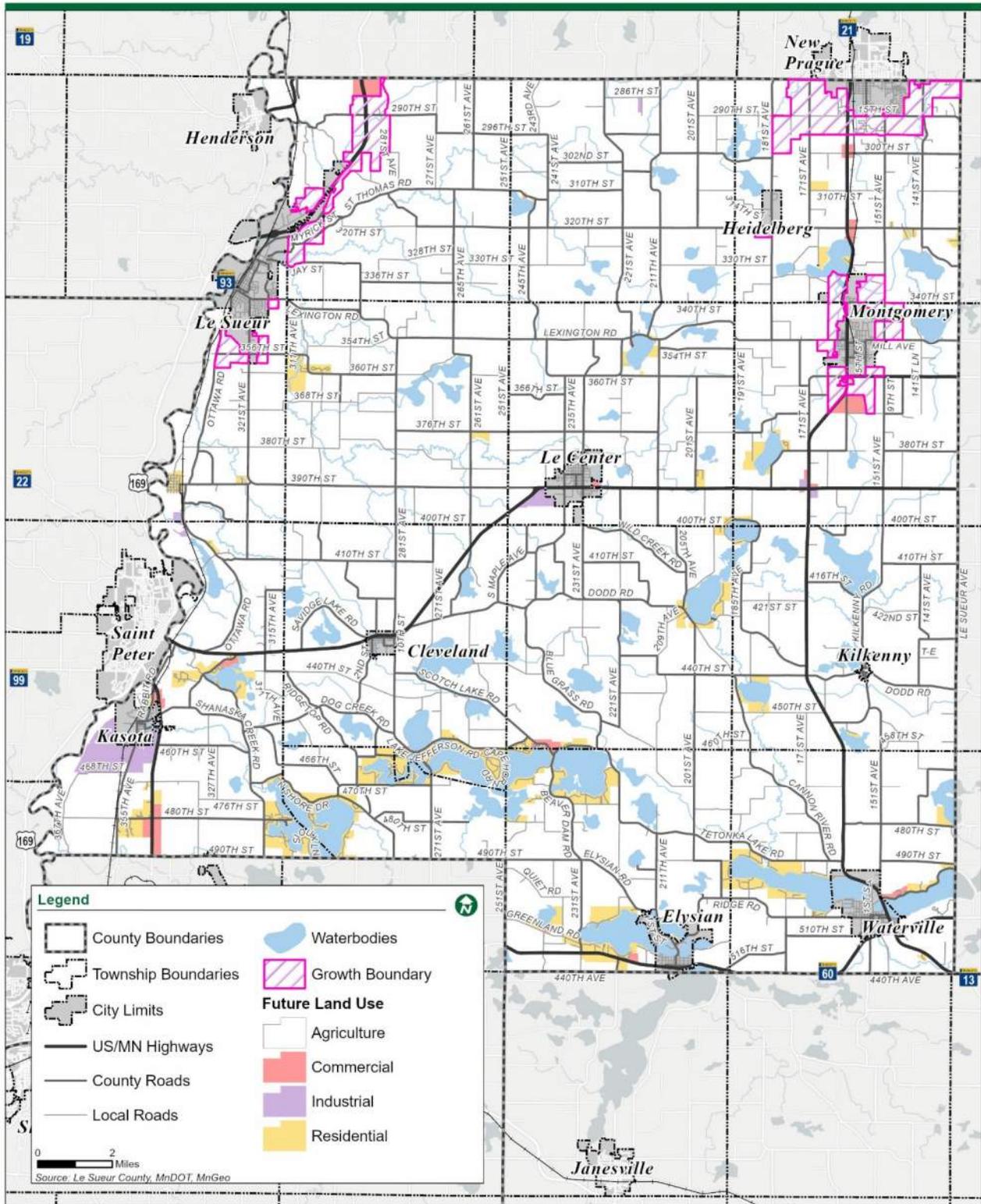
### Areas Likely to Remain Stable

Water, Shoreland, and Total County areas are expected to remain unchanged, suggesting a continued focus on preservation and zoning stability.

*\*Note: Although city annexation may occur, annexation is not calculated in this scenario.*

FIGURE 24 | ACREAGE OF CURRENT VS. FUTURE LAND USE WITH PERCENTAGE CHANGE



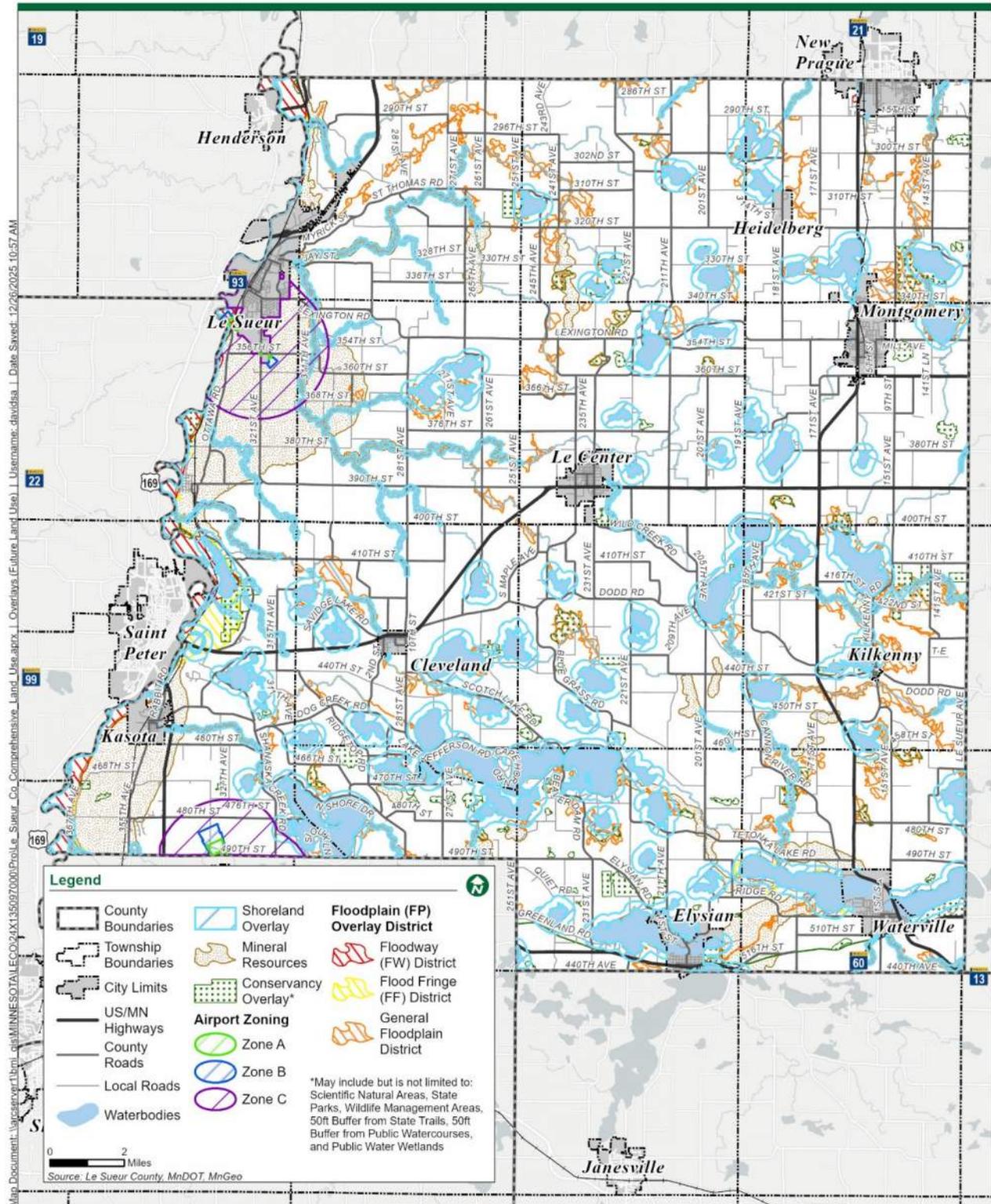


## FUTURE OVERLAYS

Overlays are not additional zoning districts; however, they do “float” on top of existing zoning districts and provide additional protections and/or requirements. As you can see from this chart, overlay acreages are not additive to total county acreage and overlap various land uses.

TABLE 6 | AREA AND OVERLAPPING LAND USES OF OVERLAYS

Overlay Type	Subtype (if any)	Estimated Area (acres)	Overlapping Land Uses
<b>Floodplain</b>	Floodway (FW)	3,820.4	Agricultural, Residential
<b>Floodplain</b>	Flood Fringe (FF)	3,122.9	Agricultural, Residential
<b>Floodplain</b>	General Floodplain	28,550.6	Agricultural, Residential
<b>Airport Zoning</b>	Zone A	105.6	Agricultural, Residential
<b>Airport Zoning</b>	Zone B	213.6	Agricultural, Residential
<b>Airport Zoning</b>	Zone C	7,035.9	Agricultural, Residential
<b>Mineral Overlay</b>	—	23,599.4	Agricultural, Residential, Commercial/Industrial
<b>Shoreland Overlay</b>	—	37,989.6	Near water bodies across various land uses
<b>Conservancy Overlay</b>	—	11,323.4	Agricultural, Natural Areas



Map Document: \\gcservers1\blm\gis\MINNESOTA\LECO\24\135097000\Proj\Le\_Sueur\_Co\_Comprehensive\_Land\_Use.aprx | Overlays (Future Land Use) | User: dauidsa | Date Saved: 12/26/2025 10:57 AM

# CURRENT VS. FUTURE LAND USE

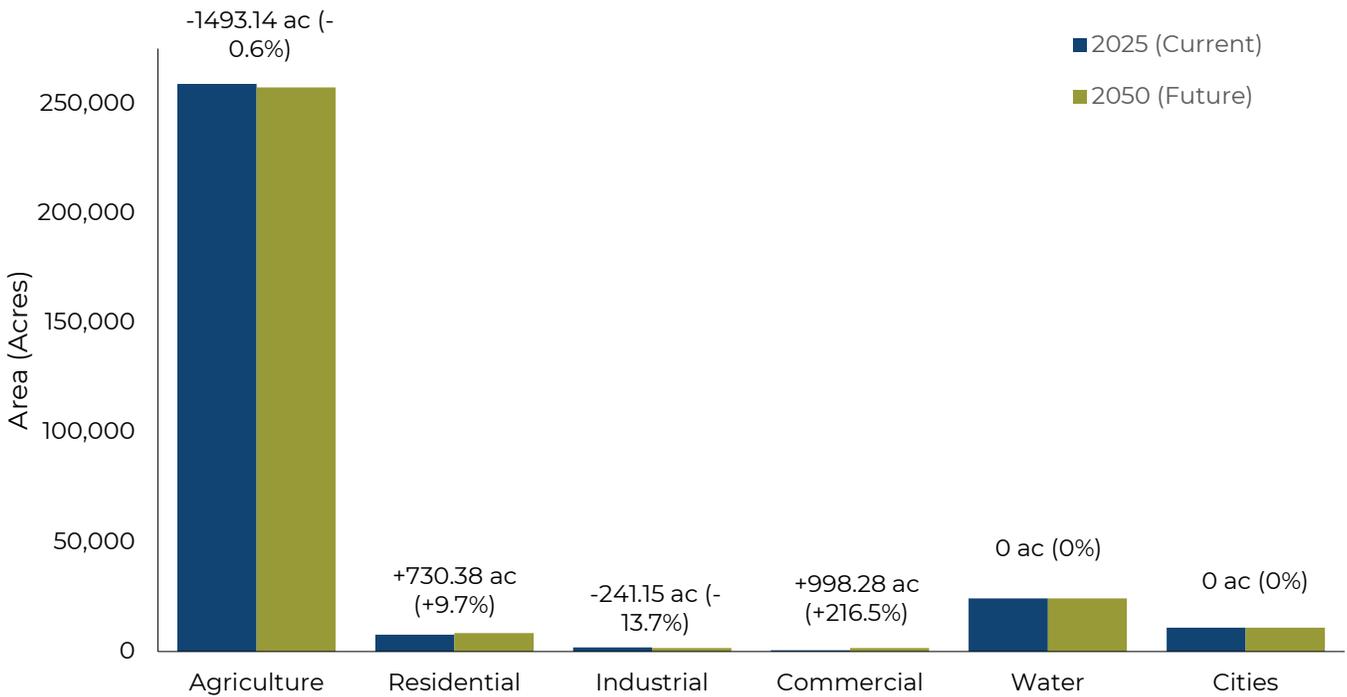
## Growth in Developed Land Uses (Future 2050)

The future land use map was developed through a series of workshops and public engagement efforts, incorporating feedback from residents, stakeholders, and local officials. When comparing current and future land use (with growth areas identified through community input), we can make a few observations. It is important to note that while cities maintain their own future land use plans, this county-level plan does not attempt to project the amount of annexation that cities may initiate.

### Land Use

This chart illustrates the projected changes in land use categories between 2025 and 2050. Notable increases are seen in commercial, industrial, and residential uses, reflecting anticipated growth.

FIGURE 25 | CURRENT VS. FUTURE LAND USE IN LE SUEUR COUNTY (2025 VS. 2050)



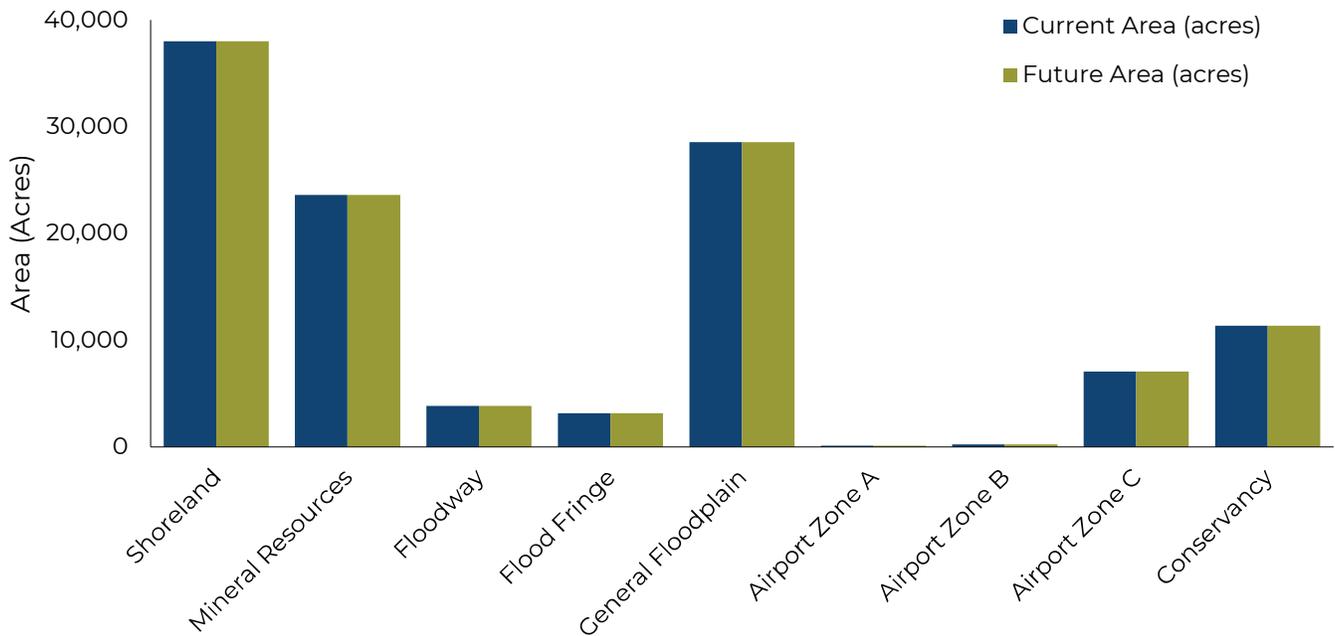
\*Note: Although city annexation may occur, annexation is not calculated for change between current and future land use.

## Overlays

The chart below provides a clear visual representation of land use overlay designations in Le Sueur County, highlighting the relative scale of each overlay category. The Shoreland overlay dominates the landscape with nearly 38,000 acres, followed by General Floodplain, Mineral Resources, and then Conservancy, indicating a significant environmental and resource-based land use plan. Smaller overlays like Airport Zones A, B, and C occupy minimal acreage (Zone AI is an overlap of Zone A and Zone B), reflecting their more limited spatial impact. Overall, the chart effectively communicates the distribution of land use priorities, emphasizing the county's focus on environmental conservation and floodplain management.

This chart shows the extent of regulatory overlays across the county. Shoreland and floodplain areas remain significant, while the conservancy overlay supports ecological preservation.

FIGURE 26 | COMPARISON OF CURRENT AND FUTURE OVERLAY AREAS



Note: As the Conservancy Overlay continues to be studied after the adoption of this Comprehensive Plan, the future acreage of the Conservancy Overlay may be adjusted.

# KEY FISCAL CONSIDERATIONS FOR GROWTH

## Growth Modeling:

- Scenario 1: State Demographer: 0.295% annual growth
- Scenario 2: Accelerated Growth: 1% annual growth

## Fiscal Responsibility:

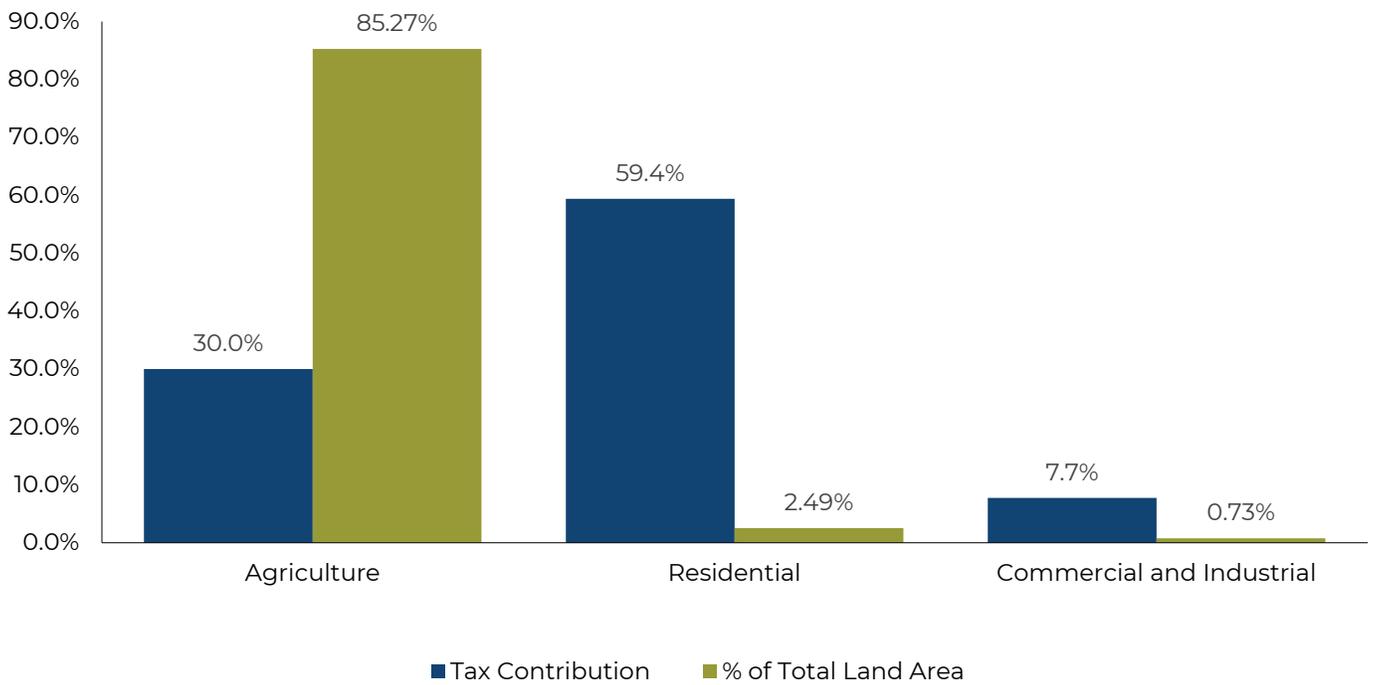
- The county should maintain a tax base that supports infrastructure and services.
- Small, incremental growth is essential to keep pace with inflation and service demands.
- No growth would result in budget shortfalls and reduced service levels.

## Key Statistics (2025 Tax Contribution by Land Use):

- Residential: 58.4%
- Agriculture: 30.0%
- Commercial and Industrial : 7.7%
- Utility/Railroad: 2.9%
- Apartments (multifamily): 1.0%

These figures reflect the relative fiscal impact of land use categories on the county's property tax base. Residential properties, while occupying a small portion of land, generate the majority of tax revenue due to higher per-acre valuations. Agricultural land, despite its vast footprint, contributes less due to preferential assessments. Commercial and utility/railroad uses, though limited in area, provide strong per-acre returns. Apartments, while a small share, represent a growing component of the tax base.

FIGURE 27 | 2025 TAX CONTRIBUTION AND PERCENTAGE OF LAND AREA IN LE SUEUR COUNTY BY LAND USE CATEGORY



## GROWTH SCENARIOS AND LAND DEMAND

According to the Minnesota State Demographer’s Office, Le Sueur County is projected to continue to grow through 2050, but the pace of growth will be influenced by a combination of regional, national, and global factors. To account for uncertainty, two scenarios are presented to illustrate a possible range of outcomes: one based on the State Demographer’s conservative projection and another reflecting a more accelerated growth strategy. These scenarios provide a framework for considering not only the low and high ends of potential growth but also the spectrum of possibilities in between:

- Scenario 1 reflects the Minnesota State Demographic Center’s conservative projection which is the 10-year growth estimate (3% from 2025–2035) to calculate a compound annual growth rate (CAGR) of ~0.295%, then applies it over 25 years to 2050.
- Scenario 2 assumes a 1% annual growth rate, representing an accelerated growth strategy driven by a more proactive approach to attract residents and businesses. This strategy also includes attracting those who commute into the County for work, but who are not currently living in the County.

FIGURE 28 | PROJECTION OF LE SUEUR COUNTY POPULATION BY SCENARIO

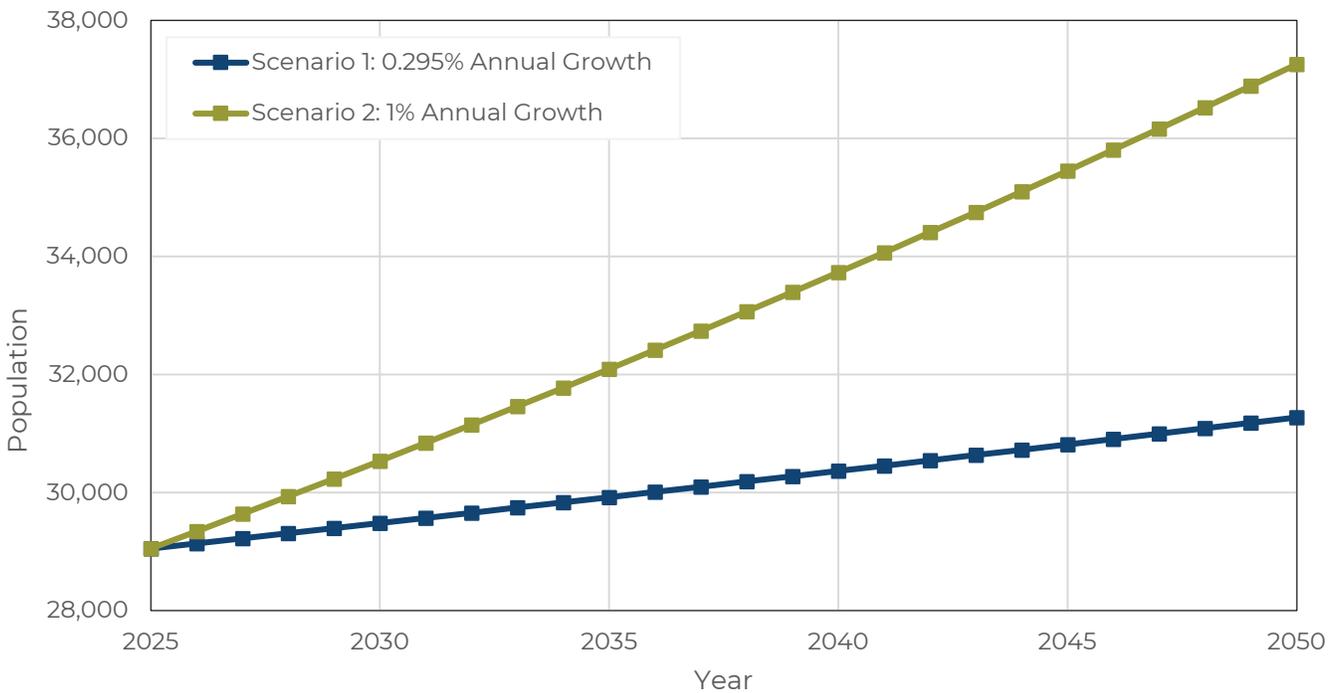


TABLE 7 | LAND SUPPLY VS. DEMAND ACROSS 4 LAND USE CATEGORIES UNDER 2 GROWTH SCENARIOS

Land Use Category	Future Land Supply (acres)	Scenario 1 Demand (acres)	Scenario 2 Demand (acres)
Residential	730.4	450	1,664
Commercial	998.3	800	1,600
Industrial	-241.1	1,000	2,000
Agricultural	-1493.1	-1,000	-1,500

FIGURE 29 | NUMBER OF PEOPLE WHO COMMUTE TO LE SUEUR COUNTY



Source: US Census LEHD OnTheMap (2022), Inflow/Outflow

### Daily inbound commuting pattern for Le Sueur County, MN

- Inbound commuters: There are 3,561 daily commuters who work in Le Sueur County but live elsewhere, representing a potential pool of residents who could relocate to live within the County.
- Top origin counties: Scott, Nicollet, Blue Earth, Rice, and Sibley.
- The inbound commuter pool (workers who live elsewhere but are employed in the county) represents a ready audience for relocation. The US Census LEHD OnTheMap (2022) indicates approximately 3,561 such workers tied to Le Sueur County jobs (All Jobs).
- If a small share of these inbound commuters moves into the county each year (a “capture rate”), they can account for a meaningful portion of the target 1% growth—especially when considering household members moving with them.
- Inbound commuters = 3,561. If each mover brings a household, the added residents per year  $\approx$  inbound  $\times$  capture rate  $\times$  average household size.
- Average household size locally is about 2.5 persons (rounded).

- If even a small percentage of these commuters relocate annually, they could significantly contribute to the 1% growth:
  - 1% capture rate  $\approx$  94 new residents/year
  - 2% capture rate  $\approx$  188 new residents/year
  - 3% capture rate  $\approx$  282 new residents/year

### The 1% annual growth scenario is plausible if:

- A modest share (roughly 2–3%) of inbound commuters chooses to relocate each year, and those movers bring typical-sized households; and/or
- Additional population change comes from births exceeding deaths and other migration (e.g., remote workers, retirees, new hires). The Minnesota State Demographers Office population baseline provides the anchor for the 1% math, while US Census LEHD OnTheMap provides the commuter pipeline that can convert into residents.

## Summary of Growth Scenarios (2025–2050):

- Scenario 1: State Demographer: 0.295% Annual Growth  
(Based on MN Demographer’s 3% growth from 2025–2035, extrapolated to 2050)  
→ ~2,251 additional residents by 2050
- Scenario 2: Accelerated Growth: 1% Annual Growth  
(Assuming successful attraction of commuters and new businesses)  
→ ~8,320 additional residents by 2050

The Future Land Use Map is aspirational in nature, designed to accommodate a variety of potential growth trajectories. Both Scenario 1 and Scenario 2 illustrate different possibilities for development. To understand how land use might shift from current conditions, we can examine the acreage changes in the future.

## How the Future Land Use Map Supports Future Scenarios

The Future Land Use Map was developed through a series of community workshops and public engagement efforts, ensuring that designated growth areas reflect local priorities and values. It focuses on development near city centers and outside of extra-territorial jurisdictions where infrastructure and services may still be in the planning phase, promoting efficient land use and minimizing sprawl. The Future Land Use Map is designed to be adaptive and accommodate a range of growth rates and 2 scenarios—conservative to more accelerated. As such, the Future Land Use Map depicts Scenario 2 at 100% to provide the high end scenario which is unlikely to occur at 100% to 2050.

Importantly, the map does not attempt to project annexation by cities, as each municipality maintains its own future land use plan. Instead, it offers a flexible framework that can accommodate a range of growth outcomes—from conservative to accelerated—through 2050.

TABLE 8 | PROJECTED CHANGE IN AREA OF LAND USE CATEGORIES

Land Use Category	Net Change (acres) of Current vs. Future Land Uses	Percent Change
Commercial	998.28	+216.5%
Industrial	-241.15	-13.7%
Residential	730.38	+9.7%
Agriculture	-1,493.14	-0.6%

Note: These figures are based on the future land use map and do not include overlay zones such as floodplain, airport, or mineral areas or city annexations.

## Land Supply vs. Demand: Matching Growth with Acreage

To support projected population increases and economic development through 2050, the Future Land Use Map allocates land across key categories.

### Scenario 1: Conservative Growth (~0.295% annually)

- Population increase: ~2,251 residents
- Estimated households: ~900 (based on average household size of 2.5)
- Residential: Sufficient, with ~280 acres of buffer.
- Commercial: Sufficient, with ~198 acres of buffer.
- Industrial: Insufficient by ~1,241 acres. This is the binding constraint.
- Agricultural (conversion): Sufficient; the plan allows up to 1,493 acres to convert, while demand is 1,000 acres (buffer ~493 acres).

Bottom line: Scenario 1 works for Residential and Commercial, but Industrial needs ~1,241 acres more designation (or equivalent intensity/reuse) to be feasible.

What's needed to make Scenario 1 feasible: Add ~1,241 acres of industrial capacity (new designation, reuse, or intensity increases). This could also be achieved by working closely with city partners where industrial land development opportunities exist on municipal services.

### Scenario 2: Accelerated Growth (1% annually)

- Population increase: ~8,320 residents
- Estimated households: ~3,328
- Residential: Insufficient by ~934 acres.
- Commercial: Insufficient by ~602 acres.
- Industrial: Strongly insufficient by ~2,241 acres.
- Agricultural (conversion): Just short by ~6.9 acres of conversion capacity.

Bottom line: Scenario 2 requires significant adjustments such as additional land allocation and/or higher intensity across Residential, Commercial, and Industrial. Agricultural conversion capacity is nearly there but needs a minor adjustment (~7 acres).

## Land Supply and Demand

The Future Land Use Map is designed to support a range of growth scenarios—from conservative (0.295% annual growth) to more accelerated (1% annual growth)—enabling Le Sueur County to respond to changing conditions and growth pressures. Whether the county experiences modest growth or pursues a more aggressive strategy to attract new residents and businesses, the land use framework provides a solid foundation for managing land demand through 2050. It balances development with conservation, ensuring that land resources are used efficiently while preserving the county’s rural character.

Land Supply is compared to Land Demand for both scenarios. Land Supply refers to the amount of additional land allocated in the Future Land Use Map for each category. Demand is based on projected population growth and estimated land needs under:

- Scenario 1: Conservative growth (0.295% annually)
- Scenario 2: Accelerated growth (1% annually)

FIGURE 30 | LAND SUPPLY VS. DEMAND UNDER TWO GROWTH SCENARIOS



## Potential Land Use in Scenario 2

Scenario 2 reflects a more aggressive growth trajectory, modeled at 1% annual population increase. While full realization by 2050 is unlikely, evaluating a hypothetical 100% build-out provides insight into the upper bounds of land use change and infrastructure needs.

### Residential

- Projected Demand: ~1,664 acres to accommodate ~3,328 new households (avg. household size = 2.5; 0.5 acres per household).
- Current Supply: 730.4 acres.
- Gap: -933.6 acres.

This shortfall indicates that existing residential allocations are insufficient under accelerated growth. Meeting demand will require higher-density housing, infill development, and mixed-use strategies to reduce greenfield consumption.

### Commercial

- Projected Demand: ~1,600 acres.
- Current Supply: 998.3 acres.
- Gap: -601.7 acres.

Commercial expansion will need to leverage redevelopment of existing corridors, vertical mixed-use, and adaptive reuse of large-format sites to meet business and retail needs without excessive land conversion.

### Industrial

- Projected Demand: ~2,000 acres.
- Current Supply: -241.1 acres (net deficit in FLUM).
- Gap: -2,241.1 acres.

Industrial land is the most constrained category. Addressing this requires new designations near transportation corridors, brownfield redevelopment, and consideration of regional partnerships for shared industrial capacity.

### Agricultural

- Conversion Capacity: 1,493.1 acres.
- Projected Conversion Need: ~1,500 acres.
- Gap: -6.9 acres.

Agricultural land conversion is nearly sufficient but will require a minor adjustment or offset through density strategies to avoid expanding beyond planned limits.

### Key Takeaways

- Residential and Commercial allocations fall short under Scenario 2, requiring strategic zoning updates and intensification policies.
- Industrial is the critical constraint, with a gap exceeding 2,200 acres—necessitating major land use adjustments.
- Agricultural conversion is close to capacity; minor adjustments or reduced greenfield demand can resolve this.

## Rethinking Agricultural Land Adjustments

Agriculture is a cornerstone of Le Sueur County's economy and identity. As market forces change so do demands for various uses of land. Under Scenario 1, which reflects population and household growth projections from the Minnesota State Demographer, agricultural land in Le Sueur County is projected to decrease from 258,744.3 acres to 245,220.9 acres, a reduction of approximately 13,523 acres (about 5.23%) based on the Future Land Use Map. This change reflects the conversion of farmland to accommodate residential, commercial, industrial, and other non-agricultural uses anticipated under this growth scenario.

When Conservancy areas are considered with agricultural areas, the overall rural and ecological land base remains unchanged. These areas are intended for long-term preservation and share many characteristics with agricultural land. Conservancy zones, covering 11,323.4 acres or approximately 3.73% of the county's total land area. These areas are typically preserved for ecological or recreational purposes and may include public lands or private lands with limited development rights, resulting in lower assessed values.

Much of the agricultural land reduction is anticipated to be due to residential (housing) and commercial and industrial (jobs) growth.

If the reallocated agricultural land were converted to residential use, it could generate an estimated \$13.5 million in annual property tax revenue, assuming residential remains the highest tax-contributing land use and not including other tax revenues such as sales tax.

## DENSITY GUIDELINES

In Le Sueur County, land use is guided by broad designations with generalized density ranges to describe intended character, while its zoning districts will determine the specific regulations to implement development standards. The land use designations support the County's goals to manage growth, preserve rural character, and support infrastructure planning. It encourages compact development near city fringes and within extra-territorial areas to reduce infrastructure costs and avoid sprawl. The following information exists to serve as a guideline for future discussion and consideration.

### Agricultural and Rural Residential Areas

These areas are designated to preserve farmland, support agricultural operations, and allow for limited rural housing. They are categorized into three agricultural zoning districts, each with specific density and development regulations.

#### Low Density Agricultural (AG-1)

- Density: 1 single-family dwelling per quarter-quarter
- Maximum: 4 single-family dwellings per quarter-quarter; 16 single-family dwellings per 640-acre section
- Transferability: Building eligibility may be transferred within a taxing district

#### Medium Density Agricultural (AG-2)

- Density: 2 single-family dwellings per quarter-quarter
- Maximum: 4 single-family dwellings per quarter-quarter; 16 single-family dwellings per 640-acre section
- Transferability: No transfer of unused building eligibility outside of its quarter-quarter

#### High Density Agricultural (AG-3)

- Density: 4 single-family dwellings per quarter-quarter
- Maximum: 4 single-family dwellings per quarter-quarter; 16 single-family dwellings per 640-acre section
- Development Pattern: Single-family dwellings must be built in a clustered manner
- Transferability: No transfer of unused building eligibilities outside of its quarter-quarter

### Residential Neighborhoods

These areas support a range of housing types and densities, depending on infrastructure availability

and proximity to urban centers. They are divided into three residential density categories:

#### Low-Density Residential

- Typical Lot Size: 2.75 acres (120,000 sq ft)
- Minimum Buildable Area: 30,000 sq ft contiguous
- Intended Use: Large-lot residential development in rural or semi-rural settings

#### Medium-Density Residential

- Typical Lot Size: 1.84 acres (80,000 sq ft)
- Minimum Buildable Area: 20,000 sq ft contiguous
- Intended Use: Suitable for areas with partial infrastructure or near city edges

#### Higher-Density Residential

- Typical Lot Size: 0.92 acres (40,000 sq ft)
- Minimum Buildable Area: 10,000 sq ft contiguous
- Intended Use: Supports compact development near urban services and employment centers
- Zoning Alignment: Conforms with existing zoning standards to avoid nonconforming parcels

TABLE 9 | GENERALIZED DENSITY RANGES OF LAND USES

Land Use	Density	Max single-family dwelling per qtr.-qtr.	Max Homes per 640-Acre section	Special Notes / Restrictions
<b>Low-Density Agriculture</b>	1 single-family dwelling per qtr.-qtr.	4	16	Building eligibility may be transferred within a taxing district
<b>Medium-Density Agriculture</b>	2 single-family dwellings per qtr.-qtr.	4	16	No transfer of unused building eligibility outside of its qtr.-qtr.
<b>High-Density Agriculture</b>	4 single-family dwellings per qtr.-qtr.	4	16	Clustered development required; no transfer of unused building eligibilities outside of its qtr.-qtr.
<b>Low-Density Residential</b>	2.75 acres per lot	Approx. 14	Approx. 232	Transfer of unused building eligibility prohibited
<b>Medium-Density Residential</b>	1.84 acres per lot	Approx. 21	Approx. 336	Transfer of unused building eligibility prohibited
<b>High-Density Residential</b>	0.92 acres per lot	Approx. 43	Approx. 688	Transfer of unused building eligibility prohibited

These residential density ranges form the foundation for the County’s future land use map and guide decisions about infrastructure, service delivery, and growth management. Zoning ordinances remain the regulatory mechanism for implementing these land use goals.

## KEY INSIGHTS

### Residential Land

- Scenario 1 demand (450 acres) is well below supply (9,350.2 acres).
- Scenario 2 demand (1,664 acres) is greater than Scenario 1 demand, but is well below supply.

### Commercial & Industrial Land

- Scenario 1 demand is modest and well within supply.
- Scenario 2 demand approaches supply but can be managed through strategic zoning and vertical development.

### Agricultural Land

- Both scenarios show relatively small reductions compared to total agricultural land, with Scenario 2 requiring slightly more conversion.

## KEY PROJECTIONS FOR SCENARIO 1

Looking at the state demographer projections (Scenario 1) projections, Le Sueur County's land use planning must remain strategic and adaptable – ensuring that even moderate population increases are supported with well-planned residential, commercial, and service development, while continuing to preserve agricultural land and protect the county's rural character.

- Growth in residential, commercial and industrial land uses indicates strong demand for housing, jobs, and services and requires planning for infrastructure, utilities, and highway business development in growth areas.
- Agricultural Land Conversion reduction of -13,523.4 acres (-5.23%) reflects transition to urban uses near cities. Suggests preservation of large tracts of farmland and managed growth to reduce fragmentation.
- Infill and Redevelopment Opportunities: To minimize sprawl and infrastructure costs, the County encourages infill

development within existing urbanized areas and redevelopment of underutilized parcels. These strategies support efficient land use, reduce environmental impacts, and make use of existing infrastructure.

- Growth Near Cities: Growth is primarily directed away from the edges of cities and outside their extra-territorial jurisdictions, where infrastructure and services may still be in the planning phase. This approach helps avoid leapfrog development and unnecessary public investment in remote areas. Urban growth boundaries are informally defined through coordination with municipalities to guide expansion in a fiscally and environmentally responsible manner.
- Overlay Stability: No change in floodplain, shoreland, airport zones, or mineral resources overlays. Continue enforcing environmental and safety protections. Use overlays to guide development suitability and risk mitigation.
- Phasing and Timing of Development: Growth should be phased incrementally to align with infrastructure capacity and fiscal responsibility. This is known as concurrency.

## LAND USE GOALS

### Goal 9.1 Preserve agricultural land while accommodating growth

Policy 9.1.1 Develop additional Agricultural Districts with strict density limits and transferable development rights to preserve large tracts of land for farming purposes.

Policy 9.1.2 Promote clustered rural residential development to minimize land fragmentation.

Policy 9.1.3 Protect riparian corridors, wetlands, and bluff areas with conservation overlays.

### Goal 9.2 Promote reasonable development practices

Policy 9.2.1 Prioritize infill and redevelopment in existing areas that are already developed and phase development from short term to mid-term to long term.

Policy 9.2.2 Create Highway Business nodes at key intersections to create neighborhoods and community centers.

Policy 9.2.3 Align zoning updates with the new land use designations.

TABLE 10 | PHASING OF GROWTH

<b>Short term (0-10 years):</b>	Focus on infill, redevelopment, and highway business nodes.
<b>Mid term (10-20 years):</b>	Expansion into adjacent areas with planned infrastructure extensions such as at the fringes of cities.
<b>Long term (20-25 years):</b>	Strategic growth into designated expansion areas, contingent on demand and service availability.

### Goal 9.3 Ensure fiscal responsibility through coordinated growth

Policy 9.3.1 Direct growth toward areas with existing infrastructure and services, prioritizing development outside of the designated Urban Growth Boundaries (UGB), until adequate utilities are in place, in order to optimize public investments through joint planning coordination between county and cities.

Policy 9.3.2 Work with cities and townships to draft orderly annexation agreements in accordance with Minnesota Statutes, Section 462.3535, Subdivision 5 with adjacent cities for development in UGBs to align standards for density, roads, stormwater, and utilities, reducing future conflicts between county vs. city standards of development and investments.

Policy 9.3.3 Encourage new development that strengthens and diversifies the County tax base and demonstrates long-term fiscal resilience.

Policy 9.3.4 Ensure growth is proportional and can support the costs of infrastructure and services, while also being aligned with orderly city annexation and municipal service extension plans.

**LAND USE RESILIENCY: Guide development away from floodplains using updated maps. Encourage infill development to reduce environmental impact.**



**IMPLEMENTATION**

# 10 | IMPLEMENTATION

The Le Sueur County Comprehensive Plan establishes a long-term vision for growth, land use, infrastructure, and resource management across the county. This vision can only be achieved through a clear and actionable implementation framework. This chapter prioritizes the plan's goals and identifies responsible parties, resources, and timelines for carrying out each strategy.

## OFFICIAL CONTROLS

### Zoning

Le Sueur County's Zoning Ordinance regulates land use to protect public health, safety, and welfare while promoting orderly development. These regulations govern the location, size, and use of structures, lot arrangements, and density standards throughout the county. Zoning districts are designed to preserve agricultural land, guide residential and commercial growth, and protect sensitive environmental areas such as shorelands and floodplains.

Floodplain and shoreland management is addressed through overlay districts that impose additional restrictions on development within flood-prone areas, ensuring compliance with state and federal standards and reducing risk to life and property.

### Land Division Ordinance

The County's land division regulations provide standards for dividing and platting land to ensure safe, efficient, and cost-effective development. This ordinance requires adequate provision for transportation networks, utilities, stormwater management, and public services. The review process includes Planning Commission and County Board oversight to maintain consistency with the Comprehensive Plan and protect community interests.

### Ordinance Amendments

Following adoption of the Comprehensive Plan, Le Sueur County will review and consider amendments to its zoning and land division ordinances to:

- Eliminate inconsistencies with the plan.
- Align with state and federal regulations.

- Support countywide goals for growth management, resource protection, and economic vitality.

The Future Land Use Map serves as a guide for development patterns and introduces new and revised land use designations (such as a Shoreland Overlay and Conservation Overlay which remain the same just converted from districts to overlays). Updates to official controls will ensure these designations are reflected in zoning and land division standards.

## FUNDING MECHANISMS

The implementation of countywide improvements requires reliable funding sources. Le Sueur County will utilize a combination of tools to plan and finance these projects. Two mechanisms commonly used include:

### Capital Improvement Program (CIP):

Capital improvement projects are major investments that benefit the County, such as the construction or reconstruction of roads, bridges, water and sewer systems, stormwater infrastructure, broadband expansion, and park and recreation facilities. A CIP is a multi-year budgeting plan that identifies priority projects, estimated costs, and funding strategies. The County will maintain a five-year CIP to ensure alignment with the Comprehensive Plan's goals and to guide annual budget decisions.

### Grants and External Funding:

Grants are a critical resource for counties to fund projects that advance community priorities. These may include federal, state, and regional programs that support transportation, housing, economic development, environmental stewardship, and infrastructure improvements. Grants typically require competitive applications and compliance with program guidelines. Le Sueur County will actively pursue grant opportunities to implement Vision 2050 strategies and leverage partnerships with municipalities and regional agencies.

## IMPLEMENTATION MATRIX

The Implementation Matrix serves as a working tool for the County Board, Planning Commission, and staff to align budgets, resources, and actions with the Comprehensive Plan over the next 20 years. The matrix identifies:

- Goals and Policies from each chapter
- Priority Levels and Timelines for short-, mid-, and long-term actions
- Resources and Funding Sources to support projects
- Responsible Parties (Leaders) for implementation

This matrix will be reviewed annually and updated as needed to reflect progress, emerging opportunities, and changing conditions.

### Priority Levels

Priority levels found in the following implementation matrix are based on:

- Short-term action: 1-5 years
- Mid-term action: 6-10 years
- Long-term action: 11+ years

### Leader

Leaders found in the following implementation matrix are:

- AD - Administration
- CT - Cities
- ED - Economic Development
- EM - Emergency Management
- ES - Environmental Services
- HWY - Highway Department
- JP - Joint Powers
- PH - Public Health
- PK - Parks
- PW - Public Works
- PZ - Planning & Zoning
- SH - Sheriff
- SWCD - Soil & Water Conservation District

## Economic Development

Number	Goal/Strategy	Priority	Leaders
<b>3.1</b>	<b>Support Local Business</b>	Long-Term	ED
3.1.1	Prioritize small business growth, retention, and entrepreneurship through partnerships and incentives.	Short-Term	ED
<b>3.2</b>	<b>Strengthen Workforce</b>	Long-Term	ED
3.2.1	Align training with key industries and expand local job opportunities to capture outflow commuters to work within the county.	Long-Term	ED
<b>3.3</b>	<b>Expand Infrastructure</b>	Short-Term	HWY, PZ, JP, CT
3.3.1	Improve broadband and essential infrastructure to support business and community needs.	Short-Term	HWY, PZ, JP, CT
<b>Resiliency</b>	<b>Design infrastructure for extreme weather durability and maintain community assets, while fostering local economic growth.</b>	Long-Term	HWY, PZ, JP, CT

### Economic Development Resources:

- Minnesota Department of Employment and Economic Development (DEED): Launch MN, Workforce Grants, CareerForce, Broadband Grants
- Southern Minnesota Initiative Foundation (SMIF): Grants and Technical Assistance
- US Economic Development Administration (EDA): Public Works, Workforce Grants, Disaster Grants
- Small Business Administration (SBA): Technical Assistance
- Small Business Development Center (SBDC): Technical Assistance
- US Department of Agriculture (USDA): RBDG, Rural Economic Development, Rural Utilities, BEAD Program

## Housing

Number	Goal/Strategy	Priority	Leaders
<b>4.1</b>	<b>Preserve and Improve Aging Housing Stock</b>	Long-Term	PZ, CT
4.1.1	Support rehabilitation and maintenance of older homes to ensure safety, livability, and market competitiveness.	Mid-Term	PZ, CT
<b>4.2</b>	<b>Ensure Housing Attainability and Stability</b>	Long-Term	PZ, CT
4.2.1	Promote housing options that remain attainable across income levels and support long-term tenure for both owners and renters.	Mid-Term	PZ, CT
<b>4.3</b>	<b>Align Housing Supply with Population Growth</b>	Long-Term	PZ, CT
4.3.1	Expand housing supply through strategic updates to Agricultural District density options.	Mid-Term	PZ, CT
<b>4.4</b>	<b>Diversify Housing Types and Tenure Options</b>	Mid-Term	PZ, CT
4.4.1	Expand housing choices to meet evolving needs—such as senior, workforce, and multi-family housing—and foster stable rental and ownership opportunities.	Short-Term	PZ, CT
<b>Resiliency</b>	<b>Avoid flood-prone areas through zoning and hazard mitigation. Promote energy-efficient, climate-resilient housing.</b>	Short-Term	PZ, ES

### Housing Resources:

- Minnesota Department of Commerce: Energy Loan Plus, Weatherization Assistance Program
- Minnesota Housing: Fix Up Loan Program, Greater MN Housing Infrastructure Grants, Local Housing Trust Fund Grants, Statewide Affordable Housing Aid (SAHA/LAHA), Tier II Housing Aid Grants, Multifamily RFPs- Senior Housing Support (via MN DHS), Accessibility Grants
- National Housing Trust Fund
- US Department of Agriculture (USDA): Section 504 Home Repair Loans & Grants, Rural Housing Site Loans, Rural Rental Assistance, Rural Disaster Home Repair Grants
- US Department of Housing and Urban Development (HUD): Housing Preservation Grants, Housing Choice Vouchers, HOME Program, Low-Income Housing Tax Credits (LIHTC), Section 202 & 811 (senior/disabled housing), Disaster Recovery Grants, Community Development Block Grants (CDBG)
- US Department of Energy (DOE): Weatherization Assistance Program

## Facilities and Infrastructure

Number	Goal/Strategy	Priority	Leaders
<b>5.1</b>	<b>Maintain and Modernize County Infrastructure</b>	Mid-Term	HWY, ES, JP
5.1.1	Ensure safe, efficient transportation and utility systems through year-round maintenance, strategic upgrades, and capital investment in roads, bridges, drainage systems, and sewer districts.	Short-Term	HWY, ES, JP
<b>5.2</b>	<b>Protect Public Health and the Environment</b>	Mid-Term	ES, PH, SWCD, JP
5.2.1	Promote environmental stewardship and land use balance through zoning, septic and feedlot regulation, water resource management, and invasive species control.	Short-Term	ES, PH, SWCD, JP
5.2.2	Promote responsible waste management by supporting waste reduction, recycling, resource recovery, and proper disposal practices.	Short-Term	ES, PH, SWCD, JP
<b>5.3</b>	<b>Ensure Public Safety and Emergency Preparedness</b>	Short-Term	EM, SH
5.3.1	Provide comprehensive law enforcement, emergency response, and disaster mitigation services, especially in unincorporated areas, through coordinated efforts across departments and jurisdictions.	Short-Term	EM, SH
<b>5.4</b>	<b>Deliver Accessible Administrative and Civic Services</b>	Long-Term	AD
5.5.1	Support residents and municipalities with reliable property assessment, licensing, elections, court services, and youth programs to uphold transparency, equity, and civic engagement.	Mid-Term	AD
<b>Resiliency</b>	<b>Maintain emergency shelters. Ensure backup power and communication for critical facilities.</b>	Long-Term	EM, SH

### Facilities and Infrastructure Resources:

- Board of Water and Soil Resources (BWSR): Clean Water Grant Funds Minnesota Department of Administration: Capital Projects Grants-in-Aid, Local Government Grants
- Minnesota Department of Commerce: Energy Resilience Grants, Weatherization Assistance Program
- Minnesota Department of Education: Library and Civic Facility Grants
- Minnesota Department of Health: Emergency Preparedness Grants, Small Rural Hospital Improvement Program, Drinking Water Revolving Fund, Environmental Health Grants
- Minnesota Department of Public Safety: Emergency Management Performance Grants
- Minnesota Department of Transportation (MnDOT): Local Road Improvement Program, Bridge Bonding, Transportation Alternatives Program, Safe Routes to School Grants
- Minnesota Housing: Greater MN Housing Infrastructure Grants
- Minnesota Pollution Control Agency (MPCA): Wastewater, stormwater, organics management, and climate resilience grants
- Minnesota Public Facilities Authority (MPFA): Clean Water Revolving Fund, Drinking Water Revolving Fund, Water Infrastructure Fund, Point Source Implementation Grants, Transportation Revolving Loan Fund

- US Environmental Protection Agency (EPA): State Revolving Funds (SRF): Clean Water, Drinking Water
- Federal Emergency Management Agency (FEMA): Pre-Disaster Mitigation and Emergency Management Grants, Hazard Mitigation Grants
- Federal Highway Administration (FHWA): National Highway Performance, Surface Transportation Block Grant, Bridge Investment Program, Rural Surface Transportation Grant
- US Department of Agriculture (USDA) Rural Development: Community Facilities Grants, CDBG Public Facilities Grants, Water & Waste Disposal Loans/Grants, Rural Economic Development Loan & Grant Program

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## Transportation

Number	Goal/Strategy	Priority	Leaders
<b>6.1</b>	<b>Enhance Safety and Accessibility for All Users</b>	Long-Term	HWY
6.1.1	Improve roadway and intersection safety through targeted upgrades, crash data analysis, and design standards that support users of all ages, abilities, and travel modes.	Mid-Term	HWY
<b>6.2</b>	<b>Maintain and Modernize County Infrastructure</b>	Mid-Term	HWY, ES, JP
6.2.1	Sustain and upgrade the county's transportation assets—including roads, bridges, and drainage systems—through proactive maintenance, strategic investment, and coordination with MnDOT and local partners.	Short-Term	HWY, ES, JP
<b>6.3</b>	<b>Support Multi-Modal Mobility and Connectivity</b>	Long-Term	HWY, PK
6.3.1	Promote a transportation network that accommodates walking, biking, transit, and freight, ensuring seamless connections between residential, commercial, and recreational destinations.	Long-Term	HWY, PK
<b>6.4</b>	<b>Align Transportation Planning with Land Use and Growth</b>	Mid-Term	HWY, PZ
6.4.1	Coordinate transportation improvements with land use planning to support efficient development, preserve rural character, and ensure long-term mobility across incorporated and unincorporated areas.	Short-Term	HWY, PZ
<b>Resiliency</b>	<b>Design infrastructure for winter durability and reduced salt use. Improve drainage to manage meltwater and prevent icing.</b>	Long-Term	HWY, PZ, ES

### Transportation Resources:

- Minnesota Department of Administration: Local Government Planning Grants
- Minnesota Department of Transportation (MnDOT): Local Road Improvement Program, Transportation Alternatives Program, Safe Routes to School Grants, Bridge Bonding, Greater Minnesota Transit Assistance, Winter Maintenance Innovation Grants
- Minnesota Pollution Control Agency (MPCA): Climate Resilience Grants
- Minnesota Public Facilities Authority (MPFA): Transportation Revolving Loan Fund
- Federal Highway Administration (FHWA): Highway Safety Improvement Program (HSIP), Surface Transportation Block Grant (STBG), Bridge Investment Program, Rural Surface Transportation Grant, Congestion Mitigation and Air Quality (CMAQ) Program, Planning and Research Grants
- US Department of Transportation (USDOT): Safe Streets and Roads for All (SS4A), Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grants, Integrated Planning Grants

## Natural Resources

Number	Goal/Strategy	Priority	Leaders
<b>7.1</b>	<b>Protect Water Resources</b>	Short-Term	ES, SWCD, JP
7.1.1	Support watershed-based planning to improve surface and groundwater quality.	Short-Term	ES, SWCD, JP
<b>7.2</b>	<b>Preserve Ecosystems</b>	Short-Term	ES, SWCD, JP
7.2.1	Conserve native vegetation, wetlands, and wildlife habitats; manage invasive species.	Short-Term	ES, SWCD, JP
<b>7.3</b>	<b>Promote Best Practice Land Use</b>	Short-Term	ES, PZ, SWCD, JP
7.3.1	Encourage soil health and reduce erosion through leading agricultural and development practices, including but not limited to bluff protection.	Short-Term	ES, PZ, SWCD, JP
7.3.2	Preserve finite aggregate resources (such as gravel, sand, and stone) from premature or incompatible development.	Short-Term	ES, PZ
<b>7.4</b>	<b>Minimize Pollution</b>	Long-Term	ES, PZ, SWCD, JP
7.4.1	Reduce pollutants, including but not limited to nitrates, phosphorus, sediment, Escherichia coli (E.coli), and Chloride, through improved infrastructure and land management practices.	Mid-Term	ES, PZ, SWCD, JP
7.4.2	Consider adopting an ordinance to address farm tiling and its impact on the drainage system.	Mid-Term	ES, PZ, SWCD, JP
<b>7.5</b>	<b>Enhance Public Access &amp; Stewardship</b>	Long-Term	ES, PK
7.5.1	Expand parks and trails; foster community engagement in environmental planning.	Mid-Term	ES, SWCD, HWY, PK
<b>Resiliency</b>	<b>Protect natural systems and public health by conserving water resources, preserving ecosystems, and promoting best practice land use and pollution reduction.</b>	Short-Term	ES, PZ, SWCD, JP, PH

### Natural Resource Resources:

- Minnesota Board of Water and Soil Resources (BWSR): Clean Water Fund Grants, Reinvest in Minnesota (RIM) Reserve Program, Soil Health Grants, Buffer Law Implementation Grants, Conservation Easement Programs
- Minnesota Department of Natural Resources (DNR): Conservation Partners Legacy Grants, Aquatic Invasive Species Prevention Aid, Parks and Trails Legacy Grants, Outdoor Recreation Grants, Wildlife Management Area Grants
- Minnesota Pollution Control Agency (MPCA): Surface Water Assessment Grants, Water Quality Monitoring Grants, Chloride Reduction Grants, Wastewater & Stormwater Grants, Climate Resilience Grants
- US Environmental Protection Agency (EPA): Clean Water and Drinking Water Funds, Nonpoint Source Pollution Grants
- National Park Service: Land and Water Conservation Fund
- US Fish & Wildlife Service: Wetland Conservation Grants, Wildlife Restoration Grants, National Wildlife Refuge System Grants

- US Department of Agriculture (USDA): Conservation Stewardship Program (CSP), Environmental Quality Incentives Program (EQIP), Wetlands Reserve Program, Water & Waste Disposal Grants, Solid Waste Management Grants

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## Resiliency

Number	Goal/Strategy	Priority	Leaders
<b>8.1</b>	<b>Climate Resilience &amp; Hazard Mitigation</b>	Short-Term	ES, PZ, SWCD, JP
8.1.1	Improve flood resilience through updated mapping, zoning, infrastructure, and flood reduction practices.	Long-Term	ES, PZ, SWCD, JP
8.1.2	Prepare for responses to weather conditions by planning and adapting infrastructure and services, such as incentivizing Low Salt Design in the development review process.	Mid-Term	ES, PZ, EM, SWCD, JP
8.1.3	Support emergency preparedness and hazard mitigation for natural disasters.	Short-Term	ES, EM

### Resiliency Resources:

- Minnesota Board of Water and Soil Resources (BWSR): Clean Water Fund Grants, Buffer Law Implementation Grants
- Minnesota Department of Commerce: Energy Resilience Grants, Weatherization Assistance Program
- Minnesota Department of Health: Emergency Preparedness Grants
- Minnesota Department of Public Safety: Emergency Management Performance Grants, Homeland Security Grants
- Minnesota Department of Natural Resources (DNR): Floodplain Management Grants
- Minnesota Department of Transportation (MnDOT): Winter Maintenance Innovation Grants
- Minnesota Pollution Control Agency (MPCA): Climate Resilience Grants, Wastewater & Stormwater Grants
- Minnesota Public Facilities Authority (MPFA): Infrastructure Resilience Funding
- US Environmental Protection Agency (EPA) State Revolving Funds (SRF): Clean Water, Drinking Water
- Federal Emergency Management Administration (FEMA): Hazard Mitigation Grants, National Flood Insurance Program, Pre-Disaster Mitigation and Emergency Management Grants
- US Department of Housing and Urban Development (HUD): Disaster Recovery Grants
- US Department of Agriculture (USDA): Community Facilities Grants

## Land Use

Number	Goal/Strategy	Priority	Leaders
<b>9.1</b>	<b>Preserve agricultural land while accommodating growth</b>	Short-Term	ES, PZ
9.1.1	Develop additional Agricultural Districts with strict density limits and transferable development rights to preserve large tracts of land for farming purposes.	Short-Term	PZ
9.1.2	Promote clustered rural residential development to minimize land fragmentation.	Mid-Term	PZ
9.1.3	Protect riparian corridors, wetlands, and bluff areas with conservation overlays.	Short-Term	PZ, ES
<b>9.2</b>	<b>Promote reasonable development practices</b>	Short-Term	PZ
9.2.1	Prioritize infill and redevelopment in existing areas that are already developed and phase development from short term to mid-term to long term.	Long-Term	PZ, CT
9.2.2	Create Highway Business nodes at key intersections to create neighborhoods and community centers.	Mid-Term	PZ, HWY
9.2.3	Align zoning updates with the new land use designations.	Short-Term	PZ
<b>9.3</b>	<b>Ensure fiscal responsibility through coordinated growth</b>	Long-Term	PZ, AD
9.3.1	Direct growth toward areas with existing infrastructure and services, prioritizing development outside of the designated Urban Growth Boundaries (UGB), until adequate utilities are in place, in order to optimize public investments through joint planning coordination between county and cities.	Mid-Term	PZ, CT
9.3.2	Work with cities and townships to draft orderly annexation agreements in accordance with Minnesota Statutes, Section 462.3535, Subdivision 5 with adjacent cities for development in UGBs to align standards for density, roads, stormwater, and utilities, reducing future conflicts between county vs. city standards of development and investments.	Mid-Term	PZ, CT
9.3.3	Encourage new development that strengthens and diversifies the County tax base and demonstrates long-term fiscal resilience.	Mid-Term	PZ, CT
9.3.4	Ensure growth is proportional and can support the costs of infrastructure and services, while also being aligned with orderly city annexation and municipal service extension plans.	Long-Term	PZ, CT
<b>Resiliency</b>	<b>Guide development away from floodplains using updated maps. Encourage infill development to reduce environmental impact.</b>	Short-Term	PZ, ES

### Land Use Resources:

- Minnesota Board of Water and Soil Resources (BWSR): Reinvest in Minnesota (RIM) Reserve Program, Conservation Easement Programs, Buffer Law Implementation Grants, Clean Water Fund Grants
- Minnesota Department of Administration: Local Government Planning Grants

- Minnesota Department of Agriculture: Agricultural Land Preservation Grants
- Minnesota Department of Natural Resources (DNR): Floodplain Management Grants
- Minnesota Public Facilities Authority (MPFA): Infrastructure Planning Grants
- Minnesota Pollution Control Agency (MPCA): Climate Resilience Grants, Stormwater Management Grants
  
- US Environmental Protection Agency (EPA): Smart Growth Implementation Assistance, State Revolving Funds (SRF) Clean Water, Drinking Water
- Federal Emergency Management Administration (FEMA): National Flood Insurance Program (NFIP)
- US Department of Housing and Economic Development (HUD): Community Development Block Grants (CDBG), Disaster Recovery Grants
- US Fish & Wildlife Service: Wetland Conservation Grants
- US Department of Agriculture (USDA): Environmental Quality Incentives Program (EQIP), Wetlands Reserve Program, Conservation Stewardship Program (CSP), Community Facilities Grants

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