

**Environmental Assessment  
for the Proposed Oakwood 115 kV Substation and  
115 kV Double Circuit Transmission Line  
Wright County, Minnesota**

**FINAL REPORT**

**City of Albertville**

*May 12, 2004*

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## 1.0 Summary

Great River Energy (GRE), located in Elk River, MN, provides generation and transmission to 28 member cooperatives in Minnesota. One of these cooperatives, Wright-Hennepin Cooperative Electric Association (W-H), is planning to construct and own a new 115/12.5 kV substation in the City of Albertville, Wright County, Minnesota (Figure 1).

GRE proposes to construct, own, and operate approximately 350 feet of 115 kV transmission line to energize the new W-H substation (Figure 2). The line will be a double circuit design to provide a loop feed for the substation, and will tap an existing 115 kV transmission line just south of the substation that is owned by and operated by Xcel Energy. GRE will also own transmission switching facilities located in the substation.

Xcel Energy, headquartered in Minneapolis, MN, provides electricity to approximately 1.2 million customers in Minnesota. Xcel Energy will design, construct and own the new switch structure required at the tap point.

The new facility will meet the growing electrical demand in the area due to expansion of the Outlet Mall, the new wastewater treatment plant, and new residential developments.

GRE will coordinate the required permitting for the project and the transmission interconnection with Xcel Energy.

## Proposed Facilities

### 2.1 Project Need

A new wastewater treatment plant, expansion of the Outlet Mall, and new residential developments will increase the electrical demand significantly in the Albertville and Otsego areas in the near future. The proposed Oakwood project is designed to meet this increased demand and improve the service and reliability of the electric facilities in the area.

### 2.2 Proposed Location

The new substation will be located on a 4-acre site on the south side of 70<sup>th</sup> Street, approximately ¼ mile west of County Road 19 and ½ mile north of Interstate 94 in the City of Albertville (Section 35, T121N, R24W, Otsego Township, Wright County - see Figure 2).

The new double circuit 115 kV transmission line will tap an existing 115 kV transmission line (owned by and operated by Xcel Energy) just south of the proposed substation site (Figure 2).

Figure 1  
General Vicinity Map



Figure 2  
Project Area Map



### 2.3 Ownership

The substation site will be owned by W-H and all distribution facilities will be constructed, operated and maintained by W-H. The transmission line tap will be constructed, owned and operated by GRE. GRE will also own switching facilities in the substation. Xcel Energy will design, construct and own the new structure required at the tap point.

### 2.4 Substation Design

The substation will be enclosed in a fenced area situated inside the 4-acre parcel. A 7-foot high chain link fence (with an additional one foot of barbed wire around the top) will be installed. The fence will be designed to deter animals. A typical distribution substation is shown on the fact sheet in Appendix A.

Electric facilities in the substation will include a 115 kV breaker station and a 115/12.5 kV distribution transformer, with space for an additional future transformer (Figure 3).

### 2.5 Transmission Facilities

The transmission line will be a double circuit design to provide a loop feed for the new substation. A typical double circuit structure is shown on the fact sheet in Appendix A.

A single span of wires will run from the tap point to two deadend poles, then turn in to the substation (Figure 3). The two deadend poles will be 65-75 feet tall, each carrying three wires and a single shield wire for lightning protection.

There will be a self-supporting, tapered tubular steel pole on a concrete foundation at the tap point.

### 2.6 Cost Estimate

The estimated cost for the distribution substation facilities is \$868,000 including all site preparation and equipment. The estimated cost for the transmission facilities is \$145,000. Total project cost is estimated to be \$1,013,000.



### **3.0 Environmental Analysis**

#### **3.1 Natural Environment**

The effects of the project on the natural environment, including air, water, vegetation and wildlife have been considered. Responses received from state and federal agencies that reviewed the project are provided in Appendix A.

##### **Air Quality**

Because electric substations and transmission lines do not affect air quality, there will be no long-term environmental impacts on the air. Temporary air quality impacts would be expected to occur during the construction phase of the project. However, adverse impacts to the surrounding environment will be minimal because of the short and intermittent nature of the emission and dust-producing construction phase.

##### **Water Resources**

No impacts to water resources are anticipated. The substation does not displace any existing wetlands or have any impact on groundwater or other surface waters. The US Army Corps of Engineers (Corps) was contacted regarding this project and in a response dated January 22, 2004, the Corps indicated that there is a wetland in the eastern portion of the project site. However, if the project is constructed without encroachment (grading, filling, excavating, etc.) in any wetland areas, a permit will not be required from the Corps. GRE will review the site in detail and stake the wetland area so it is not encroached upon.

There are no Minnesota Department of Natural Resources (DNR) Protected Waters in the vicinity of the project, and the DNR had no comments on the project (e-mail dated January 27, 2004).

##### **Vegetation and Wildlife**

The DNR and the United States Department of the Interior Fish and Wildlife Service (FWS) were contacted regarding vegetation and wildlife resources in the vicinity of the project. There are no Centers of Highly Sensitive Areas in the project vicinity. Neither the DNR (e-mail of January 27, 2004) nor the FWS (e-mail of January 20, 2004) had comments on the project.

Effects on area wildlife will be minimal. The substation is designed to deter animal entry.

### 3.2 Human Settlement

The proposed substation project is located in an area zoned commercial for light industrial use; however, the land is currently used for agriculture. Impacts on human settlement will be very minimal, as the substation and transmission line will not cause the displacement of any residence or recreational area and will not affect any public services.

### 3.3 Noise

The proposed substation will be designed and constructed to comply with State of Minnesota noise standards. It has been determined that there will be negligible noise at the property boundaries. The substation transformer will be designed in accordance with ANSI standards.

### 3.4 Aesthetics

The substation and transmission line as designed will have some impact on aesthetics of the area, as they will be within the viewshed of one residence. Trees will be planted around the substation to provide screening.

### 3.5 Soils and Geology

The proposed site will require some grading. The Natural Resources Conservation Service (NRCS) sent a Farmland Conversion Impact Rating Form but did not have any comments on the project (see Appendix A).

Minimal erosion may occur at the site during construction, but these short-term impacts can be minimized through the use of Best Management Practices.

### 3.6 Archaeological and Historic Resources

The Minnesota Historical Society State Historic Preservation Office (SHPO) was contacted about the presence of archaeological, historical or architectural resources located on or near the site. In a letter dated December 23, 2003, SHPO indicated that no historic properties eligible for or listed on the National Register of Historic Places will be affected by this project.

### 3.7 Transportation

The site will not affect any public right of ways. Access to the site will use existing city roadways. No roadway improvements will be needed for equipment delivery. The proposed project is over 10 miles away from the closest airport (Buffalo Municipal Airport). The Minnesota Department of Transportation, Division of Aeronautics indicated in a phone conversation of March 16, 2004 and e-mail of May 12, 2004 that the project is outside the area of concern.

### 3.8 Public Health and Safety

No threats to public health and safety are anticipated for this project. All facilities will be constructed in accordance with the National Electric Safety Code and other industry standards. Construction personnel will be required to follow OSHA regulations. Other safety measures such as warning signs, fencing, and gates will be utilized as needed.

Questions often arise about electric and magnetic fields (EMF), which are invisible lines of force that surround any electrical device. The term EMF refers to electric and magnetic fields that are coupled together such as in high frequency radiating fields. For lower frequencies such as for power lines, EMF should be separated into electric fields and magnetic fields. Transmission lines operate at a frequency of 60 hertz (cycles per second), which is in the non-ionizing portion of the electromagnetic frequency spectrum. Fields are considered ionizing when they cause electrons to eject from their orbits around a normal atom. This will typically occur with frequencies in the range of  $10^{16}$  to  $10^{22}$  hertz.

Magnetic fields result from the flow of electricity (current) in the transmission line. The intensity of the magnetic field is related to the current flow through the conductors. The magnetic field associated with the transmission line surrounds the conductor and rapidly decreases with the distance from the conductor. The value of the magnetic field density is expressed in the unit of gauss (G) or milligauss (mG).

Electric and magnetic fields (EMF) have not been calculated for this project. The most recent and exhaustive studies of the health effects from power frequency fields conclude that the evidence of health risk is weak. Some of these studies are listed below:

- National Institute of Environmental Health Sciences. 2002. *EMF. Electric and Magnetic Fields Associated with the Use of Electric Power*. National Institutes of Health.
- National Research Council. 1997. *Possible Health Effects of Exposure to Residential Electric and Magnetic Fields*.
- Minnesota Department of Health. 2002. *EMF White Paper on Electric and Magnetic Field (EMF) Policy and Mitigation Options*.
- Electric and Magnetic Fields (EMF): Environmental Health in Minnesota. <http://www.health.state.mn.us/divs/eh/radiation/emf>

## 4.0 Permits, Approvals and Public Comments

### 4.1 Overview of the Minnesota Approval Process

This project falls under the State of Minnesota's Power Plant Siting Act, (Minnesota Statutes § 116C.51-.69 and Minnesota Rules Chapter 4400) for transmission projects over 100 kV and requires a permit from the Minnesota Environmental Quality Board (EQB). However, for eligible projects, a utility may apply to the local unit of government that has jurisdiction over the project for approval instead of applying to the EQB (Minn. Rules pt. 4400.5000). This proposed 115 kV transmission line and substation project is eligible for local review.

The City of Albertville has agreed to act as the lead local unit of government with jurisdiction to approve the project. The City of Albertville was afforded the opportunity to relinquish its jurisdiction by requesting that EQB assume jurisdiction, but has elected to maintain jurisdiction of the project. As required by the EQB, a project notice was sent to those persons on the EQB Power Plant Siting General Notification list (see Appendix B).

In accordance with EQB rules, an environmental assessment (EA) prepared by the local unit of government with jurisdiction over the project must be completed. Specific requirements include an opportunity for public participation in developing the scope of the EA before it is prepared, published notice in the EQB Monitor when the EA is available for review, and the procedure for commenting on the EA. Final decision on the project will not be made until at least ten days after the notice appears in the EQB Monitor.

### 4.2 EA Public Involvement

The City of Albertville Planning & Zoning Commission held a public hearing on May 11, 2004 to obtain input from the public on the scope of the EA for the project. No comments were received from the public regarding the scope of the EA.

### 4.3 Local Permitting

The City of Albertville requires a Conditional Use Permit for this project. The City of Albertville Planning & Zoning Commission held a public hearing on May 11, 2004 regarding W-H and GRE's request for a Conditional Use Permit. Comments received are included in the meeting minutes in Appendix B. The City of Albertville Planning & Zoning Commission voted to recommend approval of the Conditional Use Permit. The City Council will vote on the application after notice of the EA has been published in the EQB Monitor and the comment period requirements have been met.

#### 4.4 Other Permits and Approvals

Government Unit	Type of Approval	Regulated Activity	Status
USDA Rural Utilities Service (RUS)	Environmental Review	Construction of 115 kV transmission line and 115/12.5 kV substation	Approval in process
USDA Natural Resources Conservation Service	Environmental Review	Wetland conservation and impact on unique, prime or statewide important farmland	Farmland Conversion Impact Rating form sent
US Dept. of Interior Fish and Wildlife Service	Threatened and Endangered Species Review	Review of records for federally threatened or endangered species that may exist at or near the substation site or transmission facilities	The USFWS has no comments on the project – e-mail dated January 20, 2004
US Dept. of the Army Corps of Engineers	Wetland and Waterways Review	Review navigable water and the dredging or filling of US waters including wetlands	Proposed work would not require permit – letter of January 20, 2004
MN Dept. of Natural Resources (DNR)	Environmental Review – Wetlands, Water, Threatened and Endangered Species	Comprehensive review of substation site impacts	The DNR has no comments on the project– e-mail dated January 27, 2004
Minnesota Department of Transportation – Aeronautics Division	Airspace Concerns	Public and private airports/airstrips	Project is outside area of concern to Buffalo Municipal Airport – phone conversation of 3/16/04; e-mail of 5/12/04
MN Historical Society State Historic Preservation Office (SHPO)	SHPO Review of Nationally Registered Historic Places	Historic preservation	No historic properties will be affected by the project – letter of December 23, 2003.
City of Albertville	Conditional Use Permit	Construction of new facilities	Application in process

**APPENDIX A**

AGENCY CORRESPONDENCE



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20 November 2003

Mr. George Morris, District Conservationist  
Natural Resources Conservation Service  
Buffalo Field Office  
306C Brighton Avenue  
Buffalo, MN 55313-1725

**RE:** Revised Oakwood 115/12.5 kV Substation and 115 kV Transmission Line Project  
Wright County, Minnesota

Dear Mr. Morris:

On July 31, 2003, Great River Energy (GRE) sent you a letter requesting review of the Oakwood Substation and transmission line project near Albertville, Minnesota. I received a Farmland Conversion Impact Rating Form from you in early August 2003. Since that time, the City of Albertville has indicated that they will not support the project as proposed along County Road 19. GRE and Wright-Hennepin Cooperative Electric Association (W-H) have therefore revised the project as described below and in the revised project fact sheet/map enclosed.

The Oakwood Substation will be still be constructed and owned by W-H, but it will now be located in Section 35, T121N, R24W in the City of Albertville just northwest of the Albertville Mall. The new transmission line to serve the substation will now be just 350 feet long (rather than one mile long) and will be owned and operated by Xcel Energy. This line will tap into an existing 115 kV Xcel Energy transmission line to the south.

The project is needed to meet growing electrical needs in the area, in particular that of a new wastewater treatment plant and the expansion of the Albertville Outlet Mall. GRE is in the process of preparing an environmental assessment (and an Environmental Report for the Rural Utilities Service) and is requesting information on the possible effects of the proposed project on important or prime farmlands in the project area.

We would appreciate receiving any written comments from your office by Tuesday, December 23, 2003. If you have any questions about this proposed project, please contact me at (763) 241-2272. If you wish to respond by e-mail, my address is [cschmidt@greenergy.com](mailto:cschmidt@greenergy.com). Thank you for your cooperation and assistance.

Sincerely,

GREAT RIVER ENERGY

Carole L. Schmidt  
Environmental Scientist

Enclosure

# FARMLAND CONVERSION IMPACT RATING

PART I (To be completed by Federal Agency)		Date Of Land Evaluation Request	<del>1/23/03</del> 11/20/03
Name Of Project	Oakwood Substation and Tap Line	Federal Agency Involved	Great River Energy/Wright-Horner
Proposed Land Use	Electrical Substation	County And State	Wright, MN

PART II (To be completed by SCS)	Date Request Received By SCS	11/24/03
----------------------------------	------------------------------	----------

Does the site contain prime, unique, statewide or local important farmland? <i>(If no, the FPPA does not apply - do not complete additional parts of this form)</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Acres Irrigated	Average Farm Size
Major Crops	Farmable Land In Govt. Jurisdiction Acres: 371,590 % 88	0.0	172.0
Name Of Land Evaluation System Used	Name Of Local Site Assessment System	Percent Of Farmland As Defined In FPPA Acres: 322,010 % 87	
Le part of LESA	- NA -	Date Land Evaluation Returned By SCS 11/25/03	

PART III (To be completed by Federal Agency)	Alternative Site Rating			
	Site A	Site B	Site C	Site D
A. Total Acres To Be Converted Directly	4			
B. Total Acres To Be Converted Indirectly	0			
C. Total Acres In Site	4			

PART IV (To be completed by SCS) Land Evaluation, no metric	
A. Total Acres In The Study Unusable For Farming	4
B. Total Acres Statewide And Local Important Farmland	0
C. Percent of Farmland In Study Local Govt. Land Use Categories	0.0012
D. Percent of Farmland In Study with State Or Higher Relative Value	33
<b>Relative Value Of Farmland</b>	<b>95</b>

PART VI (To be completed by Federal Agency)	Maximum Points
Site Assessment Criteria (These criteria are explained in 7 CFR 858.5(b))	
1. Area In Nonurban Use	
2. Perimeter In Nonurban Use	
3. Percent Of Site Being Farmed	
4. Protection Provided By State And Local Government	
5. Distance From Urban Builtup Area	
6. Distance To Urban Support Services	
7. Size Of Present Farm Unit Compared To Average	
8. Creation Of Nonfarmable Farmland	
9. Availability Of Farm Support Services	
10. On-Farm Investments	
11. Effects Of Conversion On Farm Support Services	
12. Compatibility With Existing Agricultural Use	
<b>TOTAL SITE ASSESSMENT POINTS</b>	<b>180</b>

PART VII (To be completed by Federal Agency)	
Relative Value Of Farmland (From Part V)	100
Total Site Assessment (From Part VI above or a local site assessment)	180
<b>TOTAL POINTS (Total of above 2 lines)</b>	<b>280</b>

Site Selected:	Date Of Selection:	Was A Local Site Assessment Used? Yes <input type="checkbox"/> No <input type="checkbox"/>
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Reason For Selection:



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20 November 2003

Mr. Nick Rowse, Habitat Conservation Biologist  
United States Department of the Interior  
Twin Cities Field Office  
4101 East 80th Street  
Bloomington, MN 55425-1665

RE: Revised Oakwood 115/12.5 kV Substation and 115 kV Transmission Line Project  
Wright County, Minnesota

Dear Mr. Rowse:

On July 31, 2003, Great River Energy (GRE) sent you a letter requesting review of the Oakwood Substation and transmission line project near Albertville, Minnesota. I received a letter dated September 12, 2003 from you indicating that no further action was required on the project. Since that time, the City of Albertville has indicated that they will not support the project as proposed along County Road 19. GRE and Wright-Hennepin Cooperative Electric Association (W-H) have therefore revised the project as described below and in the revised project fact sheet/map enclosed.

The Oakwood Substation will be still be constructed and owned by W-H, but it will now be located in Section 35, T121N, R24W in the City of Albertville just northwest of the Albertville Mall. The new transmission line to serve the substation will now be just 350 feet long (rather than one mile long) and will be owned and operated by Xcel Energy. This line will tap into an existing 115 kV Xcel Energy transmission line to the south.

The project is needed to meet growing electrical needs in the area, in particular that of a new wastewater treatment plant and the expansion of the Albertville Outlet Mall. GRE is in the process of preparing an environmental assessment (and an Environmental Report for the Rural Utilities Service) and is requesting information on the possible effects of the proposed project on wetlands or on any listed or proposed threatened or endangered species and designated or proposed critical habitat that may be present in the project area. The proposed project does not represent a "major construction activity" as defined in 50 CFR 402.02.

We would appreciate receiving any written comments from your office by Tuesday, December 23, 2003. If you have any questions about this proposed project, please contact me at (763) 241-2272. If you wish to respond by e-mail, my address is [cschmidt@greenergy.com](mailto:cschmidt@greenergy.com). Thank you for your cooperation and assistance.

Sincerely,

GREAT RIVER ENERGY

Carole L. Schmidt  
Environmental Scientist

Enclosure

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20 November 2003

Mr. Tim Fell  
Department of the Army  
Corps of Engineers  
St. Paul District, Attn: CO-R  
190 Fifth Street East  
St. Paul, MN 55101-1638

RE: Revised Oakwood 115/12.5 kV Substation and 115 kV Transmission Line Project  
Wright County, Minnesota

Dear Mr. Fell:

On July 31, 2003, Great River Energy (GRE) sent you a letter requesting review of the Oakwood Substation and transmission line project near Albertville, Minnesota. I received a letter from you dated August 25, 2003 indicating that a permit would not be needed for the project. Since that time, the City of Albertville has indicated that they will not support the project as proposed along County Road 19. GRE and Wright-Hennepin Cooperative Electric Association (W-H) have therefore revised the project as described below and in the revised project fact sheet/map enclosed.

The Oakwood Substation will be still be constructed and owned by W-H, but it will now be located in Section 35, T121N, R24W in the City of Albertville just northwest of the Albertville Mall. The new transmission line to serve the substation will now be just 350 feet long (rather than one mile long) and will be owned and operated by Xcel Energy. This line will tap into an existing 115 kV Xcel Energy transmission line to the south.

The project is needed to meet growing electrical needs in the area, in particular that of a new wastewater treatment plant and the expansion of the Albertville Outlet Mall. GRE is in the process of preparing an environmental assessment (and an Environmental Report for the Rural Utilities Service) and requests information on the possible effects of the proposed project on floodplains, wetlands, and other important natural resources that occur in the project area. There are no DNR-Protected Waters in the vicinity of the proposed project.

We would appreciate receiving any written comments from your office by Tuesday, December 23, 2003. If you have any questions about this proposed project, please contact me at (763) 241-2272. If you wish to respond by e-mail, my address is [cschmidt@energy.com](mailto:cschmidt@energy.com). Thank you for your cooperation and assistance.

Sincerely,

GREAT RIVER ENERGY

Carole L. Schmidt  
Environmental Scientist

Enclosure

h:\cschmidt\Oakwood\OakDOA2



DEPARTMENT OF THE ARMY

ST. PAUL DISTRICT, CORPS OF ENGINEERS  
190 FIFTH STREET EAST  
ST. PAUL, MN 55101-1638

January 20, 2004

RECEIVED JAN 22 2004

REPLY TO  
ATTENTION OF:

Construction-Operations  
Regulatory (03-08137-TJF)

Ms. Carole Schmidt  
Great River Energy  
17845 Highway 10 East  
P.O. Box 800  
Elk River, Minnesota 55330-0800

Dear Ms. Schmidt:

We have reviewed information about the revised location for the proposed Oakwood Substation near the Albertville Mall. The new project site is just south of 70th Street NE, in NW 1/4 Sec. 35, T. 121N., R. 24W., Wright County, Minnesota.

Based on a review of the aerial photograph you submitted and the National Wetland Inventory Map, it appears there is a wetland area located in the eastern portion of the project site. If your project is constructed without encroachment (grading, filling, excavating, etc.) in any wetland area, a permit will not be required from the Corps of Engineers. It appears some type of Corps permit would be required if you proposed to discharge dredged or fill material into wetlands.

If you intend to proceed with the project at this location, prior to any construction we recommend that the site be reviewed and all wetlands be accurately staked in the field so they can be avoided and that inadvertent encroachment would not occur.

This letter is valid only for the project referenced above. If any change in design, location, or purpose is contemplated, contact this office to avoid doing work that may be in violation of Federal law. PLEASE NOTE THAT THIS CONFIRMATION LETTER DOES NOT ELIMINATE THE NEED FOR STATE, LOCAL, OR OTHER AUTHORIZATIONS. We also recommend that you contact the Local Government Unit to determine if and project review is necessary under the Wetland Conservation Act.

The decision regarding this action is based on information found in the administrative record which documents the District's decision-making process, the basis for the decision, and the final decision.

If you have any questions, contact Timothy J. Fell in our St. Paul office at (651) 290-5360. In any correspondence or inquiries, please refer to the Regulatory number shown above.

Sincerely,

*Timothy J. Fell*  
for Robert J. Whiting  
Chief, Regulatory Branch



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20 November 2003

Mr. Tom Balcom, Supervisor  
Natural Resources Planning and Review Services  
Minnesota Department of Natural Resources  
500 Lafayette Road  
St. Paul, MN 55155

RE: Revised Oakwood 115/12.5 kV Substation and 115 kV Transmission Line Project  
Wright County, Minnesota

Dear Mr. Balcom:

On July 31, 2003, Great River Energy (GRE) sent you a letter requesting review of the Oakwood Substation and transmission line project near Albertville, Minnesota. I received an e-mail response from you on August 5, 2003 indicating the DNR had no comments on the project. Since that time, the City of Albertville has indicated that they will not support the project as proposed along County Road 19. GRE and Wright-Hennepin Cooperative Electric Association (W-H) have therefore revised the project as described below and in the revised project fact sheet/map enclosed.

The Oakwood Substation will still be constructed and owned by W-H, but it will now be located in Section 35, T121N, R24W in the City of Albertville just northwest of the Albertville Mall. The new transmission line to serve the substation will now be just 350 feet long (rather than one mile long) and will be owned and operated by Xcel Energy. This line will tap into an existing 115 kV Xcel Energy transmission line to the south.

The project is needed to meet growing electrical needs in the area, in particular that of a new wastewater treatment plant and the expansion of the Albertville Outlet Mall. GRE is in the process of preparing an environmental assessment (and an Environmental Report for the Rural Utilities Service) and requests information on the possible effects of the proposed project on wetlands, threatened and endangered species, and other important state natural resources that occur in the project area.

There are no DNR-Protected Waters in the vicinity of the proposed project. The Minnesota Natural Heritage database was reviewed and the project is over one mile from the nearest Center of Highly Sensitive Area and Center of Significant Native Plant Community Area (see enclosed map).

We would appreciate receiving any written comments from your office by Tuesday, December 23, 2003. If we do not hear from the DNR by that date, GRE will assume the DNR has no comments.

If you have any questions about this proposed project, please contact me at (763) 241-2272. If you wish to respond by e-mail, my address is [cschmidt@greenergy.com](mailto:cschmidt@greenergy.com). Thank you for your cooperation and assistance.

Sincerely,

GREAT RIVER ENERGY

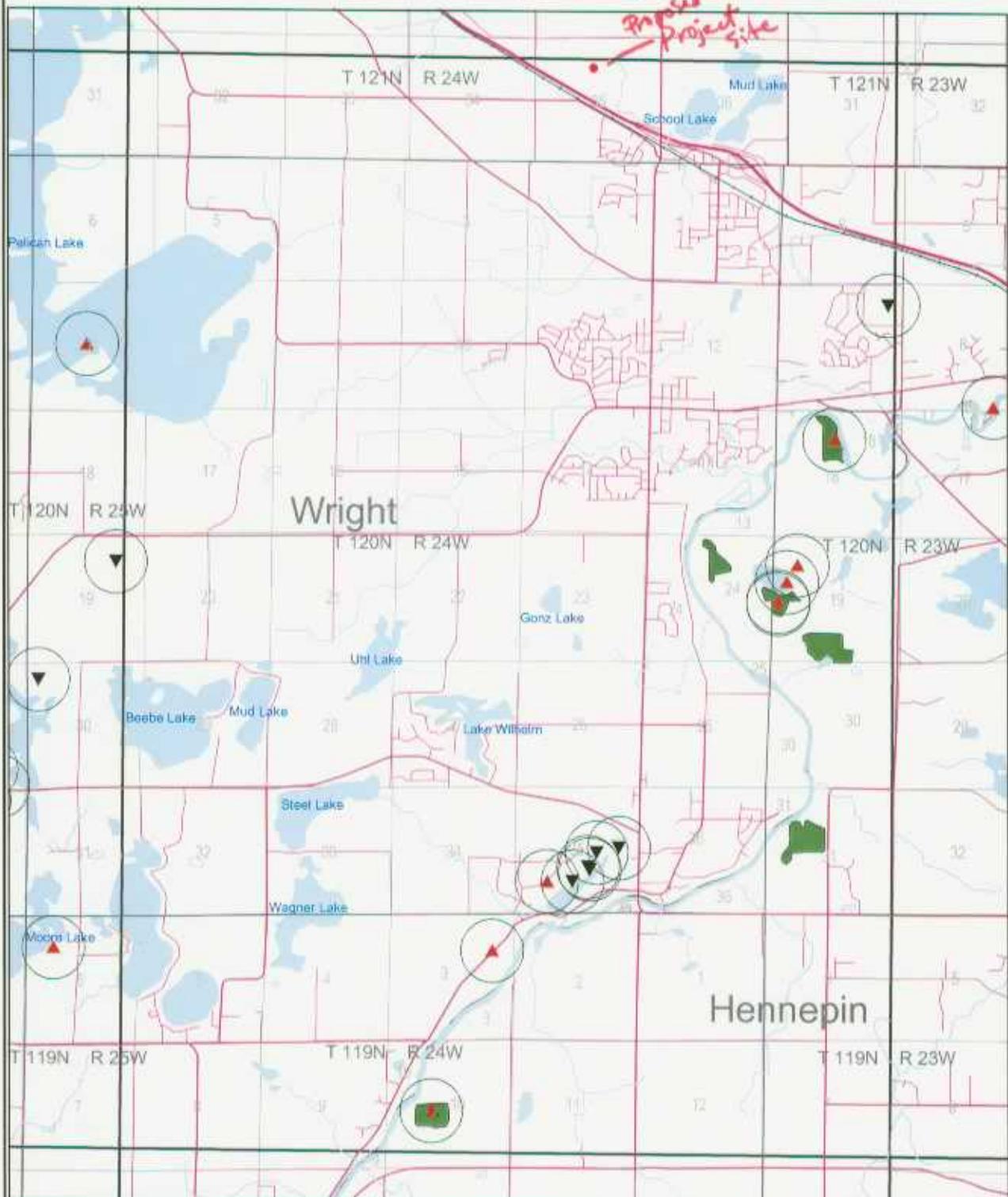
*Carole L. Schmidt*

Carole L. Schmidt  
Environmental Scientist

Enclosures

# Sensitive Areas

St. Michael 1:24,000 U.S.G.S. Quadrangle (DNR Code = R15b)  
Includes portions of Hennepin and Wright Counties



- Center of Highly Sensitive Areas
- Center of Sensitive Plant Areas
- Center of Sensitive Animal Areas
- ▼ Center of Significant Native Plant Community Areas  
non-Minnesota County Biological Survey Counties Only
- Significant Native Plant Communities  
Identified by the Minnesota County Biological Survey
- Buffer Designating Sensitive Areas
- Significant Railroad Prairie Right-of-Way Areas

- Water bodies
- County boundaries
- Township lines
- Section lines
- Quadrangle border
- Major Roads
- Other Roads
- Railroads

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## Schmidt, Carole GRE/ER

---

**From:** Tom Balcom [tom.balcom@dnr.state.mn.us]  
**Sent:** Tuesday, January 27, 2004 4:46 PM  
**To:** Schmidt, Carole GRE/ER  
**Subject:** Re: Air Lake-Empire

Hi Carole - It took us a while to track this and the revised Oakwood project down. We don't have any comments on either project. We appreciate that you have checked and include Heritage data.

Tom Balcom  
Minnesota Department of Natural Resources  
Division of Ecological Services  
Environmental Review Unit Supervisor  
500 Lafayette Road  
St. Paul, Mn 55155-4010  
651-296-4796 (office)  
651-296-6047 (fax)  
tom.balcom@dnr.state.mn.us

>>> "Schmidt, Carole GRE/ER" <cschmidt@GREnergy.com> 1/22/2004 1:26:21 PM >>>

Hi Tom - am wondering about another project - in late November I sent out a review request letter for the Air Lake to Empire 115 kV project near Farmington, MN. GRE and Xcel Energy are working hard on the application to the EQB for a route permit and we are just wondering if you have had a chance to take a look at it. I know you guys are busy. Thanks, Tom!

Carole Schmidt  
Environmental Scientist  
Great River Energy  
17845 E. Highway 10  
PO Box 800  
Elk River, MN 55330



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ENERGY®

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20 November 2003

Ms. Kathy Vesely  
Office of Aeronautics  
Minnesota Department of Transportation  
222 E. Plato Blvd.  
St. Paul, MN 55107-1618

RE: Revised Oakwood 115/12.5 kV Substation and 115 kV Transmission Line Project  
Wright County, Minnesota

Dear Ms. Vesely:

On July 31, 2003, Great River Energy (GRE) sent you a letter requesting review of the Oakwood Substation and transmission line project near Albertville, Minnesota. I did not receive a response from MnDOT on the project. Since that time, the City of Albertville has indicated that they will not support the project as proposed along County Road 19. GRE and Wright-Hennepin Cooperative Electric Association (W-H) have therefore revised the project as described below and in the revised project fact sheet/map enclosed.

The Oakwood Substation will be still be constructed and owned by W-H, but it will now be located in Section 35, T121N, R24W in the City of Albertville just northwest of the Albertville Mail. The new transmission line to serve the substation will now be just 350 feet long (rather than one mile long) and will be owned and operated by Xcel Energy. This line will tap into an existing 115 kV Xcel Energy transmission line to the south.

The project is needed to meet growing electrical needs in the area, in particular that of a new wastewater treatment plant and the expansion of the Albertville Outlet Mall. GRE is in the process of preparing an environmental assessment (and an Environmental Report for the Rural Utilities Service) and is requesting information on the possible effects of the proposed project on airports or airstrips in the project area.

We would appreciate receiving any written comments from your office by Tuesday, December 23, 2003. If you have any questions about this proposed project, please contact me at (763) 241-2272. If you wish to respond by e-mail, my address is [cschmidt@greenergy.com](mailto:cschmidt@greenergy.com). Thank you for your cooperation and assistance.

Sincerely,

GREAT RIVER ENERGY

Carole L. Schmidt  
Environmental Scientist

Enclosure

**Schmidt, Carole GRE/ER**

---

**From:** Kathleen Vesely [Kathy.Vesely@dot.state.mn.us]  
**Sent:** Wednesday, May 12, 2004 12:58 PM  
**To:** Schmidt, Carole GRE/ER  
**Subject:** March 16 enote

The project is outside of the area of concern for the Buffalo Municipal Airport.  
Please include height or elevation information in future requests.



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20 November 2003

Ms. Britta L. Bloomberg  
Deputy State Historic Preservation Officer  
Minnesota Historical Society  
345 Kellogg Blvd. West  
St. Paul, MN 55102-1906

RE: Revised Oakwood 115/12.5 kV Substation and 115 kV Transmission Line Project  
Wright County, Minnesota

Dear Ms. Bloomberg:

On July 31, 2003, Great River Energy (GRE) sent you a letter requesting review of the Oakwood Substation and transmission line project near Albertville, Minnesota. I received a letter from you dated September 4, 2003 that indicated there no historic properties would be affected by the project. Since that time, the City of Albertville has indicated that they will not support the project as proposed along County Road 19. GRE and Wright-Hennepin Cooperative Electric Association (W-H) have therefore revised the project as described below and in the revised project fact sheet/map enclosed.

The Oakwood Substation will be still be constructed and owned by W-H, but it will now be located in Section 35, T121N, R24W in the City of Albertville just northwest of the Albertville Mail. The new transmission line to serve the substation will now be just 350 feet long (rather than one mile long) and will be owned and operated by Xcel Energy. This line will tap into an existing 115 kV Xcel Energy transmission line to the south.

The project is needed to meet growing electrical needs in the area, in particular that of a new wastewater treatment plant and the expansion of the Albertville Outlet Mall. GRE is in the process of preparing an environmental assessment (and an Environmental Report for the Rural Utilities Service) and is requesting information on the possible effects of the proposed project on historic properties in the project area.

We would appreciate receiving any written comments from your office by Tuesday, December 23, 2003. If you have any questions about this proposed project, please contact me at (763) 241-2272. If you wish to respond by e-mail, my address is [cschmidt@greenergy.com](mailto:cschmidt@greenergy.com). Thank you for your cooperation and assistance.

Sincerely,

GREAT RIVER ENERGY

Carole L. Schmidt  
Environmental Scientist

Enclosure



RECEIVED DEC 29 2003

MINNESOTA HISTORICAL SOCIETY

December 23, 2003

Ms. Carole Schmidt  
Great River Energy  
PO Box 800  
Elk River, MN 55330-0800

Re: Proposed Oakwood 115/12.5 kV Substation and 115 kV Transmission Line  
T121 R24 S25, 26 & 36, Wright County  
SHPO Number: 2003-3415

Dear Ms. Schmidt:

We wrote you on 4 September 2003 regarding the above project, concluding that no historic properties would be affected.

You have now written us of a project change. We have reviewed this change, and conclude that the "no historic properties affected" finding remains valid.

Contact us at 651-296-5462 with questions or concerns.

Sincerely,

 Dennis A. Gimmestad  
Government Programs & Compliance Officer

# Oakwood 115 kV Substation and 115kV Double Circuit Transmission Line



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ENERGY<sup>®</sup>  
A Touchstone Energy<sup>®</sup> Company

GREAT RIVER ENERGY  
17845 East Hwy 10  
Elk River, MN 55330-0800  
1-800-421-9959



Wright-Hennepin  
Cooperative Electric Association

WRIGHT-HENNEPIN COOPERATIVE  
ELECTRIC ASSOCIATION  
6800 Electric Drive  
Rockford, MN 55373-0330  
763-477-3000

## Project Goal and Need

Wright-Hennepin Cooperative Electric Association (W-H) will construct and own a new electrical substation in the City of Albertville. The substation facility is necessary to meet the growing electrical demand in the Albertville and Otsego areas, particularly the outlet mall expansion, new wastewater treatment plant, and new residential developments. Great River Energy (GRE), power supplier to W-H, will construct approximately 350 feet of double circuit 115 kV transmission line to energize the proposed W-H substation.

## Substation

W-H will acquire the land, build, and own the new substation on a 4-acre site located on the south side of 70<sup>th</sup> Street, ¼ mile west of County Road 19. The substation will contain a 115 kV breaker station and a 115/12.5 kV distribution transformer with space for an additional future transformer and future distributed generation (see photo at right of a typical substation). The entire substation will be fenced.

### Typical Structure



### Transmission Line

The new 115 kV transmission line will be a double circuit design to provide a loop feed for the substation. It will tap an existing 115 kV transmission line owned and operated by Xcel Energy. The new line will run north from the tap location 200 feet to the substation property (see map on back).

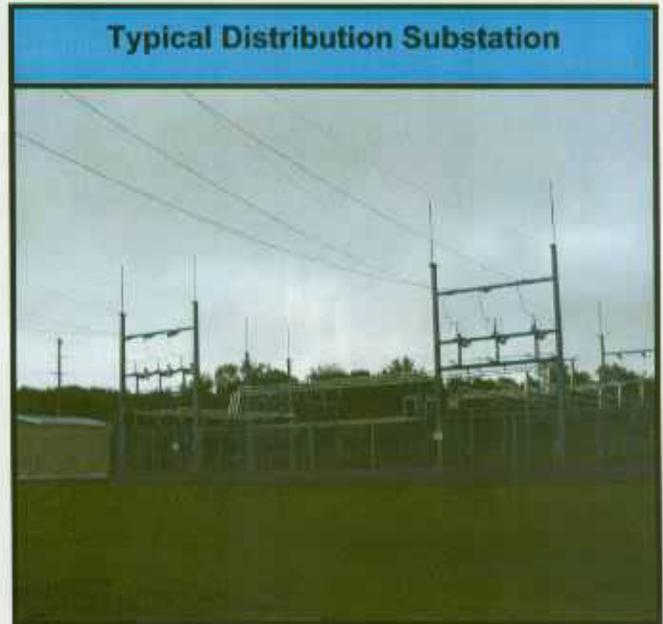
### The Poles

Single-shaft wood poles with davit-arms will be used. Specialty poles will be used at the tap location. The poles will be 65-75 feet tall, each carrying six wires and a single shield wire for lightning protection (see photo at left).

### Schedule

An environmental assessment and conditional use permit from the City of Albertville is required for this project. Acquisition of the transmission line easements and substation land will commence early 2004. Project completion is scheduled for Fall 2004.

### Typical Distribution Substation



## Contacts

Dale Aukee  
Great River Energy  
763-241-2229 or  
1-800-442-3013  
Email: [daukee@GREnergy.com](mailto:daukee@GREnergy.com)

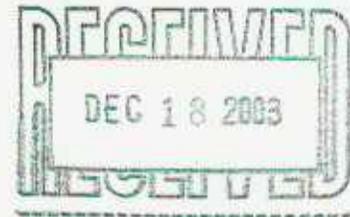
Tony Nelson  
Wright-Hennepin Cooperative  
Electric Association  
763-477-3157  
Email: [anelson@whe.org](mailto:anelson@whe.org)

# Project Map



## **APPENDIX B**

LEGAL NOTICES  
CORRESPONDENCE  
MEETING MINUTES



December 16, 2003

Mr. Dale Aukee  
Field Representative  
Great River Energy  
17845 East Highway 10  
P.O. Box 800  
Elk River, MN 55330-0800

Dear Mr. Aukee:

This letter confirms that the Minnesota Environmental Quality Board has received notification that Wright-Hennepin Cooperative Electric Association and Great River Energy have revised their intention to apply to the cities of Otsego and Albertville in Wright County for building permits to construct a 115/12.5 kV distribution substation and a double circuit 115 kV transmission line. The revised project, including the substation and 200-300 feet of new transmission line, will now be located entirely within the City of Albertville. The proposed line taps an existing Xcel 115 kV in the City of Albertville. The project seeks to improve the area's electric reliability and accommodate the area's residential and commercial growth.

This project falls under the Power Plant Siting Act, Minnesota Statutes § 116C.51-.69, and Minnesota Rules chapter 4400, which, for most transmission line projects over 100 kV, requires a permit from the EQB. Minn. Stat. § 116C.61 subd.1 provides that the EQB permit supersedes and preempts all zoning, building, or land use rules, regulations, or ordinances promulgated by regional, county, and local governments and special purpose government districts. However, for eligible projects, a utility may apply to those local units of government that have jurisdiction over the route for approval to build the project instead of applying to the EQB. The proposed 115 kV substation and transmission line project is eligible for local review. [Minn. Stat. § 116C.576 and Minn. R. part 4400.5000 subp. 2 C]

You have indicated that the City of Albertville is now the Responsible Government Unit with local jurisdiction over the project. The city may relinquish its jurisdiction by requesting the EQB to assume jurisdiction within 60 days of the filing of an application with the city.

658 Cedar St.  
Room 300  
St. Paul, MN 55155

Telephone:  
651-297-1257

Facsimile:  
651-296-3698

TTY:  
800-627-3529

www.eqb.  
state.mn.us

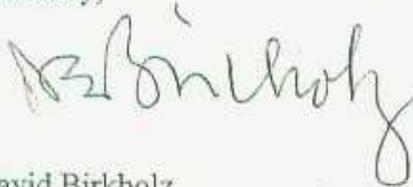
Staff provided by  
the Department of  
Administration

An environmental assessment must be prepared by the responsible government unit. Specific requirements with regard to the environmental review process include an opportunity for the public to participate in the development of the scope of the environmental assessment before it is prepared, notification in the *EQB Monitor* of when the assessment is available for review and of the procedure for commenting on the assessment, and providing a copy of the assessment to the EQB. The final governmental decision on the project cannot be made until at least ten days after the notice appears in the *EQB Monitor*. [Minn. R. 4400.5000 subp. 5]

Note that Great River Energy has already made the required notice to persons on the EQB power plant siting general notification list that a permit has been applied for from the local unit of government. [Minn. R. 4400.5000 subp. 3]

If you have any questions, please feel free to contact me.

Sincerely,



David Birkholz  
MN Environmental Quality Board  
300 Centennial Office Building  
658 Cedar Street  
St. Paul, MN 55155  
(P) 651-296-2878  
(F) 651-296-3698  
(E) david.birkholz@state.mn.us

cc: Larry Kruse, City of Albertville  
Tony Nelson, Wright-Hennepin Cooperative



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December 10, 2003

WQ #39021

Mr. Robert Schroeder, Chair  
Minnesota Environmental Quality Board  
658 Cedar St., Room 300  
St. Paul, MN 55155

SUBJECT: 115/12.5 kV Distribution Substation and Double Circuit 115 kV Transmission Line

Dear Mr. Schroeder:

On August 26, 2003, Great River Energy (GRE) and Wright-Hennepin Cooperative Electric Association (W-H) requested that the Minnesota Environmental Quality Board (MEQB) designate the City of Otsego to be the environmental authority in accordance with the Power Plant Siting Act. Due to subsequent discussions with the Cities of Otsego and Albertville a new substation location and transmission route has been identified. The new location and route will be completely in the City of Albertville. GRE received a letter from you dated September 8, 2003 appointing the City of Otsego the environmental authority for this project. GRE would like to resubmit the request designating that the City of Albertville be responsible for the environmental assessment for the 115kV project. The City of Albertville has agreed to handle the environmental review requirement of the Power Plant Siting Act.

The new substation will be located in an industrial zoned area and have a double circuit 115 kV transmission line of approximately 200 to 300 feet. The substation location and line have the preliminary approval of the City of Albertville. The City has been informed that they have 60 days to refer the permitting process to the MEQB. A fact sheet that provides more detail on the revised project is enclosed.

Questions regarding this project should be directed to Larry Kruse, City of Albertville, at 763-497-3384. I can also be reached at 763-241-2229. Thank you for your attention to this matter.

Sincerely,  
GREAT RIVER ENERGY

  
Dale Aukee  
Field Representative

CC: Tony Nelson, Wright-Hennepin Cooperative  
Larry Kruse, City of Albertville  
MEQB General Notification List

Enclosure

DA:jhr:\tlines\oakwood\meqb\meqbapprovaltr12/9/03.doc

Direct Dial (763) 241-2229

E-Mail [daukes@greenergy.com](mailto:daukes@greenergy.com)

FAX (763) 241-6003



**City of Albertville  
Planning & Zoning Commission Minutes  
May 11, 2004**

Albertville City Hall

7:00 PM

**CALL TO ORDER - ROLL CALL – ADOPT AGENDA**

**PRESENT:** Chair Sharon Leintz, Commission members Scott Dorenbush, Dan Wagner, Frank Kocon, and Tiffany Meza, Council Liaison LeRoy Berning, City Planner Alan Brixius, and City Clerk/Secretary Bridget Miller.

Chair Leintz called the Planning and Zoning Commission meeting of the City of Albertville to order at 7:00 p.m.

**AGENDA:**

Add item 5.a. Karston Cove 3<sup>rd</sup> Update

**MOTION BY** Commission member Kocon, seconded by Commission member Wagner to approve the agenda as amended. Motion carried unanimously.

**MINUTES:**

**MOTION BY** Commission member Wagner, seconded by Commission member Kocon to approve the minutes of March 9, 2004, Planning & Zoning Commission Minutes with additional comments from a resident. Motion carried unanimously.

**NEW BUSINESS**

None

**PUBLIC HEARINGS:**

**WRIGHT-HENNEPIN SUBSTATION**

ENVIRONMENTAL ASSESSMENT HEARING

CUP FOR TRANSMISSION PIPELINES

Chair Leintz opened the public hearing for Wright-Hennepin Substation at 7:05 p.m.

City Planner Brixius began his report to the Commission. He stated that Wright-Hennepin Electric has requested approval of a conditional use permit to allow the construction of a 115/12.5 kV electrical sub-station upon a 4.0 acre site located south of 70<sup>th</sup> Street and east of proposed Keystone Avenue. In conjunction with the proposal, Great River Energy is proposing to construct approximately 350 feet of new 115 kV transmission line to energize the substation. The new line would tap into an existing Xcel Energy line located south of the proposed substation site.

The proposed site was suggested by the City of Albertville as a means of limiting the length of overhead lines within the City and moving the transmission lines away from County Road 19. The 4.0 acre site was created through an administrative subdivision approved by the City.

It is staffs recommendation based upon review of the application, our office recommends approval of the conditional use permit subject to the following conditions:

1. Interim access is found to be acceptable with the following conditions:
  - a. Half the future right-of-way for Keystone Avenue is dedicated to the City as part of the administrative subdivision.
  - b. The applicant agrees to pay its share of street and utility costs associated with the Keystone Avenue improvement at the time Keystone Avenue is constructed.
  - c. With the construction of Keystone Avenue, the interim access from 70<sup>th</sup> Street is eliminated and restored with berms and landscaping.
2. Parking lot improvements may be deferred until direct access from Keystone Avenue is established. All on-street parking shall meet the following conditions:
  - a. Parking lots shall be paved and have a continuous concrete perimeter curb.
  - b. All parking stalls shall be striped with 9 foot by 20 foot dimensions.
3. The environmental assessment is approved by the City.
4. Landscaping plan be revised to include:
  - a. Staggered rows of six to eight foot tall Black Hills spruce planted on berms with a 15 foot on center spacing. This shall apply to the northeast, north and west property lines.
  - b. The plan be revised to have six to eight foot tall Black Hills spruce trees planted 15 feet on center and replace the low growing vegetation along the south property line.
  - c. The landscaping plan must identify the type of ground cover restoration after grading proposed for the balance of the site.
5. Subject to the review and comment of the City Engineer related to grading, drainage and wetlands.
6. The applicant submitted detailed building elevations. Said building shall comply with building material requirements for the I-1 District.

7. Other than that infrastructure illustrated on the site plan, no outdoor storage of other equipment shall be allowed on site.

In conclusion the essential service use is considered compatible with the area in which it is proposed. As such, our office recommends approval of the CUP subject to the fulfillment of the conditions listed at the beginning of this report.

Commission member Meza asked about the towers visibility?

Dale Aukee from Great River Energy informed the commission members as to the location of the towers and the reasoning behind the need for the towers.

Commission member Kocon asked about a timetable for the temporary road?

City Planner Brixius did not have a definite time table as to the

Why isn't the application using the existing road / driveway that is already there.

Zoning Administrator Sutherland had a concern with the costs for the road installation – who will be paying and how will they pay for it. Also asked if the site be completely graded?

Dale Aukee and Wayne Bauernschmitt both stated yes the site will be graded and there will be an agreement as to the cost for the road.

There was a question regarding the berm height and the building elevations.

Dale and Wayne confirmed that both of these issues will be addressed.

Commission member Meza inquired about the parking lot will it be paved at this time or would they wait until the permanent road is in place.

Chair Leintz asked if there were any questions or concerns from the audience. There were no comments.

Chair Leintz closed the public hearing 7:30 p.m.

**MOTION BY** Commission member Dorenbush, seconded by Commission member Kocon to approve the Environmental Assessment Hearing. Motion carried unanimously.

**MOTION BY** Commission member Wagner, seconded by Commission member Dorenbush to approve the CUP for Transmission Pipelines with the additional recommendations made by the City Planner. Motion carried unanimously.

#### **ADJOURNMENT**

**MOTION BY** Commission member Kocon, seconded by Commission member Meza on to adjourn the meeting at 9:2 p.m. Motion carried unanimously.

ed the opportunity to voice an opinion during the public hearing or may submit written comments to the City Clerk's office at City Hall.  
Bridget Miller  
City Clerk  
Published in the North Crow River News Monday, April 26, 2004.

**ALBERTVILLE  
NOTICE OF PUBLIC HEARING  
CONDITIONAL USE PERMIT**

Notice is hereby given that the Planning and Zoning Commission of the City of Albertville, Wright County, Minnesota, will meet in the Council Chamber of the Albertville City Hall Tuesday, May 11, 2004, at 7:00 PM, or as soon thereafter as possible, to hear, consider, and pass upon all written and oral objections, if any, to the proposed Conditional Use Permit, for the property legally described as follows:

The North 408.00 feet of the East 534.00 feet of the Northeast Quarter of the Northwest Quarter, Section 35, Township 121, Range 24, Wright County, Minnesota. EXCEPT Parcel 524B Minnesota Department of Transportation Plat No. 66-5.

All interested persons are invited to attend the meeting and will be afforded the opportunity to voice an opinion during the public hearing or may submit written comments to the City Clerk's office at City Hall.  
Bridget Miller  
City Clerk  
Published in the North Crow River News Monday, April 26, 2004.

**ALBERTVILLE  
PUBLIC MEETING NOTICE  
ENVIRONMENTAL ASSESSMENT  
OF THE WRIGHT-HENNEPIN CO-  
OPERATIVE ELECTRIC  
ASSOCIATION 115 KV  
SUBSTATION AND GREAT  
RIVER ENERGY 115 KV  
TRANSMISSION LINE TAP**

To meet increasing electrical demand and insure reliable electrical service, Wright-Hennepin Cooperative Electric Association and Great River Energy propose to construct a new electrical substation and transmission line tap in the City of Albertville.

As required by the State of Minnesota Power Plant Siting Act, an Environmental Assessment (EA) of the project must be completed. The Minnesota Environmental Quality Board has designated the City of Albertville as the local unit of government responsible for preparing the EA and permitting the project.

Notice is hereby given that the Planning and Zoning Commission of the City of Albertville, Wright County, Minnesota, will meet in the Council Chamber of the Albertville City Hall Tuesday, May 11, 2004 at 7:00 p.m., or as soon thereafter as possible, invites the public to participate in an environmental scoping meeting. The purpose of the meeting is to solicit public comment and input on environmental issues associated with the project.

Comments received will be utilized in developing the final EA report to be approved by the City of Albertville. A draft report is available for review at the Albertville City Hall, 5675 Main Avenue NE, Albertville, (763.497.3384)  
Bridget Miller  
City Clerk  
Published in the North Crow River News Monday, April 26, 2004.

**RESIDENTIAL**  
Preliminary Plat approval of Reimer Addition, the subdivision of approximately 80 acres into 98 single family residential lots, 48 townhome units, and 18 acres of new and restored wetlands.

The property legally described as follows:  
The W 332.50 ft of the SE 1/4 of NW 1/4 of Sec 22, Twp 120, R 23, Henn. Co., as meas at r.s. on the W line thof, and all in Sec. 22 Township 120, Range 23, Henn. Co., Minn., according to the recorded plat thereof.

That part of the NE 1/4 of SW 1/4 1/2 W. of E 311.87 ft thof, Sec. 22, Township 120, Range 23, Henn. Co., Minn., and

That part of the E 1/2 of NW 1/4 of SW 1/4 1/2 E of the W 10 acres thof, Sec. 22, Township 120, Range 23, Henn. Co., Minn., and

The E 311.87 ft of the NE 1/4 of SW 1/4,  
All in Sec. 22, Township 120, Range 23, Henn. Co., Minn., according to the recorded plat thereof

PID #22-120-23 24 0002, 22-120-23 24 0003, 22-120-23 31 0001, 22-120-23 31 0002, and 22-120-23 32 0006

Persons wishing to comment on this matter will be heard at this time. Respectfully, Gary J. Eitel, City Clerk/Administrator  
Published in the North Crow River News Monday, April 26, 2004.

**HANOVER  
COUNTIES OF WRIGHT  
AND HENNEPIN  
STATE OF MINNESOTA  
ORDINANCE NO. 2004-06**

**AN ORDINANCE AMENDING SECTION 20-50-03 OF ARTICLE 50 (PUD, PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT) OF THE HANOVER ZONING ORDINANCE.**

THE CITY COUNCIL OF THE CITY OF HANOVER ORDAINS AS FOLLOWS:  
Section 1, Article 50, Section 50.03 of the City of Hanover Zoning Ordinance shall be amended as follows:

20-50-03: Residential Cluster-Planned Unit Development Requirements:

A. Purpose. It is the intent of this Section to establish special requirements for the granting of a conditional use permit for a residential cluster subdivision PUD project in order to promote:

- 1. Preservation of productive land for agricultural use.
- 2. Preservation of wildlife habitat and unique natural resources.
- 3. Reduction of negative impacts on the environment.
- 4. Creation of common open space that provides a unified landscape for the use and enjoyment of the neighborhood community and/or the general public.
- 5. A variety of rural residential lot sizes, configurations, and neighborhoods.
- B. R-A and R-1 Zoning Districts Application. The following regulations shall apply to Residential cluster planned unit development which shall be applied only within the City's R-A and R-1 Zoning Districts.

1. Densities.  
a. Within the R-A District, the overall PUD density shall be determined by dividing the total gross area of the project site by two and one half (2.5) acres.

b. Within the R-1 District, the overall PUD density shall be determined by dividing the total gross area of the project site by twenty thousand (20,000) square feet.

20- Open Space Performance Standards.  
a. Open Space Area Regulations.

(1)a. A minimum of fifty (50) percent of land subdivided for development shall be dedicated to common open space.

(2)a. All designated open space and public trail corridors shall be planted as outlined and held as open space in perpetuity.

(3)a. Each open space outlier shall be classified as natural habitat, neighborhood recreation, or trail corridor open space, and shall conform to the type of use location criteria, and deed restric-

ions.  
b. Neighborhood Configuration.  
(1)a. In order to establish a cohesive neighborhood unit, residential lots shall be located in a neighborhood cluster. A neighborhood cluster shall include a minimum of four (4) lots or twenty-five (25) percent of the allowable number of lots on the parcel to be subdivided, whichever is greater. An efficiency of land utilization and community development should be encouraged by maximizing the number of lots in any one cluster development, while adhering to the underlying density and open space requirements of this Chapter.

(2)a. A neighborhood cluster shall be oriented toward an identifiable feature that all residential lots share in common. Neighborhood identity may be accomplished by one or more of the following features:  
(a) View Shed. The lots of a neighborhood may be arranged such that a majority of the principle structures will take visual advantage of a field, wetland, woods, lake, stream, or other open space that could be described as a view shed.

(b) Physical Amenity. The lots of a neighborhood may be arranged such that a majority of the principle structures will face a green, playground, ball field, rock outcropping, stand of trees, creek, school, or other physical feature unique to that particular neighborhood.

(c) Streetscape. The lots may be arranged such that the principle structures will face a street space enhanced with landscaping, street trees, boulevards, medians, or other landscaping techniques appropriate to the City's street design standards.

19. Lot Area.  
a. No individual single family lot may exceed five (5) acres in size.

20. Minimum Lot Width.  
(1)a. Interior Lot. One hundred (100) feet.

(2)a. Corner Lot. One hundred twenty-five (125) feet.

d4. Setbacks. Setbacks shall be the same as those imposed in the applicable base zoning district.

20. Yards.  
a. Setbacks, Primary. Setbacks from the periphery of the Planned Unit Development shall be the same as the front yard restrictions imposed in the respective base districts.

B. Residential Planned Units Developments. The following regulations shall apply to residential planned unit development within all Zoning Districts except the City's R-A and R-1 Zoning Districts.

1. Densities. The overall PUD density shall be determined by dividing the total gross area of the project site by the required lot size of the applicable base Zoning District.  
2. Setbacks.  
a. Setbacks shall be the same as those imposed in the applicable base Zoning District.

b. The setback between buildings shall not be less than twenty (20) feet.

c. Setbacks, Periphery. Setbacks from the periphery of the Planned Unit Development shall be the same as the front yard restrictions imposed in the respective base districts.

3. Design Criteria. Notwithstanding other provisions of the Zoning Ordinance, a PUD shall accomplish the following:  
a. Create a range of densities, housing types and building configurations and encourage large housing projects that consist of a single building type.

b. Attached and multiple family housing shall be built in small groupings that fit into the overall residential context rather than being segregated into large project sites. No more than approximately fifty (50) units of any type of attached or multiple family housing should be built on a single parcel.

c. Attached and multiple housing buildings should emulate single family housing in its basic architectural elements - pitched roofs, articulated facade, identifiable front door and orientation to the local public street. Balconies overlooking the public street are highly encouraged. When detached garages cannot be located in the rear or on the interior of the block, they should be set back similar to the requirements for single family housing. Buildings are to reflect residential

quality and integrating into the surrounding neighborhood.  
4. Locate residential parking near each multiple family housing unit, with a direct paved aisle to front or back door, while locating visitor parking near public spaces and public paths. Ensure that parking spaces are visible from within the residents' home and provide sufficient lighting. If parking must be located near the street frontage, it should be screened by a live hedge, fence, gate or similar visual buffer.

4. Open Space Performance Standards.  
a. A minimum of forty (40) percent of land subdivided for development shall be dedicated to common open space.

b. All designated open space and public trail corridors shall be planted as outlined and held as open space in perpetuity.

c. Designated open space shall be exclusive of unit lots and driveways. Tree preservation, protection of natural habitat and wetland protection shall be emphasized.

d. Location Criteria. Open space outliers shall be located on the development site according to the following criteria:  
(1) Natural Habitat. The development shall preserve natural habitat in a continuous, connected configuration. Natural habitat open spaces may include, but are not limited to, fields, wetlands, slopes, buffer, dense woods, lakes, ponds, streams, shorelands, and other environmentally sensitive areas or desirable view sheds.

(2) Trail Corridors. The development shall locate trail corridor open spaces in strategic places such that larger open space outliers and designated places of destination both on the development and adjacent tracts are connected with one another. Trail corridor open spaces may include, but are not limited to, established regional trails, local pathways, paved walkways, and shorelines. Public trail corridors shall be a minimum of thirty (30) feet in width.

(3) Neighborhood Recreation. The development shall locate neighborhood recreation open spaces such that they are an integral part of the neighborhood of surrounding homesites, at an elevation appropriate to their intended recreational use, defined by coherent boundaries, and accessible to all neighborhood residents. Neighborhood recreation open spaces may include, but are not limited to, greens, commons, play-grounds, ball fields, gardens, or other recreational areas.

(4) Public Open Space Accessibility. Open spaces dedicated to the public shall be accessible to pedestrians at no less than one thousand two hundred (1,200) foot intervals along public roadways. Where necessary, pedestrian access corridors outside between private lots shall be at least thirty (30) feet in width.

(5) Open Space Capacity and Management. Each designated open space area shall be graded and managed in accordance with standards in the Hanover Subdivision Ordinance.

3. Neighborhood Performance Standards. In order to establish a cohesive neighborhood unit, residential lots shall be located in a neighborhood cluster. A neighborhood cluster shall include a minimum of four (4) lots or twenty-five (25) percent of the allowable number of lots on the parcel to be subdivided, whichever is greater. An efficiency of land utilization and community development should be encouraged by maximizing the number of lots in any one cluster development, while adhering to the underlying density and open space requirements of this Chapter.

4. Utility Connections.  
a. Water Connections. Where more than one property is served from the same service line, individual unit shut off valves shall be provided as required by the City.

b. Sewer Connections. Where more than one unit is served by a sanitary sewer lateral which exceeds three hundred (300) feet in length, provision shall be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning

