

TO: Redwood County Planning Commission

FROM: Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office

DATE: June 12, 2026

RE: Planning Commission Hearing on June 30, 2026



A meeting of the Redwood County Planning Commission has been scheduled for Tuesday, the 30th day of June, 2026, beginning at 1:00 p.m. in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

The meeting will involve two (2) public hearings. A brief summary of the subject matter of each hearing is set forth below.

1. Public Hearing on Application for Conditional Use Permit (8-26) submitted by Doug Cottrell of Northern States Power Co. dba Xcel Energy o/b/o landowner Douglas DeCock.

Northern States Power Co (dba Xcel Energy) is proposing to construct an electrical substation to connect into Xcel's existing double-circuit 345kV transmission line. The substation will also tie the Plum Creek Wind Project lines into the existing power grid. The project developer, Geronimo, has a route permit with PUC covering the Plum Creek transmission line. There was an EIS completed for both the wind farm and the transmission line.

The new substation will consist of an electrical substation enclosed in a fenced area measuring 669' x 540' with two (2) gates and a crushed rock surface, two (2) driveways, and small control building. It will front on County Highway 12. The transmission line will cross County Highway 12 to the substation. The applicant will need to obtain access permits and road crossing permits from the highway department.

Northern States Power Co has an option to purchase the parcel of land, and plans on closing on the property later in the summer.

The property is located in the Agricultural District. In said district, essential service structures are a Conditional Use, and a substation is an essential service structure.

There is a county tile line on site, and Xcel has applied to re-route the tile line around the substation. The hearing on the rerouting will be held July 7, 2026. Rohlik Slough is 10,000 feet east of the site, and JD 31, Lat B is more than 3,000 feet southeast of the site.

The closest third-party dwellings to the site are as follows: (1) 28193 Eagle Ave., about 940 feet north of the site; (2) 27714 County Highway 10, about 3,300 feet southeast of the site; and (3) 17308 County Highway 12, about 3,650 feet west of the site.

Copies of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.

2. Public Hearing on Animal Confinement Feedlot Conditional Use Permit Application (9-26) submitted by Dallas Stage

Stage proposes to expand his existing feedlot from 126 animal units to 420 animal units. He currently has two 30'x70' hoop barns on the property. He proposes to construct a new 44'x256' monoslope cattle barn. He will have 420 head of steers from 350 pounds to finish weight. One hundred forty steers will be housed in the hoop barns, and 280 will be in the new monoslope.

The site is located on Fairview Avenue in Section 22 of Vesta Township. The property is zoned Agricultural. Feedlots are a conditional use in the Agricultural District. A conditional use permit is required for any feedlot over 300 animal units.

The well is located on the far south end of the property, nearly 200 feet from the nearest hoop barn. The nearest county tile line is located approximately 3,010 feet southeast of the feedlot site. The nearest county ditch is CD 33, 1,330 feet southeast of the site.

The closest third-party dwellings to the site are as follows: 30812 Fairview Ave., about 1,580' north of the site; 20585 300th St., about 3,825' southeast of the site, and 30427 County Hwy 10, about 4,680' west of the site.

The University of Minnesota OFFSET odor ratings for the neighboring dwellings are as follows:

1. 30812 Fairview Ave.: 98% Annoyance-free
2. 20585 300th St.: more than 99% Annoyance-free
3. 30427 County Hwy 10: more than 99% Annoyance-free

Copies of the Conditional Use Permit application, maps, plans, and proposed permit conditions are enclosed.