



Redwood County

www.co.redwood.mn.us

Application for Conditional Use Permit

Permit #: 8-26 Date: 5-26-26

Location of Proposed Use:

Address: City: Vesta State: MN Zip: 56292
House # Street Name
Parcel #: 54-004-2040 Township: Granite Rock Section: 4 Twp #: 111 Range: 38

Legal Description: The north 1,100 feet of

The West Half of the Northwest Quarter (W1/2 NW1/4) of Section 4, in Township One Hundred Eleven (111) North, of Range Thirty-eight (38) West of the Fifth Principal Meridian, Redwood County, Minnesota.

Information about the Site:

Zoning District: _____

NOTICE: Change of land use may affect your property taxes.

General description of the building(s) and proposed use:

Proposed Use: Northern States Power (dba Xcel Energy) plans on constructing a substation that will connect into Xcel's existing double-circuit 345kV transmission line (line 0956/0957). The depiction of the on-site components are attached to this permit application, showing specific measurements, and other setbacks. Xcel also plans on connecting their 345kV transmission line/circuit (0957) to the proposed substation, and crossing Redwood County Road 12, depicted in the attached plans.

Building Size: (Please enter dimensions in feet)

Width: 27 Length: 60 Diameter: _____ Total Height: 10

Setbacks: (Please enter in feet)

Side Yard Setback: 72 Direction: North

Side Yard Setback: 180 Direction: West

Rear Yard Setback: _____ Direction: _____

Road Type: 280th St: Paved Setback from the Right-of-Way: 72

Setback from the center of the road 120 ft

Type of Sewer System:

N/a, no pre-existing sewer system, and no future sewer system(s) to be installed.

Drainage Plan:

Xcel plans to reroute private drain tile that may be impacted by the substation.

Other Information:

Northern States Power Co (NSP, dba Xcel Energy) has an Option to Purchase the parcel of land, and plans on closing on the property later this summer when all due diligence has been satisfied.

Applicant Information:

First Name: Doug Last Name: Cottrell
Business Name: Northern States Power Co. (dba Xcel Energy)
Address: 414 Nicollet Mall City: Minneapolis State: MN Zip: 55401
Home Phone: Cell Phone: Email:

Operator Information: (Complete only if different from Applicant)

First Name: Last Name
Business Name
Address: City: State: MN Zip:
Home Phone: Cell Phone: Email:

Land Owner Information: (Complete only if different from applicant)

First Name: Douglas Last Name: DeCock
Address: 905 Douglas St City: Lambertton State: MN Zip: 56152
HomePhone: CellPhone: Email:

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any conditional use permit issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature: *Douglas J DeCock* Date: *5/21/26*

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Permit Fee: \$700.00 Receipt #: 467271 Date Approved:

Application Received: 5-26-26

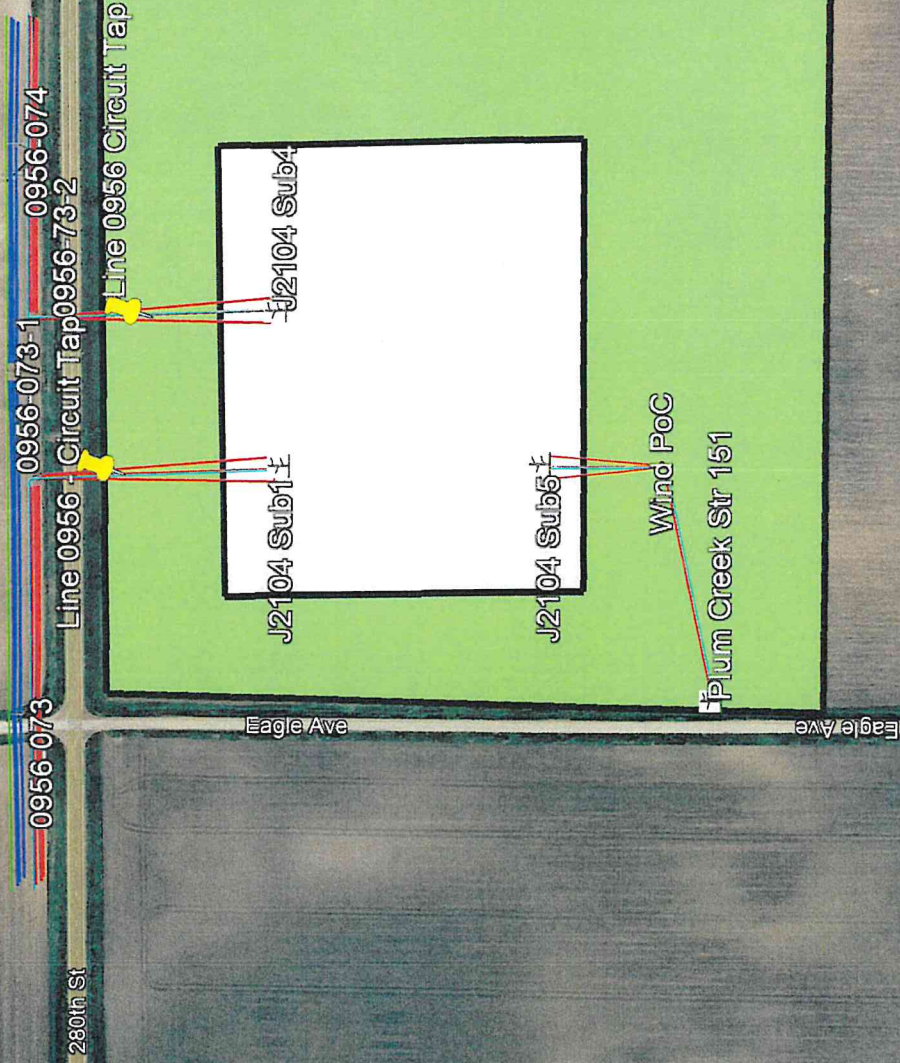
Commission Action: **County Board Action:**
Approved: Date: Approved: Date:
Disapproved: Date: Disapproved: Date:

Xcel Energy - Proposed Substation

Substation and Transmission Line Interconnection

Legend

- ~ Substation Boundary
- Circuit Tap
- J2104
- Proposed NSP Parcel Boundary



1000 ft

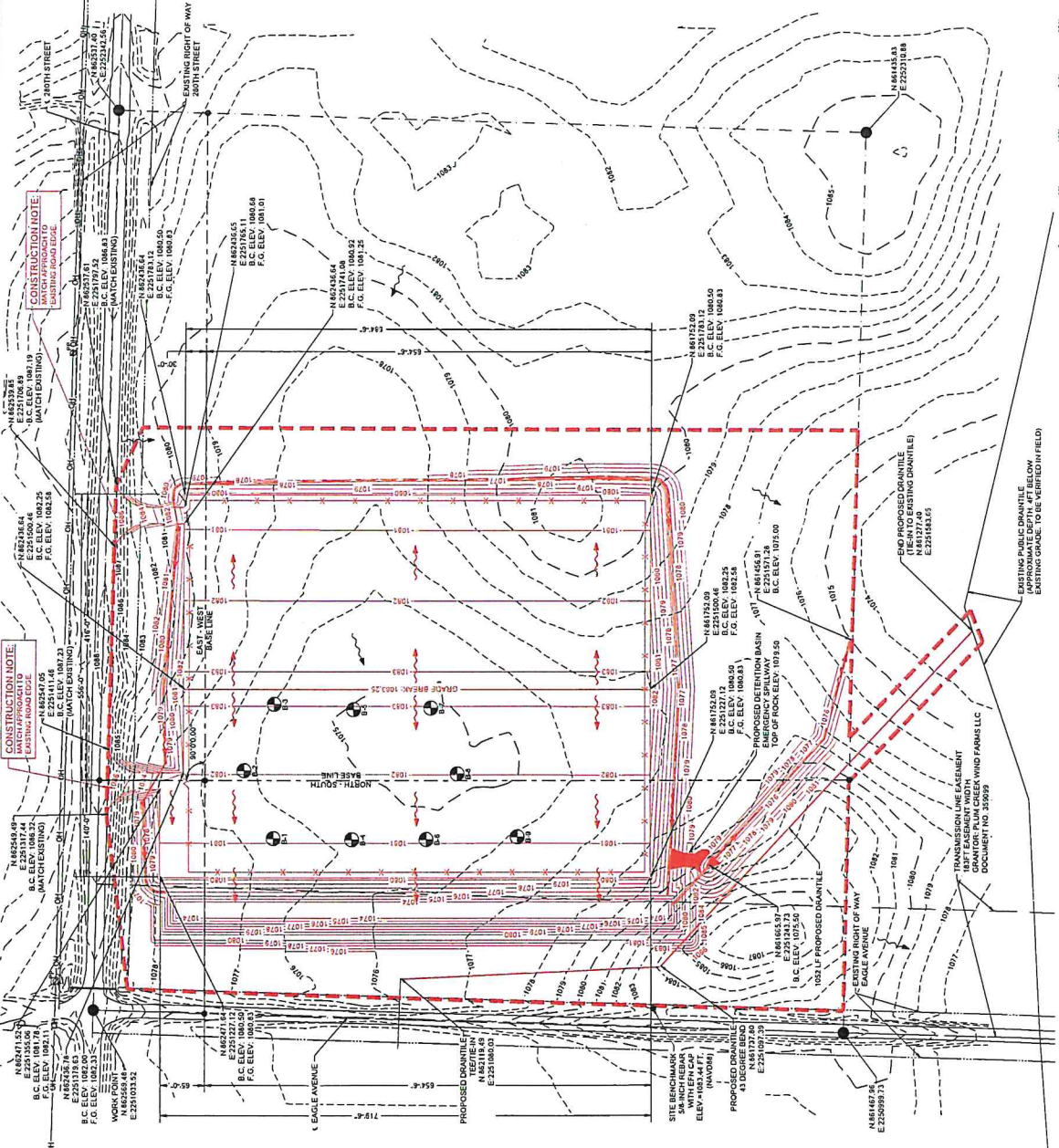
GENERAL NOTES

1. CONTOUR AT ONE FOOT INTERVALS.
2. CONTOUR INSIDE OF THE SUBSTATION GRADED AREA INDICATE TOP OF BASE COURSE (B.C.) MATERIAL.
3. CONTOURS OUTSIDE OF THE SUBSTATION GRADED AREA INDICATE TOP OF FINISHED GRADE (F.G.) TOPSOIL.
4. FINISHED GRADE IN SUBSTATION GRADED AREAS IS INCHES ABOVE THE B.C. GRADE CONSISTS OF 4 INCHES OF CRUSHED ROCK PROVIDED AND INSTALLED BY XCEL ENERGY.
5. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH XCEL ENERGY SPEC. 31 (11/2022) SUBSPECCIFICATION FOR CONSTRUCTION GRADING, VERSION 4.0. DATED 11/20/22.
6. EROSION CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH XCEL ENERGY SPEC. 31 (11/2022) SUBSPECCIFICATION FOR CONSTRUCTION GRADING, VERSION 4.0. DATED 11/20/22.
7. EXCESS SOIL FROM GRADING OPERATIONS TO BE PROPERLY DISPOSED OFF-SITE OR UTILIZED IN LANDSCAPING ACTIVITIES AND IN NO CASE SHALL AFFECT OVERALL SITE DRAINAGE.

LEGEND

- PROPERTY LINE
- BASELINE
- ADJACENT CENTERLINE
- ROW
- EXIT, MAJOR CONTOURS
- PROP. MAJOR CONTOURS
- PROP. MAJOR CONTOURS
- EXIT, FENCE
- PROPOSED FENCE
- PROPOSED PAD
- PROPOSED DISTURBANCE
- ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- PROPERTY CORNER
- SURVEY POINT
- WORKING LOCATION
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW

DRAWING REFERENCE
GEOTECH REPORT _____ N-1008181



PROPOSED DISTURBANCE

EXISTING PUBLIC DRAINAGE

EXISTING GRADE TO BE VERIFIED IN FIELD

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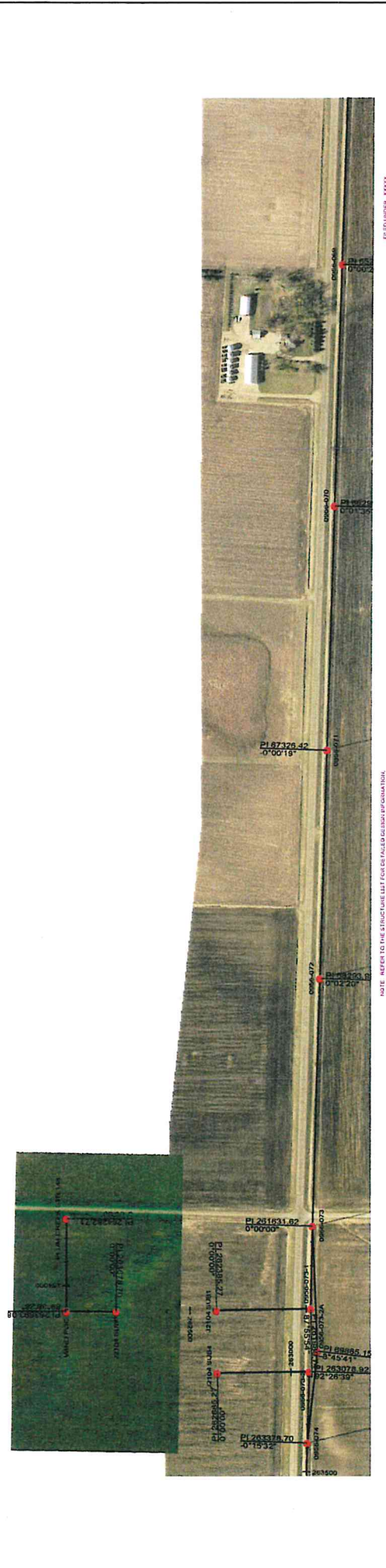
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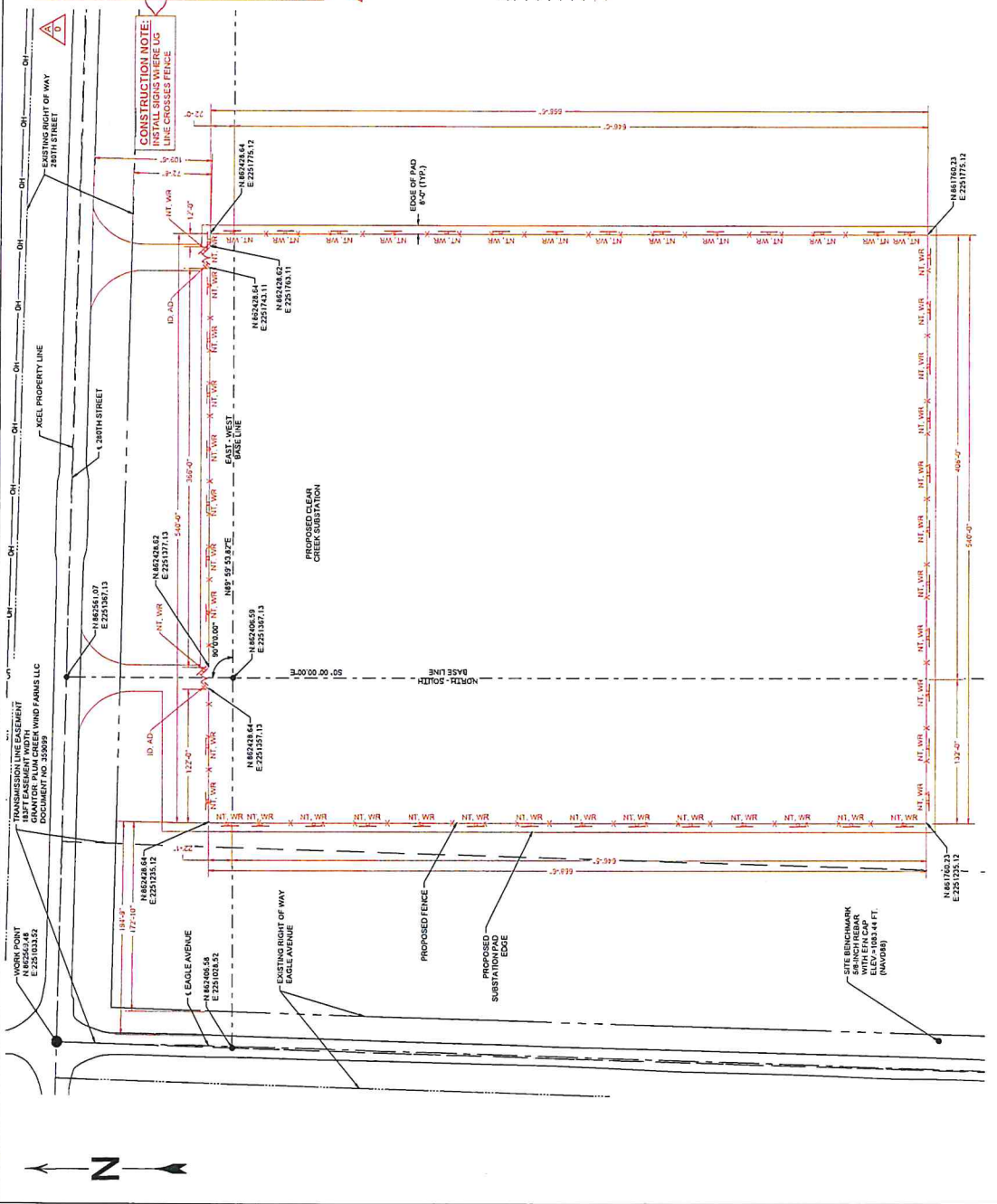
PROPOSED DRAINAGE

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<p>Stanley Consultants INC</p>	<p>GREAT RIVER ENERGY</p> <p>LYON COUNTY - CEDAR MOUNTAIN 345 KV DOUBLE CIRCUIT TRANSMISSION LINE</p>	<p>DATE: 04/22/16</p> <p>DESIGNER: HMD</p> <p>CHECKED BY: HMD</p> <p>APPROVED BY: LDK</p>	<p>DATE: 04/22/16</p> <p>DESIGNER: HMD</p> <p>CHECKED BY: HMD</p> <p>APPROVED BY: LDK</p>	<p>CONDUCTOR: 954 ACSS7WZ97</p> <p>SHIELD WIRE: 34 EHS 700-0359 OPW</p>	<p>200.0 FT. HORIZ. SCALE</p> <p>40.0 FT. VERT. SCALE</p>	<p>DWG. NO. 0956-91D</p> <p>REVISION: 16</p> <p>SHEET 2 OF 2</p>																																							
							<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>14</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>13</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>12</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>11</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>10</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>9</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>8</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>7</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>6</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>5</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>4</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>3</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>2</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> <tr> <td>1</td> <td>04/22/16</td> <td>ADD 10' CLEARANCE PER</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	14	04/22/16	ADD 10' CLEARANCE PER	13	04/22/16	ADD 10' CLEARANCE PER	12	04/22/16	ADD 10' CLEARANCE PER	11	04/22/16	ADD 10' CLEARANCE PER	10	04/22/16	ADD 10' CLEARANCE PER	9	04/22/16	ADD 10' CLEARANCE PER	8	04/22/16	ADD 10' CLEARANCE PER	7	04/22/16	ADD 10' CLEARANCE PER	6	04/22/16	ADD 10' CLEARANCE PER	5	04/22/16	ADD 10' CLEARANCE PER	4	04/22/16	ADD 10' CLEARANCE PER	3	04/22/16
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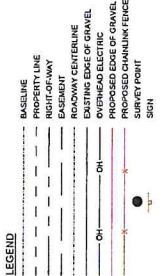


QTY		CALL OUT		DESCRIPTION		MOUNTING LOCATION	
NO.	UNIT	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
51	MT	SE0021	NO INCREASING SIGN	SE0021	NO INCREASING SIGN	SE0021	MOUNTED TO TOP OF SIGN, NO MORE THAN 6\"/>
51	VR	SE0023	WARNING SIGN	SE0023	WARNING SIGN	SE0023	MOUNTED TO TOP OF SIGN, NO MORE THAN 6\"/>
0	BC	SE0022	BURIED CABLE SIGN (B.C. SIGN) (SEE SPEC)	SE0022	BURIED CABLE SIGN (B.C. SIGN) (SEE SPEC)	SE0022	MOUNTED TO TOP OF SIGN, NO MORE THAN 6\"/>
2	ID	SE0019	IDENTIFICATION SIGN	SE0019	IDENTIFICATION SIGN	SE0019	MOUNTED TO TOP OF SIGN, NO MORE THAN 6\"/>
2	AD	SE0020	ADDRESS SIGN	SE0020	ADDRESS SIGN	SE0020	MOUNTED TO TOP OF SIGN, NO MORE THAN 6\"/>

CONSTRUCTION NOTE:
 BURIED CABLE SIGN INSTALLATIONS ARE APPROXIMATE. CONSTRUCTION TO LOCATE CABLES AND PLACE SIGNS AT THESE LOCATIONS, AS-BUILT DIMS AS NEEDED.

CONSTRUCTION NOTE:
 VERIFY ALL FENCE DIMENSIONS AND FENCE CORNER COORDINATES FOR AS-BUILT DRAWING.

- CHAIN-LINK FENCE NOTES:**
- FENCE 100' HIGH CHAIN-LINK FENCE WITH MESH.
 - FENCE DESIGNED FOR LOW IMPACT, NO ICE ENGINEERING CALCS AS APPLICABLE.
 - FENCE FABRIC TO BE 30 GAUGE, 1\"/>



- GENERAL NOTES**
- SEE NOTES FOR FENCE FOUNDATION DETAILS.
 - SEE EXCAVATION PROCEDURE.
 - CAUTION: THERE MAY BE UNDERGROUND UTILITIES IN THIS AREA. CONTRACTOR SHALL VERIFY ALL UTILITIES AND LOCATE ALL UTILITIES BEFORE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE LOCAL PUBLIC UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE LOCAL PUBLIC UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INFORMATION FROM THE LOCAL PUBLIC UTILITIES.
 - FOR UNDERGROUND UTILITIES (GAS, WATER, SEWER, TELEPHONE, CABLE, ETC.), CONTRACTOR SHALL LOCATE ALL UTILITIES FROM CONSTRUCTION SURVEY POINTS AT LEAST TEN (10) BUSINESS DAYS BEFORE CONSTRUCTION.
 - SEE REFERENCE CHANGES ANALYSIS, N423137.1 AND CLEAR CREEK SUBSTATION SURVEY FOR UNDERGROUND UTILITIES.
 - REFER TO CONSTRUCTION SPECIFICATION INSTRUCTIONS AND PHYSICAL INFORMATION REGARDING UNDERGROUND UTILITIES.
 - DRAWINGS SHALL NOT BE HELD AS THE SOLE SOURCE OF INFORMATION.



FOR DESIGN AND RECORD SET, SEE THE DESIGN AND RECORD SET DRAWING. THESE DRAWINGS AND RECORD SET ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

ISSUED BY ENGINEERING DEPT FOR CONSTRUCTION

CLEAR CREEK SUBSTATION
 PRELIMINARY FENCE LAYOUT
 PLAN

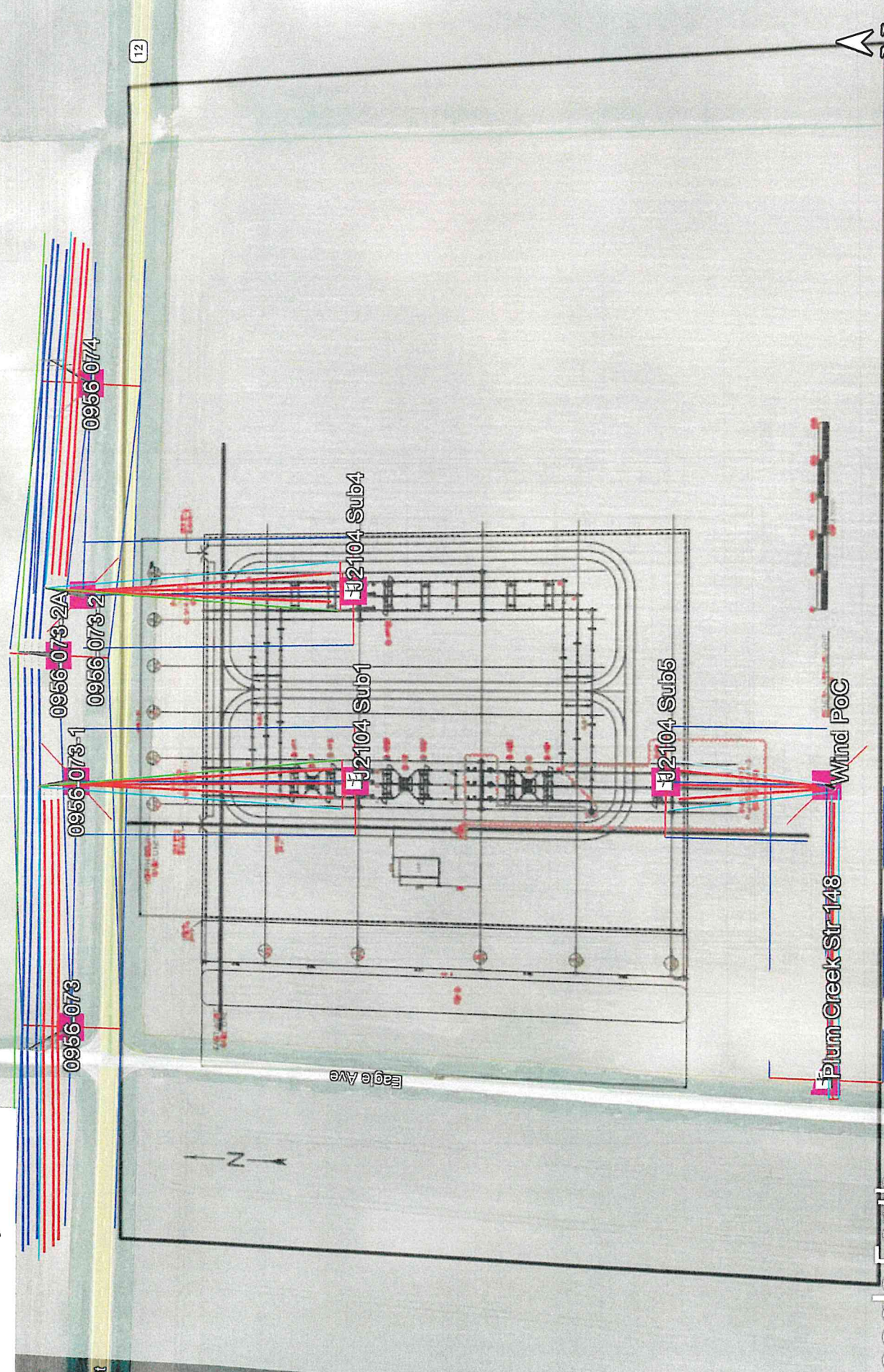
Xcel Energy NH-313249-1

DATE: 11/26/2024
 TIME: 1:58:07 PM

Xcel Substation

Clear Creek Substation -
Redwood County MN

Legend



Conditions for Permit No. 8-26 (Xcel Substation)

1. The permit holder shall comply with all applicable laws, rules, and regulations, including but not limited to Redwood County Zoning Ordinance, as hereafter amended from time to time.
2. The permit holder shall allow the Redwood County Environmental Office to inspect the site for all purposes permitted by law whenever deemed necessary by the Redwood County Environmental Office.
3. The permit holder shall contact all relevant local, state, and federal authorities/entities and inquire as to whether a permit and/or license is required. If a permit and/or license is required, the permit holder shall apply for and obtain any and all required permits and/or licenses. A copy of all such permits and/or licenses shall be provided to the Redwood County Environmental Office within thirty (30) days of the date the permit holder receives the same.
4. All waste, refuse, and the like generated by or from the conditional use must be disposed of in the manner provided by the applicable local, state, and federal statutes, rules, and regulations.
5. The permit holder shall take appropriate and reasonable measures to assure that all surface water runoff satisfies all applicable local, state, and federal discharge standards.
6. All drainage facilities and patterns shall be repaired to pre-construction condition as soon as possible after construction. All public or private tile lines or other drainage systems which are cut, damaged or disturbed in the construction of the essential service facility shall be restored and repaired to the previous condition and operable state without cost to the landowner or Ditch Authority. The permit holder shall re-route the county tile line located within the substation area.
7. Critical areas (slopes greater than 12%, drainage ditch banks and areas subject to severe erosion) shall be seeded and mulched as soon as possible after construction.
8. Essential service construction activities shall be conducted in such a manner as to minimize impacts on livestock movements and access to agricultural fields.
9. Selective clearing techniques shall be used throughout the length and width of any utility easement or corridor. Existing native vegetation shall be maintained when and wherever possible.
10. Rocks, slash and other construction debris shall be removed from the property within 30 days of the completion of essential service construction.
11. The permit holder shall not allow the conditional use to be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted. The permit holder shall not allow the conditional use to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area.
12. Adequate measures shall be taken on both the substation site and also on various haul roads used to prevent or control offensive odor, fumes, dust, and vibration, so that none of the foregoing will constitute a nuisance now or in the future. The permit holder shall obtain approval from the County Highway Engineer for all haul routes to be used during construction.
13. Adequate access roads, drainage, and other necessary facilities shall be provided at all times and shall continue to be provided by the permit holder now and in the future. The permit holder shall obtain


the appropriate access permits and utility permits for the County Highway 12 access and road crossing.

14. The Redwood County Planning Commission shall review the conditional use permit and shall be authorized to take any and all necessary action(s), including but not limited to revoking the conditional use permit and/or requiring the permit holder to reapply for a conditional use permit, if: 1) The Redwood County Environmental Office acquires information previously unavailable that indicates the terms and conditions of the permit do not accurately represent the actual circumstances of the permitted facility or the conditional use; 2) It is discovered subsequent to the issuance of the permit the permit holder failed to disclose all facts relevant to the issuance of the permit or submitted false or misleading information to the Redwood County Environmental Office, the Redwood County Planning Commission, or the Redwood County Board of Commissioners; 3) The Redwood County Environmental Office determines the permitted facility or conditional use endangers human health or the environment; and/or (4) The permit holder violates any of the herein described conditions, the Redwood County Ordinances, State statutes, or Federal laws.

15. The permit holder shall meet the construction standards as outlined in the following table:

<i>Essential Service Installation Depths, Height and Coverage</i>					
	<i>Minimum Depth under Ag. Land</i>	<i>Minimum Depth under Public ROW/Road</i>	<i>Minimum Clearance for Drainage Tile **</i>	<i>Minimum Depth Beneath Open Drainage Ditch</i>	<i>Minimum Height over Ag. Land</i>
Pipelines - natural gas	30"	4'	12"	5'	N/A
Pipelines - petroleum hydrocarbons	4.5'	4'	12"	5'	N/A
Pipelines - water	6'	6'	12"	5'	N/A
Pipelines - other	4.5'	4'	12"	5'	N/A
Powerlines - underground	3'	3'	12"	5'	N/A
Powerlines - overhead	N/A	N/A	N/A	N/A	20'
*Communication - underground	3'	3'	12"	5'	N/A
*Communication - overhead	N/A	N/A	12"	5'	20'
NOTES TO TABLE:					
* Communication includes: Telephone, Internet, cable or other informational means.					
** 12" over or under					

PID	OWNER	OWNER2	ADDRESS	CITY	STATE	ZIP
720324060	D & J DOLAN FARMS LLC		17735 295 ST	VESTA	MIN	56292
540042040	DECOCK/DOUGLAS		905 DOUGLAS ST	LAMBERTON	MIN	56152-1079
720334020	DETERLING/HARVEY F/ETAL		3364 POPLAR TRL NW	BAUDETTE	MIN	56623-8861
540043040	DOLAN/PATRICK W/TRUST	% DALLAS DOLAN	17735 295 ST	VESTA	MIN	56292-1270
540051040	DOLAN/SUSAN M REVOCABLE TRUST		7012 MARK TERRACE DR	EDINA	MIN	55439
720333060						
720333020	GLADITSCH/JOHN P/ETAL		28193 EAGLE AVE	VESTA	MIN	56292
720333080	MEYER/LAUREN W & JOYCE A		27714 CO HWY 10	LUCAN	MIN	56255
540041060 OWN	ROHLIK/AARON M/ETAL		25733 JADE AVE	WABASSO	MIN	56293
540041060 TAX	ROHLIK/NEAL D & SUSAN M		27395 FAIRVIEW AVE	VESTA	MIN	56292
720331060	SALFER/RANDALL & SHEILA		27314 CO HWY 6	WABASSO	MIN	56293
540044020	SALFER/RANDALL & SHEILA		27314 CO HWY 6	WABASSO	MIN	56293
540044020	SCHARFE/TODD M/ETAL		762 MIDDLEBURY RD	WEBSTER	NY	14580
540042020	SWEDZINSKI FARMS LLC		14135 ST HWY 19	MILROY	MIN	56263

TO: Whom It May Concern
FROM: Jeanette Pidde 
Land Use and Zoning Supervisor
Redwood County Environmental Office
DATE: June 11th, 2026
RE: Notice of Public Hearing on Application for
Conditional Use Permit



Please find enclosed a Notice of Public Hearing regarding an Application for Conditional Use Permit submitted by Doug Cottrell of Northern States Power Co. (dba Xcel Energy) on behalf of landowner Douglas DeCock, pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.142 and 153.291, for the construction of an electrical substation on the following described real property in Granite Rock Township:

The North 1,100.00 feet of the West half of the Northwest quarter (W1/2 NW1/4) of Section Four (4), in Township One Hundred Eleven (111) North, of Range Thirty-eight (38) West of the Fifth Principal Meridian, Redwood County, Minnesota.
PID 54-004-2040

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly-scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 30th day of June, 2026. The meeting will be held in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

Pursuant to Redwood County Code of Ordinances, all property owners of record within five hundred (500) feet of the incorporated areas and/or one-quarter (1/4) of a mile of the affected property or the ten (10) properties nearest to the affected property, whichever would provide notice to the greatest number of landowners in the unincorporated areas, the township in which the affected property is located, and all municipalities within two (2) miles of the property are required to be notified in writing of the time and place of the public hearing.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@redwoodcounty-mn.gov, or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the Notice of Public Hearing.

enclosure

Southwest Minnesota

Redwood County
Environmental

NOTICE OF PUBLIC HEARING

An *Application for Conditional Use Permit* has been filed by Doug Cottrell of Northern States Power Co. (dba Xcel Energy) on behalf of landowner Douglas DeCock, pursuant to Redwood County Code of Ordinances, Title XV, Sections 153.142 and 153.291, for the construction of an electrical substation on the following described real property in Granite Rock Township:

The North 1,100.00 feet of the West half of the Northwest quarter (W1/2 NW1/4) of Section 4, Township 111, Range 38, Redwood County, Minnesota. PID 54-004-2040

A public hearing thereon will be held before the Redwood County Planning Commission at the regularly-scheduled Planning Commission meeting starting at 1:00 p.m. on Tuesday, the 30th day of June, 2026. The meeting will be held in the Board Room of the Redwood County Government Center, 403 South Mill Street, Redwood Falls, MN 56283.

If you have any comments or questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at environmental@redwoodcounty-mn.gov, or in writing at Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.

DATED: June 10, 2026



Jeanette Pidde
Land Use & Zoning Supervisor
Redwood County Environmental Office

CUP Notice Area: 0.35 miles from selected parcel

PID: 54-004-2040



REDWOOD COUNTY PLANNING COMMISSION

Northern States Power Co. dba Xcel Energy

o/b/o landowner Douglas DeCock

Conditional Use Permit Application #8-26

June 30th, 2026



FINDINGS OF FACT

ORDINANCE CRITERIA – The Planning Commission may recommend the granting of a Conditional Use Permit in any district provided the proposed use is listed as a conditional use for the district and upon a showing that the standards and criteria stated in this Ordinance will be satisfied and that the use is in harmony with the general purposes and intent of this Ordinance and the Comprehensive Plan.

In determining whether the proposed use is in harmony with the general purposes and intent of the Ordinance and the Comprehensive Plan, the Planning Commission shall consider and make findings on the following questions:

- 1) What potential health safety and welfare impacts were raised at the hearing and why will they, or why won't they, impact the neighboring residents?

- 2) What potential impacts on area property uses were raised at the hearing and why will they, or why won't they, impact the use and enjoyment of other property in the area?

3) What potential impacts on property values or future development were raised at the hearing, and why will they, or why won't they, impact the neighboring properties?

4) What infrastructure is needed to support the proposed use and how will it be provided?

5) How do the goals, purpose and policies of the Zoning Ordinance and Comprehensive Plan apply to the proposed project?

NAME: _____

DATE: _____