

2016cu007 – May 3rd, 2016

Prepared by Richard Haugen

Applicant: Heartland Wind LLC by Jesse Bermel of Iberdrola Renewables.

Land Owner: Norris Patrick, 20062 482nd Ave, White, SD 57276

Legal Description: “E1/2 SW1/4 Exc E1/2 NE1/4 SW1/4 of Sec. 27, T112N, R48W (Oak Lake Township)”

2016cu007: Heartland Wind LLC is a subsidiary of Iberdrola Renewables, has applied for a conditional use # 25: Wind Energy Systems, for a meteorological tower (MET tower). A meteorological tower tracks wind speed, direction and duration. This data will be used for tracking of data for possible future wind farm. The tower will meet the setback requirements and is located off 201st Street an Oak Lake Township road. The applicant has an agreement with current landowner for the MET tower. Iberdrola Renewables have existing wind farms located in Brookings County.

A “Wind Energy System” is an allowed policy in the Brookings County 2016 Comprehensive Plan found in Appendix “B” on page 86 of the Comprehensive Plan.

Brookings County Zoning Ordinance, Article 11:00-Agricultural District; Section 11:01-“A”-Agricultural District: Conditional Use # 25: Wind Energy Systems (WES); Article 23: Wind Energy System (WES) Requirements

The Brookings County Planning and Zoning Commission has granted Wind Energy Systems, MET towers in the past:

August 7th, 2007 – 2007cu016 and 2007cu018 – MET Tower.

November 6th, 2007 – 2007cu017A – MET Tower

Public notices were published in the Brooking Register on April 19th and 26th, 2016 and White Tri-City Star on April 21st and 28th, 2016.

Letters were sent to the adjoining landowner’s, Oak Lake Township Chairman and Clerk.

Granting the conditional use request would allow the applicant have the same benefit as others in the area with similar hardships.

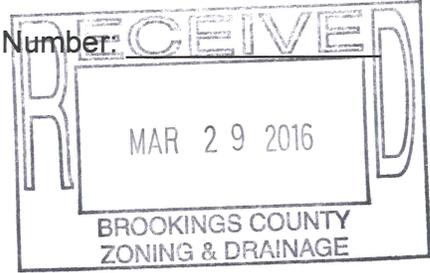
Denying the conditional use request would be maintaining the agricultural use of the rural area of Brookings County.

APPLICATION FOR CONDITIONAL USE PERMIT

2016 cu 007

Date of Application: 3.29.16

Permit Number:



To: Brookings County Planning Commission
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Brookings County Planning & Zoning Commission of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

Permitting and installation of a meteorological test tower

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article 11, Section 11.01: "A" Agricultural District:
Conditional Use # 25: Wind Energy Systems (WES);
Article 23, Section 23.01: Wind Energy Systems (WES)
Requirements.

C.) Legal Description of Property:

T112 N R 48 W - E 1/2 of the SW 1/4 of Section 27.
E 1/2 SW 1/4 Exc. E 1/2 NE 1/4 SW 1/4 Section 27, T112 N,
R 48 W
(Oaklake Twp)
Parcel # 130001124827400

Form continued on page 2



▲ Temporary Met Tower

▭ Property

N



0 200 400 600



1" = 400'

Temporary Met Tower
Buffalo Ridge IV Wind Project

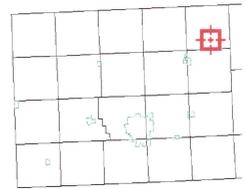


**IBERDROLA
RENEWABLES**

2016 CU007



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	130001124827400	Alternate ID	n/a	Owner Address	PATRICK, NORRIS A ET UX
Sec/Twp/Rng	27-112-48	Class	AGA		20062 482ND AVE
Property Address		Acreage	60		WHITE SD 57276
District	1310				
Brief Tax Description	E 1/2 SW 1/4 EXC E 1/2 NE 1/4 SW 1/4 SEC 27-112-48 60.0 AC				
	(Note: Not to be used on legal documents)				

Date created: 3/30/2016