

## BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management  
Brookings City & County Government Center  
520 3<sup>rd</sup> Street, Suite 200  
Brookings, SD 57006  
(605) 696-8350

E-Mail: [zoning@brookingscountysd.gov](mailto:zoning@brookingscountysd.gov)

Brookings County Board of Adjustment  
January 7, 2019 – 7:30 PM meeting

# 2020cu004 – January 7, 2020

Prepared by Richard Haugen,

Applicant: Wanzek Construction, Inc. by Tanya Lance, 2028 2<sup>nd</sup> Ave NW, West Fargo, ND 58078

Landowner: Chadwick Willmott and Mavis Willmott, 20293 480<sup>th</sup> Ave, White, SD 57276  
Site Address: 47633 SD Highway 30, White, SD 57276

Legal Description: “NW1/4 Exc. H-1 & Exc S338’ of W850’; N486’ of S824’ of W305’; & N236’ of S574’ of E74’ of W379’ of Section 14, T111N, R49W of the 5th P.M., Brookings County, South Dakota (Afton Township).”

*Brookings County Zoning Ordinance, Article 11: Section 11.01: “A” Agricultural District: Conditional Use Permit # 6: Contractors’ shops and yards.*

2020cu004: Wanzek Construction Inc. by Tanya Lance has applied for an agricultural district conditional use # 6: Contractor’s shop and yard. The applicant has previously used this site for Conditional Use 2019cu003, approved on March 7, 2019 by this board, for a contractor’s yard during the construction of Coyote Ridge Wind LLC, wind farm. The laydown yard will be used for temporary storage of wind tower blades, turbines, bases, components, supplies and equipment storage to be used during the construction phase of the Tekonha Wind Farm in Deuel County, with an anticipated ending date of December 31, 2020. The applicant has extended their land use agreement with the landowner and South Dakota Department of Transportation for the driveways. The loaded trailers will be parked in a designated staging area, unhooked and stored until they are hauled to the designated turbine site. The laydown yard is located on property known as the “Wilmott Gravel Pit”, 1 ½ miles west of White on South Dakota State Highway 30. The east driveway that will be used for entering and existing the property off SD Highway 30. The applicant has widen the existing driveway approaches to South Dakota Department of Transportation standards and approval, to accommodate the long loads and returning them back to original design once the project is completed. The applicant has traffic signs located one-half mile east and west of the driveway, to alert traffic on South

Dakota Highway 30. The applicants proposed site plan is also attached to this report.

Public notices were published in the Brookings Register on December 24 and 31, 2019 and in the White Tri-City Star on December 19, 2019 and January 2, 2020

Letters were sent to the land owner, adjoining landowner's, South Dakota Department of Transportation and Afton Township Chairman and Clerk.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: December 2, 2019

Permit Number: 2020 cu004

To: Brookings County Board of Adjustment  
520 3<sup>rd</sup> St, Suite 200  
Brookings, South Dakota 57006

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

Wanzek Construction, Inc. is submitting this application to construct and operat a temporary laydown yard / staging area in Brookings County, SD. The laydown yard/staging area would be used for turbine component deliveries, unloading and reloading components. The laydown yard/staging area would be approximately 7.5 acres in size and removed upon construction completion.

\_\_\_\_\_  
\_\_\_\_\_

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

Article II: Section 11.01: "A" Agriculture District; Conditional Use Permit # 6 Contractor shops & yard.

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\_\_\_\_\_  
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C.) Legal Description of Property:

Approximately 7.5 acre pracel of land located at NW 1/4 EXC H-1 & EXC S 338' of W850', N 486' of 824' of W 305'; N 236' of of 574' of E74' of W379' SEC 14-111-49 147.08. Parcel ID 010001114914200

Afton Township  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED

Form continued on page 2

DEC 9 2019



**LEGEND:**

- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- EXISTING EDGE OF PAVEMENT
- PROPOSED ROAD IMPROVEMENTS
- PROPOSED TEMPORARY GRAVEL AREA
- EXISTING RIGHT OF WAY
- PROPOSED PERIMETER SEDIMENT CONTROL
- TEMPORARY OBSTACLE FREE AREA FOR TRAILER OVERHANG
- TURBINE DELIVERY DIRECTION - INGRESS
- TURBINE DELIVERY DIRECTION - EGRESS

Designed:	DJR	
Checked:	DJR	
Drawn:	MAC	
As-Built Drawing:		
Revisions:		
#	DATE	DESCRIPTION

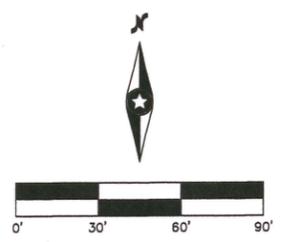
Prepared for:

**WANZEK**  
 a MasTec company

2026 2nd Avenue NW  
 West Fargo, ND 58078

**Coyote Ridge Wind Farm**

1125 NW Couch Street, Suite 700  
 Portland, OR 97209



- GENERAL NOTES:**
- ALL CUT/FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
  - CULVERTS SHALL HAVE A MINIMUM 1' OF COVER OVER TOP OF PIPE. CONTRACTOR TO ADHERE TO PIPE MANUFACTURERS INSTALLATION GUIDELINES FOR COVER BASED ON LOADINGS AND INSTALLATION METHOD.
  - DISTURBED SOILS WITHIN DITCHES AND SIDE SLOPES SHALL BE STABILIZED WITH WOOD FIBER BLANKET.
  - CULVERT MATERIALS WITHIN STATE RIGHT-OF-WAY SHALL CONFORM TO SDDOT STANDARDS.
  - PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
  - STRUCTURAL SECTIONS SHOWN ARE THE MINIMUM THICKNESS REQUIREMENTS DURING NORMAL FIELD CONDITIONS. THE SECTIONS MAY NEED TO BE INCREASED BASED ON ACTUAL CONDITIONS AT THE TIME OF CONSTRUCTION. CONDITIONS INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTION DURING THE FREEZE/THAW CYCLE, UNUSUALLY WET PERIODS, OR IN LOW/WET AREAS.
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS, CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS.
  - PROVIDE SELECT COMPACTED BACKFILL TO ONE FOOT OVER THE TOP OF EXISTING UTILITY. COORDINATE IN ADVANCE WITH THE APPROPRIATE UTILITY COMPANY REGARDING OTHER REQUIREMENTS.
  - THE CONTRACTOR SHALL EMPLOY TEMPORARY EROSION CONTROL MEASURES DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH SDDOT STANDARDS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL STATE AND LOCAL ORDINANCES AND FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO INITIATING CONSTRUCTION.
  - REMOVE TEMPORARY IMPROVEMENTS AFTER CONSTRUCTION OF WTG IS COMPLETE.
  - CONTRACTOR TO PROVIDE TRAFFIC CONTROL AND RELOCATE ALL IMPACTED SIGNAGE AS REQUIRED BY STATE OR COUNTY OFFICIALS.

**Coyote Ridge Wind Project**

Brookings County, South Dakota

**Temporary Improvements  
 State Highway 30 &  
 GE Laydown Entrance**

**NOT FOR CONSTRUCTION**

Date: 01/9/19  
 Sheet: 2 OF 2

0015516GDP02.dwg



**LEGEND:**

- EXISTING 1' CONTOURS
  - EXISTING 5' CONTOURS
  - EXISTING EDGE OF PAVEMENT
  - PROPOSED ROAD IMPROVEMENTS
  - PROPOSED TEMPORARY GRAVEL AREA
  - EXISTING RIGHT OF WAY
  - PROPOSED PERIMETER SEDIMENT CONTROL
- LAYDOWN YARD CROSS SECTION**

  - 4" PIT RUN GRAVEL
  - COMPACTED SUBGRADE

**GENERAL NOTES**

1. THE GROUND SURFACE CONTOURS (AT TWO-FOOT VERTICAL INTERVALS) AND ELEVATIONS ARE BASED ON PUBLIC LIDAR DATA OBTAINED FROM THE STATE OF SOUTH DAKOTA. AS SUCH, THE ACCURACY OF THE ELEVATIONS AND CONTOURS IS NOT AS HIGH AS INFORMATION GATHERED USING CONVENTIONAL FIELD SURVEYING PROCEDURES.
2. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL STORMWATER PERMIT REQUIREMENTS. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN PREPARED FOR THE COYOTE RIDGE WIND PROJECT FOR DETAILS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE COUNTY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE SOUTH DAKOTA HIGHWAY DEPARTMENT STANDARDS.
5. ALL SLOPES SHALL BE GRADED TO 4:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THE PLAN. ALL SLOPES 4:1 OR GREATER SHALL BE SEEDED AND STABILIZED WITH FIBER BLANKET.
6. AFTER THE SITE GRADING IS COMPLETED, IF EXCESS SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES INVOLVED.
7. PROVIDE EROSION CONTROL SILT FENCE AT THE PERIMETER OF ALL TEMPORARY STOCKPILES. LOCATIONS TO BE DETERMINED BY SEQUENCE OF GRADING OPERATIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS.
9. THE CONTRACTOR SHALL NOTIFY SOUTH DAKOTA 811 AT LEAST 48 HOURS BEFORE EXCAVATION ACTIVITIES COMMENCE.

**EXECUTION**

1. THE LAYDOWN YARD IS TO BE CONSTRUCTED WITHIN THE EXISTING GRAVEL PIT AREA. CONTRACTOR SHALL GRADE THE AGGREGATE AREA TO PROVIDE POSITIVE DRAINAGE. THE EXISTING DRIVEWAY ACCESS ROADS SHALL BE IMPROVED AS NECESSARY TO ACCOMMODATE CONSTRUCTION ACTIVITIES. THE PLACEMENT OF ADDITIONAL AGGREGATE MAY BE NEEDED.
2. THE SUBGRADE IS ASSUMED TO BE A ROCK BOTTOM, TYPICALLY FOUND IN A GRAVEL PIT, IN WHICH A PROOF-ROLL IS NOT REQUIRED. IF A ROCK BOTTOM IS NOT ENCOUNTERED, THE SUBGRADE SHALL BE PROOF-ROLLED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE TO IDENTIFY AREAS OF UNSTABLE SUBGRADE.
3. AGGREGATE BASE SHALL BE PROOF-ROLLED AND PROVIDE ONE SIEVE ANALYSIS.

**LAYDOWN SITE**

LAYDOWN AGGREGATE FOOTPRINT = 326,700 SF  
 LAYDOWN AGGREGATE IMPORT = 4,033 CY (4" DEPTH)  
 16' ACCESS DRIVE = 28,515 SF

**Westwood**

Phone (602) 937-5150 12701 Whitewater Drive, Suite #300  
 Fax (602) 937-5822 Minnetonka, MN 55343  
 Toll-Free (888) 937-5150 westwoodps.com  
 Westwood Professional Services, Inc.

Designed: DJR  
 Checked: DJR  
 Drawn: MAC

As-Built Drawing:

Revisions	DATE	DESCRIPTION

Prepared for:



2028 2nd Avenue NW  
 West Fargo, ND 58078



1125 NW Couch Street, Suite 700  
 Portland, OR 97209



**Coyote Ridge  
 Wind Project**

Brookings County, South Dakota

Laydown Yard  
 Site Plan

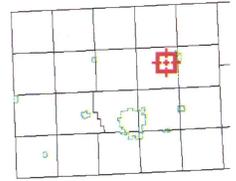
**NOT FOR CONSTRUCTION**

Date: 01/9/19  
 Sheet: 1 OF 2

2020 CU004



Overview



Legend

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

Parcel ID	010001114914200	Alternate ID	n/a	Owner Address	WILLMOTT, THOMAS C ET AL
Sec/Twp/Rng	14-111-49	Class	AGA		20293 480TH AVE
Property Address	47633 SD HWY 30 WHITE	Acreage	135.08		WHITE SD 57276
District	0110				
Brief Tax Description	NW 1/4 EXC H-1 & EXC S 338' OF W 850'; N 486' OF S 824' OF W 305'; & N 236' OF S 574' OF E 74' OF W 379' SEC 14-111-49 147.08 ACRES				
	(Note: Not to be used on legal documents)				

Date created: 12/10/2019  
Last Data Uploaded: 12/10/2019 8:04:28 AM

Traffic signs one-half mile west of entrance on SD Highway 30.



Over width driveway entrance on SD Highway 30.



2020cu004 – Wanzek Const.

Driveway entrance, going south east into laydown yard.



Driveway entrance looking south.

