

BROOKINGS COUNTY PLANNING & ZONING COMMISSION

BROOKINGS CITY & COUNTY GOVERNMENT CENTER
520 3rd St, 310 Chambers, Brookings, SD 57006

AGENDA

1. **Call to Order at 8:00 PM on April 5th, 2016**
2. **Approval of Minutes from March 1st, 2016 meeting.**
Documents: [March 1st, 2016 - Draft Minutes.pdf](#)
3. **Items to be Added to Agenda by Commission Members or Staff**
4. **Invitation for Citizens to Schedule Time on the Commission Agenda for an Item Not Listed**
(Time limited to 5-minutes per person to address the commission.)
5. **Approval of Agenda**
6. **Convene as Brookings County Planning and Zoning Commission**
7. **2106cu003**
Kodiak Pork RE, LLC by Barry R, Kerkaert has made an application, 2016cu003, to the Brookings County Planning and Zoning Commission for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 11: Class A, B, C and D Concentrated Animal Feeding Operation. The property is described as: "SE1/4 Section 3, T109N, R48W (ParnellTownship)".
Documents: [2016cu003-Staff Report.pdf](#), [Engineers Report-plans.pdf](#)
8. **Convene as Brookings County Board of Adjustment**
(The Board of Adjustment needs 2/3 approval of the full board to approve any agenda item.)
9. **Appeal of 2016cu002**
request by Scott Underwood regarding the issuing of Conditional Use Permit 2016cu002 on March 1st, 2016 by the Brookings County Planning and Zoning Commission.
10. **2016var003**
Chad Shultz has made an application, 2016var003, to the Brookings County Board of Adjustment for a variance. Article 11.00: Section 11.01 "A" Agricultural District: Area Regulation # 2: Front Yard: The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards. The property is described as: "N 528' of S 1596' of E 420' of SE1/4 of Section 33, T112N, R51W (Preston Township)" ~~ located at 20177 463rd Ave, Bruce, SD 57220.
Documents: [2016var003 Staff Report.pdf](#)
11. **2016var004**
Harris Hoistad has made an application, 2016var004, to the Brookings

County Board of Adjustment for a variance. Article 13.00: Section 13.01: "LP" Lake-Park District: Density, Area and Yard Regulation (Lake Front). The property is described as: "Lot 11 Wacek Beach in NW ¼ Section 3, T112N, R52W (Laketon Township)" -- located at 294 SE Lake Dr., Estelline, SD 57234.

Documents: [2016var004 Staff Report.pdf](#)

12. Convene as Brookings County Planning and Zoning Commission

13. Consideration of Plats

A. 2016plat001

"Plat of Block 1; Lots 1-5 in Block 1; and Block 2 of Pearson-Overby Addition an addition in Govt. Lot 4 of Section 22, T112N, R47W of the 5th P.M., Brookings County, South Dakota."

Documents: [2016plat001 Staff Report.pdf](#)

14. Convene as Brookings County Board of Adjustment

(The Board of Adjustment needs 2/3 approval of the full board to approve any agenda item.)

15. 2016var005

Greg Pearson has made an application, 2016var005, to the Brookings County Board of Adjustment for a variance. Article 13.00: Section 13.01: "LP" Lake-Park District: Density, Area and Yard Regulation (Non-Lake Front). The property is described as: "Lot 1 in Block 1 of Pearson-Overby Addition an addition in Govt Lot 4 of Section 22, T112N, R47W of the 5th P.M., Brookings County, South Dakota (Lake Hendricks Township)."

Documents: [2016var005 Staff Report.pdf](#)

16. Department Reports

17. Adjourn

18. Public Notices

Brookings County Zoning Office * Brookings City & County Government Center * 520 3rd Street, Suite 200 * (605) 696-8350 * www.brookingscountysd.gov

BROOKINGS COUNTY DEVELOPMENT DIRECTOR
BROOKINGS CITY & COUNTY GOVERNMENT CENTER
520 3rd Street, Suite 200
BROOKINGS, SOUTH DAKOTA 57006
(605)-696-8350
ROBERT W. HILL
TELEPHONE (605) 696-8350
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E-MAIL: zoning@brookingscountysd.gov

March 1st, 2016 Minutes

Brookings County Planning & Zoning Commission
March 1st, 2016 – 7:00 P.M.
Brookings City & County Government Center
310 Chambers

Chair Robbins called the meeting to order at 7:01 P.M. Commission members present were: Lee Ann Pierce, Kimberly Elenkiwich, Robert Rochel, Darrell Nelson, Darrel Kleinjan, Laurie Nichols, Terrell Spence and alternate board member Roger Erickson. Randy Jensen and alternate Tom Davis were absent.

Chair Robbins read **agenda item # 1: Approval of Minutes from January 5th, 2016 and January 26th, 2016 meeting.** Roger Erickson moved to approve the minutes. Darrell Nelson second. Chair Robbins opened for discussion. Seeing none he called for a voice vote. 9-ayes and 0-nays, motion carried.

Chair Robbins read **agenda item # 2: Items to be added to agenda by commission members or staff.** Mr. Hill noted, Zoning Ordinance updates would be discussed at the end before the staff reports. Richard Haugen added: a) Question regarding deck on Harold Jefferis property.

Chair Robbins read **agenda item # 3: Invitation for citizen to schedule time on the commission agenda for an item not listed. Time limited to 5 minutes per person to address the board.** No one scheduled time to address the board.

Chair Robbins read **agenda item # 4: Approval of Agenda.** Robert Rochel moved to approve the agenda. Terrell Spence second. Chair Robbins opened for discussion. Seeing none, he called for a voice vote. 9-ayes and 0-nays, motion carried.

Chair Robbins stated, "We are now acting as the Brookings County Board of Adjustment", read the opening statement and **agenda item # 5. 2016var001: Zachary Boyle has made an application, 2016var001, to the Brookings County Board of Adjustment for a variance. Article 13.00: Section 13.01: "LP" Lake-Park District: Density, Area and Yard Regulation (Lake Front). The property is described as: "Lot 6 Bortnem Beach Addition in Govt Lots**

3 & 4 Section 32, T109N, R50W of the 5th P.M. Brookings County, South Dakota (Medary Township)” ~~ located at 8988 Bortnem Beach Rd, Volga, SD 57071. Darrell Nelson moved to approve the variance request. Laurie Nichols second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, “Zachary Boyle has applied for a variance to build a 26 foot wide x 25 foot deep x 10 foot sidewall detached garage, 20 feet from the road and 6 feet from the side property line, a front yard variance of 5 feet and side yard variance of 2 feet. The property is located on Lake Campbell. The lot is part of the Bortnem Beach Addition that was platted in June 1962, prior to the current zoning ordinances. Hardships are shape and size of the lot, location of: existing building, septic system, water lines and electric lines.” Chair Robbins asked Mr. Boyle to address the board. Mr. Boyle stated, “I actually have a correction on the side variance, I had it surveyed and found out that the side variance isn’t needed as it would be 8 feet from side property line but the front variance would still be needed. This is the only location that I could put a two stall garage with loft for storage due to the location of the septic and electric and water lines. The reason it isn’t attached to the side of the house is, that is where the two bedrooms are and the windows would be lost, thus they would no longer be legal bedrooms.” Mr. Haugen asked, “Would it have a firewall on the inside of the garage next to the house?” Mr. Boyle stated, “Yes it would.” Chair Robbins opened up for discussion from the board, hearing none he opened for discussion from the audience. Mr. Haugen stated, “No comments or questions were received in the office regarding this request.” Chair Robbins asked for further discussion from the board. Board member Rochel asked Mr. Boyle to describe what the firewall was and where it would be located. Mr. Boyle noted, “It is a layer of sheetrock put on the wall closest to the garage and it would be 10 foot high.” Chair Robbins asked Mr. Haugen to go over the findings of the facts, with any additions, which are on file. Chair Robbins called for a roll-call vote: Pierce-aye, Rochel-aye, Nelson-aye, Kleinjan-aye, Nichols-aye, Spence-aye, Elenkiwich-aye, Erickson-aye, Robbins-aye. 9-ayes, 0-nays. Motion carried.

Chair Robbins read agenda item # 6: 2016var002: Eric Peterson has made an application, 2016var002, to the Brookings County Board of Adjustment for a variance. Article 11.00: Section 11.01 “A” Agricultural District: Area Regulation # 2: Front Yard: The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards. The property is described as: “E107’ of W1096’ of S317’ and E420’ of W1516’ of S424’ of SE1/4 Section 5, T110N, R49W (Aurora Township)” ~~ located at 47372 209th St, Aurora, SD. Kimberly Elenkiwich moved to approve the variance request. Robert Rochel second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, “Mr. Peterson has applied for a front yard variance to build a 44 foot long x 30 foot wide attached garage onto his existing residence, approximately 117 feet from the center of 209th street (Brookings Count Road 46). It would be a variance of 33 feet.” Mr. Haugen described the property as having an elevation drop of 4-5 feet and the proposed new garage location being put at an angle to allow for lay of the land. Other hardships he noted were the location of geothermal, electric

and water lines. Mr. Haugen also noted that the Board of Adjustment granted similar variances in the past and listed and described five others from the years: 2015, 2013, 2012, 2009 and 2007. Chair Robbins asked Mr. Peterson to address the board. Mr. Peterson stated, "I want to add a 3-stall garage onto the existing garage. I am not able to turn it straight, because of what is built in the back already and the slope along with the septic. I am not able to build it on the west end of the house due to electrical, water and geothermal loops, and straight east of the house the land drops off considerably." Chair Robbins opened up for discussion from the board. Board member Lee Ann Pierce asked for clarification of the drop off/slope area of the site. Chair Robbins opened up for discussion from the audience. Mark Jorenby came forward and identified himself as the Aurora Township Supervisor and neighbor and noted the township board was in favor of granting the variance. Mr. Haugen noted that Dick Birk the Brookings County Highway Superintendent was given a copy of the staff report, reviewed it and had no comments. Chair Robbins asked for further comments from the audience, seeing none he asked for further discussion from the board. Board member Nelson asked a question regarding the depth of the garage. Mr. Peterson noted that this was to allow for dog kennels and runs. Chair Robbins asked for further questions from the board, hearing none the asked Mr. Haugen to go over the findings of the facts, with any additions, which are on file. Chair Robbins called for a roll-call vote: Rochel-aye, Nelson-aye, Erickson-aye, Kleinjan-aye, Nichols-aye, Spence-aye, Elenkiwich-aye, Pierce-aye, Robbins-aye. 9-ayes, 0-nays, motion carried.

Chair Robbins stated, "We are now acting as the Brookings County Planning and Zoning Commission", read the opening statement and **agenda item # 7: 2016cu002: Norfeld Colony by Joseph Stahl has made an application, 2016cu002, to the Brookings County Planning and Zoning Commission for a conditional use. Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 11: Class A, B, C and D Concentrated Animal Feeding Operation. The property is described as: "NW1/4 Sec. 14, T111N, R48W and SW1/4 Sec. 14, T111N, R48W (ShermanTownship)" ~~ located at 20426 482nd Ave, White, SD.** Lee Ann Pierce moved to approve the conditional use request. Darrell Nelson second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Norfeld Colony by Joseph Stahl has made an application for a Class "B" CAFO (Confined Animal Feeding Operation) for: Farrow to feeder pig (up to 55 pounds) swine operation consisting of: 252 farrowing sows (with litters), 998 gestating sows, 200 gilts being raised as replacement stock and 5,600 nursery pigs (Total of 1,274 animal units). They were granted a Class "B" CAFO for turkeys at the current location on May 2nd, 2006 and have a state CAFO permit from the SD DENR (South Dakota Department of Environment and Natural Resources). They also have a Class "B" feeder to finish swine operation 2 ½ miles south of the main farm, where they are permitted for 3,920 head or 1,568 animal units. This conditional use CAFO application will be for a swine breeding, gestation, farrowing and nursery facility, with the feeder pigs being moved out before or at 55 pounds. Only the

replacement selected gilt piglets will be kept on site for breeding stock replacements. The animals will all be housed in one building. Letters were sent to the adjoining landowners, Sherman Township Chairman and Clerk, Brookings County Highway Department and Brookings-Deuel Rural Water. In the engineering report they have met all the requirements per Article 22; Section 8, and the zoning office has reviewed the documents. The proposed site location is not located in the Zone "A" (Well head Protection Areas) or Zone "B" (shallow/surficial aquifer not included in Zone "A"). The earthen storage pond has been designed for 365 days of storage, along with added volume designed into the pond for additional events, plus an additional 2 feet of free board. Also include is a proposed secondary berm that would be located south of the pond site, to act as a buffer or secondary containment. Secondary berms have and are being used in other existing CAFO operations. The applicant (Norfeld Colony) has a clean, well-kept facility and the zoning office has not received any complaints with the current operation. With the existing Class "B" Turkey and combined with the new swine operation if approved the SD DENR would classify this as a Class "A" CAFO for the total combined (AU) animal units." Mr. Haugen also noted that the Brookings County Highway Superintendent, Dick Birk was given a copy of the staff report and had no comments. Chair Robbins asked Mr. Stahl or a representative to address the board. Joseph Stahl came forward, identified himself and stated, "We are here to propose a swine operation and have researched it well. We have been buying feeder pigs for over 10 years and would like to raise our own, make it more efficient. We have 98 members and have the work force." Chair Robbins opened up for discussion from the board. Board members Nelson and Rochel asked questions regarding: manure handling methods - expressing preference with an injection method being use for all the liquid manure and discussed equipment needed to allow for this to be implemented, and asked for clarification regarding the state permit and if it was looked at as being one or two operations. Chair Robbins noted that the Engineer for the project was present and requested that he go over the report. The engineer identified himself as Brian Friedrichsen from Dakota Environmental, Inc. located in Huron, SD. Mr. Friedrichsen went thru the report stating, "In general what you have is a farrowing operation with an attached nursery where the piglets are born and raised to about 50 pounds. Everything would be housed in one large barn with shallow concrete pits, pull plug sewers to periodically drain the pits by gravity to an earthen storage pond. This is typical operation that we have seen with farrowing operations. This is mostly for health reasons of the size of the pigs. The storage is for 365 days of manure and waste water storage. The storage structure itself is sized with 2 feet of free board, capacity for a 100 year storm event and residual of 1 foot on the bottom that is not accounted for in net storage. The land that is included in this plan is part of the turkey operation and is viable with the increased animals in this swine operation. All areas of the plan will be reviewed and commented on by DENR before the plan is approved. An odor footprint tool was used will planning and showed improvements with the addition of shelterbelts. Norfeld Colony is willing to plant additional shelterbelts in the site area. All setbacks are met, soil borings have been done and are favorable." Chair

Robbins asked if the board had additional questions. Board members Pierce, Nichols and Elenkiwich asked questions regarding lagoon size and odor concerns in relation to the location of neighbors. Chair Robbins opened up for discussion from the audience. Mr. Haugen read comments that the zoning office received from Alan Nelson, Scott Underwood and Emily Reitman. They all expressed opposition to the request and noted concerns regarding: odor, addition of another lagoon on the site, increase in traffic, threat of disease, water quality concerns and possible effect on property values. Members of the audience that came forward to express concerns were: William Kephart, Alan Nelson, Bill Gibbons, Byron Ramlo, Joel Brandt and Catherine Carter. They remarked concerns with: odor and the need have a depth requirement to make sure manure is injected into the ground, increase in traffic and airborne disease risk, lagoon placement, possible run-off contamination of Deer Creek, water quality, possible threat to the Topeka shiner, nutrient management plan, Phosphate levels and possible need for more fields to dispose of manure waste. Those that spoke in favor were: Kevin Gross and Ryan Wieman. Comments made regarded: living near an 8,000 farrow to finish facility and the low odors, lagoon and shallow pit type facility used for pig health when raising young piglets' vs a deep pit in a finish type operation, and the location selected to keep it near current facility. Following the public portion Chair Robbins called Joseph Stahl and Brian Friedrichsen back up to the podium to address any responses to the concerns and answer any questions from the board. Mr. Stahl addressed the traffic and airborne disease concern, lagoon type and placement. Mr. Friedrichsen addressed: Topeka shiner concern, Deer Creek and lagoon concerns noting - lagoon was built below existing grade, designed with excess volume built in and a secondary containment berm. He also discussed the nutrient management plan that was include in the engineering report. Chair Robbins asked for further questions from the board. Board members discussed nutrient management plan, deep pit vs lagoon advantages/disadvantages, shelterbelt location and possible addition of additional trees, manure handling, traffic, lagoon design and location, soil boring results. Chair Robbins asked for additional comments from the board hearing none he asked Mr. Haugen to go over the findings of the facts, with any additions, which are on file. Chair Robbins called for a roll-call vote: Nelson-aye, Kleinjan-aye, Nichols-nay, Spence-nay, Elenkiwich-aye, Erickson-aye, Pierce-aye, Rochel-aye, Robbins-aye, 7-ayes, 2-nays, motion carried.

Chair Robbins called for a 5 minute recess at 9:30 P.M.

Chair Robbins reconvened the meeting at 9:38 P.M. and read **agenda item # 8: Consideration of Plats: a. 2016 preliminary plat001: "Preliminary Plat of Lots 1 to 10 in Block 1; and Block 2 of Pearson-Overby Addition an Addition in Govt. Lot 4 in Sec. 11, T112N, R47W of the 5th P.M., Brookings County, South Dakota."** Lee Ann Pierce moved to approve the preliminary plat. Kimberly Elenkiwich second. Chair Robbins opened up for discussion and asked Mr. Haugen for his staff report. Mr. Haugen stated, "Greg Pearson has applied for a preliminary plat for an area near Lake Hendricks, he has a purchase agreement with the current owners (Benjamin and Shelley Gates) to purchase

the property. The current land use is agricultural and is being farmed. The proposed lots are non-lake front lots and meet or exceed the 20,000 square foot size requirement, have utility easement noted, contour lines and setback building notes on each lot. All lots meet the non-lake front setback requirements of: 50 feet front yard, 50 feet rear yard and 8 feet side yard. Lots 1 and 3 (corner lots) are unique, they are long and narrow and may require future owners to apply for a variance for the rear yard setbacks, depending on the shape and size of building being constructed. The lay of the land is gently rolling with a slight crest in the middle, sloping to the north and south ends. The property is not in the floodplain and is located in the Lake Park District.” Chair Robbins asked the applicants to come forward and address the board. Greg Pearson identified himself and Shane Overby and noted they are purchasing the property. Mr. Pearson noted, “Lots 1 and 3 are unique, they are large lots and are for residential use – garages and possibly houses.” Chair Robbins opened up for discussion from the board. Lee Ann Pierce requested that board members look over the code book definitions – Chapter 2 page 10 regarding the definition of front yard that is under yard front. Ms. Pierce stated, “It truly doesn’t make sense and I am hoping when we look at our ordinances that we clean this up as this definition truly does not make sense.” Haugen noted, “The way the plat is outlined, it meets our current zoning ordinances.” Chair Robbins asked for clarification of the purchase agreement. Mr. Haugen stated, “This is subject to the purchase agreement going thru, we do have a letter from the current owners that acknowledges there is a preliminary plat on the property and there is a purchase agreement on it.” Chair Robbins opened up for discussion from the audience, hearing none. Mr. Hill added a comment, “By this being a preliminary plat and if it is approved and the applicant comes in to finalize all the other lots and keeps lots 1-3 as preliminary and we do change our ordinances, it is an easy fix and is actually in the hands of the applicant and how he handles the preliminary plat.” Mr. Haugen stated, “In visiting with Mr. Pearson he would do a final plat on some of the lots and on others as they are sold.” Mr. Haugen asked if there were any drainage stipulation on the area to the north. Mr. Pearson stated, “There is a fairly good sized ditch on the east and the north side of the property and it will be required that culverts be placed in the approaches.” Chair Robbins asked the board for further discussion, seeing none he called for a roll call vote. Nichols-aye, Spence-aye, Erickson-aye, Elenkiwich-aye, Pierce-aye, Rochel-aye, Nelson-aye, Kleinjan-aye, Robbins-aye. 9-ayes and 0-nays, motion carried.

Chair Robbins read **agenda item # 2: Items to be added to agenda by commission members or staff and asked Mr. Haugen to address the board:**
a) Question regarding deck on Harold Jefferis property. Mr. Haugen stated, “Mr. Jefferis lives on Lake Campbell on the east side, south of Danceland. A variance was granted to build their house in 2002, 45 feet from the high water mark. They have an existing 12 foot x 40 foot deck on the house and would like to screen in a 14 foot portion off the existing deck making it a screened porch. I told them I would check with the board. With reference to the board in December 2014 a similar situation occurred on Lake Poinsett. The December 2nd, 2014

minutes noted in board discussion on a variance request – ‘As far as the footprint of the building. I don’t believe we can say much about that because it was approved with the past variance, but now we have the height of the building to deal with, that we can say something about.’ That is how I based my finding. The variance was already approved for the house, this is not enlarging it is just enclosing part of the existing deck so that they can have a screened in porch area.” Board member discussed and noted they wanted the neighbors to be contacted in regards to the request and for Mr. Haugen to further review the 2002 building permit to verify if it was for the house only or house and deck at the time it (variance) was granted in 2002.

Chair Robbins read **agenda item # 9. Department Reports.** Chair Robbins turned the meeting over to Mr. Hill. Mr. Hill discussed Updating the Zoning Ordinance. And stated, “The new Comprehensive plan takes effect March 14, 2016. So starting in April we need to start updated the Zoning Ordinances.” Mr. Hill and the board members discussed how they would like to handle scheduling the reviewing of ordinances. It has decided that Mr. Hill, Mr. Haugen and Commissioner Pierce would review and bring a schedule of ordinance reviews to the April 5th, 2016 meeting. Mr. Hill then reviewed the 2015 Year-end report with the board. Mr. Hill also discussed 2016 calendar year upcoming events.

Board member and County Commissioner Lee Ann Pierce announced, “On behalf of the County Commission I want to let you know that only one person showed up for the public hearing of the Comprehensive Plan, everything went well.” Ms. Pierre also stated, “As a representative of the Brookings County Commissioners, I want to extend our thanks for all the hard work that was put into the Comprehensive Plan.”

Board member Rochel added, “I need to comment on our staff reports, I think we finally have staff reports that I really like to read. And I thank Richard for that, I like the way it is put together, it is well thought out and a very good job.”

Chair Robbins asked for formal motion to adjourn. Laurie Nichols made the motion to adjourn, Terrell Spence second.

Chair Robbins adjourned the meeting 10:11 P.M.

Rae Lynn Maher
Brookings County
Development Department

2016cu003 – April 5th, 2016

Prepared by Richard Haugen

Applicant: Kodiak Pork RE LLC by Barry R. Kerkaert, PO Box 188, Pipestone, MN 56164

Land Owners: David and Sandra Diedrich, 7345 Valley View Rd, Brookings, SD 57006

Legal Description: SE1/4 of Section 3, T109N, R48W

2016cu003: Kodiak Pork RE LLC has applied for Brookings County Zoning Ordinance, Article 11:00 Agricultural District: Section 11.01 "A" Agricultural District – Conditional Use # 11: Class A, B, C and D Concentrated Animal Feeding Operations. See Section 22.00-Article 22.00. Concentrated Animal Feeding Operation; for a Class "A" – Swine CAFO operation with a maximum of 7,224 head of swine (greater than 55 pounds) and 640 head of swine (less than 55 pounds), equaling 3,500 animal units. The breakdown is as follows: 936 farrowing sows, 5,328 gestating sows/bred gilts, 640 replacement gilts < 55 lbs and 640 replacement gilts > 55 lbs = 7,864 head of swine.

The applicant states this will be a swine breeding, gestation, farrowing and nursery facility, with the feeder pigs being moved out at 15 pounds, only the selected replacement gilt piglets will be kept on site for breeding stock replacements. The animals will all be housed in 3 separate buildings; gilt development unit, gestation unit and farrowing unit. The buildings will be connected with alleyways between the structures, which will be used for moving the animals from one building to another, with the center alley having a load out facility.

The engineer's report by Todd Van Maanen of Stockwell Engineer's, is enclosed and contains the information required per "Article 22: Section: 22.01: Concentrated Animal Feeding Operation Control Requirements # 8. Information Required for Class A and B Concentrated Feeding Operation Permit,"

- A. Owner's name, address and telephone number.
- B. Legal descriptions of site and site plan.
- C. Number and type of animals.
- D. Nutrient management plan.
- E. Manure management and operation plan.
- F. Management Plan for Fly and Odor Control.
- G. Information on ability to meet designated setback requirements including site plan to scale.
- H. General permits from South Dakota Department of Environment & Natural Resources if available for animal species.
- I. Review of Plans and Specifications and Nutrient Management Plan by the South Dakota Department of Environment & Natural Resources.
- J. Information on soils, shallow aquifers, designated wellhead protection areas, and 100-year flood plain designation.

K. Notification of whoever maintains the access road (township, county and state). Notification of public water supply officials

L. Any other information as contained in the application and requested by the County Zoning Officer.

which is located on pages 1 – 5 and appendix's A-D of his report.

The Zoning Office has reviewed the above documents and made a site visit to the proposed location.

The proposed site meets the setback requirement of 2,640 feet for any residence or well.

A note regarding the 7 individual soil boring data located in Appendix "C", refer to page 2 of Appendix B, titled "Tree Planting Plan" this site plan includes the "soil boring locations". The soil borings are marked with "*SB # 1 -*SB # 7". SB # 1 is located at the north end of the farrowing barn in the proposed expansion area; SB # 2 – SB # 7 are located in the olive green areas marked farrowing barn, gestation barn and GDU barn proposed locations.

The applicant has a signed agreement with the adjoining landowner to plant the proposed 6 rows trees located on the west and north side of the property closer to the adjoining property line, per Brookings County Zoning Ordinance, **Article 19.00: Shelterbelt Setback Requirements: Section 19.01. Shelterbelt Setback Requirements: A shelterbelt, consisting of one (1) or more rows shall not be established within one hundred (100) feet of the road right-of-way of any road. Shelterbelts at right angles to roads shall have a minimum setback of fifty (50) feet from the right-of- way. Shelterbelts parallel or at right angle to an adjoining property line shall maintain the same setbacks as required on the right-of-way. Shelterbelts may be planted closer to the adjoining property line than required above with the written permission of the adjoining landowner. Trees used for landscaping the area immediately adjacent to farmsteads and residences are exempt from this regulation. (Ord. 2003-01, 4-01-2003).** The proposed trees along the road meet the setback requirements.

The location of the proposed site is not located in the Zone "A" (Well head Protection Areas) or Zone "B" (remainder of the mapped shallow/surficial aquifer not included in Zone "A"), according to the "First Occurrence of Aquifer Materials in Brookings County, South Dakota" map (Article 16.00 Aquifer Protection) and is noted in the engineer's report.

The applicant has an agreement to purchase the E1,100' of the S1,310' of SE1/4 of Section 3, T109N, R48W, Brookings County, SD containing 32.98 acres, more or less, from the current owner. This is where the proposed with facility will be located with 482nd Ave (Brookings County gravel road 27) on the east side of the property and 215th Street(Parnell Township road) on the south side of the property.

The applicant is a part of Pipestone Systems based in Pipestone, MN, with shareholders being family farmers, who receive an allotment of pigs based on the shares owned and preferred schedule.

Letters were sent to the adjoining landowners, Parnell Township Chairman and clerk, Brookings County Highway Department, Brookings-Deuel Rural Water and the current landowner.

A road agreement with Parnell Township has been received and is included in the report.

The public notices were published in the Brookings Register on March 22nd & 29th, 2016 and Elkton Record on March 24th & 31st, 2016.

The Planning and Zoning Board has considered and incorporates in these findings: # 7: Standards for Conditional Uses, found on page 22.00-17 of the Brookings County Zoning Ordinance, for all permitted CAFO's in Brookings County.

Granting the conditional use would be an additional agricultural livestock use in rural Brookings County.

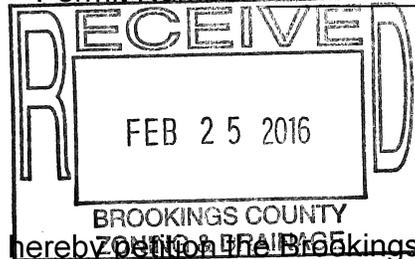
Denying the conditional use request allows the current use of the land to continue.

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 2-25-2016

Permit Number: 2016cu003

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:~~

David Allen Diedrich and Sandra Michelle Diedrich are the current owners of the property. Kodiak Pork RE, LLC is the Applicant. A copy of their land purchase option is attached.

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

Article 11 Agricultural Districts, Section 11.01. "A" Agricultural District, Conditional Uses, 11. Class A, B, C, and D Concentrated Animal Feeding Operations and Section 22. Concentrated Animal Feeding Operation.

C.) Legal Description of Property:

SE ¼, Section 3, T109N, R48W, Brookings County, SD

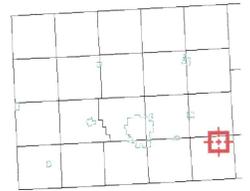
(Parnell Township) Parcel # 160001094803400

Form continued on page 2

2016 cu 003



Overview



Legend

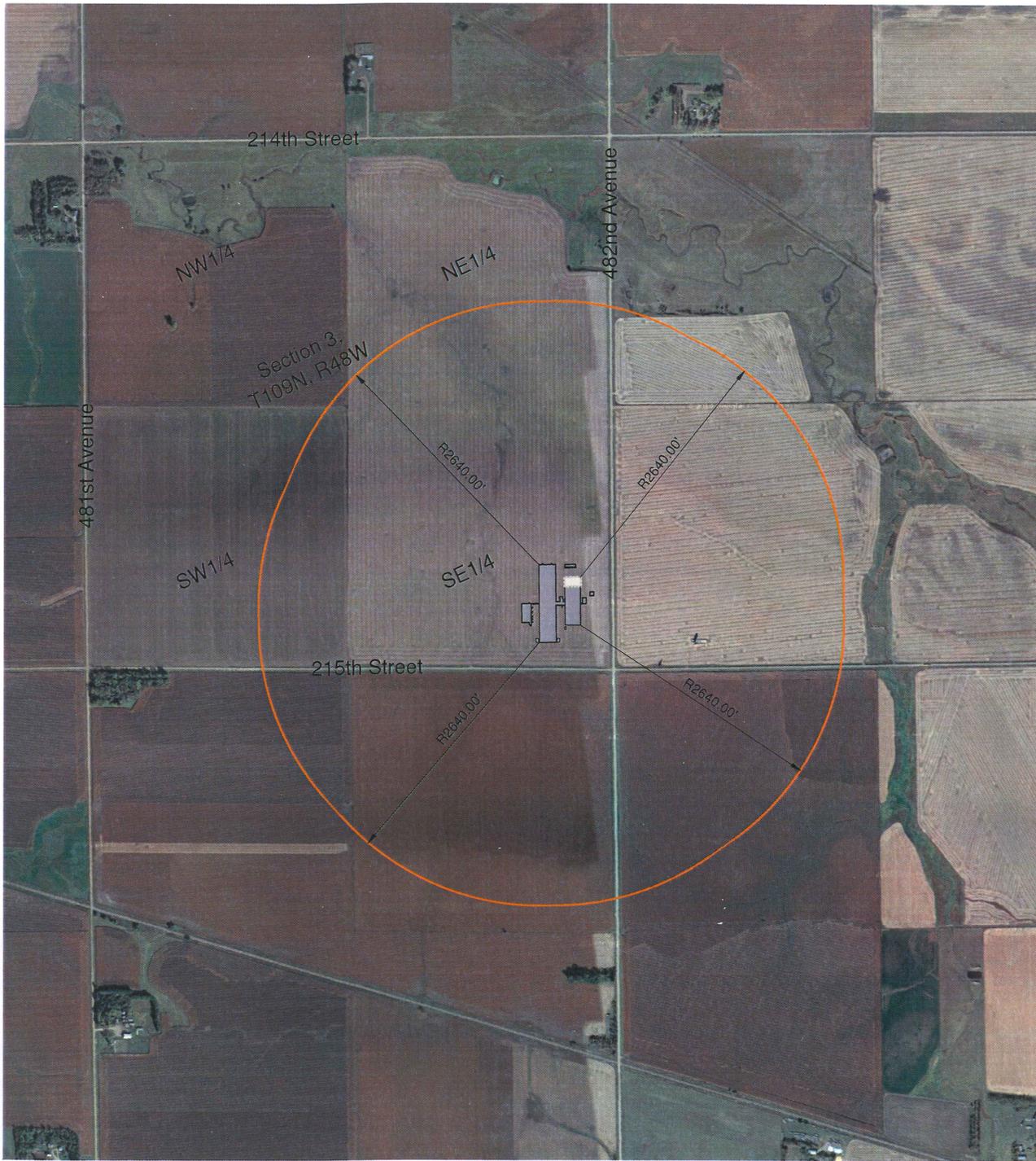
- Address Layer
- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID	160001094803400	Alternate ID	n/a	Owner Address	DIEDRICH, DAVID ALAN ET UX
Sec/Twp/Rng	3-109-48	Class	AGA		7345 VALLEY VIEW RD
Property Address		Acreage	160		BROOKINGS SD 57006
District	1603				
Brief Tax Description	SE 1/4 SEC 3-109-48 160.0 AC				
	(Note: Not to be used on legal documents)				

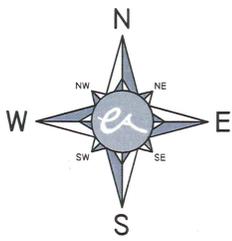
Date created: 3/15/2016
 Last Data Uploaded: 2/18/2014 4:02:57 AM

Kodiak Pork

Brookings County, South Dakota



Setback Map



Scale: 1" = 1500'

	Prepared By
PROJECT NUMBER:	Y15163
DRAFTED BY:	BRIANB
REVIEWED BY:	TVM
DRAWING:	C-15163-STBK
LAYOUT:	SETBACK MAP
SHEET NO. 1 OF 1 TOTAL SHEETS	

Eisenbraun & Associates
Professional Engineers & Surveyors

Innovative Solutions - Long Term Value

215 Walnut
Yankton, South Dakota 57078

605-665-4002
FAX 605-665-0523
www.eaweb.com

BROOKING COUNTING ZONING ORDINANCE FOR SHELTERBELT PLANTING

➤ ROADS & RIGHT-OF-WAYS

A SHELTERBELT, CONSISTING OF ONE (1) OR MORE ROWS SHALL NOT BE ESTABLISHED WITHIN ONE HUNDRED (100) FEET PARALLEL OF THE RIGHT-OF-AWAY OF ANY ROAD. SHELTERBELTS AT RIGHT ANGLES OF THE ROAD SHALL HAVE A MINIMUM SETBACK OF FIFTY (50) FEET FROM THE ROADS RIGHT-OF-AWAY.

➤ PROPERTY LINES

SHELTERBELTS ESTABLISHED PARARELL TO A PROPERTY LINE SHALL HAVE A MINIMUM SETBACK DISTANCE OF ONE HUNDRED (100) FEET. SHELTERBELTS ESTABLISHED AT RIGHT ANGLES OF THE PROPERTY LINE SHALL HAVE A MINIMUM SETBACK DISTANCE OF FIFTY (50) FEET.

➤ VARIANCE

SHELTERBELTS MAY BE PLANTED CLOSER TO THE PROPERTY LINE THAN WHAT IS REQUIRED IN THE ABOVE ZONING ORDINANCE WITH WRITTEN PERMISSION OF THE ADJOINING LANDOWNER AND THE APPROVAL OF THE COUNTY ZONING BOARD!

TREES USED FOR LANDSCAPING IN THE AREA IMMEDIATELY ADJACENT TO FARMSTEADS AND RESIDENCES ARE EXEMPT FROM THIS REGULATION. CONSULT WITH ZONING OFFICIAL.

I [Signature], 7345 Valley View Rd, Brookings, SD 57006 (Signature & Address).

AGREE TO GIVE PERMISSION FOR Kodiak Pork RE, LLC (Name)
TO PLANT TREES CLOSER TO THE PROPERTY LINE THEN STATED IN THE BROOKINGS
COUNTY ZONING ORDINANCE FOR SHELTERBELT PLANTING.

(Legal Description) E 1/2 sec 3 T-109 R.48

This form must be returned to the Brookings Conservation District before trees are planted.

DATE _____

DATE _____

DISTRICT REPRESENTATIVE

COUNTY ZONING OFFICIAL

06/02/03

Road Maintenance Agreement

This Road Maintenance Agreement (the "Agreement") by and between Kodiak Pork RE, LLC ("Kodiak") and Parnell Township, Brookings County, SD (the "Township") is effective as of _____ March, 1____, 2016. Kodiak and the Township are collectively referred to as the "Parties".

RECITALS

A. Kodiak has a pending application for a Conditional Use Permit for a Class A Concentrated Animal Feeding Operation ("CAFO") in Brookings County, SD (the "Permit") and will make a corresponding application to the SD Department of Environmental Natural Resources for a State permit for such CAFO operations;

B. The location of the proposed CAFO in Brookings County, SD is legally described as the East 1100 feet of the South 1310 feet of the Southeast Quarter of Section 3, Township 109 North, range 48 West, Brookings County, SD (the "Facility"); and

C. Kodiak and the Township now desire to enter into this Agreement for the purposes of identifying the terms and conditions of Kodiak's use and maintenance of a certain Township road known as __215th Street including approximately 1 mile west of 482nd Ave__ (the "Road") that provides necessary access to the Facility.

AGREEMENT

NOW THEREFORE, and in consideration of the mutual benefits, covenants and conditions accruing to the parties hereto, it is hereby agreed as follows:

1. Recitals. The Recitals above are deemed true and correct and hereby incorporated by reference.

2. Current use of Road. The parties acknowledge, understand and agree that the Road is under the jurisdiction of the Township and is a public right of way for use of the general public for all lawful purposes and the Township shall not relinquish or surrender any jurisdiction or possession of the Road by entering into this Agreement.

3. Current Road Maintenance. The parties acknowledge, understand and agree that the Road is currently operated by the Township as a "low maintenance road" meaning the Township undertakes minimal efforts, if any, to maintain the Road. Specifically, the Township does not clear snow from the Road in the Winter months, nor does it schedule and undertake grading of the Road on a consistent basis.

4. Kodiak Road Use. The parties acknowledge, understand and agree that the Road is a means of access to the Facility and Kodiak shall undertake the financial obligation of any upgrade and maintenance of the Road that is necessary as a result of its use of the Road to access the Facility. Specifically, Kodiak shall be solely responsible for the direct payment of all costs and expenses related to

the necessary upgrade and maintenance of the Road to make it suitable for its use in accessing the Facility. The necessary Road upgrade and maintenance shall include, but is not limited to, gravel addition, grading, culvert, proper drainage, dust mitigation and snow removal. The Township shall not be responsible for the costs related to the upgrade and maintenance of the Road necessary as a result of Kodiak's use for access to the Facility.

5. Road Access. The Township agrees to cooperate with and allow Kodiak access to the Road for the purpose of the upgrade and maintenance contemplated herein.

6. Authority. Each party represents and warrants that the individual signing below on behalf of each party has the requisite authority to bind the parties to this Agreement.

7. Miscellaneous. This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof, supersedes and replaces all prior agreements, oral or written, between the parties relating to the subject matter hereof, and may not be changed or modified except by a written instrument executed by all the parties. In case any provision of this Agreement is declared invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such provision had not been contained herein, provided that such provision shall be limited or eliminated only to the extent necessary to remove the invalidity, illegality or unenforceability. This Agreement may be executed in several counterparts and by facsimile. This Agreement is governed, enforced and construed under the laws of the State of South Dakota, without regard to its conflict of laws principles. This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first mentioned above.

TOWNSHIP:

Kodiak Pork RE, LLC:

Parrell

[Signature]

By: [Signature]

By: Sen. V. Saper

Its: E. Supervisor

Its: Grant Lewis

2016cu003: Kodiak Pork LLC



Looking Northwest from
482nd Ave & 215th St



Looking North from 215th St
482nd Ave is on the right.

Looking West from 482nd Ave
215th St is on the left.



Looking North from
215th St



Conditional Use Permit Application

Kodiak Pork RE, LLC

located in the
SE 1/4 of Section 3, T109N, R48W,
Brookings County, SD

Designed by:



February 2016



February 17, 2016

Brookings County Zoning Commission
c/o Brookings County Zoning Director
Brookings County City and County Government Center
520 Third Street, Suite 200
Brookings, SD 57006

RE: Conditional Use Permit Application for the Kodiak Pork RE, LLC Project, Brookings
County, SD
E/A Project No. Y15163.D01

Dear Commission Members:

This letter and the attached documentation shall serve as the informational submittal for Kodiak Pork RE, LLC's (Kodiak Pork) - Class A Conditional Use Permit for the construction of a swine confinement operation. The proposed operation is located in the SE ¼, Section 3, T109N, R48W, Brookings County, South Dakota.

Kodiak Pork will be a producer/investor owned operation that is managed by PVC Management II, LLC from Pipestone, Minnesota, the "Pipestone System". The operation will produce approximately 140,000 head of iso-wean feeder pigs per year. The iso-wean pigs will be fed to market weight at locations in South Dakota, Iowa and Minnesota. This value-added project will utilize 150,000 bushels of corn, 750 tons of soybean meal, and 2,500 tons of distillers grain per year. The approximate \$1,900,000 of feed inputs will be sourced locally. The operation will provide sixteen (16) full benefit jobs to the area with a total annual payroll estimated to be greater than \$900,000.

Kodiak Pork plans to construct a confinement building system to house a maximum of 7,224 swine (>55#) and 640 swine (<55#). The confinement building(s) will use deep pits under the buildings to store manure/nutrient. A permit application has been submitted to obtain coverage under the South Dakota Department of Environment and Natural Resources' "SD DENR" General Water Pollution Control Permit for Concentrated Animal Feeding Operations, "CAFO Permit".

The Conditional Use Permit application has followed the requirements set forth in the 2007 Revised Zoning Ordinance of Brookings County, SD, Article 22.00. Concentrated Animal Feeding Operation, the "CAFO Ordinance". For your ease of review, Section 8. Information Required for Class A and B Concentrated Feeding Operation Permit., has been paraphrased and answered in the respective numerical order. The required permit information is as follows:

- A. Owner's name, address, and telephone number: Kodiak Pork RE, LLC, Attn: Chief Manager, Dr. Barry Kerkaert, 1300 S HWY 75, PO Box 188, Pipestone, MN 56164, phone 507-825-4211.
- B. Legal description of the site and site plan: SE ¼, Section 3, T109N, R48W, Brookings County, South Dakota. The site plan is attached in Appendix D.
- C. Number and type of animals: Permitted maximum capacity for 7,224 swine (>55#) and 640 swine (<55#).
- D. Nutrient Management Plan: A copy of the preliminary Nutrient Management Plan is included in Appendix A, the "NMP". The plan is the same format that is accepted by the South Dakota Department of Environment and Natural Resources (SD DENR). The plan includes the location map of the fields in the NMP, detailed views of the individual fields included in the plan, and the field fertilization worksheet. The operator shall maintain setback from certain features as required by SD DENR regulations.
- E. Manure Management and Operation Plan
 - A. Plan Requirements
 - 1) Find attached the site location map in Appendix B.
 - 2) The Waste Management System Operation and Maintenance Guideline statement that will be utilized in the State CAFO permit is attached in Appendix C.
 - 3) Plans and specifications for the facility were prepared by a licensed engineer and have been submitted to SD DENR for review and approval prior to construction. A copy of the construction plans is found in Appendix D. The inspection reports and construction record drawings will be submitted as required to SD DENR at the completion of the project.
 - 4) The manure/nutrient storage for the facility is all located under the buildings and is designed to contain a minimum 365 days of storage. The nutrient shall be applied on an annual basis and will not be stored for more than two years.
 - 5) The reinforced concrete manure/nutrient storage for the facility is designed to store at a minimum 365 days of production. SD DENR requires only 270 days of manure storage.

- 6) Kodiak Pork shall keep records, for at least 3 years, of manure applications on individual fields which document acceptable manure and nutrient management practices are followed. Such retained records shall include soil test results for two feet of surface soil, actual and projected crop yields, nutrient analysis of manure and information about date, rate and method of manure applications for individual fields. Such records shall be kept at the Kodiak Pork livestock facility and will be available for review by the Brookings County Zoning Board, or its representative upon written request.
- B. As a State permitted CAFO, the Applicant must have completed a State sponsored environmental training program and receive certification. Pipestone Systems currently holds the required certifications from the SD DENR.
 - C. The Applicant understands the their responsibility and liability for the chain of control when transporting and applying nutrient.
 - D. The NMP has been developed and will be maintained to follow a plan that ensures safe disposal of manure and protection of surface and ground water. The NMP has been submitted to the South Dakota Department of Environmental and Natural Resources for approval. The NMP will be updated annually to reflect the current operation and crops grown on the application sites. Manure will be collected, stored and disposed of according to recognized practices of good agricultural management. Any economic benefits under the NMP are secondary to the proper and safe disposal of the manure. Any violation of the NMP will result in an update to the NMP. Under the NMP the manure will be analyzed and soil samples will be taken on application fields and such results will be provided to the Cooperative Extension Services and/or an appropriate agronomist for application recommendations. Records will be maintained to show proper compliance.
 - E. The Applicant will not utilize an irrigation system to distributed nutrient.
 - F. The Applicant will not utilize an irrigation system to distributed nutrient.
 - G. The Applicant clearly understands that the County may, after notice and hearing, revoke a Conditional Use Permit for violating the conditions set forth in the permit.
- F. Management Plan for Fly and Odor Control:
1. As stated above in Section E.A. 6, the facility will be permitted by the State of South Dakota. As a requirement of the State and County, the operator shall keep detailed records of the nutriment management plan (NMP). The NMP shall contain soils test results, actual and projected crop yields, nutrient analysis of manure, and information about date, rate and method of manure applications for individual fields.

2. Losses at the facility will be removed via onsite composting. Animal composting is regulated by the South Dakota Animal Industry Board under the direction of the State Veterinarian. Composting is a clean, odor free disposal process utilized in the majority of new facilities in the Midwest.
 3. Kodiak Pork RE, LLC has developed a tree planting plan that will be designed to provide an aesthetic buffer and the migration of potential odor. See Appendix B. The local Conservation District and the South Dakota State University Extension Service will be consulted as need be.
 4. All of the animals are in confinement barns. Therefore outside lot runoff is not a concern for odor production.
 5. All manure is stored under the buildings in covered reinforced concrete pits. Therefore, drainage is not a concern for potential odor production.
 6. The operator is committed to the use of best management practices. The manure/nutrient application will be completed through an injection process to maximize nutrient retention and minimize potential odors. A certified nutrient applicator will be employed to conduct NMP field operations with the direction to minimize any application during weekends, holidays, warm weather evenings, and calm-humid days.
- G. Information on ability to meet design setback requirements: The Brookings County zoning ordinance requires new CAFO operations to have a 2,640 foot setback from residences, churches, businesses, commercially zoned areas and 5,280 feet from municipalities. A Setback Map is provided in Appendix B that illustrates that the minimum setback distances stated in Section 22.01.CAFO Requirements. have been met.
- H. State CAFO Permit: A State of South Dakota CAFO permit has been applied for with respect to the proposed facility. Prior to the start of construction, approval must be obtained from SD DENR and shall be a condition of the Conditional Use Permit from Brookings County.
- I. Review of Plans and Specifications and NMP by SD DENR: As a condition of obtaining a State CAFO Permit, plans, specifications and NMP are submitted to SD DENR for their review, comment and approval. The plans, specification and NMP must be approved by SD DENR prior to the start of construction and operation.
- J. Information on Soils, Shallow Aquifers, Designated Wellhead Protection Areas, and 100-year Flood Plain Designation: Seven soil borings have been completed for the project ranging in depth from 30'-50'. The boring logs are included in Appendix C. The project is not located over a shallow aquifer. The project site is identified on a copy of the South Dakota Geological Survey Program's First Occurrence of Aquifer Materials in Brookings County, South Dakota Map in Appendix B. The project is not in a designated wellhead protection area nor is it in FEMA's 100-year Flood Plain Map. The project is located on a copy of FEMA's 100-year Flood Plain Map in Appendix B.

K. Notification to the Road Access Authority and Rural Water System: A copy of the letter sent to Brookings County Highway Superintendent, Parnell Township and Brookings-Deuel Rural Water District notifying them of the Conditional Use application is included in Appendix C.

L. No other specific information has been requested by the County Zoning Officer.

It is our belief that all of the required information for your review of Kodiak Pork RE, LLC's Conditional Use Permit application has been provided, and that the project meets all of the requirements set forth in the 2007 Revised Zoning Ordinance of Brookings County, SD, Article 22.00. Concentrated Animal Feeding Operation.

We welcome your favorable review of the information. If you have any questions or need additional information, please do not hesitate to contact us. Thank you.

Sincerely,
STOCKWELL ENGINEERS



Todd Van Maanen, PE
Project Engineer

Enclosures

Prepared By

Eisenbraun & Associates
Professional Engineers - Surveyors
Innovative Solutions - Long Term Value
215 Walnut
Rapid, South Dakota 57078
605.685.4992
FAX 605.685.0523
www.eaweb.com

Kodiak Pork RE, LLC
Brookings County, South Dakota

PROJECT NO: Y15163
CAD DWG FILE: NMP
DRAWN BY: BRIANB
REVIEWED BY: TVM
DATE: Dec. 16th, 2015
COPYRIGHT: 2015 EISENBRAUN & ASSOCIATES

Location Map

SHEET 1 OF 1



**NUTRIENT MANAGEMENT PLAN
FOR
SOUTH DAKOTA ANIMAL FEEDING OPERATIONS**

Field Information																												
Operator: Kodiak Pork RE, LLC County: Brookings Date: 10/05/15																												
#	Field ID (include maps to illustrate location)	Name or Tract	Field #	Date added to Plan	Beginning acres in field	County	Soil map unit symbol	Field Location: (1/4 Section, Township, Range)	Predicted soil loss - RUSLE2 (T/ac/yr)	Control of Land	100' Vegetated Buffer	Excluded acres	Irrigated	Winter Application	No-Till	Current Soil Test Levels												
																N lb/ac	Phosphorus (ppm)	K (ppm)	Organic Matter	Soil PH	Electric Conductivity (EC)	Soil Sample Date						
									0-2'	2-4'	0-6"	P Test	Surface	Sub-surface														
1				10/2/15	90.4	Brookings	BbB	NE 1/4	1.6	Leased						13	Olsen	130	4.0%	5.6			11/05/14					
2				10/2/15	105.7	Brookings	KrA	E 1/2	1.0	Leased	17.6					11	Olsen	167	4.2%	6.2			11/05/14					
3				10/2/15	261.8	Brookings	KrB	E 1/2	1.5	Leased	13.3					20	Olsen	248	3.9%	6.5			04/13/15					
4				10/2/15	153.6	Brookings	KrA	NW 1/4	1.0	Leased						13	Olsen	206	5.4%	6.6			12/30/13					
5				10/2/15	110.5	Brookings	VbB	SW 1/4	1.5	Leased						18	Olsen			5.5			09/16/15					
6	8A			10/2/15	144.1	Brookings	VbB	NE 1/4	1.5	Leased						20	Olsen			5.7			09/16/15					
7	8B			10/2/15	140.9	Brookings	VbB	SE 1/4	1.5	Leased						35	Olsen			4.7			09/16/15					
8				10/2/15	177.6	Brookings	Dn	S 1/2	0.9	Leased	5.3					11	Olsen	151	4.9%	7.8			11/12/14					
9				10/2/15	149.3	Brookings	VbB	SE 1/4	1.5	Leased	15.6					17	Olsen			6.4			09/16/15					
10				10/2/15	125.9	Brookings	KrA	NE 1/4	1.0	Leased	1.8					17	Olsen						04/08/15					
11				10/2/15	126.3	Brookings	EsA	NW 1/4	1.0	Leased						29.9	Olsen						04/14/14					
12				10/2/15	157.8	Brookings	KrA	N 1/2	1.0	Leased						17	Olsen						10/17/12					
13				10/2/15	180.5	Brookings	EsA	N 1/2	1.0	Leased						18.8	Olsen						04/14/14					
14				10/2/15	145.7	Brookings	KrA	SW 1/4	1.0	Leased	1.6					24	Olsen			6.5			09/30/15					
15				10/2/15	225.3	Brookings	VbB	NW 1/2	1.5	Leased	8.5					32	Olsen			5.0			09/30/15					
16				10/2/15	19.3	Brookings	SvA	NW 1/4	0.9	Leased						38	Olsen			5.1			09/30/15					
17																												
18																												
19																												
20																												
21																												
22																												
23																												
24																												
25																												
26																												
27																												
															Total:		2.314.7											
Comments:																												

Part 3: Planned Nutrient Application																
Operator:		County:		Brookings		Date:		10/05/15		37.						
Date:		32		33		34		35		36						
Initial Nutrient Mgt. Plan - N based fields (acres)		Nutrient Recommendation - SDSU Extension Service EC-750		Manure application based on:		Phosphorus Risk Assessment		Nitrogen Risk Assessment		Estimated years to reapplication based on P ₂ O ₅ rate						
#	Field ID (Include maps to illustrate location)	Name or Tract	Field #	N		P ₂ O ₅		K ₂ O		Total lbs/acre						
				N	P ₂ O ₅	N	P ₂ O ₅	N	P ₂ O ₅	N	P ₂ O ₅	N	P ₂ O ₅	K ₂ O		
1				90.4	0	0	0	0	0	0	0	0	0	0	0	N/A
2				88.1	44	0	0	0	0	0	0	0	0	0	0	N/A
3				248.5	0	0	0	0	0	0	0	0	0	0	0	N/A
4				153.6	0	0	0	0	0	0	0	0	0	0	0	N/A
5				110.5	0	0	0	0	0	0	0	0	0	0	0	N/A
6				144.1	0	0	0	0	0	0	0	0	0	0	0	N/A
7				140.9	0	0	0	0	0	0	0	0	0	0	0	N/A
8				172.3	27	60	0	0	0	0	0	0	0	0	0	N/A
9				133.7	0	0	0	0	0	0	0	0	0	0	0	N/A
10				124.1	0	0	0	0	0	0	0	0	0	0	0	N/A
11				126.3	0	0	0	0	0	0	0	0	0	0	0	N/A
12				157.8	0	0	0	0	0	0	0	0	0	0	0	N/A
13				178.9	0	0	0	0	0	0	0	0	0	0	0	N/A
14				139.2	0	0	0	0	0	0	0	0	0	0	0	N/A
15				216.8	0	0	0	0	0	0	0	0	0	0	0	N/A
16				19.3	0	0	0	0	0	0	0	0	0	0	0	N/A
17																
18																
19																
20																
21																
22																
23																
24																
25																
26																
27																
				2,244.5	N	P ₂ O ₅										
					141,749	174,022										
					465,241	108,916										
Total lbs of N and P ₂ O ₅ available for crops: Total lbs of N and P ₂ O ₅ required by fields: Adequate acres are available based on Nitrogen analysis However, P ₂ O ₅ is in excess of removal. At this rate, it will take approximately 20 year(s) to build all listed fields up to 50 ppm P (Olsen).																

MANURE APPLICATION AGREEMENT

This Agreement, made and entered into this 18 day of August, 2015 between X Larry Diedrich hereinafter described as Landowner, and Kodiak Pork RE, LLC hereinafter described as Tenant, agree as follows:

1. Landowner allows the Tenant the right to spread solid and/or liquid animal manure on the following described real property situated in Brookings County, South Dakota.

Field Location (1/4 Section, Township, Range)	Acres Available	Land Use	
<u>N 94 acres of E 1/2 18-109-48</u>	<u>94</u>		<u>#1</u>
<u>S 109 acres of E 1/2 18-109-48</u>	<u>109</u>		<u>#2</u>
<u>---</u>			
<u>---</u>			
Total Acres (more or less)		<u>203</u>	

2. Tenant shall be allowed to spread manure on the property owned by the Landowner described above at such regular intervals as are mutually agreeable by both parties. The spreading of manure, however, shall not interfere with the productivity, planting, growing and harvesting of crops on the above described premises.
3. Tenant and Landowner jointly agree to apply manure and/or commercial fertilizer at rates not to exceed crop nutrient needs using current soil and manure test results.
4. Tenant further agrees to comply with all local ordinances and state and federal environmental laws in the hauling and spreading of said animal manure.
5. This agreement shall commence Jan 1, 2015 and terminate in 15 years on Jan 1, 2031. Upon expiration this lease shall automatically renew from year-to-year, upon the same terms and conditions, unless either party gives written notice to the other on or before Jan 1 of any given year of an election not to renew this Lease.
6. It is agreed that the Tenant listed above has sole authorization of spreading manure on the above described premises.
7. This agreement is transferrable by tenant to another entity if tenant sells or changes company name
8. Other Conditions (Describe): _____

LANDOWNER X Larry Diedrich
 Printed X Larry Diedrich
 Address: X 1990 Country Club Dr.
 City State Zip: X Brookings SD 57006
 Phone: X 605-690-3297

TENANT B R L
 Printed Barry Kerkaert
 Address: 1300 S. Hwy 75
 City State Zip: Pipestone MN 56164
 Phone: 507 825 4211

MANURE APPLICATION AGREEMENT

This Agreement, made and entered into this 18 day of Aug, 2015 between David Diedrich hereinafter described as Landowner, and Kodiak Park RE, LLC hereinafter described as Tenant, agree as follows:

1. Landowner allows the Tenant the right to spread solid and/or liquid animal manure on the following described real property situated in Brookings County, South Dakota.

Field Location (1/4 Section, Township, Range)	Acres Available	Land Use
<u>E 1/2 3 - 109 - 48</u>	<u>260</u>	
<u>NW 1/4 20 - 109 - 47</u>	<u>154</u>	

Field #4
#6

Total Acres (more or less) _____

2. Tenant shall be allowed to spread manure on the property owned by the Landowner described above at such regular intervals as are mutually agreeable by both parties. The spreading of manure, however, shall not interfere with the productivity, planting, growing and harvesting of crops on the above described premises.
3. Tenant and Landowner jointly agree to apply manure and/or commercial fertilizer at rates not to exceed crop nutrient needs using current soil and manure test results.
4. Tenant further agrees to comply with all local ordinances and state and federal environmental laws in the hauling and spreading of said animal manure.
5. This agreement shall commence Jan 1, 2016 and terminate in 15 years on Jan, 2031. Upon expiration this lease shall automatically renew from year-to-year, upon the same terms and conditions, unless either party gives written notice to the other on or before Jan 1 of any given year of an election not to renew this Lease.
6. It is agreed that the Tenant listed above has sole authorization of spreading manure on the above described premises.
7. This agreement is transferrable by tenant to another entity if tenant sells or changes company name
8. Other Conditions (Describe): _____

LANDOWNER

David Diedrich

Printed David Diedrich

Address: 7345 Valley View Rd

City State Zip: Brookings, SD

Phone: 605 690 3296

TENANT

AB RK
Kodiak Park RE, LLC

Printed Barry Keskaert

Address: 1300 S. Hwy 75

City State Zip: Pipestone, MN 56164

Phone: 507 825 4211

MANURE APPLICATION AGREEMENT

This Agreement, made and entered into this 18 day of August, 2015 between X LC OLSON LLP hereinafter described as Landowner, and Kodink Park RE LLC hereinafter described as Tenant, agree as follows:

1. Landowner allows the Tenant the right to spread solid and/or liquid animal manure on the following described real property situated in Brookings County, South Dakota.

Field Location (1/4 Section, Township, Range)	Acres Available	Land Use
<u>SW 1/4 excluding SW 40 8-109-48</u>	<u>2112</u>	

Field #7

Total Acres (more or less) _____

2. Tenant shall be allowed to spread manure on the property owned by the Landowner described above at such regular intervals as are mutually agreeable by both parties. The spreading of manure, however, shall not interfere with the productivity, planting, growing and harvesting of crops on the above described premises.
3. Tenant and Landowner jointly agree to apply manure and/or commercial fertilizer at rates not to exceed crop nutrient needs using current soil and manure test results.
4. Tenant further agrees to comply with all local ordinances and state and federal environmental laws in the hauling and spreading of said animal manure.
5. This agreement shall commence Jan 1, 2015 and terminate in 15 years on Jan 1, 2031. Upon expiration this lease shall automatically renew from year-to-year, upon the same terms and conditions, unless either party gives written notice to the other on or before Jan 1 of any given year of an election not to renew this Lease.
6. It is agreed that the Tenant listed above has sole authorization of spreading manure on the above described premises.
7. This agreement is transferrable by tenant to another entity if tenant sells or changes company name
8. Other Conditions (Describe): _____

LANDOWNER X LC OLSON LLP

Printed LC Olson

Address: X 2315 E. ST. GEORGE DR.
 City State Zip: X SIOUX FALLS, S.D. 57103
 Phone: X

TENANT Kodink Park RE, LLC

Printed Barry Keckwert

Address: 1300 S. Hwy 75
 City State Zip: Pipestone, MN 56164
 Phone: 507 825 4211

MANURE APPLICATION AGREEMENT

This Agreement, made and entered into this 18 day of August, 2015 between X Must Land Trust ELKTON FARM, LLC hereinafter described as Landowner, and Kedink Park RE, LLC hereinafter described as Tenant, agree as follows:

1. Landowner allows the Tenant the right to spread solid and/or liquid animal manure on the following described real property situated in Blount County, South Dakota.

Field Location (1/4 Section, Township, Range)	Acres Available	Land Use
<u>E 1/2 20-109-48</u>	<u>22.86</u>	

Field # 8A + 8B

Total Acres (more or less) _____

2. Tenant shall be allowed to spread manure on the property owned by the Landowner described above at such regular intervals as are mutually agreeable by both parties. The spreading of manure, however, shall not interfere with the productivity, planting, growing and harvesting of crops on the above described premises.
3. Tenant and Landowner jointly agree to apply manure and/or commercial fertilizer at rates not to exceed crop nutrient needs using current soil and manure test results.
4. Tenant further agrees to comply with all local ordinances and state and federal environmental laws in the hauling and spreading of said animal manure.
5. This agreement shall commence Jan 1, 2016 and terminate in 11 years on Jan 1, 2031. Upon expiration, this lease shall automatically renew from year-to-year, with the same terms and conditions. Either party can give written notice to the other, on or before Jan 1 of any given year of an election not to renew this agreement.
6. It is agreed that the Tenant listed above has sole authorization of spreading manure on the above described premises.
7. This agreement is transferrable by tenant to another entity if tenant sells or changes company name
8. Other Conditions (Describe): _____

LANDOWNER X David W. King
 AS PRESIDENT OF ELKTON FARM, LLC
 Printed X DAVID W. KING

Address: X 515 S. MINNESOTA AVE
 City State Zip: X SIOUX FALLS, SD 57104
 Phone: X 605. 361. 1010

TENANT D. B. King
Kedink Park RE, LLC
 Printed Barry Kerkner

Address: 1300 S Hwy 75
 City State Zip: Pipestone, MN 56164
 Phone: 507 825 4211

MANURE APPLICATION AGREEMENT

This Agreement, made and entered into this 28 day of Aug, 2015
 between Thielen Farms Inc hereinafter
 described as Landowner, and Kodink Pork RE, LLC hereinafter
 described as Tenant, agree as follows:

1. Landowner allows the Tenant the right to spread solid and/or liquid animal manure on the following described real property situated in Brookings County, South Dakota.

Field Location (1/4 Section, Township, Range)	Acres Available	Land Use
<u>S 1/2 34-110-48</u>	<u>210</u>	

Field #9

Total Acres (more or less) _____

2. Tenant shall be allowed to spread manure on the property owned by the Landowner described above at such regular intervals as are mutually agreeable by both parties. The spreading of manure, however, shall not interfere with the productivity, planting, growing and harvesting of crops on the above described premises.
3. Tenant and Landowner jointly agree to apply manure and/or commercial fertilizer at rates not to exceed crop nutrient needs using current soil and manure test results.
4. Tenant further agrees to comply with all local ordinances and state and federal environmental laws in the hauling and spreading of said animal manure.
5. This agreement shall commence Jan 1, 2016 and terminate in 15 years on Jan 1, 2031. Upon expiration, this lease shall automatically renew from year-to-year, with the same terms and conditions. Either party can give written notice to the other, on or before Jan 1 of any given year of an election not to renew this agreement.
6. It is agreed that the Tenant listed above has sole authorization of spreading manure on the above described premises.
7. This agreement is transferrable by tenant to another entity if tenant sells or changes company name
8. Other Conditions (Describe): _____

LANDOWNER Thielen Farms

TENANT Kodink Pork RE, LLC

Printed Thielen Farms

Printed Barry Kerkert

Address: 21717 SD HWY 13
 City State Zip: Elika SD 57026
 Phone: 605-690-8383

Address: 1300 S Hwy 75
 City State Zip: Pipstone ND 58164
 Phone: 507 825-4211

Compose

Inbox
Drafts (3)
Sent
Spam
Trash
Smart Views
Unread
Starred
Important
People
Social
Travel
Shopping
Finance
Folders
AOL_Mail
Incoming
Recent

MANURE APPLICATION AGREEMENT

This Agreement, made and entered into this 18 day of August, 2015 between Robert Smith hereinafter described as Landowner, and Kodiak Park, LLC hereinafter described as Tenant, agree as follows:

1. Landowner allows the Tenant the right to spread solid and/or liquid animal manure on the following described real property situated in Brookings County, South Dakota.

Field Location (1/4 Section, Township, Range)	Acres Available	Land Use
SE 1/4 17-109-48	~125	

Field # 11

Total Acres (more or less) _____

- Tenant shall be allowed to spread manure on the property owned by the Landowner described above at such regular intervals as are mutually agreeable by both parties. The spreading of manure, however, shall not interfere with the productivity, planting, growing and harvesting of crops on the above described premises.
- Tenant and Landowner jointly agree to apply manure and/or commercial fertilizer at rates not to exceed crop nutrient needs using current soil and manure test results.
- Tenant further agrees to comply with all local ordinances and state and federal environmental laws in the hauling and spreading of said animal manure.
- This agreement shall commence Jan 1, 2016 and terminate in 15 years on Jan 1, 2031. Upon expiration, this lease shall automatically renew from year-to-year, with the same terms and conditions. Either party can give written notice to the other, on or before Jan 1 of any given year of an election not to renew this agreement.
- It is agreed that the Tenant listed above has sole authorization of spreading manure on the above described premises.
- This agreement is transferrable by tenant to another entity if tenant sells or changes company name
- Other Conditions (Describe): _____

LANDOWNER X Robert Smith TENANT D. L. R.
 Printed X Robert S. Smith Printed Kodiak Park, LLC
 Address: X 1220 Big Pine Dr. Address: 1700 S Hwy 75
 City State Zip: X Tahoe City, CA City State Zip: P. O. Box 100, MA, SD 5814
 Phone: X 530-703-7012 Phone: 605-825-4211

11 AM
: a

MANURE APPLICATION AGREEMENT

This Agreement, made and entered into this 1st day of Sept., 2015, between Vaske Farms, LLC hereinafter described as Landowner, and Kodiak Pork RE, LLC hereinafter described as Tenant, agree as follows:

1. Landowner allows the Tenant the right to spread solid and/or liquid animal manure on the following described real property situated in Brookings County, South Dakota.

Field Location (1/4 Section, Township, Range)	Acres Available	Land Use	Field #
NE 1/4 13-109N-48W	~126	Crops	12
NW 1/4 17-109N-47W	~127	Crops	13
SE 1/4 17-109N-47W	~121	Crops	14
N 1/2 1-109N-48W	~277	Crops	15
W 1/2 NE 1/4 20-109N-47W	~80	Crops	16
W 1/2 SE 1/4 20-109N-47W	~78	Crops	17
E 1/2 NW 1/4 & N 1/2 NE 1/4 18-109N-47W	~178	Crops	18
Total Acres (more or less)		Apx. 987	

2. Tenant shall be allowed to spread manure on the property owned by the Landowner described above at such regular intervals as are mutually agreeable by both parties. The spreading of manure, however, shall not interfere with the productivity, planting, growing and harvesting of crops on the above described premises.
3. Tenant and Landowner jointly agree to apply manure and/or commercial fertilizer at rates not to exceed crop nutrient needs using current soil and manure test results.
4. Tenant further agrees to comply with all local ordinances and state and federal environmental laws in the hauling and spreading of said animal manure.
5. This agreement shall commence Jan 1, 2016 and terminate in 3 years on Jan 1, 2019.
6. It is agreed that the Tenant listed above has sole authorization of spreading manure on the above described premises.
7. This agreement is transferrable by tenant to another entity if tenant sells or changes company name
8. Other Conditions (Describe): Manure will be billed to Landowner at 60% Commercial fertilizer value determined by Centrol Crop Consulting representative. Tenant will work with landowner to apply manure approximately every other year. Manure application is not guaranteed, but an effort will be made by tenant to supply landowner with manure to meet his cropping needs.

LANDOWNER Vaske Farms, LLC by Jim Vaske
 Printed Vaske Farms, LLC by Jim Vaske

Address: 21215 485th Ave
 City State Zip: Elkton, SD 57026
 Phone: (605) 695-1511

TENANT Kodiak Pork RE, LLC
 Printed Barry Helkwaert

Address: 1300 S. Hwy 25
 City State Zip: Pipestone, MN 56164
 Phone: 507 825 4211

MANURE APPLICATION AGREEMENT

This Agreement, made and entered into this 4 day of SEPT, 2015
 between THIELEN FARMS INC hereinafter
 described as Landowner, and Kerkent Pork RE, LLC hereinafter
 described as Tenant, agree as follows:

1. Landowner allows the Tenant the right to spread solid and/or liquid animal manure on the following described real property situated in Brookings County, South Dakota.

Field Location (1/4 Section, Township, Range)	Acres Available	Land Use
<u>SW 1/4 114 N-T109 N R 48W</u>	<u>146</u>	<u>CORN SOYBEANS</u>

Total Acres (more or less) _____

2. Tenant shall be allowed to spread manure on the property owned by the Landowner described above at such regular intervals as are mutually agreeable by both parties. The spreading of manure, however, shall not interfere with the productivity, planting, growing and harvesting of crops on the above described premises.
3. Tenant and Landowner jointly agree to apply manure and/or commercial fertilizer at rates not to exceed crop nutrient needs using current soil and manure test results.
4. Tenant further agrees to comply with all local ordinances and state and federal environmental laws in the hauling and spreading of said animal manure.
5. This agreement shall commence Jan 1, 2016 and terminate in 15 years on Jan 1, 2031. Upon expiration, this lease shall automatically renew from year-to-year, with the same terms and conditions. Either party can give written notice to the other, on or before Jan 1 of any given year of an election not to renew this agreement.
6. It is agreed that the Tenant listed above has sole authorization of spreading manure on the above described premises.
7. This agreement is transferrable by tenant to another entity if tenant sells or changes company name
8. Other Conditions (Describe): _____

Thielen Farms Inc
LANDOWNER Larry Thielen Pres
THIELEN FARMS INC.
 Printed LARRY THIELEN PRES

Address: 21732 SD HWY 13
 City State Zip: ELITON, SD 57026
 Phone: 605 690 7486

Kerkent Pork RE, LLC
TENANT Bobby Kerkent
Kerkent Pork RE, LLC
 Printed Bobby Kerkent

Address: 1300 S Hwy 75
 City State Zip: Pipestone MN 56164
 Phone: 507 825 4211

MANURE APPLICATION AGREEMENT

This Agreement, made and entered into this 23 day of SEPTEMBER, 2015 between THIELEN FARMS INC hereinafter described as Landowner, and KODIAK PORK RE, LLC hereinafter described as Tenant, agree as follows:

1. Landowner allows the Tenant the right to spread solid and/or liquid animal manure on the following described real property situated in Brookings County, South Dakota.

Field Location (1/4 Section, Township, Range)	Acres Available	Land Use
<u>W 1/2 SEC 22 109 N 48 W</u>	<u>249</u>	<u>CORN BEANS</u>
<u>LOT 2 E 1/2 NW 1/4 SEC 21 109 N 48 W</u>	<u>20</u>	<u>CORN BEANS</u>

Total Acres (more or less) _____

2. Tenant shall be allowed to spread manure on the property owned by the Landowner described above at such regular intervals as are mutually agreeable by both parties. The spreading of manure, however, shall not interfere with the productivity, planting, growing and harvesting of crops on the above described premises.
3. Tenant and Landowner jointly agree to apply manure and/or commercial fertilizer at rates not to exceed crop nutrient needs using current soil and manure test results.
4. Tenant further agrees to comply with all local ordinances and state and federal environmental laws in the hauling and spreading of said animal manure.
5. This agreement shall commence Jan 1, 2016 and terminate in 15 years on Jan 1, 2031. Upon expiration, this lease shall automatically renew from year-to-year, with the same terms and conditions. Either party can give written notice to the other, on or before Jan 1 of any given year of an election not to renew this agreement.
6. It is agreed that the Tenant listed above has sole authorization of spreading manure on the above described premises.
7. This agreement is transferrable by tenant to another entity if tenant sells or changes company name
8. Other Conditions (Describe): _____

LANDOWNER Thielen Farms Inc
Larry Thielen

TENANT W-B-R-L
Kodiak Pork RE, LLC

Printed THIELEN FARMS INC
LARRY THIELEN TREAS.

Printed Barry Kerkhart

Address: 21732 SD HWY 13
City State Zip: ELKTON SD 57026
Phone: 605 690 7485

Address: 1300 S Hwy 75
City State Zip: Pipestone MN 56164
Phone: 507 825 4211

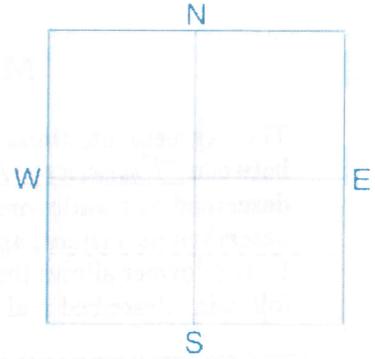
Leisy Diedrich

CENTROL CROP CONSULTING

Soil Analysis by Agvise Laboratories
(http://www.agvise.com)
Northwood: (701) 587-6010
Benson: (320) 843-4109

SOIL TEST REPORT

FIELD ID **LoveJoy N**
SAMPLE ID **Green B**
FIELD NAME *NE 18-109-48*
COUNTY
TWP RANGE
SECTION QTR ACRES **0**
PREV. CROP **Soybeans**



SUBMITTED FOR:
Diedrich Farms

SUBMITTED BY: **BA1510**
KEVIN BANKEN-CENTROL
333 MARIAN AVE
BROOKINGS, SD 57006

REF # **1098040** BOX # **2309**
LAB # **BN210571**

Date Sampled

Date Received **11/05/2014**

Date Reported **9/18/2015**

Nutrient In The Soil		Interpretation				1st Crop Choice		2nd Crop Choice		3rd Crop Choice			
		VLow	Low	Med	High	YIELD GOAL		YIELD GOAL		YIELD GOAL			
Nitrate	0-6" 16 lb/ac	*****				0	0	0	SUGGESTED GUIDELINES				
Phosphorus	Olsen 13 ppm	*****				SUGGESTED GUIDELINES		SUGGESTED GUIDELINES		SUGGESTED GUIDELINES			
Potassium	130 ppm	*****				LB/ACRE	APPLICATION	LB/ACRE	APPLICATION	LB/ACRE	APPLICATION		
Chloride						N		N		N			
Sulfur						P ₂ O ₅		P ₂ O ₅		P ₂ O ₅			
Boron						K ₂ O		K ₂ O		K ₂ O			
Zinc	0.79 ppm	*****				Cl		Cl		Cl			
Iron						S		S		S			
Manganese						B		B		B			
Copper						Zn		Zn		Zn			
Magnesium						Fe		Fe		Fe			
Calcium						Mn		Mn		Mn			
Sodium						Cu		Cu		Cu			
Org.Matter	4.0 %	*****				Mg		Mg		Mg			
Carbonate(CCE)						Lime		Lime		Lime			
Sol. Salts						Soil pH	Buffer pH	Cation Exchange Capacity	% Base Saturation (Typical Range)				
									% Ca	% Mg	% K	% Na	% H
						0-6" 5.6	6.2						

General Comments: (Reduce Lime by 1/2 for W.MN, W.IOWA and the DAKOTAS).

Field 1

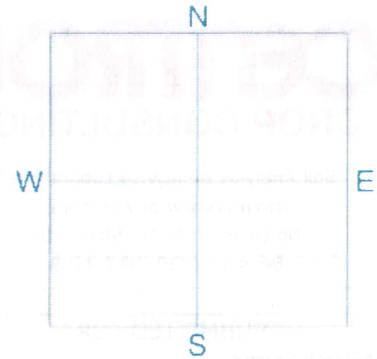
CENTROL[®]

CROP CONSULTING

Soil Analysis by Agvise Laboratories
 (http://www.agvise.com)
 Northwood: (701) 587-6010
 Benson: (320) 843-4109

SOIL TEST REPORT

FIELD ID **LoveJoy S**
 SAMPLE ID **Green A**
 FIELD NAME
 COUNTY **SE 18-109-48**
 TWP RANGE
 SECTION QTR ACRES **0**
 PREV. CROP **Soybeans**



SUBMITTED FOR:
Diedrich Farms

SUBMITTED BY: **BA1510**
KEVIN BANKEN-CENTROL
333 MARIAN AVE
BROOKINGS, SD 57006

REF # **1098104** BOX # **2306**
 LAB # **BN210528**

Date Sampled

Date Received **11/05/2014**

Date Reported **9/18/2015**

Nutrient In The Soil		Interpretation				1st Crop Choice		2nd Crop Choice		3rd Crop Choice		
		VLow	Low	Med	High	YIELD GOAL		YIELD GOAL		YIELD GOAL		
Nitrate	0-6"					0		0		0		
	6-24"					SUGGESTED GUIDELINES		SUGGESTED GUIDELINES		SUGGESTED GUIDELINES		
	0-24"					LB/ACRE	APPLICATION	LB/ACRE	APPLICATION	LB/ACRE	APPLICATION	
Phosphorus	Olsen 11 ppm					N		N		N		
Potassium	167 ppm					P ₂ O ₅		P ₂ O ₅		P ₂ O ₅		
Chloride						K ₂ O		K ₂ O		K ₂ O		
Sulfur						Cl		Cl		Cl		
Boron						S		S		S		
Zinc	0.92 ppm					B		B		B		
Iron						Zn		Zn		Zn		
Manganese						Fe		Fe		Fe		
Copper						Mn		Mn		Mn		
Magnesium						Cu		Cu		Cu		
Calcium						Mg		Mg		Mg		
Sodium						Lime		Lime		Lime		
Org.Matter	4.2 %					Soil pH		% Base Saturation (Typical Range)				
Carbonate(CCE)						Buffer pH	Cation Exchange Capacity	% Ca	% Mg	% K	% Na	% H
Sol. Salts						0-6" 5.6	6.2					
						6-24" 7.2						

General Comments: (Reduce Lime by 1/2 for W.MN, W.IOWA and the DAKOTAS).

Field 2

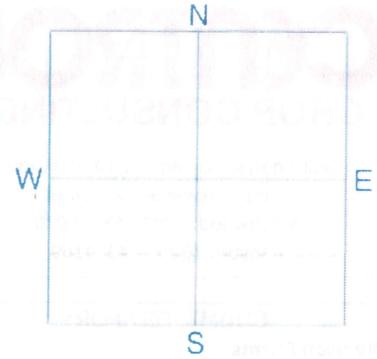
Dave Dredlich

CENTROL CROP CONSULTING

Soil Analysis by Agvise Laboratories
(http://www.agvise.com)
Northwood: (701) 587-6010
Benson: (320) 843-4109

SOIL TEST REPORT

FIELD ID **Stines**
SAMPLE ID **Red B**
FIELD NAME *E-3-109-48*
COUNTY
TWP RANGE
SECTION QTR ACRES **0**
PREV. CROP **Soybeans**



SUBMITTED FOR:
Diedrich Farms

SUBMITTED BY: **BA1510**
KEVIN BANKEN-CENTROL
333 MARIAN AVE
BROOKINGS, SD 57006

REF # **1174322** BOX # **0**
LAB # **BN18504**

Date Sampled

Date Received **04/13/2015**

Date Reported **9/18/2015**

Nutrient In The Soil		Interpretation				1st Crop Choice		2nd Crop Choice		3rd Crop Choice		
		VLow	Low	Med	High	YIELD GOAL		YIELD GOAL		YIELD GOAL		
Nitrate	0-6" 59 lb/ac					0		0		0		
	6-24" 99 lb/ac	*****				SUGGESTED GUIDELINES		SUGGESTED GUIDELINES		SUGGESTED GUIDELINES		
	0-24" 158 lb/ac					LB/ACRE	APPLICATION	LB/ACRE	APPLICATION	LB/ACRE	APPLICATION	
Phosphorus	Olsen 20 ppm	*****				N		N		N		
Potassium	248 ppm	*****				P ₂ O ₅		P ₂ O ₅		P ₂ O ₅		
Chloride						K ₂ O		K ₂ O		K ₂ O		
Sulfur						Cl		Cl		Cl		
Boron						S		S		S		
Zinc	0.70 ppm	*****				B		B		B		
Iron						Zn		Zn		Zn		
Manganese						Fe		Fe		Fe		
Copper						Mn		Mn		Mn		
Magnesium						Cu		Cu		Cu		
Calcium						Mg		Mg		Mg		
Sodium						Lime		Lime		Lime		
Org.Matter	3.9 %	*****				Soil pH		% Base Saturation (Typical Range)				
Carbonate(CCE)						Buffer pH	Cation Exchange Capacity	% Ca	% Mg	% K	% Na	% H
Sol. Salts						0-6" 5.5	6.5					
						6-24" 6.8						

General Comments: (Reduce Lime by 1/2 for W.MN, W.IOWA and the DAKOTAS).

Field 4



service@aglabexpress.com 3600 S. Minnesota Ave.
 605-271-9237 Suite 200
 Fax 605-271-9238 Sioux Falls, SD 57105
 www.aglabexpress.com

SOIL REPORT

Registered: 30-Dec-2013

SUBMITTED FOR:
Diedrich Farms

SUBMITTED BY:
105120001 Kevin Banken Centrol Crop
Consulting Inc. 333 Marian Ave.

FIELD ID: Elkton Farm
 SAMPLE ID: Blue A
 LAB NUMBER: 2013104308

Nutrients	Results	Level	Not selected	Not selected	Not selected	Soil Test	Results
00-06	21 lb/acre		Yield goal 0	Yield goal 0	Yield goal 0	pH	6.6
Nitrate 06-24	44 lb/acre	M				buffer pH	6.8
Olsen P	13 ppm	H				Organic Matter	5.4 %
Bray P1						Soluble Salts	0.6 mmhos/cm
Bray P2						Sodium	
Potassium	206 ppm	VH				ESP	
00-06						CEC	
Sulfur 06-24						Base Saturation Ca	
Zinc	1.2 ppm	VH				Base Saturation Mg	
Calcium						Base Saturation K	
Magnesium						Base Saturation Na	
Manganese						Base Saturation H	
Iron						Fizz	
Copper						Texture Class	
Boron						Previous Crop	
Chloride						Tillage	Conventional
Lime							

General Comments: No lime is recommended based on this buffer index test.

Dave Diedrich
NE 20-109-47

Field 6

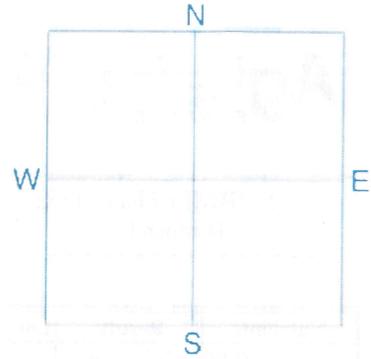
LC Olson, WI by Dave Diebrock



Soil Analysis by Agvise Laboratories
 (http://www.agvise.com)
 Northwood: (701) 587-6010
 Benson: (320) 843-4109

SOIL TEST REPORT

FIELD ID **Olson 110**
 SAMPLE ID **2**
 FIELD NAME *SW 8-109-48*
 COUNTY
 TWP RANGE
 SECTION QTR ACRES **0**
 PREV. CROP



SUBMITTED FOR:
Kodiak Pork LLC

SUBMITTED BY: **BA3987**
KEVIN BANKEN-CENTROL
(MANURE MGNT)
333 MARIAN AVE
BROOKINGS, SD 57006

REF # **1291461** BOX # **0**
 LAB # **BN114999**

Date Sampled

Date Received **09/16/2015**

Date Reported **9/18/2015**

Nutrient In The Soil	Interpretation				1st Crop Choice		2nd Crop Choice		3rd Crop Choice	
	VLow	Low	Med	High	LB/ACRE	APPLICATION	LB/ACRE	APPLICATION	LB/ACRE	APPLICATION
Nitrate										
Phosphorus Olsen 18 ppm	*****	*****	*****	*****						
Potassium										
Chloride										
Sulfur										
Boron										
Zinc										
Iron										
Manganese										
Copper										
Magnesium										
Calcium										
Sodium										
Org.Matter										
Carbonate(CCE)										
Sol. Salts										
Soil pH		Buffer pH		Cation Exchange Capacity		% Base Saturation (Typical Range)				
0-6" 5.5						% Ca	% Mg	% K	% Na	% H

Field 7

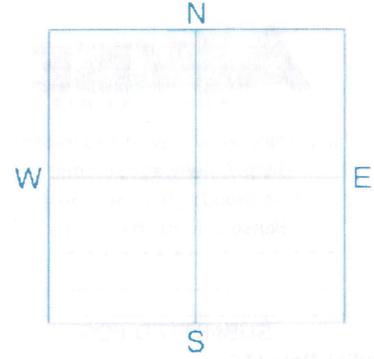
Elkton Farm, LLC by Denise Dredrich



Soil Analysis by Agvise Laboratories
 (http://www.agvise.com)
 Northwood: (701) 587-6010
 Benson: (320) 843-4109

SOIL TEST REPORT

FIELD ID **Murt N**
 SAMPLE ID **1**
 FIELD NAME *NE 20-109-48*
 COUNTY
 TWP RANGE
 SECTION QTR ACRES **0**
 PREV. CROP



SUBMITTED FOR:
Kodiak Pork LLC

SUBMITTED BY: **BA3987**
KEVIN BANKEN-CENTROL
(MANURE MGNT)
333 MARIAN AVE
BROOKINGS, SD 57006

REF # **1291454** BOX # **0**
 LAB # **BN114870**

Date Sampled _____ Date Received **09/16/2015** Date Reported **9/18/2015**

Nutrient In The Soil		Interpretation				1st Crop Choice		2nd Crop Choice		3rd Crop Choice			
		VLow	Low	Med	High	YIELD GOAL		YIELD GOAL		YIELD GOAL			
Nitrate													
Phosphorus	Olsen 20 ppm	*****	*****	*****									
Potassium													
Chloride													
Sulfur													
Boron													
Zinc													
Iron													
Manganese													
Copper													
Magnesium													
Calcium													
Sodium													
Org.Matter													
Carbonate(CCE)													
Sol. Salts													
						Soil pH		Buffer pH		Cation Exchange Capacity		% Base Saturation (Typical Range)	
						0-6" 5.7						% Ca % Mg % K % Na % H	

Field 8-A

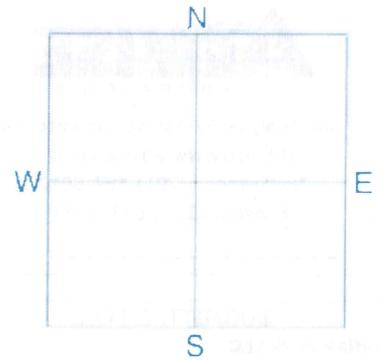
*Eikman Farm, LLC
Deena Dredzich*



Soil Analysis by Agvise Laboratories
(http://www.agvise.com)
Northwood: (701) 587-6010
Benson: (320) 843-4109

SOIL TEST REPORT

FIELD ID **Murt S**
 SAMPLE ID **1**
 FIELD NAME *SE 20-109-48*
 COUNTY
 TWP RANGE
 SECTION QTR ACRES **0**
 PREV. CROP



SUBMITTED FOR:
Kodiak Pork LLC

SUBMITTED BY: **BA3987**
KEVIN BANKEN-CENTROL
(MANURE MGNT)
333 MARIAN AVE
BROOKINGS, SD 57006

REF # **1291457** BOX # **0**
 LAB # **BN114874**

Date Sampled

Date Received **09/16/2015**

Date Reported **9/18/2015**

Nutrient In The Soil	Interpretation				1st Crop Choice		2nd Crop Choice		3rd Crop Choice		
	VLow	Low	Med	High	LB/ACRE	APPLICATION	LB/ACRE	APPLICATION	LB/ACRE	APPLICATION	
Nitrate					YIELD GOAL		YIELD GOAL		YIELD GOAL		
					0		0		0		
					SUGGESTED GUIDELINES		SUGGESTED GUIDELINES		SUGGESTED GUIDELINES		
					N		N		N		
Phosphorus Olsen 35 ppm	*****	*****	*****	*****	P ₂ O ₅		P ₂ O ₅		P ₂ O ₅		
Potassium					K ₂ O		K ₂ O		K ₂ O		
Chloride					Cl		Cl		Cl		
Sulfur					S		S		S		
Boron					B		B		B		
Zinc					Zn		Zn		Zn		
Iron					Fe		Fe		Fe		
Manganese					Mn		Mn		Mn		
Copper					Cu		Cu		Cu		
Magnesium					Mg		Mg		Mg		
Calcium					Lime		Lime		Lime		
Sodium											
Org.Matter											
Carbonate(CCE)											
Sol. Salts											
					Soil pH	Buffer pH	Cation Exchange Capacity		% Base Saturation (Typical Range)		
							% Ca	% Mg	% K	% Na	% H
					0-6" 4.7						

Field 8-B

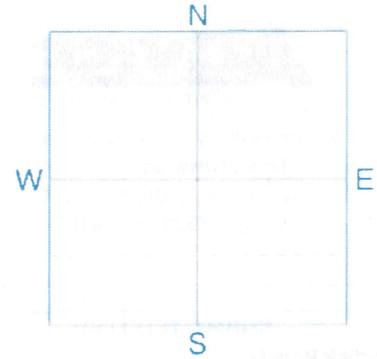
Thielen

CENTROL[®] CROP CONSULTING

Soil Analysis by Agvise Laboratories
(http://www.agvise.com)
Northwood: (701) 587-6010
Benson: (320) 843-4109

SOIL TEST REPORT

FIELD ID **Alton Farm**
SAMPLE ID **NE 4**
FIELD NAME
COUNTY **S 34-110-48**
TWP RANGE
SECTION QTR ACRES **0**
PREV. CROP **Soybeans**



SUBMITTED FOR:
Thielen Farms

SUBMITTED BY: **BA1510**
KEVIN BANKEN-CENTROL
333 MARIAN AVE
BROOKINGS, SD 57006

REF # **1109440** BOX # **2147**
LAB # **BN219169**

Date Sampled

Date Received **11/12/2014**

Date Reported **9/18/2015**

Nutrient In The Soil	Interpretation	1st Crop Choice		2nd Crop Choice		3rd Crop Choice	
		YIELD GOAL	SUGGESTED GUIDELINES	YIELD GOAL	SUGGESTED GUIDELINES	YIELD GOAL	SUGGESTED GUIDELINES
Nitrate		0		0		0	
Olsen Phosphorus 11 ppm	*****						
Potassium 151 ppm	*****						
Chloride							
Sulfur							
Boron							
Zinc 1.85 ppm	*****						
Iron							
Manganese							
Copper							
Magnesium							
Calcium							
Sodium							
Org.Matter							
Carbonate(CCE)							
Sol. Salts							
		Soil pH	Buffer pH	Cation Exchange Capacity	% Base Saturation (Typical Range)		
					% Ca	% Mg	% K
					% Na	% H	
		0-6" 7.8					

Field 9

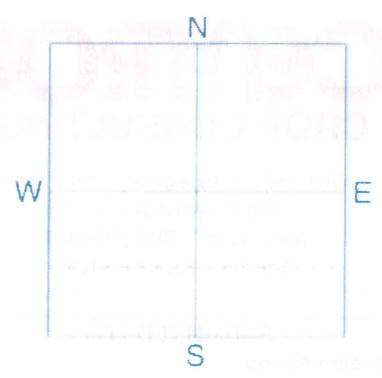
Robert Smith by Denise Dieckhoff



Soil Analysis by Agvise Laboratories
 (http://www.agvise.com)
 Northwood: (701) 587-6010
 Benson: (320) 843-4109

SOIL TEST REPORT

FIELD ID **Smith N**
 SAMPLE ID **3**
 FIELD NAME **SE 17-109-48**
 COUNTY
 TWP RANGE
 SECTION QTR ACRES **0**
 PREV. CROP



SUBMITTED FOR:
Kodiak Pork LLC

SUBMITTED BY: **BA3987**
KEVIN BANKEN-CENTROL
(MANURE MGNT)
333 MARIAN AVE
BROOKINGS, SD 57006

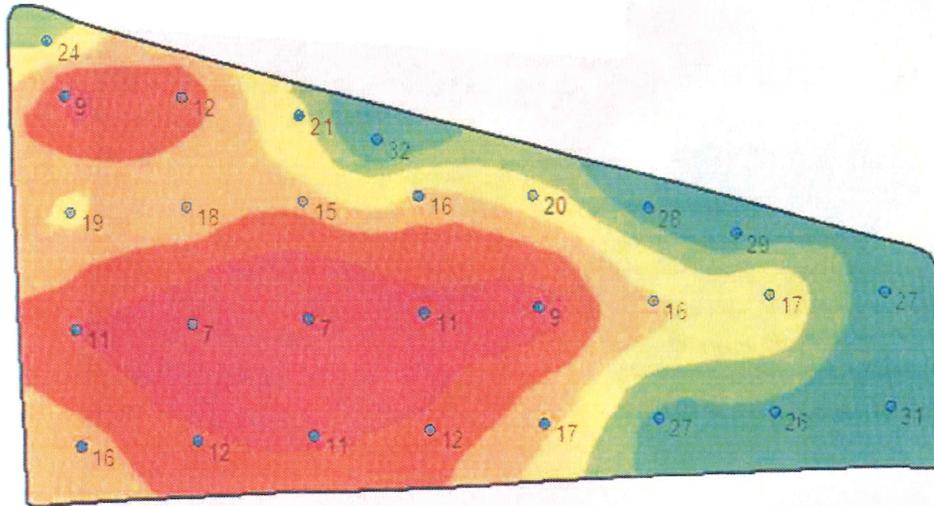
REF # **1291465** BOX # **0**
 LAB # **BN115002**

Date Sampled _____ Date Received **09/16/2015** Date Reported **9/18/2015**

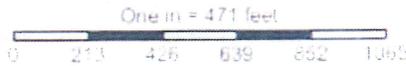
Nutrient In The Soil	Interpretation				1st Crop Choice		2nd Crop Choice		3rd Crop Choice			
	VLow	Low	Med	High	YIELD GOAL	YIELD GOAL	YIELD GOAL	SUGGESTED GUIDELINES	SUGGESTED GUIDELINES	SUGGESTED GUIDELINES		
Nitrate					0	0	0					
Phosphorus Olsen 17 ppm	*****											
Potassium												
Chloride												
Sulfur												
Boron												
Zinc												
Iron												
Manganese												
Copper												
Magnesium												
Calcium												
Sodium												
Org. Matter												
Carbonate(CCE)												
Sol. Salts												
					Soil pH	Buffer pH	Cation Exchange Capacity	% Base Saturation (Typical Range)				
								% Ca	% Mg	% K	% Na	% H
					0-6" 6.4							

Field 11

Phosphorus (Olsen)



Grower: Vaske, Jon
 Farm: Jon Vaske
 Field: P13_S pa13m
 Area: 60.34 ac
 Lat: 44.24824°N
 Lon: 096.53167°W
 Event Date(s): 4/8/2015



Field Boundary	
Phosphorus (Olsen) ppm	
7 - 11	(11.7 ac) (19.3 %)
11 - 14	(13.8 ac) (22.9 %)
14 - 18	(12.3 ac) (20.3 %)
18 - 22	(7.1 ac) (11.8 %)
22 - 25	(5.5 ac) (9.1 %)
25 - 28	(6.5 ac) (10.8 %)
29 - 32	(3.5 ac) (5.7 %)

Vaske

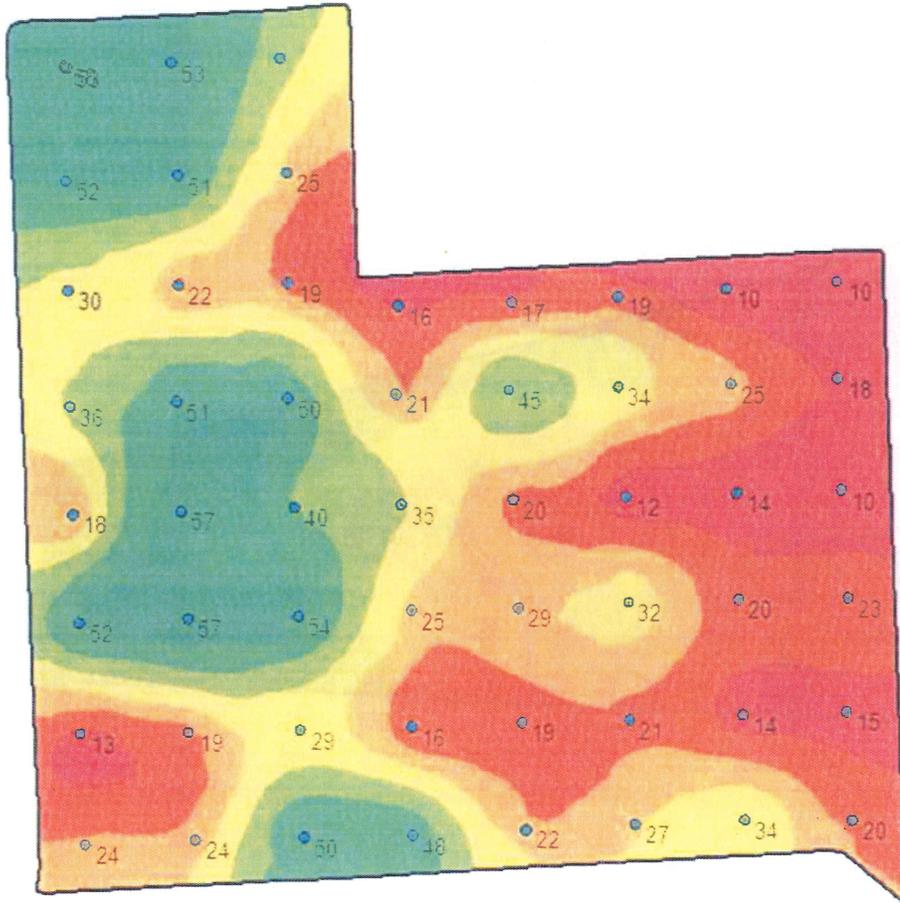
NE 13-109-48

Season: 2015
 Min: 7.10 ppm
 Avg: 17.13 ppm
 Max: 31.58 ppm

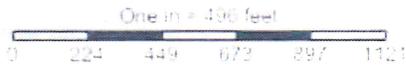
CENTROL
CROP CONSULTING

Field 12

Phosphorus (Olsen)



Grower: Vaske, Jon
 Farm: Jon Vaske
 Field: E17_NW eL17i
 Area: 125.72 ac
 Lat: 44.25005°N
 Lon: 096.50130°W
 Event Date(s): 4/14/2014



Field Boundary	
Phosphorus (Olsen) ppm	
9 - 17 (15.9 ac) (12.7 %)	
17 - 22 (26.0 ac) (20.7 %)	
22 - 28 (24.2 ac) (19.3 %)	
28 - 34 (20.7 ac) (16.4 %)	
34 - 41 (13.7 ac) (10.9 %)	
42 - 49 (11.8 ac) (9.4 %)	
49 - 57 (13.4 ac) (10.6 %)	

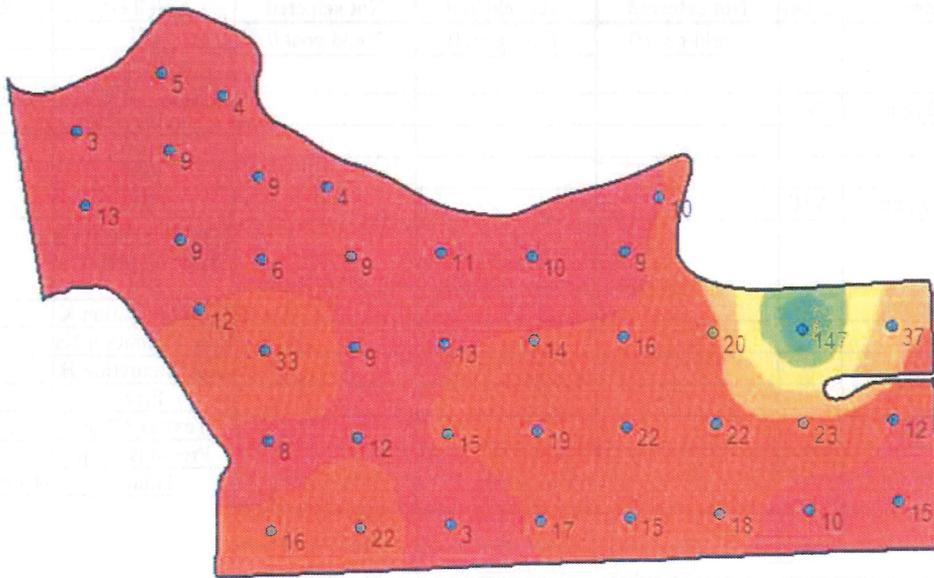
Season: 2015
 Min: 9.24 ppm
 Avg: 29.88 ppm
 Max: 57.07 ppm

Vaske
Nw 18-109-47

CENTROL
CROP CONSULTING

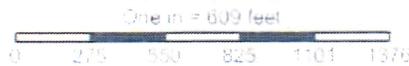
Field 13

Phosphorus (Olsen)



Grower: Vaske, Jon
 Farm: Jon Vaske
 Field: P-1-East
 Area: 94.33 ac
 Lat: 44.27798°N
 Lon: 096.53356°W
 Event Date(s): 10/17/2012

Season: 2013
 Min: 3.09 ppm
 Avg: 16.95 ppm
 Max: 140.13 ppm



Field Boundary	
Phosphorus (Olsen) ppm	
3 - 14	(51.7 ac) (54.8 %)
14 - 30	(35.7 ac) (37.8 %)
31 - 58	(3.5 ac) (3.7 %)
60 - 89	(1.7 ac) (1.8 %)
89 - 110	(1.1 ac) (1.2 %)
113 - 128	(0.6 ac) (0.6 %)
140	(0.1 ac) (0.1 %)

Vaske
N 1-109-48

CENTROL
 CROP CONSULTING

Field 15



service@aglabexpress.com 3600 S. Minnesota Ave.
 605-271-9237 Suite 200
 Fax 605-271-9238 Sioux Falls, SD 57105
 www.aglabexpress.com

SOIL REPORT
 Registered: 26-Dec-2013

SUBMITTED FOR:
 Vaske

SUBMITTED BY:
 105120001 Kevin Banken Centrol Crop
 Consulting Inc. 333 Marian Ave.

FIELD ID: E20-N
 SAMPLE ID: A
 LAB NUMBER: 2013104277

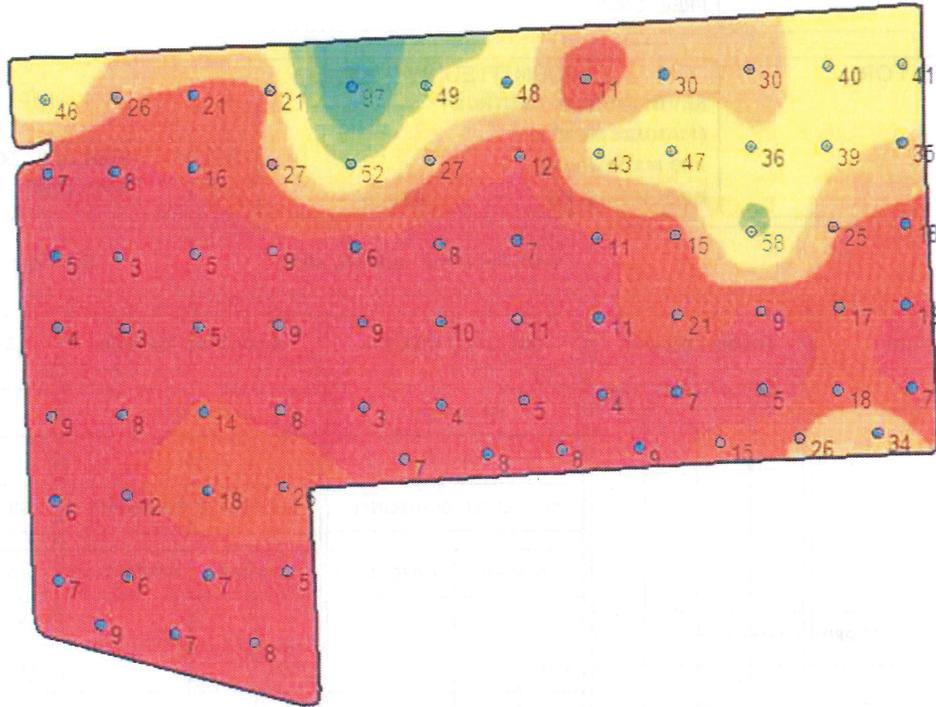
Nutrients	Results	Level	Not selected	Not selected	Not selected	Soil Test	Results
00-06 Nitrate			Yield goal 0	Yield goal 0	Yield goal 0	pH	6.9
						buffer pH	
Olsen P	10 ppm	M				Organic Matter	5.3 %
Bray P1						Soluble Salts	
Bray P2						Sodium	
Potassium	177 ppm	VH				ESP	
						CEC	
00-06 Sulfur						Base Saturation Ca	
						Base Saturation Mg	
Zinc	1 ppm	H				Base Saturation K	
Calcium						Base Saturation Na	
Magnesium						Base Saturation H	
Manganese						Fizz	
Iron						Texture Class	
Copper						Previous Crop	
Boron						Tillage	Conventional
Chloride							
Lime							

General Comments:

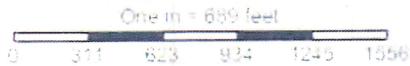
Vaske
NE 20-109-47

Field 16

Phosphorus (Olsen)



Grower: Vaske, Jon
 Farm: Jon Vaske
 Field: E18 eL18L
 Area: 178.61 ac
 Lat: 44.24999°N
 Lon: 096.51381°W
 Event Date(s): 4/14/2014



Field Boundary	
Phosphorus (Olsen) ppm	
Red	3 - 13 (88.7 ac) (49.7 %)
Orange	13 - 24 (36.7 ac) (20.5 %)
Yellow	24 - 36 (24.4 ac) (13.7 %)
Light Green	36 - 49 (22.8 ac) (12.7 %)
Green	50 - 66 (3.6 ac) (2.0 %)
Dark Green	67 - 81 (2.0 ac) (1.1 %)
Very Dark Green	83 - 92 (0.5 ac) (0.3 %)

*Vaske
N18-109-49*

Season: 2015
 Min: 2.80 ppm
 Avg: 18.84 ppm
 Max: 91.73 ppm

CENTROL
CROP CONSULTING

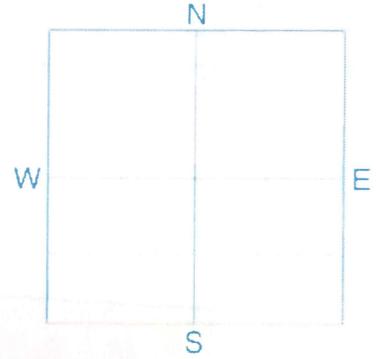
Field 18



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 (http://www.agvise.com)
 Northwood: (701) 587-6010
 Benson: (320) 843-4109

SOIL TEST REPORT

FIELD ID **Joes**
 SAMPLE ID **1**
 FIELD NAME *SW 14-109-48*
 COUNTY
 TWP RANGE
 SECTION QTR ACRES **0**
 PREV. CROP



SUBMITTED FOR:
Kodiak Pork LLC

SUBMITTED BY: **BA3987**
KEVIN BANKEN-CENTROL
(MANURE MGNT)
333 MARIAN AVE
BROOKINGS, SD 57006

REF # **1291445** BOX # **0**
 LAB # **BN114880**

Date Sampled _____ Date Received **09/16/2015** Date Reported **9/18/2015**

Nutrient In The Soil		Interpretation				1st Crop Choice		2nd Crop Choice		3rd Crop Choice	
		VLow	Low	Med	High	YIELD GOAL	YIELD GOAL	YIELD GOAL	SUGGESTED GUIDELINES	SUGGESTED GUIDELINES	SUGGESTED GUIDELINES
Nitrate											
Phosphorus	Olsen 24 ppm	*****									
Potassium											
Chloride											
Sulfur											
Boron											
Zinc											
Iron											
Manganese											
Copper											
Magnesium											
Calcium											
Sodium											
Org.Matter											
Carbonate(CCE)											
Sol. Salts											
		Soil pH		Buffer pH		Cation Exchange Capacity		% Base Saturation (Typical Range)			
		0-6" 6.5						% Ca % Mg % K % Na % H			

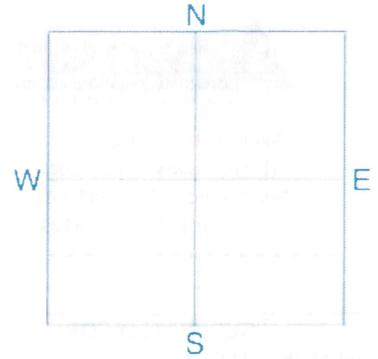
Field 19



Soil Analysis by Agvise Laboratories
 (http://www.agvise.com)
 Northwood: (701) 587-6010
 Benson: (320) 843-4109

SOIL TEST REPORT

FIELD ID **Thielen**
 SAMPLE ID **3**
 FIELD NAME
 COUNTY
 TWP RANGE
 SECTION QTR ACRES **0**
 PREV. CROP



SUBMITTED FOR:
Kodiak Pork LLC

SUBMITTED BY: **BA3987**
KEVIN BANKEN-CENTROL
(MANURE MGNT)
333 MARIAN AVE
BROOKINGS, SD 57006

REF # **1331126** BOX # **0**
 LAB # **BN133927**

Date Sampled _____ Date Received **09/30/2015** Date Reported **10/2/2015**

Nutrient In The Soil	Interpretation	1st Crop Choice		2nd Crop Choice		3rd Crop Choice	
		YIELD GOAL	SUGGESTED GUIDELINES	YIELD GOAL	SUGGESTED GUIDELINES	YIELD GOAL	SUGGESTED GUIDELINES
Nitrate		0		0		0	
Olsen Phosphorus 32 ppm	*****						
Potassium							
Chloride							
Sulfur							
Boron							
Zinc							
Iron							
Manganese							
Copper							
Magnesium							
Calcium							
Sodium							
Org.Matter							
Carbonate(CCE)							
Sol. Salts							

Field 20



SD-CPA-29

RUSLE2 Profile Erosion Calculation Record

Info: Kodiak Pork RE, LLC
Field 1

Inputs: File: profiles/default
Location: USA\South Dakota\Brookings County
Soil: South Dakota\Brookings, SD soils\BbB BARNES CLAY LOAM, 2 TO 6 PERCENT SLOPES\BARNES clay loam 80%
T value: 5.0 t/ac/yr
Slope length (horiz): 150 ft
Avg. slope steepness: 4.0 %

Management	Vegetation	Yield units	# yield units, #/ac
managements\CMZ 04\B.Multi-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Corn, grain	bushels	112.00
managements\CMZ 04\B.Multi-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Soybean, mw 7in rows	bu	20.000

Contouring: a. rows up-and-down hill
Strips/barriers: (none)
Diversion/terrace, sediment basin: (none)
Adjust res. burial level: Normal res. burial
Outputs:
Soil loss for cons. plan: 1.6 t/ac/yr Sediment delivery: 1.6 t/ac/yr
Net C factor: 0.15
Net K factor: 0.21
Net LS factor: 0.53

Date	Operation	Vegetation	Surf. res. cov. after op, %
5/10/0	Cultivator, field 6-12 in sweeps		37
5/10/0	planter, double disk opnr	Corn, grain	37
10/20/0	Harvest, killing crop 50pct standing stubble		71
11/1/0	Chisel, st. pt.		47
5/15/1	Cultivator, field 6-12 in sweeps		49
5/15/1	Drill or airseeder, double disk	Soybean, mw 7in rows	49
10/10/1	Harvest, killing crop 20pct standing stubble		65

Soil conditioning index (SCI): 0.345
Wind & irrigation-induced erosion for SCI: 0 t/ac/yr
SCI OM subfactor: 0.18
SCI FO subfactor: 0.50
SCI ER subfactor: 0.36
Avg. annual slope STIR: 50.7

The SCI is the Soil Conditioning Index rating. If the calculated index is a negative value, soil organic matter levels are predicted to decline under that production system. If the index is a positive value, soil organic matter levels are predicted to increase under that system.

The STIR value is the Soil Tillage Intensity Rating. It utilizes the speed, depth, surface disturbance percent and tillage type parameters to calculate a tillage intensity rating for the system used in growing a crop or a rotation. STIR ratings tend to show the differences in the degree of soil disturbance between systems. The kind, severity and number of ground disturbing passes are evaluated for the entire cropping rotation as shown in the management description.



RUSLE2 Profile Erosion Calculation Record

Info: Kodiak Pork RE, LLC
field 9

Inputs:File:profiles\default

Location: USA\South Dakota\Brookings County

Soil: South Dakota\Brookings, SD soils\Dn DIVIDE LOAM, 0 TO 2 PERCENT SLOPES\DIVIDE loam 80%

T value: 4.0 t/ac/yr

Slope length (horiz): 150 ft

Avg. slope steepness: 2.0 %

Management	Vegetation	Yield units	# yield units, #/ac
managements\CMZ 04lb.Mulli-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Corn, grain	bushels	112.00
managements\CMZ 04lb.Mulli-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Soybean, mw 7in rows	bu	20.000

Contouring: a. rows up-and-down hill

Strips/barriers: (none)

Diversion/terrace, sediment basin: (none)

Adjust res. burial level: Normal res. burial

Outputs:

Soil loss for cons. plan: 0.86 t/ac/yr Sediment delivery: 0.86 t/ac/yr

Net C factor: 0.15

Net K factor: 0.21

Net LS factor: 0.27

Date	Operation	Vegetation	Surf. res. cov. after op, %
5/10/0	Cultivator, field 6-12 in sweeps		37
5/10/0	planter, double disk opnr	Corn, grain	37
10/20/0	Harvest, killing crop 50pct standing stubble		71
11/1/0	Chisel, st. pt.		47
5/15/1	Cultivator, field 6-12 in sweeps		49
5/15/1	Drill or airseeder, double disk	Soybean, mw 7in rows	49
10/10/1	Harvest, killing crop 20pct standing stubble		65

Soil conditioning index (SCI): 0.311
Wind & irrigation-induced erosion for SCI: 0 t/ac/yr
SCI OM subfactor: -0.051
SCI FO subfactor: 0.50
SCI ER subfactor: 0.66
Avg. annual slope STIR: 50.7

The SCI is the Soil Conditioning Index rating. If the calculated index is a negative value, soil organic matter levels are predicted to decline under that production system. If the index is a positive value, soil organic matter levels are predicted to increase under that system.

The STIR value is the Soil Tillage Intensity Rating. It utilizes the speed, depth, surface disturbance percent and tillage type parameters to calculate a tillage intensity rating for the system used in growing a crop or a rotation. STIR ratings tend to show the differences in the degree of soil disturbance between systems. The kind, severity and number of ground disturbing passes are evaluated for the entire cropping rotation as shown in the management description.



RUSLE2 Profile Erosion Calculation Record

Info: Kodiak Pork RE, LLC
Fields 13, 18

Inputs: File: profiles/default

Location: USA\South Dakota\Brookings County

Soil: South Dakota\Brookings, SD soils\Esa ESTELLINE SILT LOAM, 0 TO 2 PERCENT SLOPES\ESTELLINE silt loam 90%

T value: 4.0 t/ac/yr

Slope length (horiz): 150 ft

Avg. slope steepness: 2.0 %

Management	Vegetation	Yield units	# yield units, #/ac
managements\CMZ 04lb.Multi-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Corn, grain	bushels	112.00
managements\CMZ 04lb.Multi-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Soybean, mw 7in rows	bu	20.000

Contouring: a. rows up-and-down hill

Strips/barriers: (none)

Diversion/terrace, sediment basin: (none)

Adjust res. burial level: Normal res. burial

Outputs:

Soil loss for cons. plan: 1.0 t/ac/yr Sediment delivery: 1.0 t/ac/yr

Net C factor: 0.15

Net K factor: 0.24

Net LS factor: 0.29

Date	Operation	Vegetation	Surf. res. cov. after op, %
5/10/0	Cultivator, field 6-12 in sweeps		37
5/10/0	planter, double disk oprn	Corn, grain	37
10/20/0	Harvest, killing crop 50pct standing stubble		71
11/1/0	Chisel, st. pt.		47
5/15/1	Cultivator, field 6-12 in sweeps		49
5/15/1	Drill or airseeder, double disk	Soybean, mw 7in rows	49
10/10/1	Harvest, killing crop 20pct standing stubble		65

Soil conditioning index (SCI): 0.299
Wind & irrigation-induced erosion for SCI: 0 t/ac/yr
SCI OM subfactor: -0.051
SCI FO subfactor: 0.50
SCI ER subfactor: 0.60
Avg. annual slope STIR: 50.7

The SCI is the Soil Conditioning Index rating. If the calculated index is a negative value, soil organic matter levels are predicted to decline under that production system. If the index is a positive value, soil organic matter levels are predicted to increase under that system.

The STIR value is the Soil Tillage Intensity Rating. It utilizes the speed, depth, surface disturbance percent and tillage type parameters to calculate a tillage intensity rating for the system used in growing a crop or a rotation. STIR ratings tend to show the differences in the degree of soil disturbance between systems. The kind, severity and number of ground disturbing passes are evaluated for the entire cropping rotation as shown in the management description.



RUSLE2 Profile Erosion Calculation Record

Info: Kodiak Pork RE, LLC
Fields 2, 6, 12, 15, and 19

Inputs: File: profiles/default

Location: USA\South Dakota\Brookings County

Soil: South Dakota\Brookings, SD soils\Kra KRANZBURG-BROOKINGS SILTY CLAY LOAMS, 0 TO 2 PERCENT SLOPES\KRANZBURG silty clay loam 55%

T value: 5.0 t/ac/yr

Slope length (horiz): 150 ft

Avg. slope steepness: 2.0 %

Management	Vegetation	Yield units	# yield units, #/ac
managements\CMZ 04\B.Multi-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Corn, grain	bushels	112.00
managements\CMZ 04\B.Multi-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Soybean, mw 7in rows	bu	20.000

Contouring: a. rows up-and-down hill

Strips/barriers: (none)

Diversion/terrace, sediment basin: (none)

Adjust res. burial level: Normal res. burial

Outputs:

Soil loss for cons. plan: 1.00 t/ac/yr **Sediment delivery:** 1.00 t/ac/yr

Net C factor: 0.15

Net K factor: 0.24

Net LS factor: 0.28

Date	Operation	Vegetation	Surf. res. cov. after op, %
5/10/0	Cultivator, field 6-12 in sweeps		37
5/10/0	planter, double disk opnr	Corn, grain	37
10/20/0	Harvest, killing crop 50pct standing stubble		71
11/1/0	Chisel, st. pt.		47
5/15/1	Cultivator, field 6-12 in sweeps		49
5/15/1	Drill or airseeder, double disk	Soybean, mw 7in rows	49



10/10/1	Harvest, killing crop 20pct standing stubble	65
---------	--	----

Soil conditioning index (SCI): 0.394
Wind & irrigation-induced erosion for SCI: 0 t/ac/yr
SCI OM subfactor: 0.18
SCI FO subfactor: 0.50
SCI ER subfactor: 0.61
Avg. annual slope STIR: 50.7

The SCI is the Soil Conditioning Index rating. If the calculated index is a negative value, soil organic matter levels are predicted to decline under that production system. If the index is a positive value, soil organic matter levels are predicted to increase under that system.

The STIR value is the Soil Tillage Intensity Rating. It utilizes the speed, depth, surface disturbance percent and tillage type parameters to calculate a tillage intensity rating for the system used in growing a crop or a rotation. STIR ratings tend to show the differences in the degree of soil disturbance between systems. The kind, severity and number of ground disturbing passes are evaluated for the entire cropping rotation as shown in the management description.



SD-CPA-29

RUSLE2 Profile Erosion Calculation Record

Info: Kodiak Pork RE, LLC
Field 4

Inputs: File: profiles\default

Location: USA\South Dakota\Brookings County

Soil: South Dakota\Brookings, SD soils\KrB KRANZBURG-BROOKINGS SILTY CLAY LOAMS, 1 TO 6 PERCENT SLOPES\KRANZBURG silty clay loam 65%

T value: 5.0 t/ac/yr

Slope length (horiz): 150 ft

Avg. slope steepness: 3.0 %

Management

Management	Vegetation	Yield units	# yield units, #/ac
managements\CMZ 04lb.Multi-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Corn, grain	bushels	112.00
managements\CMZ 04lb.Multi-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Soybean, mw 7in rows	bu	20.000

Contouring: a. rows up-and-down hill

Strips/barriers: (none)

Diversion/terrace, sediment basin: (none)

Adjust res. burial level: Normal res. burial

Outputs:

Soil loss for cons. plan: 1.5 t/ac/yr

Net C factor: 0.14

Net K factor: 0.24

Net LS factor: 0.42

Sediment delivery: 1.5 t/ac/yr

Date	Operation	Vegetation	Surf. res. cov. after op, %
5/10/0	Cultivator, field 6-12 in sweeps		37
5/10/0	planter, double disk opnr	Corn, grain	37
10/20/0	Harvest, killing crop 50pct standing stubble		71
11/1/0	Chisel, st. pt.		47
5/15/1	Cultivator, field 6-12 in sweeps		49
5/15/1	Drill or airseeder, double disk	Soybean, mw 7in rows	49

10/10/1	Harvest, killing crop 20pct standing stubble	65
---------	--	----

Soil conditioning index (SCI): 0.357

Wind & irrigation-induced erosion for SCI: 0 t/ac/yr

SCI OM subfactor: 0.18

SCI FO subfactor: 0.50

SCI ER subfactor: 0.43

Avg. annual slope STIR: 50.7

The SCI is the Soil Conditioning Index rating. If the calculated index is a negative value, soil organic matter levels are predicted to decline under that production system. If the index is a positive value, soil organic matter levels are predicted to increase under that system.

The STIR value is the Soil Tillage Intensity Rating. It utilizes the speed, depth, surface disturbance percent and tillage type parameters to calculate a tillage intensity rating for the system used in growing a crop or a rotation. STIR ratings tend to show the differences in the degree of soil disturbance between systems. The kind, severity and number of ground disturbing passes are evaluated for the entire cropping rotation as shown in the management description.



RUSLE2 Profile Erosion Calculation Record

Info: Kodiak Pork RE, LLC
Field 23

Inputs:File:profiles\default

Location: USA\South Dakota\Brookings County

Soil: South Dakota\Brookings, SD soils\SVA SVEA LOAM, 0 TO 2 PERCENT SLOPES\SVEA loam 90%

T value: 5.0 t/ac/yr

Slope length (horiz): 150 ft

Avg. slope steepness: 2.0 %

Management	Vegetation	Yield units	# yield units, #/ac
managements\CMZ 04lb.Mullti-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Corn, grain	bushels	112.00
managements\CMZ 04lb.Mullti-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Soybean, mw 7in rows	bu	20.000

Contouring: a. rows up-and-down hill

Strips/barriers: (none)

Diversion/terrace, sediment basin: (none)

Adjust res. burial level: Normal res. burial

Outputs:

Soil loss for cons. plan: 0.86 t/ac/yr Sediment delivery: 0.86 t/ac/yr

Net C factor: 0.15

Net K factor: 0.21

Net LS factor: 0.27

Date	Operation	Vegetation	Surf. res. cov. after op, %
5/10/0	Cultivator, field 6-12 in sweeps		37
5/10/0	planter, double disk opnr	Corn, grain	37
10/20/0	Harvest, killing crop 50pct standing stubble		71
11/1/0	Chisel, st. pt.		47
5/15/1	Cultivator, field 6-12 in sweeps		49
5/15/1	Drill or airseeder, double disk	Soybean, mw 7in rows	49
10/10/1	Harvest, killing crop 20pct standing stubble		65

Soil conditioning index (SCI): 0.312
Wind & irrigation-induced erosion for SCI: 0 t/ac/yr
SCI OM subfactor: -0.051
SCI FO subfactor: 0.50
SCI ER subfactor: 0.66
Avg. annual slope STIR: 50.7

The SCI is the Soil Conditioning Index rating. If the calculated index is a negative value, soil organic matter levels are predicted to decline under that production system. If the index is a positive value, soil organic matter levels are predicted to increase under that system.

The STIR value is the Soil Tillage Intensity Rating. It utilizes the speed, depth, surface disturbance percent and tillage type parameters to calculate a tillage intensity rating for the system used in growing a crop or a rotation. STIR ratings tend to show the differences in the degree of soil disturbance between systems. The kind, severity and number of ground disturbing passes are evaluated for the entire cropping rotation as shown in the management description.



SD-CPA-29

RUSLE2 Profile Erosion Calculation Record

Info: Kodiak Pork RE, LLC
Fields 7, 8A, 8B, 11, 20

Inputs: File: profiles\default

Location: USA\South Dakota\Brookings County

Soil: South Dakota\Brookings, SD soils\vbB VIENNA-BROOKINGS COMPLEX, 1 TO 6 PERCENT SLOPES\VIENNA silt loam 65%

T value: 5.0 t/ac/yr

Slope length (horiz): 150 ft

Avg. slope steepness: 3.0 %

Management	Vegetation	Yield units	# yield units, #/ac
managements\CMZ 04\B.Multi-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Corn, grain	bushels	112.00
managements\CMZ 04\B.Multi-year Rotation Templates\CB mulch till\corn grain; Sfcult, soybean, nr, FC, stpt, fcult z4	vegetations\Soybean, mw 7in rows	bu	20.000

Contouring: a. rows up-and-down hill

Strips/barriers: (none)

Diversion/terrace, sediment basin: (none)

Adjust res. burial level: Normal res. burial

Outputs:

Soil loss for cons. plan: 1.5 t/ac/yr **Sediment delivery:** 1.5 t/ac/yr

Net C factor: 0.15

Net K factor: 0.24

Net LS factor: 0.41

Date	Operation	Vegetation	Surf. res. cov. after op, %
5/10/0	Cultivator, field 6-12 in sweeps		37
5/10/0	planter, double disk oprn	Corn, grain	37
10/20/0	Harvest, killing crop 50pct standing stubble		71
11/1/0	Chisel, st. pt.		47
5/15/1	Cultivator, field 6-12 in sweeps		49
5/15/1	Drill or airseeder, double disk	Soybean, mw 7in rows	49
10/10/1	Harvest, killing crop 20pct standing stubble		65

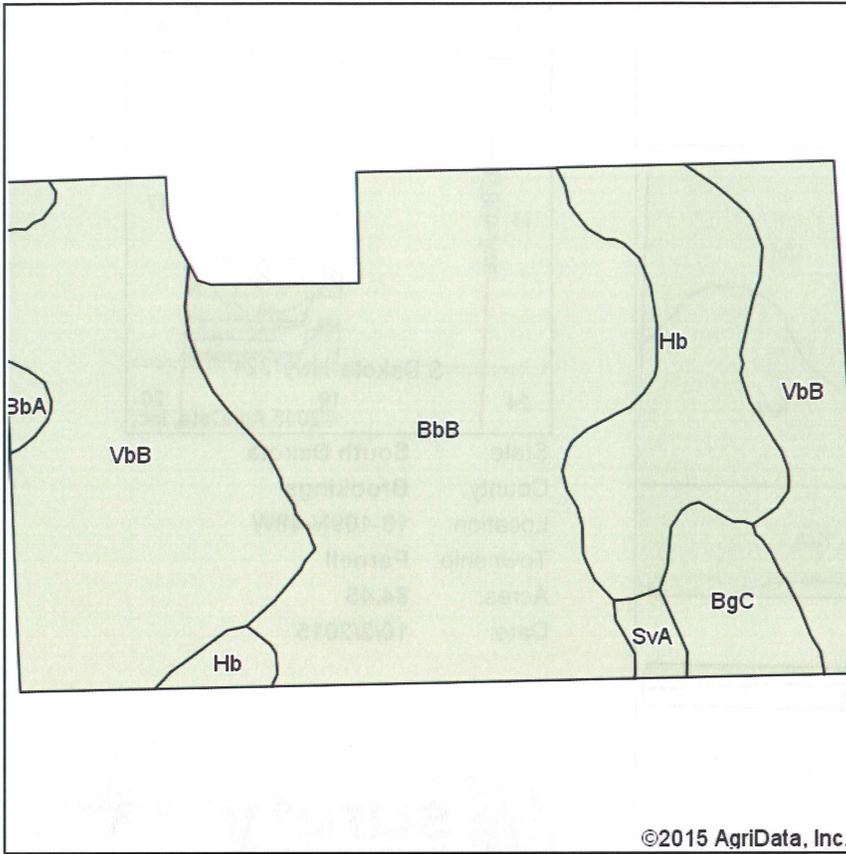


Soil conditioning index (SCI): 0.264
Wind & irrigation-induced erosion for SCI: 0 t/ac/yr
SCI OM subfactor: -0.051
SCI FO subfactor: 0.50
SCI ER subfactor: 0.43
Avg. annual slope STIR: 50.7

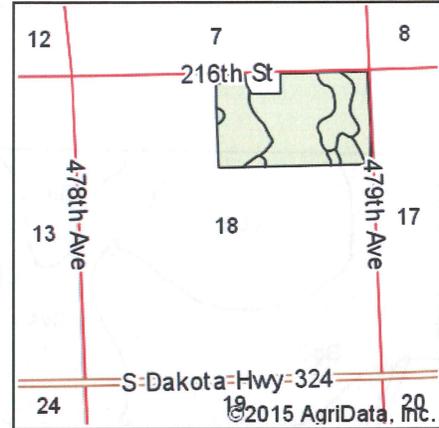
The SCI is the Soil Conditioning Index rating. If the calculated index is a negative value, soil organic matter levels are predicted to decline under that production system. If the index is a positive value, soil organic matter levels are predicted to increase under that system.

The STIR value is the Soil Tillage Intensity Rating. It utilizes the speed, depth, surface disturbance percent and tillage type parameters to calculate a tillage intensity rating for the system used in growing a crop or a rotation. STIR ratings tend to show the differences in the degree of soil disturbance between systems. The kind, severity and number of ground disturbing passes are evaluated for the entire cropping rotation as shown in the management description.

Field 1



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **18-109N-48W**
 Township: **Parnell**
 Acres: **90.93**
 Date: **10/2/2015**

Carlsberg & Associates
 Innovative Solutions Long Term Value

Maps Provided By:



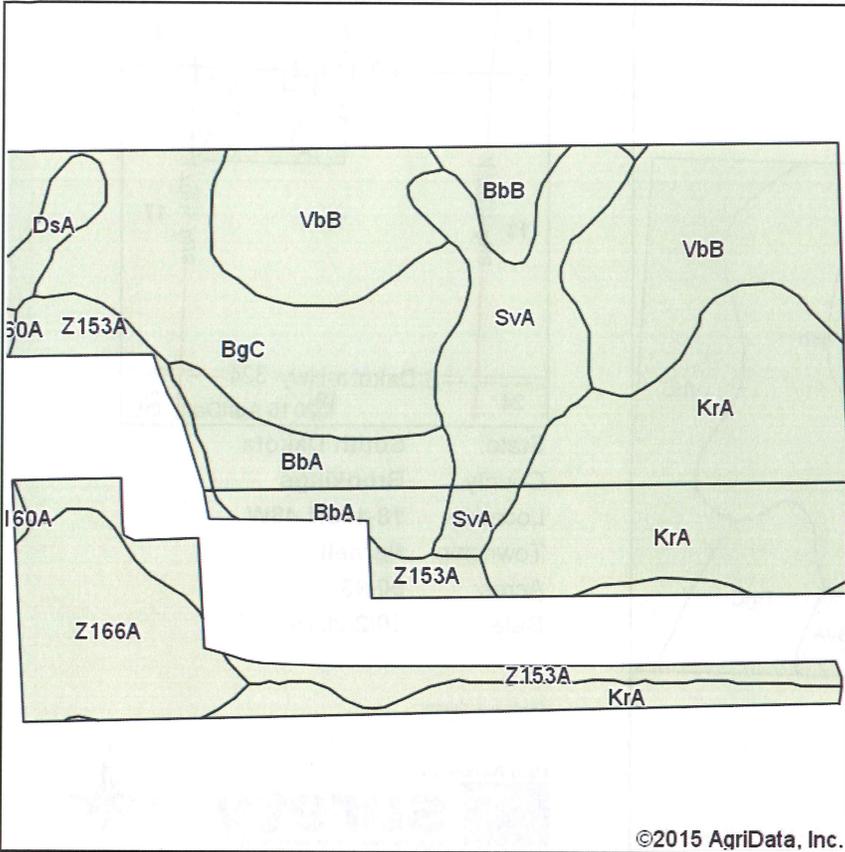
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
BbB	Barnes clay loam, 2 to 6 percent slopes	38.17	42.0%	Ile	82	72	83	30
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	32.71	36.0%	Ile	85	75	90	33
Hb	Hamerly-Badger complex, 0 to 2 percent slopes	13.69	15.1%	Ils	78	69	85	28
BgC	Buse-Barnes loams, 6 to 9 percent slopes	4.27	4.7%	IVe	58	51	60	20
BbA	Barnes clay loam, 0 to 2 percent slopes	1.12	1.2%	Is	88	77	92	33
SvA	Svea loam, 0 to 2 percent slopes	0.97	1.1%	Is	94	83	102	37
Weighted Average					81.6	71.8	85.1	30.4

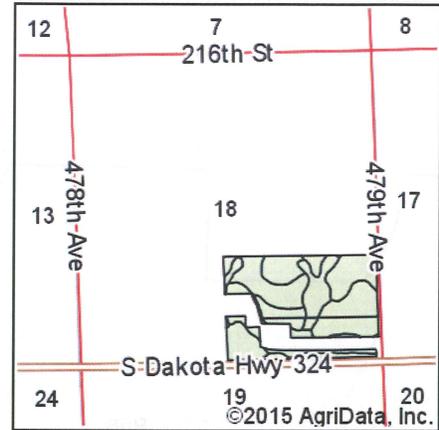
Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 2



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **18-109N-48W**
 Township: **Parnell**
 Acres: **84.45**
 Date: **10/2/2015**

Eschenbrenner & Associates
 Innovative Solutions Long Term Value

Maps Provided By:



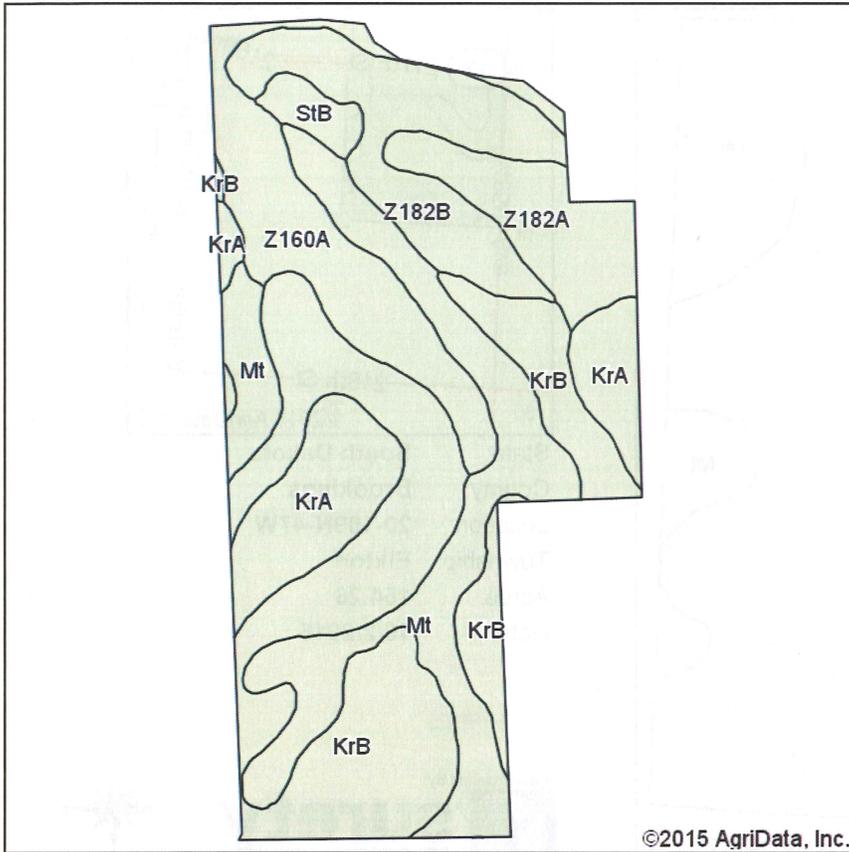
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	20.60	24.4%	Is	91	80	101	36
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	16.75	19.8%	Ile	85	75	90	33
BgC	Buse-Barnes loams, 6 to 9 percent slopes	13.91	16.5%	IVe	58	51	60	20
SvA	Svea loam, 0 to 2 percent slopes	8.97	10.6%	Is	94	83	102	37
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	7.73	9.2%	VIw	13	11		
Z166A	Fordtown loam, 0 to 2 percent slopes, rarely flooded	7.29	8.6%	IIIs	60	53		
BbA	Barnes clay loam, 0 to 2 percent slopes	5.69	6.7%	Is	88	77	92	33
BbB	Barnes clay loam, 2 to 6 percent slopes	1.89	2.2%	Ile	82	72	83	30
DsA	Doland-Svea loams, 0 to 2 percent slopes	1.42	1.7%	Is	88	77	98	35
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	0.20	0.2%	IIIs	65	57		
Weighted Average					74.4	65.4	72.9	26

Area Symbol: SD011, Soil Area Version: 20

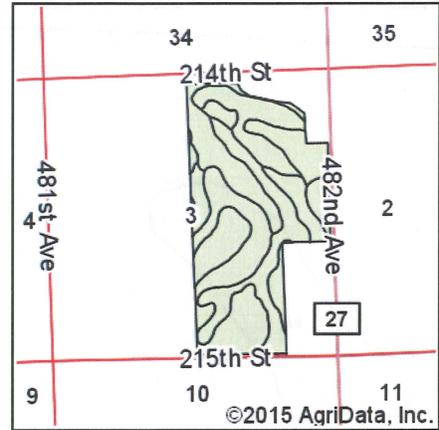
Soils data provided by USDA and NRCS.

Field 4



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Soils data provided by USDA and NRCS.



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State: **South Dakota**
 County: **Brookings**
 Location: **3-109N-48W**
 Township: **Parnell**
 Acres: **233.83**
 Date: **10/2/2015**

Eschenbach & Associates
 Professional Services

Maps Provided By:

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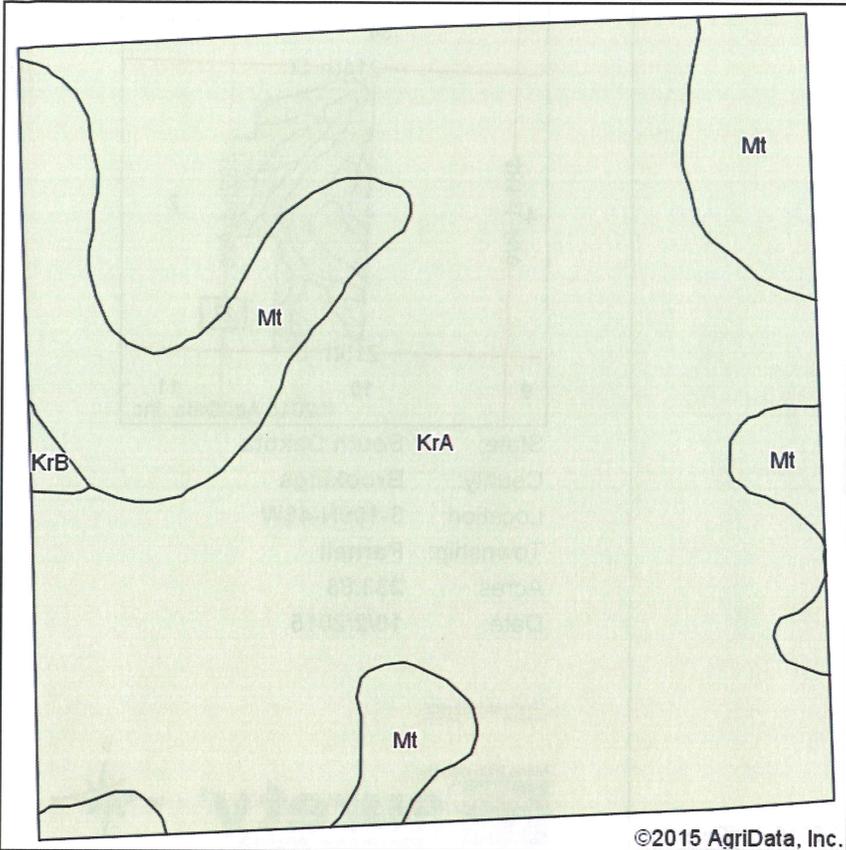
Area Symbol: SD011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	78.17	33.4%	Ile	87	77	95	34
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	48.71	20.8%	Ils	81	71	87	28
Z182B	Estelline silt loam, coteau, 2 to 6 percent slopes	29.45	12.6%	Ile	58	51		
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	29.21	12.5%	IIIs	65	57		
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	26.36	11.3%	Is	91	80	101	36
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	17.73	7.6%	IIs	65	57		
StB	Strayhoss-Maddock complex, 2 to 6 percent slopes	4.20	1.8%	Ile	60	53	68	25
Weighted Average					77.6	68.4	62.5	21.7

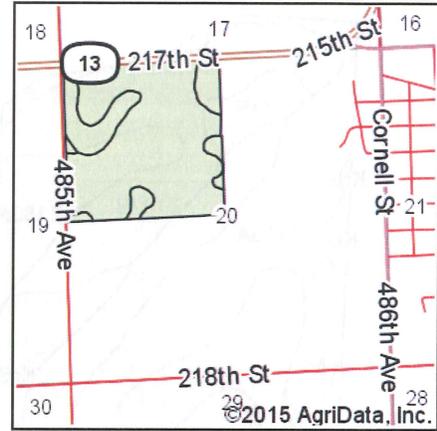
Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 6



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **20-109N-47W**
 Township: **Elkton**
 Acres: **154.26**
 Date: **10/2/2015**

Cambrian & Associates
 Professional Surveyors & Engineers
 Innovative Solutions Long Term Value

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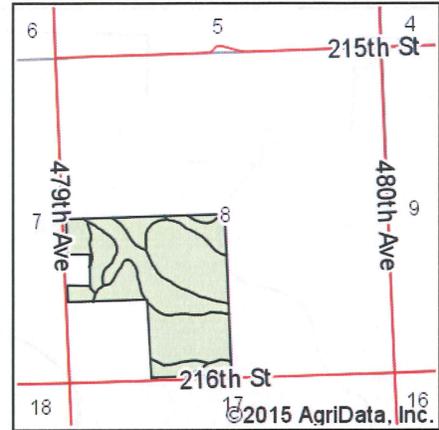
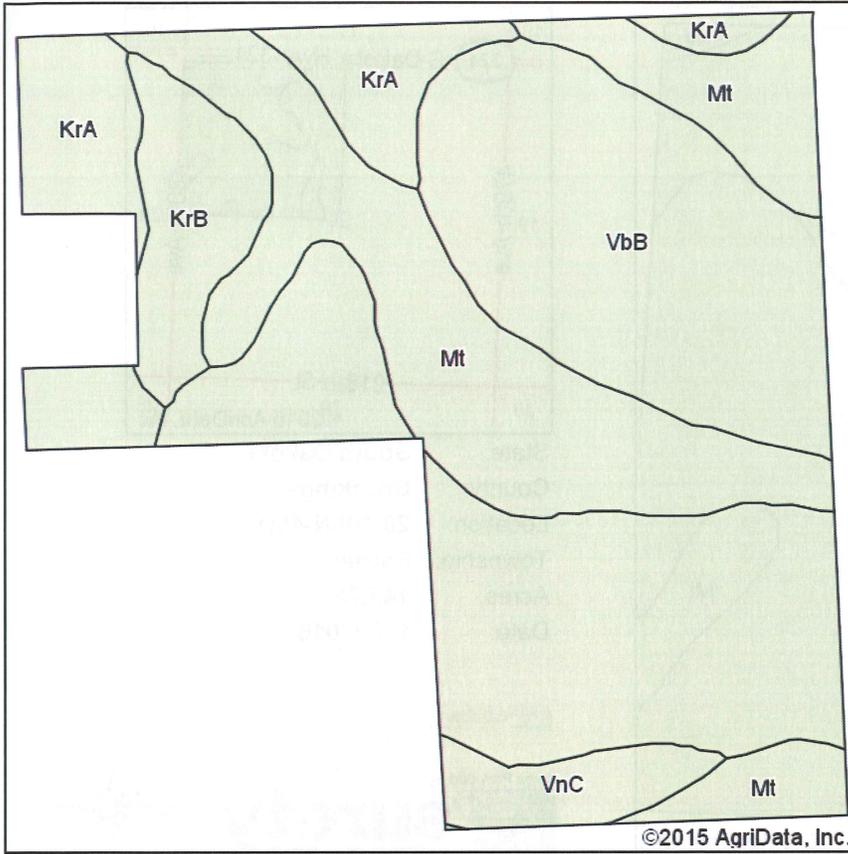
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	121.82	79.0%	Is	91	80	101	36
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	31.78	20.6%	Ils	81	71	87	28
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	0.66	0.4%	Ile	87	77	95	34
Weighted Average					88.9	78.1	98.1	34.3

Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 7



State: **South Dakota**
 County: **Brookings**
 Location: **8-109N-48W**
 Township: **Parnell**
 Acres: **113.88**
 Date: **10/2/2015**

Evolution & Associates
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Soils data provided by USDA and NRCS.

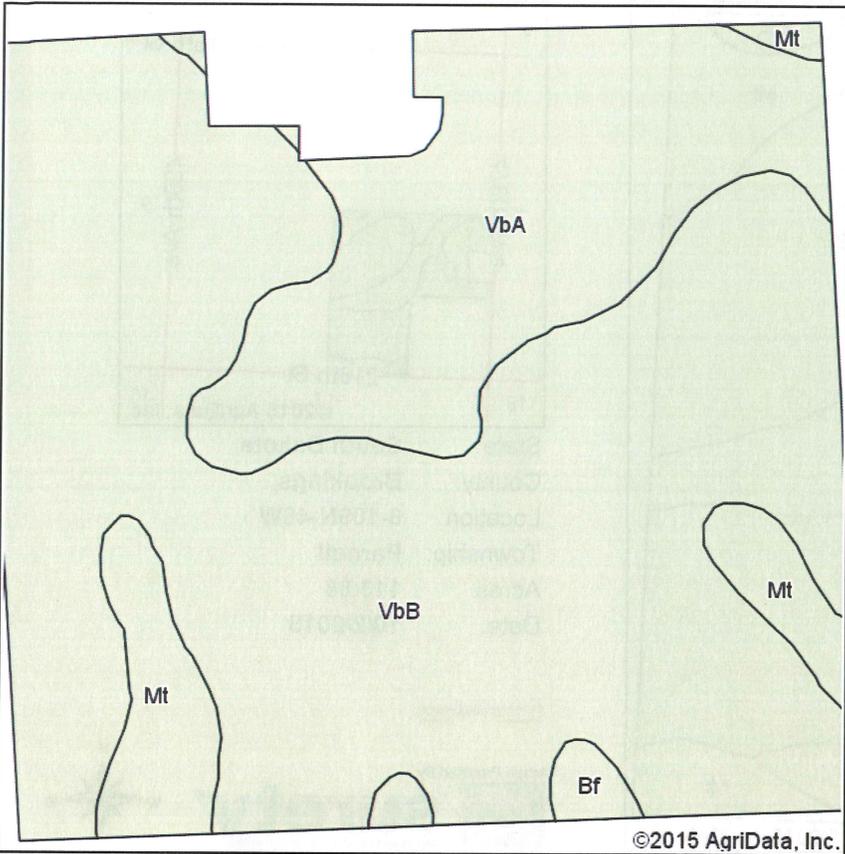
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	57.79	50.7%	Ile	85	75	90	33
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	31.63	27.8%	Ils	81	71	87	28
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	13.07	11.5%	Is	91	80	101	36
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	7.19	6.3%	Ile	87	77	95	34
VnC	Vienna-Buse complex, 6 to 9 percent slopes	4.20	3.7%	IIIe	65	57	66	23
Weighted Average					84	73.9	89.9	31.6

Area Symbol: SD011, Soil Area Version: 20

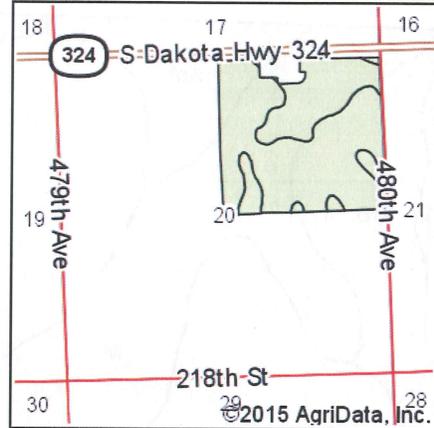
Soils data provided by USDA and NRCS.

Field 8A



Soils data provided by USDA and NRCS.

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State: **South Dakota**
 County: **Brookings**
 Location: **20-109N-48W**
 Township: **Parnell**
 Acres: **143.75**
 Date: **10/5/2015**

Eschenbrenner & Associates
 Professional Surveyors & Engineers
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Maps Provided By:



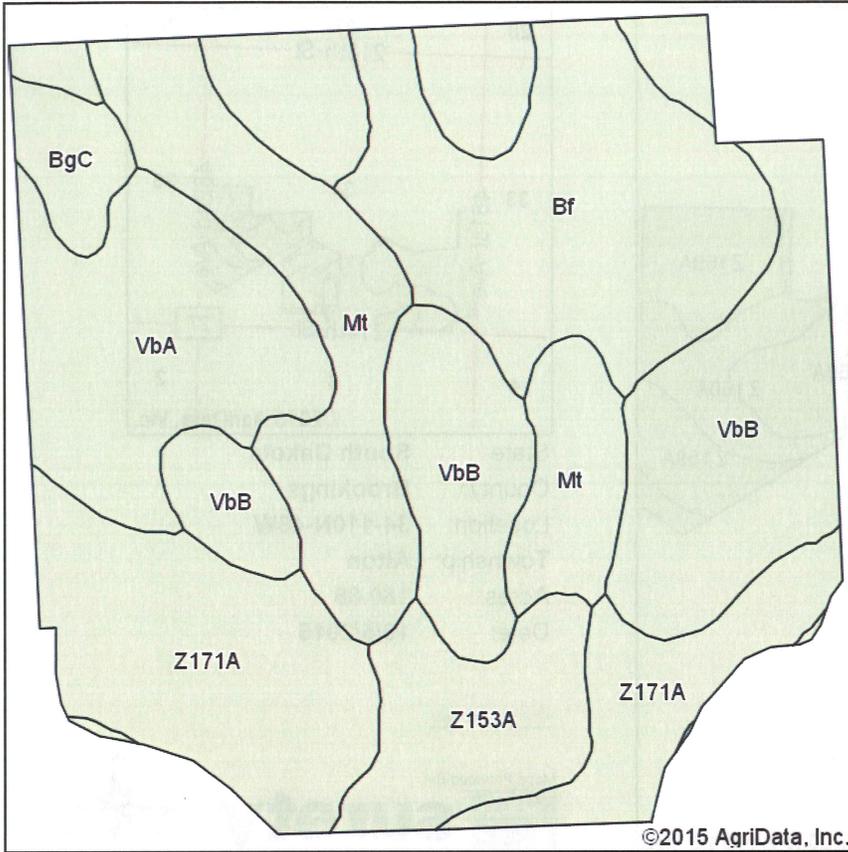
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	99.06	68.9%	Ile	85	75	90	33
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	33.74	23.5%	Is	90	79	98	35
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	9.16	6.4%	Ils	81	71	87	28
Bf	Brookings silty clay loam, 0 to 2 percent slopes	1.79	1.2%	Is	95	84	106	38
Weighted Average					86	75.8	91.9	33.2

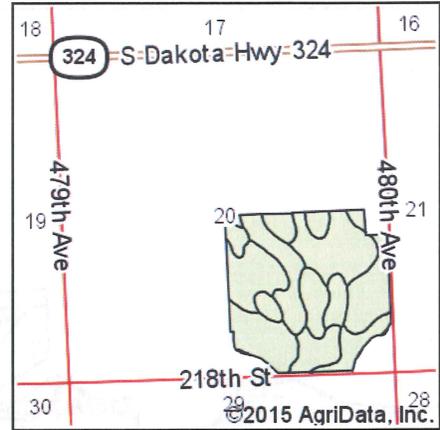
Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 8B



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **20-109N-48W**
 Township: **Parnell**
 Acres: **139.47**
 Date: **10/5/2015**

Cooper & Associates
 Surveyors & Engineers
 1001 1st St. SE
 Brookings, SD 57006

Maps Provided By:



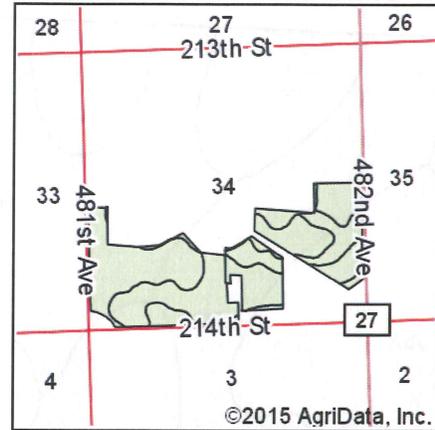
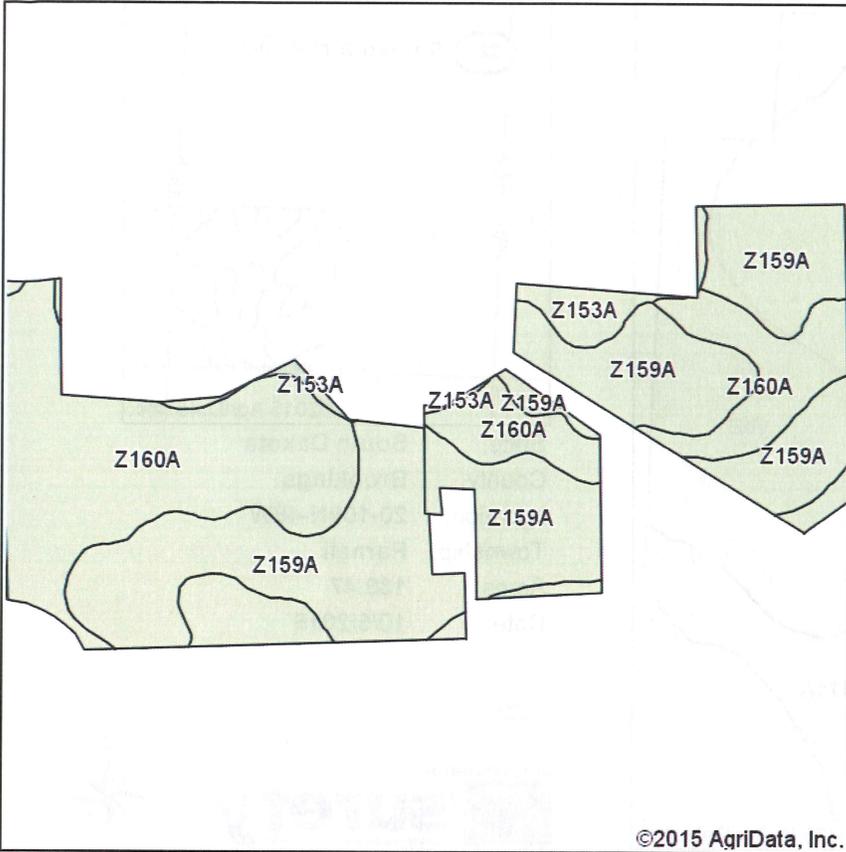
Area Symbol: SD011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	38.22	27.4%	Ile	85	75	90	33
Z171A	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	25.41	18.2%	IIIs	47	41		
Bf	Brookings silty clay loam, 0 to 2 percent slopes	23.86	17.1%	Is	95	84	106	38
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	21.77	15.6%	IIs	81	71	87	28
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	17.00	12.2%	Is	90	79	98	35
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	9.89	7.1%	VIw	13	11		
BgC	Buse-Barnes loams, 6 to 9 percent slopes	3.32	2.4%	IVe	58	51	60	20
Weighted Average					74	65.1	69.8	24.7

Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 9



State: **South Dakota**
 County: **Brookings**
 Location: **34-110N-48W**
 Township: **Alton**
 Acres: **180.88**
 Date: **10/5/2015**

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 Precision Mapping & Services
 Long Term Value

Maps Provided By:



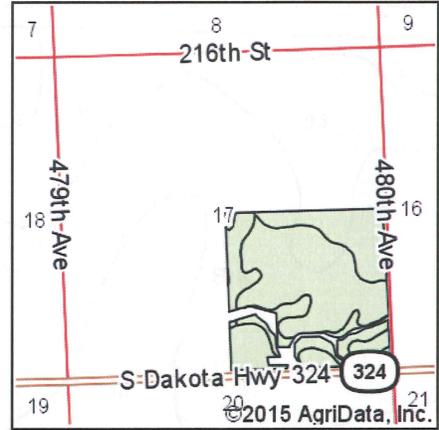
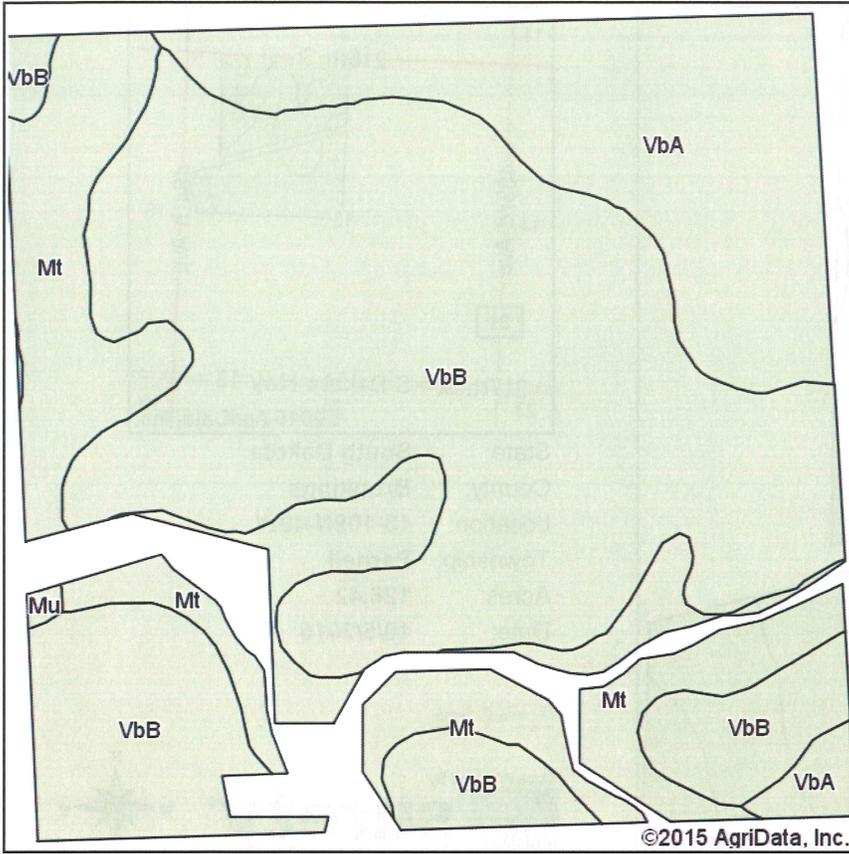
Area Symbol: SD011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index
Z159A	Divide loam, 0 to 2 percent slopes, occasionally flooded	92.91	51.4%	IIIs	54	48
Z160A	Moritz, occasionally flooded-Lamoure, frequently flooded, complex, 0 to 2 percent slopes	80.97	44.8%	IIIs	65	57
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	7.00	3.9%	VIw	13	11
Weighted Average					57.3	50.6

Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 11



State: **South Dakota**
 County: **Brookings**
 Location: **17-109N-48W**
 Township: **Parnell**
 Acres: **141.55**
 Date: **10/2/2015**

Eschmann & Associates
 Surveyors & Engineers
 1000 S. 17th St., Brookings, SD 57003

Maps Provided By:



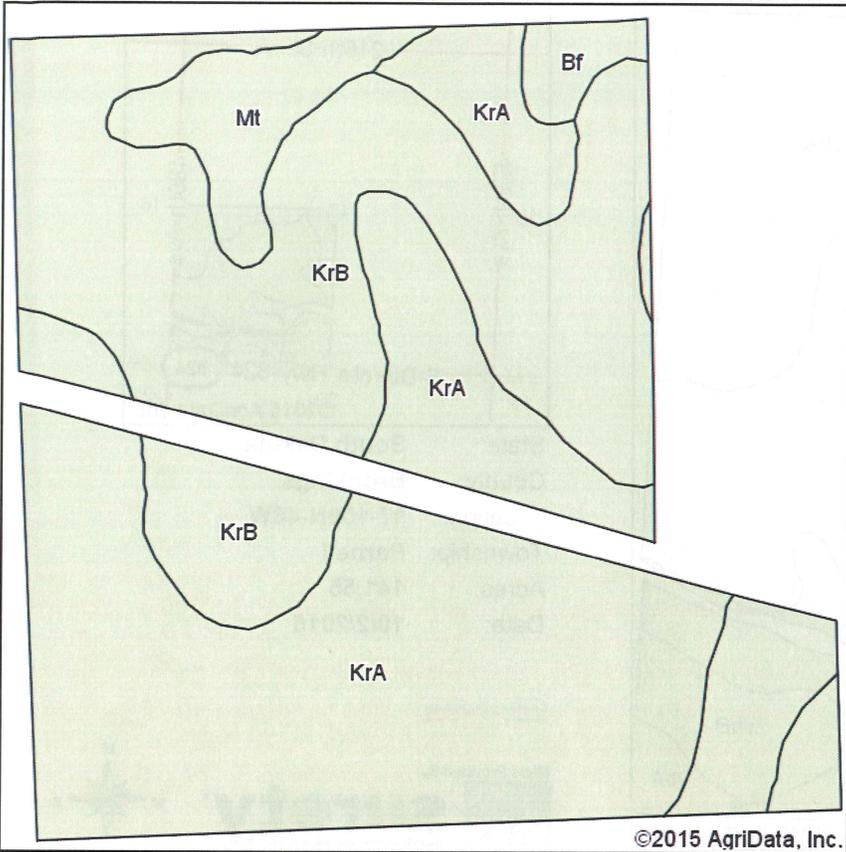
Area Symbol: SD011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	86.23	60.9%	Ile	85	75	90	33
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	28.11	19.9%	Ils	81	71	87	28
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	26.95	19.0%	Is	90	79	98	35
Mu	McIntosh-Lamoure silty clay loams, 0 to 2 percent slopes	0.26	0.2%	IIIs	80	70	81	25
Weighted Average					85.1	75	90.9	32.4

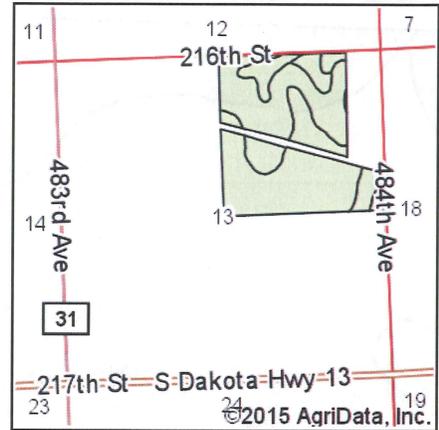
Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 12



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **13-109N-48W**
 Township: **Parnell**
 Acres: **126.42**
 Date: **10/5/2015**

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Maps Provided By:



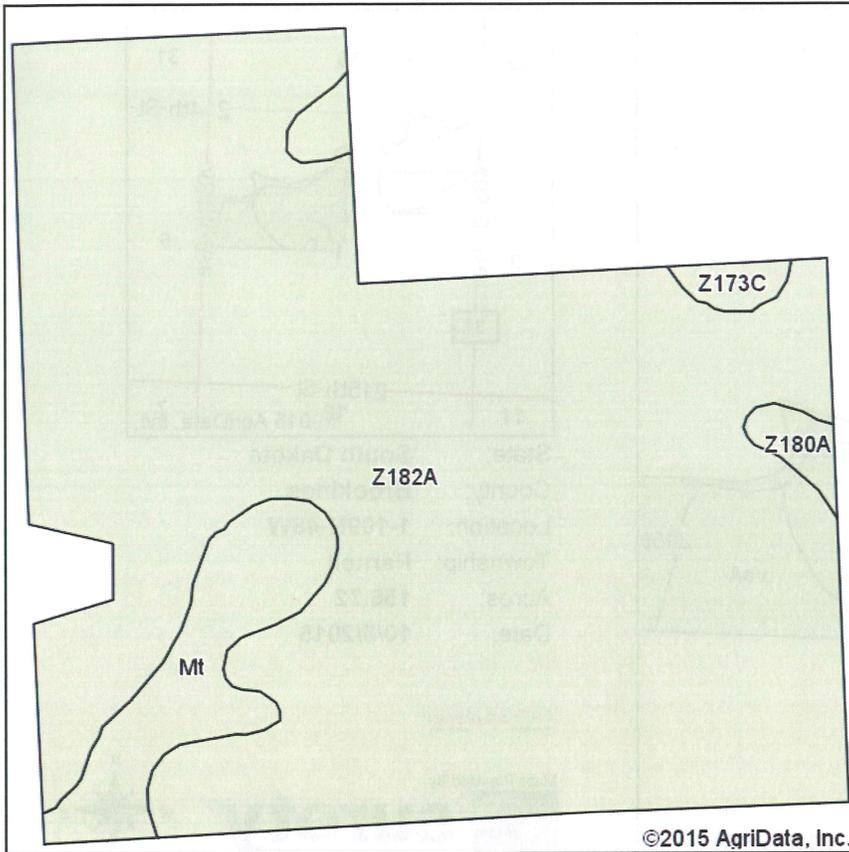
Area Symbol: SD011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	65.48	51.8%	Is	91	80	101	36
KrB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	52.12	41.2%	Ile	87	77	95	34
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	6.68	5.3%	Ils	81	71	87	28
Bf	Brookings silty clay loam, 0 to 2 percent slopes	2.14	1.7%	Is	95	84	106	38
Weighted Average					88.9	78.4	97.9	34.8

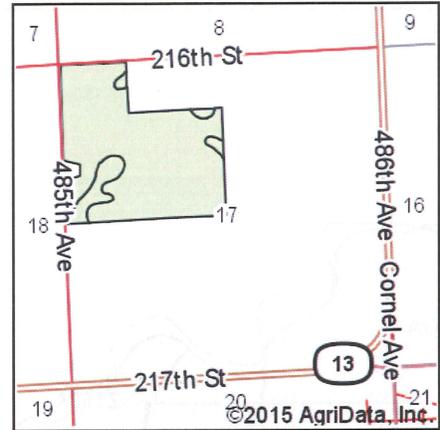
Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 13



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **17-109N-47W**
 Township: **Elkton**
 Acres: **125.94**
 Date: **10/5/2015**

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Maps Provided By:

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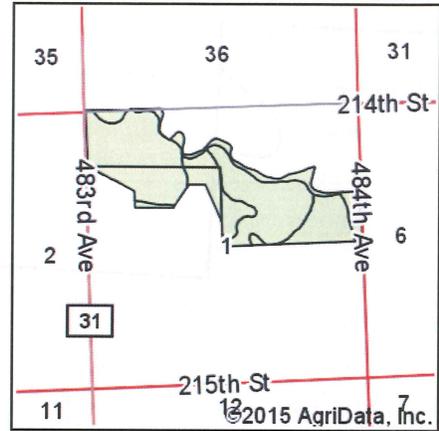
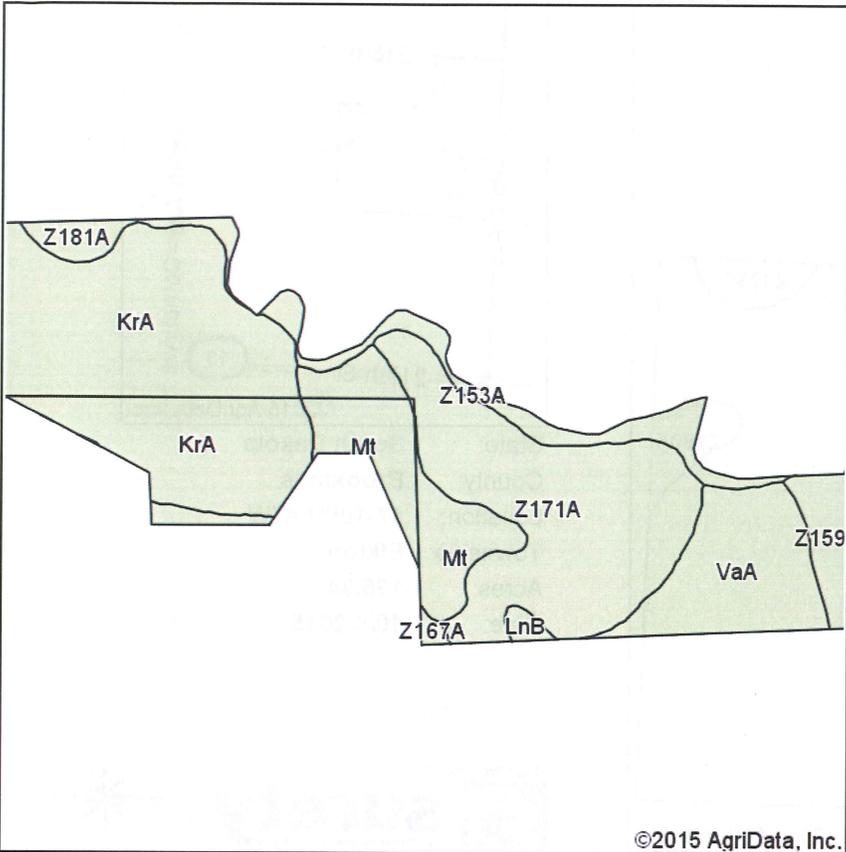
Area Symbol: SD011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	114.11	90.6%	Ils	65	57		
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	8.59	6.8%	Ils	81	71	87	28
Z173C	Renshaw-Sioux complex, coteau, 6 to 9 percent slopes	2.00	1.6%	Ve	28	25		
Z180A	Goldsmith silty clay loam, coteau, 0 to 2 percent slopes	1.24	1.0%	Iw	89	78		
Weighted Average					65.7	57.7	5.9	1.9

Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 15



State: **South Dakota**
 County: **Brookings**
 Location: **1-109N-48W**
 Township: **Parnell**
 Acres: **156.72**
 Date: **10/5/2015**

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Maps Provided By:



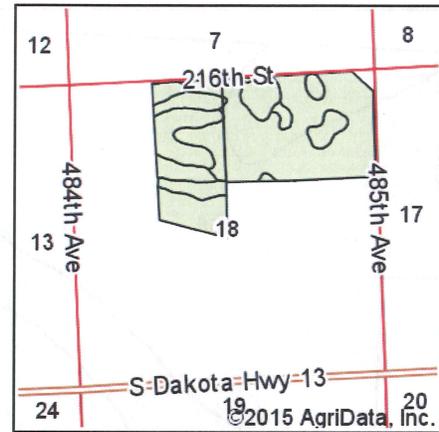
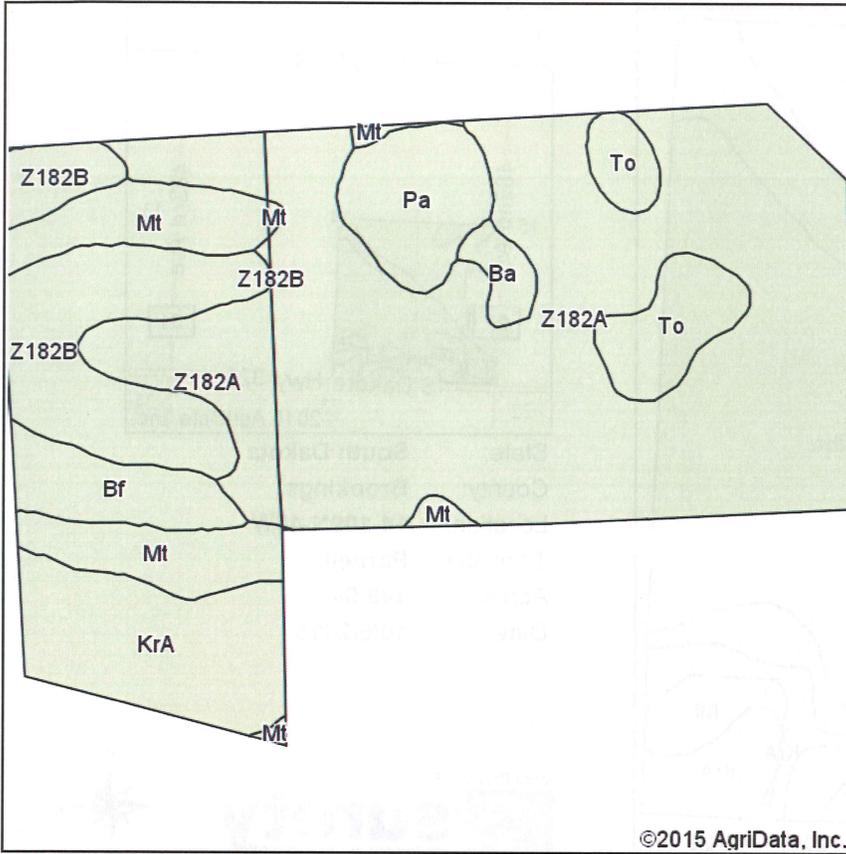
Area Symbol: SD011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	56.65	36.1%	Is	91	80	101	36
Z171A	Renshaw-Fordville loams, coteau, 0 to 2 percent slopes	41.70	26.6%	IIIIs	47	41		
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	19.80	12.6%	IIIs	81	71	87	28
VaA	Venagro-Svea loams, 0 to 2 percent slopes	18.36	11.7%	Is	89	78	100	36
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	10.34	6.6%	VIW	13	11		
Z159A	Divide loam, 0 to 2 percent slopes, occasionally flooded	5.50	3.5%	IIIIs	54	48		
Z181A	Brandt silty clay loam, coteau, 0 to 2 percent slopes	2.78	1.8%	Is	85	75		
LnB	Lanona-Swenoda sandy loams, 2 to 6 percent slopes	1.00	0.6%	IIIe	63	55	64	23
Z167A	Renwash loam, 0 to 2 percent slopes, rarely flooded	0.59	0.4%	IIIIs	47	41		
Weighted Average					70.9	62.2	59.6	20.9

Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 18



State: **South Dakota**
 County: **Brookings**
 Location: **18-109N-47W**
 Township: **Elkton**
 Acres: **177.38**
 Date: **10/5/2015**

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Soils data provided by USDA and NRCS.

Eschenbach & Associates
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Maps Provided By:



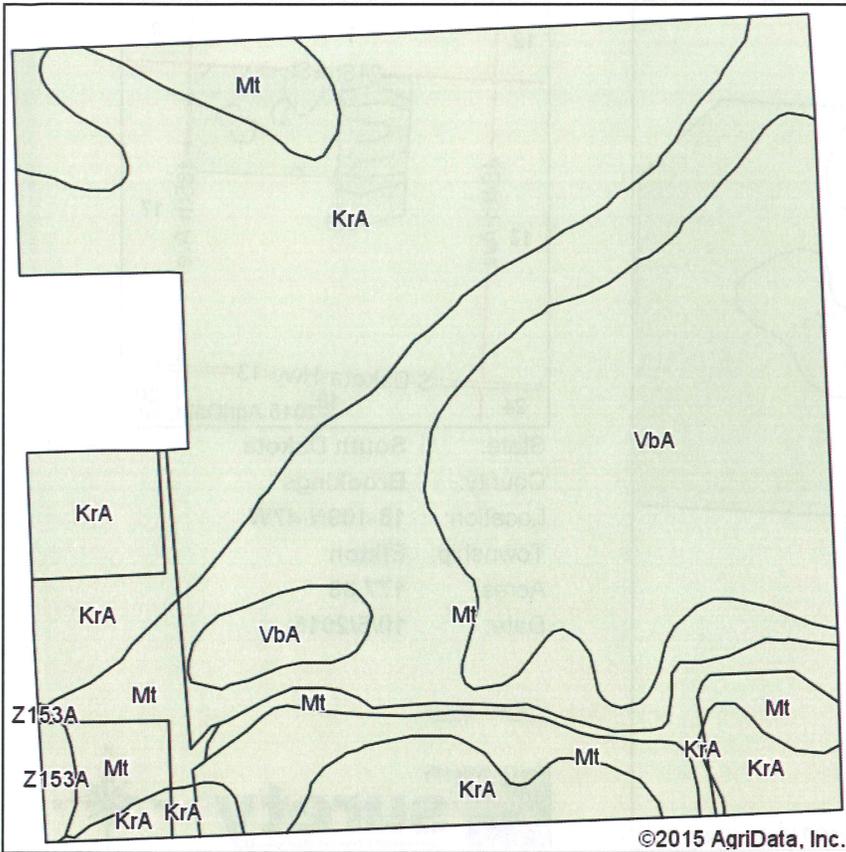
Area Symbol: SD011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
Z182A	Estelline silt loam, coteau, 0 to 2 percent slopes	99.89	56.3%	IIs	65	57		
Z182B	Estelline silt loam, coteau, 2 to 6 percent slopes	20.44	11.5%	Ile	58	51		
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	15.73	8.9%	Is	91	80	101	36
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	15.19	8.6%	IIs	81	71	87	28
Pa	Parnell silty clay loam, 0 to 1 percent slopes	8.66	4.9%	Vw	32	28	29	11
To	Tonka silty clay loam, 0 to 1 percent slopes	8.64	4.9%	IVw	57	50	58	22
Bf	Brookings silty clay loam, 0 to 2 percent slopes	6.64	3.7%	Is	95	84	106	38
Ba	Badger silty clay loam, 0 to 1 percent slopes	2.19	1.2%	IIw	79	70	82	31
Weighted Average					67.2	59	25.6	9

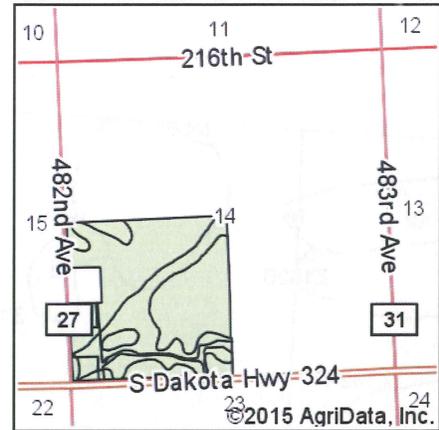
Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 19



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **14-109N-48W**
 Township: **Parnell**
 Acres: **148.04**
 Date: **10/5/2015**

Eschmayer & Associates
 Professional Surveyors & Engineers
 Innovative Solutions Long Term Value

Maps Provided By:



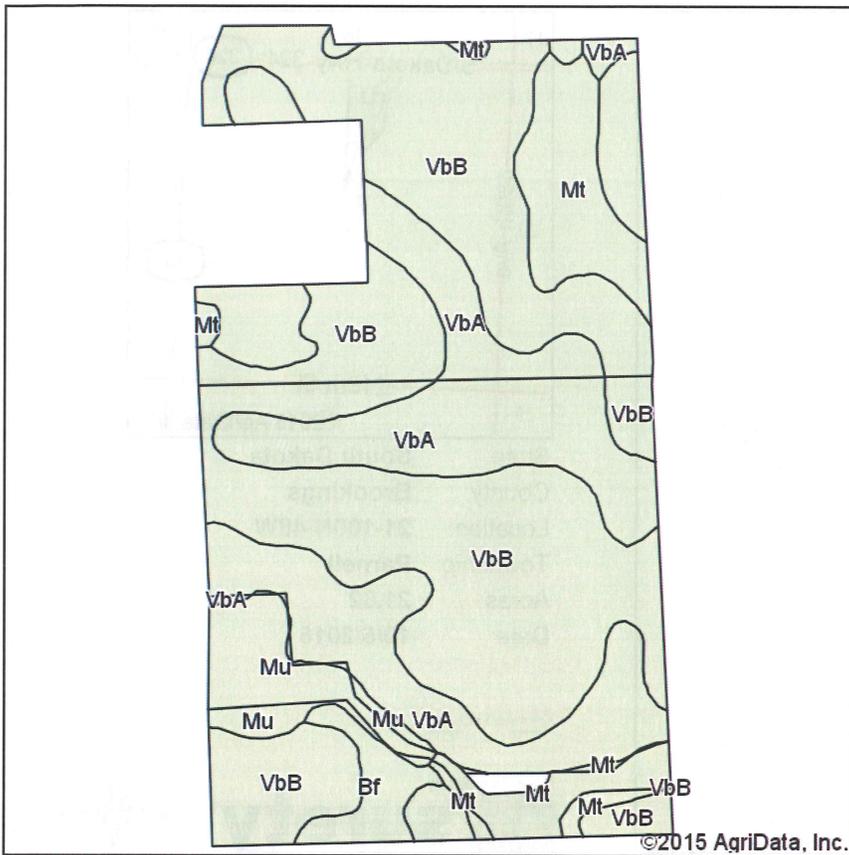
Area Symbol: SD011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
KrA	Kranzburg-Brookings silty clay loams, 0 to 2 percent slopes	59.56	40.2%	Is	91	80	101	36
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	47.84	32.3%	IIs	81	71	87	28
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	39.73	26.8%	Is	90	79	98	35
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	0.91	0.6%	Vlw	13	11		
Weighted Average					87	76.4	95	32.9

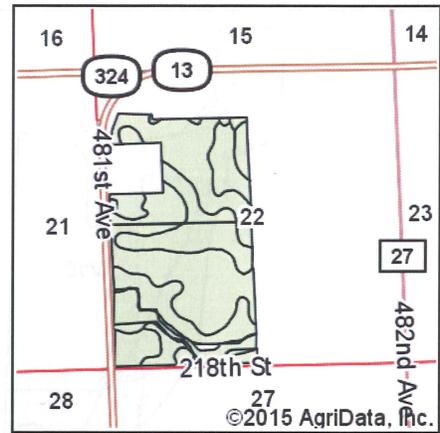
Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 20



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **22-109N-48W**
 Township: **Parnell**
 Acres: **228.51**
 Date: **10/5/2015**

Cambraun & Associates
 Property Systems

Maps Provided By:



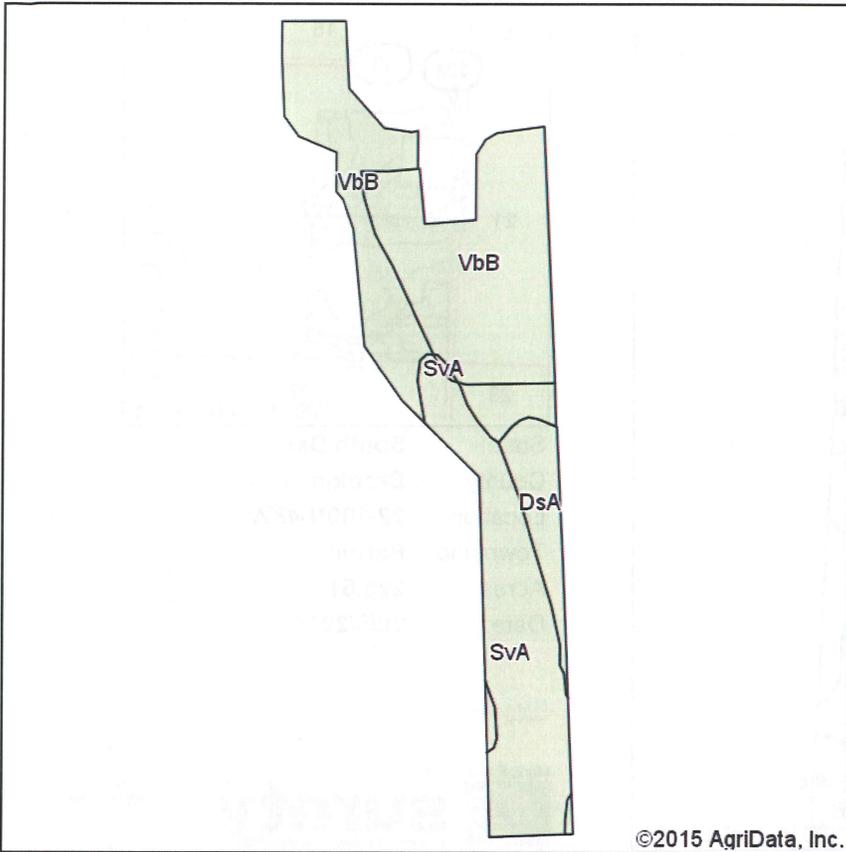
Area Symbol: SD011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	124.43	54.5%	Ile	85	75	90	33
VbA	Vienna-Brookings complex, 0 to 2 percent slopes	64.50	28.2%	Is	90	79	98	35
Mt	McIntosh-Badger silty clay loams, 0 to 2 percent slopes	22.25	9.7%	IIs	81	71	87	28
Mu	McIntosh-Lamoure silty clay loams, 0 to 2 percent slopes	11.35	5.0%	IIIs	80	70	81	25
Bf	Brookings silty clay loam, 0 to 2 percent slopes	5.53	2.4%	Is	95	84	106	38
Z153A	Lamoure-Rauville silty clay loams, channeled, 0 to 2 percent slopes, frequently flooded	0.45	0.2%	VIw	13	11		
Weighted Average					85.9	75.6	91.7	32.7

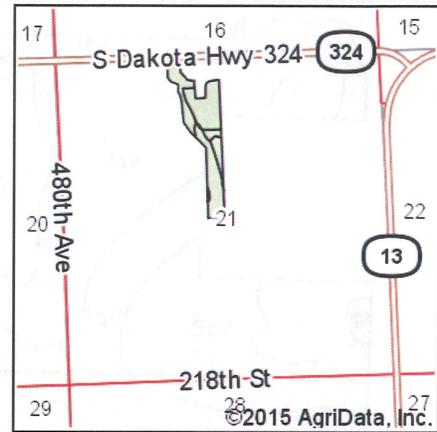
Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Field 23



Soils data provided by USDA and NRCS.



State: **South Dakota**
 County: **Brookings**
 Location: **21-109N-48W**
 Township: **Parnell**
 Acres: **21.62**
 Date: **10/5/2015**

Eschenbrenner & Associates
 Member States Long Term Value

Maps Provided By:



Area Symbol: SD011, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	State Productivity Index	Corn	Soybeans
VbB	Vienna-Brookings complex, 1 to 6 percent slopes	13.15	60.8%	Ile	85	75	90	33
SvA	Svea loam, 0 to 2 percent slopes	6.77	31.3%	Is	94	83	102	37
DsA	Doland-Svea loams, 0 to 2 percent slopes	1.70	7.9%	Is	88	77	98	35
Weighted Average					88.1	77.7	94.4	34.4

Area Symbol: SD011, Soil Area Version: 20

Soils data provided by USDA and NRCS.

Section 18, Township 109 North, Range 48 West Brookings County, South Dakota



Legend

Fields



Buffer Zones and/or Exclusion Areas



Scale

1 inch = 1000 feet



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NMP Field

18-109-48

Section 3, Township 109 North, Range 48 West Brookings County, South Dakota



Legend

- Fields
- Buffer Zones and/or Exclusion Areas

Scale
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3-109-48

Section 20, Township 109 North, Range 47 West Brookings County, South Dakota



Legend



Fields



Buffer Zones and/or Exclusion Areas

Scale

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20-109-47

Section 8, Township 109 North, Range 48 West Brookings County, South Dakota



Legend

Fields



Buffer Zones and/or Exclusion Areas



Scale

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8-109-48

Section 20, Township 109 North, Range 48 West Brookings County, South Dakota



Legend



Fields



Buffer Zones and/or Exclusion Areas 1 inch = 1000 feet

Scale



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NMP Field

20-109-48

Section 34, Township 110 North, Range 48 West Brookings County, South Dakota



Legend



Fields



Buffer Zones and/or Exclusion Areas

Scale

1 inch = 1000 feet



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NMP Field

34-110-48

Section 17, Township 109 North, Range 48 West Brookings County, South Dakota



Legend

Fields



Buffer Zones and/or Exclusion Areas



Scale

1 inch = 1000 feet



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17-109-48

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Legend



Fields



Buffer Zones and/or Exclusion Areas

Scale

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NMP Field

13-109-48

Section 17, Township 109 North, Range 47 West Brookings County, South Dakota



Legend

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17-109-47

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Scale
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NMP Field

1-109-48

Section 18, Township 109 North, Range 47 West Brookings County, South Dakota



Legend

-  Fields
 -  Buffer Zones and/or Exclusion Areas
- Scale 1 inch = 1000 feet



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18-109-47

Section 14, Township 109 North, Range 48 West Brookings County, South Dakota



Legend

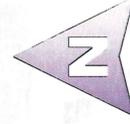
Fields



Scale

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Buffer Zones and/or Exclusion Areas



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NMP Field

14-109-48

Section 22, Township 109 North, Range 48 West Brookings County, South Dakota



Legend

 Fields

 Buffer Zones and/or Exclusion Areas

Scale

1 inch = 1000 feet



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NMP Field

22-109-48

Section 21, Township 109 North, Range 48 West Brookings County, South Dakota



Legend

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Scale
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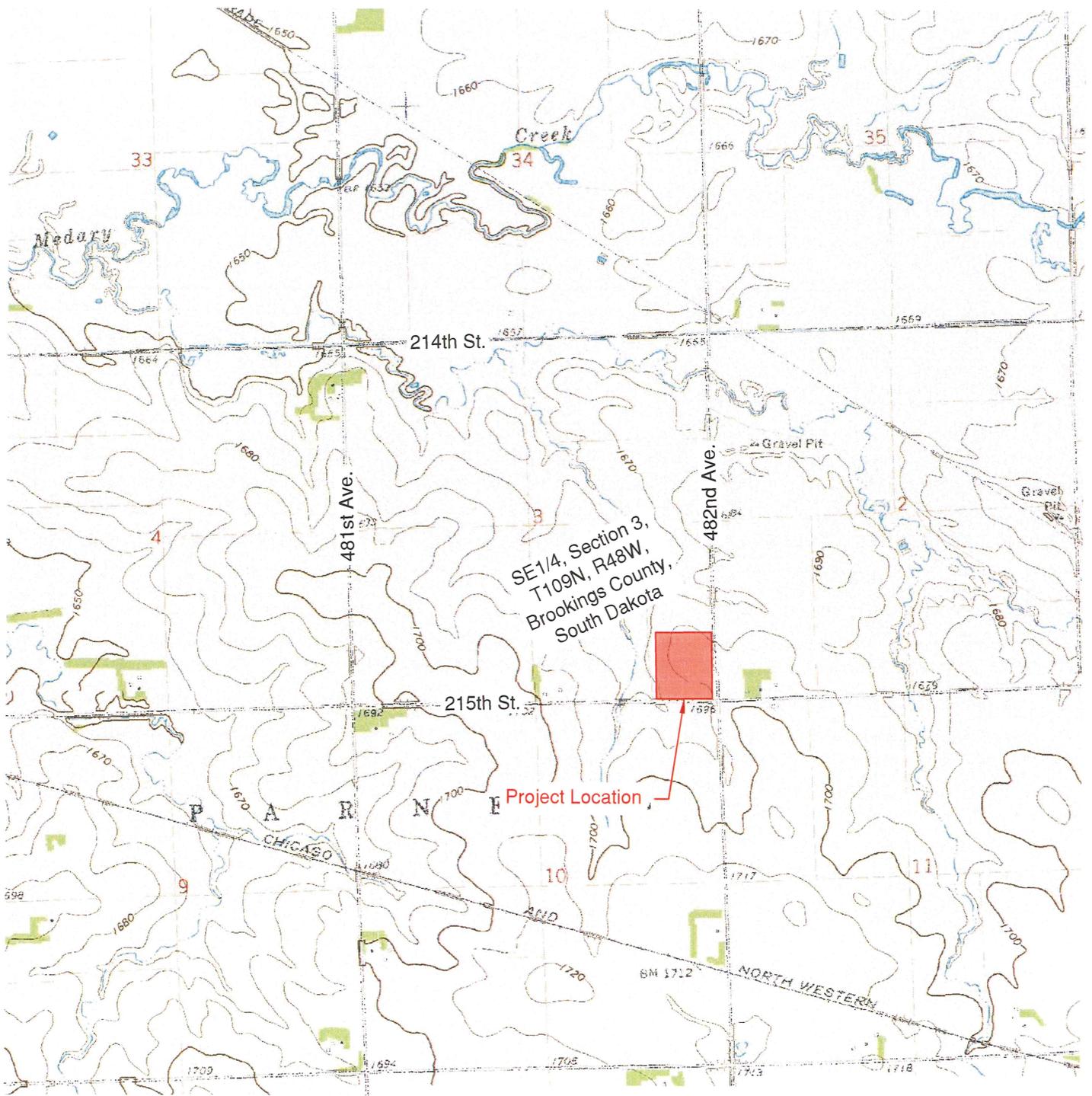
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NMP Field

21-109-48

Appendix B

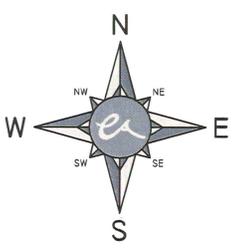
Kodiak Pork Brookings County, South Dakota



SE1/4, Section 3,
T109N, R48W,
Brookings County,
South Dakota

Project Location

Location Map



Scale: 1" = 2000'

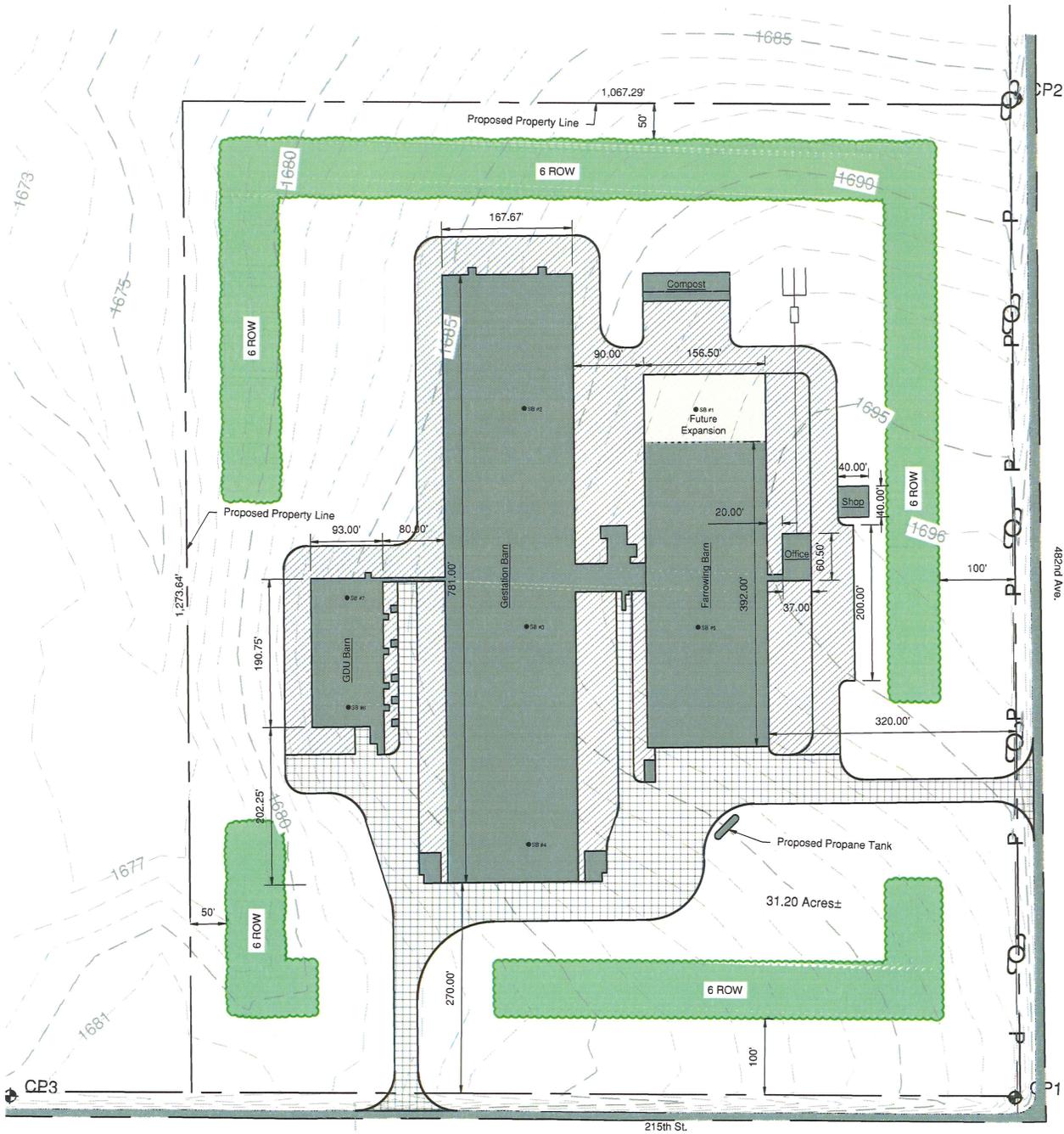
PROJECT NUMBER:	Y15163
DRAFTED BY:	BRIANB
REVIEWED BY:	TVM
DRAWING:	C-15163-SITE
LAYOUT:	AQUIFER MAP
SHEET NO. 1 OF 1 TOTAL SHEETS	

Prepared By

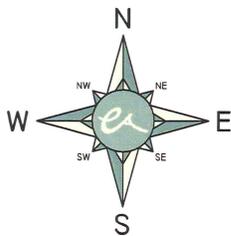
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Yankton, South Dakota 57078 FAX 605-865-0523
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Kodiak Pork Brookings County, South Dakota



Tree Planting Plan



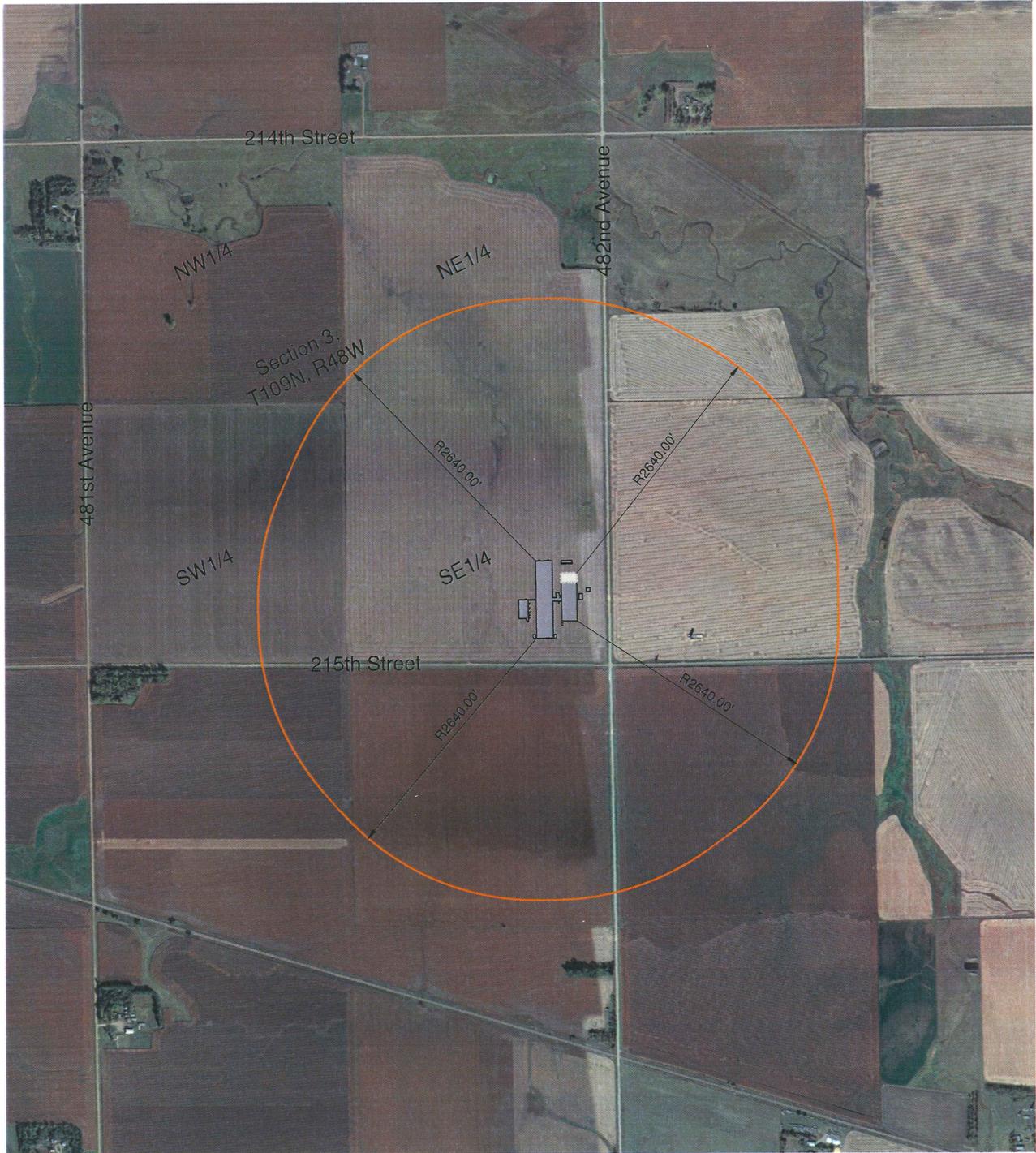
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PROJECT NUMBER:	Y15163
DRAFTED BY:	BRIANB
REVIEWED BY:	TVM
DRAWING:	C-15163-SITE
LAYOUT:	SITE LAYOUT
SHEET NO. 1 OF 1 TOTAL SHEETS	

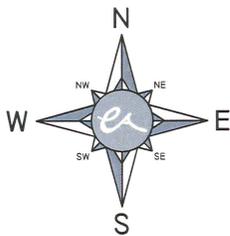
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Kodiak Pork

Brookings County, South Dakota



Setback Map



Scale: 1" = 1500'

PROJECT NUMBER:	Y15163
DRAFTED BY:	BRIANB
REVIEWED BY:	TVM
DRAWING:	C-15163-STBK
LAYOUT:	SETBACK MAP
SHEET NO. 1 OF 1 TOTAL SHEETS	

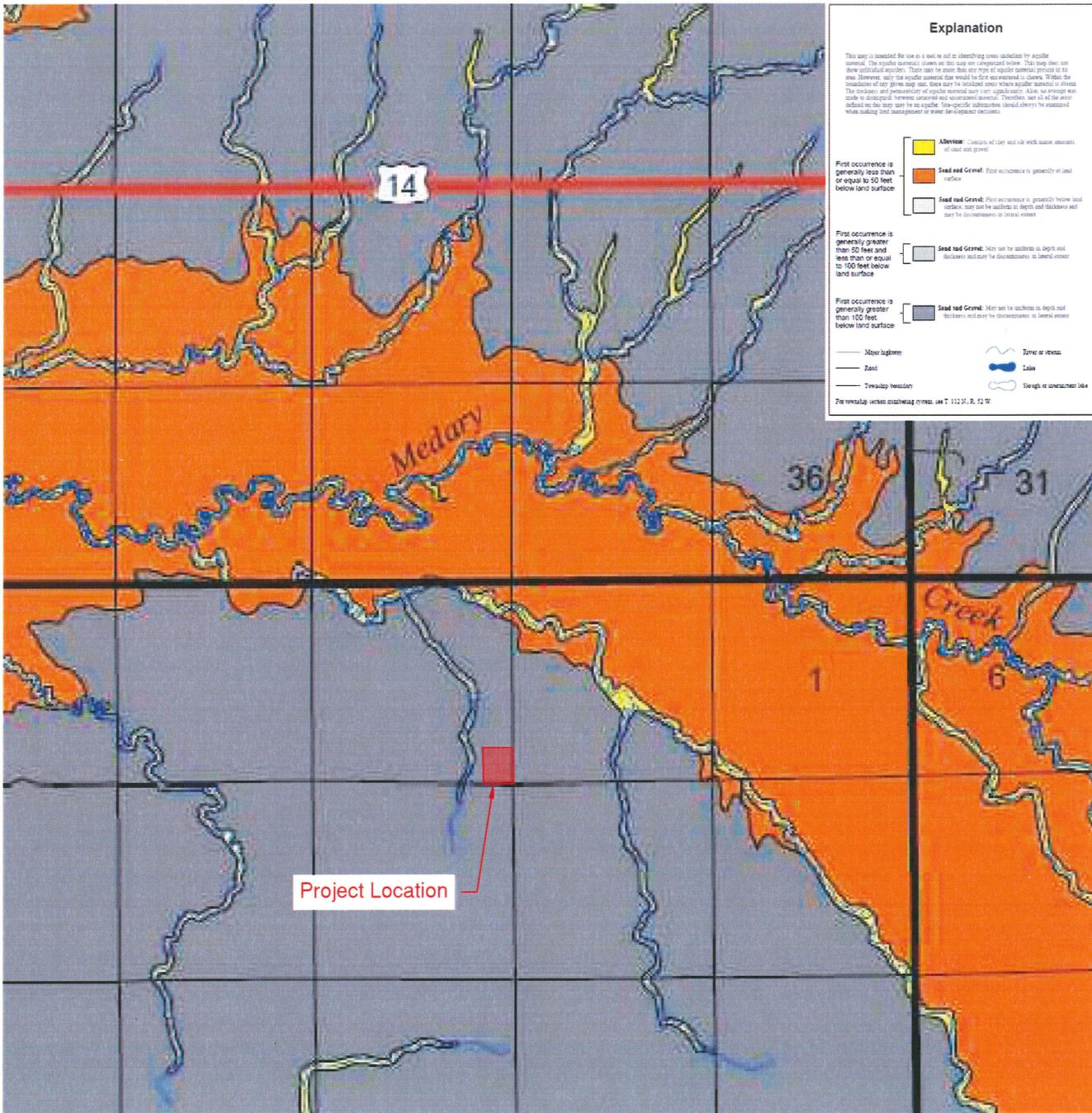
Prepared By

Eisenbraun & Associates
Professional Engineers & Surveyors

Innovative Solutions - Long Term Value

215 Walnut
Yankton, South Dakota 57078
605-665-6092
FAX 605-665-0923
www.eaweb.com

Kodiak Pork Brookings County, South Dakota



Explanation

This map is intended for use as a tool to aid in identifying areas suitable for aquifer material. The aquifer materials shown on this map are categorized below. This map does not show individual aquifers. There may be more than one type of aquifer material present in an area. However, only the aquifer material that would be first encountered is shown. Within the boundaries of any given map unit, there may be variations in the thickness of the aquifer material. The thickness and permeability of aquifer material vary from approximately 100 to 1000 feet. The thickness and permeability of aquifer material are not shown on this map. Therefore, use of the map is intended for general information only. Site-specific information should always be obtained when making land management or water development decisions.

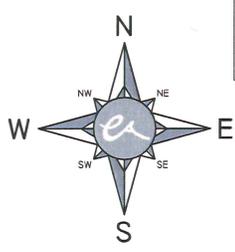
- Aquifer**: Consists of clay and silt with sand streaks or thin sand lenses.
- Sand and Gravel**: Fine to medium sand, generally in sand lenses.
- Sand and Gravel**: Fine to medium sand, generally below land surface.
- Sand and Gravel**: May not be suitable in depth and thickness to justify the development of lateral extent.
- Sand and Gravel**: May not be suitable in depth and thickness to justify the development of lateral extent.

Major highway
 Road
 Township boundary

River or stream
 Canal
 Slough or construction lake

The township version numbering system, see T. 112 N., R. 52 W.

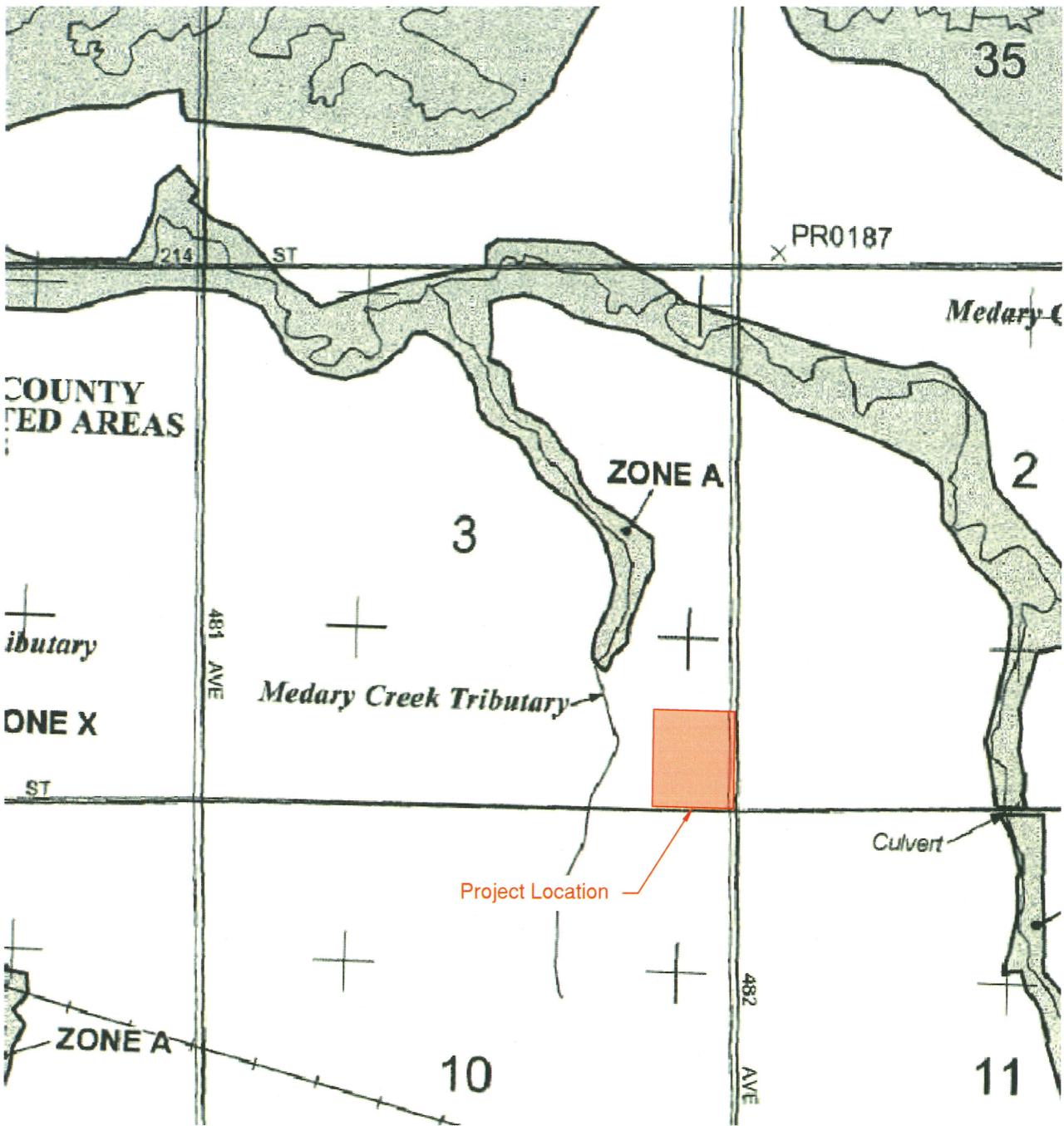
**South Dakota Geological Survey Program's
First Occurrence of Aquifer Materials in Brookings County
South Dakota Map**



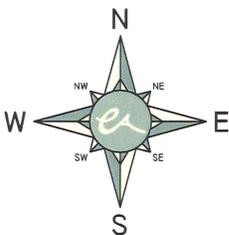
Scale: 1" = 4000'

Prepared By	
PROJECT NUMBER:	Y15163
DRAFTED BY:	BRIANB
REVIEWED BY:	TVM
DRAWING:	C-15163-SITE
LAYOUT:	AQUIFER MAP
SHEET NO. 1 OF 1 TOTAL SHEETS	
Eisenbraun & Associates Professional Engineers & Surveyors Innovative Solutions - Long Term Value 215 Walnut Yankton, South Dakota 57078 605-665-8002 Fax: 605-665-6523 www.eaweb.com	

Kodiak Pork
Brookings County, South Dakota



FEMA's 100-year Flood Plain Map



Scale: 1" = 1500'

PROJECT NUMBER:	Y15163
DRAFTED BY:	BRIANB
REVIEWED BY:	TVM
DRAWING:	C-15163-SITE
LAYOUT:	FLOOD PLAIN MAP
SHEET NO. 1 OF 1 TOTAL SHEETS	

Prepared By
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Professional Engineers & Surveyors
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215 Walnut
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Kodiak Pork RE, LLC
Waste Management System
Operation and Maintenance Guidelines for Deep Pits

You, as owner of the system, are responsible for its operation and maintenance. Although the systems are designed based on the best available technical knowledge, it must be recognized that any system creates some risk, and therefore needs to be properly operated and maintained, including periodic inspection. In addition, total benefits cannot be obtained unless the system is operated and maintained such that it will safely serve the purpose both as to function and time for which it was installed.

Below are guidelines for operating and maintaining your system.

A. Operation:

1. Inspection
 - a. Pumps, pipes, valves, ventilation system and pits for signs of damage and needed repairs.
 - b. Fences and safety signs.
 - c. Amount of stored sediment, debris, and liquid.
 - d. Check the water level in the standpipe of the closed-loop drain tile system adjacent to the GDU & gestation barns weekly and after major rainfall events. Record water levels in a log format. Insure that the lid is tightly sealed after inspection.
 - e. Entire system weekly.
2. Daily Operations:
 - a. Remove stored waste in a timely manner to maintain adequate volume for the system to function as designed.
 - b. Apply wastes as determined by nutrient test and/or nutrient utilization plan, in accordance with crop needs.
 - c. Apply wastes downwind from any residences.
 - d. Do not apply waste on snow or frozen ground.
 - e. Do not apply waste material immediately after rain or within 24 hours of forecasted rain unless it can be immediately incorporated into the soil.
 - f. Do not apply liquid at a rate that exceeds the soil intake rate or the consumption use of the crop. No more than 2 inches should be applied at any one time.
 - g. Facility will be emptied to maintain design freeboard.
 - h. Frozen manure should not be placed in the pit as it may cause all liquid to freeze.
 - i. For safety, cover all openings when not in use. Be certain the covers provide ventilation as explosive, poisonous, and asphyxiating gases are produced.
 - j. Extreme care must be exercised before entering the pit for maintenance. This should include safety harness and forced ventilation or the use of an oxygen mask. All operators should familiarize themselves with gas problem, special wiring needs, and ventilation needs. "No Smoking" and other appropriate signs should be posted to warn persons of the danger.
 - k. All clean water should be diverted unless needed for dilution.
 - l. Inspect manure application sites daily during times of application.
 - m. If water levels in the closed loop drain tile system adjacent to the finishers or nursery barns rises, contact DENR (605-773-3351) immediately to obtain approval for a remediation plan. In the event of an emergency, liquids present in the drain tile system must be pumped back into the manure containment pits.
3. Pumping Procedure
 - a. Prior to pumping waste from the pit, the waste must be adequately agitated to suspend solids.

Kodiak Pork RE, LLC
Waste Management System
Operation and Maintenance Guidelines for Deep Pits

B. Maintenance

1. Repair any damaged pumps, pipes, ventilation fans, or pits.
2. Repair fences and safety signs to original specifications.
3. Remove and dispose of trash and debris that will affect the aesthetics or functioning of the system.

Operator(s):



GEOTECHNICAL BORING LOG

PROJECT TITLE: Proposed Kodiak Pork RE, LLC: Elkton, SD
 PROJ. NUMBER: 15G-16082

BORING NUMBER: 1
 GPS:

DEPTH IN FEET	DESCRIPTION OF MATERIAL SURFACE ELEVATION:	GEOLOGIC ORIGIN	SAMPLE DATA				LABORATORY TESTS			
			WL	N	NO	TYPE	W	D	LL	QU
									PL	
1'	Topsoil: mostly silty clay, very dark brown (CL)	Topsoil								
2'	Silty Clay: brown, moist, weathered (CL)	Fine Alluvium								
	Lean Clay: trace of gravel, moist, weathered (CL)	Glacial Till			1	CSS				
					2	CSS				
					3	CSS				
					4	CSS				
					5	CSS				
continued next page...										
DATE:	WATER TABLE MEASUREMENTS		DATE: 7/20/15							
7/20/2015	none		METHOD OF DRILLING: 3 1/4" H.S.A. with CSS							
			CREW CHIEF: Mike Hudson							

GEOTECHNICAL BORING LOG

PROJECT TITLE: Proposed Kodiak Pork RE, LLC: Elkton, SD
 PROJ. NUMBER: 15G-16082

BORING NUMBER: 1b
 GPS:

DEPTH IN FEET	DESCRIPTION OF MATERIAL SURFACE ELEVATION:	GEOLOGIC ORIGIN	SAMPLE DATA				LABORATORY TESTS			
			WL	N	NO	TYPE	W	D	LL PL	QU
51'	end of boring				6	CSS				
					7	CSS				
					8	CSS				
					9	CSS				
					10	CSS				
DATE: 7/20/2015		WATER TABLE MEASUREMENTS: none		DATE: 7/20/15						
				METHOD OF DRILLING: 3 1/4" H.S.A. with CSS						
				CREW CHIEF: Mike Hudson						

GEOTECHNICAL BORING LOG

PROJECT TITLE: Proposed Kodiak Pork RE, LLC: Elkton, SD
 PROJ. NUMBER: 15G-16082

BORING NUMBER: 2b
 GPS:

DEPTH IN FEET	DESCRIPTION OF MATERIAL SURFACE ELEVATION:	GEOLOGIC ORIGIN	SAMPLE DATA				LABORATORY TESTS			
			WL	N	NO	TYPE	W	D	LL PL	QU
30'	end of boring									
DATE: 7/20/2015		WATER TABLE MEASUREMENTS: none		DATE: 7/20/15						
				METHOD OF DRILLING: 3 1/4" H.S.A.						
				CREW CHIEF: Mike Hudson						

GEOTECHNICAL BORING LOG

PROJECT TITLE: Proposed Kodiak Pork RE, LLC: Elkton, SD
 PROJ. NUMBER: 15G-16082

BORING NUMBER: 3
 GPS:

DEPTH IN FEET	DESCRIPTION OF MATERIAL SURFACE ELEVATION:	GEOLOGIC ORIGIN	SAMPLE DATA				LABORATORY TESTS				
			WL	N	NO	TYPE	W	D	LL PL	QU	
1'	Topsoil: mostly silty clay, very dark brown (CL)	Topsoil									
	Lean Clay: trace of gravel, brown, moist, weathered (CL)	Glacial Till			1	CSS					
			▼								
	Note: water at tile that was drilled through				2	CSS					
					3	CSS					
					4	CSS					
					5	CSS					
	continued next page...										
DATE: 7/21/2015		WATER TABLE MEASUREMENTS		DATE: 7/21/15							
		5' - tile drilled through		METHOD OF DRILLING: 3 1/4" H.S.A. with CSS							
				CREW CHIEF: Mike Hudson							

GEOTECHNICAL BORING LOG

PROJECT TITLE: Proposed Kodiak Pork RE, LLC: Elkton, SD
 PROJ. NUMBER: 15G-16082

BORING NUMBER: 3b
 GPS:

DEPTH IN FEET	DESCRIPTION OF MATERIAL SURFACE ELEVATION:	GEOLOGIC ORIGIN	SAMPLE DATA				LABORATORY TESTS			
			WL	N	NO	TYPE	W	D	LL PL	QU
6					6	CSS				
7					7	CSS				
8					8	CSS				
9					9	CSS				
10					10	CSS				
51'	end of boring									
DATE:	WATER TABLE MEASUREMENTS	DATE: 7/21/15								
7/21/2015	5' - tile drilled through	METHOD OF DRILLING: 3 1/4" H.S.A. with CSS								
		CREW CHIEF: Mike Hudson								

GEOTECHNICAL BORING LOG

PROJECT TITLE: Proposed Kodiak Pork RE, LLC: Elkton, SD
 PROJ. NUMBER: 15G-16082

BORING NUMBER: 4b
 GPS:

DEPTH IN FEET	DESCRIPTION OF MATERIAL SURFACE ELEVATION:	GEOLOGIC ORIGIN	SAMPLE DATA				LABORATORY TESTS			
			WL	N	NO	TYPE	W	D	LL PL	QU
30'	end of boring									
DATE: WATER TABLE MEASUREMENTS			DATE: 7/21/15							
7/21/2015 none			METHOD OF DRILLING: 3 1/4" H.S.A.							
			CREW CHIEF: Mike Hudson							

GEOTECHNICAL BORING LOG

PROJECT TITLE: Proposed Kodiak Pork RE, LLC: Elkton, SD
 PROJ. NUMBER: 15G-16082

BORING NUMBER: 5b
 GPS:

DEPTH IN FEET	DESCRIPTION OF MATERIAL SURFACE ELEVATION:	GEOLOGIC ORIGIN	SAMPLE DATA				LABORATORY TESTS			
			WL	N	NO	TYPE	W	D	LL PL	QU
30'	end of boring									
DATE: WATER TABLE MEASUREMENTS			DATE: 7/21/15							
7/21/2015 none			METHOD OF DRILLING: 3 1/4" H.S.A.							
			CREW CHIEF: Mike Hudson							

GEOTECHNICAL BORING LOG

PROJECT TITLE: Proposed Kodiak Pork RE, LLC: Elkton, SD
 PROJ. NUMBER: 15G-16082

BORING NUMBER: 6
 GPS:

DEPTH IN FEET	DESCRIPTION OF MATERIAL SURFACE ELEVATION:	GEOLOGIC ORIGIN	SAMPLE DATA				LABORATORY TESTS			
			WL	N	NO	TYPE	W	D	LL	QU
									PL	
1'	Topsoil: mostly silty clay, very dark brown (CL)	Topsoil								
	Lean Clay: trace of gravel, light brown (CL)	Glacial Till			1	fa				
					2	fa				
					3	fa				
					4	fa				
					5	fa				
	continued next page...									
DATE:	WATER TABLE MEASUREMENTS	DATE: 1/6/16								
1/6/2016	none	METHOD OF DRILLING: 3 1/4" H.S.A.								
		CREW CHIEF: Mike Hudson								

GEOTECHNICAL BORING LOG

PROJECT TITLE: Proposed Kodiak Pork RE, LLC: Elkton, SD
 PROJ. NUMBER: 15G-16082

BORING NUMBER: 6b
 GPS:

DEPTH IN FEET	DESCRIPTION OF MATERIAL SURFACE ELEVATION:	GEOLOGIC ORIGIN	SAMPLE DATA				LABORATORY TESTS			
			WL	N	NO	TYPE	W	D	LL PL	QU
30'	end of boring									
DATE: WATER TABLE MEASUREMENTS			DATE: 1/6/16							
1/6/2016 none			METHOD OF DRILLING: 3 1/4" H.S.A.							
			CREW CHIEF: Mike Hudson							

GEOTECHNICAL BORING LOG

PROJECT TITLE: Proposed Kodiak Pork RE, LLC: Elkton, SD
 PROJ. NUMBER: 15G-16082

BORING NUMBER: 7
 GPS:

DEPTH IN FEET	DESCRIPTION OF MATERIAL SURFACE ELEVATION:	GEOLOGIC ORIGIN	SAMPLE DATA				LABORATORY TESTS				
			WL	N	NO	TYPE	W	D	LL PL	QU	
1'	Topsoil: mostly silty clay, very dark brown (CL)	Topsoil									
	Lean Clay: trace of gravel, light brown (CL)	Glacial Till			1	fa					
					2	fa					
					3	fa					
					4	fa					
					5	fa					
	continued next page...										
DATE:	WATER TABLE MEASUREMENTS	DATE: 1/6/16									
1/6/2016	none	METHOD OF DRILLING: 3 1/4" H.S.A.									
		CREW CHIEF: Mike Hudson									

GEOTECHNICAL BORING LOG

PROJECT TITLE: Proposed Kodiak Pork RE, LLC: Elkton, SD
 PROJ. NUMBER: 15G-16082

BORING NUMBER: 7b
 GPS:

DEPTH IN FEET	DESCRIPTION OF MATERIAL SURFACE ELEVATION:	GEOLOGIC ORIGIN	SAMPLE DATA				LABORATORY TESTS			
			WL	N	NO	TYPE	W	D	LL PL	QU
30'	end of boring				6	fa				
DATE: 1/6/2016		WATER TABLE MEASUREMENTS: none		DATE: 1/6/16						
				METHOD OF DRILLING: 3 1/4" H.S.A.						
				CREW CHIEF: Mike Hudson						

February 17, 2016

Mr. Gene Wilts, Manager
Brookings-Deuel Rural Water
47602 SD 28
Toronto, SD 57268

RE: Kodiak Pork RE, LLC; Brookings County, South Dakota
E/A Project No. Y15163

Dear Mr. Wilts:

This letter is to inform you that Kodiak Pork RE, LLC has applied for a Conditional Use Permit for a swine operation in the SE ¼, Section 3, T109N, R48W, Brookings County, South Dakota. This letter shall serve as official notification of the project to Brookings-Deuel Rural Water system as required by the Brookings County zoning regulations.

Eisenbraun and Associates is coordinating zoning and environmental permits for Kodiak Pork RE, LLC. If you have any questions regarding the project, please contact our office 605-665-8092.

Thank you.

Sincerely,

Stockwell, Inc.



Todd W. Van Maanen, PE
Project Engineer



February 17, 2016

Mr. John Neal
48216 218th St
Elkton, SD 57026

RE: Kodiak Pork RE, LLC Project; Brookings County, South Dakota
E/A Project No. Y15163

Dear Chairman Neal:

This letter is to inform you that Kodiak Pork RE, LLC has applied for a Conditional Use Permit for a swine operation in the SE ¼, Section 3, T109N, R48W, Brookings County, South Dakota. It is the plan to access 215th St. with one drive approximately 500' west of 482nd Ave. This letter shall serve as official notification of the project to the Brookings County Highway Department, as required by Brookings County zoning regulations.

Eisenbraun and Associates is coordinating zoning and environmental permits for Kodiak Pork RE, LLC. If you have any questions regarding the project, please contact our office 605-665-8092.

Thank you.

Sincerely,

Eisenbraun & Associates, Inc.



Todd W. Van Maanen, PE
Project Engineer

1. *Project Name*

2. *Project Number*

3. *Project Location*

4. *Project Start Date*

5. *Project End Date*

6. *Project Description*

7. *Project Objectives*

8. *Project Justification*

9. *Project Budget*

10. *Project Risks*

11. *Project Status*

12. *Project Contact*

February 17, 2016

Mr. Dick Birk
Brookings County Highway Department
422 Western Ave
Brookings, SD 57006

RE: Kodiak Pork RE, LLC Project; Brookings County, South Dakota
E/A Project No. Y15163

Dear Mr. Birk:

This letter is to inform you that Kodiak Pork RE, LLC has applied for a Conditional Use Permit for a swine operation in the SE ¼, Section 3, T109N, R48W, Brookings County, South Dakota. It is the plan to access 482nd Ave with one drive. This letter shall serve as official notification of the project to the Brookings County Highway Department, as required by Brookings County zoning regulations.

Eisenbraun and Associates is coordinating zoning and environmental permits for Kodiak Pork RE, LLC. If you have any questions regarding the project, please contact our office 605-665-8092.

Thank you.

Sincerely,

Stockwell, Inc.



Todd W. Van Maanen, PE
Project Engineer



Appendix D



2016var003 – April 5th, 2016

Prepared by Richard Haugen

Applicant/Owner: Chad Schultz, 20177 463rd Ave, Bruce, SD 57220

Legal Description: “N528’ of S1,596’ of E420’ of SE1/4 Sec. 33 T112N, R51W (Preston Township)”

2016var003: Chad Schultz has applied for a front yard variance to build a 60’ long x 30’ wide hoop barn, 88 feet from the center of 463rd Ave (Preston Township road). A variance of 45 feet. The required setback distance is 133 feet from the center of the road.

Brookings County Zoning Ordinance, Article 11:00 “A” Agricultural District – Area Regulations - # 2; Front Yard – The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards.

The current residence is 165.5 feet from the center of the road and the out building to the north of the house is 133 feet from the center of the road. Both meet the setback requirement.

The proposed site for the hoop barn is fairly level. The land to the south and west of the residence and two out buildings drops off significantly to the west. From the west edge of the propose hoop barn to the evergreen trees west of the house a distance of approximately 115 feet there is a 7 feet drop in elevation from east to west; to the west property line the elevation is 19 feet lower than the proposed site. There is a telephone line and a water line located between the house and other out buildings as noted on the site plan. He has existing livestock pens to the west and north of his existing out buildings that also go into the shelterbelt, limiting his building location. The applicant has spoken with the township on the proposed building location and has a letter from the township stating they have no objection to the request. The parcel was subdivided off in September of 1995.

Hardship: The hardship to consider 1) is the lay of the land and 2) location of existing buildings and livestock pens.

The Board of Adjustment has granted similar variances in the past:

April 7th, 2015: 2015var003: residence with garage 48 feet from the center of the road.

September 3rd, 2013: 2013var014: residence 83 feet from center of road.

November 5th, 2013: 2013var020: shed 80 feet from the center of

April 3, 2012: 2012var005: residence 54 feet from ROW of SD Hwy 30.

June 2nd, 2009: 2009var010 – shed 116 feet from center of a county road & 112 feet from center of a township road.

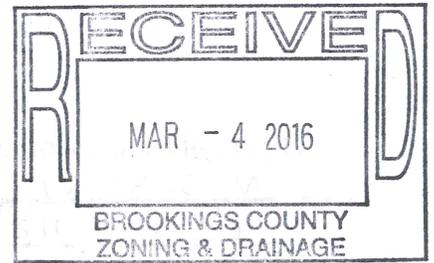
Public notices were published in the Brooking Register on March 22nd and 29, 2016 and Volga Tribune on March 24th and 31st. 2015

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

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

Denying the variance request would be maintaining the Agricultural Zoning Ordinance Setback requirements.

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS



Date of Application: 3-4-2016

Variance Number: 201604R003

To: Brookings County Board of Adjustment
520 3rd 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 Variance to the Brookings County Zoning Regulations for the purpose of:

36' x 60' hoop building

B.) Section(s) of Zoning Regulations to be exempted:

Article 11.00: Section 11.01 "A" Agricultural District: Area Regulation # 2: Front Yard: The minimum depth of the front yard shall be one hundred (100) feet. A corner lot will have two front yards.

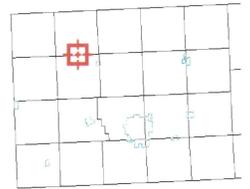
C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms of this regulation: that the special conditions and circumstances do not result from the actions of the applicant, and that granting the variance requested will not confer on the applicant, and privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

The slope of the land allows for land erosion. The South West corner of the property is 19'0" below the height of the South east corner of the proposed hoop building. The water needs time to slow before ending up in the neighbors field otherwise could create land erosion. If required to move building back anywhere will only increase the possibility for more erosion problems.

2016 var 003



Overview



Legend

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

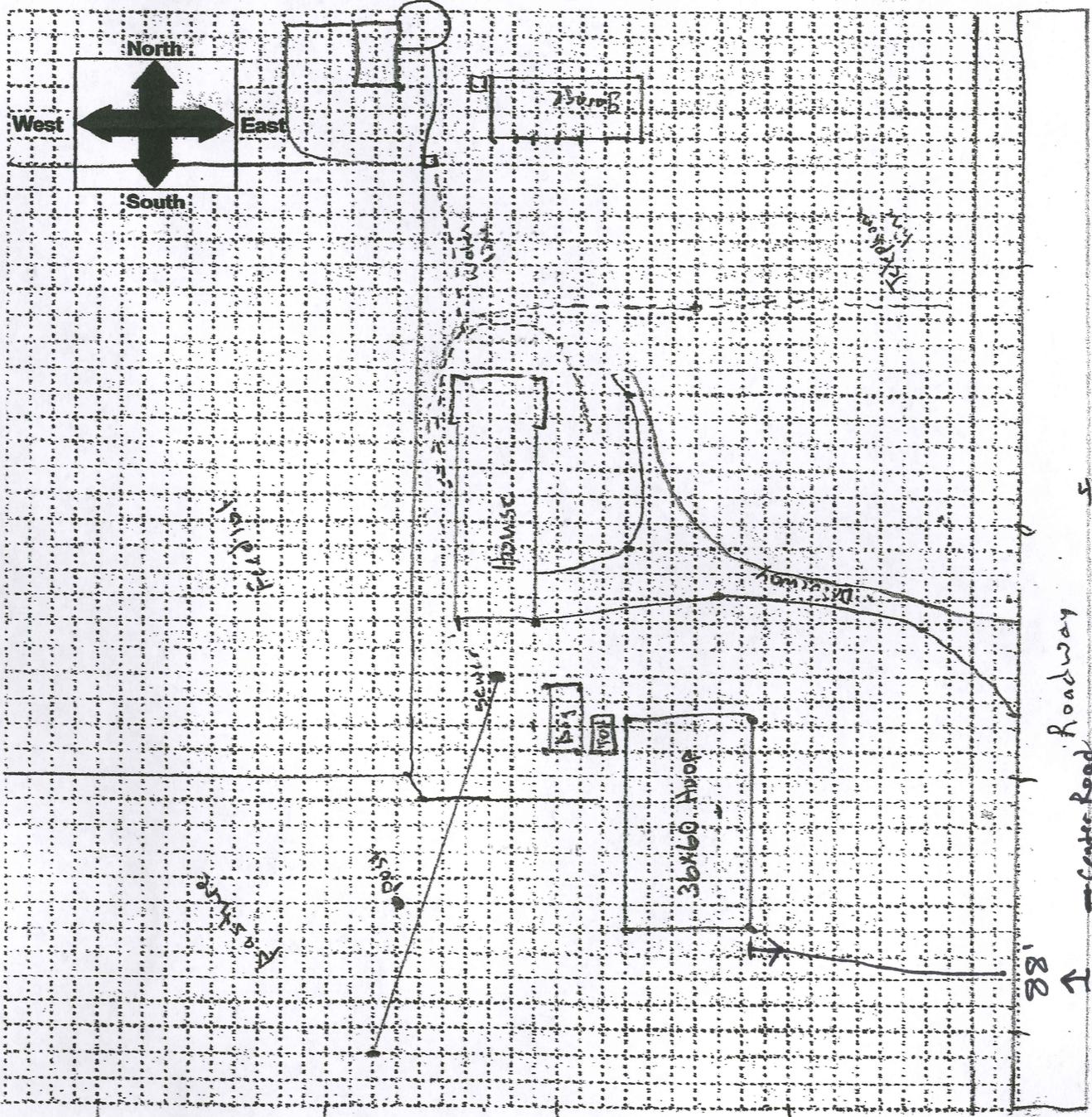
Parcel ID	179801125133400	Alternate ID	n/a	Owner Address	SHULTZ, CHAD ET UX
Sec/Twp/Rng	33-112-51	Class	NACS		20177 463RD AVE
Property Address	20177 463RD AVE BRUCE	Acreage	n/a		BRUCE SD 57220
District	1705				
Brief Tax Description	N 528' OF S 1596' OF E 420' OF SE 1/4 SEC 33-112-51 5.09 AC (Note: Not to be used on legal documents)				

Date created: 3/4/2016
Last Data Uploaded: 2/18/2014 4:02:57 AM

SKETCH

Please draw a sketch of the site. Show both the existing and the proposed structures. Include the location of public roads, septic treatment systems, feedlots, streams, lakes and drainage ditches.

2016 var 03



Township board members,

Chad and Bobbi Shultz would like to build a 36' x 60' hoop building that will be a maximum height of 20'0". We would like your approval to get a variance to set this building on the south side of our property that will still maintain a 88' from the center of the road.

Name:

Date:

<u>Keith James</u>	<u>3-1-16</u>
<u>David Linneman</u>	<u>3-1-16</u>
<u>Kentley</u>	<u>3-1-16</u>
<u>Randy Loomis</u>	<u>3-1-16</u>
<u>Mike Moe</u>	<u>3-1-16</u>



Looking south from driveway
Red stakes mark bldg. width

2016var003: Chad Shultz



West of proposed site looking east



Southside of pproposed site looking
north. White stakes mark bldg. width



2016var004 – April 5th, 2016

Prepared by Richard Haugen

Applicant/Owner: Harris Hoistad, 1126 Willow Drive, Aberdeen, SD 57401

Site: 294 SE Lake Dr, Estelline, SD 57234

Legal Description: "Wacek Beach Lot 11 in Govt. Lot 4 NW1/4 of Sec. 3 T112N, R52W (Laketon Township)"

2016var004: Harris Hoistad has applied for a lake front variance to build 30 feet wide x 60 feet long residential addition with a 12 feet x 30 attached deck, 42 feet 4 inches from the high water mark. A variance of 32 feet, 6 inches. The required lakeside setback distance is 75 feet from the high water mark.

Brookings County Zoning Ordinance, Article 13:00 Lake/Park District: Section 13.01 "LP" Lake-Park District: Density, Area and Yard Regulations (Lake Front); Front Yard – 25 feet; Side Yard – 8 feet; Lake Side Yard – 75 feet..

The current residence is 99 feet from the high water mark to the edge of the existing deck. The current cabin and the addition with the deck meet the side setback of 8 feet. The property is not in the flood plain. The elevation of the property is 5 feet 2 inches above the high watermark. The addition and deck will be farther back from the lake than the residences on either side of him, those residences were built in 1975 and 1993 with no record of a variance on file. Wacek Beach was platted in 1967 prior to the Zoning Ordinance. The lot size is 50 feet wide x 102 feet long.

Hardship: The hardship to consider 1) is shape and size of the lot; 2) lots were platted and before zoning ordinance was adopted.

The Board of Adjustment has granted similar variances in the past:

2015var031: residence 38 feet from high water mark.

2015var029: residential addition 52 feet from high water mark.

2007var007: residential setback 30 feet from high water mark.

Public notices were published in the Brookings Register on March 22nd and 29th, 2016; Arlington Sun on March 24th and 31st, 2015.

Letters were sent to the adjoining landowner's, Laketon Township Chairman and Clerk.

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

Denying the variance request would be maintaining the Lake Park Zoning Ordinance Setback requirements.

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS



Date of Application: 3-6-16

Variance Number: 2016 var 004

To: Brookings County Board of Adjustment
520 3rd 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 Variance to the Brookings County Zoning Regulations for the purpose of:

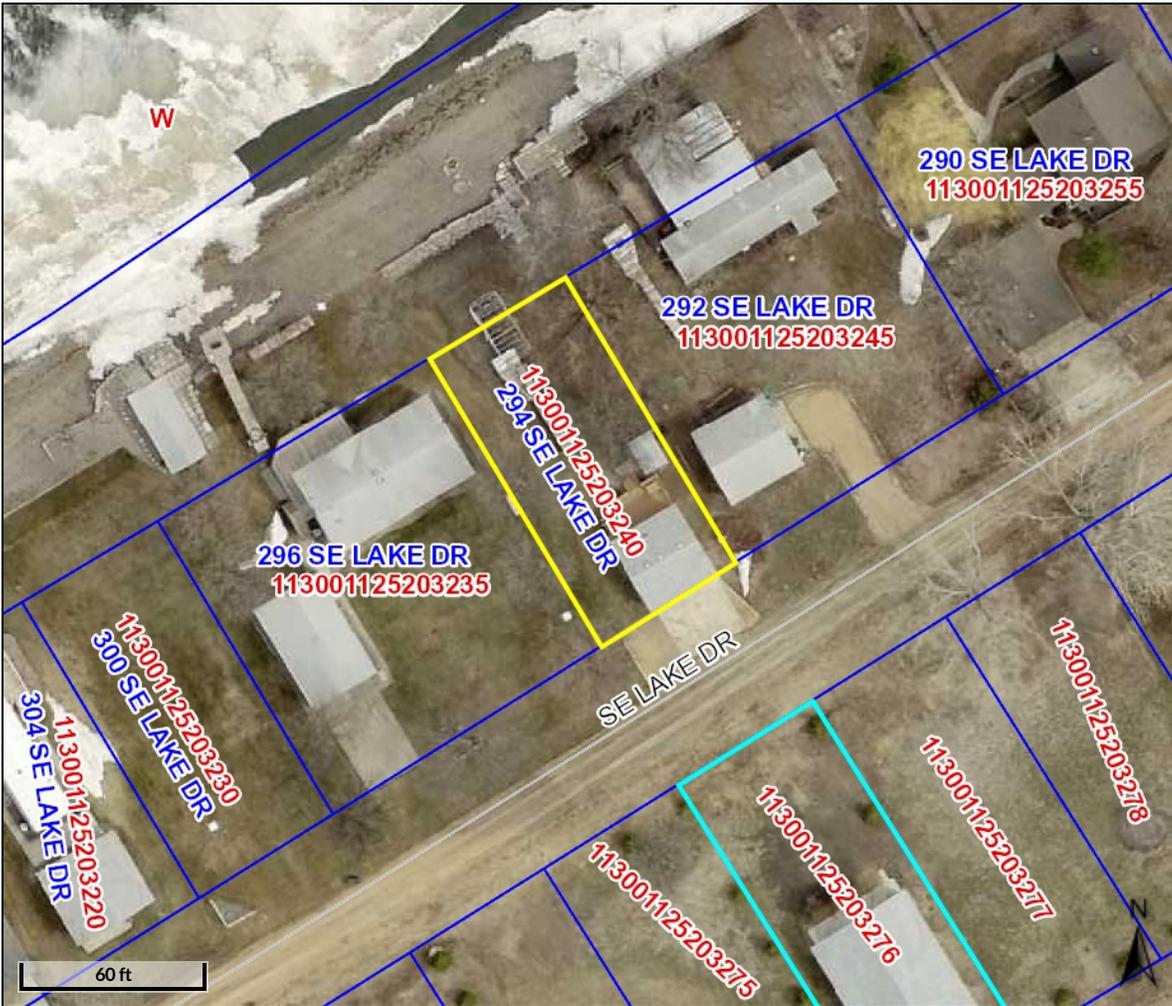
BUILDING AN ADDITION ONTO OUR CURRENT
LAKE CABIN. THE ADDITION WOULD BE A YEAR
ROUND RESIDENCE.

B.) Section(s) of Zoning Regulations to be exempted:

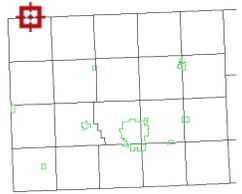
Article 13.00: Section 13.01 "LP" Lake-Park District:
Density, Area and Yard Regulations (Lake Front)

C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms of this regulation: that the special conditions and circumstances do not result from the actions of the applicant, and that granting the variance requested will not confer on the applicant, and privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

WACEK BEACH LOTS WERE PLATTED IN JUNE 1966 AND
OUR LOT IS SMALLER THAN TYPICAL. OUR LOT IS NOT
IN THE FLOOD PLAIN. OUR PROPOSED CONSTRUCTION WILL
BE FARTHER FROM THE LAKE SHORE THAN ALL OTHER
HOMES + CABINS CURRENTLY IN PLACE ON THIS SUB DIVISION.



Overview



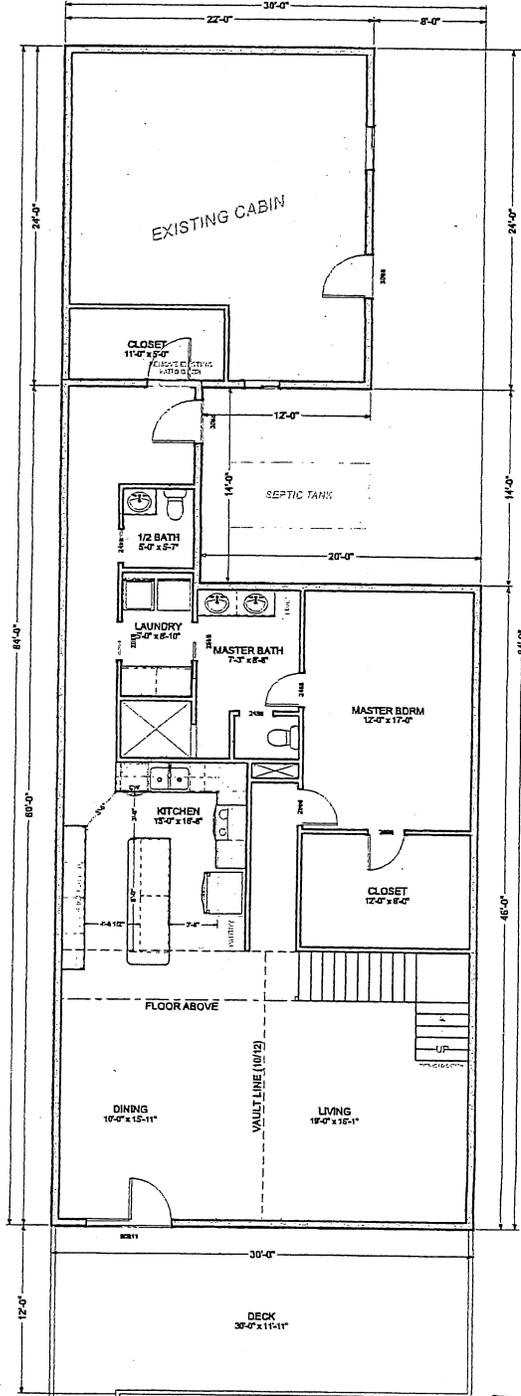
Legend

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

Parcel ID	113001125203240	Alternate ID	n/a	Owner Address	HOISTAD, HARRIS ET UX
Sec/Twp/Rng	3-112-52	Class	NAC		1126 WILLOW DR
Property Address	294 SE LAKE DR ESTELLINE	Acreeage	n/a		ABERDEEN SD 57401
District	110819				
Brief Tax Description	WACEK BEACH LOT 11 IN NW 1/4 SEC 3-112-52 50' X 103'				
	(Note: Not to be used on legal documents)				

Date created: 3/7/2016
 Last Data Uploaded: 2/18/2014 4:02:57 AM

← SURVEY PINS



Lake shore →

← 142'4" — to highwater mark. →

Approximate
NORTH
↙

APPROX. 1525 SQ-FT

9' CEILINGS
(UNLESS OTHERWISE NOTED)

18" OVERHANGS ALL AROUND

ALL EXTERIOR DIMENSIONS ARE
TO THE OUTSIDE OF FRAMING!!

WINDOW HEADERS DRAWN @ 83 3/8"
(UNLESS OTHERWISE NOTED)

HAMLIN
Building Center

Brookings • Lake Norden
605.692.3381 • 605.785.3381

Closest stake edge of deck-42'4" from HWM.
Stake w-flag 75' setback

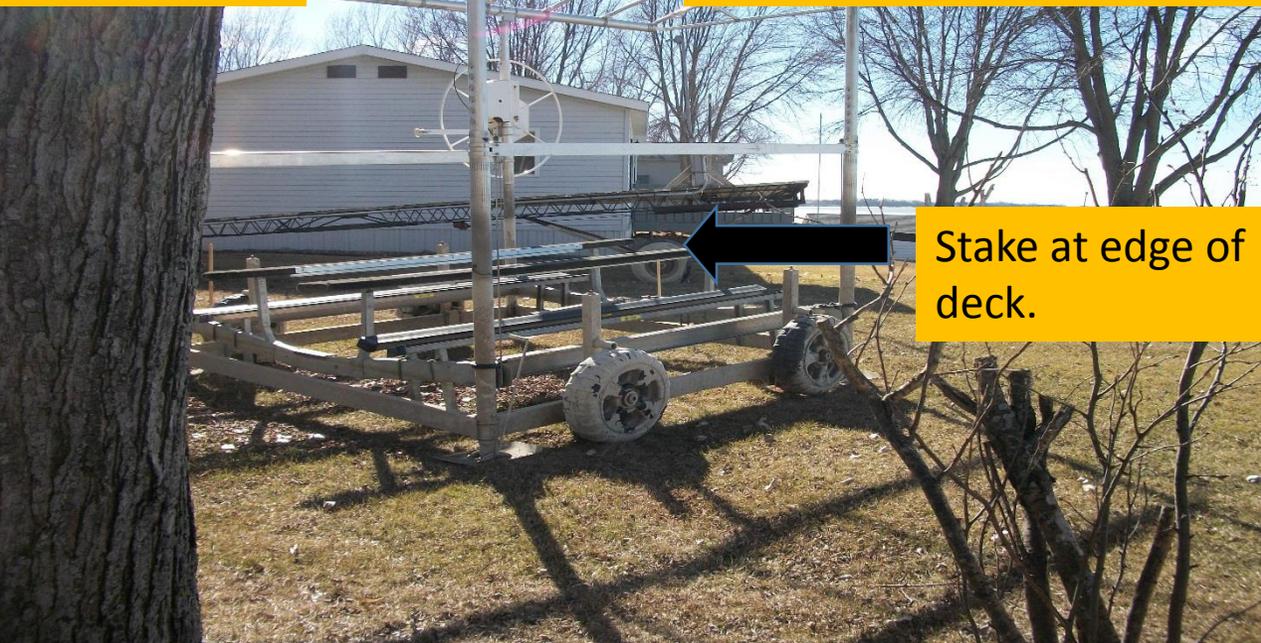


Closest stake

Stake w-flag

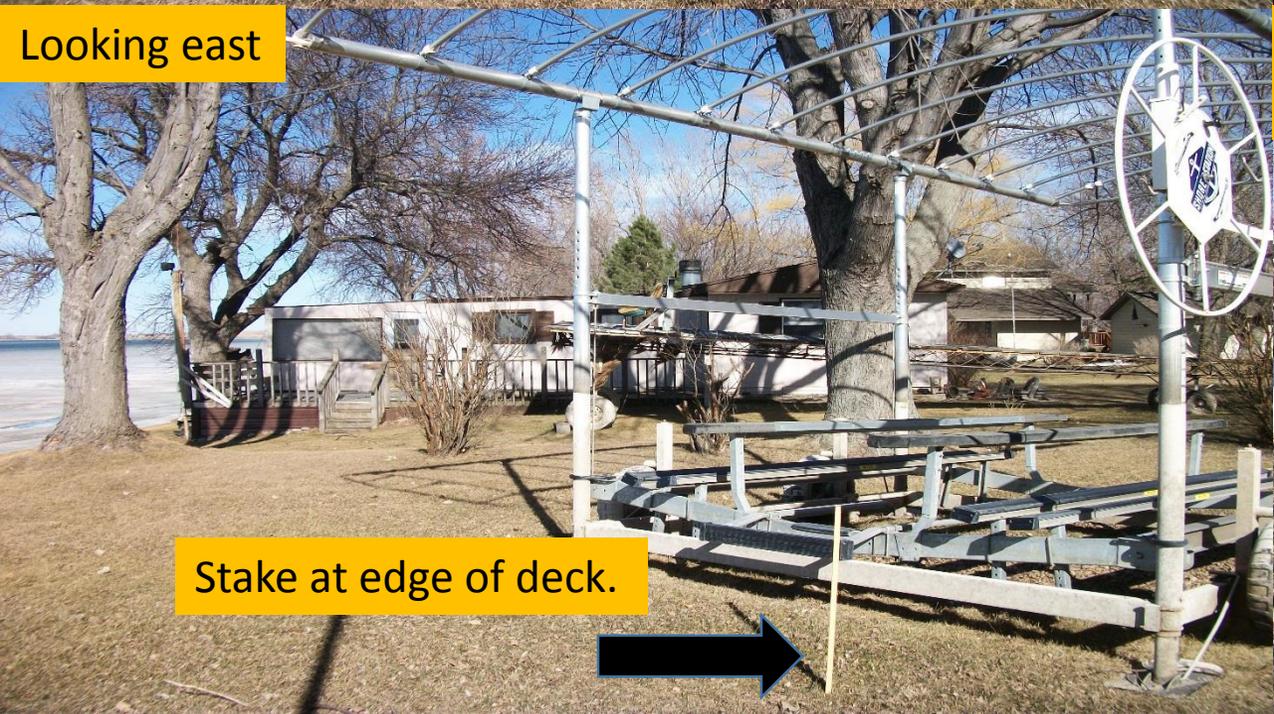
Looking west

2016var004: Harris Hoistad



Stake at edge of deck.

Looking east



Stake at edge of deck.

Shoreline looking south towards cabin



2016plat001 – April 5th, 2016

Prepared by Richard Haugen

Applicant/Owner: Greg Pearson, 784 E Lake Hendricks Dr., Hendricks, MN 56136

Legal Description: Plat of Block 1; Lots 1-5 in Block 1 and Block 2 of Pearson-Overby Addition An Addition in Government Lot 4 in Section 22-T112N-R47W of the 5th P.M., Brookings County, South Dakota.”

2016plat001: Greg Pearson has submitted a plat for non-lake front lots located on the south east side of Lake Hendricks. His preliminary plat was approved at the March 1st, 2016 meeting of the Brookings County Planning and Zoning Commission. He has now purchased the property and is platting; “Block 1; Lots 1-5 in Block 1 and Block 2” and will plat the rest of the lots that were on the preliminary plat, as they are sold. The current land use is agricultural and is being farmed. The lots meet or exceed the 20,000 square feet size for Lake Park - non lake front setback requirements of:

- 50 feet front yard,
- 50 feet rear yard,
- 8 feet side yard.

The lay of the land is rolling, with a hill crest in the middle and sloping to the north and the south ends. The property is not in the flood plain.

Approving the plat would provide additional lots for residential or accessory buildings in the Lake Park District.

Denying the plat request would keep the land at its current use.

PLAT OF
BLOCK 1; LOTS 1-5 IN BLOCK 1; AND BLOCK 2 OF PEARSON-OVERBY ADDITION
AN ADDITION IN GOVERNMENT LOT 4 OF SECTION 22-T112N-R47W
OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA

VACATION NOTICE:

THIS PLAT SHALL VACATE THE PLAT OF TRACT 1 OF GATES ADDITION, AN ADDITION IN GOVERNMENT LOT 4 OF SECTION 22-T112N-R47W OF THE 5TH P.M., BROOKINGS COUNTY, SOUTH DAKOTA FILED IN BOOK 24 OF PLATS ON PAGE 34 THEREIN.



LEGEND

- MONUMENT FOUND
- MONUMENT SET THIS SURVEY (5/8" REBAR WITH STAMPED PLASTIC CAP #11307)

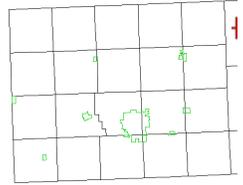


SE CNR SEC. 22-112-47
(FND CAPPED REBAR 1.04'
NORTH OF CORNER)

PREPARED BY:
BANNER ASSOCIATES, INC.
409 22nd AVE. S.
BROOKINGS, SD 57006
(605) 692-6342
FEBRUARY 2016



Overview



Legend

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

Parcel ID	091401124722300	Alternate ID	n/a	Owner Address	ALL SEASONS STORAGE LLC
Sec/Twp/Rng	22-112-47	Class	NAC		784 E LAKE HENRICKS DR
Property Address		Acreage	n/a		HENRICKS MN 56136
District	0910A - LAKE HENRICKS ROAD DIST				
Brief Tax Description	GATES ADDITION IN GOVT LOT 4 SEC 22-112-47 7.40 ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/24/2016
 Last Data Uploaded: 2/18/2014 4:02:57 AM

 **Developed by**
 The Schneider Corporation

2016var005 – April 5th, 2016

Prepared by Richard Haugen

Applicant/Owner: Greg Pearson, 784 E Lake Hendricks Dr, Hendricks, MN 56136

Site: Across the road to the south from Mr. Pearson's residence on Lake Hendricks.

Legal Description: "Lot 1 in Block 1 of Pearson-Overby Addition an addition in Govt. Lot 4 of Sec. 22 T112N, R47W (Lake Hendricks Township)"

2016var005: Greg Pearson has applied for a non-lake front variance to reverse the non-lake front, rear and side setbacks to build an accessory building on. The accessory building will meet the Lake Park zoning accessory building size requirements. His preliminary plat was approved at the March 1st, 2016 meeting. The final plat "Block 1; Lots 1-5 in Block 1 and Block 2 of Pearson-Overby Addition and Addition in Government Lot 4 of Section 22, T112N-R47W of the 5th P.M., Brookings County, South Dakota" is on the April 5th, 2016 meeting agenda and will be heard before the variance request.

Brookings County Zoning Ordinance, Article 13:00 Lake/Park District: Section 13.01 "LP" Lake-Park District: Density, Area and Yard Regulations (Non-Lake Front); Front Yard – 50 feet; Rear Yard – 50 feet; Side Yard – 8 feet.

Definition of "Rear Yard" from the Zoning Ordinance: **Article 2.00 Definitions: Section 2.93. Yard, Rear Any yard extending across the rear of a lot measured between the side lot lines, and being the minimum horizontal distance between the rear lot line and the rear of the main building or bearing wall or any projections other than steps, un-enclosed porches, or un-enclosed balconies. On corner lots the rear yard may be to the rear of either street, provided that the minimum rear yard depth requirement shall be calculated on the longest average lot dimension. On interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.** In this case according to our definition – "the longest average lot dimension" for Lot 1 would be along the east side – Haffner Boulevard making it the front yard. The lot line between Lot 1 and Lot 2 is the rear lot line and the lot line between Lot 1 and Lot 5 is the side lot line. He is asking to make the lot line between Lot 1 and Lot 2 the side setback of 8' and the lot line between Lot 1 and Lot 5 the rear setback of 50 feet. Mr. Pearson has the his proposed setbacks outlined in "GREEN" on his site plan, along with the current Zoning Ordinance setback requirement outlined in "RED".

The board discussed when the preliminary plat was being discussed at the March 1st, 2016 meeting: 1) that the applicant may apply for a variance on the proposed lots due to the size of the buildable foot print area left after the setbacks and 2) the board discussed updating the Lake Park Zoning Ordinance in the future so a variance may not be needed. The couple of questions you will have to ask yourselves are: 1) Is this variance request circumventing the current lake park zoning ordinances and 2) is the request a reflection of how the ordinance

should be updated in future? The board has not had a variance request like this so there is no history of the board decisions.

Hardship: The hardship to consider is shape of the lot.

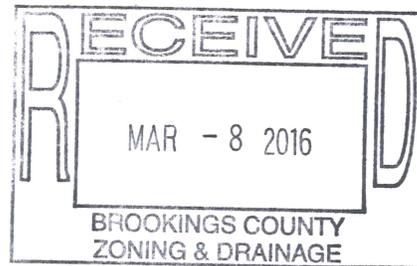
Public notices were published in the Brooking Register on March 22nd and 29, 2016; Lake Hendricks Pioneer on March 23rd and 30th, 2016.

Letters were sent to the adjoining landowner's, Lake Hendricks Township Chairman and Clerk.

Granting the variance request would allow the applicant a use that no one else has been granted and could set a precedence.

Denying the variance request would be maintaining the Lake Park Zoning Ordinance Non-Lake Front Setback requirements.

APPLICATION FOR VARIANCE
TO
ZONING REGULATIONS



Date of Application: 3-8-2016

Variance Number: 2016 VAR 905

To: Brookings County Board of Adjustment
520 3rd 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 Variance to the Brookings County Zoning Regulations for the purpose of:

Constructing an accessory building closer to the lot line than allowed by ordinance, would like the rear yard set back be to the south and the side yard set back be to the west. Would also like a 35' front yard set back so I don't need such a long driveway.

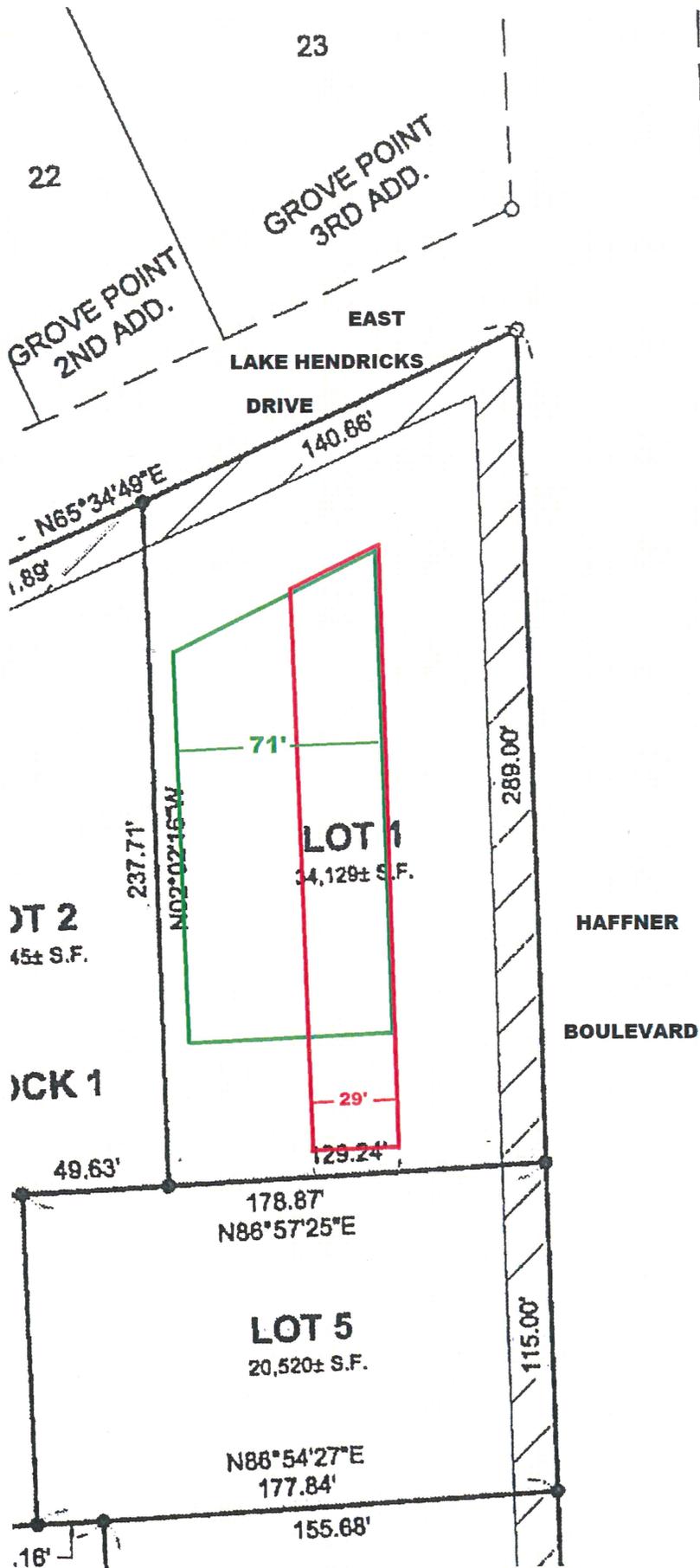
B.) Section(s) of Zoning Regulations to be exempted:

Article 13.00: Section 13.01: "LP" Lake-Park District: Density, Area and yard Regulation (Non-Lake Front).

C.) Special conditions and circumstances that exist which are peculiar to the land, structure, or buildings in the same district: that literal interpretation of the provisions of this regulation would deprive the applicant of rights commonly enjoyed by other properties in the same district under terms of this regulation: that the special conditions and circumstances do not result from the actions of the applicant, and that granting the variance requested will not confer on the applicant, and privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

The definition of a side & rear yard that the County has makes a large corner lot hard to build on. The 50' front yard set back makes the driveway around 75' long.

2016 var 005



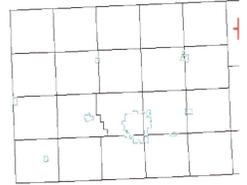
 BUILDABLE AREA UNDER LAKE PARK DISTRICT REGULATIONS (16% OF TOTAL AREA)

 BUILDABLE AREA UNDER COMMONLY RECOGNIZED YARD DEFINITIONS FOR CORNER LOTS (31% OF TOTAL AREA)

2016 VARIOUS



Overview



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-  City Limits
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-  Parcels

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Sec/Twp/Rng	22-112-47	Class	NAC		784 E LAKE HENRICKS DR
Property Address		Acreage	n/a		HENRICKS MN 56136
District	0910A - LAKE HENRICKS ROAD DIST				
Brief Tax Description	GATES ADDITION IN GOVT LOT 4 SEC 22-112-47 7.40 ACRES				
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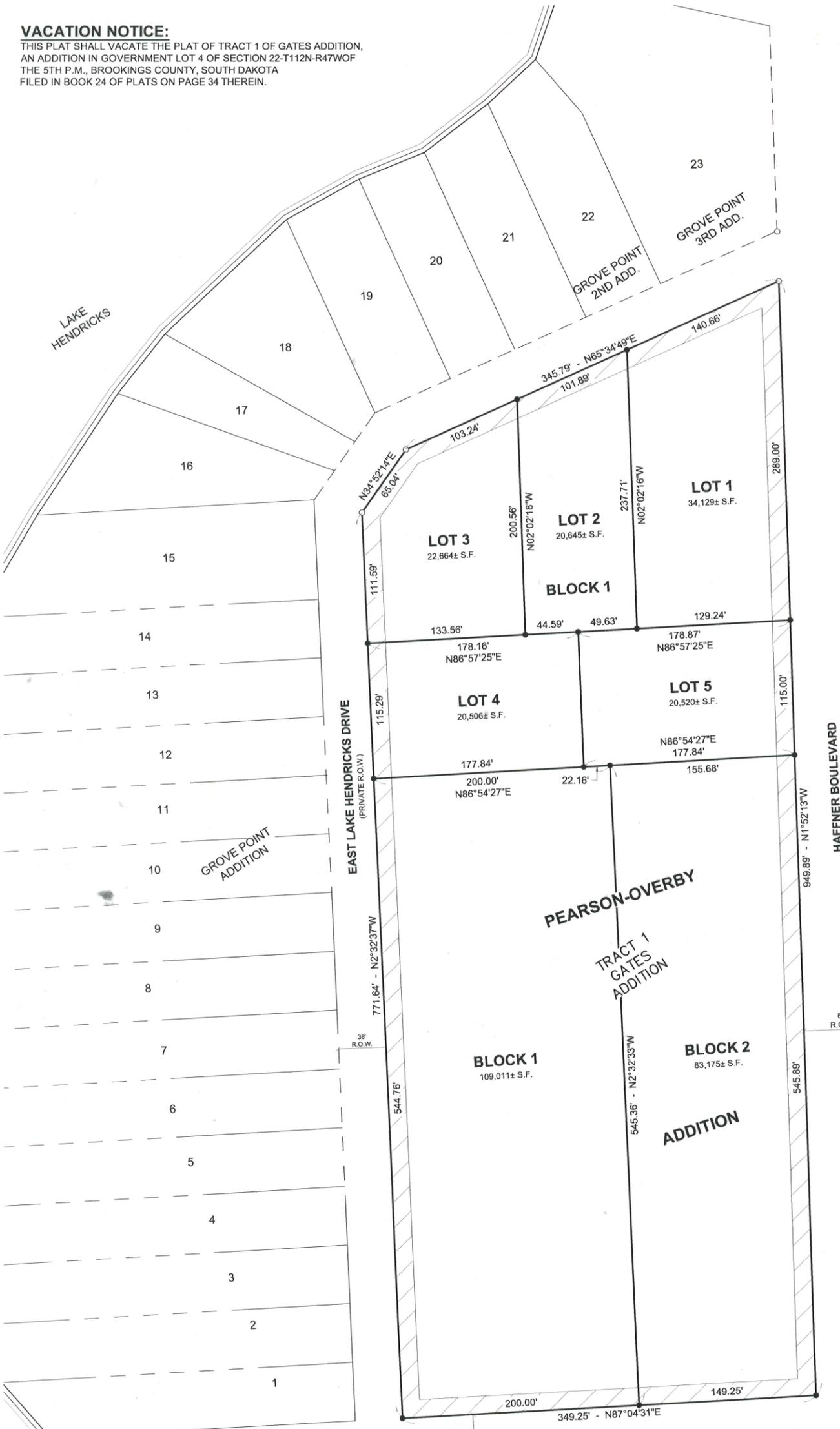
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FEBRUARY 2016

