Planning Advisory Commission
May 28, 2026
SUB-26-013

POPECOUNTY MINNESOTA

S:\3. BOA-PAC\2026\5. 28 May 2026\6. PAC - 3 Items\3. 03-0009-002 Kalina SUB-26-013\3. Staff Report\PAC.V.B.3. Kalina Prelim Plat SUB-26-013 Staff Report.docx

STAFF REPORT

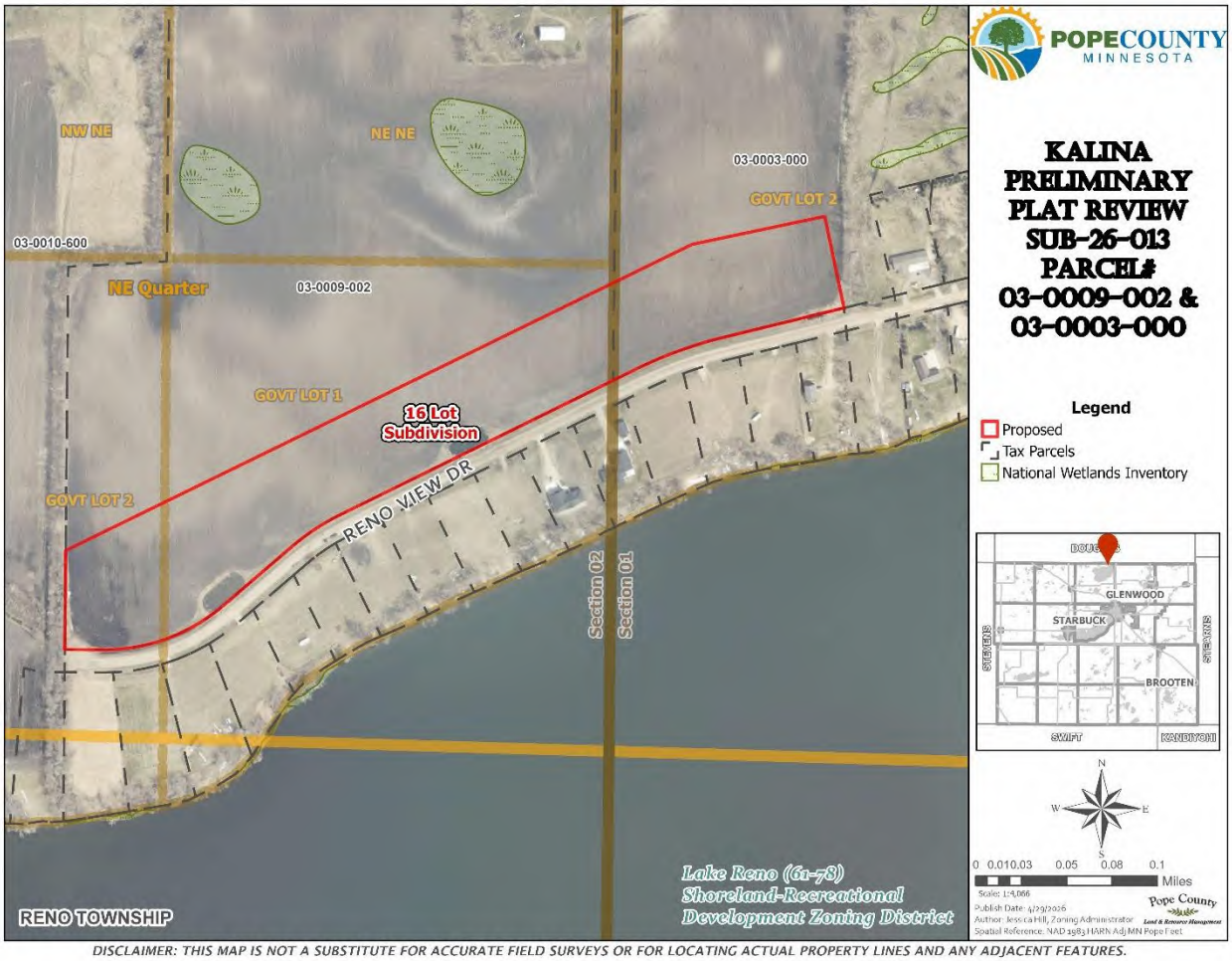
Applicant Information

Applicant: Les Kalina

Application: Preliminary Plat Review (SUB-26-013)

Zoning: Shoreland-Recreational Development (S-RD)

Location: Part of Government Lot 1, Section 2, and part of Government Lot 2, Section 1, Township 126 (Reno), Range 38, Pope County, Minnesota



DISCLAIMER: THIS MAP IS NOT A SUBSTITUTE FOR ACCURATE FIELD SURVEYS OR FOR LOCATING ACTUAL PROPERTY LINES AND ANY ADJACENT FEATURES.

Background

The applicant is seeking to subdivide 16.64 ± acres of land into sixteen (16) conforming lots along the north side of Reno View Drive on the north side of Lake Reno. The subdivision ordinance requires that the subdivision occur through the platting process pursuant to the Pope County Land Use Controls Ordinance and Minnesota Statutes Chapter 505.

Applicable Statutes

Local Ordinance

- Pope County Land Use Controls Ordinance
  - Section 10.25 Subdivision Controls Ordinance

State Statute/Rule

- Minnesota Statute Chapter 394. Planning, Development, Zoning (enabling legislation)
  - 394.25 Subd 7(b)
- Minnesota Statute Chapter 505. Plats; Coordinates; Surveys
- Minnesota Rules Chapter 6120, Shoreland and Floodplain Management
- Minnesota Rules Chapter 7080, Individual Subsurface Sewage Treatment Systems (MPCA Subsurface Sewage Treatment Systems Program)

Staff Comments

Based on the review of the application, Staff offers the following comment:

1. The proposed subdivision is located approximately seven miles north of Glenwood in Reno Township near the Pope/Douglas County line. Lake Reno is a Recreational Development designated lake. The 3800 acre lake has an average depth of 17 feet.
2. The minimum lot size required is 40,000 square feet. The average lot size of the proposed subdivision is 45,303 square feet.
3. The road, Reno View Drive, is a public right-of-way, which was previously dedicated in the plat, Les Kalina Fourth Addition.

4. The preliminary plat document indicates soil tests were completed by Perc Plus, LLC (L258) and that the lots will be serviced by private individual septic systems.
5. The proposed development does not meet the thresholds requiring a mandatory Environmental Assessment Worksheet under Minnesota environmental review rules.

Staff Recommendation

Staff recommends that the Planning Advisory Commission recommend approval of this subdivision and preliminary plat as presented, subject to the following conditions.

1. Applicant shall submit the final plat within 12 months of approval of the preliminary plat by the County Board unless an extension of the timeline is granted by the Board.
2. The final plat shall substantially conform to the preliminary plat as approved.
3. The applicant shall submit an erosion control plan that complies with applicable erosion control and stormwater management requirements of the Pope County Land Use Controls Ordinance, Section 10.24.
4. If required by applicable MPCA regulations, the applicant shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction Stormwater Permit program and prepare a Stormwater Pollution Prevention Plan (SWPPP) meeting current MPCA standards.
5. For purposes of public safety and convenience we recommend that the existing dedicated public road (Reno View Drive) terminate with a cul-de-sac constructed in conformance with Section 10.25.5.B.1. of the Pope County Land Use Controls Ordinance.

Staff Findings

The Staff offers the following findings:

1. **Coordination with existing nearby development:** The proposed subdivision does not deviate from other existing development nearby as it is residential in nature.
2. **Consistent with Comprehensive plan:** The proposed development is consistent with the Pope County Comprehensive Plan, and it meets the requirements for minimum lot dimensions as specified in the Pope County Land Use Controls Ordinance. The proposed residential lot configuration is compatible with surrounding shoreland development patterns and the Shoreland-Recreational Development zoning classification.

3. **Land/soil suitability:** Based on the Web Soil survey, the soils in this area are identified as Svea loam (SuA), Lakepark-Parnell (Pf), Hokans-Buse complex (BbB2), Colvin silty clay loam (Co), Nutley silty clay loam (NuA). These soils rank from somewhat limited to very limited for houses with basements. For homes without basements, the soil types ranged from not limited to very limited. Site-specific soil evaluations and SSTS review will occur prior to final plat approval.

4. **Stormwater/Water Quality:** Subject to compliance with applicable erosion control and stormwater management requirements, the proposed subdivision is not anticipated to create unreasonable adverse impacts to water quality or adjacent properties.

5. **Agriculturally Important Lands:** The property is currently zoned Shoreland-Recreational Development but has historically been used as farm/pasture land. The use as residential or seasonal recreational is appropriate based on the zoning classification.

6. **Conformance to Applicable Rules and Regulations:** All lots, as proposed on the submitted preliminary plat, conform to the minimum zoning requirements.

7. **Self-Imposed Restrictions:** The developer has not indicated that there will be additional restrictions or covenants.

8. **Adequate Public Facilities:** The lots will be served by individual wells and subsurface sewage treatment systems. Access to the lots will be by a public road, Reno View Drive. There are no additional public facilities associated with this proposed development.

9. **Legal Access/Infrastructure:** The proposed lots have legal access from an existing public roadway and are capable of being served by emergency services and utility infrastructure consistent with surrounding development patterns.

10. **Debris and Waste:** The applicant does not propose to use any area within the development to bury debris or waste.

REPORT APPENDIX

- **Routing Sheet** *(Comments, concerns and conditions)*
- **Public Notice**
- **Supplemental Information**
  - **Attachment 1:** *Subdivision Application (Leslie Kalina, 17 April 2026)*
  - **Attachment 2:** *Les Kalina Fifth Addition (Nyberg Surveying, 27 February 2026)*
  - **Attachment 3:** *Septic system soil analysis, Les Kalina 5th Addition (Perc Plus, LLC, 18 May 2026)*
  - **Attachment 4:** *Site Visit Photos (L&RM Staff, 18 May 2026)*

Routing Sheet

Comments, Concerns and Conditions

Agency	
MN DNR	No comment received.
SWCD-Pope	No comment received.
County Department	
Ag Inspector	*COMMENTS: As County Ag Inspector, I have no concerns regarding the Kalina preliminary plat application.*
Assessor	*COMMENTS: These lots will be platted so this will become a plat law of 7seven years. They will be classified as 4b(4) residential unimproved land which will have a tax rate of 1.25%. They will increase in value yearly for 7 years unless the ownership changes or a parcel is built on. I if this happens then the value will change to full value. will there be lake access??????????if l*
Attorney	No comment received.
Emergency Mgmt	No comment received.
Feedlot Officer	No comment received.
Land Use Specialist II	No comment received.
WCA Officer	*COMMENTS: No concerns from a WCA standpoint.*
Township	
Reno	*COMMENTS: There is no issue on the proposed development from the Reno township board. But there is concern with the number of lots being serviced with the prior addition road segments. Recommend that Les upgrade the access road to the east or install a new road to the north. See Word document.*

General Business

Pope County PAC Items in Reno Township: Notification & Comment Sheets for CUP-26-005 & SUB-26-013 – addendum sheet.

Other Comments Received

No comment received.

Public Notice

POPE COUNTY LAND & RESOURCE MANAGEMENT
POPE COUNTY COURTHOUSE
130 E. MINNESOTA AVENUE, SUITE 113
GLENWOOD, MINNESOTA 56334
(320) 634-7791

POPE COUNTY PLANNING ADVISORY COMMISSION
NOTICE OF PUBLIC HEARING FOR
PRELIMINARY PLAT REVIEW

Notice is hereby given that a Public Hearing will take place in conjunction with the Planning Advisory Commission meeting to be held at 6:00 pm or shortly thereafter on Thursday, May 28th, 2026 in the Pope County Courthouse to consider the following preliminary plat review.

Description of Request: Preliminary Plat Review hearing of Les Kalina Fifth Addition by Les Kalina (SUB-26-013, Parcel#03-0009-002 and 03-0003-000) for a sixteen (16) lot subdivision on property described as 16.64 acres in a Shoreland-Recreational Development (S-RD) zoning district per section 10.25 of the Pope County Land Use Controls Ordinance.

Legal Description/Site Location: Part of Government Lot 1, Section 2, and part of Government Lot 2, Section 1, Township 126 (Reno), Range 38, Pope County, Minnesota.

Public participation will include an opportunity to:

1) submit written concerns and comment prior to the scheduled meeting. All such communications will be shared with the Planning Advisory Commission prior to or during the meeting;
2) submit concerns and comments via Pope County's Public Comment web map (https://popecounty.maps.arcgis.com/apps/webappviewer/index.html?id=22a203912a864a77b4cdabe672e35e3f)
3) review the staff prepared report via Pope County website;
4) observe and/or participate in the proceedings of the Planning Advisory Commission meeting.

Interested parties and citizens may contact the Land and Resource Management office for further information as to how to participate in the meeting. ***Notices of Decision*** *will be posted* ***online*** *shortly after decision making at the following Pope County webpage:*

- *https://www.popecountymn.gov/land-resource-management/boa-pac-notices-of-decision/*

Dated: May 1, 2026
By: Jessica Hill, Zoning Administrator, Land & Resource Management

Supplemental Information

Supplemental Information Attachment 1:

Subdivision Application
(Leslie Kalina, 17 April 2026)

POPE COUNTY
MINNESOTA

SUBDIVISION APPLICATION

L&RM FORM 4

S:\0_ADMIN\1_Forms\Form 4_Subdivision Application\L&RM Form 4_Subdivision Application.doc

SUBDIVISION APPLICATION

SUB-26-013

ll subdivisions of land must be reviewed by the Pope County Land & Resource Management prior to being recorded at the Pope County Recorder as per the Subdivision Controls Ordinance, section 10.25 of the Pope County Land Use Controls Ordinance (LUCO) he Department is charged with reviewing subdivision requests; subdivisions of land which do not qualify for administrative approva nust follow the process defined in section 10.25.3.H of the Pope County LUCO.

RECEIVED
APR 17 2026
BY:

ype of Proposed Subdivision or Combination

- [ ] Combination – **See Recorder's Office**
- [ ] Minor Subdivision – Certificate of Survey or PLSS Description – **Fee $175**
- [ ] Minor Subdivision – Plat – **Fee $260**
- [X] Standard Subdivision – Preliminary Plat – **Fee $260 + $160 / Lot**
- [ ] Standard Subdivision – Final Plat – **Fee $210**
- [ ] **Exempt** *as per Pope County Subdivision Controls Ordinance, LUCO Section 10.25.1.E., **indicate reason for exemption on page 3 of this form*** – **Fee $0**

Applicant Details

Application Date:

Ap Leslie Kalmi

[redacted]

Ma

Em

Ow

Property Location

Property Address	City	State	Zip
23003 100th St	Alexandria	MN	56308

Township Name	Section	Twp	Range
Reno	2	126 Reno	38

Parcel No.	Associated Parcel No.
03-0009-002	03-0003-000

Legal Description (attach additional sheet if necessary)

Site Information

[X] Yes	[ ] No	Does this property have frontage along a public road?
[X] Yes	[ ] No	Does the property have legally demonstrated access to a public road?
[X] Yes	[ ] No	Is there an easement to access the property? If, yes: [ ] Private Easement [ ] State/Federal/County Easement If yes, you must attach easement documentation.

Land Use Zoning District: S-RD

[X] Yes	[ ] No	Does the subdivision meet zoning district dimensional standards?

Pope County Land & Resource Manageme
130 East Minnesota Ave | Glenwood, Minnesota 5633
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.go
Website: https://www.popecountymn.gov/land-resource-manageme

Total Area of Original Parcel	16.4 Acres
Number of Lots	11e
Smallest Lot Size	40,500
Name of Proposed Subdivision	Leslie Kaline 5th
Proposed Use of Lots	Residential
Proposed Method of Sewage Disposal	

Developer Details (if different from Applicant)

Name: Leslie Kaline

[redacted]

Land Surveyor Details

MN Licensed Surveyor Name: Brad Nyberg

MN License No.: 42620

Company Name: Nyberg Surveying

[redacted]

Septic System Designer Details

MN Licensed/Certified Designer Name: To Be Determined

MN License/Certificate No.:

Company Name:

Mailing Address | City | State | Zip

Email | Phone

Applicant Signature(s)

By submitting this application, I certify and agree that I am the owner or the authorized agent of the owner of the above property, and that all uses will conform to the provisions of Pope County. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.**

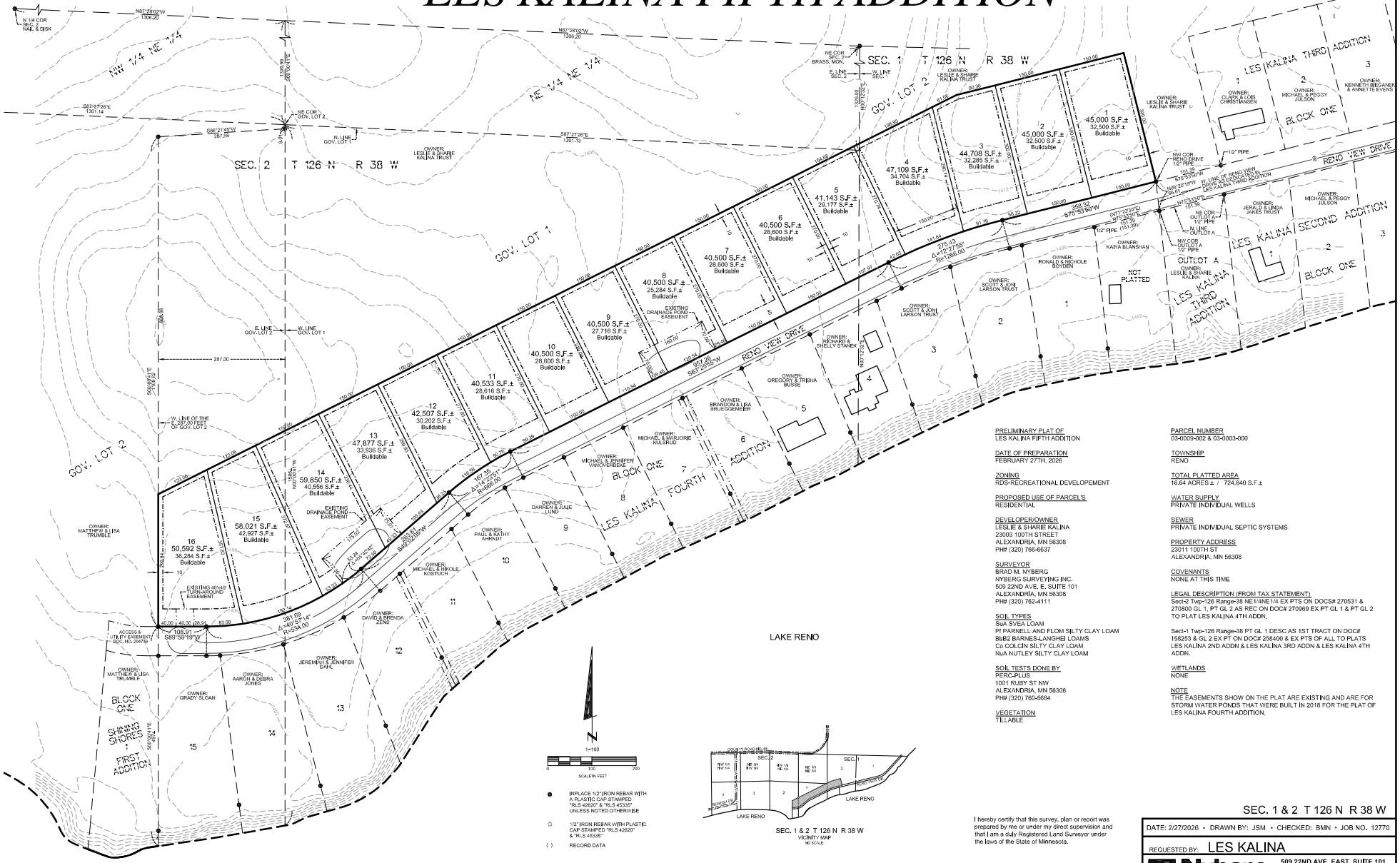
[redacted]

Pope County Land & Resource Manageme
130 East Minnesota Ave. | Glenwood, Minnesota 5633
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.go
Website: https://www.popecountymn.gov/land-resource-manageme

Supplemental Information Attachment 2:

Les Kalina Fifth Addition (Nyberg Surveying, 27 February 2026)

LES KALINA FIFTH ADDITION


SEC. 2 T 126 N R 38 W
SEC. 1 T 126 N R 38 W
GOV. LOT 1
GOV. LOT 2
NE 1/4 NE 1/4
NW 1/4 NE 1/4
RENO VIEW DRIVE
LES KALINA FOURTH ADDITION
LES KALINA THIRD ADDITION
LES KALINA SECOND ADDITION
BLOCK ONE
NOT PLATTED
OUTLOT A
LAKE RENO
SHIRLWOOD SHORES FIRST ADDITION
1 45,000 S.F.± 32,500 S.F.± Buildable
2 45,000 S.F.± 32,500 S.F.± Buildable
3 44,708 S.F.± 32,285 S.F.± Buildable
4 47,109 S.F.± 34,704 S.F.± Buildable
5 41,143 S.F.± 29,177 S.F.± Buildable
6 40,500 S.F.± 28,600 S.F.± Buildable
7 40,500 S.F.± 28,600 S.F.± Buildable
8 40,500 S.F.± 25,284 S.F.± Buildable
9 40,500 S.F.± 27,716 S.F.± Buildable
10 40,500 S.F.± 28,600 S.F.± Buildable
11 40,533 S.F.± 28,616 S.F.± Buildable
12 42,507 S.F.± 30,202 S.F.± Buildable
13 47,877 S.F.± 33,936 S.F.± Buildable
14 59,850 S.F.± 40,556 S.F.± Buildable
15 58,021 S.F.± 42,927 S.F.± Buildable
16 50,592 S.F.± 36,284 S.F.± Buildable
EXISTING DRAINAGE POND EASEMENT
EXISTING 40'x40' TURN-AROUND EASEMENT
ACCESS & UTILITY EASEMENT DOC NO. 294159
OWNER: LESLIE & SHARIE KALINA TRUST
OWNER: MATTHEW & LISA TRUMBLE
OWNER: GRADY SLOAN
OWNER: AARON & DEBRA JONES
OWNER: JEREMIAH & JENNIFER DAHL
OWNER: DAVID & BRENDA ZENS
OWNER: MICHAEL & NIKOLE KOSTUCH
OWNER: PAUL & KATHY AHRNDT
OWNER: DARREN & JULIE LUND
OWNER: MICHAEL & JENNIFER VANOVERBEKE
OWNER: MICHAEL & MARJORIE KULSRUD
OWNER: BRANDON & LISA BRUEGGEMEIER
OWNER: GREGORY & TRISHA BUSSE
OWNER: RICHARD & SHELLY STANEK
OWNER: SCOTT & JONI LARSON TRUST
OWNER: RONALD & NICHOLE BOYDEN
OWNER: KATYA BLANSHAN
OWNER: CLARK & LOIS CHRISTIANSEN
OWNER: MICHAEL & PEGGY JULSON
OWNER: KENNETH BIEGANEK & ANNETTE EVENS
OWNER: JERALD & LINDA JAKES TRUST
N 1/4 COR SEC. 2 NAIL & DISK
NE COR SEC. 2 BRASS, MON.
NE COR GOV. LOT 2
NW COR GOV. LOT 2
E. LINE SEC. 2
W. LINE SEC. 1
N. LINE GOV. LOT 1
E. LINE GOV. LOT 2
W. LINE GOV. LOT 1
W. LINE OF THE E. 287.00 FEET OF GOV. LOT 2
N87°28'02"W 1306.20
S87°27'26"E 1301.13
S86°21'49"W 287.58
S87°27'26"E 1301.14
S00°00'41"E 1346.69
S00°00'41"E 1346.68
S00°00'41"E 1346.62
S00°00'41"E 1346.61
S00°00'41"E 1346.60
S00°00'41"E 1346.59
S00°00'41"E 1346.58
S00°00'41"E 1346.57
S00°00'41"E 1346.56
S00°00'41"E 1346.55
S00°00'41"E 1346.54
S00°00'41"E 1346.53
S00°00'41"E 1346.52
S00°00'41"E 1346.51
S00°00'41"E 1346.50
S00°00'41"E 1346.49
S00°00'41"E 1346.48
S00°00'41"E 1346.47
S00°00'41"E 1346.46
S00°00'41"E 1346.45
S00°00'41"E 1346.44
S00°00'41"E 1346.43
S00°00'41"E

Supplemental Information Attachment 3:

Septic system soil analysis, Les Kalina 5th Addition (Perc Plus, LLC, 18 May 2026)

PERC • PLUS, LLC
Sewer Systems By Design

Steve L. Schmidt, Designer
1001 Ruby Street NW
Alexandria, Minnsota 56308
1-800-630-5684
Mobile 320-760-5684
Home 320-763-7829

May 18, 2026

Pope County Land and Resource Management
130 E. Minnesota Ave.
Glenwood, MN 56334

RE: Les Kalina Fifth Addition
Les Kalina
23003 100th St
Alexandria, MN. 56308

Property Address: 23011 100th St. Alexandria, MN. 56308

Nyberg Surveying
Brad Nyberg
509 22nd Ave. E. Suite 101
Alexandria, MN. 56308

To Whom It May Concern:

I have reviewed this plat located in Section 1 and 2 of Reno Township, T.138.N – R.38W. The soils are somewhat the same as indicated in the Soils Survey Book which is SuA,Pf,BbB2,Co,NuA. The soils warrant different types of septic system designs. There should be enough room on this lot for two (2) septic sites. All sewers should have sewer design work done before any work is done on the lot as not to destroy good soils for the drainfields.

A copy of the soil boring is attached for this plat. Perc rate for this area is 30 gpm – 45 gpm. If you have any questions or are in need of any other additional information, please feel free to contact me at (320) 760-5684.

Sincerely,

Steve Schmidt
Perc Plus

SLS

Enclosure

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID:

v 05.13.14

Client/ Address:	Les Kalina 5th Addition			Legal Description/ GPS:	45.756127 -95.405342		
Soil parent material(s): (Check all that apply)	☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter						
Landscape Position: (check one)	☐ Summit ☐ Shoulder ☐ Back/Side Slope ☐ Foot Slope ☑ Toe Slope				Slope shape	LL	
Vegetation	Bean Field	Soil survey map units	PF, NuA,SuA	Slope%	0-4	Elevation:	
Weather Conditions/Time of Day:	Sunny, 11:AM				Date	05/15/26	
Observation #/Location:	Gov Lot 2, Lot 1 SB#1				Observation Type:	Soil Pit	

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure Shape	Structure Grade	Structure Consistence
0-12	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
12-18	Sandy Clay Loam	10	10YR 6/1	7.5YR 5/8	Concentrations	S1	Platey	Moderate	Friable

Comments

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID: v 05.13.14

Client/ Address:	Les Kalina 5th Addition	Legal Description/ GPS:	45.756090 -95.405582

Soil parent material(s): (Check all that apply) ☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter

Landscape Position: (check one) ☐ Summit ☐ Shoulder ☐ Back/Side Slope ☑ Foot Slope ☐ Toe Slope Slope shape: LL

Vegetation	Bean Field	Soil survey map units	PF, NuA,SuA	Slope%	0-4	Elevation:	
Weather Conditions/Time of Day:	Sunny, 11:30 AM				Date	05/15/26	
Observation #/Location:	Gov Lot 2, Lot 2 SB#1			Observation Type:	Soil Pit		

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure Shape	Structure Grade	Structure Consistence
0-17	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
17-21	Clay Loam	-5	10YR 5/4				Platey	Moderate	Friable
21-30	Loam	-5	10YR 4/3	2.5Y 5/6	Concentrations	S1	Prismatic	Moderate	Friable

Comments:

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID:

v 05.13.14

Client/ Address:	Les Kalina 5th Addition			Legal Description/ GPS:		45.756004 -95.406135	
Soil parent material(s): (Check all that apply)	☐ Outwash ☐ Lacustrine	☐ Loess ☑ Till	☐ Alluvium	☐ Bedrock	☐ Organic Matter		
Landscape Position: (check one)	☐ Summit ☐ Shoulder	☑ Back/Side Slope	☐ Foot Slope	☐ Toe Slope	Slope shape	LL	
Vegetation	Bean Field	Soil survey map units	PF, NuA,SuA	Slope%	6-10%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 11:50 AM				Date	05/15/26	
Observation #/Location:	Gov Lot 2, Lot 3 SB#1				Observation Type:	Soil Pit	

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-19	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
19-30	Clay Loam	-5	10YR 3/2				Platey	Moderate	Friable
30-36	Clay Loam	-5	10YR 3/2	2.5Y 5/6	Concentrations	S1	Prismatic	Moderate	Friable

Comments

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID: v 05.13.14

Client/ Address:	Les Kalina 5th Addition	Legal Description/ GPS:	45.755409 -95.406696

Soil parent material(s): (Check all that apply) ☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter

Landscape Position: (check one) ☐ Summit ☐ Shoulder ☑ Back/Side Slope ☐ Foot Slope ☐ Toe Slope

Slope shape	LL						
Vegetation	Bean Field	Soil survey map units	NuA,SuA,BaA	Slope%	6-10%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 12:20 PM				Date	05/15/26	
Observation #/Location:	Gov Lot 2, Lot 4 SB#1				Observation Type:	Soil Pit	

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure: Shape	Structure: Grade	Structure: Consistence
0-16	Clay Loam	-5	10YR 2/2				Platey	Moderate	Friable
16-22	Clay Loam	-5	2.5Y 4/4				Blocky	Moderate	Friable
22-30	Clay Loam	-5	2.5Y 4/4	7.5YR 5/8	Concentrations	S1	Blocky	Moderate	Friable

Comments

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID:

v 05.13.14

Client/ Address:	Les Kalina 5th Addition		Legal Description/ GPS:	45.755409 -95.406696	
Soil parent material(s): (Check all that apply)	☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter				
Landscape Position: (check one)	☐ Summit ☐ Shoulder ☑ Back/Side Slope ☐ Foot Slope ☐ Toe Slope			Slope shape	LL
Vegetation	Bean Field	Soil survey map units	Co	Slope%	6-10%
Elevation:					
Weather Conditions/Time of Day:	Sunny, 12:45 PM			Date	05/15/26
Observation #/Location:	Gov Lot 1, Lot 5 SB#1			Observation Type:	Soil Pit

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-12	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
12-18	Clay Loam	-5	10YR 4/4				Blocky	Moderate	Friable
18-28	Clay Loam	-5	10YR 4/4	7.5YR 5/8	Concentrations	S1	Blocky	Moderate	Friable

Comments

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID:

v 05.13.14

Client/ Address:	Les Kalina 5th Addition			Legal Description/ GPS:	45.755625 -95.407810		
Soil parent material(s): (Check all that apply)	☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter						
Landscape Position: (check one)	☐ Summit ☐ Shoulder ☐ Back/Side Slope ☐ Foot Slope ☑ Toe Slope				Slope shape	LL	
Vegetation	Bean Field	Soil survey map units	Co	Slope%	4-6%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 1:10 PM				Date	05/15/26	
Observation #/Location:	Gov Lot 1, Lot 6 SB#1				Observation Type:	Soil Pit	

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-12	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
12-20	Clay Loam	-5	10YR 4/3				Blocky	Moderate	Friable
20-28	Clay Loam	-5	2.5Y 4/4	5Y 4/4	Concentrations	S1	Blocky	Moderate	Friable

Comments

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID:

v 05.13.14

Client/ Address:	Les Kalina 5th Addition			Legal Description/ GPS:	45.755450 -95.408369		
Soil parent material(s): (Check all that apply)	☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter						
Landscape Position: (check one)	☐ Summit ☐ Shoulder ☐ Back/Side Slope ☐ Foot Slope ☑ Toe Slope				Slope shape	LL	
Vegetation	Bean Field	Soil survey map units	Co	Slope%	0-4%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 1:25 PM				Date	05/15/26	
Observation #/Location:	Gov Lot 1, Lot 7 SB#1				Observation Type:	Soil Pit	

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-13	Clay Loam	-5	10YR 2/2				Blocky	Moderate	Friable
13-22	Loamy Sand	-5	10YR 4/4				Granular	Weak	Friable
22-26	Sandy Loam	-5	10YR 3/4	7.5YR 5/8	Concentrations	S1	Granular	Weak	Friable

Comments

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID:

v 05.13.14

Client/ Address:	Les Kalina 5th Addition		Legal Description/ GPS:	45.755298 -95.408898	
Soil parent material(s): (Check all that apply)	☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter				
Landscape Position: (check one)	☐ Summit ☐ Shoulder ☐ Back/Side Slope ☐ Foot Slope ☑ Toe Slope			Slope shape	LL
Vegetation	Bean Field	Soil survey map units	Co	Slope%	0-4%
Weather Conditions/Time of Day:	Sunny, 2:00 PM			Date	05/15/26
Observation #/Location:	Gov Lot 1, Lot 8 SB#1			Observation Type:	Soil Pit

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-15	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
15-24	Clay Loam	-5	10YR 3/3				Blocky	Moderate	Friable
24-29	Clay Loam	-5	2.5Y 4/3				Blocky	Moderate	Friable
29-36	Clay Loam	-5	2.5Y 6/1	7.5YR 5/8	Concentrations	S1	Blocky	Moderate	Friable

Comments

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID: v 05.13.14

Client/ Address:	Les Kalina 5th Addition	Legal Description/ GPS:	45.755110 -95.409451

Soil parent material(s): (Check all that apply) ☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter

Landscape Position: (check one) ☐ Summit ☐ Shoulder ☐ Back/Side Slope ☐ Foot Slope ☑ Toe Slope Slope shape: LL

Vegetation	Bean Field	Soil survey map units	Co	Slope%	0-4%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 2:15 PM				Date	05/15/26	
Observation #/Location:	Gov Lot 1, Lot 9 SB#1			Observation Type:	Soil Pit		

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure: Shape	Structure: Grade	Structure: Consistence
0-6	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
6-12	Clay Loam	-5	10YR 3/1				Platey	Moderate	Firm
12-18	Clay Loam	-5	10YR 6/1	7.5YR 5/8	Concentrations	S1	Platey	Strong	Firm

Comments:

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID: v 05.13.14

Client/ Address:	Les Kalina 5th Addition	Legal Description/ GPS:	45.754918 -95.409986

Soil parent material(s): (Check all that apply) ☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter

Landscape Position: (check one) ☐ Summit ☐ Shoulder ☐ Back/Side Slope ☐ Foot Slope ☑ Toe Slope Slope shape: LL

Vegetation	Bean Field	Soil survey map units	Co	Slope%	0-4%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 2:25 PM				Date	05/15/26	
Observation #/Location:	Gov Lot 1, Lot 10 SB#1				Observation Type:	Soil Pit	

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure Shape	Structure Grade	Structure Consistence
0-9	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
9-14	Clay Loam	-5	10YR 3/2				Blocky	Moderate	Firm
14-24	Loam	-5	10YR 2/1				Blocky	Moderate	Firm
24-30	Clay	-5	10YR 6/1	7.5YR 5/8	Concentrations	S1	Prismatic	Moderate	Friable

Comments

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Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID: v 05.13.14

Client/ Address:	Les Kalina 5th Addition			Legal Description/ GPS:		45.754732 -95.410482		
Soil parent material(s): (Check all that apply)	☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter							
Landscape Position: (check one)	☐ Summit ☐ Shoulder ☐ Back/Side Slope ☐ Foot Slope ☑ Toe Slope					Slope shape	LL	
Vegetation	Bean Field		Soil survey map units	Co	Slope%	0-4%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 2:45 PM					Date	05/15/26	
Observation #/Location:	Gov Lot 1, Lot 11 SB#1				Observation Type:		Soil Pit	

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-12	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
12-20	Loam	-5	10YR 3/4				Blocky	Moderate	Friable
20-25	Clay Loam	-5	2.5Y 4/2	7.5YR 5/8	Concentrations	S1	Blocky	Strong	Friable

Comments

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID:

v 05.13.14

Client/ Address:	Les Kalina 5th Addition			Legal Description/ GPS:	45.754535 -95.411035		
Soil parent material(s): (Check all that apply)	☐ Outwash ☐ Lacustrine	☐ Loess ☑ Till	☐ Alluvium	☐ Bedrock	☐ Organic Matter		
Landscape Position: (check one)	☐ Summit ☐ Shoulder ☑ Back/Side Slope	☐ Foot Slope	☐ Toe Slope	Slope shape	LL		
Vegetation	Bean Field	Soil survey map units	Co	Slope%	5-10%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 3:00 PM			Date	05/15/26		
Observation #/Location:	Gov Lot 1, Lot 12 SB#1			Observation Type:	Soil Pit		

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure Shape	Structure Grade	Structure Consistence
0-12	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
12-18	Clay Loam	-5	10YR 3/2				Blocky	Moderate	Friable
18-24	Clay Loam	-5	10YR 4/3	7.5YR 5/8	Concentrations	S1	Blocky	Strong	Friable

Comments

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Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID:

v 05.13.14

Client/ Address:	Les Kalina 5th Addition			Legal Description/ GPS:	45.754346 -95.411564		
Soil parent material(s): (Check all that apply)	☐ Outwash ☐ Lacustrine	☐ Loess ☑ Till	☐ Alluvium	☐ Bedrock	☐ Organic Matter		
Landscape Position: (check one)	☐ Summit ☐ Shoulder ☑ Back/Side Slope	☐ Foot Slope	☐ Toe Slope	Slope shape	LL		
Vegetation	Bean Field	Soil survey map units	Co	Slope%	4-8%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 3:10 PM			Date	05/15/26		
Observation #/Location:	Gov Lot 1, Lot 13 SB#1			Observation Type:	Soil Pit		

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-9	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
9-14	Sandy Clay Loam	-5	10YR 4/4				Blocky	Moderate	Friable
14-23	Clay Loam	-5	2.5Y 4/3	7.5YR 5/8	Concentrations	S1	Blocky	Moderate	Friable

Comments

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Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID: v 05.13.14

Client/ Address:	Les Kalina 5th Addition	Legal Description/ GPS:	45.754105 -95.412130

Soil parent material(s): (Check all that apply) ☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter

Landscape Position: (check one) ☑ Summit ☐ Shoulder ☐ Back/Side Slope ☐ Foot Slope ☐ Toe Slope

Slope shape	LL						
Vegetation	Bean Field	Soil survey map units	PF, BbB2	Slope%	4-8%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 3:20 PM				Date	05/15/26	
Observation #/Location:	Gov Lot 1, Lot 14 SB#1				Observation Type:	Soil Pit	

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure: Shape	Structure: Grade	Structure: Consistence
0-10	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
10-15	Clay Loam	-5	10YR 4/4				Blocky	Moderate	Friable
15-25	Clay Loam	-5	2.5Y 4/4	7.5YR 5/8	Concentrations	S1	Blocky	Moderate	Friable

Comments

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Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID:

v 05.13.14

Client/ Address:	Les Kalina 5th Addition			Legal Description/ GPS:	45.753888 -95.412622		
Soil parent material(s): (Check all that apply)	☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter						
Landscape Position: (check one)	☐ Summit ☐ Shoulder ☑ Back/Side Slope ☐ Foot Slope ☐ Toe Slope				Slope shape	LL	
Vegetation	Bean Field	Soil survey map units	Co, PE, BbB2	Slope%	5-10%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 3:35 PM				Date	05/15/26	
Observation #/Location:	Gov Lot 1, Lot 15 SB#1				Observation Type:	Soil Pit	

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-12	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
12-16	Clay Loam	-5	10YR 3/4				Blocky	Moderate	Friable
16-25	Clay Loam	-5	2.5Y 4/3	7.5YR 5/8	Concentrations	S1	Prismatic	Moderate	Friable

Comments

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Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID: v 05.13.14

Client/ Address:	Les Kalina 5th Addition			Legal Description/ GPS:	45.753676 -95.413152		
Soil parent material(s): (Check all that apply)	☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter						
Landscape Position: (check one)	☐ Summit ☐ Shoulder ☑ Back/Side Slope ☐ Foot Slope ☐ Toe Slope				Slope shape	LL	
Vegetation	Bean Field	Soil survey map units	Co, PF	Slope%	2-8%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 3:50 PM				Date	05/15/26	
Observation #/Location:	Gov Lot 1, Lot 16 SB#1				Observation Type:	Soil Pit	

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-13	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
13-18	Clay Loam	-5	10YR 2/2	2.5Y 5/3			Blocky	Moderate	Friable
18-26	Clay Loam	-5	2.5Y 5/2	7.5YR 5/8	Concentrations	S1	Prismatic	Moderate	Friable

Comments

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Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

UNIVERSITY OF MINNESOTA

OSTP Soil Observation Log

Project ID: v 05.13.14

Client/ Address:	Les Kalina 5th Addition	Legal Description/ GPS:	45.753391 -95.413880

Soil parent material(s): (Check all that apply) ☐ Outwash ☐ Lacustrine ☐ Loess ☑ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter

Landscape Position: (check one) ☐ Summit ☐ Shoulder ☐ Back/Side Slope ☐ Foot Slope ☑ Toe Slope — Slope shape: LL

Vegetation	Bean Field	Soil survey map units	SuA,PF	Slope%	5-8%	Elevation:	
Weather Conditions/Time of Day:	Sunny, 4:04 PM				Date	05/15/26	
Observation #/Location:	Gov Lot 1, Lot 17 SB#1			Observation Type:	Soil Pit		

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure: Shape	Structure: Grade	Structure: Consistence
0-12	Clay Loam	-5	10YR 2/1				Blocky	Moderate	Friable
12-19	Clay Loam	-5	10YR 2/2	2.5Y 5/3			Blocky	Moderate	Friable
19-25	Clay Loam	-5	2.5Y 5/2	7.5YR 5/8	Concentrations	S1	Prismatic	Moderate	Friable

Comments

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Perc Plus, LLC	Steven Schmidt	258	5/15/2026
(Designer/Inspector)	(Signature)	(License #)	(Date)

Supplemental Information Attachment 4:

Site Visit Photos (L&RM Staff, 18 May 2026)