

To: Planning Advisory Commission  
From: Leah Pieper, Land Use Management Zoning Assistant  
Meeting Date: April 27, 2026  
Re: Conditional Use Permit Request for a Feedlot expansion in Roscoe Township

**AGENDA ITEM:**

The Planning Advisory Commission will hold a public hearing and consider a request for a Conditional Use Permit located at 15260 460<sup>th</sup> St Wanamingo, MN 55983 to allow for a feedlot expansion.

**ATTACHMENTS:**

1. Application as submitted
  - o The nutrient management plans is on file with the county and available upon request
2. Maps prepared by staff

**APPLICATION INFORMATION:**

Applicant: Bryan and Brandon Billman  
Property Owner: Billman Brother LLC, 13358 460<sup>th</sup> St Wanamingo, MN 55983  
Address of CUP request: 15260 460<sup>th</sup> St Wanamingo, MN 55983  
Parcel: 40.003.0501  
Parcel Size: 10 acres  
Property Zoning: A-1 (Agricultural Protection)  
Township: Roscoe  
Abbreviated Legal: W480FT OF N907.50FT OF NE1/4 OF NW1/4 & PART OF SECTION 34, TOWNSHIP 110, RANGE 18, IN ROSCOE TOWNSHIP, GOODHUE COUNTY, MN.

**PUBLIC HEARING NOTICE:**

The Planning Advisory Commission will hold a public hearing and consider a Conditional Use Permit request submitted by Bryan and Brandon Billman, to expand current registered feedlot at the parcel with ID 40.003.0501. The property is described as W480FT OF N907.50FT OF NE1/4 OF NW1/4 & PART OF SECTION 34, TOWNSHIP 110, RANGE 18, IN ROSCOE TOWNSHIP, GOODHUE COUNTY, MN.

**PROJECT SUMMARY:**

The applicant Bryan and Brandon Billman are seeking approval for a Conditional Use Permit for property located at 15260 460<sup>th</sup> St Wanamingo, MN 55983. The intent of the request is for the Billman Brothers to expand existing feedlot to build another Hog Barn.

This would make the feedlot approximately 1,440 total animal units and would produce over 1.5 million gallons of waste per year.

Zoning Staff have reviewed the application and determined that the site is a suitable candidate for feedlot expansion. The proposal meets or has the potential to meet all applicable County zoning and subdivision requirements.

**Property Information**

- The property consists of one parcel comprising approximately 10 acres, that is zoned A-1 (Agricultural Protection).
- The section this property is located within is primarily zoned A1, which allows 4 dwellings per section.
- There are two neighboring feedlots directly West and East of the subject property.
- The property is surrounded by predominantly A-1 District land.
- No portions of the property are designated Shoreland or Floodplain.
- No mining sites exist within 1000 feet of the subject property
- No utility scale solar or wind sites exist within 1000 feet of the subject property
- Parcel was granted a Conditional Use Permit in March of 2020 to establish an identical hog finishing Feedlot for up to 2,400 head (720 Animal Units) outside of a Farmyard and construction of an animal waste storage pit exceeding 500,000 gallons.

**Proposed Uses:**

- If CUP request is approved, the 10-acre parcel would allow for approximately 1,440 animal units and approximately 1.5 million gallons of manure.

**Accessibility:**

- The proposed rezoned parcel has access from a public road, which is 460<sup>th</sup> St.

**Planning Information:**

The Goodhue County Zoning ordinance requires a conditional use permit for any farm that stores over 500,000 gallons of manure and for any feedlot expanding greater than 500 animal units. In addition, the following requirements specifically relate to this request:

- Manure storage. Animal manure, when utilized as domestic fertilizer, shall not be stored for longer than one year and shall be applied at rates not exceeding local agricultural crop nutrient requirements except where allowed by permit. Local agricultural crop nutrient requirements can be obtained at local Natural Resources Conservation Services offices or local Minnesota Extension Service offices, (MPCA 7020).
- Animal Manure. Any animal manure not utilized as domestic fertilizer shall be treated or disposed of in accordance with applicable state rules (MPCA 7020).

- Owner's duties. The owner of any animal feedlot shall be responsible for the storage, transportation, and disposal of all animal manure generated in a manner consistent with the provisions herein (MPCA 7020).
- The County may impose in addition to the standards and requirements set forth in this Article additional conditions which the Planning Commission or County Board consider necessary to protect the public health, safety, and welfare.
- Conditional Use Permits shall be in effect only as long as sufficient land specified for spreading purposes is available for such purposes as regulated otherwise by this Article.
- The Goodhue County Board of Commissioners may require the applicant, or permit holder, to furnish and place in a dedicated account an amount to be administered by the County for reclamation/liability purposes based upon the animal units involved.
- The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the immediate vicinity. (Article 4, Sec. 5, Subd. 1).
- That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, vibration, so that none of these will Page 87 Goodhue County Zoning Ordinance Article 13 Amended October 2, 2007 constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. (Article 4, Sec. 5, Subd. 1).

**Goodhue County Comprehensive Plan:**

- The proposed Conditional Use request appears compatible with the goals of the County's Comprehensive Plan and growth management strategies. As an expansion of an existing agricultural operation rather than new non-agricultural development, the request supports the Plan's objective of preserving agricultural land while directing more intensive development toward established areas.

**Staff Recommendation:**

To adopt the staff report into the record, accept the application, testimony, exhibits, and other evidence presented into the record; and recommend the County Board of Commissioners **APPROVE** the CUP request to allow the 10-acre to expand registered feedlot, with the following findings and conditions:

**Findings:**

1. Animal manure, when utilized as domestic fertilizer, shall not be stored for longer than one year and shall be applied at rates not exceeding local agricultural crop nutrient requirements except where allowed by permit. Local agricultural crop

nutrient requirements can be obtained at local Natural Resources Conservation Services offices or local Minnesota Extension Service offices, (MPCA 7020).

2. Any animal manure not utilized as domestic fertilizer shall be treated or disposed of in accordance with applicable state rules (MPCA 7020).
3. The owner of any animal feedlot shall be responsible for the storage, transportation, and disposal of all animal manure generated in a manner consistent with the provisions herein (MPCA 7020).
4. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the immediate vicinity. (Article 4, Sec. 5, Subd. 1).
5. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. (Article 4, Sec. 5, Subd. 1).
6. PENDING- The owners have applied for and obtained a variance from the Board of Adjustment to exceed the County's odor offset requirements and to expand a feedlot in a location that is closer than 1000 feet from an existing home.

Conditions:

1. The applicants shall secure all land use permits required by the County, including but not limited to well and septic permits, and an agricultural zoning/building permit,
2. The applicants shall obtain feedlot registration from the MPCA to exceed over 1000 animal units.
3. If the use is subject to the county's discontinuance requirements, found in Article 4, section 9 of the Goodhue County zoning ordinance.

1

# GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 40-003-0501

Permit# 726-0029

### PROPERTY OWNER INFORMATION

Last Name Billman First Bryan ; Brandon Email: [REDACTED]

Street Address 13358 460<sup>th</sup> St Phone [REDACTED]

City Wanamingo, State MN Zip 55983 Attach Legal Description as Exhibit "A"

Authorized Agent \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address of Landowner: \_\_\_\_\_

Mailing Address of Agent: \_\_\_\_\_

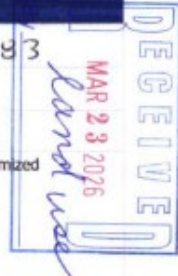
### PROJECT INFORMATION

Site Address (if different than above): 15260 460<sup>th</sup> St Wanamingo, MN 55983

Lot Size 10 acres Structure Dimensions (if applicable) 102' x 200'

What is the conditional/interim use permit request for? Hog Barn -

Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized \_\_\_\_\_



### DISCLAIMER AND PROPERTY OWNER SIGNATURE

*I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.*

Signature of Landowner: [Signature] Date 2/17/2026

Signature of Agent Authorized by Agent: \_\_\_\_\_

### TOWNSHIP INFORMATION

Township Zoning Permit Attached?  If no please have township complete below:

By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.

Signature Patricia Meyer Title chairman Date 2-17-2026

Comments: \_\_\_\_\_

### COUNTY SECTION COUNTY FEE \$ 450 RECEIPT # 18866 DATE PAID 3/23/26 WL

Applicant requests a CUP/IUP pursuant to Article \_\_\_\_\_ Section \_\_\_\_\_ Subdivision \_\_\_\_\_ of the Goodhue County Zoning Ordinance

What is the formal wording of the request? \_\_\_\_\_

Shoreland \_\_\_\_\_ Lake/Stream Name \_\_\_\_\_ Zoning District \_\_\_\_\_

Date Received \_\_\_\_\_ Date of Public Hearing \_\_\_\_\_ DNR Notice \_\_\_\_\_ City Notice \_\_\_\_\_

Action Taken:  Approve  Deny Conditions: \_\_\_\_\_



**PROJECT SUMMARY**

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

- 1. Description of purpose and planned scope of operations (including retail/wholesale activities).

Hog barn/feedlot expansion

- 2. Planned use of existing buildings and proposed new structures associated with the proposal.

Continue to use existing barn/feedlot

- 3. Proposed number of non-resident employees.

0

- 4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

6-8am everyday

- 5. Planned maximum capacity/occupancy.

4800 head

- 6. Traffic generation and congestion, loading and unloading areas, and site access.

feed truck 2-3 times per week

- 7. Off-street parking provisions (number of spaces, location, and surface materials).

Gravel lot for any traffic

- 8. Proposed solid waste disposal provisions.

9' concrete pit under proposed building

- 9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

Electricity and internet already on site



10. Existing and proposed exterior lighting.

Existing yard light  
Add another yard light to new barn

11. Existing and proposed exterior signage.

Existing biosecurity sign on driveway

12. Existing and proposed exterior storage.

Existing 4 feed bins North side of site  
Proposed 4 feed bins South side of site

13. Proposed safety and security measures.

Cameras and locking doors

14. Adequacy of accessibility for emergency services to the site.

Driveway large enough for emergency services

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

Noise will be minimal majority of the time  
Manure removed Spring and Fall

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

Excavation for manure pit and site grading

17. Existing and proposed surface-water drainage provisions.

Perimeter tile

18. Description of food and liquor preparation, serving, and handling provisions.

19. Provide any other such information you feel is essential to the review of your proposal.

Already an existing feedlot



# Odors From Feedlots Setback Estimation Tool

**OFFSET Ver 2.0**  
University of Minnesota  
10/10/17

Farm Name:   
 Address or County:   
 Evaluator:   
 Date:

Clear All

**OFFSET**  
Annoyance-free  
99%

Source Edge to Nearest Neighbor (ft):   
 Source Edge to Property Line (ft):

## Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Swine Finishing - deep pit	102	200	1	20400	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

## AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
Steel or concrete tank	Rectangle	102	200	20400	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
<b>Add Source Type</b>	
Name of Source	<input type="text"/>
Odor Flux (ou/s/m2)	<input type="text"/>
H2S Flux (ug/s/m2)	<input type="text"/>
NH3 Flux (ug/s/m2)	<input type="text"/>
Documentation	<input type="text"/>
<b>Add a Control Technology</b>	
Name of technology	<input type="text"/>
Odor reduction (%)	<input type="text"/>
H2S reduction (%)	<input type="text"/>
NH3 Reduction (%)	<input type="text"/>
Documentation	<input type="text"/>

Area Sources	
<b>Add a Source Type</b>	
Name of Source	<input type="text"/>
Odor Flux (ou/s/m2)	<input type="text"/>
H2S Flux (ug/s/m2)	<input type="text"/>
NH3 Flux (ug/s/m2)	<input type="text"/>
Documentation	<input type="text"/>
<b>Add Control Technology</b>	
Name of technology	<input type="text"/>
Odor reduction (%)	<input type="text"/>
H2S reduction (%)	<input type="text"/>
NH3 Reduction (%)	<input type="text"/>
Documentation	<input type="text"/>

# Odors From Feedlots Setback Estimation Tool

**OFFSET Ver 2.0**  
University of Minnesota  
1/21/2017

Farm Name	Billman Brothers
Address or County	Goodhue County
Evaluator	K. Petit
Date	1/15/2025

Clear All

**OFFSET**  
**Annoyance-free**  
**88%**

Source Edge to Nearest Neighbor (ft)	770
Source Edge to Property Line (ft)	100

## Building Sources

Building Type	Width (ft)	Length (ft)	# of Similar Sources	Total Area (sqft)	Control Technology	% air treated
Swine Finishing - deep pit	102	200	1	20400	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	None	
None				0	Biofilter	

## AREA SOURCES

Source Description	Shape	Width (ft) (or Dia)	Length (ft)	Area (sqft)	Control Technology
Steel or concrete tank	Rectangle	102	200	20400	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None
None	Rectangle			0	None

Building Sources	
<b>Add Source Type</b>	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
<b>Add a Control Technology</b>	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

Area Sources	
<b>Add a Source Type</b>	
Name of Source	
Odor Flux (ou/s/m2)	
H2S Flux (ug/s/m2)	
NH3 Flux (ug/s/m2)	
Documentation	
<b>Add Control Technology</b>	
Name of technology	
Odor reduction (%)	
H2S reduction (%)	
NH3 Reduction (%)	
Documentation	

# OFFSET Summary and Results

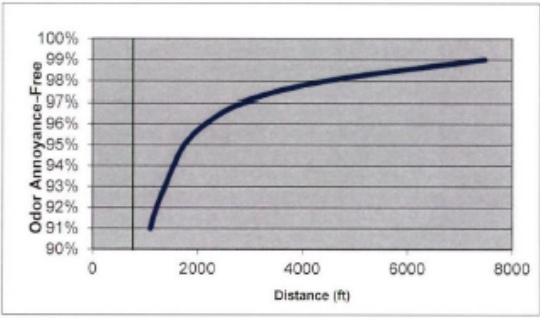
OFFSET Ver 2.0  
University of Minnesota  
1/21/2017

Farm Name Billman Brothers  
County Goodhue County  
Evaluator K. Pettit  
Date 1/15/2026

Source Characteristics Summary					Flux Rates (with control technology)				Source Emission Rates*		
	Similar Sources	Emit Area sq ft	Control Technology Type	Percent Treated	Odor ou/s/m2	OFFSET OER	H2S ug/s/m2	Ammonia ug/s/m2	Odor ou/s	H2S ug/s	Ammonia ug/s
<b>Buildings</b>											
Swine Finishing - deep pit	1	20400	None	0%	10.5	34.2	6.0	99.0	19910	11377	187723
<b>Area Sources</b>											
Steel or concrete tank		20400	None		30.0	28	38.0	194.0	56886	72055	367861

\*includes control technologies

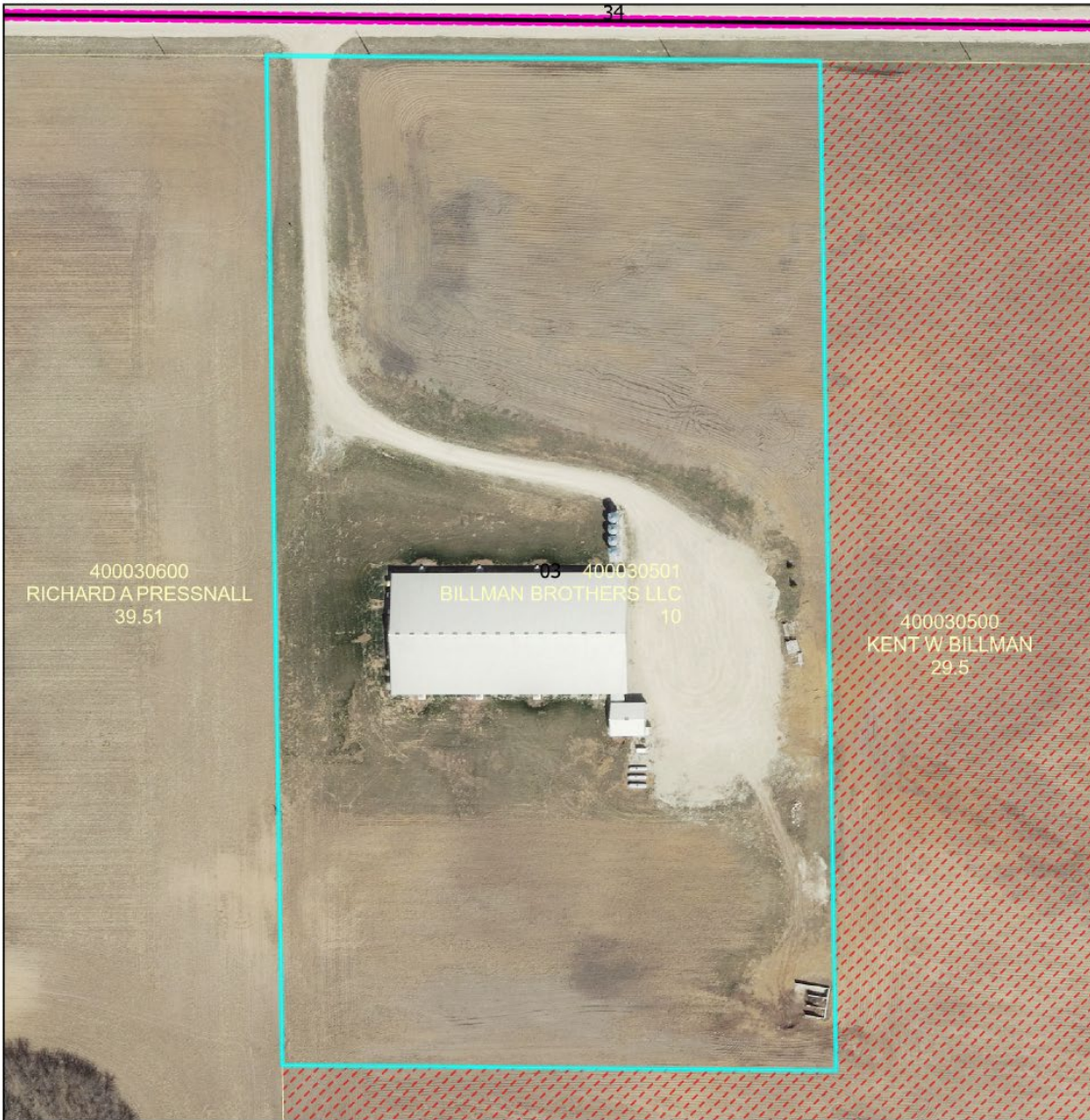
Site Emissions	
Total Site Area (ft <sup>2</sup> )	40,800
Total Odor Emission Factor (TOEF)	127
Total Site H2S Emissions (mg/s)	83
Total Site H2S Emission AVERAGE (lbs/day)	16
Total Site H2S Emission MAX (lbs/day)	32
Total Site H2S Emissions (tons/yr)	3
Total Site Ammonia Emissions (mg/s)	556
Total Site Ammonia Emission AVERAGE (lbs/day)	106
Total Site Ammonia Emissions MAX (lbs/day)	211
Total Site Ammonia Emissions (tons/yr)	19
Source Edge to Nearest Neighbor (ft)	770
OFFSET Annoyance-free frequency	88%







MAP 01: PROPERTY OVERVIEW



**PLANNING COMMISSION**

Public Hearing  
April 27, 2026

Bryan Billman (Owner)  
A1 Zoned District.

Part of W480ft of N907.50ft of NE1/4  
of NW1/4 SECTION 3, TOWNSHIP 109,  
RANGE 016 in Wanamingo, MN

Request for a Conditional Use Permit to  
expand neighboring feedlot in order to  
permit the building of a Hog Barn.

**Legend**

- |                            |                                   |
|----------------------------|-----------------------------------|
| Intermittent Streams       | Bluff Impact Zones (% slope) 20   |
| Protected Streams          | Bluff Impact Zones (% slope) 30   |
| Lakes & Other Water Bodies | FEMA Flood Zones 2% Annual Chance |
| Shoreland                  | FEMA Flood Zones A                |
| Historic Districts         | FEMA Flood Zones AE               |
| Parcels                    | FEMA Flood Zones AO               |
| Registered Feedlots        | FEMA Flood Zones X                |
| Dwellings                  |                                   |
| Municipalities             |                                   |



0 45 90 180 270 US Feet

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2024 Aerial Imagery  
Map Created April, 2026 by LUM



MAP 02: VICINITY MAP



**PLANNING COMMISSION**

Public Hearing  
April 27, 2026

Bryan Billman (Owner)  
A1 Zoned District.

Part of W480ft of N907.50ft of NE1/4  
of NW1/4 SECTION 3, TOWNSHIP 109,  
RANGE 016 in Wanamingo, MN

Request for a Conditional Use Permit to  
expand neighboring feedlot in order to  
permit the building of a Hog Barn..

**Legend**

- |                              |                              |
|------------------------------|------------------------------|
| — Intermittent Streams       | Bluff Impact Zones (% slope) |
| — Protected Streams          | 20                           |
| — Lakes & Other Water Bodies | 30                           |
| — Shoreland                  | <b>FEMA Flood Zones</b>      |
| — Historic Districts         | 2% Annual Chance             |
| — Parcels                    | A                            |
| — Registered Feedlots        | AE                           |
| — Dwellings                  | AO                           |
| — Municipalities             | X                            |



0 115 230 460 690  
US Feet

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**PUBLIC NOTICE: NEIGHBORHOOD MAILING MAP**

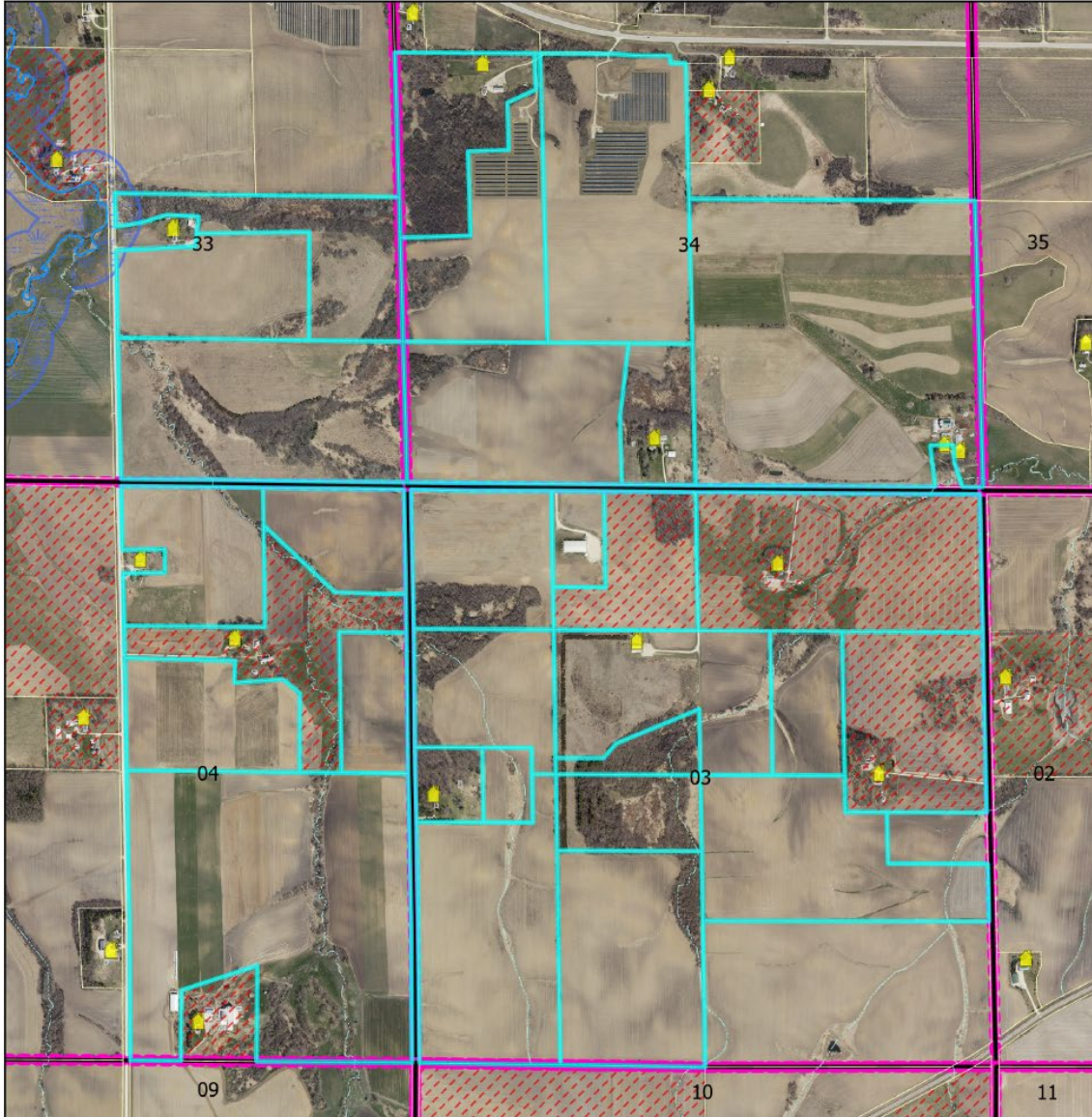
**PLANNING COMMISSION**

Public Hearing  
April 27, 2026

Bryan Billman (Owner)  
A1 Zoned District.

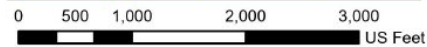
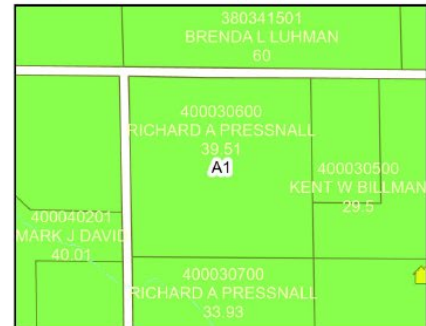
Part of W480ft of N907.50ft of NE1/4  
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RANGE 016 in Wanamingo, MN

Request for a Conditional Use Permit to  
expand neighboring feedlot in order to  
permit the building of a Hog Barn.



**Legend**

- |                            |                              |
|----------------------------|------------------------------|
| Intermittent Streams       | Bluff Impact Zones (% slope) |
| Protected Streams          | 20                           |
| Lakes & Other Water Bodies | 30                           |
| Shoreland                  | <b>FEMA Flood Zones</b>      |
| Historic Districts         | 2% Annual Chance             |
| Parcels                    | A                            |
| Registered Feedlots        | AE                           |
| Dwellings                  | AO                           |
| Municipalities             | X                            |



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