

Appendix D

Agency Coordination

Appendix D-1

Representative Project Introduction Letter

Via Email

November 20, 2025

**Re: Request for Comment on Proposed BESS Project
City of Cottage Grove, Washington County, Minnesota**

LSP CG Storage LLC (“LSP CG Storage” or “Applicant”), an indirect wholly owned subsidiary of Panamint Capital (“Panamint”) is proposing to construct and operate an up to 80-megawatt (“MW”) battery energy storage system (“BESS Facility”), referred to as the Cottage Grove BESS Project (“Project”) in the City of Cottage Grove, Washington County, Minnesota (**Map 1**).

The Project requires a Site Permit from the Minnesota Public Utilities Commission (“Commission” or “MPUC”) prior to construction under the Minnesota Energy Infrastructure Permitting Act (MN Statute 216I). LSP CG Storage anticipates filing the Site Permit Application to the Commission in Q1 or Q2 2026. Pending receipt of all required permits and approvals, construction of the Project is anticipated to begin in Q2 2026, with commercial operation by Q2 2028.

On behalf of LSP CG Storage, Westwood Professional Services, Inc. is gathering information and requesting agency comments on the proposed Project. The Project encompasses approximately 7 acres (“Project Site”) within the existing LSP-Cottage Grove, LP gas plant facility. The Project Site is located in Section 27, Township 27 North, Range 21 West, in the southeast portion of the City of Cottage Grove.

The BESS Facility will include battery storage containers, inverters, transformers, a Project Substation, access roads, and underground electrical collection and communication lines. While interconnection plans are currently being finalized, these facilities will be connected to the electrical grid through a gen-tie line of less than 1,500 feet.

We welcome any comments your agency may have at this time and throughout the Site Permit Application process. Please provide comments within 30 days of receipt of this letter. Written comments provided in response to this letter will be incorporated into the Commission’s review process.

If you have questions or would like to meet regarding the proposed Project, please contact me at shannon.hansen@westwoodps.com.

Sincerely,



Shannon Hansen, Permitting Lead
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

Office: (952) 937-5150

Email: shannon.hansen@westwoodps.com

Enclosure (1): Map 1 - Project Location Map

Cc: Konnar Klinksiek, klinksiek@panamintcapital.com

Bill Stanton, wstanton@panamintcapital.com

Scott Wright, swright@panamintcapital.com

Aidan Oldenburg, aidan.oldenburg@westwoodps.com

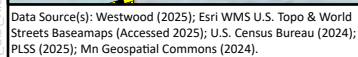


Exhibit 1



-
- The figure consists of two maps. The left map shows the state of Wisconsin with its county boundaries. A red dot labeled 'Project' is located in the western part of the state, near the border with Minnesota and Michigan. The right map is a more detailed view of the Project location, showing the intersection of Wisconsin, Illinois, and Michigan. The Project is marked with a red dot in Wisconsin, near the border with Illinois and Michigan. The maps also show major roads and water bodies.

Appendix D-2

Agency Responses

Re: Cottage Grove BESS Project - SPA Pre-Application Notice

From Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Date Mon 12/15/2025 1:12 PM

To Emily Schmitz <ESchmitz@cottagegrovemn.gov>

Cc Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>; Jennifer Levitt <jlevitt@cottagegrovemn.gov>; Jon Pritchard <JPritchard@cottagegrovemn.gov>; Jaime Mann <JMann@cottagegrovemn.gov>; Max Erickson <MErickson@cottagegrovemn.gov>; Moeller, David <drmoeller@fredlaw.com>

 1 attachment (340 KB)

Response to the City of Cottage Grove _002-c.pdf;

Hello Emily,

Thank you for providing your comments, and apologies for the delay in our response.

Panamint is seeking a site permit from the MPUC for the BESS project under Minnesota Statutes Chapter 216I. Site permits approved by the MPUC supersede and preempt local zoning, building, and land use regulations. Please see the attached letter for additional information. Under this rule, the proposed BESS project is not required to receive an approved CUP from the city. The thermal generating facility will continue to operate in compliance with the existing CUP and Variance granted by the city.

Thank you as well for providing the stormwater summary and additional local requirements. While the proposed project will be subject to the MPUC regulations, Panamint fully intends to design the project to align with the City of Cottage Grove's stormwater and setback requirements. Panamint also plans to reach out to schedule in-person meetings regarding the project in January. In the meantime, please feel free to contact us with any additional questions or comments.

Best regards,

Aidan Oldenburg

Permitting Specialist

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

From: Emily Schmitz <ESchmitz@cottagegrovemn.gov>

Sent: Tuesday, November 25, 2025 1:16 PM

To: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>; Jennifer Levitt <JLevitt@cottagegrovemn.gov>; Jon Pritchard <JPritchard@cottagegrovemn.gov>; Jaime Mann <JMann@cottagegrovemn.gov>; Max Erickson <MErickson@cottagegrovemn.gov>

Subject: FW: Cottage Grove BESS Project - SPA Pre-Application Notice

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Aidan –

The city is in receipt of your request for comment on the applicant's request to the Public Utilities Commission and we have no comment specifically related to that request however, the city has not received application for the proposed improvements to the site.

With that, I want to be sure the city is clearly communicating our zoning code standards for the proposed project you have referenced which we assume to be the addition of battery storage at the site in Cottage Grove. If the proposed project has remained the same, the below general outline of city applications and standards that will be required to be met should be taken into consideration as they will impact site design.

The proposed battery storage on the existing site will require the following planning applications:

- *CUP – The existing CUP will be required to be amended to include the additional battery storage use on the site. The action will be to rescind the existing and proposed an amended CUP that includes the proposed battery storage as well as the existing use.*
- *Site Plan – the proposed additional structures are required to be reviewed to ensure alignment with code standards related to setbacks, screening etc.*
- *Applications and application fees can be found [here](#)*

The following should be addressed and included as part of a planning application submittal:

- *Proposed additional structures shall meet the following setbacks:*
 - 40 feet from side lot lines
 - 60 feet from rear lot lines
 - 50 feet from front lot lines
- *Screening required - this can be additional vegetation specifically on the north and west sides of the site where the proposed additional battery storage structures will be*
- *Meeting all stormwater requirements – I've attached a stormwater summary for your reference*

Certainly let us know if you have additional questions.

Thanks!

Emily Schmitz

Community Development Director

City of Cottage Grove

651-458-2874 | eschmitz@cottagegrovemn.gov

12800 Ravine Parkway South, Cottage Grove, MN 55016



From: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Sent: Thursday, November 20, 2025 9:00 AM

To: Jennifer Levitt <JLevitt@cottagegrovemn.gov>

Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>

Subject: Cottage Grove BESS Project - SPA Pre-Application Notice

You don't often get email from aidan.oldenburg@westwoodps.com. [Learn why this is important](#)

EXTERNAL EMAIL WARNING: This email originated from an outside organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jennifer Levitt,

On behalf of LSP CG Storage LLC ("LSP CG Storage"), Westwood Professional Services, Inc. is gathering information and requesting agency comments on the proposed Cottage Grove BESS Project ("Project"). The Project encompasses approximately 7 acres ("Project Site") within the existing LSP-Cottage Grove, LP gas plant facility. The Project Site is located in Section 27, Township 27 North, Range 21 West, in the southeast portion of the City of Cottage Grove. LSP CG Storage must obtain a Site Permit for the Project from the Minnesota Public Utilities Commission ("Commission") to construct the proposed Project. The Project will include battery storage containers, inverters, transformers, a Project Substation, access roads, and underground electrical collection and communication lines. While interconnection plans are currently being finalized, these facilities will be connected to the electrical grid through a gen-tie line of less than 1,500 feet.

This email serves as pre-application notice for the Cottage Grove BESS Project. The application is anticipated to be filed with the Commission in Q1 or Q2 2026. The attached PDF contains additional project information and an exhibit depicting the Project Site.

We kindly request all comments are provided within 30 days of receipt of this email to ensure comments can be adequately addressed during the permitting process. Comments can be provided by replying to this email or by contacting Shannon Hansen (shannon.hansen@westwoodps.com).

Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

RE: Cottage Grove BESS Project - SPA Pre-Application Notice

From Shannon Hansen <shannon.hansen@westwoodps.com>

Date Mon 12/1/2025 4:33 PM

To Bill King <BKing@cottagegrovemn.gov>

Cc Jon Pritchard <JPritchard@cottagegrovemn.gov>; Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>

Good afternoon Bill,

Thank you for the response and information. We will document your response as an attachment to the Site Permit Application.

In terms of NFPA codes and standards, the exact battery storage equipment is not known at this time, but the equipment is typically designed to meet or exceed all relevant codes, including certifications for Underwriters Laboratory (UL) UL1973, UL9540, and Institute of Electrical and Electronics Engineers 1547. The BESS equipment may also be certificated or compliant with relevant safety including National Fire Protection Association (NFPA) 68, NFPA 69, and NFPA 855. They also typically comply with the applicable version of the International Fire Code (IFC), the National Electric Code (NFPA 70), and the practices recommended in NFPA 850 for Electric Generating plants and High Voltage Direct Current Converter Stations and IEEE 979 Guide for Substation Fire Protection.

These details will be addressed in the Site Permit Application. Once the application is submitted, you will have more opportunities to review the project details in the application and provide comment. While there is not a final schedule for submitting the Site Permit Application to the MN Public Utilities Commission, we anticipate it will be around late Q1 - Q2 2026.

The Panamint team will be reaching out schedule a meeting in the near future. Should you have any questions or comments in the meantime, please reach out by responding to this email chain.

Regards,
Shannon

Shannon Hansen

Permitting Lead

shannon.hansen@westwoodps.com

direct (952) 207-7653

main (952) 937-5150

cell (612) 702-0936

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

From: Bill King <BKing@cottagegrovemn.gov>

Sent: Thursday, November 20, 2025 4:14 PM

To: Jon Pritchard <JPritchard@cottagegrovemn.gov>; Shannon Hansen <shannon.hansen@westwoodps.com>

Subject: Re: Cottage Grove BESS Project - SPA Pre-Application Notice

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Shannon,

Thank you for sharing this planning information with our department, I look forward to reviewing more formalized plans or discussions during a review meeting with other city building and planning partners. At this stage I do not have any specific questions regarding the project, we expect NFPA codes and standards to be the benchmark for planning and construction and as the Fire Marshal I do not have any additional requirements beyond what NFPA and State Fire Code call for.

Thank you,

Bill King

Fire Marshal

City of Cottage Grove

651-458-2850 | bking@cottagegrovemn.gov

Mobile: 651-387-9336

8641 80th Street South, Cottage Grove, MN 55016



From: Jon Pritchard <JPritchard@cottagegrovemn.gov>

Sent: Thursday, November 20, 2025 9:06 AM

To: Bill King <BKing@cottagegrovemn.gov>

Subject: Fw: Cottage Grove BESS Project - SPA Pre-Application Notice

Jon Pritchard

Fire Chief

Cottage Grove Fire Department

651-458-2859 | jpritchard@cottagegrovemn.gov

8641 80th Street South, Cottage Grove, MN 55016



From: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Sent: Thursday, November 20, 2025 9:00 AM

To: Jon Pritchard <JPritchard@cottagegrovemn.gov>

Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>

Subject: Cottage Grove BESS Project - SPA Pre-Application Notice

You don't often get email from aidan.oldenburg@westwoodps.com. [Learn why this is important](#)

EXTERNAL EMAIL WARNING: This email originated from an outside organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jon Pritchard,

On behalf of LSP CG Storage LLC ("LSP CG Storage"), Westwood Professional Services, Inc. is gathering information and requesting agency comments on the proposed Cottage Grove BESS Project ("Project"). The Project encompasses approximately 7 acres ("Project Site") within the existing LSP-Cottage Grove, LP gas plant facility. The Project Site is located in Section 27, Township 27 North, Range 21 West, in the southeast portion of the City of Cottage Grove. LSP CG Storage must obtain a Site Permit for the Project from the Minnesota Public Utilities Commission ("Commission") to construct the proposed Project. The Project will include battery storage containers, inverters, transformers, a Project Substation, access roads, and underground electrical collection and communication lines. While interconnection plans are currently being finalized, these facilities will be connected to the electrical grid through a gen-tie line of less than 1,500 feet.

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We kindly request all comments are provided within 30 days of receipt of this email to ensure comments can be adequately addressed during the permitting process. Comments can be provided by replying to this email or by contacting Shannon Hansen (shannon.hansen@westwoodps.com).

Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

Re: Cottage Grove BESS Project - SPA Pre-Application Notice

From Jon Pritchard <JPritchard@cottagegrovemn.gov>

Date Thu 11/20/2025 11:49 AM

To Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Cc Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Thank you. I have also forwarded this to our Community Development Team, Building Official and our Fire Marshal.

Thank you
Jon

Jon Pritchard

Fire Chief

Cottage Grove Fire Department

651-458-2859 | jpritchard@cottagegrovemn.gov

8641 80th Street South, Cottage Grove, MN 55016



From: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Sent: Thursday, November 20, 2025 9:00 AM

To: Jon Pritchard <JPritchard@cottagegrovemn.gov>

Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>

Subject: Cottage Grove BESS Project - SPA Pre-Application Notice

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Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

FW: Cottage Grove BESS Project - SPA Pre-Application Notice

From Hahn, Robert (FAA) <Robert.Hahn@faa.gov>

Date Thu 11/20/2025 1:10 PM

To Shannon Hansen <shannon.hansen@westwoodps.com>; Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Cc Sebesta, Kyle E (FAA) <Kyle.E.Sebesta@faa.gov>; Terry, Lindsay (FAA) <Lindsay.Terry@faa.gov>

 1 attachment (2 MB)

2025-11-20_Cottage Grove BESS_Project Notification Letter_Agency.pdf;

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Shannon & Aiden,

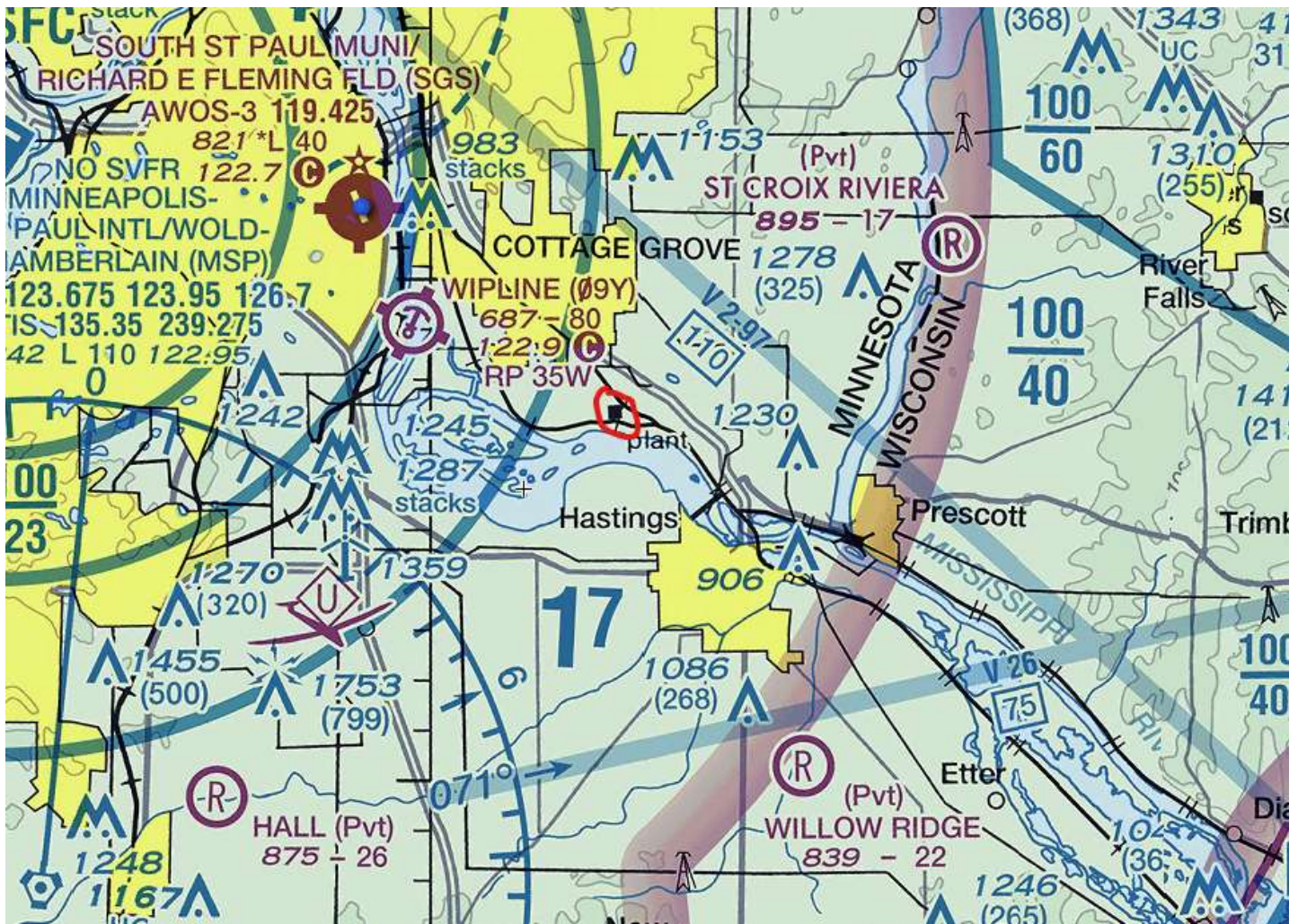
FAA notification criteria is shown in 14 CFR Part 77.9:

⦿ **§ 77.9 Construction or alteration requiring notice.**

If requested by the FAA, or if you propose any of the following types of construction or alteration, you must file notice with the FAA of:

- (a) Any construction or alteration that is more than 200 ft. AGL at its site.
- (b) Any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:
 - (1) 100 to 1 for a horizontal distance of 20,000 ft. from the nearest point of the nearest runway of each airport described in [paragraph \(d\)](#) of this section with its longest runway more than 3,200 ft. in actual length, excluding heliports.
 - (2) 50 to 1 for a horizontal distance of 10,000 ft. from the nearest point of the nearest runway of each airport described in [paragraph \(d\)](#) of this section with its longest runway no more than 3,200 ft. in actual length, excluding heliports.
 - (3) 25 to 1 for a horizontal distance of 5,000 ft. from the nearest point of the nearest landing and takeoff area of each heliport described in [paragraph \(d\)](#) of this section.
- (c) Any highway, railroad, or other traverse way for mobile objects, of a height which, if adjusted upward 17 feet for an Interstate Highway that is part of the National System of Military and Interstate Highways where overcrossings are designed for a minimum of 17 feet vertical distance, 15 feet for any other public roadway, 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater, for a private road, 23 feet for a railroad, and for a waterway or any other traverse way not previously mentioned, an amount equal to the height of the highest mobile object that would normally traverse it, would exceed a standard of [paragraph \(a\)](#) or [\(b\)](#) of this section.
- (d) Any construction or alteration on any of the following airports and heliports:
 - (1) A public use airport listed in the Airport/Facility Directory, Alaska Supplement, or Pacific Chart Supplement of the U.S. Government Flight Information Publications;
 - (2) A military airport under construction, or an airport under construction that will be available for public use;
 - (3) An airport operated by a Federal agency or the DOD.
 - (4) An airport or heliport with at least one FAA-approved instrument approach procedure.

Since the proposed site is approximately 7 miles from the closest public airport SGS (South St Paul), I am not seeing a penetration to the 100:1 notification surface unless any of the proposed development is more than 200' AGL.



However, I would suggest filing at least one critical point [i.e., the highest (vertical) point of this proposed development]. That way, one gets something official in writing (determination letter) to be put in the file showing that coordination w/ the FAA has taken place.

File electronically at the following site:

[Obstruction Evaluation / Airport Airspace Analysis \(OE3A\)](#)

Sincerely,

Robert Hahn
 FAA - Dakota-Minnesota ADO
 6020 28th Ave S
 Suite 102
 Minneapolis, MN 55450-2700
 W 612-253-4639
 E-mail: Robert.Hahn@faa.gov

From: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>
Sent: Thursday, November 20, 2025, 9:00 AM
To: Terry, Lindsay (FAA) <Lindsay.Terry@faa.gov>
Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>
Subject: Cottage Grove BESS Project - SPA Pre-Application Notice

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CAUTION: This email originated from outside of the Federal Aviation Administration (FAA). Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Lindsay Terry,

On behalf of LSP CG Storage LLC ("LSP CG Storage"), Westwood Professional Services, Inc. is gathering information and requesting agency comments on the proposed Cottage Grove BESS Project ("Project"). The Project encompasses approximately 7 acres ("Project Site") within the existing LSP-Cottage Grove, LP gas plant facility. The Project Site is located in Section 27, Township 27 North, Range 21 West, in the southeast portion of the City of Cottage Grove. LSP CG Storage must obtain a Site Permit for the Project from the Minnesota Public Utilities Commission ("Commission") to construct the proposed Project. The Project will include battery storage containers, inverters, transformers, a Project Substation, access roads, and underground electrical collection and communication lines. While interconnection plans are currently being finalized, these facilities will be connected to the electrical grid through a gen-tie line of less than 1,500 feet.

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We kindly request all comments are provided within 30 days of receipt of this email to ensure comments can be adequately addressed during the permitting process. Comments can be provided by replying to this email or by contacting Shannon Hansen (shannon.hansen@westwoodps.com).

Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

From: [Shannon Hansen](#)
To: ["Dingle, Sandi"](#)
Cc: [Tod Sherman](#); [Jenkins, Mark](#); [Clapp-Smith, Merritt](#); [Young-Walters, MacKenzie](#); [ReviewsCoordinator](#)
Subject: RE: MPUC 2025 Cottage Grove Bess Project Power Utility ER Ok With Comments 23149-1
Date: Thursday, February 12, 2026 9:19:00 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good morning Sandi,

Thank you for the response and information. We will pass along your recommendations regarding surface waters and water supply to Panamint. These topics will also be addressed in the Site Permit Application that will be filed to the MPUC docket in late Q1 2026/early Q2 2026. You will also have additional opportunities to comment after the Application is filed.

Regards,
Shannon

Shannon Hansen

Permitting Lead

shannon.hansen@westwoodps.com

direct (952) 207-7653
main (952) 937-5150
cell (612) 702-0936

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

From: Dingle, Sandi <sandi.dingle@metc.state.mn.us>
Sent: Thursday, December 18, 2025 1:02 PM
To: Shannon Hansen <Shannon.hansen@westwoodps.com>
Cc: Tod Sherman <tod.sherman@dot.state.mn.us>; Jenkins, Mark <Mark.Jenkins@metc.state.mn.us>; Clapp-Smith, Merritt <Merritt.Clapp-Smith@metc.state.mn.us>; Young-Walters, MacKenzie <Mackenzie.Young-Walters@metc.state.mn.us>; ReviewsCoordinator <ReviewsCoordinator@metc.state.mn.us>
Subject: MPUC 2025 Cottage Grove Bess Project Power Utility ER Ok With Comments 23149-1

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

The attached letter is being sent to you electronically on 12/18/2025.

Sandi Dingle



Program Technical Specialist | Regional Planning
sandi.dingle@metc.state.mn.us
P. 651.602.1312 | C. 651.329.0373
390 North Robert Street | St. Paul, MN | 55101 | metro council.org

CONNECT WITH US





December 18, 2025

Shannon Hansen, Permitting Lead
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

RE: Minnesota Public Utilities Commission – Power Utility Environmental Review (PUER) – Cottage Grove BESS Project
Metropolitan Council Review No. 23149-1
Metropolitan Council District No. 12

Dear Shannon Hansen:

The Metropolitan Council received the PUER for the BESS project in Cottage Grove on November 21, 2025. The proposed project is located south of US Highway 61 and east of Chemolite Road. The proposed 7-acre project seeks the development of an 80-megawatt battery energy storage system and associated infrastructure within the existing LSP-Cottage Grove, LP natural gas power plant.

The staff review finds that the PUER is complete and accurate with respect to regional concerns and does not raise major issues of consistency with Council policies.

We offer the following comments for your consideration.

Surface Water – (Steve Christopher, 651-602-1033)

The Council encourages the project proposer to work with the South Washington Watershed District to identify opportunities to meet and exceed regulatory requirements. Additionally, we encourage limiting the removal of mature trees and, if removal is required, replacing removed trees with native species. Finally, we recommend selecting and installing native landscaping that is drought-tolerant and chloride-tolerant/friendly.

Water Supply – (John Clark, 651-602-1452)

Water demands for the project, if any, should be considered in advance and align with the source water protection and water sustainability goals found within the City of Cottage Grove's Wellhead Protection Plan, Local Water Supply Plan, Comprehensive Plan, and the Washington County Groundwater Plan. During the site design phase of the project, opportunities can be identified and implemented that promote protection, efficient use and conservation of source waters. These may include but are not limited to:

- o Smart salt design and management that limits the need for and use of chlorides on site
- o Water efficient landscape design that uses drought tolerant species and water smart technologies
- o Limiting the amount of impervious surface in the design of the site and using alternative approaches like pervious pavements to protect recharge
- o Seeking all appropriate well drilling permits, sealing any unused wells following MDH guidance, and seeking water appropriation permits from the MN DNR where appropriate for dewatering or other consumptive uses.

- o Ensuring site activities follow all recommended guidance to properly manage any hazardous waste or other potential pollutants to protect nearby groundwater and surface water features

This concludes the Council's review of the PUER. The Council will not take formal action on the PUER. If you have any questions or need further information, please contact MacKenzie Young-Walters, Principal Reviewer, at 651-602-1373 or via email at mackenzie.young-walters@metc.state.mn.us. As always, you can also contact your Sector Representative, Merritt Clapp-Smith, at 651-602-1567 or via email at merritt.clapp-smith@metc.state.mn.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela R. Torres", followed by the word "for:" in a smaller, less legible script.

Angela R. Torres, AICP, Senior Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
 Mark Jenkins, Metropolitan Council District 12
 Merritt Clapp-Smith, Sector Representative
 MacKenzie Young-Walters, Principal Reviewer
 Reviews Coordinator

N:\CommDev\LPAAgencies\MPUC\MPUC 2025 Cottage Grove Bess Project Power Utility ER Ok With Comments 23149-1.docx

RE: Cottage Grove BESS Project - SPA Pre-Application Notice

From Kotch Egstad, Stacy (DOT) <stacy.kotch@state.mn.us>

Date Wed 12/17/2025 12:37 PM

To Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Cc Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good Afternoon, Cottage Grove BESS Team,

Based on the preliminary site information provided in your letter, it appears that the proposed BESS and associated facilities are not currently anticipated to directly affect MnDOT right-of-way. Should alternate site or route locations emerge, MnDOT would need to reevaluate those proposal(s) as MnDOT does have right-of-way near the project area.

For the purpose of coordinating with the correct of road authorities for potential road use agreements/permits, MnDOT has turned back* portions of the US 10/US 61 as shown below.

**A turnback is the removal of roadways no longer required as part of the trunk highway system. There are traditional turnbacks where a portion of a highway is eliminated and a transfer where a control section is eliminated. Where lands were acquired by other means than Commissioner's Orders, the land is conveyed by quitclaim deed to another road authority.*

If I am mistaken about the proposed project's potential effects to MnDOT interests, please advise.

Thank you for the opportunity to provide early coordination comments on the Cottage Grove BESS Project,

Stacy Kotch Egstad

Utility Routing & Siting Coordinator | Office of Land Management

Minnesota Department of Transportation

395 John Ireland Blvd Mailstop 678

St. Paul, MN. 55155

651-358-0786



From: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Sent: Thursday, November 20, 2025 9:00 AM

To: Kotch Egstad, Stacy (DOT) <stacy.kotch@state.mn.us>

Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>

Subject: Cottage Grove BESS Project - SPA Pre-Application Notice

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Dear Stacy Kotch Egstad,

On behalf of LSP CG Storage LLC ("LSP CG Storage"), Westwood Professional Services, Inc. is gathering information and requesting agency comments on the proposed Cottage Grove BESS Project ("Project"). The Project encompasses approximately 7 acres ("Project Site") within the existing LSP-Cottage Grove, LP gas plant facility. The Project Site is located in Section 27, Township 27 North, Range 21 West, in the southeast portion of the City of Cottage Grove. LSP CG Storage must obtain a Site Permit for the Project from the Minnesota Public Utilities Commission ("Commission") to construct the proposed Project. The Project will include battery storage containers, inverters, transformers, a Project Substation, access roads, and underground electrical collection and communication lines. While interconnection plans are currently being finalized, these facilities will be connected to the electrical grid through a gen-tie line of less than 1,500 feet.

This email serves as pre-application notice for the Cottage Grove BESS Project. The application is anticipated to be filed with the Commission in Q1 or Q2 2026. The attached PDF contains additional project information and an exhibit depicting the Project Site.

We kindly request all comments are provided within 30 days of receipt of this email to ensure comments can be adequately addressed during the permitting process. Comments can be provided by replying to this email or by contacting Shannon Hansen (shannon.hansen@westwoodps.com).

Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

From: [Aidan Oldenburg](#)
To: [Kotch Egstad, Stacy \(DOT\)](#)
Cc: [Shannon Hansen](#); [Scott Wright](#); [Bill Stanton](#); [Konnar Klinksiek](#)
Subject: Re: Cottage Grove BESS Project - SPA Pre-Application Notice
Date: Friday, December 19, 2025 4:24:59 PM
Attachments: [image004.png](#)

Hello Stacy,

Thank you for providing your comments.

As noted, the project design is not currently anticipated to directly affect MnDOT right-of-way. We will provide an update should the project design be changed to impact a MnDOT right-of-way. We also appreciate the information regarding the turnback regarding portions of US 10/US61. Panamint will coordinate with MnDOT, as applicable, regarding travel plans and any potential oversize/overweight permitting requirements as construction plans are further developed.

Your correspondence will be included in the Site Permit Application, which is anticipated to be filed in late Q1 or early Q2 of 2026.

Best regards,

Aidan Oldenburg

Permitting Specialist

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

From: Kotch Egstad, Stacy (DOT) <stacy.kotch@state.mn.us>
Sent: Wednesday, December 17, 2025 12:37 PM
To: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>
Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>
Subject: RE: Cottage Grove BESS Project - SPA Pre-Application Notice

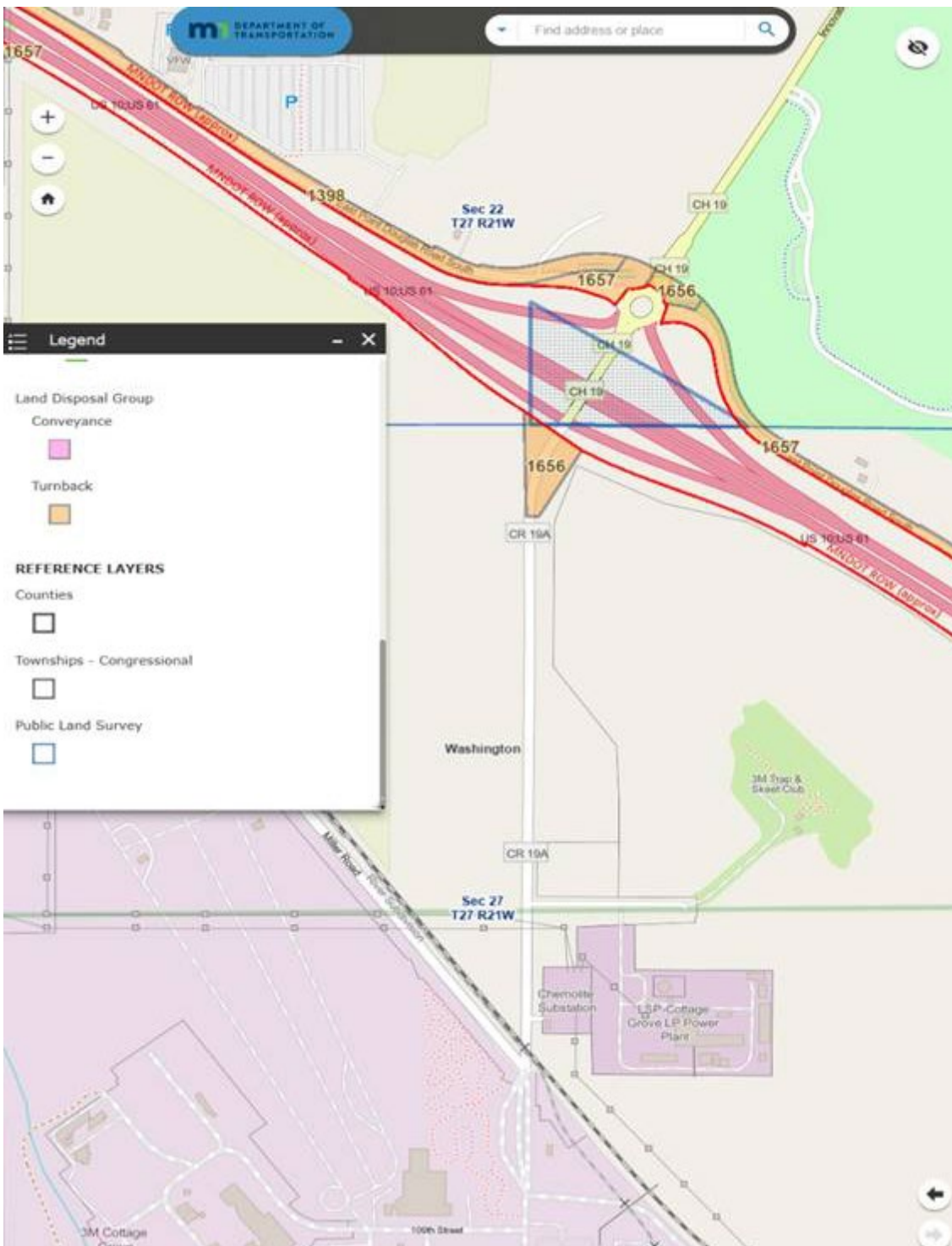
CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Good Afternoon, Cottage Grove BESS Team,

Based on the preliminary site information provided in your letter, it appears that the proposed BESS

and associated facilities are not currently anticipated to directly affect MnDOT right-of-way. Should alternate site or route locations emerge, MnDOT would need to reevaluate those proposal(s) as MnDOT does have right-of-way near the project area.

For the purpose of coordinating with the correct of road authorities for potential road use agreements/permits, MnDOT has turned back* portions of the US 10/US 61 as shown below.



You may need to apply for oversize/overweight hauling permits during construction of this project. OSOW hauling information and permit applications can be found here: [OSOW PERMITS](#)

Because MnDOT's highway construction activities could impact the Applicant's plans to haul oversize loads to the proposed site, the Applicant will need to coordinate with MnDOT when planning such loads - [Construction Projects, Plans, and Studies on Minnesota Highways - MnDOT](#). This coordination includes, but is not limited to, State Project construction, holiday travel restrictions, seasonal load limits, vertical and width restrictions and updates to escort requirements for oversized vehicles [Chapter 100 - MN Laws](#).

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If I am mistaken about the proposed project's potential effects to MnDOT interests, please advise.

Thank you for the opportunity to provide early coordination comments on the Cottage Grove BESS Project,

Stacy Kotch Egstad

Utility Routing & Siting Coordinator | Office of Land Management

Minnesota Department of Transportation

395 John Ireland Blvd Mailstop 678

St. Paul, MN. 55155

651-358-0786



From: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Sent: Thursday, November 20, 2025 9:00 AM

To: Kotch Egstad, Stacy (DOT) <stacy.kotch@state.mn.us>

Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>

Subject: Cottage Grove BESS Project - SPA Pre-Application Notice

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Dear Stacy Kotch Egstad,

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We kindly request all comments are provided within 30 days of receipt of this email to ensure comments can be adequately addressed during the permitting process. Comments can be provided by replying to this email or by contacting Shannon Hansen (shannon.hansen@westwoodps.com).

Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

From: [Shannon Hansen](#) on behalf of [Aidan Oldenburg](#)
To: [Green, Chris \(MPCA\)](#)
Cc: [Aidan Oldenburg](#)
Subject: RE: Cottage Grove BESS Project - SPA Pre-Application Notice
Date: Thursday, February 12, 2026 8:36:59 AM

Hi Chris,

Thank you for the response. We will note that you plan to review the environmental assessment when it is filed to the docket along with the Site Permit Application.

Regards,
Shannon

Shannon Hansen

Permitting Lead

shannon.hansen@westwoodps.com

direct (952) 207-7653
main (952) 937-5150
cell (612) 702-0936

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

From: Green, Chris (MPCA) <chris.green@state.mn.us>
Sent: Tuesday, December 2, 2025 11:42 AM
To: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>
Subject: RE: Cottage Grove BESS Project - SPA Pre-Application Notice

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Hi Aidan,

I appreciate the notice. We do not currently have plans to review this notification letter. We look forward to reviewing a fully-fledged environmental document, whether it be an EA/EAW/EIS/etc.

Thank you,

Chris Green

Project Manager

Environmental Review

Minnesota Pollution Control Agency

504 Fairgrounds Rd Suite 200

Marshall MN 56258-1688
Office: 507-476-4258
Cell: 507-696-9718
Chris.Green@state.mn.us

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From: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>
Sent: Thursday, November 20, 2025 9:00 AM
To: Green, Chris (MPCA) <chris.green@state.mn.us>
Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>
Subject: Cottage Grove BESS Project - SPA Pre-Application Notice

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Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

RE: Cottage Grove BESS Project - SPA Pre-Application Notice

From Green, Chris (MPCA) <chris.green@state.mn.us>
Date Tue 12/2/2025 11:42 AM
To Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hi Aidan,

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Thank you,

Chris Green
Project Manager
Environmental Review
Minnesota Pollution Control Agency
504 Fairgrounds Rd Suite 200
Marshall MN 56258-1688
Office: 507-476-4258
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From: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>
Sent: Thursday, November 20, 2025 9:00 AM
To: Green, Chris (MPCA) <chris.green@state.mn.us>
Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>
Subject: Cottage Grove BESS Project - SPA Pre-Application Notice

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Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

December 26, 2025

Shannon Hansen
Westwood Professional Services
Shannon.Hansen@westwoodps.com

RE: Battery Energy Storage System
T27 R21 S27
Cottage Grove, Washington County
SHPO Number: 2026-0146

Dear Shannon Hansen:

Thank you for reaching out to the State Historic Preservation Office regarding a project that will require a permit from the Minnesota Public Utilities Commission (PUC). Based on the legislative changes and guidance at the PUC, we understand that you have reached out to our office during the permit pre-application outreach. The PUC permit application is required to address “archaeological and historic resources,” which have been defined in PUC guidance.

An [archaeological literature review and survey assessment](#) of the project area will help determine whether the project has the potential to affect known or suspected significant archaeological sites. Sometimes an archaeological assessment results in a recommendation for an archaeological survey (or a Phase I field investigation). The Phase I archaeological survey will provide further information regarding whether or not intact significant archaeological sites are located within the proposed project area and will be affected by the proposed project. For a list of consultants who have expressed an interest in undertaking such studies and surveys, please visit the website <https://www.mnhs.org/preservation/directory>, and select “Archaeologists” in the “Specialties” box.

A review of the Minnesota Statewide Historic Inventory Portal (MnSHIP) will aid in identifying if there are previously documented above ground historic properties within your project area (including those that are designated historic properties), please visit: <https://mnship.gisdata.mn.gov/> (Public Map). However, if a project becomes a federal undertaking, a survey to identify above ground historic properties that are eligible for listing in the National Register of Historic Places may be necessary. For additional information on how to do research to identify cultural resources within your project area, please visit the webpage: <https://mn.gov/admin/shpo/surveyandinventory/research/>.

Please keep in mind that under state statute, [216I.18](#), the PUC is responsible for satisfying the requirements under Minnesota Statute [138.665](#) because the PUC makes the decision on whether to issue a permit and what conditions should be included in the permit.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency in order to define an appropriate area of potential effects for

MINNESOTA STATE HISTORIC PRESERVATION OFFICE

50 Sherburne Avenue ■ Administration Building 203 ■ Saint Paul, Minnesota 55155 ■ 651-201-3287

mn.gov/admin/shpo ■ mnshpo@state.mn.us

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the federal undertaking as well as the necessary historic property identification and evaluation efforts required for a federal review. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.

Please contact Environmental Review Archaeologist Lucy Harrington at lucy.harrington@state.mn.us if you have any questions on our comment letter.

Sincerely,



Amy Spong
Deputy State Historic Preservation Officer

CC: Konnar Klinksiek, Panamint Capital
Bill Stanton, Panamint Capital
Scott Wright, Panamint Capital
Aidan Oldenburg, Westwood Professional Services

From: [Vorse, Alan J CIV USARMY CEMVP \(USA\)](#)
To: [Shannon Hansen](#)
Cc: [Aidan Oldenburg](#); [Beatty, Catherine E CIV USARMY CEMVP \(USA\)](#)
Subject: Shannon_Hansen_ACK_Letter.rtf_11_25_2025_18_08_28.pdf MVP-2025-01219-CEB (PRE Cottage Grove BESS Project)
Date: Tuesday, November 25, 2025 12:12:21 PM
Attachments: [Shannon_Hansen_ACK_Letter.rtf_11_25_2025_18_08_28.pdf](#)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Greetings - Attached please find the subject document. If you have any questions, please contact the Project Manager indicated in the letter.

Thank you.

Alan J Vorse
Office Automation Assistant
Alan.j.vorse@usace.army.mil

We are pleased to introduce our new paperless communication procedures in Wisconsin. Requests for action (pre-application consultations, permit applications, requests for delineation concurrences, requests for jurisdictional determinations, and mitigation bank proposals) should be sent directly to the following email: usace_requests_wi@usace.army.mil. Please include the county name in the subject line of the email (e.g. Washington County). These changes will improve efficiency, reduce costs and reduce environmental footprint. Additional information can be found in our public notice located here: <http://www.mvp.usace.army.mil/Missions/Regulatory.aspx>



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
332 MINNESOTA STREET, SUITE E1500
ST. PAUL, MN 55101-1323

11/25/2025

Regulatory File No. MVP-2025-01219-CEB

THIS IS NOT A PERMIT

Shannon Hansen
12701 Whitewater Drive, Suite 300
Hopkins, MN 55343

To: Shannon Hansen:

We have received your submittal described below. You may contact the Project Manager with questions regarding the evaluation process. The Project Manager may request additional information necessary to evaluate your submittal.

File Number: MVP-2025-01219-CEB

Applicant: Aidan Oldenburg

Project Name: PRE Cottage Grove BESS Project

Project Location: Section 27 of Township 27 N, Range 21 W, Washington County, Minnesota (Latitude: 44.7960099771222; Longitude: -92.9110574480626)

Received Date: 11/20/2025

Project Manager: Catherine Beatty
(612) 258-3504
Catherine.E.Beatty@usace.army.mil

Additional information about the St. Paul District Regulatory Program can be found on our web site at <http://www.mvp.usace.army.mil/missions/regulatory>.

Please note that initiating work in waters of the United States prior to receiving Department of the Army authorization could constitute a violation of Federal law. If you have any questions, please contact the Project Manager.

Thank you.

U.S. Army Corps of Engineers
St. Paul District
Regulatory Branch

Re: [EXTERNAL] Cottage Grove BESS Project - SPA Pre-Application Notice

From Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Date Thu 11/20/2025 2:39 PM

To Tawes, Robert <robert_tawes@fws.gov>

Cc Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>; Twin Cities, FW3 <TwinCities@fws.gov>

Hi Rob,

Thank you for providing your comments. I will let our teams know to use the twincities@fws.gov email for any future projects.

An IPaC has already been generated for the project site. This IPaC will be updated regularly throughout the permitting and development process as we continue to evaluate potential impacts and mitigation measures for wildlife.

Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

From: Tawes, Robert <robert_tawes@fws.gov>

Sent: Thursday, November 20, 2025 2:15 PM

To: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>; Twin Cities, FW3 <TwinCities@fws.gov>

Subject: Re: [EXTERNAL] Cottage Grove BESS Project - SPA Pre-Application Notice

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--

Hi Aidan. Thanks for your submission. For future projects please submit them to our office inbox, Twincities@fws.gov (copied here) as we have thousands of project reviews annually. For this and all

projects we recommend visiting our IPaC site which will assist with environmental review (<https://ipac.ecosphere.fws.gov/>).

A few general thoughts would be to have shielded or full cutoff (wildlife friendly) lighting at the facility to the extent possible, and to place bird diverters on the tie in line if it goes close to the River or over wetlands. Thanks. Rob

Rob Tawes | Field Supervisor

U.S. Fish and Wildlife Service

Minnesota-Wisconsin Ecological Services Field Office

3815 American Blvd. East, Bloomington, MN 55425-1665

Mobile: (651) 895-5433, Email: robert_tawes@fws.gov

<https://www.fws.gov/office/minnesota-wisconsin-ecological-services>



From: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Sent: Thursday, November 20, 2025 9:00 AM

To: Tawes, Robert <robert_tawes@fws.gov>

Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>

Subject: [EXTERNAL] Cottage Grove BESS Project - SPA Pre-Application Notice

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Dear Robert Tawes,

On behalf of LSP CG Storage LLC ("LSP CG Storage"), Westwood Professional Services, Inc. is gathering information and requesting agency comments on the proposed Cottage Grove BESS Project ("Project"). The Project encompasses approximately 7 acres ("Project Site") within the existing LSP-Cottage Grove, LP gas plant facility. The Project Site is located in Section 27, Township 27 North, Range 21 West, in the southeast portion of the City of Cottage Grove. LSP CG Storage must obtain a Site Permit for the Project from the Minnesota Public Utilities Commission ("Commission") to construct the proposed Project. The Project will include battery storage containers, inverters, transformers, a Project Substation, access roads, and underground electrical collection and communication lines. While interconnection plans are currently being finalized, these facilities will be connected to the electrical grid through a gen-tie line of less than 1,500 feet.

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Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

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(888) 937-5150

Re: Cottage Grove BESS Project - SPA Pre-Application Notice

From Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Date Thu 11/20/2025 12:31 PM

To Lyssa Leitner <Lyssa.Leitner@washingtoncountymn.gov>

Cc Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>; Daniel Elder <Daniel.Elder@washingtoncountymn.gov>

Hello Lyssa,

Thank you for providing your comment.

The site plan is currently in preliminary stages. We can provide a site plan for review once the current round of updates is complete. However, there are currently no anticipated impacts to County Road 19A from development of the Project. The existing access road off 105th St S will be used to access the proposed Project, and no access point or improvements to County Road 19A are anticipated to be necessary.

We understand Washington County administers a Transportation Permit for oversize/overweight vehicles. Details for transportation of materials and equipment are not available at this time, but all necessary permitting requirements will be adhered to during development.

Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

From: Lyssa Leitner <Lyssa.Leitner@washingtoncountymn.gov>

Sent: Thursday, November 20, 2025 9:24 AM

To: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>; Daniel Elder <Daniel.Elder@washingtoncountymn.gov>

Subject: RE: Cottage Grove BESS Project - SPA Pre-Application Notice

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Hello,

This project is adjacent to County Road 19A. There is not enough detail in the information you provided for us to provide input. Can you please provide a site plan? We need to understand access or ROW impacts to 19A.

Thanks.

Lyssa Leitner, AICP | Planning Director
Pronouns: She/Her ([Pronouns Questions?](#))
Washington County Public Works Department
651-430-4316

From: Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Sent: Thursday, November 20, 2025 9:00 AM

To: Lyssa Leitner <Lyssa.Leitner@washingtoncountymn.gov>

Cc: Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>

Subject: Cottage Grove BESS Project - SPA Pre-Application Notice

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Dear Lyssa Leitner,

On behalf of LSP CG Storage LLC ("LSP CG Storage"), Westwood Professional Services, Inc. is gathering information and requesting agency comments on the proposed Cottage Grove BESS Project ("Project"). The Project encompasses approximately 7 acres ("Project Site") within the existing LSP-Cottage Grove, LP gas plant facility. The Project Site is located in Section 27, Township 27 North, Range 21 West, in the southeast portion of the City of Cottage Grove. LSP CG Storage must obtain a Site Permit for the Project from the Minnesota Public Utilities Commission ("Commission") to construct the proposed Project. The Project will include battery storage containers, inverters, transformers, a Project Substation, access roads, and underground electrical collection and communication lines. While interconnection plans are currently being finalized, these facilities will be connected to the electrical grid through a gen-tie line of less than 1,500 feet.

This email serves as pre-application notice for the Cottage Grove BESS Project. The application is anticipated to be filed with the Commission in Q1 or Q2 2026. The attached PDF contains additional project information and an exhibit depicting the Project Site.

We kindly request all comments are provided within 30 days of receipt of this email to ensure comments can be adequately addressed during the permitting process. Comments can be provided by replying to this email or by contacting Shannon Hansen (shannon.hansen@westwoodps.com).

Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

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Cottage Grove BESS Project - SPA Pre-Application Notice

From Daniel Elder <Daniel.Elder@washingtoncountymn.gov>

Date Fri 12/12/2025 2:09 PM

To Aidan Oldenburg <aidan.oldenburg@westwoodps.com>

Cc Karla Bigham <Karla.Bigham@washingtoncountymn.gov>; Kevin Corbid <Kevin.Corbid@washingtoncountymn.gov>; Lyssa Leitner <Lyssa.Leitner@washingtoncountymn.gov>; Wayne Sandberg <Wayne.Sandberg@washingtoncountymn.gov>; Shannon Hansen <shannon.hansen@westwoodps.com>; Joe Gustafson <Joe.Gustafson@washingtoncountymn.gov>; swright@panamintcapital.com <swright@panamintcapital.com>; kklinsiek@panamintcapital.com <kklinsiek@panamintcapital.com>; wstanton@panamintcapital.com <wstanton@panamintcapital.com>

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Hello Aidan,

Thank you for reaching out regarding your concept. At this time, we understand that the project is in a very early stage and that no formal site plan has been prepared.

Please note that the property is located along a county roadway. Any future development proposal will be subject to Washington County right-of-way (ROW) policies and access management requirements. We recommend reviewing the County's ROW policy at this stage so you are familiar with the applicable standards and the steps involved in the review and approval process once a site plan is available. The ROW policy is linked here: <https://www.washingtoncountymn.gov/DocumentCenter/View/1842>

When a site plan is developed, County staff would be happy to review it and provide more specific comments related to access, ROW needs, and other county considerations.

Please feel free to reach out if you have questions as you move forward.

Daniel Elder | Planner II

Washington County Public Works Department

11660 Myeron Road North, Stillwater, MN 55082

Office: 651-430-4307

Rooted in Connection, Growing with Direction



[Book time to meet with me](#)

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Re: Cottage Grove BESS Project - SPA Pre-Application Notice

From Aidan Oldenburg <Aidan.Oldenburg@westwoodps.com>

Date Thu 11/20/2025 12:31 PM

To Lyssa Leitner <Lyssa.Leitner@washingtontcountymn.gov>

Cc Shannon Hansen <Shannon.Hansen@westwoodps.com>; Scott Wright <swright@panamintcapital.com>; Bill Stanton <wstanton@panamintcapital.com>; Konnar Klinksiek <kklinksiek@panamintcapital.com>; Daniel Elder <Daniel.Elder@washingtontcountymn.gov>

Hello Lyssa,

Thank you for providing your comment.

The site plan is currently in preliminary stages. We can provide a site plan for review once the current round of updates is complete. However, there are currently no anticipated impacts to County Road 19A from development of the Project. The existing access road off 105th St S will be used to access the proposed Project, and no access point or improvements to County Road 19A are anticipated to be necessary.

We understand Washington County administers a Transportation Permit for oversize/overweight vehicles. Details for transportation of materials and equipment are not available at this time, but all necessary permitting requirements will be adhered to during development.

Best regards,

Aidan Oldenburg

Environmental Scientist - Permitting

aidan.oldenburg@westwoodps.com

main (952) 937-5150

Westwood

12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

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Subject: RE: Cottage Grove BESS Project - SPA Pre-Application Notice

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Lyssa Leitner, AICP | Planning Director
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Best regards,

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