Permit Fact Sheet

General Information

Permit Number	WI-0065595-03-0
Permittee Name and Address	Blakes Point RE LLC 1300 S HWY 75, Pipestone, MN 56164
Permitted Facility Name and Address	Blakes Point RE LLC 9354 Diamond Grove Road Glen Haven
Permit Term	April 01, 2026 to March 31, 2031
Receiving Water	Muskellunge Creek, a tributary to the Lower Grant River Watershed and in the Middle Grant River Watershed, tributaries to the Mississippi River Drainage Basin and groundwaters of the state.
Discharge Type	Existing

Animal Units					
	Current AU		**Proposed AU** **(Note: If all zeroes, expansions are not expected during permit term)**		
Animal Type	**Mixed**	**Individual**	**Mixed**	**Individual**	**Date of Proposed Expansion**
Pigs (55 lbs. to market)	360	360	0	0	
Sows (each)	2255	2255	0	0	
Boars (each)	8	6	0	0	
Pigs (up to 55 lbs.)	30	30	0	0	
Total	2653	2621	0	0	

Facility Description

Blakes Point RE LLC is located at 9354 Diamond Grove Road, Glen Haven, Wisconsin and is owned by Pipestone System and operated by Marty Rost. The facility consists of a farrowing barn, a gestation barn, and a gilt development unit (GDU) barn. The facility was constructed in 2016 with approved plans and specifications. Each barn has slatted floors allowing manure to pass through to under-barn storage. The GDU and gestation barns have concrete storages beneath them. A smaller concrete storage beneath the farrowing barn flows to the gestation barn. All animals are 100% confined and no bedding is used.

Feed is stored within covered steel bins. Mortalities are managed on-site with a concrete composting area that consists of seven compartments and a roof. Finished compost is spread on fields in accordance with the nutrient management plan.

Livestock at the facility are expected to produce approximately 8 million gallons of liquid manure and process wastewater annually, along with 6 tons of solid waste as compost. This provides the facility with 322 days of storage. Blakes Point owns 15 acres of land and rents an additional 4,625 spreadable acres through manure agreements.

This will be the third WPDES permit for this facility. The proposed permit will have a duration of approximately 5 years. Blakes Point has no expansion plans at this time.

Substantial Compliance Determination

After a desk top review of annual reports, nutrient management plan updates, compliance schedule items, and a site visit on **July 16, 2025**, this facility has been found to be in substantial compliance with their current permit.

Sample Point Descriptions

Sample Point Designation For Animal Waste		
Sample Point Number	**Sample Point Location, Waste Type/Sample Contents and Treatment Description (as applicable)**	
001	WSF1 Farrowing Barn & Pull Plug - Sample point 001 is for liquid waste storage facility 001 (WSF1), a concrete underfloor pull plug transfer system under the Farrowing Barn. WSF1 is located to the north of the production area. This storage/transfer system holds approximately 7,400 gallons and is drained into the adjacent Gestation Barn underfloor storage. This sample point also includes the small pull plug concrete collection area for the sorting and loadout area between the Farrowing and Gestation Buildings. These facilities were built in 2016 with department review and approval.	
002	WSF2 Gestation Barn Underfloor Storage - Sample point 002 is for liquid waste storage facility 002 (WSF2), a liquid tight concrete storage facility under the Gestation Barn. WSF2 is located to the south of the production area. This storage unit holds approximately 6.2 million gallons was built in 2016 with department review and approval.	
003	WSF3 GDU Barn - Sample point 003 is for liquid waste storage facility 003 (WSF3), a liquid tight concrete storage facility under the GDU Barn. WSF3 is located to the southwest of the production area. This storage unit holds approximately 0.74 million gallons and was built in 2016 with department review and approval.	
004	WSF4 Mortality Compost Building - Sample point 004 is for solid waste storage facility 004 (WSF4). WSF4 is located to the northeast of the production area. This facility is roofed with a concrete floor and is used to compost mortalities with woodchips. This compost is landspread in accordance to the facility's Nutrient Management Plan as needed. WSF4 was built in 2016 with department review and approval. See Schedule Section for required maintenance or repairs.	
005	Storm Water Runoff Control System – Sample point (005) is for visual monitoring and inspection of all production site storm water conveyance systems. This includes roof gutter and downspout structures, drainage tile systems, grassed waterways and other diversion systems that transport uncontaminated storm water. Proper operation and maintenance is required to keep uncontaminated runoff diverted away from manure and process wastewater handling systems. Weekly inspections are required and shall be recorded according to monitoring program.	

Permit Requirements

1 Livestock Operations - Proposed Operation and Management

Production Area Discharge Limitations

Beginning on the effective date of the permit, the permittee may not discharge pollutants from the operation's production area (e.g., manure storage areas, outdoor animal lots, composting and leachate containment systems, milking center wastewater treatment/containment systems, raw material storage areas) to navigable waters, except in the event a 25-year, 24-hour rainfall event (or greater) causes the discharge from a structure which is properly designed and maintained to contain a 25-year, 24-hour rainfall event for this location as determined under s. NR 243.04. If an allowable discharge occurs from the production area, state water quality standards may not be exceeded.

Runoff Control

The permit requires control of contaminated runoff from all elements of the production area to prevent a discharge of pollutants to navigable waters in accordance with the Production Area Discharge Limitations and to comply with surface water quality standards and groundwater standards. Beginning on the effective date of this permit, (if needed) interim measures shall be implemented to prevent discharges of pollutants to navigable waters. In addition, permanent runoff control system(s) shall be designed, operated and maintained in accordance with the requirements found in USDA Natural Resources Conservation Service standards and ch. NR 243, Wis. Adm. Code. If any upgrading or modifications to runoff controls are necessary, formal engineering plans and specifications must be submitted to the Department for approval.

Manure and Process Wastewater Storage

The permit requires the operation to have adequate storage for manure and process wastewater and that storage or containment facilities are designed, operated and maintained to prevent overflows and discharges to waters of the state. In order to prevent overflows, the permittee must maintain levels of materials in liquid storage or containment facilities at or below certain levels including a one foot margin of safety that can never be exceeded. If any upgrading or modifications to the storage facilities are necessary, formal engineering plans and specifications must be submitted to the Department for approval.

The permittee currently has approximately 322 days of storage for liquid manure. The permittee must maintain 180 days of storage, unless temporary reductions in required storage are approved by the Department.

Ancillary Service and Storage Areas

The permittee shall take preventative maintenance actions and conduct visual inspections to minimize pollutant discharges from areas of the operation that are not part of the production area or land application areas. These areas are called ancillary service and storage areas and include access roads, shipping and receiving areas, maintenance areas, refuse piles and CAFO outdoor vegetated areas.

Nutrient Management

With 2,653 animal units, it is estimated that approximately 8 million gallons of manure and process wastewater will be produced per year. The permittee owns *approximately* 15 acres of cropland and rents about 4,625 spreadable acres. Given the rotation commonly used by the permittee, 4,640 acres are available (or open) to receive manure and process wastewater on an annual basis. The permit requires all landspreading of manure and process wastewater be completed in accordance with an approved nutrient management plan. The permit will require sampling and analysis of manure and process wastewater that will be landspread. Landspreading rates must be adjusted based on sample analysis. The permit requires the permittee to maintain a daily log that documents landspreading activities. The permit also requires the submittal of an annual report that summarizes all landspreading activities. Plans must be updated annually to reflect cropping plans and other operational changes. Among the requirements, the plans must include detailed landspreading information including field by field nutrient budgets.

The permittee is required to implement a number or practices to address potential water quality impacts associated with the land application of manure and process wastewater. Among the permit conditions are restrictions on manure ponding, restrictions on runoff of manure and process wastewater from cropped fields, and setbacks from wells and direct conduits to groundwater (e.g., sinkholes, fractured bedrock at the surface). In addition, the permittee must implement a phosphorus based nutrient management plan that addresses phosphorus delivery to surface waters by basing manure and process wastewater applications on soil test phosphorus levels or the Wisconsin Phosphorus index. Additional phosphorus application restrictions apply to fields that are high in soil test phosphorus (>100 ppm).

The permittee must also implement conservation practices when applying manure near navigable waters and their conduits, referred to as the Surface Water Quality Management Area (SWQMA). These practices include a 100-foot setback from navigable waters and their conduits, a 35-foot vegetated buffer adjacent to the navigable water or conduit, or a practice that provides equivalent pollutant reductions equivalent to or better than the 100-foot setback.

In addition, the permittee must comply with restrictions on land application of manure and process wastewater on frozen or snow-covered ground. Included in these restrictions is a prohibition on surface applications of solid manure ($\geq$12% solids) on frozen or snow-covered ground during February and March. Non-emergency surface applications of liquid manure (<12%) on frozen or snow-covered ground are prohibited.

Monitoring and Sampling Requirements

The permittee must submit a monitoring and inspection program that outlines how the permittee will conduct self-inspections to determine compliance with permit conditions. These self-inspections include visual inspections of water lines, diversion devices, storage and containment structures and other parts of the production area. The permit requires periodic inspections and calibrations of landspreading equipment. The permittee must take corrective actions to problems identified inspections or otherwise notify the Department. Samples of manure, process wastewater and soils receiving land applied materials from the operation must also be collected and analyzed.

Sampling Points

The permit identifies the different sources of land applied materials (e.g., manure storage facilities, milking centers, egg-washing facilities) as "Sampling Points." For these Sampling Points, the permittee is required to sample and analyze the different sources for nutrients and other parameters which serve as the basis for determining rates of application for these materials. Other areas are also identified as Sampling Points as a means of identifying them as areas requiring action by the permittee, such as an upgrade or evaluation of a certain system or structure (e.g., runoff control systems), even though sampling is not actually required.

1.1 Sample Point Number: 001- WSF 1 Farrow Barn - Pull Plug; 002- WSF 2 Gestation Barn; 003- WSF 3 GDU Barn

Monitoring Requirements and Limitations					
Parameter	**Limit Type**	**Limit and Units**	**Sample Frequency**	**Sample Type**	**Notes**
Nitrogen, Total		lb/1000gal	2/Month	Grab	
Nitrogen, Available		lb/1000gal	2/Month	Calculated	
Phosphorus, Total		lb/1000gal	2/Month	Grab	
Phosphorus, Available		lb/1000gal	2/Month	Calculated	
Solids, Total		Percent	2/Month	Grab	

1.1.1 Changes from Previous Permit

Descriptions were updated to better reflect the current operation of the facility.

1.1.2 Explanation of Operation and Management Requirements

Liquid manure and process wastewater sources must be properly stored and land applied according to the permit and nutrient management plan.

1.2 Sample Point Number: 004- WSF 4 Compost Building

Monitoring Requirements and Limitations					
Parameter	**Limit Type**	**Limit and Units**	**Sample Frequency**	**Sample Type**	**Notes**
Nitrogen, Total		lbs/ton	Quarterly	Grab	
Nitrogen, Available		lbs/ton	Quarterly	Calculated	
Phosphorus, Total		lbs/ton	Quarterly	Grab	
Phosphorus, Available		lbs/ton	Quarterly	Calculated	
Solids, Total		Percent	Quarterly	Grab	

1.2.1 Changes from Previous Permit

Descriptions were updated to better reflect the current operation of the facility.

1.2.2 Explanation of Operation and Management Requirements

Solid waste sources must be properly stored and land applied according to the permit and nutrient management plan.

1.3 Sample Point Number: 005- Storm Water Runoff Control

Monitoring Requirements and Limitations					
Parameter	**Limit Type**	**Limit and Units**	**Sample Frequency**	**Sample Type**	**Notes**
Nitrogen, Total		lb/1000gal	2/Month	Grab	
Nitrogen, Available		lb/1000gal	2/Month	Calculated	
Phosphorus, Total		lb/1000gal	2/Month	Grab	
Phosphorus, Available		lb/1000gal	2/Month	Calculated	
Solids, Total		Percent	2/Month	Grab	

1.3.1 Changes from Previous Permit

Descriptions were updated to better reflect the current operation of the facility.

1.3.2 Explanation of Operation and Management Requirements

Runoff control sample points require weekly monitoring to ensure manure and process wastewater is properly managed in accordance with the facility's permit.

2 Schedules

2.1 Emergency Response Plan

Required Action	Due Date
Develop Emergency Response Plan: Update the written Emergency Response Plan within 30 days of permit coverage, available to the Department upon request.	04/30/2026

2.2 Explanation of Schedules

An emergency response plan is required to be developed per s. NR 243.13(6)(a) Wis. Admin. Code.

2.3 Monitoring & Inspection Program

Required Action	Due Date
Proposed Monitoring and Inspection Program: Consistent with the Monitoring and Sampling Requirements subsection, the permittee shall submit a proposed monitoring and inspection program within 30 days of the effective date of this permit.	04/30/2026

2.4 Explanation of Schedules

A monitoring and inspection program is required to be submitted per s. NR 243.19(1) Wis. Admin. Code.

2.5 Annual Reports

Submit Annual Reports by January 31st of each year in accordance with the Annual Reports subsection in Standard Requirements.

Required Action	Due Date
Submit Annual Report #1: To include monitoring and inspection results from the previous 12 months, consistent with the requirements of department form 3400-025E.	01/31/2027
Submit Annual Report #2: To include monitoring and inspection results from the previous 12 months, consistent with the requirements of department form 3400-025E.	01/31/2028
Submit Annual Report #3: To include monitoring and inspection results from the previous 12 months, consistent with the requirements of department form 3400-025E.	01/31/2029
Submit Annual Report #4: To include monitoring and inspection results from the previous 12 months, consistent with the requirements of department form 3400-025E.	01/31/2030

Submit Annual Report #5: To include monitoring and inspection results from the previous 12 months, consistent with the requirements of department form 3400-025E.	01/31/2031
Ongoing Annual Reports: Continue to submit Annual Reports until permit reissuance has been completed.	

2.6 Explanation of Schedules

Annual reports are required to be submitted per s. NR 243.19(3) Wis. Admin. Code.

2.7 Nutrient Management Plan

Submit annual nutrient management plan (NMP) updates by March 31 of each year. Note, in addition to annual NMP updates, submit NMP amendments and substantial revisions to the department for written approval prior to implementation of any changes to the NMP.

Required Action	Due Date
Management Plan Submittal: Submit any necessary updates to the Nutrient Management Plan to meet the conditions outlined in this permit (see conditions in the Livestock Operational and Sampling Requirements section).	03/31/2027
Submit NMP Update #1: To include actual cropping, tillage, and nutrient application data from the previous calendar or crop year, consistent with the requirements of department for 3400-025D.	03/31/2028
Submit NMP Update #2: To include actual cropping, tillage, and nutrient application data from the previous calendar or crop year, consistent with the requirements of department for 3400-025D.	03/31/2029
Submit NMP Update #3: To include actual cropping, tillage, and nutrient application data from the previous calendar or crop year, consistent with the requirements of department for 3400-025D.	03/31/2030
Submit NMP Update #4: To include actual cropping, tillage, and nutrient application data from the previous calendar or crop year, consistent with the requirements of department for 3400-025D.	03/31/2031
Submit NMP Update #5: To include actual cropping, tillage, and nutrient application data from the previous calendar or crop year, consistent with the requirements of department for 3400-025D.	03/31/2032
Ongoing Management Plan Annual Updates: Continue to submit Annual Updates to the Nutrient Management Plan until permit reissuance has been completed.	

2.8 Explanation of Schedules

Nutrient management plan updates are required to be submitted per s. NR 243.19(3)Wis. Admin. Code.

2.9 Composting Storage Facility - Engineering Evaluation

Required Action	Due Date

Written Report: Submit a written report evaluating the existing composting storage facility's ability to meet the conditions in the Production Area Discharge Limitations and Manure and Process Wastewater Storage subsections and s. NR 243.15, Wis. Adm. Code. (See Standard Requirements for report details.)	10/01/2026
Plans and Specifications: If necessary, submit plans and specifications for Department review and approval in accordance with Chapter 281.41, Wis. Stats., and Chapter NR 243, Wis. Adm. Code to permanently correct any adverse composting storage conditions.	04/01/2027
Corrections and Post Construction Documentation: If necessary, complete construction on the composting storage facility that permanently corrects any adverse composting storage conditions in concurrence with and approval by the Department, by the specified Date Due. Submit post construction documentation within 60 days of completion of the project.	04/01/2028

2.10 Explanation of Schedules

Engineering evaluation of the composting building (Sample Point 004) has been included per s. NR 243.16(2) Wis. Admin. Code. During the inspection that occurred on July, 16, 2025, liquid appeared to be leaving the building from the front and rear.

2.11 Submit Permit Reissuance Application

Required Action	Due Date
Reissuance Application: Submit a complete permit reissuance application 180 days prior to permit expiration.	09/30/2030

2.12 Explanation of Schedules

A permit reissuance application is required per s. NR 243.12(1)(d) Wis. Admin. Code.

Other Comments

Attachments

Sample Point Map

Nutrient Management Plan Approval Letter

Days of Storage Review Letter

Public Notice

Justification Of Any Waivers From Permit Application Requirements

No waivers requested or granted as part of this permit reissuance

Prepared By: Tony Knipfer Agricultural Runoff Management Specialist Date: 1/20/2026