Sunset Village septic work

Sunset Village | Burton Court, Rice / Watab Township, MN

Prepared for Darren Flygare | Flygare Excavating / Checked 12 November 2026

Owner: Michael Schneider, applicant / Sunset Village / Benton County, Minnesota

A resort buildout that fits your septic crew

Sunset Village is marketing 47 seasonal sites for 2027 while still under development. Its planning record proposes two septic systems -- a direct link to your tank, drainfield, excavation and grading work. Use Ryan Kolb's named county contact to establish the current septic-permit position, then reach the owner's published Michelle email route to discuss the installation package and work still to be bought. [1, 3, 4, 5, 6]

YOUR SALES SCOPE

Tank/drainfield installation, excavation and associated grading. [4]

PROJECT POSITION

Owner markets 2027 sites; April plan proposed two septic systems. [1, 3, 6]

YOUR NEXT MOVE

Get current permit/team intel, then discuss construction scope with the owner. [3, 5]

Why it fits

01 The applicant explained a two-system septic approach in the planning hearing. Your tank and drainfield installation service matches the construction trade involved. [1, 4]

02 You combine site preparation, excavation and grading with septic work. Present these as one coordinated installation offer to the appointed designer and owner. [4]

03 Your published service area includes St. Cloud. The resort says it is less than 15 miles from downtown St. Cloud; discuss mobilization for the Rice site. [3, 4]

Your first move

Ryan Kolb | Benton County Land Use Analyst

Named SSTS review, permit and inspection contact. Published work line. [5]

Rkolb@co.benton.mn.us | 320-968-5068

Ask: Ryan, what is the current SSTS permit status for Michael Schneider's Sunset Village in Watab Township, and does the public file identify its septic designer, installer and approved construction scope?

From insight to action

Where your offer fits

PROJECT NEED	YOUR CONTRIBUTION	NEXT STEP
Proposed septic systems [1]	Offer tank/drainfield installation. [4]	Get current approved plans and the appointed designer.
Installation interfaces	Coordinate excavation and grading. [4]	Define earthwork boundaries and access with the team.
Owner's 2027 buildout [3]	Provide a scoped construction quote.	Ask what remains to be bought and the schedule.

This is a private development. The 2027 season is the owner's marketing target, not a contractor deadline or proof of available installation work. [3]

People to know

OWNER CONVERSATION

Michelle email route: michelle@landholdingequity.com / 763-300-5055 (project line). Ask for Michael Schneider or the construction lead. [3]

LAND-USE INTELLIGENCE

Roxanne Achman, director: rachman@co.benton.mn.us / 320-968-5065 (office). Plat/CUP and file questions. [5]

What happens next

- **MAY 19 -- PLAT APPROVED**

  County approved the final two-lot plat. That action did not itself approve septic construction. [2]

- **NOW -- CURRENT OWNER CHECK**

  Owner still says under development and promotes 2027. Establish permit, installed-work and team status before quoting. [3]

Evidence behind the opportunity

[1] Benton | Planning minutes | Apr. 9, pp. 1-3

[2] Benton | Board minutes | May 19, p. 4

[3] Sunset Village | Status/contact | 12 Nov

[4] Flygare | Septic services | 12 Nov

[5] Benton | Named permit staff | 12 Nov

[6] Sunset Village | 47 sites | Sept. 24

Open current program or procurement records

Public records checked 12 November 2026. Two septic systems is the April planning proposal; confirm the current approved configuration.

> **Your next update**
>
> Use the permit record and owner conversation to establish the final system scope, appointed team and remaining installation schedule.