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# Le Sueur County, MN

Thursday, May 10, 2018

Regular session

## Item 6

**Denn Packet**

Staff Contact: Joshua Mankowski or Michelle R. Mettler

# STAFF REPORT

## GENERAL INFORMATION

**APPLICANT/OWNER:** Tricia Denn

**911 ADDRESS:** 31282 141<sup>st</sup> Ave, New Prague, MN

**PROJECT DESCRIPTION:** Permit to allow the applicant to establish and operate a Special Event for 300 people for wedding/receptions venue.

**PARCEL NUMBER:** 07.023.3200

**CUP NUMBER:** 18030

## SITE INFORMATION

**LOCATION:** NE 1/4, Section 23, Lanesburgh Township

**ZONING DISTRICT:** Agriculture

**ZONING DISTRICT PURPOSE:** The **Agriculture (A) District** is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones and subdivisions. They should be large contiguous land areas with mostly prime soils.

**GENERAL SITE DESCRIPTION:** 40-acre existing building site, and a 21-acre existing building site. Existing dwelling on each property and accessory structures. Proposed shed/barn located on 40-acre parcel. Proposed parking on both parcels. Proposed carriage rides on both parcels.

**ACCESS:** Existing off 141<sup>st</sup> Ave, County Road 164

**EXISTING LAND USE WITHIN ¼ MILE:**

North: Clustered residences, rolling hills, wetlands	South: Farmland, rolling hills
East: Farmland, rolling hills, wetlands, scattered residences	West: Farmland, rolling hills

## BACKGROUND INFORMATION

Property is a 40-acre parcel with an existing dwelling and shed/barn. Existing access off the gravel County road. Shared driveway. Proposed use is for wedding event venue for 200-300 people to include antique sales and services event, sale of pumpkins, trees, antiques & vanity, carriage rides, retail nursery/greenhouse.

## TOWNSHIP BOARD NOTIFICATION

Public Notice sent to Township via mail. Vicky Valley from Lanesburgh Township was contacted on February 27, 2018 by applicant.

## NATURAL RESOURCES INFORMATION

**SHORELAND:** The proposal is not located within the Shoreland District.

**WETLANDS:** According to the National Wetlands Inventory, Type 1, Type 3, and Type 4 wetlands located in the quarter-quarter section where the project is proposed.

## ATTACHMENTS

Application, description of request, site plan, aerial photo, MN Department of Labor & Industry Fact Sheet, shed plans

## STAFF FINDINGS

**ZONING ORDINANCE SECTIONS:** Section 8, Agriculture; Section 19, Land Use Performance Standards; Section 21, Conditional Use Permits

**GOALS & POLICIES:** The current Land Use Plan as adopted in 2007 makes reference to conserve and protect agricultural resources and uses.

**GOAL #1:** Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.

**Objective 1:** The County will protect the best of its agricultural land as a resource for long term agricultural use.

**Action 1:** The County will continue using an Agricultural District with the ultimate aim being to preserve large contiguous agricultural land tracts for agricultural use.

## ENVIRONMENTAL PERFORMANCE STANDARDS-SECTION 18

**WETLAND:** Wetlands are located within the quarter/quarter, however none are located on the property.

**GRADING, EXCAVATING, OR FILLING:** No grading, excavating, and filling is proposed.

## LAND PERFORMANCE STANDARDS-SECTION 19

### ACCESS:

- Existing access off County Road 164, 141<sup>st</sup> Ave, see County Highway Engineer email.
- Minimum driving surface 14 feet in width.
- Inslope no greater than 4:1.
- Unobstructed vertical and horizontal clearance.
- Minimum flat grade of at least 20 feet at access point to road.
- The number and width of access drives shall be located to minimize traffic congestion and hazards.

### PARKING:

- Parking minimum size requirements: 8 ½ feet in wide, 20 feet in depth, 300 square feet in area.
- Parking space requirements for a use not specifically mentioned herein shall be the same as required for a use of similar nature, as determined by the Department.
- Indoor/Outdoor Recreation Area: One (1) parking space for each four (4) occupants based upon design capacity.
- The number of parking spaces may be increased with the Conditional Use Process.
- Seventy-Five (75) total required number of parking spaces for proposed use.
- Handicap parking requirements shall be in accordance with the Americans with Disabilities Act.
- Each parking space shall be adequately served by access drives.
- Onsite parking areas of sufficient size required to provide parking for patrons, customers, suppliers, visitors and employees shall be provided.
- No parking space shall be located within ten (10) feet of a road Right-Of-Way (ROW).
- Parking is proposed on a grass-sloped area with no lighting.

**LOADING:**

- Each loading space shall contain a minimum area of 500 square feet.
- All loading spaces shall provide adequate space for maneuvering of the vehicles.
- Loading area shall not be used for any storage.
- Loading spaces shall have proper access form a road ROW.

**LANDSCAPING & SCEENING:**

- Exterior storage shall be screened.
- Screened may consist of fencing and/or landscaping.

**SIGNAGE:**

No proposed signage, per application

**OUTDOOR LIGHTING:**

One (1) yard light and exterior lights by each door.

**NUISANCE CONTROL:**

- **Refuse** shall be disposed of in compliance with all county, state and Federal waste disposal requirements.
- **Sewage** from shed/barn event structure is connected to a septic system designed for a 3-brdroom dwelling. *(Existing septic system is not designed for this type of use.)*
- **Solid Waste** is proposed to be removed via onsite dumpster as provided by Lakers Sanitation.
- All waste material shall be kept in an enclosed structure or properly contained in a closed container designed for such purposes.

**SPECIFIC LAND USE:**

- Special event activities shall be setback a minimum of 20 feet from all road Right-Of-Ways.
- Special event activities shall be setback a minimum of 20 feet from all property lines.

**PLANNING AND ZONING COMMISSION CONSIDERATIONS**

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance.
10. Other factors impacting the public health, safety and welfare.
11. **Additional considerations:**

- a. Traffic.
- b. Dust control. Access is from gravel roads.
- c. The site is adequate for water supply and on-site sewage treatment. Applicant is proposing to use an existing septic system designed for a 3-bedroom single-family dwelling. Existing system will not be able to withstand the use of a 300-person event.
- d. Proposal is for 200 or more occupants of structure for the purposes of large gatherings weddings, reunions etc. Plans must be submitted to the Minnesota Department of Labor & Industry (DLI) for building code review and approval. DLI inspects the public assembly spaces in all non-code enforced areas. Plans for conversions of existing structures must be prepared by Minnesota licensed architects and engineers.

#### **PLANNING AND ZONING COMMISSION CONDITIONS**

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.
9. Proposal is for 200 or more occupants of structure for the purposes of large gatherings weddings, reunions etc. Plans must be submitted to the Minnesota Department of Labor & Industry (DLI) for building code review and approval. DLI inspects the public assembly spaces in all non-code enforced areas. Plans for conversions of existing structures must be prepared by Minnesota licensed architects and engineers.



# FACT SHEET: 'WEDDING BARN' AND THE BUILDING CODE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY

**Old barns have become a popular venue for weddings, receptions, family reunions and similar gatherings. What are the main code-related issues that should be considered?**

As an existing building, the barn would be subjected to the requirements of the Minnesota Conservation Code for Existing Buildings. In most instances, this would constitute a change of use as the barn was likely agricultural and exempt from the code under Minnesota Statutes § 326B.121. Converting a barn for weddings and similar functions reclassifies the building as an assembly use.

The biggest code issues that may arise from this change of use/occupancy classification are:

- Requirement for an automatic sprinkler system for assembly occupancies.
- Accessibility to the building, rest rooms and elevated levels or floors.
- Minimum number of sanitation facilities (toilets, lavatories and drinking fountains).
- Door swing, panic/fire exit hardware.
- Exit signs and emergency illumination.
- Fire detectors both manual and automatic.
- Allowable area and height based on the type of construction and occupancy classification.
- Structural – most barns were never designed for the assembly use and, if exempt as agricultural, there is a good chance that the required snow and wind loads were not considered as for commercial buildings.



**Does converting a barn to an assembly use require having plans prepared?**

Yes, because this changes the purpose and puts the barn into a higher risk use, plans for the barn's conversion must be prepared by Minnesota licensed architects and engineers.

**Does the new law for places of public accommodation apply to barns that are converted for weddings or receptions?**

Yes, if the barn contains a room or space having an occupant load of 200 or more.

**Who enforces the building code on wedding barns?**

As of July 1, 2017, where there is no local government building official, plans must be submitted to the Minnesota Department of Labor and Industry (DLI) for building code review and approval before construction can begin. DLI issues permits and inspects the construction of public assembly spaces in all non-code enforced areas.

# LE SUEUR COUNTY CONDITIONAL USE PERMIT CRITERIA

Conditional Use Permit #: 18030

**Applicant:** TRICIA DENN

**Land Owner:** TRICIA DENN

**Conditional Use Permit Request:** TO ALLOW THE APPLICANT TO ESTABLISH A SPECIAL EVENT FOR WEDDING VENUE/RECEPTIONS.

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

3. Adequate utilities, access roads, drainage and other facilities have been or are being provided.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

4. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to service the proposed use.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

5. Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and 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.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

6. The conditional use is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

7. The conditional use is consistent with the Comprehensive Land Use Plan.

Don Rk	Pam	Doug	Jeanne	Shirley	Don Ry	AI	TOTAL

Explain \_\_\_\_\_

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will meet the goals of safety, health and the general welfare of the public.

Date: \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ PZ Chairperson \_\_\_\_\_

COUNTY BOARD MEETING DATE \_\_\_\_\_

# Le Sueur County

## Conditional Use Application

### I. Applicant:

Name Tricia Denn  
Mailing Address 31290 141 Ave  
City New Prague State mn Zip 56071  
Phone # 952 758 6849 Phone # 952 300 1967

### II. Landowner:

Name Tricia Denn  
Mailing Address 31282 141 Ave  
City New Prague State mn Zip 56071  
Property Address 31290 141 Ave  
City New Prague State mn Zip 56071  
Phone # 952 758 6849 Phone # 952 300 1967

### III. Parcel Information:

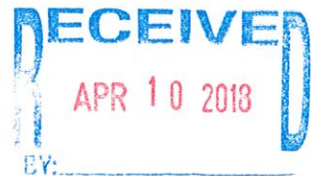
Parcel Number 070233200 Parcel Acreage 40  
070232900 Parcel Acreage 21  
Attach Full Legal Description (**NOT** abbreviated description from tax statement)  
Township Lanesburgh Section \_\_\_\_\_  
Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

### IV. Township Notification: Township must be notified of proposed use prior to application.

Lanesburgh Township notified on Feb 27 - 2:30 pm  
(Township Name) (Date)  
Board Member Vicki Valley regarding the proposed use.  
(Name)

### V. Quantities and Submittal Formats:

- One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- Twenty three (23) copies must be submitted, if any documents are in color, an aerial, or larger than 8.5" x 11" in size.
- Electronic version of any supporting documents *if available*.
- Additional copies may be requested as deemed necessary by the Department.
- Application must be made **in person** by the applicant and/or landowner no later than 12 P.M. on the date of application deadline.
- Appointment is necessary.
- Applications will not be accepted by mail.**



### VI. Fees: Must be paid at the time of application.

Conditional Use Permit \$ 750 After-The-Fact fee is **doubled**.  
Filing Fee \$ 46

#### Additional Fees:

Special Meeting \$ 2,000  
After-The-Fact Penalty \$ 1,500 OR 10% of improvement, whichever is greater



**VII. Type of Request:**

- Self Service Storage
- School/Church/Cemetery
- Retail Nursery/Greenhouse
- School/Church/Cemetery

- Value Added Agriculture
- Antique Sales/Service/Repair
- Substation/Transmission Lines etc.
- Other Carrriage rides, weddings on site only

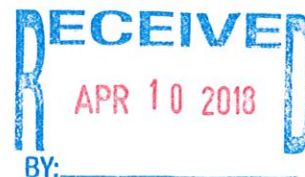
**VIII. Description of Request:**

- a. A full description of request with detailed information must be attached.
- b. Complete the following in relationship to the proposed Conditional Use Permit.

1. PROPOSED DAYS AND HOURS OF OPERATION: 1 @ 10 pm
2. ESTIMATED NUMBER OF PERSONS TO ATTEND PLACE OF BUSINESS/LOCATION ON A DAILY OR WEEKLY BASIS: less than 200.
3. LIST OF PUBLIC HEALTH PLANS:
  - i. Water Supply: well dwelling / Barn
  - ii. Toilet facilities: five indoor and five portable toilets
  - iii. Solid Waste Collection: take sanitation cups or
4. FIRE PREVENTION: 7 door exits,
5. SECURITY PLANS: on site hire
6. RETAIL SALES: yes, pumpkins, trees, Antiques & Vanity
7. FOOD OR ALCOHOL SERVED OR FOR SALE: Bevone
8. DESCRIBE IF THE APPLICANT REQUESTS THE COUNTY TO PROVIDE ANY SERVICES OR COUNTY PERSONNEL: (For example, pedestrian and/or vehicular traffic control.)  
none
9. SOUND AMPLIFICATION, PUBLIC ADDRESS SYSTEM, PLAYING OF MUSIC:  
indoor in insulated building not to exceed 9m
10. EXTERIOR LIGHTING: one out door yard light
11. PARKING AND LOADING: 40 acres access.
12. SIGNAGE: \_\_\_\_\_
13. ROAD ACCESS: (Approved by the road authority) yes approved by county
14. CERTIFICATE OF INSURANCE: attached.
15. MEET ALL APPLICABLE COUNTY STATE & FEDERAL REGULATIONS: (For example additional licensing and/or permitting) \_\_\_\_\_

**IX. Site Plan:** Shall include but not limited to the following:

- North point
- Setbacks
- Property Lines
- Road Right-Of-Way
- Lake
- River
- Wetland
- Stream
- Existing Structures
- Proposed Structures
- Lot Dimensions
- Ponds
- Septic system
- Well
- Access (size & location)
- Easements
- Parking (Size & location-if applicable to application)
- Landscape, screening and buffering (if applicable to application)
- Location of significant trees to be removed (if applicable to application)



**X. Attachments: shall include but not limited to:**

- a. **Description of Request**-See Part VIII for full details and requirements.
- b. **Site Plan**-See Part IX for full details and requirements.
- c. **Full legal description**-Not abbreviated description from tax statement.
- d. **Access approval**-Attach approval in writing from proper road authority.
- e. **Township Notification**-See Part IV for details and requirements.
- f. **Septic System Compliance Inspection**
- g. **Erosion control plan**-Attach completed and signed plan including map.
- h. **Floor plans and/or blue prints**

**XI. Procedure:**

The Planning & Zoning Commission shall hold a public hearing on the proposed Conditional Use Permit at a scheduled Planning and Zoning Commission meeting.

The Planning and Zoning Commission is an advisory board to the County Board of Commissioners and will make a recommendation to the County Board.

The Department shall report the findings and the recommendations of the Planning Commission to the County Board for final decision.

Action by the County Board shall be a majority vote of its members.

The Department shall notify the applicant and/or landowner in writing of the County Board decision.

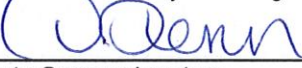
A certified copy of the Conditional Use Permit shall be filed with the Le Sueur County Recorder by the Department.

**XII. Signatures:**

*I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.*

 2-16-18  
Applicant signature Date

*I hereby certify with my signature that all data contained herein as well as all supporting data are true and correct to the best of my knowledge.*

 2-16-18  
Property Owner signature Date

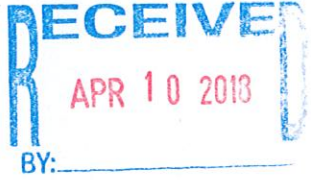
**OFFICE USE ONLY**

**Request:** Special Event - Wedding / reception s venue

Pre-App Date <u>4-10-18</u>	Lake Classification <u>/</u>	Feedlot <u>500'</u> <u>1000'</u> <u>N</u>
Meeting Date <u>5-10-18</u>	Lake <u>/</u>	Wetland Type <u>1-2</u> <u>3-8</u> <u>N</u>
60 Day <u>10-9-18</u>	FEMA Panel # 27079C0 <u>200</u> D	Water courses <u>Y</u> <u>N</u>
Zoning District <u>1A</u>	Flood Zone <u>outside</u>	Bluff <u>Y</u> <u>N</u>

- |   |   |   |  |
|---|---|---|--|
| <input checked="" type="checkbox"/> Request Description | <input checked="" type="checkbox"/> Access Approval | <input checked="" type="checkbox"/> Septic            | Comp Insp / Design + COC<br>Reg / ATF / Spec |
| <input checked="" type="checkbox"/> Site Plan           | <input type="checkbox"/> Erosion Control Plan       | <input type="checkbox"/> Meeting                      |  |
| <input checked="" type="checkbox"/> Full Legal          | <input type="checkbox"/> Blue Prints                | <input checked="" type="checkbox"/> Fee \$ <u>760</u> |  |
| <input checked="" type="checkbox"/> Ordinance           | <input type="checkbox"/> Other _____                | <input type="checkbox"/> Penalty \$ _____             |  |

Application Complete Michelle R Mitte 4-10-18 18030  
Planning & Zoning Department Signature Date Permit #



Subdivision #2

Tricia Denn

31282 141 Ave New Prague MN 56071

I proposed Daily access to the event Barn. Events would only be held Friday, Saturday, and Sunday. With limited winter events. Events would be the months of May till October. Hours of operation would be 10:00 AM till 10:00 PM.

The estimated number of persons to attend the place of business would be under 200. On a weekly basis. To exceed winter months at very limited hours of business. Then very limited access would be run of operation hours.

Weddings will only be allowed food and liquor threw licensed catering company prior approved threw the venue. No outside liquor will be approved on property.

Sanitation is covered with a roll off dumpster to be picked up every week by Lakers Sanitation New Prague.

Parking is available with two accesses off of crd 164. With 40 acre grass field. No issue with erosion and or emergency vehicle to enter and exit. There will be no off street parking.

Water supply is well dwelling well.

Toilets are 5 outdoor portable toilet. And three indoor toilets. With handicapped access.

There is one yard light for exterior lighting and indoor lighting.

Sound is limited with the building insulation. To limit the noise to public area. All amplification will be done by 9 pm. And or music and musical instruments.

The venue has 6 exits on ground level only access for public.

Security for event will be provided by event.



Tricia L Denn  
31290 141<sup>st</sup> Ave  
New Prague, MN 56071  
(952) 300-1967  
[trishdenn@gmail.com](mailto:trishdenn@gmail.com)

Le Sueur County  
Planning and Zoning Commission  
88 South Park Ave  
Le Sueur, MN 56057



RE: Land Use Permit Application

April 10, 2018

To Whom It May Concern:

Subdivision 1. Purpose

I would like to submit a request for a Conditional Use Permits (CUP) for the following address: 31290 141<sup>st</sup> Ave, New Prague, MN 56071 for the use of Weddings, Reception Venue, Special Events and Outdoor Functions. ie: Antique, sales and services event, not to be held more than 3x per calendar year.

Subdivision 2. Application

4. A: Name and Address of Applicant and Landowner

Tricia Denn  
31290 141<sup>st</sup> Ave  
New Prague, MN 56071

B: Legal Description and Property Address

Sect-23 Twp-112 Range-023 21.00 AC THAT PART OF E 1/2 OF NE 1/4 BEG 1324.33 FT S OF NE COR OF SEC 23, TH S 209.17 FT, W 1328.60 FT, N 850.14 FT, E 993.83 FT, S 640.67 FT, E 335.18 FT TO BEG

31290 141<sup>st</sup> Ave, New Prague, MN 56071  
40 Acre Parcel, surrounded by common type parcels.

C: Proposed Days and Hours of Operation

January thru April  
Limited Hours of Operation

May Thru December

Friday: 4pm – 12am  
Saturday: 11am – 12am  
Sunday: 11am – 9pm

D: Attendance

Estimated Number of People during event is 300 people

E: List of All Public Health Plans:

1. Water Supply: Well
2. Solid Waste Collection: Mound Septic System (3 Tank System)
3. Toilet Facilities: Men's: 1 Toilet & 1 Urinal / Women's: 2 Toilets (Both Rooms are ADA Handicap Accessible)
4. Other: None
5. Facility is fully heated and airconditioned

F: Fire Prevention and Emergency Medical Services Plan:

Equipped with 2 Commercially Approved Fire Extinguisher and First Aid Kit

G: Security Plans:

Security will be provided by facility for each event during hours of service

H: Retail Sales:

None

I: Food or Alcohol Sales:

Food and Alcohol will be brought in by only Licensed Catering and or Full-Service, Full-Alcohol Vendors.

J: Altering Request of Traffic:

None

K: County Personnel Request:

None

L: Sound Amplification, Public Address System, Playing of Music or Musical Instruments:

Only in-building speaker system will be used.

M: Exterior Lighting

Exterior Lighting of 10 Lights next to each exterior door

N: Parking and Loading

ADA Handicap Parking Area:

36' x 1 Row (3 Spots based on the 8' w/ 5' spacing between spaces rule)

General Outdoor Parking Area:

165' x 300' (170 spaces based on the formula of 10'x18' w/ 24' between lanes)

Loading Area:

N/A

O: Signage

N/A



P: Access by Road Authority  
Already Approved by Township Personnel

Q: Certificate of Insurance  
Attached

R: Meet all other applicable county, state and federal regulations:  
None additional to knowledge at this time.

### Subdivision 3. General Standards

A: Purpose  
Purpose of the CUP is to provide a venue for events, wedding and other means of gatherings

B: Emission Standards  
N/A

C: Noise  
No additional known noise shall be present

D: Odors  
No obscure or foul odors shall be present

E: Water Pollution  
N/A

F: Vibration  
N/A

G: Smoke and Particulate Matter  
N/A

H: Dust  
N/A

I: Toxic Noxious Matter  
N/A

J: Explosives  
N/A

K: Compliance  
1. Understood within reason  
2. Understood within reason



### Subdivision 4. Access Drives, Access and Service Roads

A. Access Drives onto Public Roads

- a. Already approved by township road maintenance member

B. Access Drive

- 1. Minimum Drive Width of 14': Yes
- 2. Inslope of no greater than 4 to 1: Yes
- 3. Base Material of Road: Commercial Grade Underlayment Fabric w/ 4" of Class 5 Material
- 4. Unobstructed Width of 20': Yes
- 5. Unobstructed Vertical Clearance of 20': Yes

C: Access Drive Turnaround Area

Yes

D: Access Drive of Flat 20' Area

Yes

E: All Lots...

N/A

F: All Roads...

N/A

G: A Service Roads...

N/A

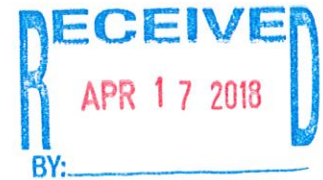
H: Access drives...

N/A

Subdivision 5. Parking and Loading Standards

A. Parking

- 1. Approved
- 2. Size Requirements
  - a. See Subdivision 3 (N)
  - b. See Subdivision 3 (N)
  - c. See Subdivision 3 (N)
- 3. Reduction of Parking Space  
N/A
- 4. Location of Parking Facilities and Combined Facilities  
Packing is available at Facility.
- 5. Computing Requirements
  - a.  $36' \times 72' = 2,592$  sq. ft.
- 6. Required Number of On-Site Parking Spaces
  - i. 300 people or 75 parking spaces based on 1 parking space per 4 occupants as noted in Indoor/Outdoor Reactional Area Uses (Line Item 8)



B. Loading

- 1. Adequate
- 2. N/A

3. N/A

C. Parking & Loading General Standards

1. Yards

- a. No parking is within 10 feet of property lines, or any road right-of-way.
- b. No parking or loading spaces are located within bluff or shore impact zones.

2. Buffers, Fences and Planting Screens

N/A

3. Access

- a. Parking and loading spaces have adequate space from road right-of-way
- b. N/A
- c. Road Authority have approved the service road
- d. Business is not in a Residential District

4. Construction and Maintenance

- a. N/A
- b. Agreed that we will maintain the access road of the driveway from County Road

Subdivision 6. Landscaping and Screening

- A. Land and Structure is and will be established and maintained
- B. Yard around premise is landscaped and sodded for proper erosion control and adequate drainage.
- C. N/A
- D. N/A
- E. N/A
- F. See B Above

Subdivision 7. Sign Standards

- A. Purpose
- B. General Sign Standards
  - 1. Agreed, but no current sign at this time
  - 2. Agreed, but N/A at this time
  - 3. Agreed, but N/A at this time
  - 4. Agreed, but N/A at this time
  - 5. Agreed, but N/A at this time
  - 6. Agreed
  - 7. Agreed
  - 8. Agreed
- C. Exempted Signs – No Permit  
Agreed
- D. Prohibited Signs
  - 1. Agreed
  - 2. Agreed
  - 3. Agreed
  - 4. Agreed
- E. Non-Conforming Signs
  - a. Agreed





- b. Agreed
- F. General Business and General District
  - 1. Ground/Pylon Signs
    - a. Agreed
    - b. Agreed
    - c. Agree
    - d. Agreed
  - 2. Wall Signs
    - a. Agreed
    - b. Agreed
  - 3. Electronic Message board Signs/Dynamic Signs
    - a. Agreed
    - b. Agreed
    - c. Agreed
    - d. Agreed
- G. N/A
- H. N/A
- I. Agreed

Subdivision 8. Outdoor Lighting Standards

N/A at this time

Subdivision 9. Nuisance Control

- A. Purpose
- B. Waste Disposal
  - a. Refuse Waste will be removed by approved waste hauler
- C. Rodent Control
  - 1. Agreed
  - 2. N/A
  - 3. Agreed
- D. Noxious Weeds
  - a. Agreed
- E. Restricted Storage
  - a. Agreed
  - b. Agreed
- F. Salvage Vehicles, Agricultural Equipment and Parts
  - 1. N/A
  - 2. N/A
  - 3. Agreed
  - 4. Agreed
  - 5. Agreed
- G. Abatement
  - 1. Agreed
  - 2. Agreed
  - 3. Agreed

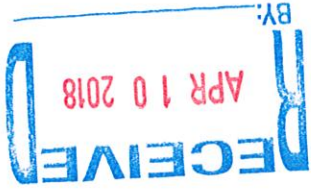


Subdivision 10. Relocating Structures

- A. Permit Required. Agreed
- B.



South point



40 acres access

Parking

80 feet by 90 feet lean

Barn

west

Septic holding tank

Handicap parking

Parking

square feet

3.5 acres

31290

31282

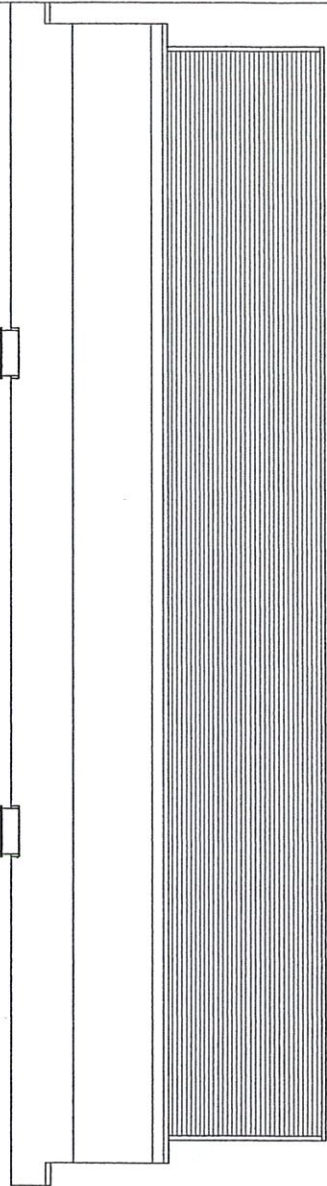
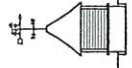
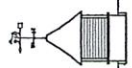
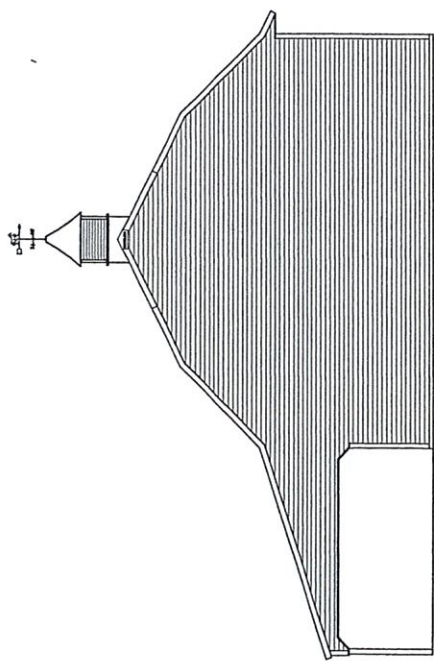
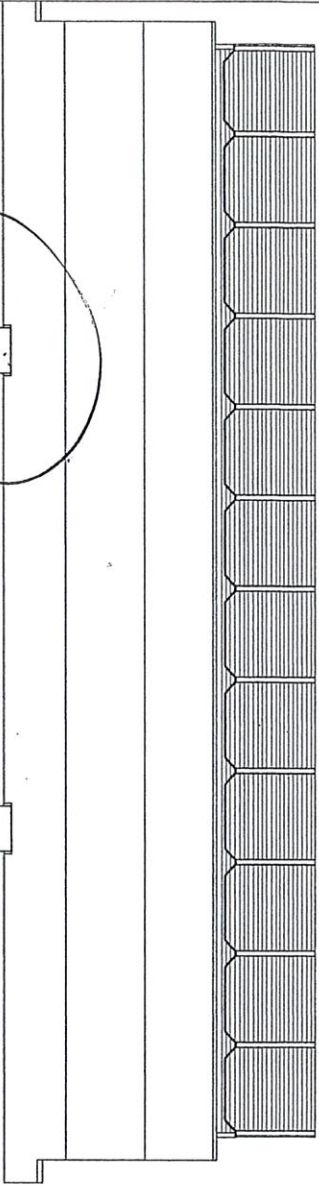
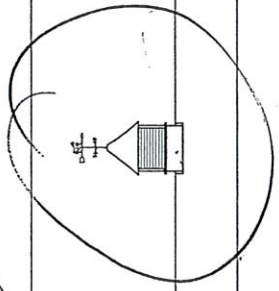
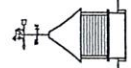
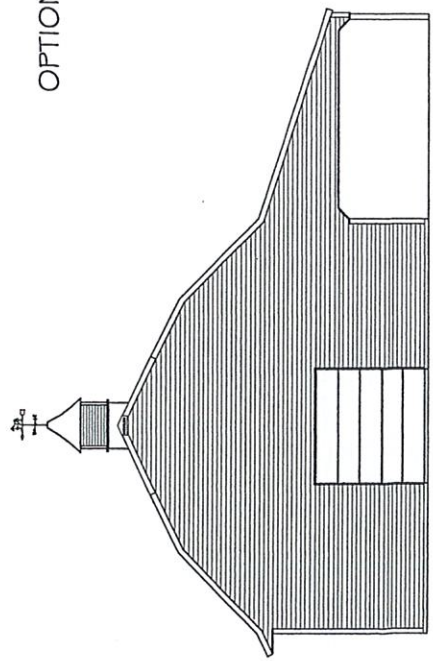
East. 141 Ave Rd  
1 1/4 Acre Road

North point

RECEIVED JUN 29 2013 BY:

Stud

OPTION 1



ELEVATIONS  
SCALE: 3/32" = 1'-0"

**Northland Buildings**  
The Leader in Custom Built Buildings

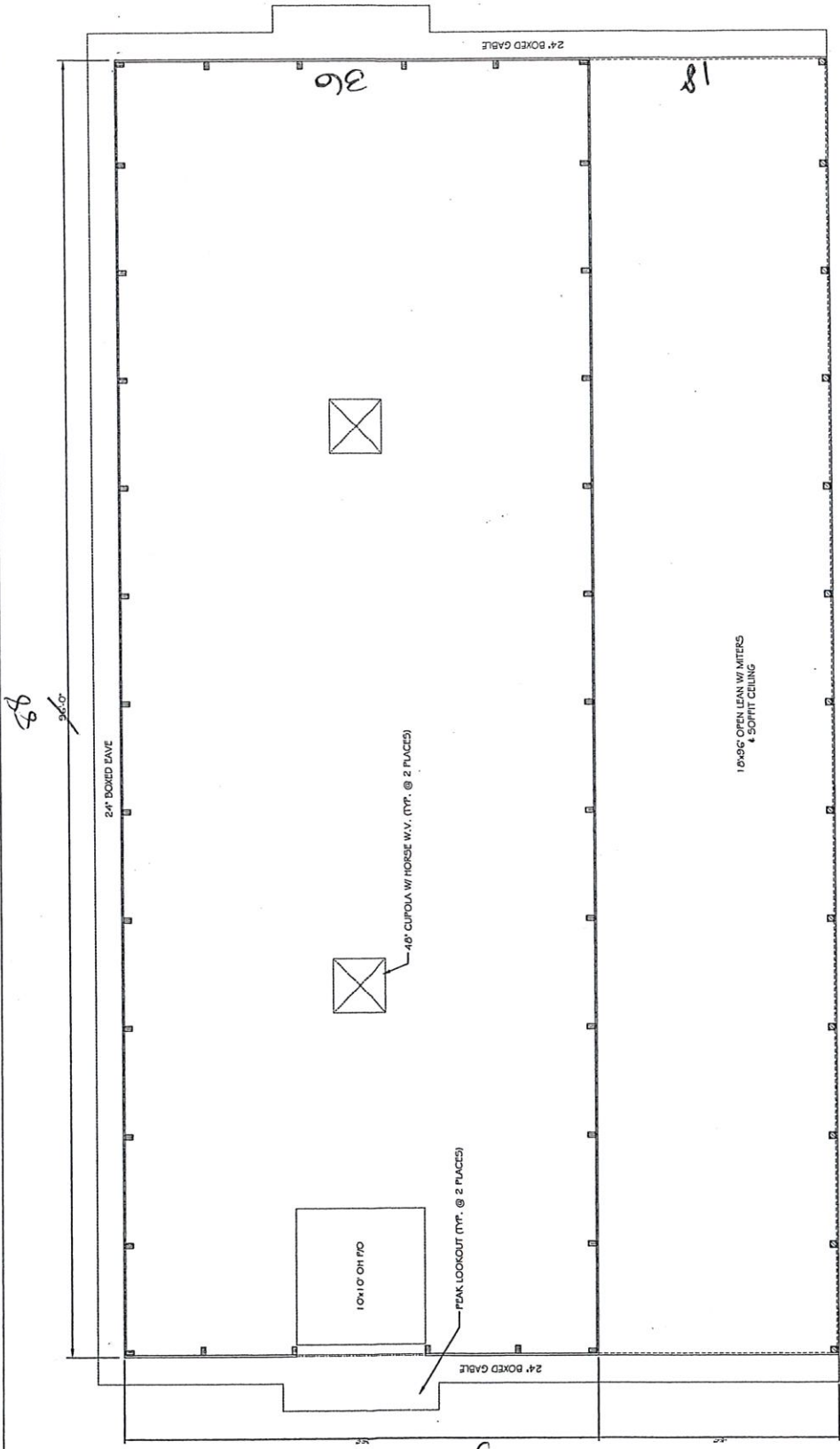
**ENGINEERING DEPARTMENT**  
2804 58th Street  
Eau Claire, WI 54703  
Fax (715) 874-4213  
Office (715) 874-4211

PROJECT TITLE  
**SCOTT BIXBY / TRILLIUM**  
36' x 96' x 14'-4"  
CITY, ST  
FILE NAME: I:\ACAD\DWG\PLANREQUEST\15\WABIXBY.SCOTT.DWG

REVISIONS		SCALE	JOB NO.
NO.	DATE	DESCRIPTION	BY
0			AS NOTED
1			DRAWN BY WLC
2			DATE 3/11/16
3			

SHEET NO. 15-23 of

RECEIVED JUN 29 2013



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

REVISIONS		SCALE	JOB NO.
NO.	DATE	DESCRIPTION	BY
0			
1			
2			
3			

AS NOTED	DATE	BY
WLC	10/22/15	

SHEET NO. 15-2  
of 1

PROJECT TITLE: SCOTT BIXBY/Friedens  
CITY, ST  
FILE NAME: I:\ACAD\DWG\PLAN\REQUEST1\5WABIXBY.SCOTT.DWG

36' x 96' x 1'-4"-4"  
18 x 18 x 18

ENGINEERING DEPARTMENT  
2894 58th Street  
Eau Claire, WI 54703  
Fax (715) 874-4213  
Office (715) 874-4211



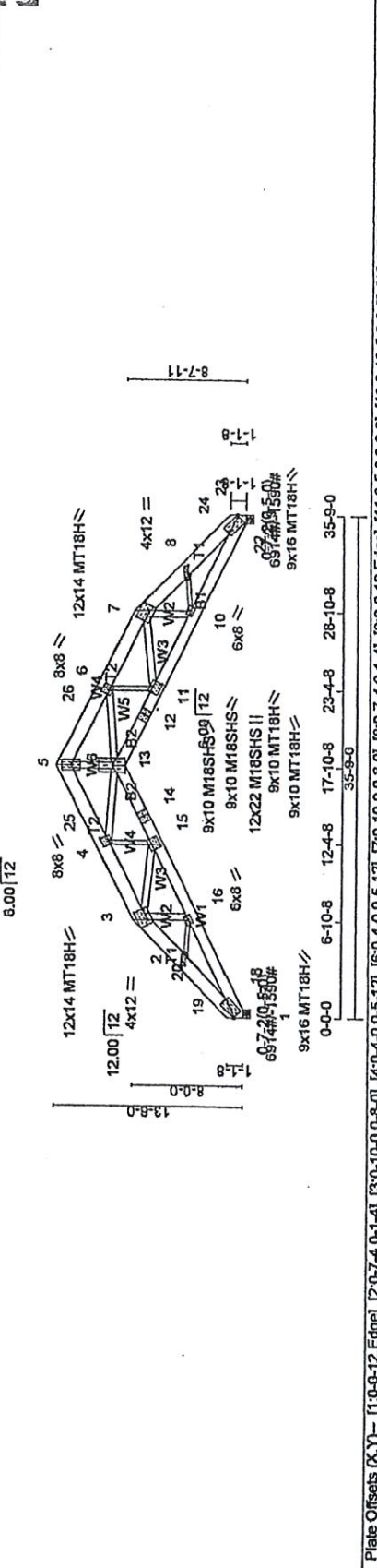
JUN 29 2013

Job	Truss	Truss Type	Qty	Ply	1
QROOF	001	POLYNESIAN	9		
Littlin Truss Company, Winsted, MN, BLS					

427275 QROOF Northia Scott Bixby

Job Reference (optional)  
 7.630 s Jul 9 2015 Mitek Industries, Inc. Mon Oct 05 10:34:10 2015 Page 1  
 ID:p1wF5K5CV55sCsqYmc7WV\_U-w3ely0OjeHhWBBRkK3spasUIGNBOMMx2WVUjB

Scale: 3/32"=1'-0"



LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 35.0	Plate Grip DOL	TC 0.50	in (loc)	MT20	197/144
(Roof Snow=35.0)	Lumber DOL	BC 0.62	Vert(TL)	MT18H	197/144
TCDL 4.0	Rep Stress Incr	WB 0.71	Horz(TL)	M18SHS	220/190
BCLL 0.0	Code MNSRC2015/TP12007	(Matrix-M)			Weight: 457 lb FT = 20%
BCDL 10.0					

PLATE OFFSETS (X,Y) - [1:0-0-12,Edge], [2:0-7-4,0-1-4], [3:0-10-0,0-8-0], [4:0-4-0,0-5-12], [5:0-4-0,0-5-12], [6:0-4-0,0-5-12], [7:0-10-0,0-8-0], [8:0-7-4,0-1-4], [9:0-0-12,Edge], [11:0-5-0,0-6-8], [13:0-10-0,0-6-8], [15:0-5-0,0-6-8]
0-0-0
4-4-11
6-10-8
12-4-8
17-10-8
23-4-8
28-10-8
35-9-0

REACTIONS (lb/size)	SPACING	CSI	DEFL	PLATES	GRIP
1=6914/0-7-2 (min. 0-5-0), 9=6914/0-7-2 (min. 0-5-0)	Plate Grip DOL	TC 0.50	in (loc)	MT20	197/144
Max Horz 1=968(LC 8)	Lumber DOL	BC 0.62	Vert(TL)	MT18H	197/144
Max Uplift 1=1590(LC 12), 9=1590(LC 13)	Rep Stress Incr	WB 0.71	Horz(TL)	M18SHS	220/190
	Code MNSRC2015/TP12007	(Matrix-M)			Weight: 457 lb FT = 20%

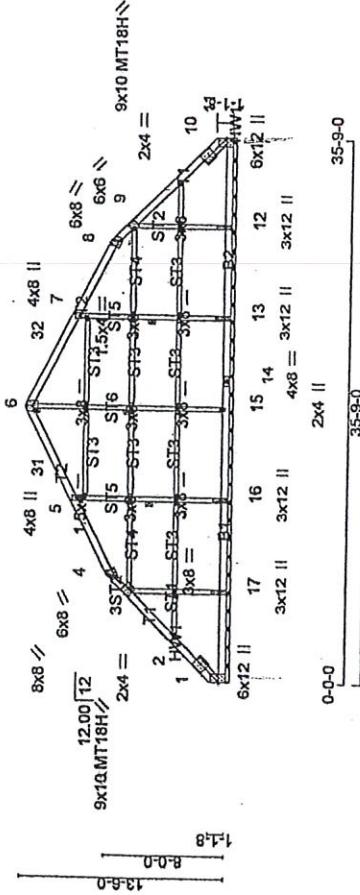
FORCES (lb)	SPACING	CSI	DEFL	PLATES	GRIP
19-20=8168/2170, 2-20=13326/3745, 2-3=13399/3662, 3-4=15890/3959, 4-25=17505/3515, 5-25=17303/3546, 5-26=17303/3635, 6-26=17506/3605, 6-7=15890/3157, 7-8=13399/2923, 8-24=13326/3023, 23-24=8168/1699, 17-18=1492/2909, 16-18=3294/9529, 15-16=3038/10762, 14-15=3451/15309, 13-14=3397/15419, 12-13=2266/15419, 11-12=2319/15309, 10-11=1615/10762, 10-22=1867/9529, 21-22=4742/2533, 5-13=2544/13293, 6-13=5532/263, 6-11=2423/957, 7-11=648/4311, 7-10=430/465, 8-10=250/1125, 4-13=0/1792, 4-19=2423/389, 3-19=377/4311, 3-16=430/403, 2-16=451/1125, 17-19=4725/1362, 18-20=2230/867, 17-20=3865/940, 18-19=1520/6189, 21-23=4725/1091, 22-24=2230/698, 21-24=3865/810, 22-23=1165/6189					

**NOTES-** (10-12)

- Wind: ASCE 7-10; Vult=114mph (3-second gust) (V(RC2012)=90mph; TCDF=2.4psf; BCDF=3.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (envelope) automatic zone and C-C Exterior(2) 0-3-9 to 3-11-1, Interior(1) 3-11-1 to 17-10-8, Exterior(2) 17-10-8 to 21-5-6, Interior(1) 28-10-8 to 35-5-7 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.15 plate grip DOL=1.15
- TCLL: ASCE 7-10; P=35.0 psf (flat roof snow); Category II; Exp C; Partially Exp. C-I=1.1
- This truss has been checked for uniform snow load only, except as noted.
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- All plates are MT20 plates unless otherwise indicated.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Bearing at joint(s) 1, 9 considers parallel to grain value using ANSI/PTI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 1590 lb uplift at joint 1 and 1590 lb uplift at joint 9.
- Member end fixity model was used in the analysis and design of this truss.

Job	TRUSS	Qty	Ply	427275 QROOF Northia Scott Bixby
QROOF	002	2	1	
Littlin Truss Company, Winsted, MN, BLS	GABLE			

Job Reference (optional)  
 7.650 3 Jul 9 2015 MITek Industries, Inc. Mon OG 05 10:36:11 2015 Page 1  
 ID:p1wF5KSCV5s-QaQ1YsnrlyVV\_U-TLVMHksIDpos41XERNZ6DxxKRCXjcvB77AGxWUJKI  
 28-10-8 35-9-0  
 Scale: 3/32"=1'



LOADING (psf)	SPACING	CSL	DEFLL	in (oc)	l/defl	L/d	PLATES	GRIP
TCLL 35.0	Plate Grip DOL 8-0-0	TC 0.69	Vert(LL) n/a	-	n/a	999	MT20	197/144
(Roof Snow=35.0)	Lumber DOL 1.15	BC 0.40	Vert(TL) n/a	-	n/a	999	MT18H	197/144
TCDL 4.0	Rep Stress Incr NO	WB 0.76	Horz(TL) 0.03	11	n/a	n/a		
BCLL 0.0	Code MNSRC2015/TP12007	(Matrix)						
BCDL 10.0								

PLATE OFFSETS (X,Y)	TOP CHORD	BOT CHORD	WEBS
[1:0-5-8,Edge], [3:0-4-0-4-12], [4:0-4-0-0-15], [8:0-4-0-0-15], [9:0-1-12-0-4-8], [11:0-5-12,Edge]	2-0-0 oc purlins (6-0-0 max)	2-0-0 oc purlins (6-0-0 max)	1 Row at midpt
	(Switched from sheeted; Spacing > 2-0-0)		
	Rigid ceiling directly applied or 10-0-0 oc bracing		
			6-15, 5-16, 3-17, 7-13, 9-12

BRACING:  
 TOP CHORD 2-0-0 oc purlins (6-0-0 max)  
 BOT CHORD (Switched from sheeted; Spacing > 2-0-0)  
 WEBS Rigid ceiling directly applied or 10-0-0 oc bracing  
 1 Row at midpt  
 Weight: 322 lb FT = 20%

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.  
 TOP CHORD 1-2=-2006/938, 2-3=-1543/975, 3-4=-1613/1447, 4-5=-1256/1420, 5-31=-1410/1939, 6-31=-1195/1970, 6-32=-1195/1931, 7-32=-1410/1900, 7-8=-1256/1380, 8-9=-1613/1409, 9-10=-1346/713, 10-11=-1959/678  
 BOT CHORD 1-17=-360/1025, 16-17=-358/1022, 15-16=-358/1022, 14-15=-358/1022, 13-14=-358/1022, 12-13=-358/1022, 11-12=-358/1022  
 WEBS 6-15=-999/489, 5-16=-1905/1328, 3-17=-1629/1509, 7-13=-1905/1325, 9-12=-1541/1408

NOTES: (12-14)  
 1) Wind: ASCE 7-10; Vult=114mph (3-second gust) V(RC2012)=90mph; TCCL=2.4psf; BCDL=3.0psf; h=28ft; Cat. II; Exp C; enclosed; MMFRS (envelope) automatic zone and C-C Corner(3) 0-0-0 to 3-6-14, Exterior(2) 3-6-14 to 17-10-8, Corner(3) 17-10-8 to 21-5-6, Exterior(2) 28-10-8 to 35-9-0 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces; & MMFRS for reactions shown; Lumber DOL=1.15 plate grip DOL=1.15  
 2) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/APA 1.  
 3) TCLL: ASCE 7-10; P=35.0 psf (flat roof snow); Category II; Exp C; Partially Exp.; Ct=1.1  
 4) This truss has been checked for uniform snow load only, except as noted.  
 5) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.  
 6) All plates are 1/2" MT20 plates unless otherwise indicated.

## Mettler, Michelle

---

**From:** Tiegs, David  
**Sent:** Friday, November 03, 2017 9:41 AM  
**To:** Mettler, Michelle  
**Cc:** 'tdenn@bop.gov'  
**Subject:** Entrance Review

Michelle, At the request of Tricia Denn I was asked to review the entrance to parcel 07.023.2900 / 07.023.3200. I was informed the purpose of the review was to provide entrance approval for the purpose of hosting special events such as but not limited to Weddings, Anniversary parties, etc on her property. The entrance to this parcel provides adequate site distance and has adequate width for such a purpose. Please note that this review refers only to the approach itself within the CR 164 ROW and does not refer to or override any other zoning requirements that may apply.

If anything else is needed please let me know.

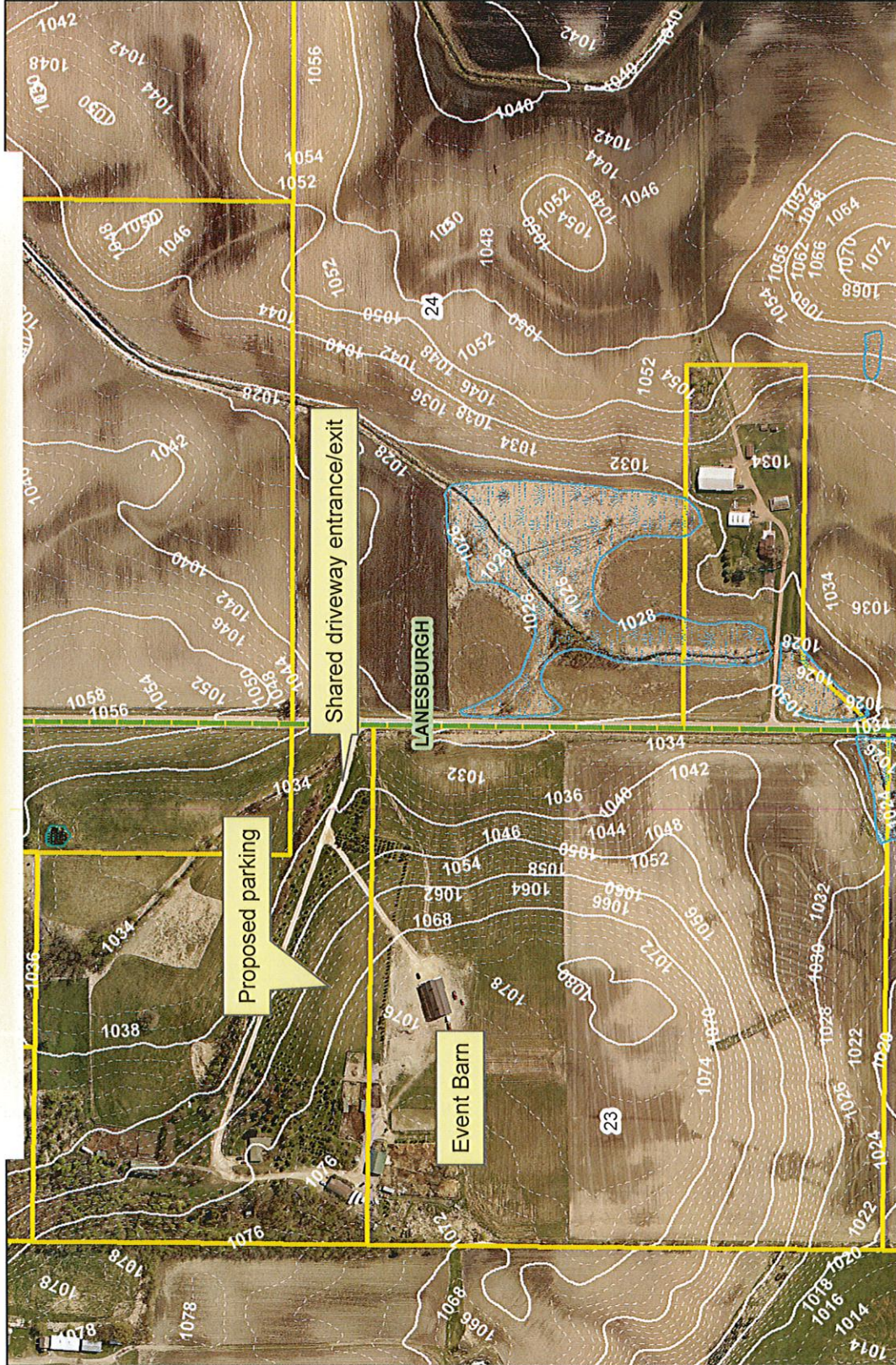
Thanks,  
Dave Tiegs  
Le Sueur County  
Highway Engineer



# LE SUEUR COUNTY ENVIRONMENTAL SERVICES

**NAME:** Denn  
**PID:** PARCEL NUMBER  
**DATE:** 04-26-18  
**FIRM #:** 27079C0200D  
**F-Zone:** x-outside  
**RFPE:** na  
**District:** Agriculture

**Denn**  
**PARCEL NUMBER**  
**04-26-18**  
**27079C0200D**  
**x-outside**  
**na**  
**Agriculture**



**Map Disclaimer**  
 Reasonable efforts have been made by the Le Sueur County GIS Department to verify that these maps accurately interpret the source data used in their preparation. However, a degree of error is inherent in all maps. These maps may contain omissions and errors in scale, resolution, rectification, positional accuracy, development methodology, interpretation of source data, and other circumstances.  
 \*The maps are date specific and are intended for use only at the published scale.  
 \*These maps should not be used for navigational, engineering, legal, or any other site-specific use.

Coordinate System: NAD 1983 HARN Adj MN Le Sueur Feet

Photo dated April/May 2017 Created By: MRM



LE SUEUR COUNTY  
 ENVIRONMENTAL SERVICES  
 507-357-8538

2	1	6	5	4	NEWPRAGUE	1		
11	12	7	8	9	10	11	12	
14	13	18	17	16	15	14	13	
DERBY	20	LANESBURGH	21	22	23	24		
26	25	30	29	28	27	26	25	
35	36	31	32	MONTGOMERY	33	34	35	36