

Office Use
Only

Permit #

Planning Commission Hearing Date

1

Applicant

Provide name, mailing address, and contact information.

Applicant Name	ISD # 2142 St. Louis County Schools		
Applicant's Name of Business	ISD # 2142 NORTH CAMPUS		
Mailing Address	1701-N. 9TH AVENUE		
City	Virginia	State	MN Zip 55792
Phone # (Work/Home)	(218) 749-8130	(Cell)	
E-Mail	www.isd2142.k12.mn.us		

Owner Information

Do You Own the Property? ☐ Yes ☐ No ☐ Pending (If no or pending, complete the following)

If you do not own the property, the current owner must sign this section.

This section needs to be completed if you are buying the land on a contract for deed, renting, or have a purchase option.

If you own the property, you do not need to complete.

Owner Name	ISD # 2142 St. Louis County Schools		
Owner Address	1701-N. 9TH AVENUE		
City	Virginia	State	MN Zip 55792
Phone # (Work/Home)	(218) 749-8130	(Cell)	
Owner Signature	I hereby certify that I am the owner, or authorized agent of the owner, and that I authorize the applicant to make an application for the proposed use.		
Signature	ST. LOUIS COUNTY SCHOOLS Independent School District No. 2142 1701 North 9th Avenue Virginia, MN 55792-2172		Date 2/5/2010

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Site Information

Provide address, type of ownership, and name of nearest public road to the site.

Site Address	SEE LEGAL DESCRIPTION "ATTACHED"		
Business Name at Site	ISD # 2142 NORTH CAMPUS		
City	FIELD TOWNSHIP	State	MN Zip
Ownership (check 4 one)	Private <input type="checkbox"/>	Public <input checked="" type="checkbox"/>	Leased <input type="checkbox"/> Leased From
Name of Nearest Public Road	US Highway 53		
Feet of Road Frontage	1208	Feet	

Access: County and state highways may have standards and separate access approvals. Road authorities may require a culvert at your access location. Indicate access location on your sketch.

Property Access (check one)	<input type="checkbox"/> Frontage: Public Road/Publicly Maintained Road	<input type="checkbox"/> Easement
	<input checked="" type="checkbox"/> Frontage: Public Road/Private Maintained Road	<input type="checkbox"/> Other
	<input type="checkbox"/> Frontage: Private Road/Private Maintained Road	
Access: Do you have approval to access state, county, or township road?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Pending <input type="checkbox"/> Not Applicable	

Utility Easement: Indicate all utilities that go through your property and include on site sketch.

Utility Easements on Site (check all that apply)	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	<input type="checkbox"/> Gas
	<input type="checkbox"/> Electric	<input type="checkbox"/> Other	

Incomplete Applications will be Returned

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That part of the Southeast Quarter of the Northwest Quarter of Section 4, Township 62 North, Range 19 West, St. Louis County, Minnesota, lying northwesterly of the centerline thread of Flint Creek:

AND

That part of Government Lot 3, Section 4, Township 62 North, Range 19 West, St. Louis County, Minnesota, lying southwesterly of Parcel 206 on Minnesota Department of Transportation Right of way Plat Numbered 69-31, as monumented.

Subject to reservations, restrictions and easements of record, if any.

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Parcel Description

Provide total acres, square feet, legal description, parcel ID and section/twp/range of the parcel. This information can be found on your property tax statement, or visit the county web site at:
www.co.st-louis.mn.us/auditor/parcelinfo/

Parcel Acres	77.8 Acres	Parcel Area Square Feet (Parcel width x parcel depth)	
Section	4	Township	62N Range 19W
Legal Description			
Parcel ID(s)	(E.g. 000-0000-00000)		

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About the Business

Provide a general description of the proposed business. You may attach a separate page.

General Business Description (e.g. Manufacturing of shower curtain rings that ...)

NEW SCHOOL
PK-K-12 PUBLIC SCHOOL

New Business: If the site is vacant, or you are utilizing your home.

Expansion of Existing Business: Adding service operations or buildings on site of existing use.

Replace Existing Business: If there is an existing business on the site but you are replacing it with a new business.

Business in Borrow Pit: Indicate if the business is in an operating borrow or gravel pit.

Business Category (check all that apply)

- ☐ New Business
☐ Expansion of Existing Business
☐ Replace Existing Business
☐ Business in Borrow Pit
☒ Other (Explain in box)

If other, please explain

NEW SCHOOL SITE

Type of Business

(Existing & Proposed)
(check all that apply)

Existing Business Type: Indicate the type of business or property use that currently exists on the property for which you are requesting a conditional-use permit.

Proposed Business Type: Indicate the type of business or property use that is proposed on the property for which you are requesting a conditional-use permit.

Existing	Proposed	Existing	Proposed
Undeveloped Land <input checked="" type="checkbox"/> Undeveloped Land		Industrial <input type="checkbox"/> Forest Product Processing <input type="checkbox"/> Log Home Manufacturing <input type="checkbox"/> Rural Industry <input type="checkbox"/> Other	
Commercial <input type="checkbox"/> Animal Related <input type="checkbox"/> Bait Shop <input type="checkbox"/> Bar <input type="checkbox"/> Convenience &/or Gas Store <input type="checkbox"/> General Office <input type="checkbox"/> Home-Based Business <input type="checkbox"/> Mini Storage <input type="checkbox"/> Repair Shop <input type="checkbox"/> Resort/Campground/B&B <input type="checkbox"/> Restaurant <input type="checkbox"/> Junk/Salvage Yard <input type="checkbox"/> Other		Agricultural <input checked="" type="checkbox"/> Agricultural Related Residential <input type="checkbox"/> Residential Seasonal <input type="checkbox"/> Residential- Year Round Others <input type="checkbox"/> Borrow Pit <input type="checkbox"/> Mine Area <input type="checkbox"/> Public Facility/Use	

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Hours you intend to be open. If hours will vary, you should describe in the comments section.

Business Hours of Operation

	Mon - Fri	Sat	Sun	Comments
Start	7:00 am	N/A am	N/A am	Extra Curricular Activities Calendar NOT released yet.
End	10:00 am	N/A am	N/A am	

List the average number of employees, customers, deliveries, and others that will visit your site per day.

Employees and Customers

How many people will be on your premises on an average day?

Employees	74	Customers		Others	630	Deliveries, etc.
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Indicate how the traffic will change as a result of your project.

Traffic, Parking, & Dockage

Will your proposal generate an increase of traffic? (Boat, snowmobile, truck, bus, car, etc.)

☒ Yes
☐ No

If Yes or No, please explain:

Delivery Trucks, School Buses, AND Automobiles

Total numbers of vehicles coming to the site? (Include employees, business operations, and customers)

Average Day	± 200	Maximum	± 350
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Does your proposal require parking and/or boat dockage?

☒ Yes
☐ No

If Yes, please list the type, number of spaces to be provided, and location:

Parking for 350 including buses.

Parking should include parking for employees and customers. If your business involves docking for watercraft, state the number of slips and the design of the docks.

The County has provisions for the size and number of signs. If you intend to have signs off of your property, state the location of the sign. Explain if any of the signs will be illuminated. State and federal regulations significantly limit off-site signs on highways.

Signage & Lighting

Does your proposal include any signage? (Include any off-site signs)

☒ Yes
☐ No

If Yes, please list number of signs, size, location, and illumination of each sign:

Monument Sign @ Entry Gate

Lighting issues are of frequent concern to the neighbors and those traveling on water or roads. Explain your lighting, including efforts to ensure that lights shine downward rather than onto other properties, roads, or water.

Will there be lighting (including security lighting) that may be visible from roads, waterways, adjacent properties?

Please explain:

Parking lot lighting
Football Field lighting
Security lighting around building

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This section relates to how your buildings will look to the public and those visiting the site. This is not necessarily important for all businesses, but if you are in a residential area, on a major highway, or on a lake, it can be an important consideration.

Architecture

Explain the design of your proposed buildings and whether or not they will be similar to other buildings on your property.

Please explain:

NEW Design

Colors of Exterior Material
(e.g. grey, green, natural wood, etc.)

NOT AVAILABLE

Exterior Materials (e.g. brick, metal, vinyl, etc.)

BRICK, BLOCK, PRECAST, GLASS

This question relates to a criteria that must be considered by the Planning Commission in reviewing this permit. Explain why you believe the business will not negatively impact your neighbors.

Business Activity

Explain how your proposal will be compatible with the existing neighborhood?

Please explain:

TO RESPECT ALL LOCAL, STATE, & FEDERAL ZONING CODES, WILL PROVIDE BUFFERS FOR NEIGHBORS.

Will the outdoor and indoor activity (at this site) generate dust, smoke, smells, pollution, etc.?

☐ Yes
☒ No

If Yes, please explain and detail its impact on adjacent property owners:

Noise can be a major concern of the public.

Explain the noise that will not be totally contained within a building, or exterior noise that will be heard by adjacent properties, or on a lake.

Noise

Will noise from your business operation be heard from adjacent properties or on a lake?

- ☒ Yes
☐ No

If Yes, please explain:

CHILDREN PLAYING
SCHOOL ACTIVITIES
SPORTING EVENTS

Explain the hours of day that the noise will be the greatest.

7:00 AM - 10:00 PM

When will product(s) and other deliveries be made to the property?

7:00 AM - 12:00 PM

Screening

Are you planning any screening (e.g. trees, fences, berms, etc.)? (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> No, business is not feasible to screen | <input checked="" type="checkbox"/> Yes, will use existing site topography such as hills to screen operation |
| <input type="checkbox"/> No, business needs to have good visibility from road or water | <input checked="" type="checkbox"/> Yes, will plant trees |
| <input type="checkbox"/> No, but will do landscaping to improve appearance | <input type="checkbox"/> Yes, will construct fence |
| <input type="checkbox"/> No, will use existing screening | <input type="checkbox"/> Yes, will construct berm |

If Yes, please explain type and location of proposed screening:

Will provide tree buffers where necessary in design process

Other

What are your long-range plans for the property?

Please explain (sometimes there are advantages of identifying overall project since approval can be made on future plans):

PK-K-12 PUBLIC SCHOOL

Any issues (not addressed above) that would help us determine if your proposal should be granted?

If Yes, please explain:

No

The County often prefers to give you approval to cover several buildings or operations on a site. If you have any plans to add other structures, or expand operations within ten (10) years, you should describe it here.

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Proposed Structures

Identify whether the proposed structure(s) are new principal structures, additions, or accessory structures that are new or additions.

Indicate # of structures, stories, foundation type, length, width, height of proposed structures.

Type of Proposed Structure(s) (check all that apply)

☐ No New Structures

☒ New Principal Structures

Size	# of Structures (eg: 1,2,3)	# of Stories (eg: 1, 1.5, 2)	Foundation Type (eg: Basement, slab, pier, etc.)	Maximum Length (Exterior footprint only)	Maximum Width (Exterior footprint only)	Maximum Height (Ground level to roof peak)
0-500 sq ft -----				Feet	Feet	Feet
501-1,000 sq ft -----				Feet	Feet	Feet
1,001-2,000 sq ft ----				Feet	Feet	Feet
2,001-5,000 sq ft --				Feet	Feet	Feet
5,001-10,000 sq ft --				Feet	Feet	Feet
100,000 sq ft	1	2		TBD Feet	TBD Feet	TBD Feet
> 10,000 sq ft -----						
Other (Describe in box)	Design NOT complete to DATE					

☐ Additions to Principal Structures

Size	# of Additions (eg: 1,2,3)	# of Stories (eg: 1, 1.5, 2)	Foundation Type (eg: Basement, slab, pier, etc.)	Maximum Length (Exterior footprint only)	Maximum Width (Exterior footprint only)	Maximum Height (Ground level to roof peak)
< 150 sq ft -----				Feet	Feet	Feet
151-500 sq ft -----				Feet	Feet	Feet
501-1,000 sq ft -----				Feet	Feet	Feet
> 1,000 sq ft -----				Feet	Feet	Feet
Other (Describe in box)						

☒ Accessory Buildings (New & Additions)

Size	# of Buildings (eg: 1,2,3)	# of Stories (eg: 1, 1.5, 2)	Foundation Type (eg: Basement, slab, pier, etc.)	Maximum Length (Exterior footprint only)	Maximum Width (Exterior footprint only)	Maximum Height (Ground level to roof peak)
New: 0-800 sq ft ----				Feet	Feet	Feet
New: > 800 sq ft ----	3	1	SLAB GRAVEL	TBD Feet	TBD Feet	TBD Feet
Addition to Existing				Feet	Feet	Feet
Other (Describe in box)	BUS GARAGE CONCESSION & TICKET BUILDING SPORTS EQUIPMENT STORAGE					

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Since 1972, have there been any...?

1. ...variances and/or conditional-use permits applied for on this parcel? ☐ Yes ☐ No ☒ Don't Know
2. ...construction on the property since 1972? ☐ Yes ☐ No ☒ Don't Know

If Yes, please explain:

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Outdoor Areas (Work, Storage, Recreation)

Please indicate all outdoor business functions.

Definitions

Outdoor Work Areas: Outdoor work areas relate to business activity that occurs outside. Examples of this include: outdoor dog kennels, saw mills, outdoor concerts, outdoor festivals, outdoor manufacturing/repair, etc.

Outdoor Storage Areas: Outdoor storage areas are areas such as: vehicle sales lots, storage of materials such as lumber or landscaping materials, equipment, including cars that are waiting or have been repaired, and generally any material or equipment that cannot be stored indoors.

Outdoor Recreation: Outdoor recreation areas are areas such as: use of the site by visitors to the property, including those who will be coming to the property by boat or snowmobile.

Are you going to have any outdoor work or storage areas such as: rock piles, assembly sites, tank storage, equipment parking, etc. (see below for partial list of potential outdoor activities)?

☐ Yes ☐ No ☐ Don't Know

Also Identify Areas on Sketch Drawing

If Yes or don't know, please indicate type and explain? (check all that apply)

Outdoor Work Areas

- ☐ Assembly
☐ Maintenance
☐ Repair
☐ Manufacturing
☐ Animal Kennel
☐ Concerts/Bands
☒ Festivals
☒ Food/Beverage Sales
☐ Other (Explain in box)

Please explain:

SPORTING EVENTS
CONCESSION STAND

Outdoor Storage Areas

- ☐ Tanks/Gas
☐ Material
☐ Equipment
☐ Waste
☐ Parking of Vehicles/Equipment to be Repaired, etc.
☐ Sales Areas: Car Lots or Garden Areas
☐ Sales Display Areas
☐ Other (Explain in box)

Please explain:

Outdoor Recreation Areas

- ☐ Swimming
☐ Volleyball Courts, etc.
☒ Athletic Fields
☐ Trails: Motorized
☒ Trails: Non-Motorized
☐ Marina
☒ Picnic/Public Gathering Area
☐ Golf Course
☐ Other (Explain in box)

Please explain:

FOOTBALL, Soccer, Baseball, General
PLAYING FIELDS.
NATURE TRAILS used for OUTDOOR
CLASSROOM.
COMMUNITY EVENTS

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Does the property have any low areas or areas with standing water (for more than one week between May 1 and September 15)? ☒ Yes ☐ No

If yes, do you intend to drain, fill, or otherwise alter this area for any reason?

☒ Yes ☐ No

If Yes, please explain: *THE SCHOOL DISTRICT WILL MITIGATE ANY WETLAND AFFECTED BY NEW CONSTRUCTION, AND COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.*

Type of Waste Treatment System (check one)

- ☐ No Wastewater will be Produced
☐ Portable Toilets
☐ Municipal System
☐ Existing Private Sewage Treatment System
 Type: ☐ Septic System (e.g. mound, trench, seepage bed, greywater, dry wells, sand filter, peat filter, constructed wetland) ☐ Holding Tank Only ☐ Privy ☐ Other

☒ New Sewage Treatment System

If new sewage treatment system, please explain:

ABOVE GROUND WASTE WATER TREATMENT SYSTEM.

Number (#) of Bathrooms

Existing Proposed Not Applicable (check) ☐

Number (#) of Bedrooms

Existing Proposed Not Applicable (check) ☐

Type of Water Supply? (check one)

☒ Well ☐ Lake ☐ Municipal System ☐ Other ☐ No Water Supply

Solid Waste

Describe how you will collect and store waste generated from the business. (check all that apply)

- ☒ Household Garbage ☐ Chemicals ☒ Wood and Sawdust
☐ Oil and Grease ☐ Medical ☐ Radioactive
☐ Other Automotive Fluids ☐ Hazardous ☐ Other (Explain in box)
☐ Animal Waste ☐ Demolition Waste

Please describe collection and disposal of all that apply:

UTILIZE LOCAL TRASH HAULERS

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Shoreland: Lakes, Rivers & Streams

Indicate whether there is shoreland frontage on your property, and the name of the lake, river, and/or stream.

To determine the slope of your property, you will need to measure horizontal and vertical distances. Review application guide for further details.

(Complete only if you have shoreland property)

Type of Shoreland (check all that apply)

☐ Lake

☐ Pond

☒ River

☐ Stream

☐ Mine/Gravel Pit Lake

Lake/River/Stream Name

Flint Creek

Lot Width at Shoreline

643

Feet

Slope of Property

2 %

Slope of Property

The slope of your property is determined by taking the vertical distance in elevation (feet) from the ordinary high water level to the highest point of your property. Slope is calculated by dividing the vertical distance by the horizontal distance (x) times 100. Review the Application Guide for further details and graphic illustrations.

Elevation of Unaltered Building Site Above Ordinary High Water Level (OHWL)

Lowest Point

TBD

Feet

Highest Point

Feet

Elevation

Unaltered Site: Give the vertical distance from the highest and lowest point of your unaltered building site to the ordinary high water level.

Shore Impact Zone & Bluff Impact Zone

Shore Impact Zone: The Shore Impact Zone is the land located between the ordinary high water level (OHWL) of a public water body and an area setback from the OHWL between 37.5-150' (feet) depending upon lake, river, stream classification.

Bluff Impact Zone: The Bluff Impact Zone is the bluff and the land located within 20' (feet) from the top of the bluff.

Any alterations and/or vegetation removal within the Shore and Bluff Impact Zones are managed by federal, state, and local ordinances to protect water quality. Any development within these areas should be carefully planned and researched prior to construction.

Are you planning to remove any vegetation within these impact zones? ☐ Yes ☒ No

If Yes, please explain:

Are you planning to do any grading or filling within these impact zones? ☐ Yes ☒ No

If Yes, please explain:

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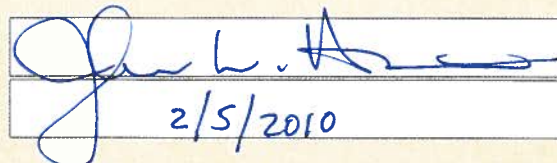
Sign & Date

The person who is applying for the conditional-use permit (applicant) must sign and date the application.

I hereby certify that I am the owner, or authorized agent of the owner, of the above property and that all uses will conform to the provisions of St. Louis County. I further certify that I will comply with all conditions placed upon this permit should this application be approved. **Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections.

APPLICANT SIGNATURE

DATE


2/5/2010

Incomplete Applications will be Returned

OFFICE USE ONLY

Applicant

Land-Use District _____

Lake # _____

Shoreland Classification

After-the-Fact Permit
☐ Yes ☐ No

Floodplain

Floodplain Present ☐ Yes ☐ No

Structure in Floodplain ☐ Yes ☐ No

Wetland

Wetland Present ☐ Yes ☐ No

Structure in Wetland ☐ Yes ☐ No

Bluff Impact Zone (BIZ)

BIZ Present ☐ Yes ☐ No

Structure in BIZ ☐ Yes ☐ No

Field Check ☐ Yes ☐ No

Health Dept. Authorization Required
☐ Yes ☐ No

- ☐ Permit to Construct
- ☐ Certificate of Compliance
- ☐ Record Review

Current Septic Status _____

Revenue Code: _____

Receipt #: _____

Receipt Date: _____

Fee Amount Paid \$: _____

Planning Commission Public Hearing Date(s): _____

Planning Commission Approval Date: _____

Are there Conditions to be Met Prior to Issuance of Permit: ☐ Yes ☐ No

If Yes: Date Conditions have been Satisfied: _____

Will Additional Land-Use Permits be Required? ☐ Yes ☐ No

Will Additional Planning Commission Approval be Required? ☐ Yes ☐ No

Will Variances be Required: ☐ Yes ☐ No

If Yes: Have Variances been Approved and Date of Approval: _____

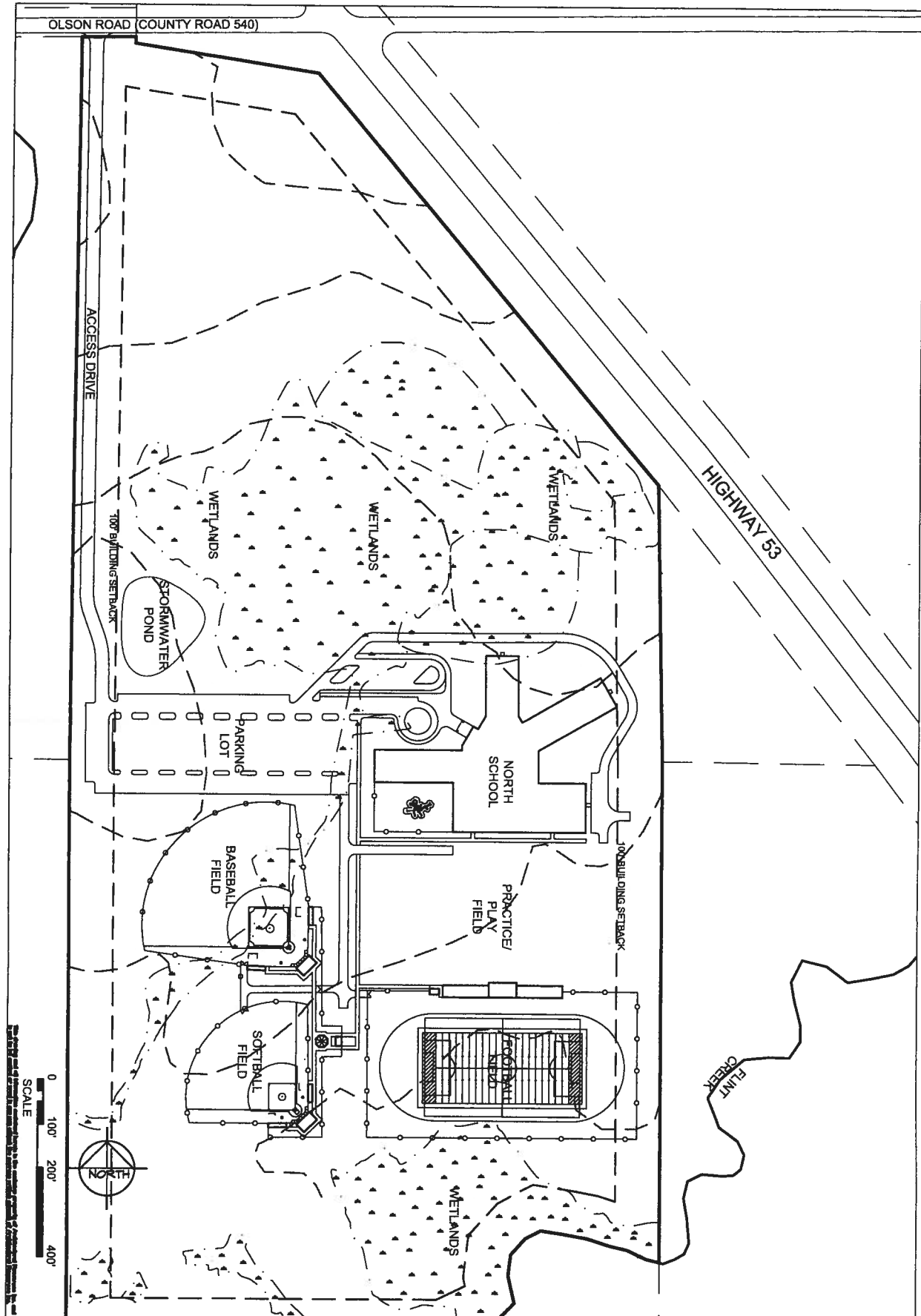
Permit #: _____

Issuance Date: _____

Approved By: _____

Title: _____

Comments:



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**ISD 2142
NORTH
SCHOOL
SITE**

ST. LOUIS COUNTY, MN

PROJECT NO. 08-127

DATE 02/04/10

DRAWN JMS

REVISIONS



**PRELIMINARY
SITE SKETCH**

**SW
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