



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 6/13/2024

REPORT DATE: 6/21/2024

MEETING DATE: 7/11/2024

APPLICANT INFORMATION

APPLICANT NAME: Ron Wollschlager

APPLICANT ADDRESS: 9838 Hwy 133, Meadowlands, MN 55765

OWNER NAME: Old School Lives Inc

SITE ADDRESS: 9165 Hwy 53, Cotton, MN 55724

LEGAL DESCRIPTION: ALL THAT PART OF NW1/4 OF SE1/4 & NE1/4 OF SE1/4 COMMENCING AT NE COR OF SAID NW1/4 OF SE1/4 THENCE S00DEG22'27"E ALONG E LINE OF SAID NW1/4 OF SE1/4 828 FT TO PT OF BEG THENCE S88DEG25'33"W 154.88 FT THENCE S25DEG 50'09"W 116 FT THENCE S04DEG46'53"W 391.23 FT TO S LINE OF SAID NW1/4 OF SE1/4 THENCE S88DEG58'40"W ALONG SAID S LINE 1086.29 FT TO W LINE OF SAID NW1/4 OF SE1/4 THENCE N00DEG25'34"W ALONG SAID W LINE 978.42 FT TO A LINE BEARING S88DEG25'33"W FROM A PT ON E LINE OF SAID NW1/4 OF SE1/4 BEING 331 FT S OF NE COR THEREOF THENCE N88DEG25'33"E ALONG SAID LINE 1233.84 FT TO WLY R/W OF STATE HWY #53 THENCE SELY ALONG SAID R/W 528.21 FT TO A LINE WHICH BEARS N88DEG25'33"E FROM PT OF BEG THENCE S88DEG25'33"W 89.16 FT TO PT OF BEG, S10, T54N, R17W (Cotton)

PARCEL IDENTIFICATION NUMBER (PIN): 305-0020-01713

NATURE OF REQUEST: A conditional use permit for a transitional living development as a Public/Semi-Public Use.

PROPOSAL DETAILS: The applicant is proposing to operate a non-profit organization that will provide life skills programming and independent living to youth ages 18-25 who have aged out of foster care. Programming will be held in the existing community space. The proposed development includes 16 student cottages and two staff houses for independent living. The aim is to provide guidance and programming to bridge the gap for youth in the community who have aged out of foster care into adulthood.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Frontage Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: There is a community center building, accessory structures, and septic on the property.

ZONE DISTRICT: COM 11

PARCEL ACREAGE: 27.70 ACRES

LOT WIDTH: 990 FEET

FEET OF ROAD FRONTAGE: 530 FEET

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: There is some vegetative screen along property lines.

TOPOGRAPHY: The parcel is relatively flat.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There are wetlands on the west half of the property. A wetland delineation has been completed.

ADDITIONAL COMMENTS ON PARCEL: The applicant intends to lease a portion of the property for the proposed use.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. St. Louis County Zoning Ordinance 62, Article V, Section 5.6 E., states that transitional living development as a Public/Semi-Public Use is an allowed use in a Commercial zone district with a conditional use permit.
2. The St. Louis County Comprehensive Land Use Plan Objective LU-4.1 is to direct new development toward areas already supported with improved infrastructure, public facilities, and areas in reasonable proximity to basic services.
3. The St. Louis County Comprehensive Land Use Plan Objective LU-5.5 is to work with nonprofit and development groups to identify opportunities for independent living developments in all areas of the county.
4. The property is located in the Rural Communities category on future land use maps. Primary use within this category includes single family residential use and local community facilities.

B. Neighborhood Compatibility:

1. There currently is a community outreach center nonprofit on the property.
2. The area is zoned Commercial (COM)-11; however, there are existing residential and public/semi-public uses adjacent to the subject property.
3. The surrounding area consists of rural residential properties, public/semi-public uses, commercial uses, and vacant properties.

C. Orderly Development:

1. A community outreach center nonprofit currently operates in the existing building on the property. Historically, the property was a school.

D. Desired Pattern of Development:

1. The existing pattern of development includes a variety of uses in the immediate area.
2. This property is zoned Commercial; however, the subject property and adjacent properties are used for public/semi-public and residential uses.

E. Other Factor:

1. The applicant received permission to pursue the CUP from the property owner.

PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

- 1. Does the use conform to the land use plan?**
- 2. Is the use compatible with the existing neighborhood?**
- 3. Will the use impede the normal and orderly development and improvement of the surrounding area?**
- 4. Is the location and character of the proposed use considered consistent with a desirable pattern of development?**
- 5. What, if any, other factors should be taken into consideration on this case?**

CONDITIONS, IF APPROVED

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a transitional living development as a Public/Semi-Public Use as proposed, the following conditions shall apply:

1. All Onsite Wastewater SSTS standards shall be followed.
2. All new dwellings shall require a land use permit.
3. The applicant shall adhere to all local, county, state, and federal regulations.
4. The Wetland Conservation Act shall be followed.



Conditional Use Permit (CUP)

Permit #

APPLICATION St. Louis County, Minnesota

Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) PIN is found on your Property Tax Statement

*Primary PIN	305-0020-01713	Associated PIN																		
Associated PIN		Associated PIN																		

E.g. 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project. County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

APPLICANT

*Applicant Name: **Ron Wollschlager** I am a... Contractor Homeowner Other *Daytime #: **218-590-3882** Date: **5/14/24**

*Applicant Address: **9838 Hwy 133** *City: **Meadowlands** *State: **MN** *ZIP: **55765**

Applicant Email: **Rkekms@gmail.com**

Contact Person If applicable.: **Ron Wollschlager** Contact Person #: **218-590-3882**

Mailing Address If different than above.: **9838 Hwy 133** City: **Meadowlands** State: **MN** ZIP: **55765**

Email Address Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.: **Rkekms@gmail.com**

SITE INFORMATION

Yes No *Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)

If yes above, please list site address: **9165 Hwy 53 Cotton MN 55724**

Yes No *Is this leased property? If yes, leased from: MN Power MN DNR US Forest Service St Louis County Other

Yes No *Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.

*How is the property accessed? Public Road Private Road Easement Water Other

PROJECT INFORMATION

Yes No *Is this project on a parcel less than 2.5 acres?

Yes No *Is this project within 300 feet of a stream/river or 1,000 feet of a lake?

Yes No *Is this project adding a bedroom? **Include home, garage, & accessory dwelling.**

22 *Total # of bedrooms on property after project completion. **Include home, garage, & accessory dwelling.**

Yes No *Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:

Yes No *Is the property connected to a municipal or sanitary district system?

If you answered "Yes" to any of the project information questions above, it is required that you submit a copy of a septic permit to construct or certificate of compliance approval or municipal/sanitary district approval when applying for a land use permit.

AGREEMENT

By submitting this application, I certify and agree that I am the owner or the 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 and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, property surveys, site plans, building plans and other information before the application is accepted or approved. **Intentional or unintentional falsification of this application or any attachments thereto will make the application, any approval of the application and any resulting permit invalid.** I authorize St. Louis County staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release St. Louis County and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the application or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

***Indicates required field. Incomplete applications will be returned.**

*6/6/24
MCR*



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR *Check all that apply to the project.* **PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR**

#1 New Buildings Less than/equal to 1,200 square feet-\$175
Greater than 1,200 square feet-\$345

Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)

Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
 Will the old dwelling be removed from the property? Yes No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

Accessory Dwelling- Guest cottage or bunkhouse. Must follow administrative standards.

Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.

Water-oriented Accessory Structure- Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.

Commercial Structure
 Other Principal Structure

#2 Other Construction/Change in Use-\$90

Addition(s) to Dwelling
 Is the dwelling location on a lake or river? Yes No
 If Yes above, does the structure meet the required shoreline setback? Yes No
 If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

Addition(s) to Accessory Structure
 New Deck Only or Deck Replacement
 Combination Addition(s) & Deck on the same structure
 Moving a Structure
 Sign
 Structure Alteration or Component Replacement
 Change in Use (i.e. converting an old cabin to storage)

What will the new use of the structure be?
 Explain the current and proposed use.
 Current: _____ Proposed: _____

Other-\$65
 Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews
Additional Worksheets Required

Plat-Minor Subdivision-\$685
 Conventional or Conservation Plat-Less than or equal to 3 lots-\$685
 Conventional or Conservation Plat-Greater than 3 Lots-\$1,375
 Lot Line Adjustment-\$90
 Parcel Review-\$90
 Performance Standard Subdivision-\$410

#4 Performance Standard-\$410
Additional Worksheets Required

Borrow/Gravel Pit
 Home Business
 Land Alteration
 Nonconforming Structure Replacement
 Addition to a structure that does not meet shoreline setback
 Other

#5 Site Evaluation
 Site Visit/Evaluation-\$175

#6 Wetland Reviews
Additional Worksheets Required

No Loss/Exemption/Replacement Plan-\$175
 Wetland Delineation Review-\$410
 Wetland Banking Plan Review-\$1,340

#7 Public Hearings
Additional Worksheets Required

Administrative Appeal-\$1,350
 Environmental Assessment-\$1,200
 Conditional Use Permit-\$685
 Conditional Use Permit Rehearing-\$220
 Interim Use Permit-\$685
 Interim Use Permit Rehearing-\$220
 General Purpose Borrow Pit-\$685
 Variance-\$685
 Variance Rehearing-\$220
 Multiple Hearing (Variance/conditional use)-\$1,020
 Rezoning-\$685

TYPE OF PROPOSED STRUCTURES *Check all that apply to the project.*

	*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
<input checked="" type="checkbox"/> New Structure(s) 16: 30x18 2: 40x60	Dwelling	Slab	30 Feet	18 Feet	600 Sq. ft.	20 Feet
	Dwelling	Slab	40 Feet	60 Feet	2400 Sq. ft.	20 Feet
<input type="checkbox"/> Structure Additions			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Zoning Department

Technical Assistance
 Toll Free: 1-800-450-9777
 Land Use Information
www.stlouiscountymn.gov/land-use

Duluth
 Government Services Center
 320 West 2nd Street, Suite 301
 Duluth, MN 55802
 (218) 725-5000

Virginia
 Government Services Center
 201 South 3rd Avenue West
 Virginia, MN 55792
 (218) 749-7103

Office Use Only
 Receipt # _____
 Receipt Date _____
 Payment Amount _____
 Paid By _____



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: Conditional use permits are typically required on property where the owner does not reside and/or has employees and customer traffic. A CUP needs additional controls or restrictions to assure that it is in harmony with the neighborhood. They are also required for a variety of other uses.

County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

WHAT ARE YOU APPLYING FOR? *Check all that apply to the project.*

- New business
- Expansion of existing business
- Replace existing business
- Extractive Use-General Purpose Borrow (Gravel) Pit*
**Additional worksheet required. It is not necessary to continue filling out the CUP worksheet form. Please see Extractive Use- General Purpose Borrow (Gravel) Pit Worksheet (attached).*

- Other
If Other, please explain:

Transitional living for youth aged out of foster care.

ABOUT THE BUSINESS

TYPE OF BUSINESS

How is the property currently being used?

Non profit 501(c)3 Serving the Community.

What type of business/use is being applied for? (List all uses that will take place) 501(c)3 Non profit

Transitional living
life Skills training

HOURS OF OPERATION

(Proposed)

Monday through Friday

Saturday

Sunday

Comments

Start:

End:

Start:

End:

Start:

End:

We won't have set office hours.
Staff will be on call.

TRAFFIC, PARKING, AND/OR DOCKAGE

Yes

No

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

Cars

If Yes, estimated increase: 10 vehicles or less 11-25 vehicles Greater than 25 vehicles

Yes

No

Does the proposal require parking? (Please include employees, visitors, and other parking)

Residential Parking

If Yes, how many parking spaces are available on the property?

17 Spaces

APPROVAL FROM LOCAL ROAD AUTHORITY REQUIRED

Yes (Please attach approval letter)

No

SIGNAGE AND LIGHTING

Yes No Does your proposal include signage? (Include any off-site signs)

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

2 Signs < 8x8 Free Standing illuminated light on the existing football field.
8x8 illuminated Sign on Pre-existing Structure

Yes No Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

If Yes, please explain:

We will have Street lighting for Security + Safety of the young adults.

TYPE OF PROPOSED STRUCTURES Check all that apply to the project.

No New Structures ~~_____~~ RW

<input checked="" type="checkbox"/> New Structure(s) 16: 18x32 2: 40x60	Structure Type	Foundation Type (Basement, Slab, Pler, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
	Home	Slab	18 Feet	30 Feet	600 Sq. ft.	20 Feet
Home	Slab	40 Feet	60 Feet	2400 Sq. ft.	20 Feet	
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
Other						

<input type="checkbox"/> Structure Additions	Structure Type	Foundation Type (Basement, Slab, Pler, etc)	Maximum Length (Exterior Footprint Only)	Maximum Width (Exterior Footprint Only)	Maximum Sq. ft (Exterior footprint only)	Maximum Height (Ground Level to Roof Peak)
				Feet	Feet	Sq. ft.
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
Other						

OUTDOOR BUSINESS ACTIVITY Check all that apply to the project.

Will there be any outdoor work or storage areas such as: rock piles, assembly sites, tank storage, equipment parking, etc?

Yes No

If Yes, please explain:

WASTEWATER TREATMENT

Will wastewater will be generated?

Yes No

If Yes, what type of system will be used to handle wastewater treatment?

Private Septic System

Municipal

Other, please explain:

SOLID WASTE Check all types of waste generated and describe how you will collect and store waste generated from the business below:

- | | | | |
|---|---------------------------------------|---|--------------------------------------|
| <input checked="" type="checkbox"/> Household Garbage | <input type="checkbox"/> Animal Waste | <input type="checkbox"/> Hazardous | <input type="checkbox"/> Radioactive |
| <input type="checkbox"/> Oil and Grease | <input type="checkbox"/> Chemicals | <input type="checkbox"/> Demolition Waste | <input type="checkbox"/> Other |
| <input type="checkbox"/> Other Automotive Fluids | <input type="checkbox"/> Medical | <input type="checkbox"/> Wood and Sawdust | |

If Other, please explain:

Please describe collection and disposal:

Dumpster to collect garbage

*Additional information may be required based on the scope of the project.

STORMWATER MANAGEMENT

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Will there be more than one (1) acre of altered surface? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If Yes, do you have an MPCA NPDES permit? (Please attach permit) |

CONTACT: Planning and Zoning Department

Technical Assistance
Toll Free: 1-800-450-9777
Land Use Information
www.stlouiscountymn.gov/landuse

Duluth
Government Services Center
320 West 2nd Street, Suite 301
Duluth, MN 55802
(218) 725-5000

Virginia
Government Services Center
201 South 3rd Avenue West
Virginia, MN 55792
(218) 749-7103

Office Use Only
Receipt # _____
Receipt Date _____
Payment Amount _____
Paid By _____



COMMUNITY
DEVELOPMENT
NON PROFIT

218-482-3005



9165 Hwy 53, PO Box 156,
Cotton, MN 55724



oldschoollives@gmail.com



02-12-2024

Old School Lives, Inc. Minutes

John Wood, opened in prayer.

Notice to pay rent or evict, to Dave Sanders , paper to be notarized 02-13-2024

Lease agreement was presented to board,

Board will be supplied about the renter's payment,

Discussion of property, potential renters, leaser

Discussion with Ronald (Transparent) Wolschlagger , motion made and seconded to allow Ronald Wolschlagger to pursue permits needed for the project (Transparent).

Town of Cotton , approved of the project (Transparent)

Donation was made to them for Design prints

Jake Crispo was going to work on land description and lease agreement.

Boiler cost for renovation, close to 680,000.00 \$\$

Boiler parts are ordered and lead time is 17 weeks, cost of 2200.00 \$

MSC to adjourned



Transparent aims to bridge a gap happening in the youth in our community who have aged out of foster care.

- 65% of youth who have aged out couch hop
- 20% are instantly homeless
- 80% of the people incarcerated were once in foster care

The statistics are grim and they continue. We plan to change these statistics by meeting their fundamental needs, leading and guiding them into adulthood. In order to do this we are building a non-profit organization called Transparent-Youth Aging into Family. Our model is a large community space with life skills training, paired with individual living. Old School lives would act as our large community space. We would then build 16 student cottages, 560 sq ft one bedroom dwellings, two staff houses. Students 18-25 years old who needed housing accommodations could move into their own student cottage, while taking advantage of life skills programming offered by Transparent. With this model we believe we can make a large impact in generational cycles of foster care.



- LEGEND**
- Project Area
 - 2' Contours
 - Culverts
 - Drainage
 - Delineated Wetlands
 - Wet Meadow
 - Shallow Marsh
 - Shrub Swamp
 - Hardwood Swamp
 - Coniferous Bog

NOTE: DATA COLLECTED DURING THE 5/30/2024 ON-SITE (LEVEL 2) WETLAND DELINEATION.



OLD SCHOOL LIVES
COTTON TOWNSHIP
ST. LOUIS COUNTY, MINNESOTA

FIGURE 4
WETLAND DELINEATION MAP

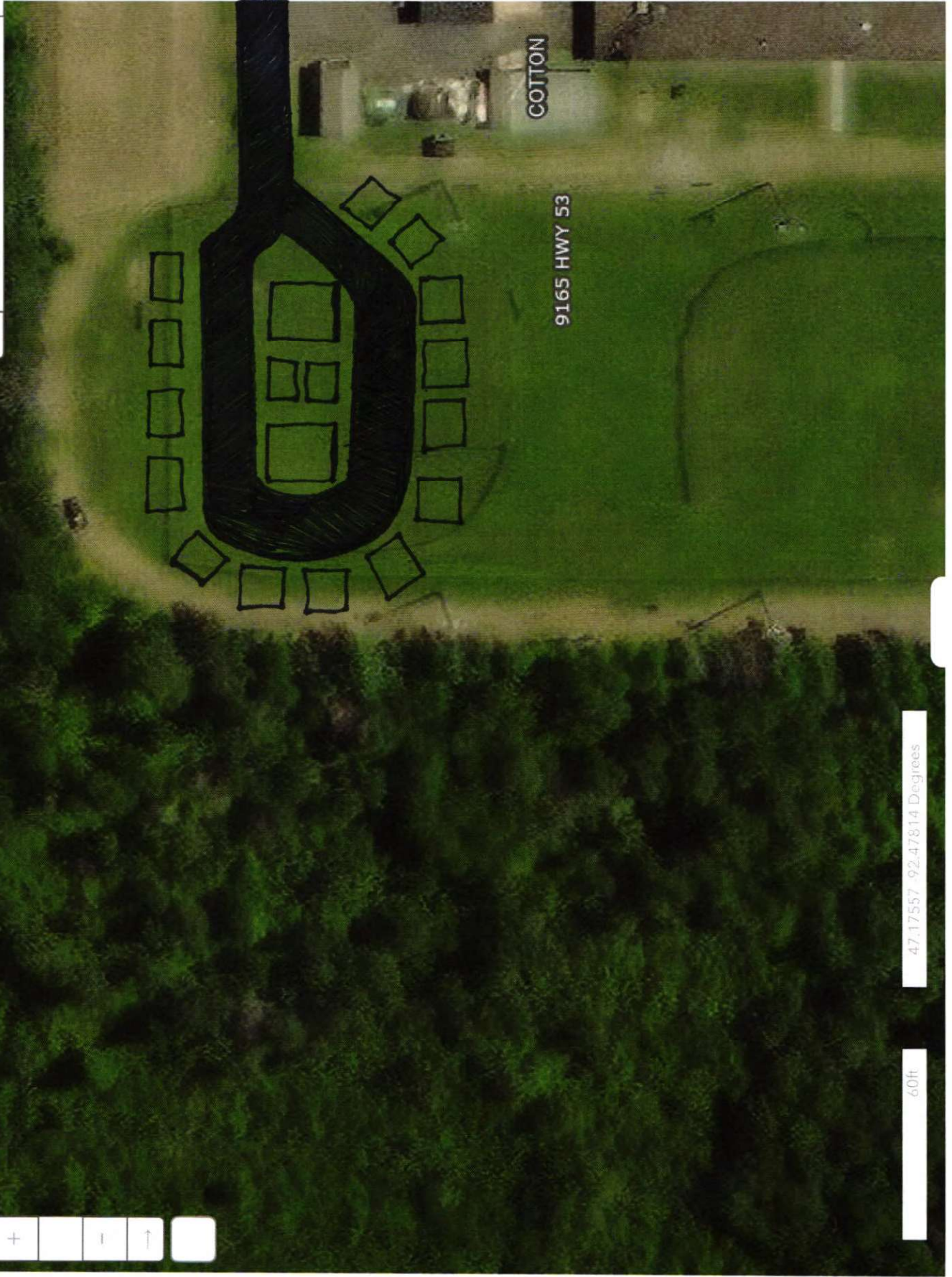


CK Wetland Services
 312 2nd Ave NW
 Chisholm, MN 55717
 Author: C. Riebt



Cadastral

Search Address or Tax PIN



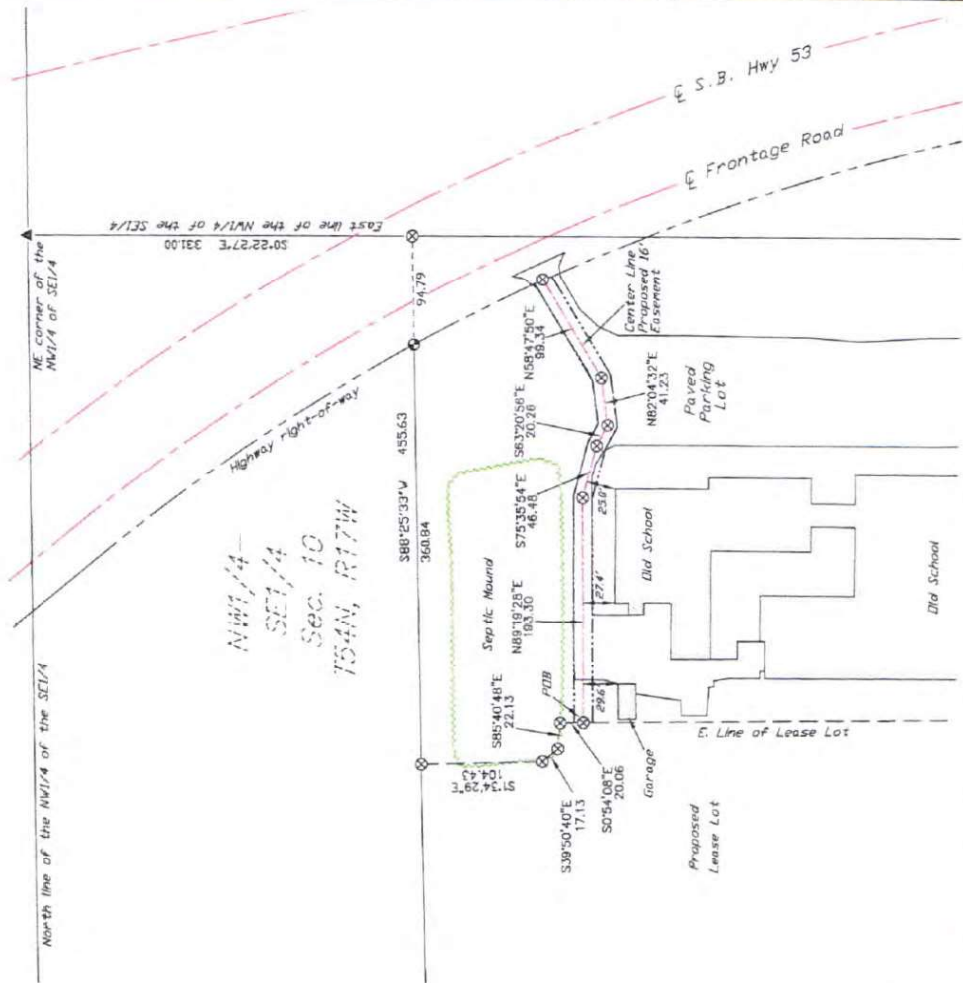
60ft

47.17557 -92.47814 Degrees



Proposed Easement Description

Across part of the NW1/4-SE1/4,
Section 10,
Township 54 North, Range 17 West,
St. Louis County, Minnesota



Proposed Easement description

A 16 foot wide easement for ingress and egress purposes over, under and across part of the Northwest Quarter of the Southeast Quarter, Section 10, Township 54 North, Range 17 West of the Fourth Principal Meridian, St. Louis County, Minnesota, the center line of said easement is described as follows: Commencing at the northeast corner of said Northwest Quarter of the Southeast Quarter of the Southeast Quarter a distance of 331.00 feet; thence South 88 degrees 25 minutes 33 seconds West a distance of 455.63 feet; thence South 01 degrees 34 minutes 29 seconds East a distance of 104.43 feet; thence South 39 degrees 50 minutes 40 seconds East a distance of 17.13 feet; thence South 85 degrees 40 minutes 48 seconds East a distance of 22.13 feet; thence South 00 degrees 54 minutes 08 seconds East a distance of 20.06 feet to the point of beginning of said center line; thence North 89 degrees 19 minutes 28 seconds East a distance of 193.30 feet; thence South 75 degrees 35 minutes 54 seconds East a distance of 46.48 feet; thence South 63 degrees 20 minutes 56 seconds East a distance of 20.26 feet; thence North 82 degrees 04 minutes 32 seconds East a distance of 41.23 feet; thence North 58 degrees 47 minutes 50 seconds East a distance of 99.34 feet to the Westerly Highway No. 53 right-of-way and there terminating. The side lines of said easement are to be prolonged or shortened to terminate at the Westerly Highway No. 53 right-of-way and the east line of the proposed lease lot.

LEGEND

- Capped Rebar set, marked PLS #61766
- Found Capped Rebar, marked PLS #18782
- ▲ Record Survey Monument (not verified)
- ⊗ Calculated Position
- × Spot Elevation

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Chris Matlin
Date: 5-16-24 License No. 61766



Bearings are based on the SLCM 96 Coordinate System

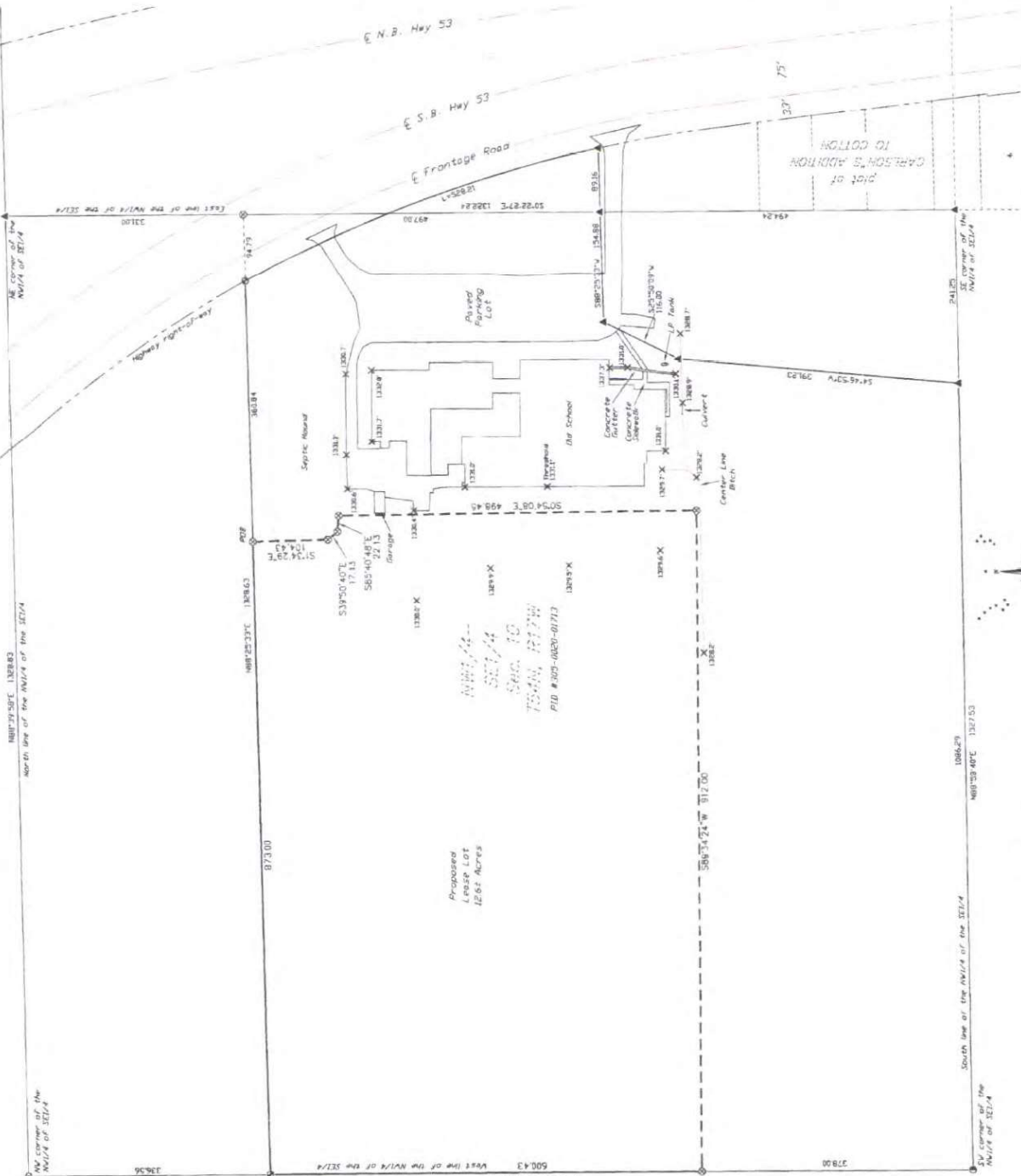


NORTHERN LIGHTS SURVEYING & CONSULTING
611 9th St. No. 1
Virginia, MN, 55792
Phone: (218) 741-2575
northlights@survey.com

PREPARED FOR
Old School Lives Inc.

SECTION	10
TOWNSHIP	54 NORTH
RANGE	17 WEST
COUNTY	St. Louis
DATE	5/16/2024
DRAWN BY	TJT
JOB NO.	PERM-034
DRAWING NO.	PERM034

CERTIFICATE OF SURVEY
PARCEL DESCRIPTION EXHIBIT
 Part of the NW1/4-SE1/4,
 Section 10,
 Township 54 North, Range 17 West,
 St. Louis County, Minnesota



Proposed Leased Lot Description
 That part of the Northwest Quarter of the Southeast Quarter, Section 10, Township 54 North, Range 17 West of the Fourth Principal Meridian, St. Louis County, Minnesota described as follows:
 Commencing at the Northwest corner of said Northwest Quarter of the Southeast Quarter of the South 100 degrees 22 minutes 27 seconds East, a distance of 331.00 feet, thence South 88 degrees 25 minutes 33 seconds West a distance of 425.63 feet to the point of beginning, thence South 39 degrees 50 minutes 40 seconds East a distance of 104.43 feet, thence South 85 degrees 48 minutes 48 seconds East 9 degrees 17.13 feet, thence South 00 degrees 54 minutes 08 seconds East 9 degrees 22.13 feet, thence South 00 degrees 54 minutes 08 seconds East 9 degrees 22.13 feet, thence North 00 degrees 54 minutes 08 seconds West a distance of 82.00 feet to the west line of said Northwest Quarter of the Southeast Quarter, thence North 00 degrees 25 minutes 34 seconds West along said west line of said Northwest Quarter of the Southeast Quarter a distance of 675.69 feet to the point of beginning.
 Said parcel contains 12.6 acres more or less.

Parcel Description Doc. #118825J
 All that part of the NW1/4 the SE1/4, and the NE1/4 the SE1/4, Section 10, Township 54 North, Range 17 West, St. Louis County, Minnesota, described as follows:
 Commencing at the Northwest corner of said NW1/4 of SE1/4, thence S02°22'27"E, along the east line of said NW1/4 of SE1/4 a distance of 154.86 feet, thence S23°50'09"W, a distance of 116.00 feet, thence S44°46'53"W, a distance of 391.23 feet to the south line of said NW1/4 SE1/4, thence S88°58'40"W, along said south line, a distance of 1086.29 feet to the west line of said NW1/4 SE1/4, thence N02°35'34"W, along said west line, a distance of 978.57 feet to a point of beginning 588.2533' W from a point on the east line of said NW1/4 SE1/4, a distance of 101.60 feet, thence N88°25'31"E, along said line, a distance of 1233.84 feet to the westerly right-of-way of State Highway 53, thence Southeasteary, along said right-of-way, a distance of 526.21 feet to a line which bears N88°25'33"E from the point of beginning, thence S88°25'33"W, a distance of 89.16 feet to the point of beginning and there terminating.

- LEGEND**
- ⑤ Capped Rebar set, marked PLS 45176B
 - ③ Pinned Capped Rebar, marked PLS 45176B
 - ④ Accuracy Survey Measurement (Not Verified)
 - ⊙ Calculated Position
 - X Spot Elevation

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Chris Miller
 Date: 11-11-11 License No. 61768

NORTHERN LIGHTS SURVEYING & MAPPING, INC.
 1111 1/2 N. 1st St., Ste. 100
 St. Louis, MN 55155
 Phone: 612-735-1111
 Fax: 612-735-1112
 Email: info@nlsmapping.com

PREPARED FOR:
 Old School
 Liven Inc.

SECTION: 10
 TOWNSHIP: 54 NORTH
 RANGE: 17 WEST
 COUNTY: ST. LOUIS
 DATE: 11/11/2011
 DRAWN BY: TJE
 JOB NO.: 118825J
 SHEET NO.: 1 OF 1

Site Sketch Form

The sketch is to graphically illustrate your proposed project(s)

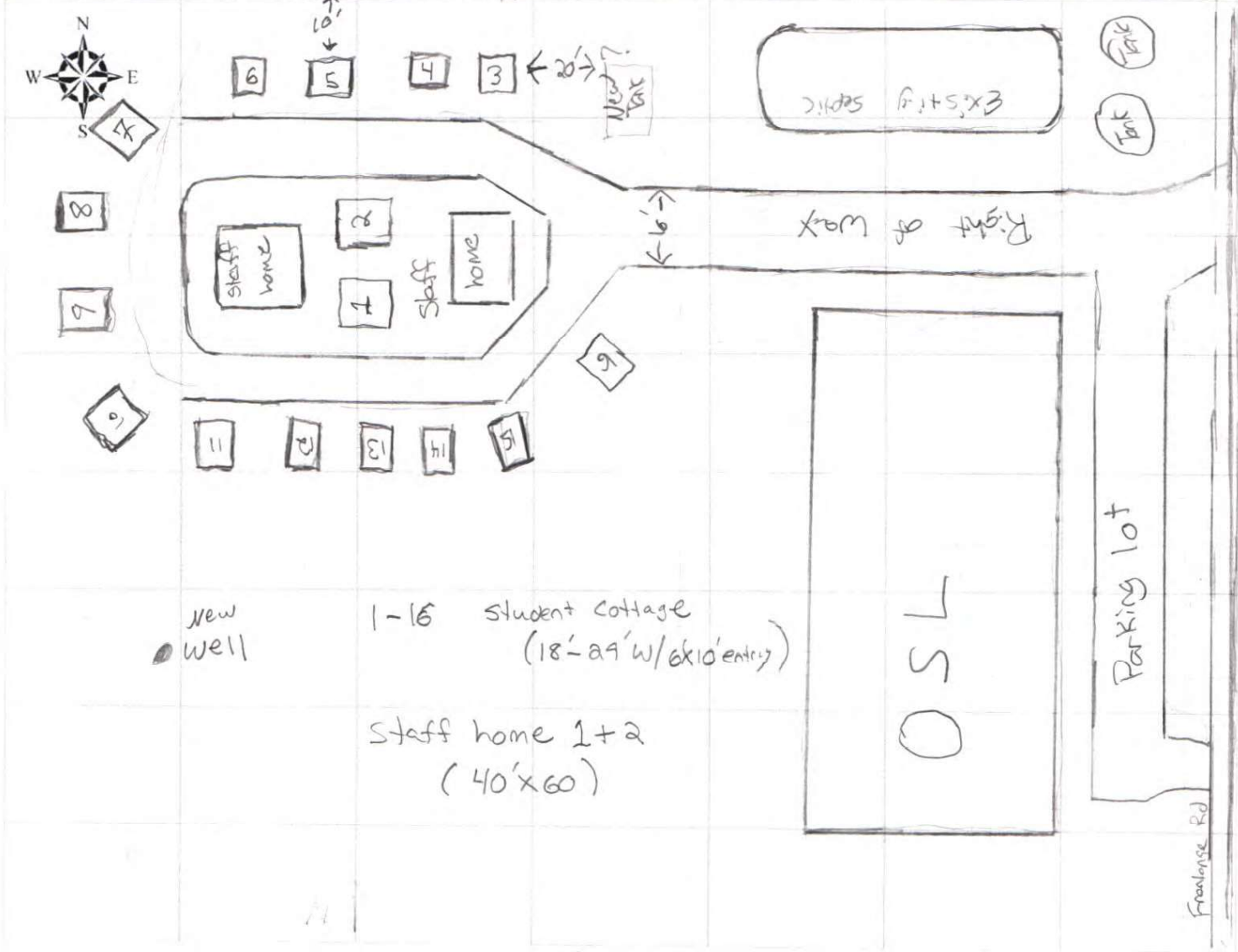
Draw and Label on Sketch (in feet)

- *All Structures on the Property and Dimensions
- *All Driveways, Access Roads, and Wetlands
- *All Proposed Structures and Dimensions

- *Distance of Proposed Structures to Shoreline (Closest Point)
- *Distance of Proposed Structures to Septic System and Tank
- *Distance of Proposed Structures to Property Lines
- *Distance of Proposed Structures to Road Centerline and Right-of Ways

You may submit your own site sketch **IF it has the required information indicated above.**

*Applicant Name: Transperend
 *Site Address: 9165 Cotton mn 55724
 *PIN: 305-0020-01713 North ppl



Sanitary Authority Use Only

Sanitary Review: (To be determined by appropriate sanitary authority.)

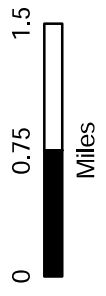
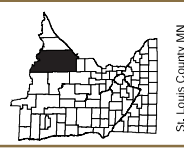
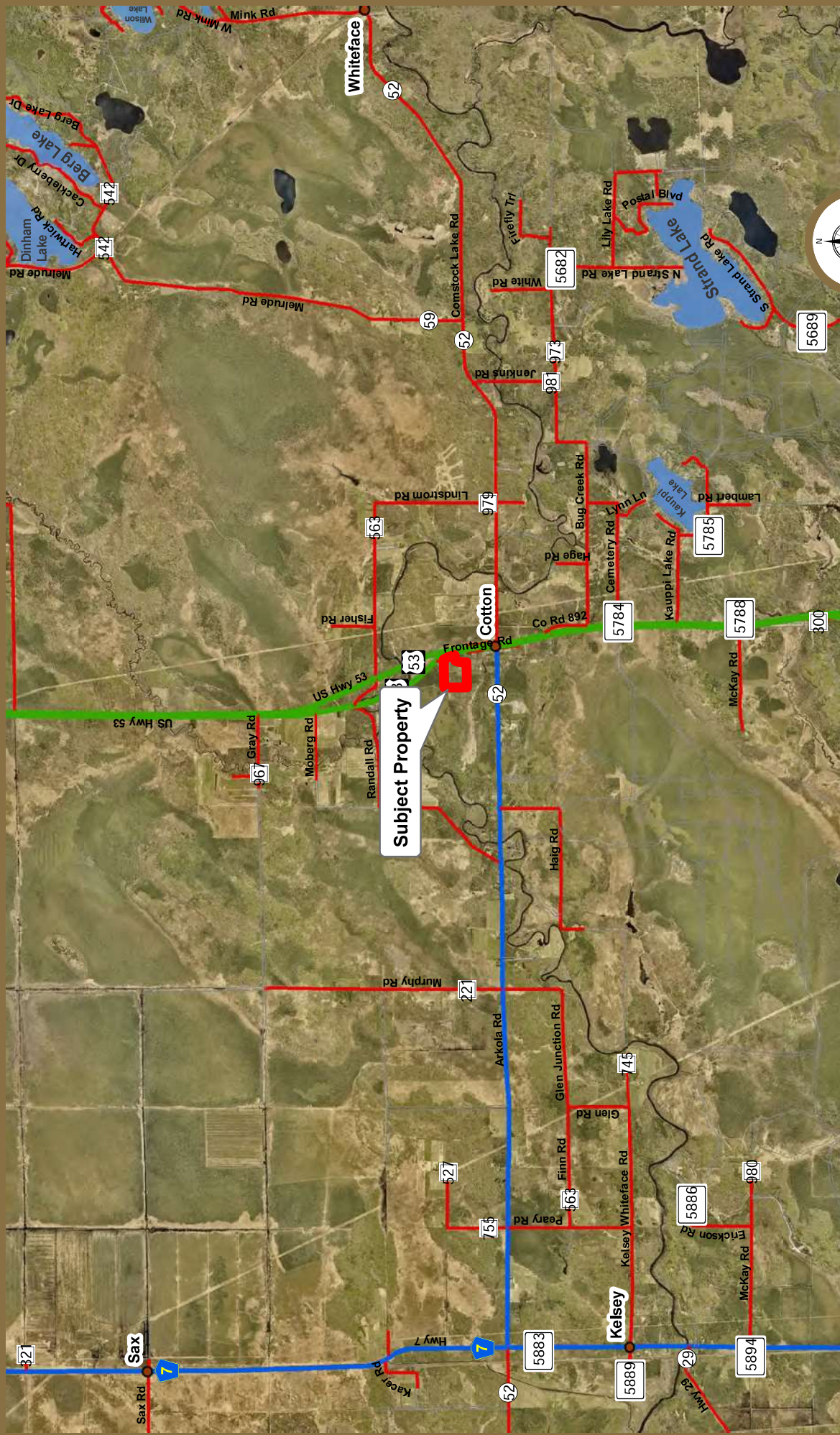
Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? Yes No

Sign off:

Signature _____ Title _____

St. Louis County

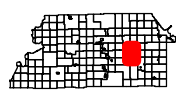
July PC Meeting



Ron Wollschlager

Location Map

305-0020-01713



Prepared By: **Planning & Zoning**
 Department
 (218) 725-5000
www.stlouiscountymn.gov
 Source: St. Louis County
 Map Created: 6/18/2024

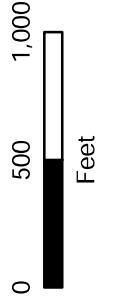
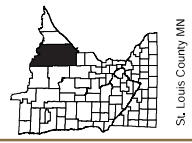
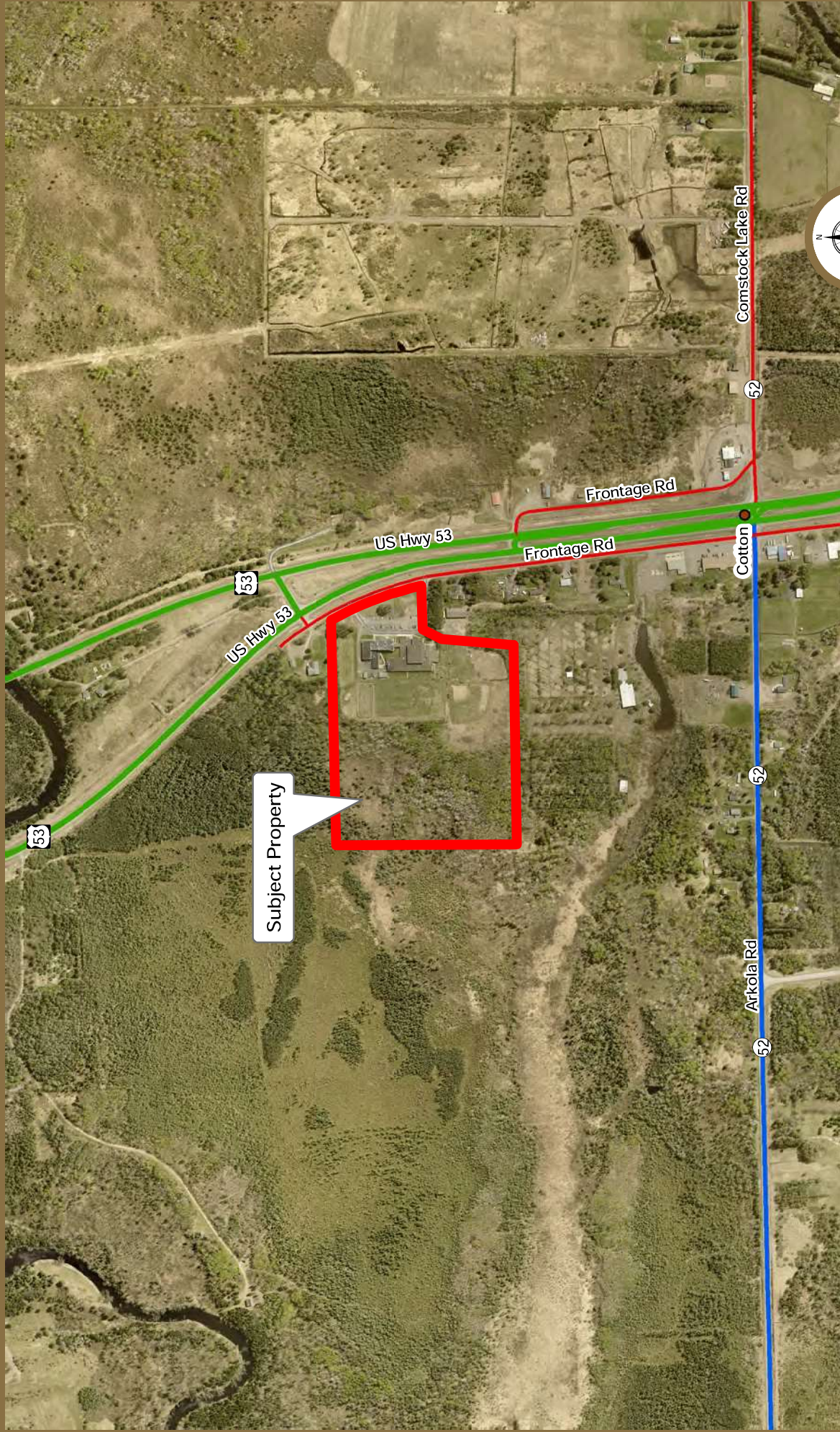
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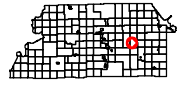
St. Louis County

July PC Meeting



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Location Map
305-0020-01713



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Source: St. Louis County

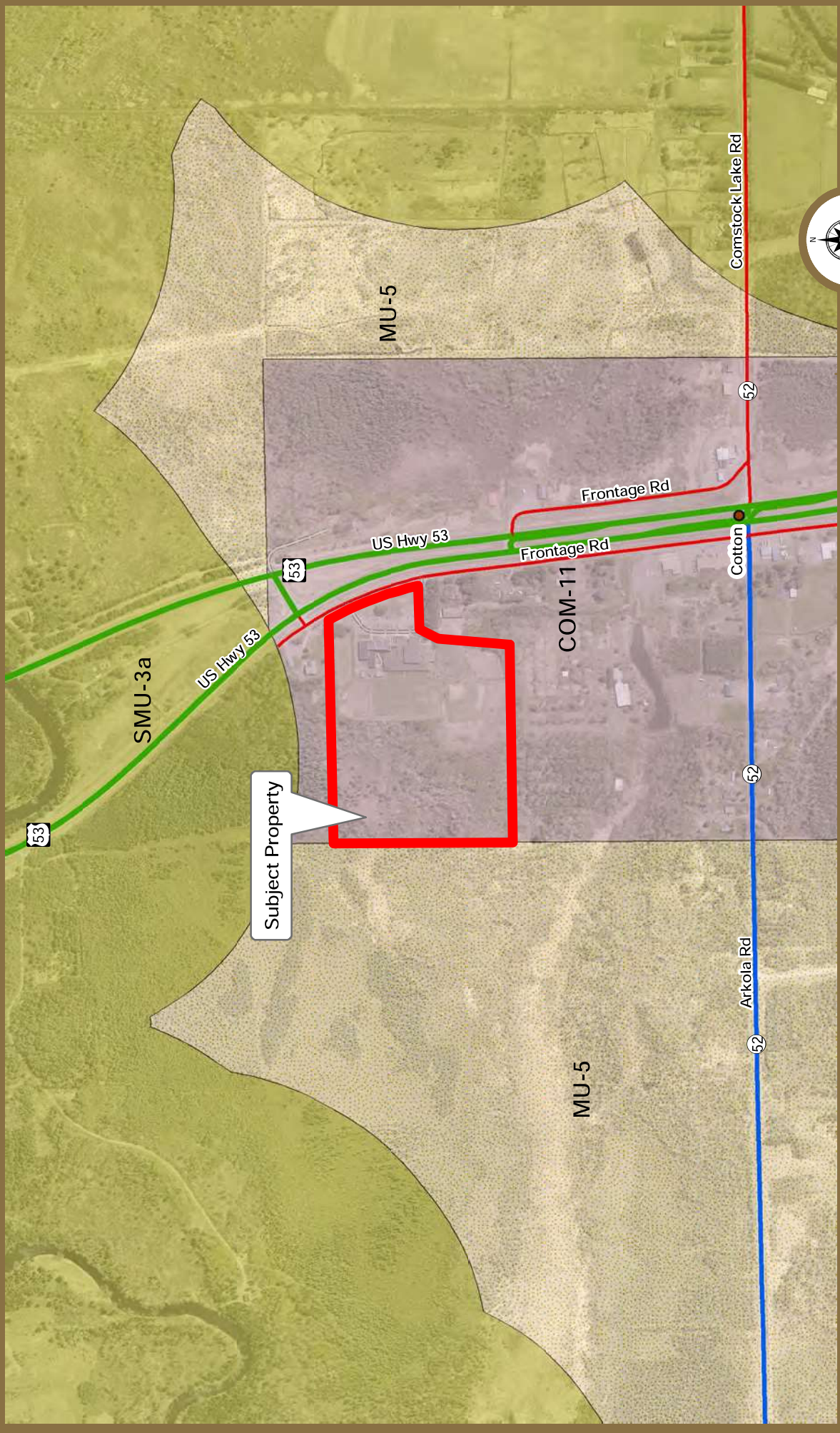
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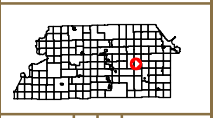
July PC Meeting



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Zoning Map

305-0020-01713



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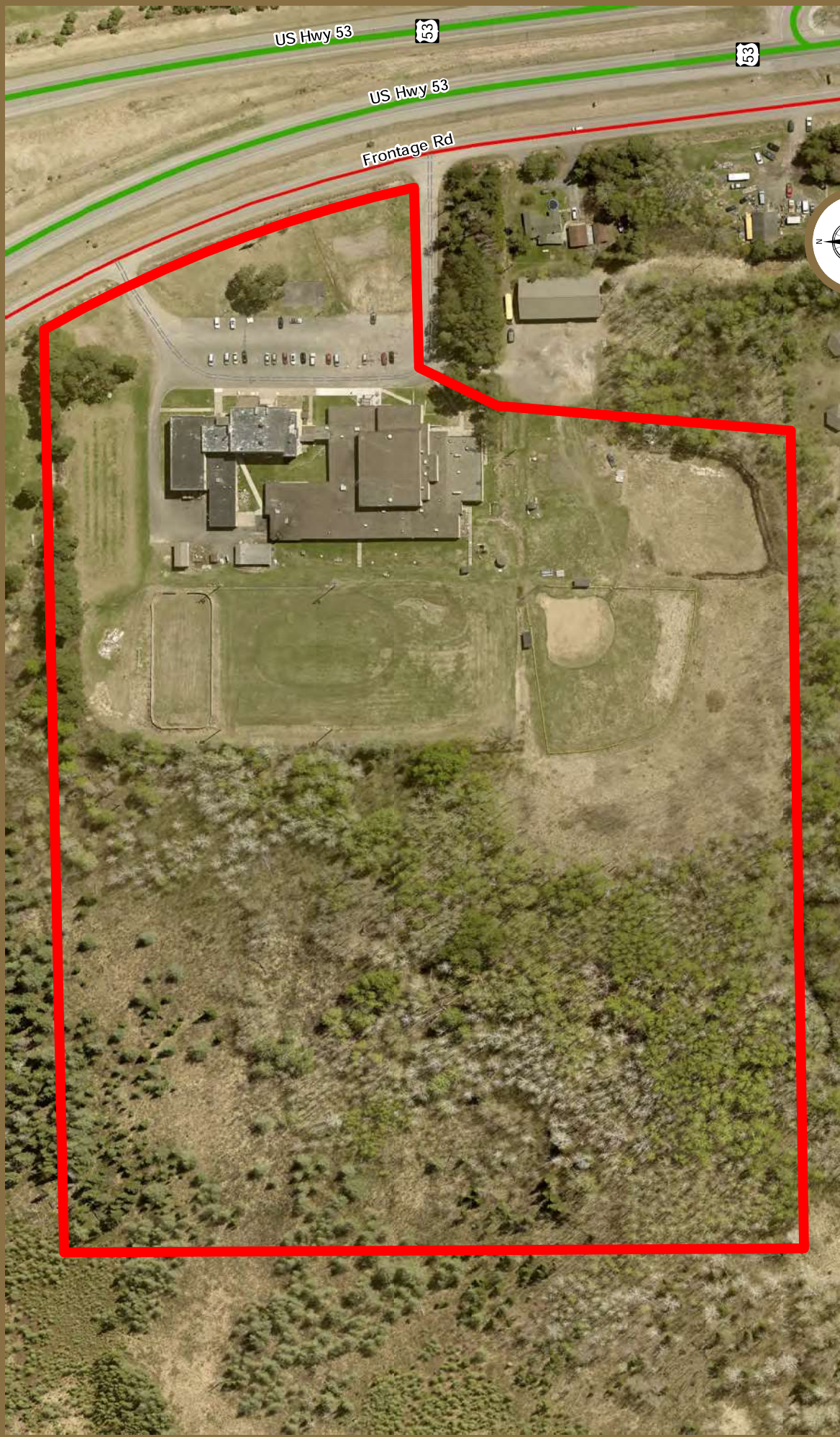
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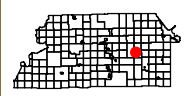
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St. Louis County MN

0 125 250
Feet

Ron Wollschlager Site Map 305-0020-01713

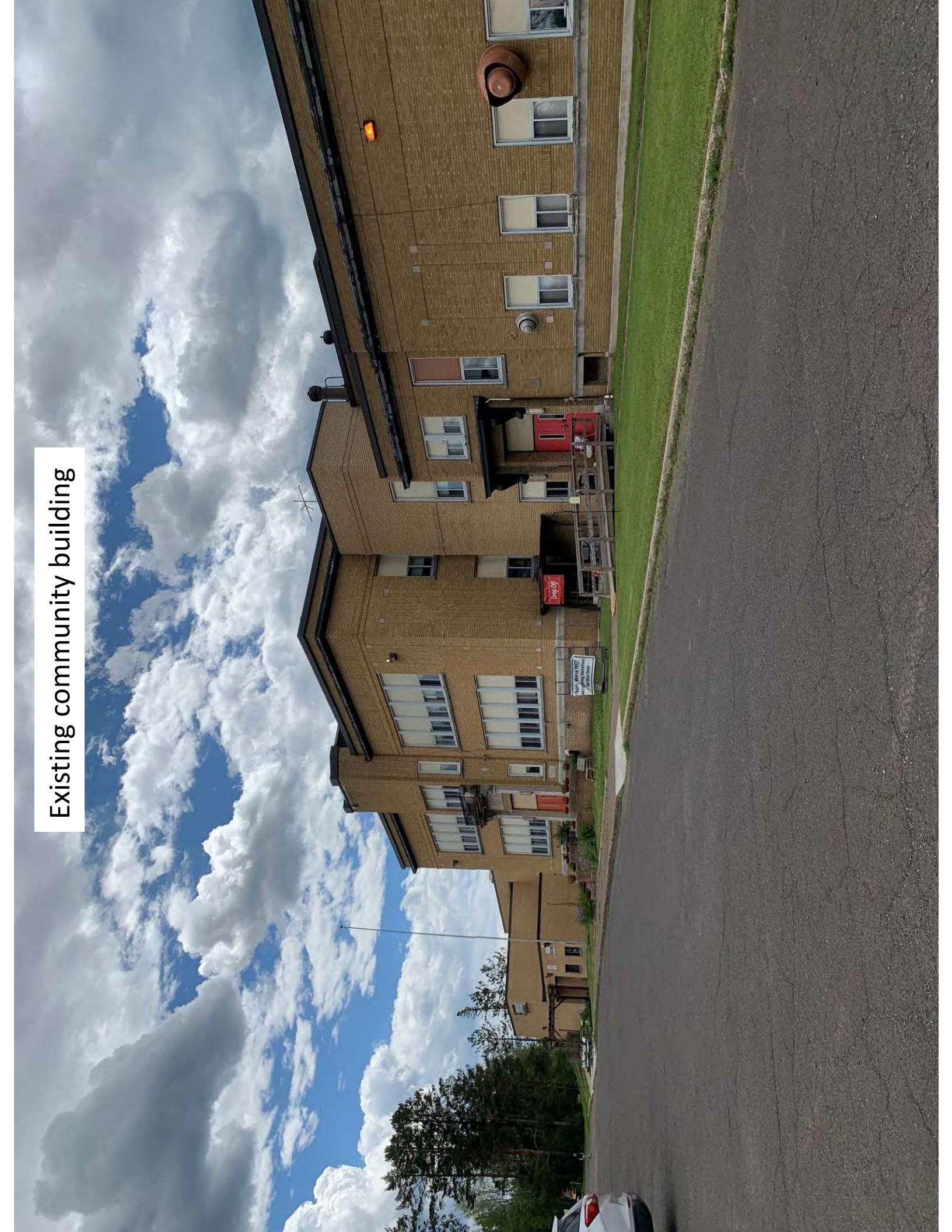


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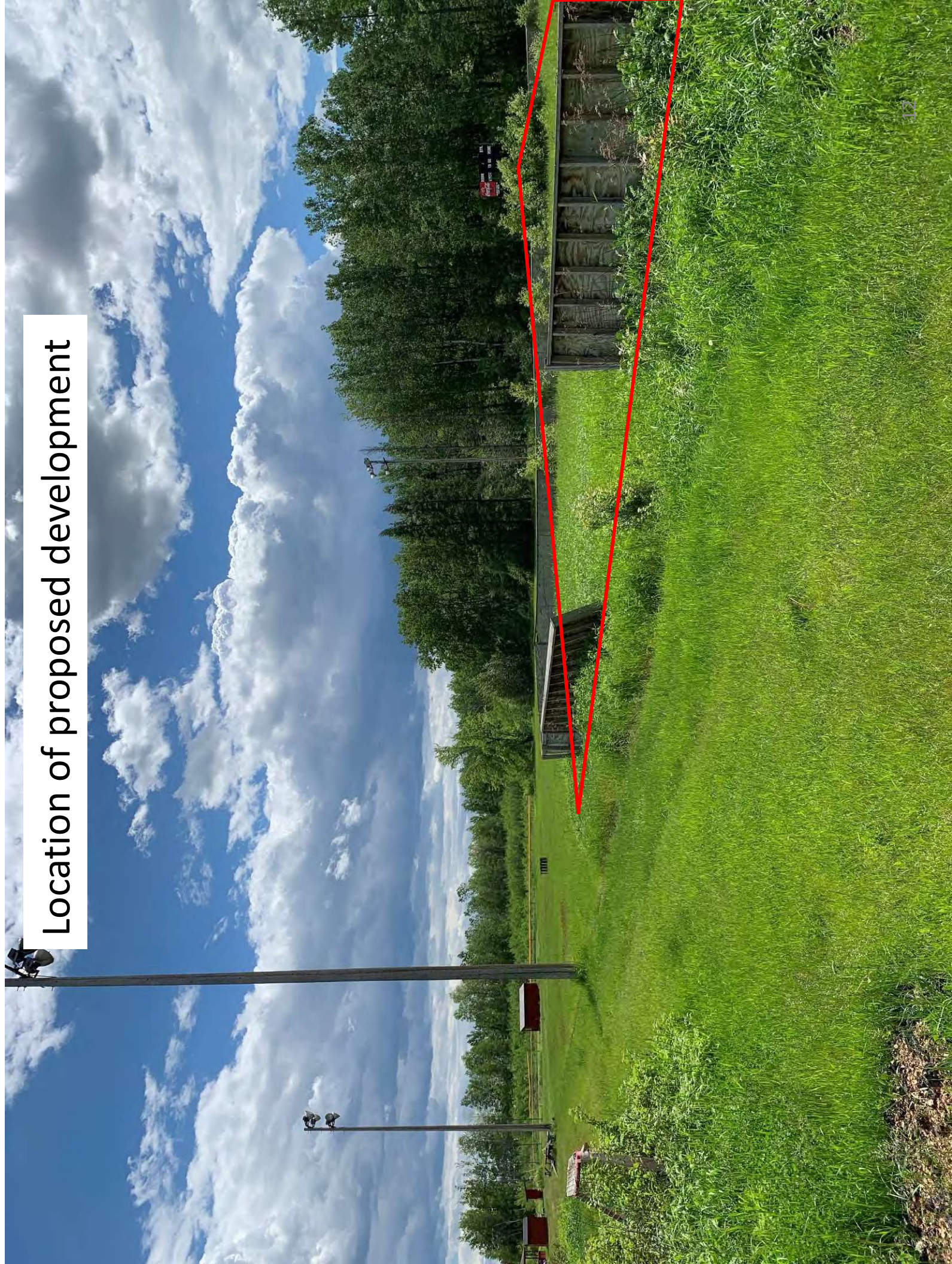
Existing community building



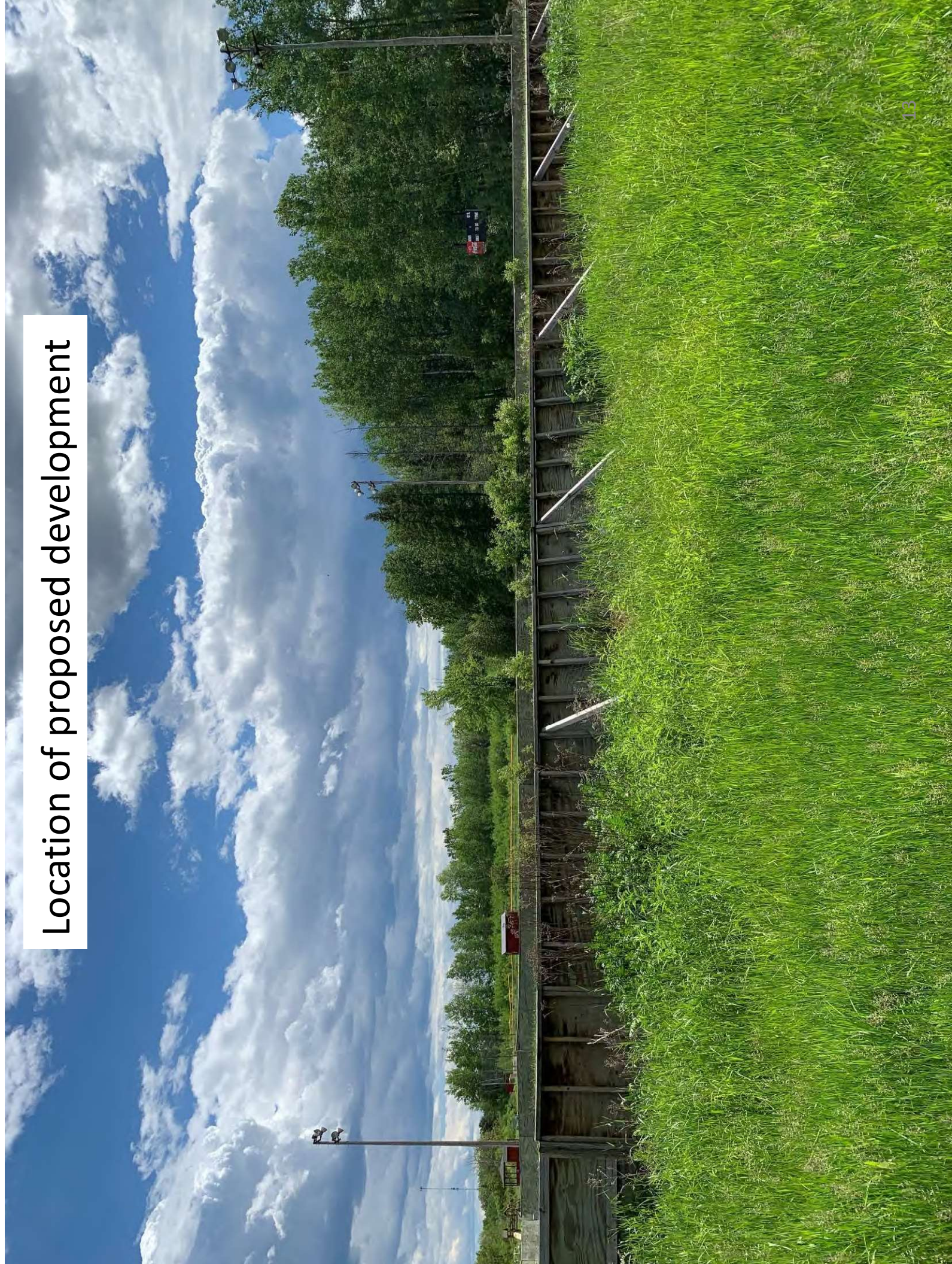
Entrance to proposed development



Location of proposed development



Location of proposed development



Existing field
Proposed development on north end

