



GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Planning Commission
Government Center - Board Room
509 West 5th St, Red Wing MN 55066

Planning Advisory Commission

6:00 PM Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. December 12, 2022 PAC Meeting Minutes

Documents:

[MINUTES_DRAFT_DECEMBER_2022.PDF](#)

Appointment Of Chair, Vice-Chair, And BOA Representative

Conflict/Disclosure Of Interests

Public Hearings:

1. PUBLIC HEARING: "Braland Addition" Preliminary And Final Plat Review

Request submitted by Braland Family LTD Partnership (Owners) for Preliminary and Final Plat review of the proposed Braland Addition Plat comprising approximately 63.42-acres. Parcels 36.016.0900. 2351 490th Street Kenyon, MN 55946. Part of the E ½ of the SW ¼ of Section 16 TWP 109 Range 18 in Kenyon Township. A-1 Zoned District.

Documents:

[PACPACKET_BRALAND.PDF](#)

2. PUBLIC HEARING: Request For IUP For An Event Center And Resort Facility (Villa Maria Ventures, LLC (John Rupp, Chief Manager))

Request for an Interim Use Permit (IUP) to establish an Event Center and Resort Facility. The proposal includes remodeling existing structures and constructing additions to provide spaces for lodging, cottages, on-site restaurant, and event spaces. 29847 County 2 BLVD Frontenac, MN 55026. Parcels 32.160.0040 and 32.012.0400. Blocks C, D, and E of Garrards South Extension plat and part of the SE ¼ of the SW ¼ of Section 12 TWP 112 Range 13 in Florence Township. CR (Commercial Recreational District).

Documents:

[PACPACKET_VILLAMARIA_2022.PDF](#)

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

**PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
December 12, 2022 MEETING MINUTES
DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 5:30 PM by Chair Carli Stark at the Goodhue County Government Center in Red Wing.

Roll Call

Commissioners Present: Carli Stark, Tom Gale, Richard Miller, Darwin Fox, Chris Buck, Marc Huneke (arrived at 5:34) and Todd Greseth.

Commissioners Absent: Howard Stenerson, Richard Nystuen

Staff Present: Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Patty Field.

1. Approval of Agenda

¹Motion by Commissioner Miller; seconded by Commissioner Fox to approve the meeting agenda.

Motion carried 6:0

2. Approval of Minutes

²Motion by Commissioner Greseth; seconded by Commissioner Buck to approve the previous month's meeting minutes.

Motion carried 6:0

3. Conflict/Disclosure of Interest

There were no reported conflicts/disclosures of interest.

4. Public Hearings

PUBLIC HEARING: "Kvalvog Addition" Preliminary and Final Plat Review

Request submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Raymond Kvalvog (Owner) for Preliminary and Final Plat review of the proposed Kvalvog Addition Plat comprising approximately 137.92-acres. Parcels 47.006.0600. 180th AVE Zumbrota, MN 55992. Part of the SW ¼ of Section 06 TWP 110 Range 15 in Zumbrota Township. A-1 Zoned District.

Pierret presented the staff report and attachments.

Commissioner Greseth confirmed there are no additional building sites being created.

Pierret answered that is correct.

Chair Stark Opened the Public Hearing

Jerry Zemke (18222 400th Street, Goodhue, MN) asked if these types of requests happen regularly (splitting up tillable acreage from recreational/wooded acreage)? His concern is that there will be more houses built.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
December 12, 2022 MEETING MINUTES
DRAFT

Pierret stated that these requests to split agricultural land from non-agricultural land happen quite often but they are usually addressed administratively. In this instance, the Applicant is creating four parcels from a single parcel therefore it must be formally platted which includes a public hearing. It has become more common for property owners to split their homestead from agricultural land for financial reasons.

3After Chair Stark called three times for additional comments it was moved by Commissioner Miller and seconded by Commissioner Fox to close the Public Hearing.

Motion carried 7:0

Commissioner Gale questioned whether the wooded land could be used as a conservation subdivision in the future

Pierret confirmed the future owner of the 46 acre wooded land could request a conservation subdivision there however Zumbrota Township has told staff that they are not in favor of approving conservation subdivision requests.

4It was moved by Commissioner Miller and seconded by Commissioner Huneke for the Planning Advisory Commission to:

- adopt the staff report into the record;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Raymond Kvalvog (owner) for Preliminary and Final Plat of the proposed "Kvalvog Addition" Plat comprising approximately 137.92-acres.

Motion carried 7:0

PUBLIC HEARING: "Gesme Third Addition" Preliminary and Final Plat Review

Request submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Michael Conzemius (Owners) for Preliminary and Final Plat review of the proposed Gesme Third Addition Plat comprising approximately 66.65 acres. Parcels 28.126.0010, 28.006.0300, and 28.005.1100. HWY 20 BLVD Cannon Falls, MN 55009. Lot 1 Block 1 of the Gesme Second Addition and Part of the NW 1/4 of the NW 1/4 of Section 05 and Part of the NE 1/4 of the NE 1/4 of Section 06 TWP 112 Range 17 in Cannon Falls Township. A-3 Zoned District.

Pierret presented the staff report and attachments.

Chair Stark Opened the Public Hearing

No one spoke for or against the request.

PLANNING ADVISORY COMMISSION
GOODHUE COUNTY, MN
December 12, 2022 MEETING MINUTES
DRAFT

5After Chair Stark called three times for comments it was moved by Commissioner Fox and seconded by Commissioner Huneke to close the Public Hearing.

Motion carried 7:0

Commissioner Fox stated that there are certain parcel size constraints in an A-3 zone and this area has come before the Planning Commission a few times already for platting.

6It was moved by Commissioner Fox and seconded by Commissioner Huneke for the Planning Advisory Commission to:

- adopt the staff report into the record;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend the County Board of Commissioners **APPROVE** the request submitted by David Rapp (Authorized Agent/Surveyor) on behalf of Michael Conzemius (owner) for Preliminary and Final Plat of the proposed “Gesme Third Addition” Plat comprising approximately 66.65 acres.

Motion carried 7:0

Other Discussion:

The next Planning Advisory Commission Meeting will be held on January 9th at 6:00pm. We have one agenda item at this time.

7ADJOURN: Motion by Commissioner Fox and seconded by Commissioner Miller to adjourn the Planning Commission Meeting at 5:44 p.m.

Motion carried 7:0

Respectfully Submitted,

Patty Field, Zoning Administrative Assistant

MOTIONS

¹APPROVE the PAC meeting agenda

Motion carried 6:0

²APPROVE the previous month’s meeting minutes

Motion carried 6:0

³Motion to close the Public Hearing

Motion carried 7:0

⁴APPROVE preliminary and final plat

Motion carried 7:0

⁵Motion to close the Public Hearing

Motion carried 7:0

⁶APPROVE preliminary and final plat

Motion carried 7:0

⁷ADJOURN

Motion carried 7:0

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: January 9, 2023
Report date: December 29, 2022

PUBLIC HEARING: “Braland Addition” Preliminary and Final Plat Review

Request, submitted by Braland Family LTD Partnership (Owners) for Preliminary and Final Plat review of the proposed Braland Addition Plat comprising approximately 63.42-acres.

Application Information:

Applicant: Braland Family LTD Partnership (Owners)
Address of zoning request: 2351 490th Street Kenyon, MN 55946
Parcel(s): 36.016.0900
Abbreviated Legal Description: Part of the E ½ of the SW ¼ of Section 16 TWP 109 Range 18 in Kenyon Township.
Zoning District: A1 (Agricultural Protection District)
Township: Kenyon Township is aware of the request. The Applicant will need to return to the Township to obtain appropriate signatures upon final plat approval.

Attachments and links:

Application
Site Map(s)
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Summary:

Johnson and Scofield Inc. have prepared a Preliminary and Final Plat of the “Braland Addition” on behalf of the Braland Family LTD Partnership for consideration.

According to the Goodhue County Subdivision Ordinance, any land subdivision which dedicates any interests to the public such as easements or roads must be formally platted. The proposed “Braland Addition” dedicates frontage to 490th Street. The creation of three or more parcels from one parcel also must be platted. To divide the property among family members, three Outlots will be created along with Lot 1 Block 1 containing an existing accessory building. No additional dwelling sites will be created (there are 7 dwellings in Section 16 where a maximum of 4 dwellings are permitted).

The surveyor has prepared an easement to be recorded with the plat to maintain legal access from 490th Street to Outlot C and Outlot A. It should be noted that the Goodhue County Subdivision Ordinance does not allow building permits to be issued on platted Outlots. In the future, if there is a desire to construct an accessory building on an Outlot, that property’s owner will need to re-plate their property to make it “buildable”.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
 - accept the application, testimony, exhibits, and other evidence presented into the record; and
- Recommend that the County Board of Commissioners **APPROVE** the request submitted by Braland Family LTD Partnership for Preliminary and Final Plat of the proposed “Braland Addition” Plat comprising approximately 63.42-acres.

FILE #	Z22-0066
PARCEL #	36.016.0900

505 Plat Application

A. A Minnesota Statue Chapter 505 plat* is required under the following circumstances:

- 1) The creation of three or more tax parcels from one tax parcel, except when the tax parcels created can be described by an aliquot part of the Public Land Survey. The minimum division shall be a Quarter Quarter of the Section (i.e. SE 1/4 of the NW 1/4). Non-contiguous land must be separate tax parcels. The parcels shown on the plat provide for road access for each new division or reconfiguration of land;
- 2) If a subdivision of a platted lot or outlot can result in one or more potential dwelling sites, the subdivision must be platted.

*Requires approval and public hearings from the Planning Commission and County Board

Landowner Information	
Landowner Name	braland family ltd partnership <small>Email</small>
Mailing Address	128 erblang ave faribault mn 55021
Daytime Phone	

Applicant Information (if different than above)	
Applicant Name	kent braland <small>Email</small>
Mailing Address	128 erblang ave faribault mn 55021
Daytime Phone	

Township Information	
Township position	<small>Date</small>
Signature	

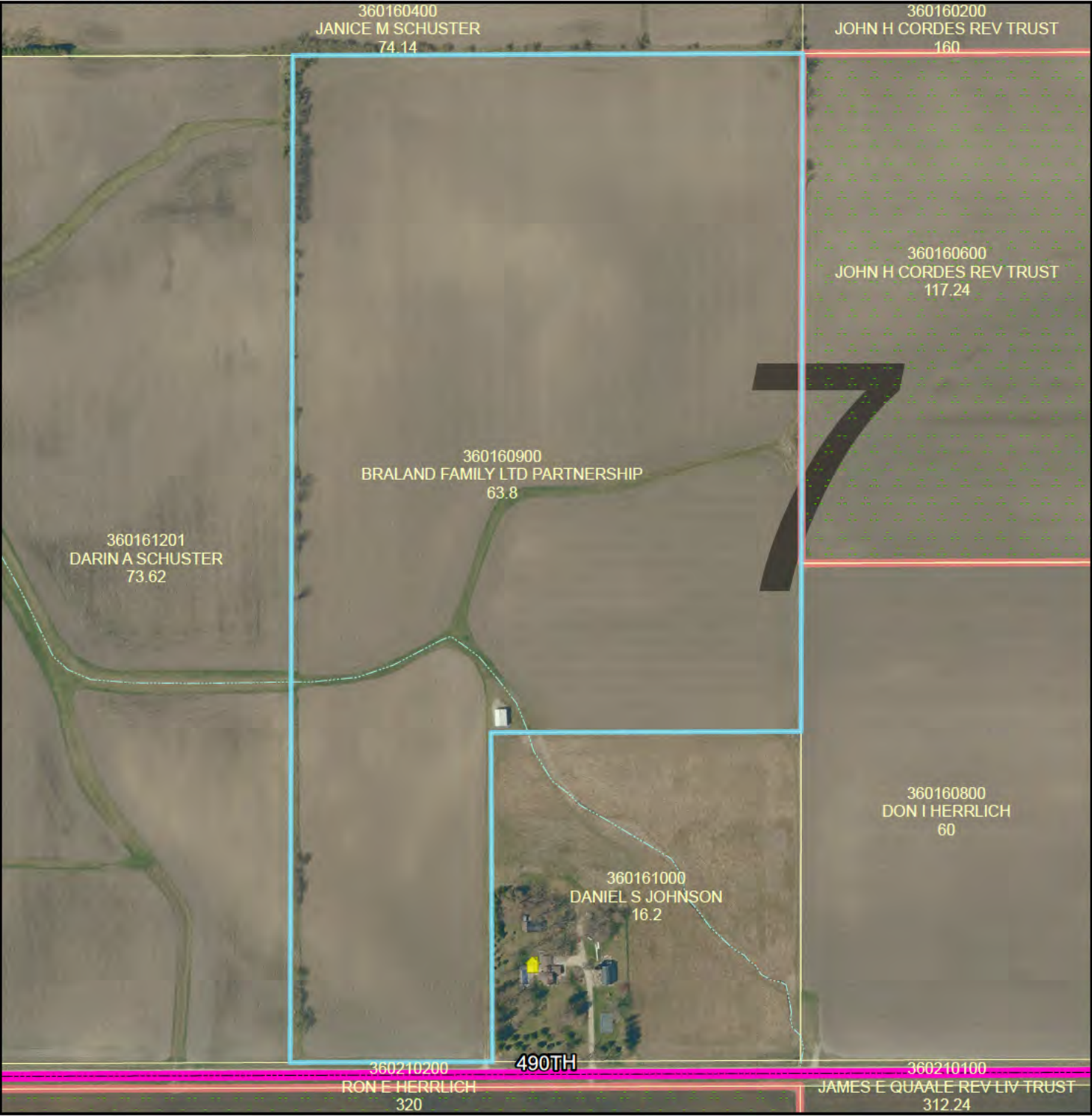
County Use			
Application Fee	\$350	Receipt Number	18036
Initial Reviewed by		Received Date	12-22-2022
Plat Name	Braland Addition		

Request complies with Goodhue County Zoning and Subdivision requirements as attested by me _____ the Goodhue County Planner/Zoning Administrator on this day _____

RECEIVED

DEC 23 2022

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
January 9, 2023

Braland Family LTD Partnership (Owner)

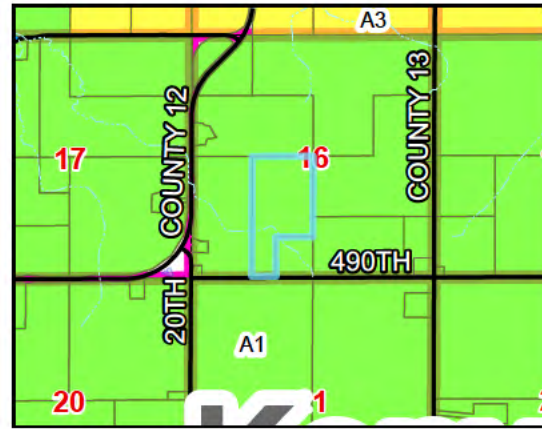
A1 Zoned District

Part of the E 1/2 of the SW 1/4 of
Section 16 TWP 109 Range 18 in
Kenyon Township

Request for Preliminary & Final Plat
approval for Braland Addition

Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 20 |
| | Lakes & Other Water Bodies | | 30 |
| | Shoreland | | FEMA Flood Zones |
| | Historic Districts | | 2% Annual Chance |
| | Parcels | | A |
| | Registered Feedlots | | AE |
| | Dwellings | | AO |
| | Municipalities | | X |



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2022 Aerial Imagery
Map Created December, 2022 by LUM



PLANNING COMMISSION

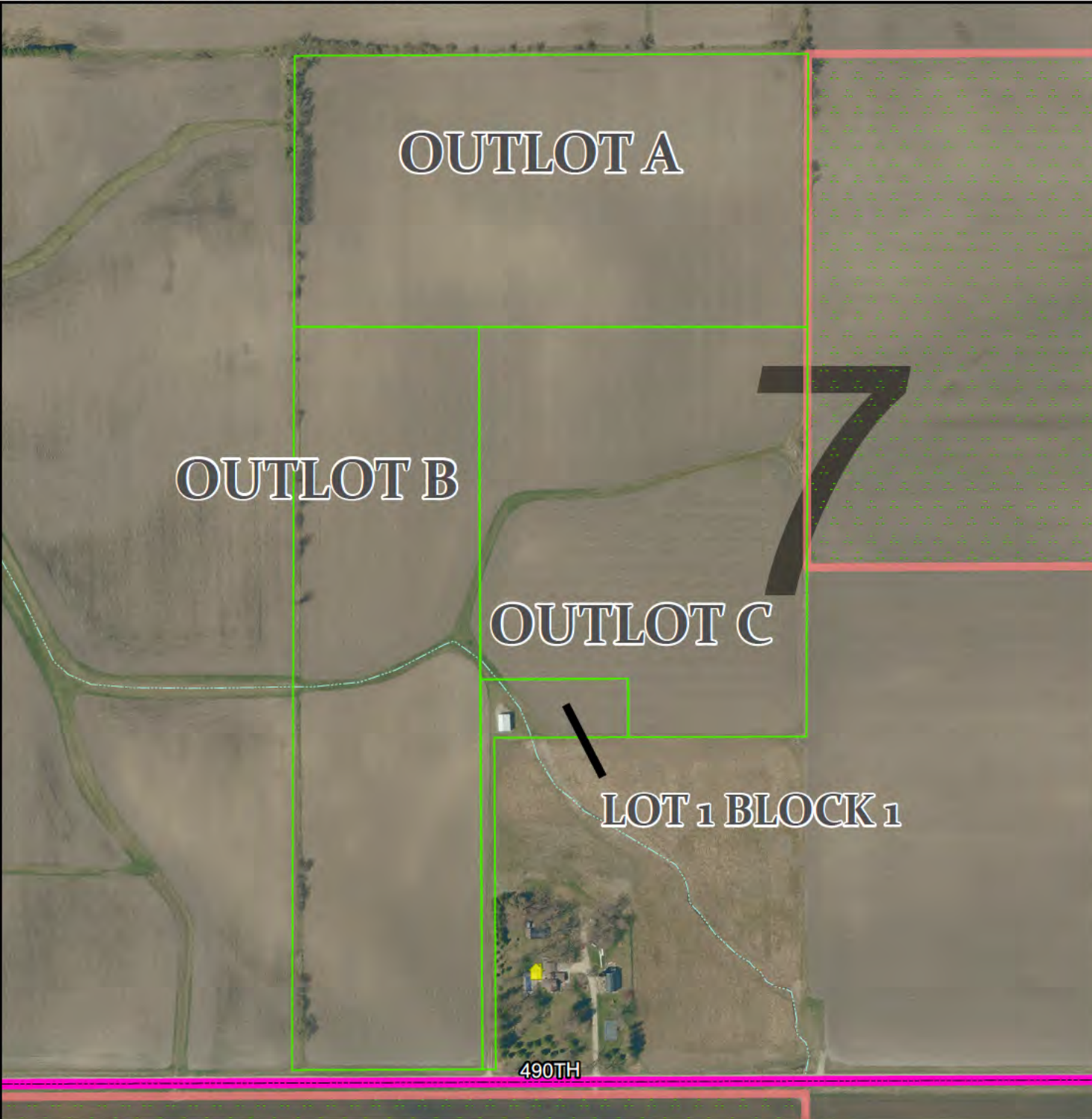
PAC Meeting
January 9, 2023

Braland Family LTD Partnership (Owner)

A1 Zoned District

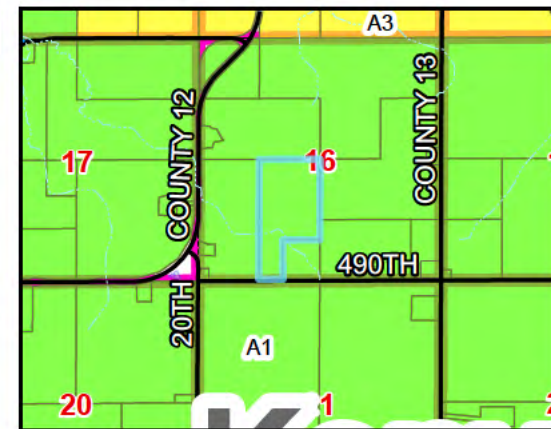
Part of the E 1/2 of the SW 1/4 of
Section 16 TWP 109 Range 18 in
Kenyon Township

Request for Preliminary & Final Plat
approval for Braland Addition



Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope)**
 - 20
 - 30
- FEMA Flood Zones**
 - 2% Annual Chance
 - A
 - AE
 - AO
 - X

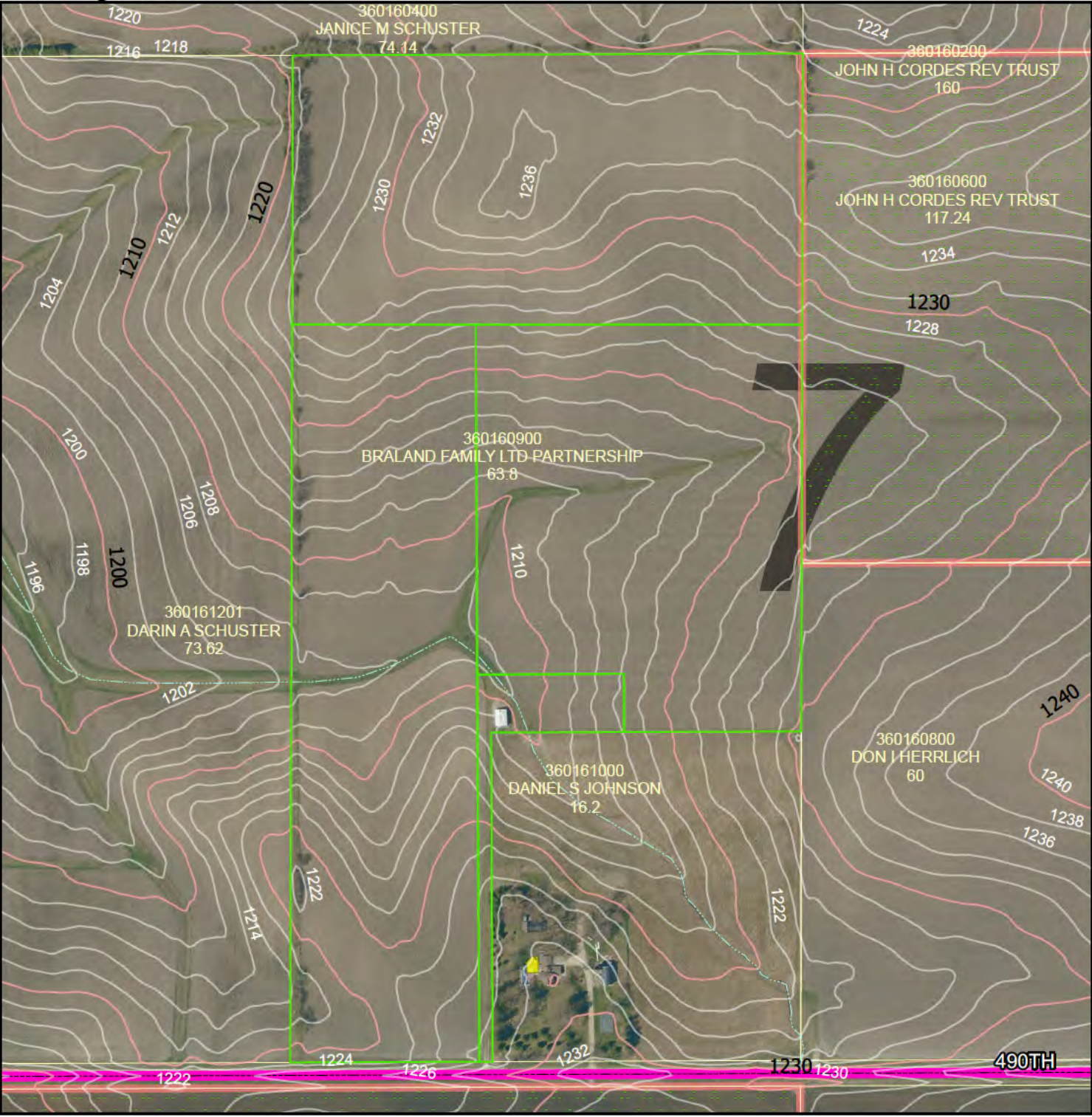


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2022 Aerial Imagery
Map Created December, 2022 by LUM



MAP 03: ELEVATIONS



PLANNING COMMISSION

PAC Meeting
January 9, 2023

Braland Family LTD Partnership (Owner)

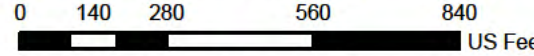
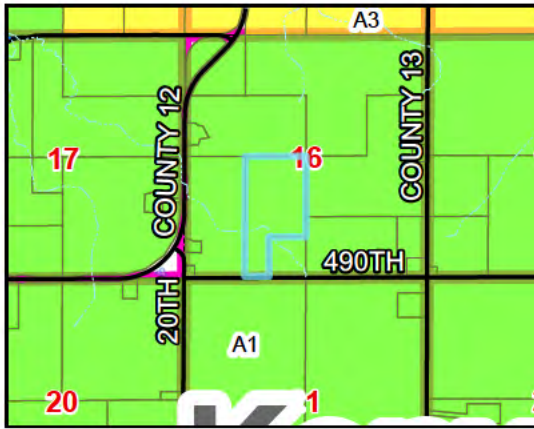
A1 Zoned District

Part of the E 1/2 of the SW 1/4 of
Section 16 TWP 109 Range 18 in
Kenyon Township

Request for Preliminary & Final Plat
approval for Braland Addition

Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope) 20
- Bluff Impact Zones (% slope) 30
- FEMA Flood Zones 2% Annual Chance A
- FEMA Flood Zones AE
- FEMA Flood Zones AO
- FEMA Flood Zones X



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PLANNING COMMISSION

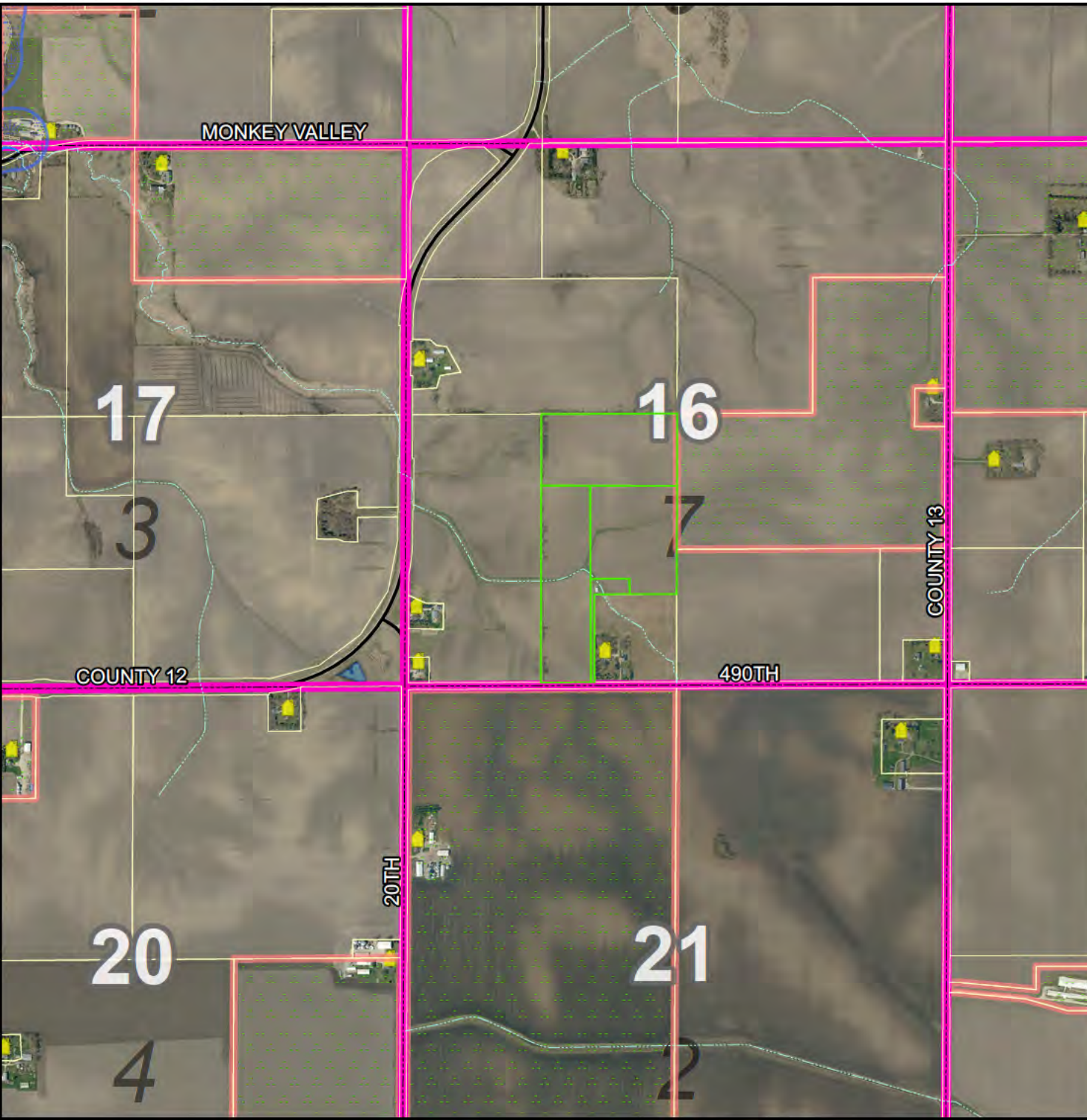
PAC Meeting
January 9, 2023

Braland Family LTD Partnership (Owner)

A1 Zoned District

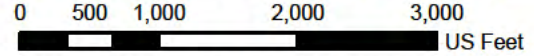
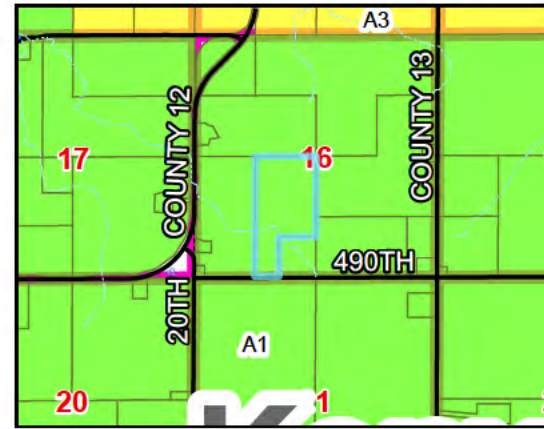
Part of the E 1/2 of the SW 1/4 of
Section 16 TWP 109 Range 18 in
Kenyon Township

Request for Preliminary & Final Plat
approval for Braland Addition



Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | FEMA Flood Zones |
| | Shoreland | | A |
| | Historic Districts | | AE |
| | Parcels | | AO |
| | Registered Feedlots | | X |
| | Dwellings | | |
| | Municipalities | | |

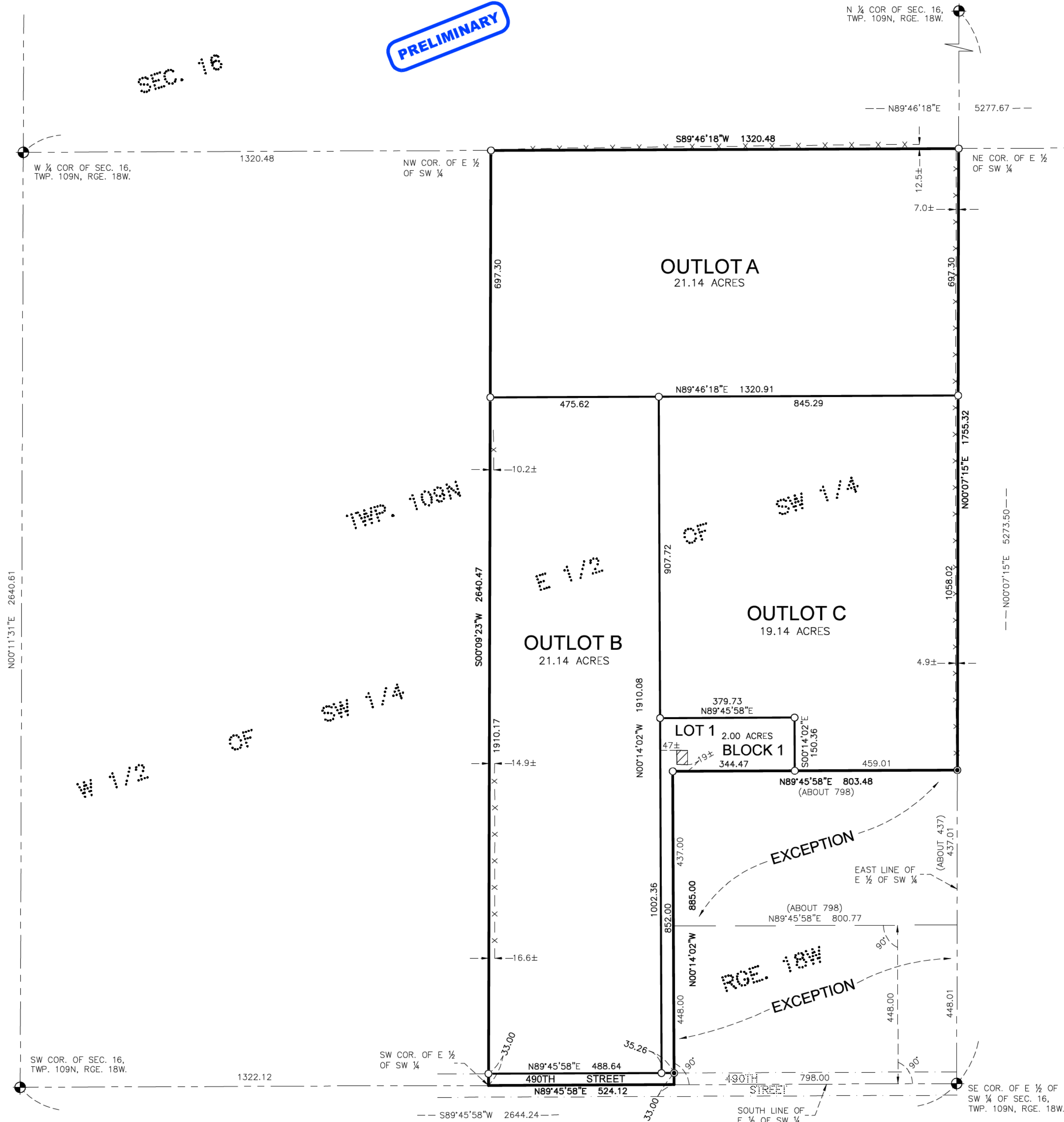


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BRALAND ADDITION

PRELIMINARY



KNOW ALL PERSONS BY THESE PRESENTS: That Braland Family Limited Partnership, a Minnesota limited partnership, owner of the following described property to wit:
The East Half of the Southwest Quarter of Section 16, Township 109 North, Range 18 West, Goodhue County, Minnesota. Excepting therefrom the following described property:
Beginning at the Southeast corner of said East Half of the Southwest Quarter; thence Westerly along the South line of said East Half of the Southwest Quarter 798.00 feet; thence Northerly at right angles to said South line 448.00 feet; thence Easterly, parallel with said South line, about 798.00 feet to a point in the East line of said East Half of the Southwest Quarter; thence Southerly along said East line to said point of beginning.
ALSO EXCEPTING, beginning at the Southeast corner of said East Half of the Southwest Quarter; thence Westerly, along the South line of said East Half of the Southwest Quarter 798.00 feet; thence Northerly, at right angles to said South line, 448.00 feet to the true point of beginning of the parcel to be herein described; thence continue Northerly, at right angles to said South line, 437.00 feet; thence Easterly, parallel with said South line, about 798.00 feet to a point in the East line of said East Half of the Southwest Quarter; thence southerly, along said East line about 437 feet to a point in a line 448.00 feet Northerly from and parallel with said South line; thence Westerly, along said line parallel with and 448.00 feet Northerly from said South line about 798.00 feet to said true point of beginning.

Has caused the same to be surveyed and platted as BRALAND ADDITION and does hereby dedicate to the public use the public way as created by this plat.
In witness whereof said Braland Family Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this _____ day of _____, 20____.
Signed: Braland Family Limited Partnership

Kent M. Braland, Partner
STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledge before me on this _____ day of _____, 20____, by Kent M. Braland, partner of Braland Family Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.
Notary Public _____ County, Minnesota
My Commission Expires _____

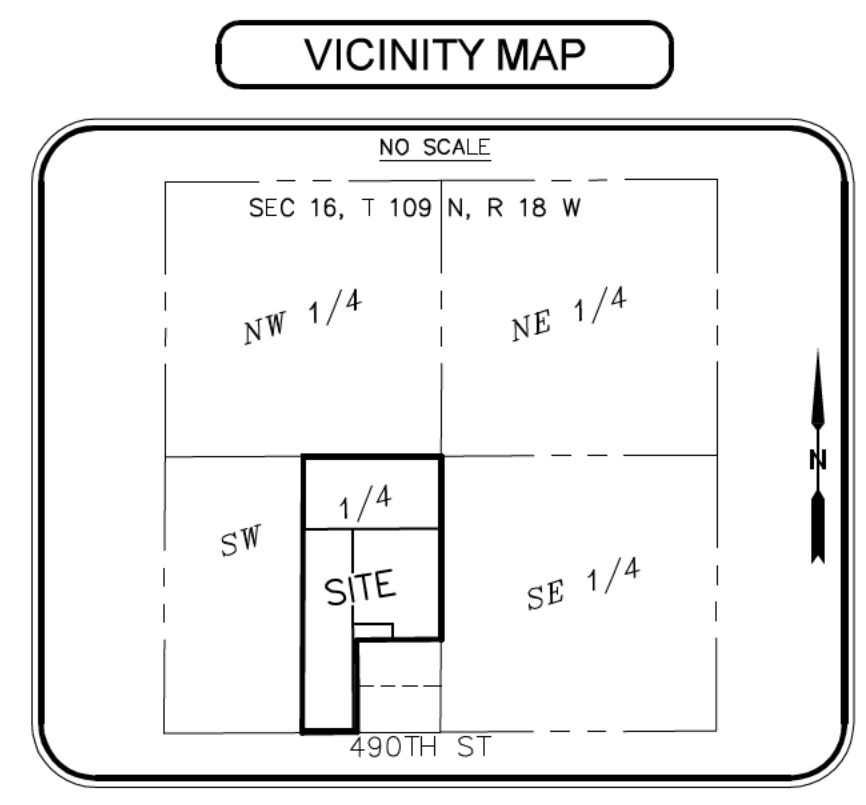
I hereby certify:
That I have surveyed or directly supervised the survey of the property described on this plat; that I have prepared or directly supervised the preparation of this plat as BRALAND ADDITION; that this plat is a correct representation of the boundary survey, that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been set; that as of the date of this certification all water boundaries and wet lands, as defined in Minnesota Statutes 505.01, Subd. 3, are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 20____.
Marcus S. Johnson, Professional Land Surveyor
Minnesota License Number 47460
STATE OF MINNESOTA
COUNTY OF GOODHUE
This instrument was acknowledged before me on this _____ day of _____, 20____, by Marcus S. Johnson, Professional Land Surveyor.

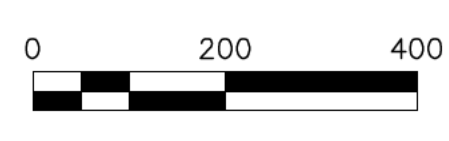
Notary Public Goodhue County, Minnesota
My Commission Expires January 31st, 2026
Acknowledged by the Kenyon Township Supervisor, this _____ day of _____, 20____.
By: _____ Township Supervisor

Taxes payable in the year 20____ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this _____ day of _____, 20____.
By: _____ Goodhue County Auditor/Treasurer
By: _____ Deputy

Pursuant to Chapter 389.09, laws of Minnesota, and Goodhue County Ordinance No. 2-78, this plat has been approved this _____ day of _____, 20____.
By: _____ Lisa M. Hanni, Goodhue County Surveyor
I hereby certify that the within instrument was filed in this office for record this _____ day of _____, 20____, at _____m and was duly recorded as document number _____
By: _____ Goodhue County Recorder



- LEGEND**
- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
 - DENOTES FOUND IRON MONUMENT.
 - ⊕ DENOTES GOODHUE COUNTY P.L.S. CORNER POSITION.
 - (ABOUT 437) DENOTES DISTANCE OF RECORD.
 - X — DENOTES A FENCE LINE.



BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN).

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1203 MAIN STREET, RED WING, MN 55068
(651)3881558

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Planning Advisory Commission
From: Land Use Management
Meeting Date: January 9, 2023
Report date: December 29, 2022

PUBLIC HEARING: Request for IUP for an Event Center and Resort Facility (Villa Maria Ventures, LLC (John Rupp, Chief Manager))

Request for an Interim Use Permit (IUP) to establish an Event Center and Resort Facility. The proposal includes remodeling existing structures and constructing additions to provide spaces for lodging, cottages, on-site restaurant, and event spaces.

Application Information:

Applicant(s): Villa Maria Ventures, LLC (John Rupp, Chief Manager)
Address of zoning request: 29847 County 2 BLVD Frontenac, MN 55026
PID(s): 32.160.0040 and 32.012.0400
Abbreviated Legal: Blocks C, D, and E of Garrards South Extension plat and part of the SE ¼ of the SW ¼ of Section 12 TWP 112 Range 13 in Florence Township
Zoning District: CR (Commercial Recreational District)
Township: Florence Township approved a CUP for the proposed use in July 2022.

Attachments and links:

Application and submitted project summary
Site Map(s)
Goodhue County Zoning Ordinance (GCZO):
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>
Goodhue County Assembly Controls Ordinance

Summary/Background:

The Applicant, Villa Maria Ventures, LLC (John Rupp, Chief Manager) is requesting an Interim Use Permit to establish an event center and resort facility on the “Villa Maria” property in Frontenac.

The Applicant received a Conditional Use Permit for a “Resort Facility and Accessory Event Center” in October 2018. The 2018 CUP was approved with the conditions that the “Applicant shall work with Goodhue County Environmental Health to achieve compliance with the Goodhue County SSTS Ordinance prior to establishing the use” and the “Applicant shall obtain Building Permit approvals for proposed additions and improvements from the Goodhue County Building Permits Department prior to establishing the use”.

The Building Official approved a demolition permit in October 2018 to begin demolition work in the main building (Marian Hall). In October 2019 the Applicant applied for a building permit to begin remodeling Marian Hall. Goodhue County Environmental Health staff requested a septic compliance inspection in November 2019. Without this compliance inspection, Environmental Health could not sign off on the building permit and the permit could not be issued. The Building Permits staff also requested revisions to the construction drawings submitted in 2019 for the remodel. Additional requests for revised drawings were sent throughout 2020.

In November 2020, Building Permits staff expired the demolition permit from 2018 after two years without communication from the Applicant nor were any inspections conducted. The Building Permits staff also expired the 2019 building permit application in November 2020 after requested revisions to drawings were not received and septic information was not received by Goodhue County

Environmental Health.

Without an active building or septic permit on the property as required by the 2018 CUP, Zoning staff sent a letter in February 2021 requiring a complete building permit application and septic permits from Environmental Health/MPCA by November 2021 to avoid CUP expiration. No applications were received by November 2021 therefore the Zoning Administrator sent a letter in January 2022 stating the CUP had expired due to more than one year of inactivity as allowed by the Zoning Ordinance.

It should be noted the Applicant hosted events on-site in 2022 and continued construction/demolition work on various buildings without building/demolition permits, septic permits, or a valid Conditional Use Permit.

Staff is recommending approval of this item as an Interim Use Permit for 6 months for outdoor events and gatherings in buildings that have not been structurally altered (subject to inspection by the Building Official). During these six months, the Applicant must submit the necessary septic and building construction documents. Upon receipt of these items to the satisfaction of staff, the request will return to the PAC and County Board for formal consideration of a Conditional Use Permit. If staff does not receive the required information before the IUP's expiration all County permits will immediately expire and no events may be held on the property.

The Applicant is requesting approval for the proposed use and additions to existing buildings. The construction of new buildings will require an amendment to the IUP.

Goodhue County Zoning Ordinance: Article 4 Conditional/Interim Uses

No CUP/IUP shall be recommended by the County Planning Commission unless said Commission specifies facts in their findings for each case which establish the proposed CUP/IUP will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, will not substantially diminish and impair property values within the immediate vicinity, will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area, that adequate measures have been, or will be, taken to provide utilities, access roads, drainage and other necessary facilities, to provide sufficient off-street parking and loading space, to 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.

PROJECT SUMMARY:

Property Information:

- The subject property consists of 2 parcels comprising approximately 63 acres. Both parcels are currently zoned CR (Commercial Recreational District) after being rezoned in 2018 from A2 (General Agriculture District).
- Surrounding land uses include undeveloped prairie, forest, and water resources (Frontenac State Park) to the east, south, and west as well as medium-density residential to the north (Frontenac).
- Access to the site is located off of County 2 BLVD (asphalt surface) on the east side of the property. The access is within a half-mile of US HWY 61.

Facilities:

“Marian Hall” (AREA – A):

- The 4-story former dormitory will be remodeled into a boutique hotel with a total of 32 public units and 2 staff units. Each hotel unit has replaced 3 to 4 existing smaller dorm rooms on floors one, two, and three. The fourth-floor attic space will be converted into two larger hotel units. Each hotel unit will have a private bathroom, kitchenette, fireplace, and washer/dryer.
- The former chapel area on the main level will be used as an event space with a lounge area and bar attached capable of holding approximately 300 occupants. A deck is proposed to be constructed west of the lounge area.
- The second and third levels will contain hotel units with a conference room/library on each floor.
- The lower level will be remodeled to include retail space and event space for approximately 125

occupants. There is an existing commercial kitchen on the lower level that will be used for events held in this building.

- The basement-level gymnasium will be used as additional event space for approximately 175 occupants. A hallway from the basement level connects to an indoor pool building that will be available for guests. The Applicant has proposed various structural additions to the pool building.

“Glengarda Cottage” (AREA – B):

- The Glengarda cottage is a residential-style structure located on the east side of County 2 BLVD. The Applicant has remodeled and upgraded the existing structure for use as a short-term rental unit and use as a “bride’s cottage” during wedding events.

“Starwood Lodge” and “Wildwood Cottage” (AREA – C):

- The Starwood Lodge is proposed to be remodeled to include a second “bride’s cottage” and a “groom’s cottage”. Both areas will also be used as short-term rentals.
- The Wildwood Cottage is proposed to be remodeled to be used as a second “groom’s cottage” and will be used as a short-term rental.

“Ursuline Hall” (AREA – D):

- Ursuline Hall is proposed to be used as an event hall with structure additions to include additional seating areas, a lounge area, a bar, and a commercial kitchen to be used for a public restaurant. The building can currently hold about 100 occupants and the proposed additions would increase the maximum capacity to approximately 325 occupants.

“Woodhaven Lodge” and Barn (AREA – E):

- The existing Woodhaven Lodge will be remodeled for use as another event space. There is an existing commercial kitchen that will be used for events. Additions are proposed to add additional event space and an ADA-accessible ramp to the building.
- The existing barn north of the Woodhaven Lodge will be remodeled for use as a social space with a bar and mezzanine level. The capacity is proposed to be about 100 occupants.

Outdoor Spaces:

- Outdoor space on the property is also proposed to be used for various events. The area outside the Woodhaven Lodge and Barn may be used for various activities including softball, volleyball, etc. An event tent may be used outside of the Woodhaven Lodge for ceremonies and events. The area outside Ursuline Hall will be used as an outdoor terrace, garden area, and outdoor lawn games. An event tent or pavilion may be used outside Ursuline Hall for outdoor weddings and events.
- The property will contain various nature trails for guest use and the Applicant has begun work to restore the White Oak Savannah Forest in cooperation with the Minnesota DNR. There is a small vineyard on the property that may be expanded and various landscaping efforts will be ongoing.

Front Lawn:

- The Applicant desires to someday host a summer music festival on the front lawn area of the property. It is anticipated these events would exceed 500 attendees and be subject to the County’s Assembly Controls Ordinance requirement for a permit from the County Board. The Assembly Controls Ordinance includes an evaluation of public safety measures, sanitary facilities, food and alcohol provisions, parking, noise, and traffic.

Future Plans (AREAS – F & G):

- The Applicant has included various notes on proposals including additional hotel space, condominium platting, a spa complex, and more. The Planning Commission is not being asked to approve these uses as detailed plans have not been submitted. These uses will require an IUP amendment if pursued.

Employees:

- The Applicant anticipates the need for approximately 80 full and part-time employees. Two staff

sleeping units have been proposed on the lower level of Marian Hall.

Hours of Operation:

- Hours of operation for the hotel are proposed to be year-round 24 hours per day. Events would take place mainly on weekends but may occur any day of the week ending no later than midnight.

Lighting:

- The Marian Hall building will be subtly illuminated along with “dark sky” landscape lighting and downlit path and road lighting will be installed around the property.

Traffic and Parking:

- The site has historically experienced higher traffic flows associated with previously held retreat events and conferences. The volume of traffic is anticipated to increase given the Applicant’s proposed scale of events and the potential for multiple venues to be active in addition to the hotel area. Traffic will primarily approach the property from the south on County 2 BLVD which directly connects to US HWY 61. Existing transportation infrastructure appears capable of supporting the proposed use. Guests will be encouraged to access the site from the south to limit traffic through residential areas in Old Frontenac and Frontenac Station.
- The driveway has numerous locations for delivery traffic and guests to turn around to aid with traffic circulation on site. The driveway (asphalt) is approximately 20 feet wide allowing vehicles to bypass each other to keep traffic flowing off of County 2 BLVD. Adequate emergency vehicle access is available to service the facility.
- Several parking areas exist on site. There are 70 parking stalls (paved) immediately east of Marian Hall near the entrance. There are 46 stalls available west of Marian Hall in the location of the old tennis courts. The Applicant intends to expand this parking area to provide additional parking for event guests.

According to GCZO Article 11, Section 16 minimum off-street parking provisions for “Hotels” shall be 1 parking space for each 2 guest rooms (32 rooms), plus 1 additional space for every 3 employees (80 employees). A minimum of 47 spaces are required for the hotel and employees. Mixed occupancy buildings require at least 2 spaces per dwelling unit. The short-term rentals/bride’s/groom’s cottages will require at least 10 spaces. Dance halls, assembly halls without fixed seats, and similar uses require one space per each 4 people allowed in the maximum occupancy load as established by the Fire Marshall. These calculations will be performed during the building permit and inspection processes for the various buildings. Occupancy numbers will be recalculated for any building additions or changes of use. Additional parking stalls may be required on-site as buildings are expanded and uses changed (i.e. changing Ursuline Hall to a public restaurant). There is ample room on the property to accommodate additional parking spaces.

- Traffic and parking associated with events exceeding 500 guests would be reviewed on an individual basis through the Goodhue County Assembly Controls Ordinance licensing process. It is anticipated that off-site parking would be utilized for some larger events and a shuttle service would be provided for guests.

Utilities:

- It is anticipated that repairs and upgrades will be needed to the existing wastewater treatment system. The SSTS will require the review and approval of appropriate permits by the Minnesota Pollution Control Agency (MPCA). The Applicant must provide County staff a copy of a contract with a licensed septic service provider for any necessary septic system improvements, an operation/maintenance plan, and preparation of a wastewater plan for the entire facility prior to the expiration of this IUP.
- Solid waste disposal services will be provided locally. Any hazardous materials or fluids generated shall be properly disposed of.
- All wells will need to be tested and results submitted to and approved by the Minnesota

Department of Health according to public lodging rules and regulations before commencing operations.

Signage:

- The Applicant is proposing to install one sign near the property's main entrance. Directional signage will also be added for property navigation.

Safety and Security Measures:

- A new security system will be installed with comprehensive grounds and building video surveillance allowing the site to be monitored 24 / 7 remotely.
- Minnesota Building Code requires all places of assembly holding 300 or more occupants to install a fire suppression system. The Applicant has not provided construction drawings compliant with the Minnesota Building Code nor do the drawings provided depict the installation of a fire suppression system. For this reason, staff is recommending the Planning Commission require the Applicant to provide these plans as part of the construction document submittal prior to the expiration of the IUP.
- Until a Certificate of Occupancy is approved by the Building Official for the Marian Hall building, all events must be held outdoors or within other structures on the property that have not been structurally altered. The Building Official must perform an inspection of any building to be used for public occupancy prior to hosting events.

Landscaping/Drainage:

- Some grading will be necessary to enlarge the parking lot in the location of the existing tennis courts and to establish walking trails on the property. The property is located within an environmentally sensitive area therefore any proposed grading/excavation must be reviewed and approved by the Zoning Administrator and the Goodhue Soil and Water Conservation District. The Minnesota DNR should also review plans where applicable.
- The Applicant has proposed to create multiple pond areas, including a pond on State of Minnesota property across County 2 BLVD. Excavation and grading plans for these ponds must be reviewed and approved by the State of Minnesota, Goodhue Soil and Water Conservation District, and Zoning Administrator before beginning work.

Dust/Noise/Odor/Fumes:

- No nuisance dust, odor, or fumes are anticipated to be generated with the proposal. Noise generated during events is planned to be confined generally within the event venues to minimize impacts to neighboring properties. The property is heavily wooded and surrounded on 3 sides by Frontenac State Park which naturally buffers potential noise impacts to adjacent property owners. The nearest adjacent residence (Cris and Molly Hofschulte) is directly to the north across Winona Street.

Food & Liquor Provisions:

- There are currently two commercial kitchens on-site (Marian Hall and Woodhaven Lodge) which will be upgraded as needed/required and used for events. Outside caterers may be used with appropriate licensure to begin operations. A commercial kitchen may be added to the Ursuline Hall to service events and a proposed restaurant.
- Full-service bars will be added on various floors in Marian Hall, within Woodhaven Lodge, the Barn, and Ursuline Hall.
- All required federal, state, and local licensing, and other regulatory requirements must be followed for the bars, kitchens, and service areas. Verification of these licenses should be submitted to the Zoning Administrator before beginning operations.

Draft Findings of Fact:

The following staff findings shall be amended to reflect concerns conveyed during the PAC meeting and public hearing.

1. The proposed Event Center and Resort Facility do not appear injurious to the use and enjoyment of properties in the immediate vicinity for uses already permitted, nor would it substantially diminish and impair property values in the immediate vicinity. The property has historically been used for higher intensity uses such as retreats and conferences which are comparable to the Applicant's proposal without producing conflicts with existing residential uses in the area.
2. The Event Center and Resort Facility are not anticipated to impede the normal and orderly development and improvement of surrounding vacant property for uses predominant to the area. The use is proposed to meet all development standards of the Goodhue County Zoning Ordinance and most operations will be confined within the existing structures. The majority of the property shares a border with Frontenac State Park which should not be negatively impacted by the proposed uses. The uses appear compatible with existing adjacent land uses.
3. A review of the Applicant's submitted project summary indicates adequate access roads and drainage, and other necessary facilities are available or will be installed to accommodate the proposed use however, staff has not received verification that the septic systems and wells meet MPCA standards nor has staff received construction drawings compliant with the Minnesota Building Code.
4. The submitted plans identify means and space to provide sufficient off-street parking and loading space to serve the proposed use and meet the Goodhue County Zoning Ordinance's parking requirements.
5. The Event Center and Resort Facility are not anticipated to produce offensive odor, fumes, dust, or vibration. The distance of the site from existing nearby residences, use of indoor activity areas, and established vegetative buffers appear sufficient to control noise so that it will not constitute a nuisance. Furthermore, the Applicant's lighting plans appear capable of controlling lights in such a manner that no disturbance to neighboring properties will result.

Staff recommendation is based on the review of the submitted application and project area prior to the public hearing.

Staff Recommendation:

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request from Villa Maria Ventures, LLC (John Rupp, Chief Manager) for an Interim Use Permit (IUP) to establish an Event Center and Resort Facility including remodeling existing structures and constructing various building additions to provide spaces for lodging, cottages, on-site restaurant, and event spaces.

Subject to the following conditions:

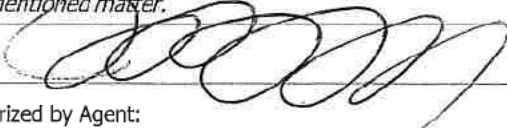
1. Activities shall be conducted outdoors or within buildings that have not been structurally altered (after inspection by the Building Official) according to submitted plans, specifications, and narrative unless modified by a condition of this IUP until a Certificate of Occupancy is issued for Marian Hall. Any future uses or structures not specified within this IUP application shall require an amended IUP application and another public hearing should be held by the Goodhue County Planning Advisory Commission;
2. All event activities shall end no later than midnight;
3. On-street parking and loading/off-loading shall be prohibited;
4. Events exceeding 500 people shall obtain required permits per the Goodhue County Assembly Controls Ordinance;
5. Applicant shall provide construction documents compliant with the Minnesota Building Code Chapter 1300.0130 for review by June 23, 2023, to prevent expiration of this IUP;
6. Applicant shall obtain Building Permit approvals for proposed remodeling and additions from the Goodhue County Building Permits Department prior to beginning construction;

7. Applicant must provide a copy of a contract with a licensed septic service provider for any necessary septic system improvements, an operation/maintenance plan, and preparation of a wastewater plan for the entire facility. These documents shall be provided to the County Sanitarian and Zoning Administrator by June 23, 2023, to prevent expiration of this IUP;
8. Compliance with Goodhue County Zoning Ordinance including Article 30 CR, Commercial Recreational District;
9. Compliance with all necessary State and Federal registrations, permits, licensing, and regulations including food, beverage, and lodging licenses from the Minnesota Department of Health. Verification of these licenses shall be submitted to the Zoning Administrator prior to hosting any events;
10. Applicant shall submit a Land Alteration Permit and associated grading/excavation plans for all projects disturbing 10,000 square feet or more of ground area. No grading or excavation shall take place without first obtaining a Land Alteration Permit from the Zoning Administrator and any associated permits from the Goodhue Soil and Water Conservation District and Minnesota DNR. Projects disturbing one acre or more of area shall obtain an NPDES permit from the MPCA. A copy of any NPDES permits shall be submitted to the Zoning Administrator prior to beginning work; and
11. This IUP shall expire 6 months from the date of approval by the Goodhue County Board if requested septic and building construction documents (conditions 5 and 7) are not received by County staff by June 23, 2023.

1 GOODHUE COUNTY CONDITIONAL/INTERIM USE PERMIT APPLICATION

Parcel # 32.160.0040

Permit# Z22-0058

PROPERTY OWNER INFORMATION			
Villa Maria Ventures, LLC			
Chief Manager		<input type="checkbox"/>	
Last Name <u>Rupp</u>	First <u>John</u>	Email:	
Street Address <u>Suite 100, 340 Cedar Street</u>		Phone:	
City <u>St. Paul</u>	State <u>Mn</u>	Zip <u>55101</u>	Attach Legal Description <u>See Attached Survey</u>
Authorized Agent <u>John Rupp</u>		Phone:	
Mailing Address of Landowner: <u>Same as above</u>			
Mailing Address of Agent: <u>Same as above</u>			
PROJECT INFORMATION			
Site Address (if different than above): <u>29847 County 2, Frontenac, Minnesota 55026</u>			
Lot Size <u>See Survey</u>	Structure Dimensions (if applicable) <u>See Survey</u>		
What is the conditional/interim use permit request for? <u>Commercial Recreational Zoning</u>			
Written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized			
<u>Current A-2 Zoning does not allow development that is needed to preserve the buildings and create area jobs</u>			
DISCLAIMER AND PROPERTY OWNER SIGNATURE			
<i>I hereby swear and affirm that the information supplied to Goodhue County Land Use Management Department is accurate and true. I acknowledge that this application is rendered invalid and void should the County determine that information supplied by me, the applicant in applying for this variance is inaccurate or untrue. I hereby give authorization for the above mentioned agent to represent me and my property in the above mentioned matter.</i>			
Signature of Landowner: 		Date <u>11/28/22</u>	
Signature of Agent Authorized by Agent:			
TOWNSHIP INFORMATION			
Township Zoning Permit Attached?		If no please have township complete below:	
By signing this form, the Township acknowledges being made aware of the request stated above. In no way does signing this application indicate the Township's official approval or denial of the request.			
Signature <u>J.M. Zigi</u>	Title <u>Clerk</u>	Date <u>11-28-2022</u>	
Comments:			
COUNTY SECTION	COUNTY FEE <u>\$350</u>	RECEIPT # <u>Card</u>	DATE PAID <u>11-28-22</u>
Applicant requests a CUP/IUP pursuant to Article 30 Section _____ Subdivision _____ of the Goodhue County Zoning Ordinance			
What is the formal wording of the request? <u>I request a zoning change from A-2 to Commercial Recreational zoning.</u>			

PROJECT SUMMARY

Please provide answers to the following questions in the spaces below. If additional space is needed, you may provide an attached document.

1. Description of purpose and planned scope of operations (including retail/wholesale activities).
See Attached

2. Planned use of existing buildings and proposed new structures associated with the proposal.

All existing buildings will be used at least in the foreseeable future. No new structures will be built until demand warrants them. Likely to be developed new structures (not part of this proposal because currently in the planning stage) would contain primarily additional boutique hotel rooms and/or cottages, long shot - an integrative health spa complex.

There are additions planned to be added to Ursuline Hall, the Pool Building, a deck on the rear of Villa Maria (formally Marian Hall), Woodhaven Lodge, and a new fireplace in Glengarda Cottage. See Plans

Use are indicated on attached plans

3. Proposed number of non-resident employees.

Within 2 years about 80 full and part time

4. Proposed hours of operation (time of day, days of the week, time of year) including special events not within the normal operating schedule.

- Hotel – normal hotel hours 24/7/365
- Special events - over at approximately midnight, most earlier – mainly weekends, but also throughout the week.

5. Planned maximum capacity/occupancy. – see attached plans

Current Project:

- Villa Maria (Marian Hall) The number of overnight rooms will decrease to about 34 from over 100; banquet hall (former chapel) occupancy same as in the past - about 300; basement dining room/bar about 125 – no change; gymnasium about 175 – no change
- Ursuline Hall will be expanded to seat about 325 from current roughly 100
- Woodhaven Lodge will expand to seat an additional approximately 100 (TBD)
- Barn (bar) – about 100
- Glengarda Cottage – short term rental & brides use
- Woodhaven Cottage - short term rental & grooms use

Future – TBD

- Possible integrative health spa complex – long shot
 - Additional hotel structures and/or cottages to allow overall efficient operations and support for needed associated amenities. Not part of current proposal.
-
-

6. Traffic generation and congestion, loading and unloading areas, and site access.

Traffic. The number of overnight rooms will decrease substantially from the current number, because the new hotel operation will have larger rooms with private baths replacing dorm rooms in Villa Maria. Banquet operations can easily be accommodated and serviced with current facilities, roads, and lots.

7. Off-street parking provisions (number of spaces, location, and surface materials).

The current parking lot in front of the villa will remain. At least for now. The parking lot on top of a portion of the former tennis courts will be expanded/improved when and if needed in that location.

8. Proposed solid waste disposal provisions.

Septic Systems are currently compliant. Any needed upgrades/expansions -- when and if required -- will be completed. A recycling strategy will be used.

9. Proposed sanitary sewage disposal systems, potable water systems, and utility services.

Septic systems are currently compliant. Changes and/or expansions will be completed as required after County and/or State review. Required upgrades will be made as needed.

Wells provide potable water.

Upgraded electrical service capacity is anticipated to accommodate HVAC upgrades in the Villa Building and other considerations – separate permits.

10. Existing and proposed exterior lighting.

There will be subtle lighting of the exterior of the historic Marian Hall Building, some landscape lighting in certain areas, and downlit path & road lighting to preserve the "dark sky".

11. Existing and proposed exterior signage.

An entrance sign and wayfinding signage will be added – design TBD

12. Existing and proposed exterior storage.

There are currently one shed and a garage/service structure. There is no need for any more buildings now, but in the future a new solution will likely need to be developed to more effectively hide this storage and accommodate further development. Plans submitted in advance for approvals.

13. Proposed safety and security measures.

A new security system will be installed with comprehensive grounds and building video surveillance – monitored 24/7 remotely and interior building systems as well.

14. Adequacy of accessibility for emergency services to the site.

Currently access is good for emergency services. Upgrades will be made as needed in consultation with the providers.

15. Potential for generation of noise, odor, or dust and proposed mitigation measures.

There will be no problematic odor or dust issues. Any weddings or events that include music will comply with local noise restrictions – exact restrictions TBD in consultation with Frontenac Township and/or County.

16. Anticipated landscaping, grading, excavation, filling, and vegetation removal activities.

A comprehensive master plan is in the process of being developed. The ambition is to eliminate invasive species; manage the White Oak Savannah Forest; develop a nature trail system & gardens, expand the small vineyard & kitchen gardens; and landscape grounds with an arboretum orientation. A Forest Stewardship Plan will be further developed. A recent meeting with a DNR official confirmed ongoing efforts are encouraged.

Currently the only significant grading – which will be minimal – will be to create a parking lot in the location of the current tennis courts and establish walkable trails and wedding ceremony sites.

17. Existing and proposed surface-water drainage provisions.

Currently there are no issues that need addressing. A topographical survey, recently completed, has provided a guide to insure that there are no conditions that negatively affect the hillsides, wet lands, and/or Wells Creek.

18. Description of food and liquor preparation, serving, and handling provisions.

There are currently two commercial kitchens which will be used, with minimal upgrades as needed, required, and approved in advance. Food served on the property will come from those kitchens (or outside caterers until demand warrants on site production). Liquor Service by a new Villa license or the University Club's off premise catering license.

New full and/or service bars will be created in the Villa, Ursuline Hall, Woodhaven Lodge and/or the barn.

All required health and other regulatory requirements will be met for the bars, kitchens, service areas and other areas needing approvals.

Management will be overseen by The University Club of Saint Paul which currently oversees the following food & beverage operations - all owned by affiliated entities. The University Club does not manage food & beverage enterprises for third parties.

- The Commodore Bar and Restaurant
 - The Saint Paul Athletic Club
 - The University Club of Saint Paul
 - Stouts Island Lodge
-
-

19. Provide any other such information you feel is essential to the review of your proposal.

See attached purpose and scope

December 2022

Villa Maria – Revised Description of Purpose and Planned Scope of Operations

The following updates are changes made to the strategic plan - made in response to the financial challenges brought on by the Pandemic and other considerations.

Previous Use (before the property closed)

The entire Villa Maria property was used since 1969, before it closed, as a retreat and special events complex, with a few private, but mostly dormitory accommodations in the school dormitory building – Marian Hall now known as Villa Maria. Meals were served to attendees – prepared in two commercial kitchens on the property. From the late 19th Century until 1969 there was a very large school building on the property when it operated as a school.

Proposed Uses

The proposed uses are very similar to the previous ones, with the only significant change the decrease in rooms in Marian Hall from well over 100 to 32 - plus 2 staff overnight rooms! The property will be developed in conformance with the approved uses allowed in a Commercial/Recreational zoned property -- Article 30, Section 3. It will be positioned as a very high-end romantic destination boutique hotel (with restaurant), retreat, and special event venues initially – one of the finest of its kind in the state. Over time (not part of the current proposal) other additions/uses will hopefully be added (but no firm dates at this time) including, but not limited to additional rooms in new cottages and/or multi-unit buildings, and other possible related uses not as yet fully imagined, such as an integrative health spa complex.

The entire complex will be referred to as the *Villa Maria Preserve*, containing individual structures described below, the major one being “Villa Maria” the former Marian Hall. A private club is being planned that will be established with among other amenities “work” options like those offered by enterprises such as *WeWork*.

The project will be developed in collaboration with various local public & private initiatives and enterprises, consistent with: an approved forest stewardship plan, preservation efforts in the National Historic District of Old Frontenac; The Lake Pepin Alliance objectives; the adjacent Frontenac State Park plans; Wells Creek planning; the DNR, DNR Fisheries & Water, the USDA, Forestry, and others; as well as participating in joint promotions and initiatives with area businesses, chambers of commerce, non-profits, festivals and other community & area activities.

The property may (TBD) eventually be converted into a condominium plat – subject of course to future approvals – to facilitate the financing, environmental planning, zoning, septic requirements for expanded uses, and in some cases fund raising for each of its component parts, including possible non-profit and/or other Minnesota Corporate Public Benefit projects. Over time additional hotel/cottage accommodation and other associated amenities may be added based on demand and contingent on all needed future approvals. Big Picture –the current project includes just the current buildings with some relatively minor additions/changes.

The property owner - Villa Maria Ventures, LLC – is currently planned to be reorganized as a Minnesota Public Benefit Corporation, a for profit legal structure which prioritizes the benefit to the public as opposed to just maximizing the return to its shareholders.

The following are the highlights of the initial stage of the development

Accommodations – Rooms, Suites, Apartments, and/or Cottages.

Marian Hall –To be known as Villa Maria - the stone former dormitory structure will be remodeled into a romantic country hotel, reminiscent of historic French country Chateaus & Villas located on historic estate properties. Current plans for the building will include the following: A total of approximately 32 spacious upper end units (plus 2 staff units), each with luxurious private baths, kitchenette, fireplace, & washer/dryers. Each unit replaces 3 to 4 smaller dorm rooms with shared bathrooms on floors one, two and three. Two additional very large units are planned on floor four – now an attic but originally planned in 1946 to contain more units in the original construction and 2 smaller overnight staff bedrooms. These fourth-floor units are currently planned to be used primarily as suites for the bride & groom.

Additional Design components:

- The chapel will be converted into a space reminiscent of a great hall in a grand historic manor house –a fabulous event venue
- Board/conference/dining room on the second floor
- Library/lounge/dining room on the third floor
- Bar/café on lower level in current cafeteria space
- Lounge/gift shop/book shop on lower
- Event space in the former gymnasium
- Winter garden indoor pool complex.
- Games areas by both the Villa and Ursuline hall: labyrinth (existing), croquet lawn, lawn bowling, lawn games, outdoor chess, putting green, badminton & tennis/pickle ball courts, petanque & bocce courts, and TBD.
- Full commercial kitchens will be reused in both the Villa Building and Woodhaven Lodge
- Some staff accommodations in Villa Building

Cottages

Glengarda Cottage – will be used as a bride’s cottage and short-term rental

Starwood Cottage – formally a dorm, will be converted into a second brides & Grooms cottage and short-term rentals

Wildwood Cottage – will be used as by Grooms and as short-term rental.

Event Venues

Villa Maria (formally Marian Hall). Described above. Weddings, events & meetings of various sizes can be accommodated in the various non-residential rooms: Ballroom (former Chapel), lower-level cafe/bar (former cafeteria), Gymnasium, and conference/lounges on floors two & three (and maybe in center area of floor four).

Ursuline Hall. Continued use as a small event venue, open as a public restaurant certain days TBD. This building will be expanded somewhat to the north with the addition of lounge & bar areas and the south with outside seating under a roof structure (convertible to four season). The building will be surrounded by an outdoor terrace, garden areas connected to the complex’s nature trails, a possible tent or pavilion for outdoor weddings and other events below on the main lawn, and outdoor games complex (bocce, petanque etc).

Woodhaven Lodge, Barn, and the “Playing Field”. For a more informal “country” event, these buildings will be perfect. The barn will become the pre-function bar area, the former dining hall will become the banquet room/social space; and the lawn will accommodate outdoor softball games, volleyball etc etc.. The building may be expanded to accommodate wedding ceremonies/social space in inclement weather, when the garden areas cannot be used.

The Front Lawn. There is a dream that a summer music festival could be staged on the front lawn in front of the Villa someday, affiliated with other local and regional cultural events. If this festival ever happens it will of course comply with the Goodhue County Assembly Licensing Ordinance and all local standards of operation. Toilets will be brought in for events.

Hoped for Future Projects (no specific details nor dates have been determined – not psrt of this proposal)

Cottages and/or multi-unit buildings on west end of site; a multi-unit building adjacent to the Villa - where the original school structure was located; integrative health spa; and ?

Other

Traffic. Traffic will be directed to exit off of Highway 61 at Co. Rd. 2; rather than driving through Old Frontenac to reach the property by use of signage.

Parking. The existing parking lot in front of the Villa and the overflow parking area north of the Villa - which will be expanded with a landscape buffer between it and the adjacent road when parking demand requires it.

Summer Music Festival (If it ever happens). Parking will be located somewhere near highway 61 and Co. Rd. 2. Shuttles will be used from the lot to the Villa. Toilets will be portable ones for the event.

Invasive Species. A plan has been developed to try to address a variety of issues – particularly a major buckthorn problem. The last three years has seen extensive removal efforts, along with tree thinning to preserve the Oak Savannah.

Environmental - Marian Hall. Asbestos abatement has been completed

Septic. All systems are compliant. Upgrades will be completed as needed/required. Hoped for connection to Lake City system when and if available.

Retail. There may be a gift/wine shop – being studied

Pond. Planned for east of County 2 Boulevard on both Villa and Park property and in ravine on south side of property

View Corridor (Longshot). My understanding is that the Frontenac Park plan - going back 50 years – preserved a view of the lake from the Villa across land retained by the Sisters. In conversation with them their understanding was that when the park purchased land the view could still be maintained at Villa expense. No paperwork has been found *yet*. The view of, and from, the lake (including the Wisconsin side) would help further position the property as the Lake Pepin Landmark it is, and deserves to be.

ASSEMBLY CONTROLS ORDINANCE

SECTION 1. TITLE

This Ordinance shall be known as the Goodhue County Assembly Controls Ordinance, and will be referred to herein as “this Ordinance”.

SECTION 2. PURPOSE

It is the purpose of the Goodhue County Board of Commissioners to protect the health, safety and general welfare of the people of Goodhue County. This Ordinance regulates the assemblage of large numbers of people, in excess of those normally needing the health, sanitary, fire, police, transportation, and utility services regularly provided in Goodhue County.

SECTION 3. JURISDICTION

This Ordinance shall be in effect in all areas of Goodhue County lying outside the limits of the incorporated municipalities.

SECTION 4. INTERPRETATION

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of public health, safety, and general welfare. Where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this Ordinance shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this Ordinance, the provisions of each statute, other ordinance, or regulation shall be controlling.

SECTION 5. SEVERABILITY

If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

SECTION 6. WORD USAGE

For purposes of this Ordinance, certain terms or words used herein shall be interpreted as follows:

- Subd. 1 The word "person" includes a firm, association, organization, partnership, trust, company or corporation as well as individual.
- Subd. 2 The word "shall" is mandatory, and not discretionary, the word "may" is permissive.
- Subd. 3 “Assembly” means a group of persons gathered together at any location, at any single time, for outdoor events such as concerts, benefits, political rallies, etc.
- Subd. 4 The phrase “County Board” shall mean the Goodhue County Board of Commissioners.

SECTION 7. LICENSE REQUIRED

No person shall permit, maintain, promote, conduct, advertise, act as an entrepreneur, undertake, organize, manage, sell or give tickets to an actual or reasonably anticipated assembly of 500 or more people, whether on public or private property, unless a license to hold the assembly has first been issued by the County Board. A license to hold an assembly issued to one person shall permit any person to engage in any lawful activity in connection with the holding of the licensed assembly.

- Subd. 1 A separate license shall be required for each Assembly and each location in which 500 or more people assemble or can reasonably be anticipated to assemble.
- Subd. 2 A license shall permit the Assembly of only the maximum number of people stated in the license. The license shall not sell tickets to, nor permit to assemble at the licensed location more than the maximum permissible number of people.
- Subd. 3 This ordinance shall not apply to any regularly established, permanent place of worship, stadium, athletic field, arena, auditorium, coliseum, County Parks or trails, or other similar permanently established place of assembly.
- Subd. 4 This ordinance shall not apply to fairs or other Assemblies held at the Goodhue County fairgrounds or “Breakfast at the Farm” events.
- Subd. 5 This ordinance may be required as part of other licenses, permits, ordinances, or regulation of Goodhue County.
- Subd. 6 If liquor is sold or distributed as part of the Assembly, the applicant must also obtain, or provide proof of, the appropriate liquor licenses or permits (including Caterer’s Permits) from the State of Minnesota and from Goodhue County.
- Subd. 7 This ordinance shall not apply to a family celebratory gatherings taking place entirely upon the premises of a family member.
- Subd. 8 Each license granted to an applicant under this Ordinance shall not be non-transferable.

SECTION 8. PROCEDURE

- Subd. 1 Upon receipt of a completed application for a license to hold an actual or anticipated assembly of 500 or more persons, the County Board shall schedule a public hearing at a time and in a location to be prescribed. The public hearing may be continued from time to time and additional hearings may be held.
- Subd. 2 The County Board shall base its decision, including any conditions, on consideration of the elements contained in the information provided with the application, information gathered from the public hearing, and any additional information provided by the public or staff.

SECTION 9. APPLICATION

- Subd. 1 As part of the application, the applicant shall provide information to address:
- A. The nature or purpose of the Assembly;
 - B. The dates and times in which the Assembly will occur;
 - C. The maximum number of tickets to be issued;
 - D. The maximum number of persons, including staff, which will be on the site during the Assembly dates and times.
- Subd. 2 As part of a completed application, the applicant shall submit a site map and provide plans for:
- A. enclosing the location of the assembly with a barrier of sufficient height and strength to prevent people in excess of the maximum permissible from gaining access to the grounds;
 - B. sound control of the Assembly not to exceed limits outlined in the Performance Standards of this ordinance;

- C. potable water supplies and locations of access;
- D. the number and location of sanitary facilities on the site; facilities shall meet all state and local specifications sufficient for the maximum number of people to be assembled at the rate of at least one toilet for every 150 persons;
- E. the management and disposal of solid waste generated on site;
- F. medical services on site for the duration of the Assembly;
- G. appropriate illumination of the location of the Assembly and the parking locations if the Assembly is to continue during hours of darkness;
- H. parking area size and location of lots, points of highway access, and interior roads including routes between highway access and parking lots;
- I. traffic control measures and surrounding routes adjacent to the site to be used to enter and exit the Assembly. Traffic control measures shall be based upon the Manual on Uniform Traffic Control Devices;
- J. onsite security services;
- K. fire protection services;
- L. food concessioners, including their license and permit numbers, who will be allowed to operate on the grounds for the Assembly;

SECTION 10. PERFORMANCE STANDARDS

The performance standards established by this ordinance are designed to ensure that assemblies are conducted in a safe, sanitary manner.

- Subd. 1 The Assembly activity, excluding preparation or dismantling of the event, shall be limited to 10am through midnight on the dates of the event.
- Subd. 2 Signs for the Assembly shall be subject to the restrictions in the Goodhue County Zoning Ordinance regulating Temporary signs.
- Subd. 3 No on-street parking, or parking in a road right of way, is allowed.
- Subd. 4 Minimum parking shall be one (1) parking space for each four (4) people.
- Subd. 5 Overnight camping shall require a Conditional Use Permit according to the Goodhue County Zoning Ordinance.
- Subd. 6 Sound control of the Assembly shall not exceed the Noise Standards, Noise Area Classification 1, as defined in Minnesota Rules 7030.0040 and Minnesota Rules 7030.0050, at the property boundary of the location of the Assembly.
- Subd. 7 The activities must comply with all pertinent State and Federal registrations, permits, licensing, and regulations.
- Subd. 8 Prior to the Assembly event, the applicant shall provide a cash or irrevocable Letter of Credit in an amount to be determined by the County Board. The applicant shall indemnify and hold harmless Goodhue County or its agents, officers, servants, and employees from any liability or causes of action which

might arise by reason of granting this license, and from any cost incurred in cleaning up, removal, and disposal of any solid waste or other material produced or left by the Assembly.

- Subd. 9 The applicant shall file with the County Auditor, a Certificate of Insurance demonstrating/identifying that the applicant has obtained a policy of insurance in amount not less than one million dollars (\$1,000,000) for bodily injury or death of one person, and not less than one million dollars (\$1,000,000) for bodily injury or death of two or more persons in any one incident, and not less than one million dollars (\$1,000,000) for damage to property, insuring the applicant against liability for injury, death or property damage arising out of the Assembly.
- Subd. 10 For local authority or law enforcement contact purposes, a designated onsite Administrative Control Center shall be staffed by the applicant or its employees during the entire Assembly event. Contact information for Administrative Control staff, including names and telephone numbers, must be provided to the County one week prior to the Assembly.

SECTION 11. ISSUANCE

If a license is approved by the County Board, the license shall only be valid for the specified dates and any conditions as set forth in the license.

SECTION 12. REVOCATION

The license may be revoked by the County Board if any of the conditions required for the issuing of, or contained in the license are not in compliance, or if any condition previously met ceases to be in compliance.

Costs related to the enforcement or revocation of an issued license shall be assessed to the property on which the Assembly took place.

SECTION 13. VIOLATIONS AND PENALTIES

- Subd. 1 The provisions of this Ordinance may be enforced by injunction in any court of competent jurisdiction.
- Subd. 2 The holding of an Assembly in violation of any provision or condition contained in this Ordinance shall be deemed a public nuisance and may be abated as such.
- Subd. 3 In the event an applicant is found to have violated any term or condition upon which the applicant was granted a permit, the County may call the Letter of Credit. No portion of the Letter of Credit shall be released to the applicant until all provisions of the permit have been resolved to the satisfaction of the County.
- Subd. 4 Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof, punished by a fine and, or by imprisonment in the County jail as prescribed by law.

SECTION 14. EFFECTIVE DATE

The effective date of this Ordinance shall be upon County Board approval and publication.

MAP 01: PROPERTY OVERVIEW



PLANNING COMMISSION

PAC Meeting
January 9, 2023
Villa Maria Ventures, LLC (Owner)
John Rupp (Chief Manager)

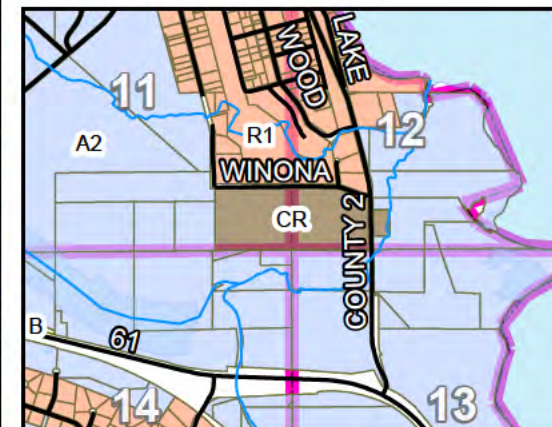
CR Zoned District

Blocks C, D, E of Garrards South Extension
Plat and part of the SE 1/4 of the SW 1/4
of Section 12 TWP 112 Range 13
in Florence Township

Request for IUP to establish an Event
Center and Resort Facility

Legend

	Intermittent Streams		Bluff Impact Zones (% slope)
	Protected Streams		20
	Lakes & Other Water Bodies		30
	Shoreland		FEMA Flood Zones
	Historic Districts		2% Annual Chance
	Parcels		A
	Registered Feedlots		AE
	Dwellings		AO
	Municipalities		X

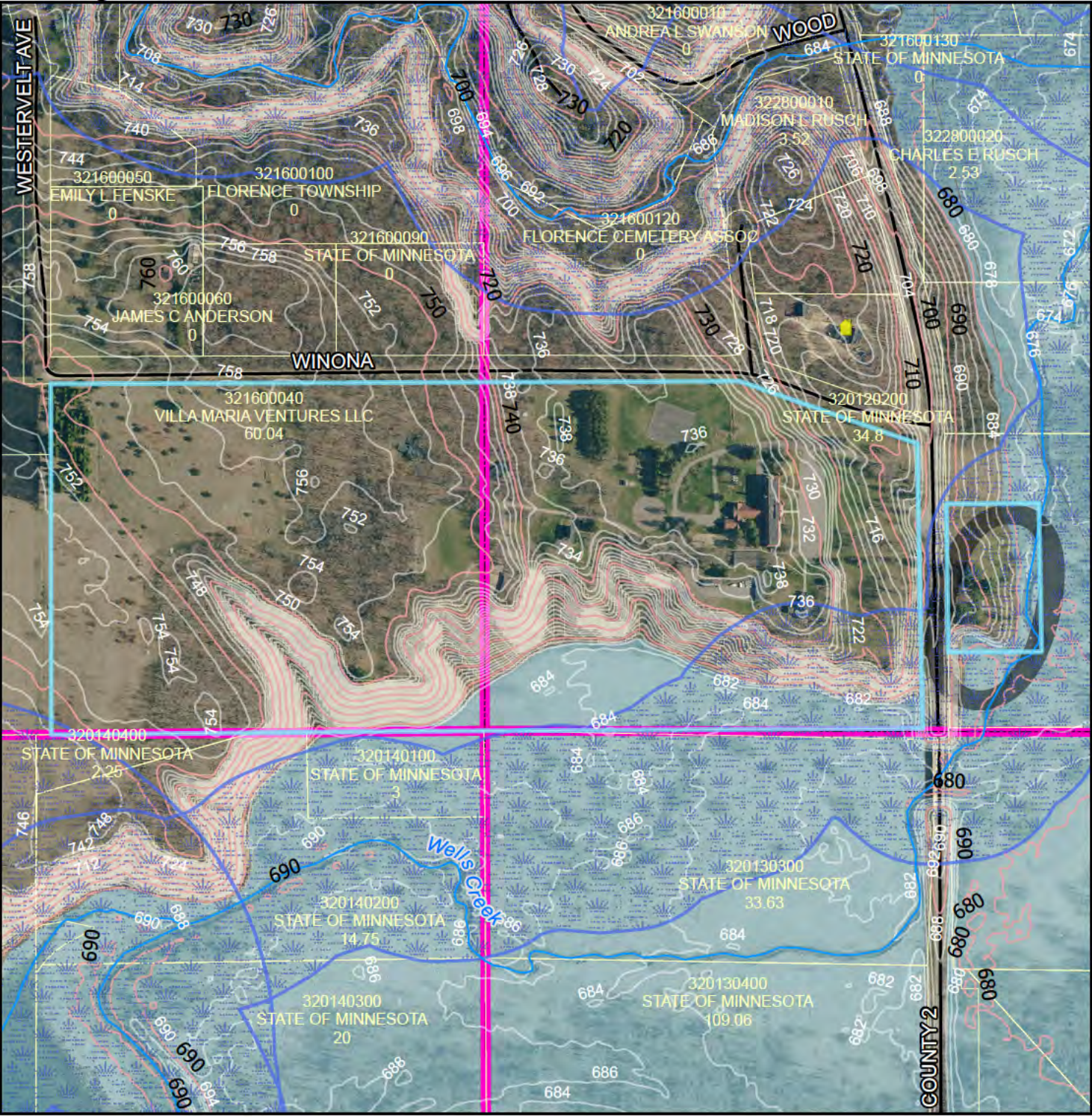


0 160 320 640 960 US Feet

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2022 Aerial Imagery
Map Created December, 2022 by LUM





PLANNING COMMISSION

PAC Meeting
 January 9, 2023
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 John Rupp (Chief Manager)

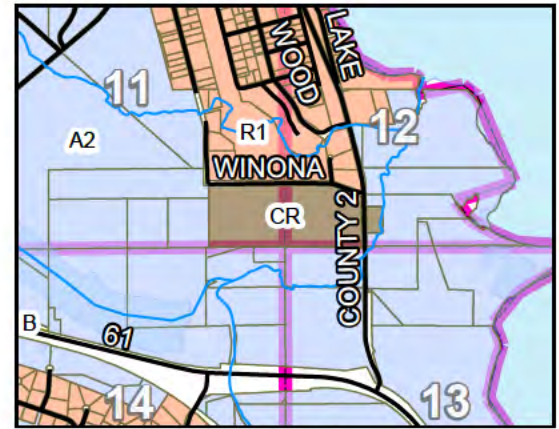
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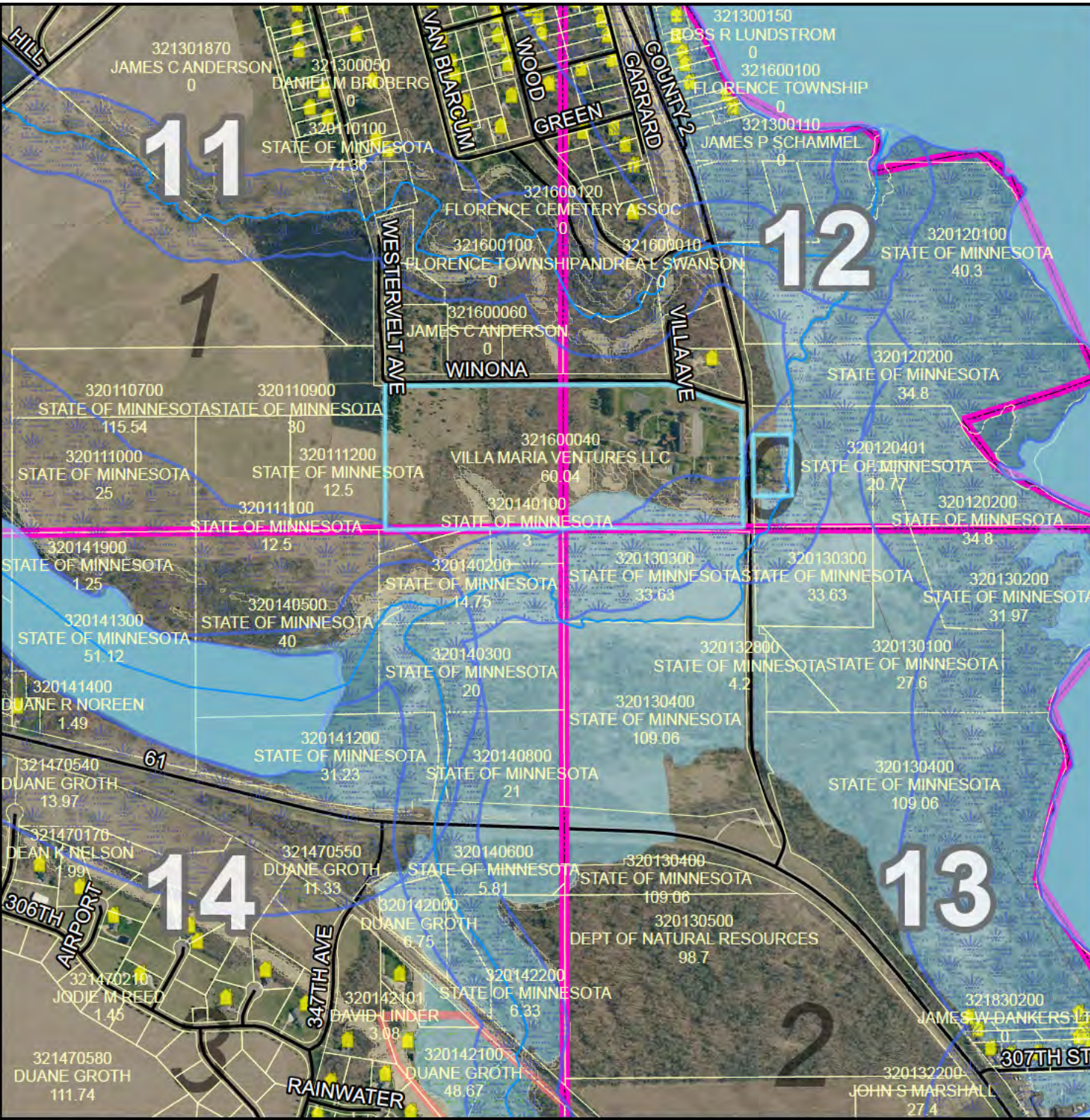
Request for IUP to establish an Event
 Center and Resort Facility

Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | 2% Annual Chance |
| | Shoreland | | A |
| | Historic Districts | | AE |
| | Parcels | | AO |
| | Registered Feedlots | | X |
| | Dwellings | | |
| | Municipalities | | |



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PLANNING COMMISSION

PAC Meeting
 January 9, 2023
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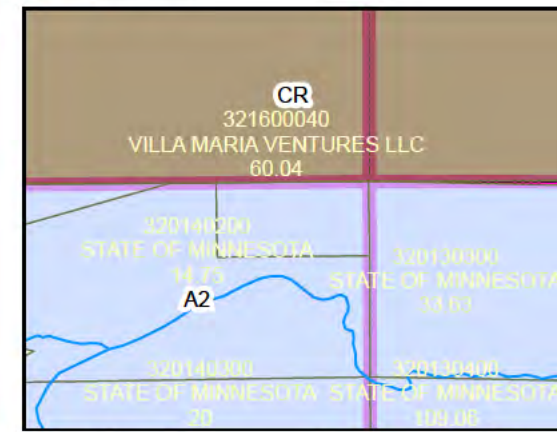
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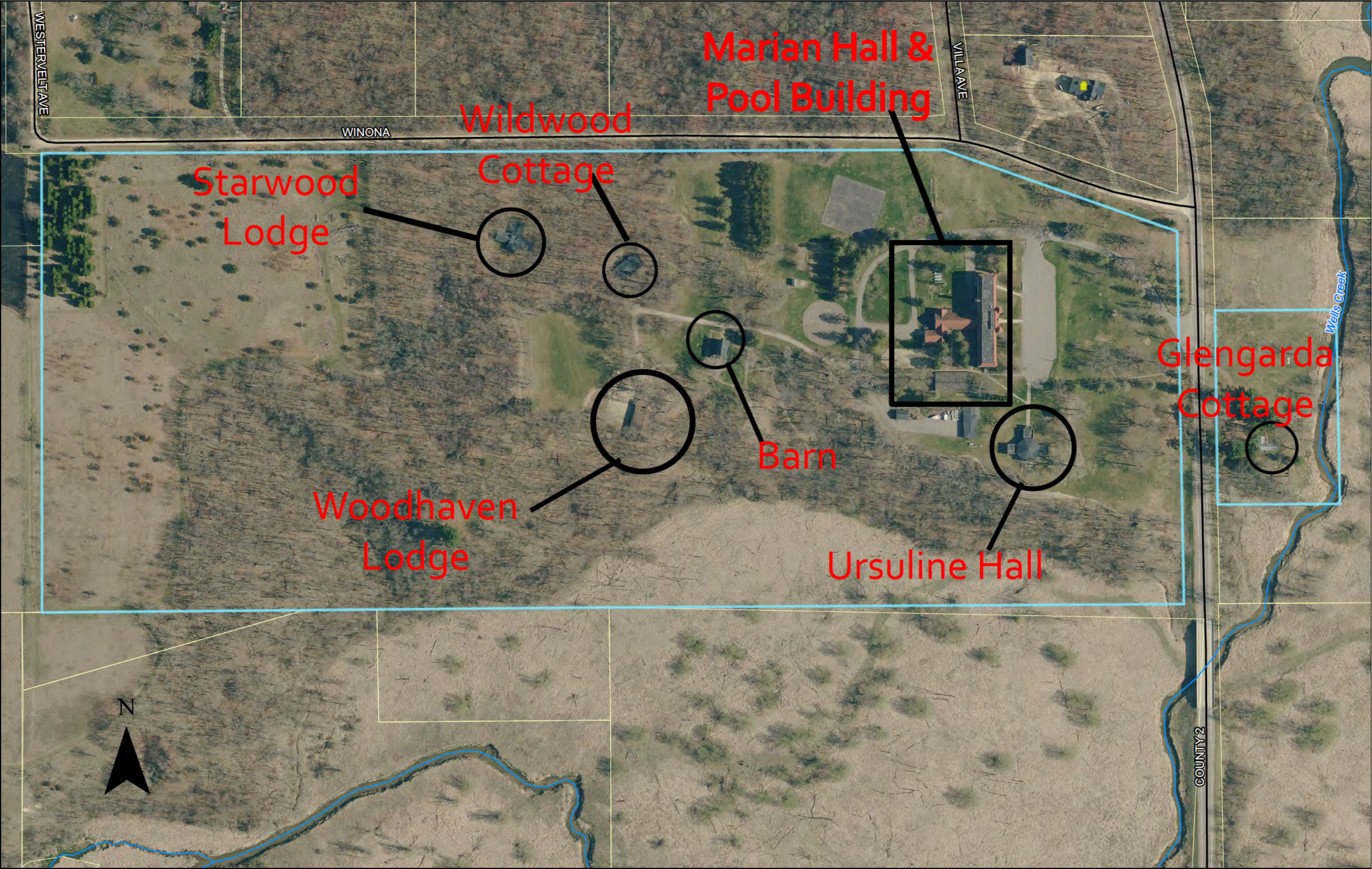
Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope) 20
- Bluff Impact Zones (% slope) 30
- FEMA Flood Zones 2% Annual Chance
- FEMA Flood Zones A
- FEMA Flood Zones AE
- FEMA Flood Zones AO
- FEMA Flood Zones X



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WESTERVELT AVE

WINONA

VILLA AVE

COUNTY 2

Wells Creek

Marian Hall & Pool Building

Wildwood Cottage

Starwood Lodge

Glengarda Cottage

Barn

Woodhaven Lodge

Ursuline Hall



NOTE:
UNDEVELOPED AREAS TO BE
MANAGED BY REGISTERED
WOODLAND STEWARDSHIP PLAN

AREA - G

AREA FOR POSSIBLE FUTURE
HOTEL EXPANSION/SPA/COTTAGES
(MAY INCLUDE AREA-C)

AREA - C

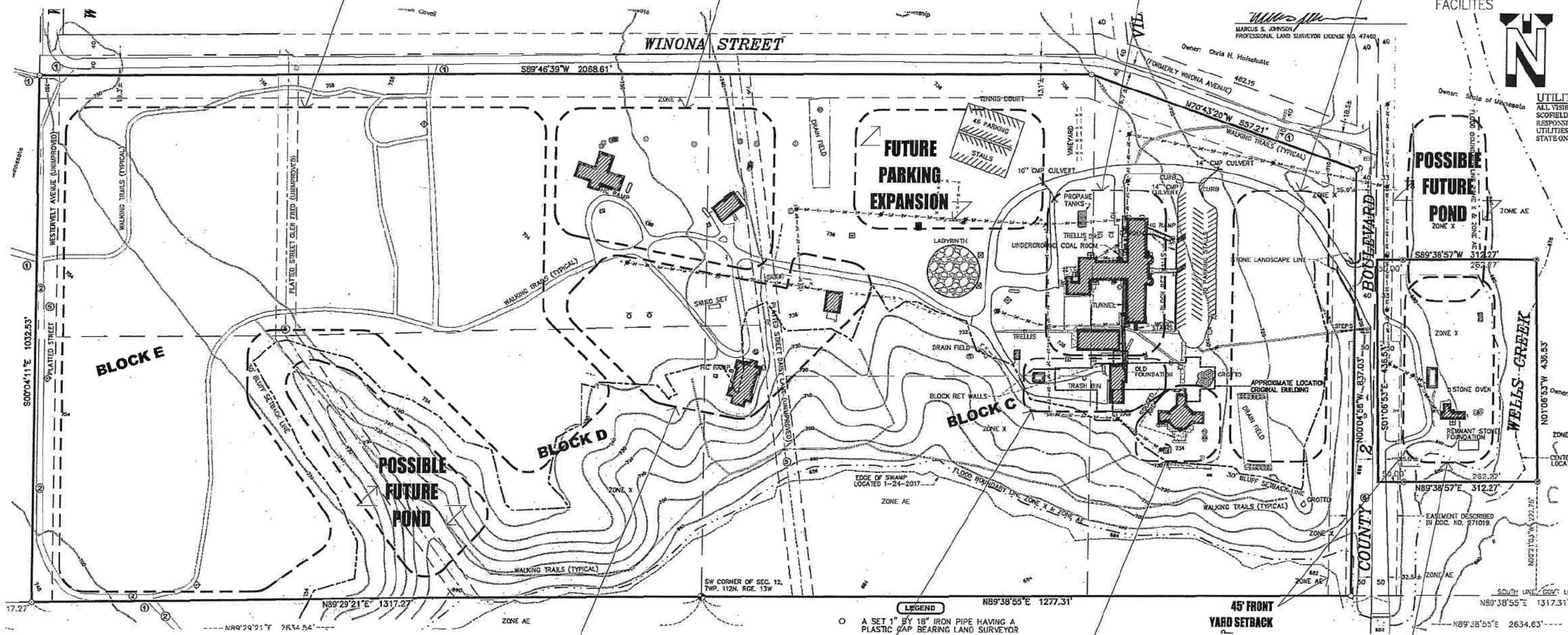
STARWOOD LODGE/WILDWOOD COTTAGE:
- BRIDES & GROOMS USE
- SHORT TERM RENTAL USE

AREA - A

VILLA MARIA (FORMERLY
MARIAN HALL)/POOL BLDG.:
- HOTEL USE
- EVENT SPACE USE

FRONT LAWN

EVENT SPACE &
AREA FOR FUTURE
SUMMER/FALL MUSIC
FESTIVAL W/ POSSIBLE
FUTURE EVENT SUPPORT
FACILITIES



WILDWOOD COTTAGE

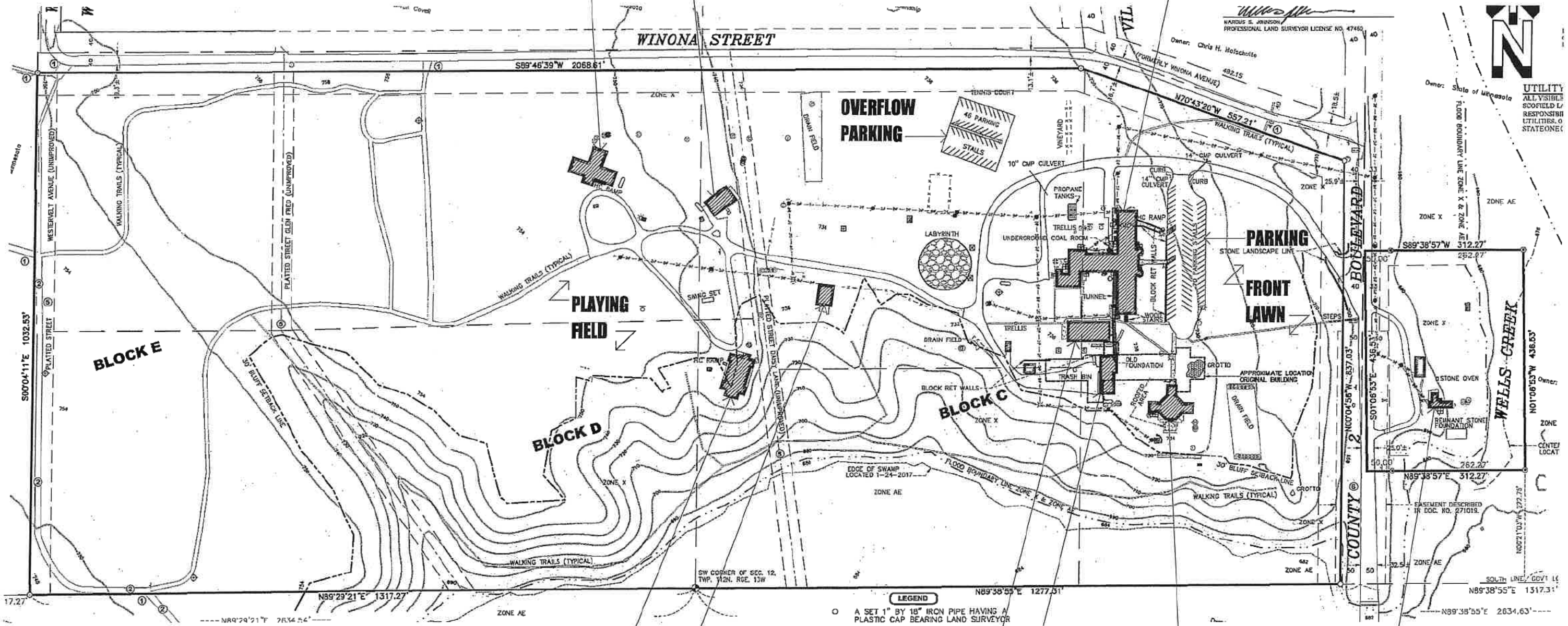
SEE SHEET 11

STARWOOD COTTAGE

SEE SHEET 10

VILLA MARIA

(FORMERLY MARIAN HALL)
SEE SHEETS 02-07



WOODHAVEN LODGE
SEE SHEETS 13-14

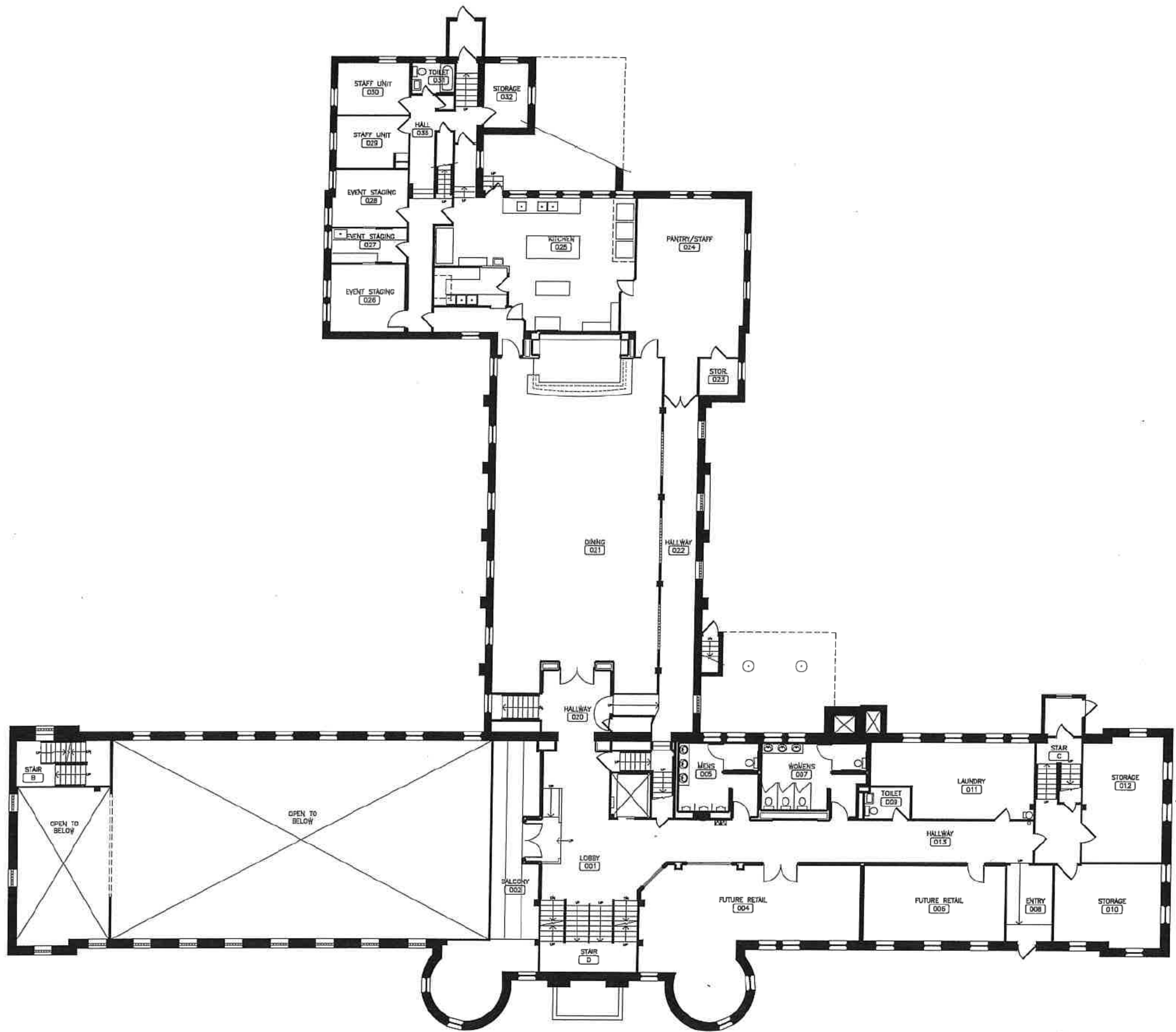
POOL BUILDING
SEE SHEET 08

URSULINE HALL
SEE SHEET 12

BARN
SEE SHEET 15

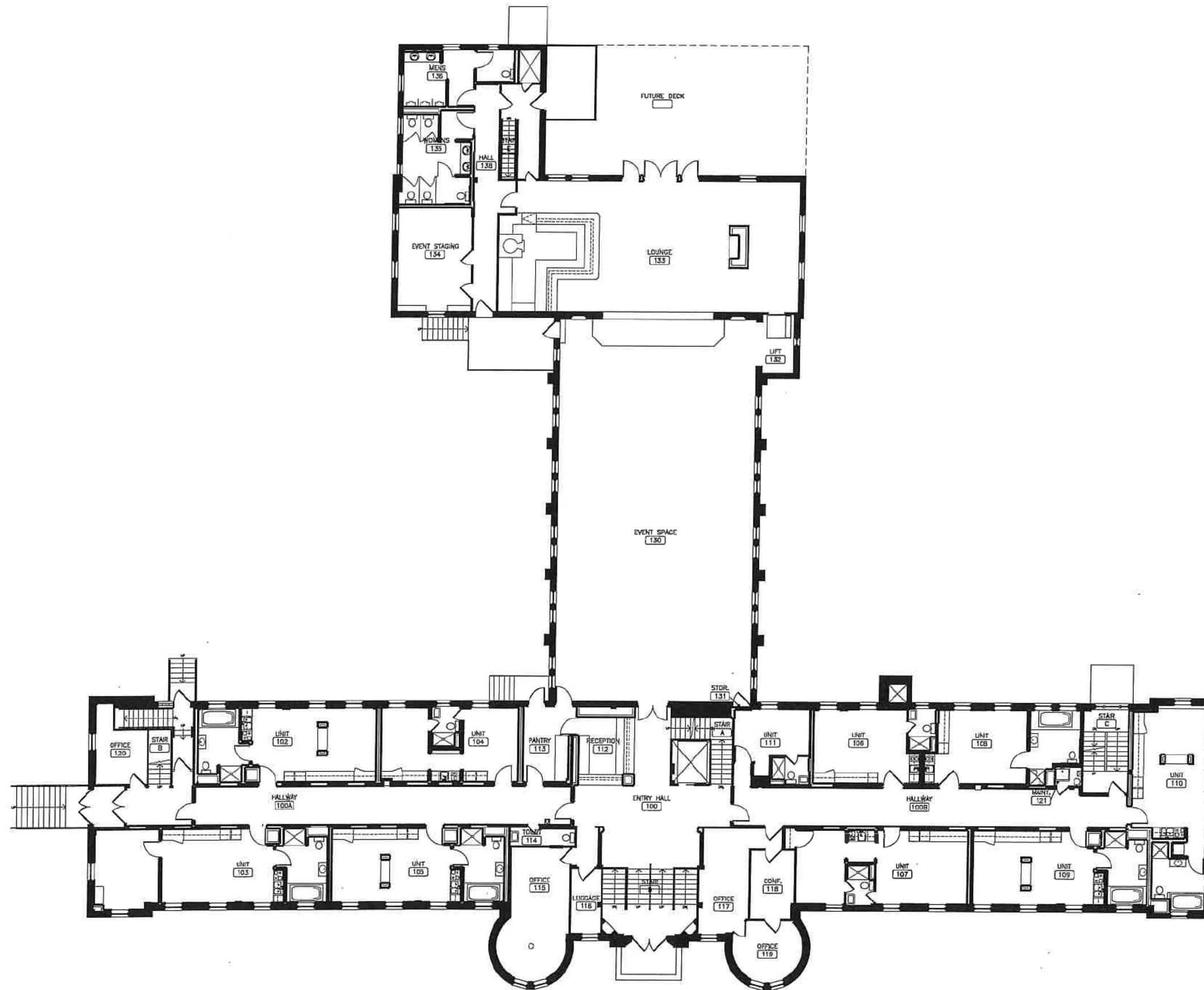
MAINTENANCE/GARAGE
SEE SHEET 16

GLENGARDA COTTAGE
SEE SHEET 09

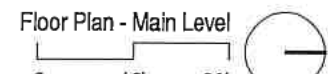


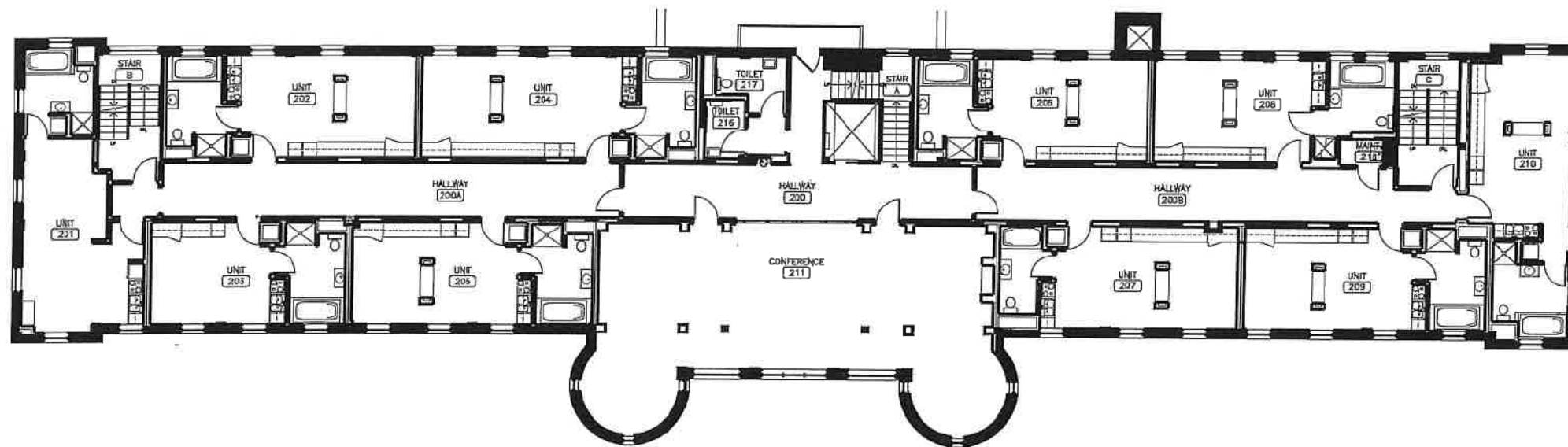
1 LOWER LEVEL PLAN

EXISTING BUILDING AREA	
Lower Level:	14,177 SF
Main Level:	17,575 SF
Second Level:	8,456 SF
Third Level:	8,456 SF
Fourth Level:	8,456 SF
Basement:	7,480 SF
Total Building Area:	64,600 SF

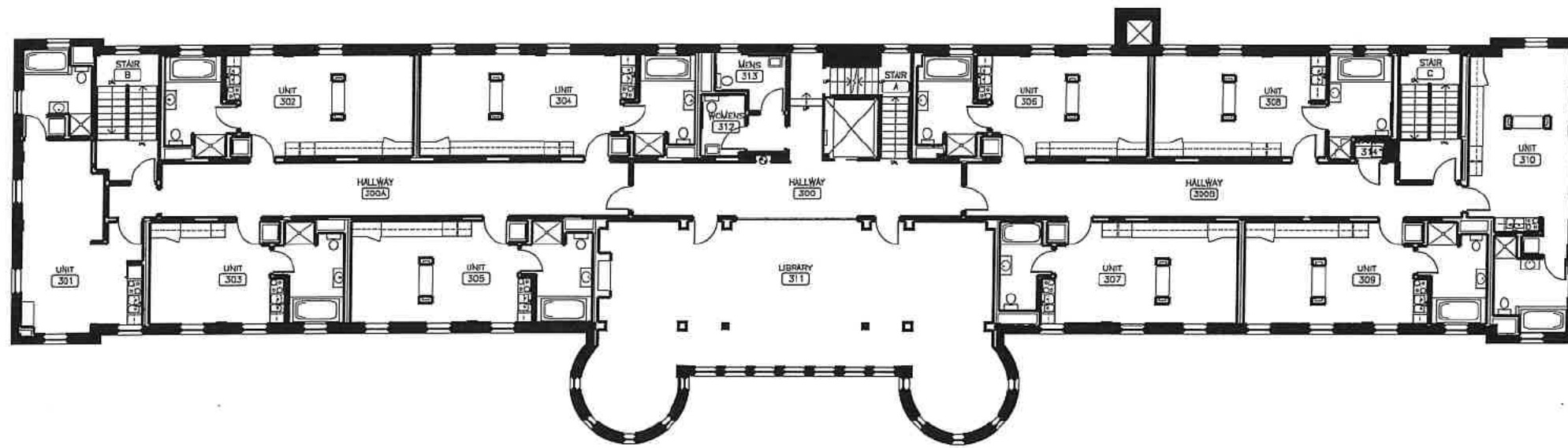


1 MAIN LEVEL PLAN



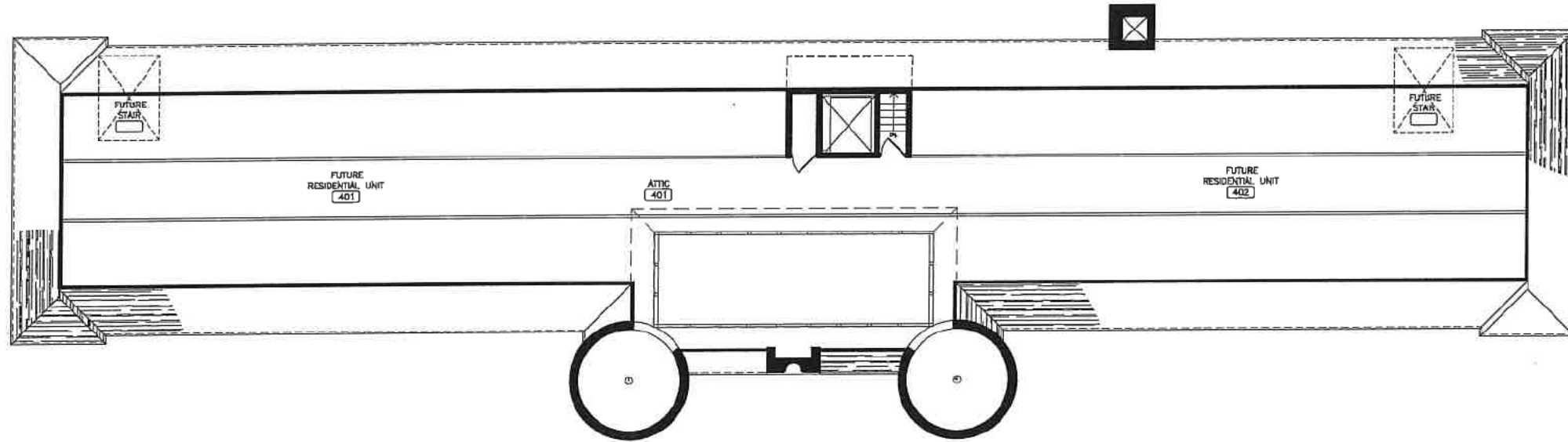


1 SECOND LEVEL PLAN

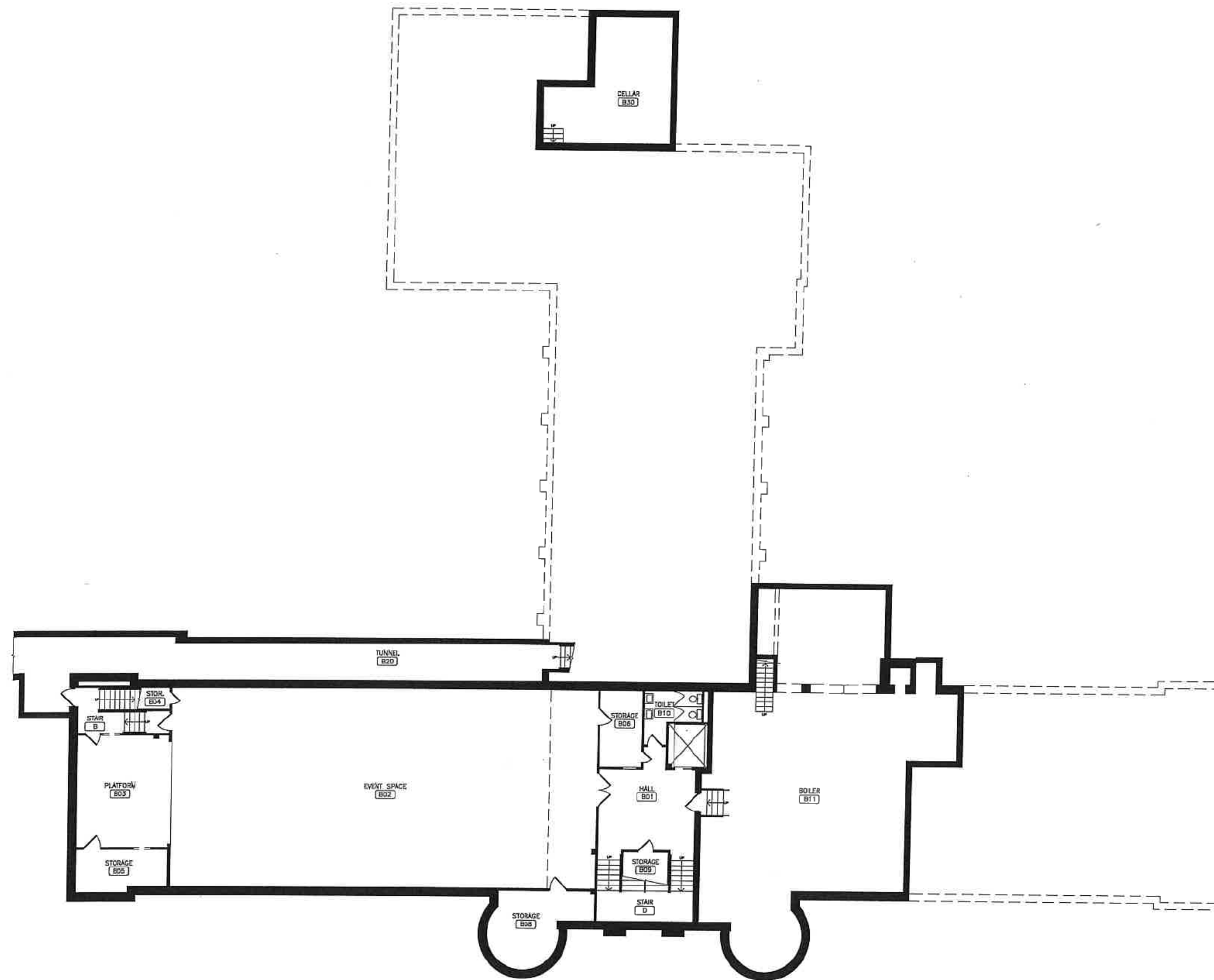


1 THIRD LEVEL PLAN



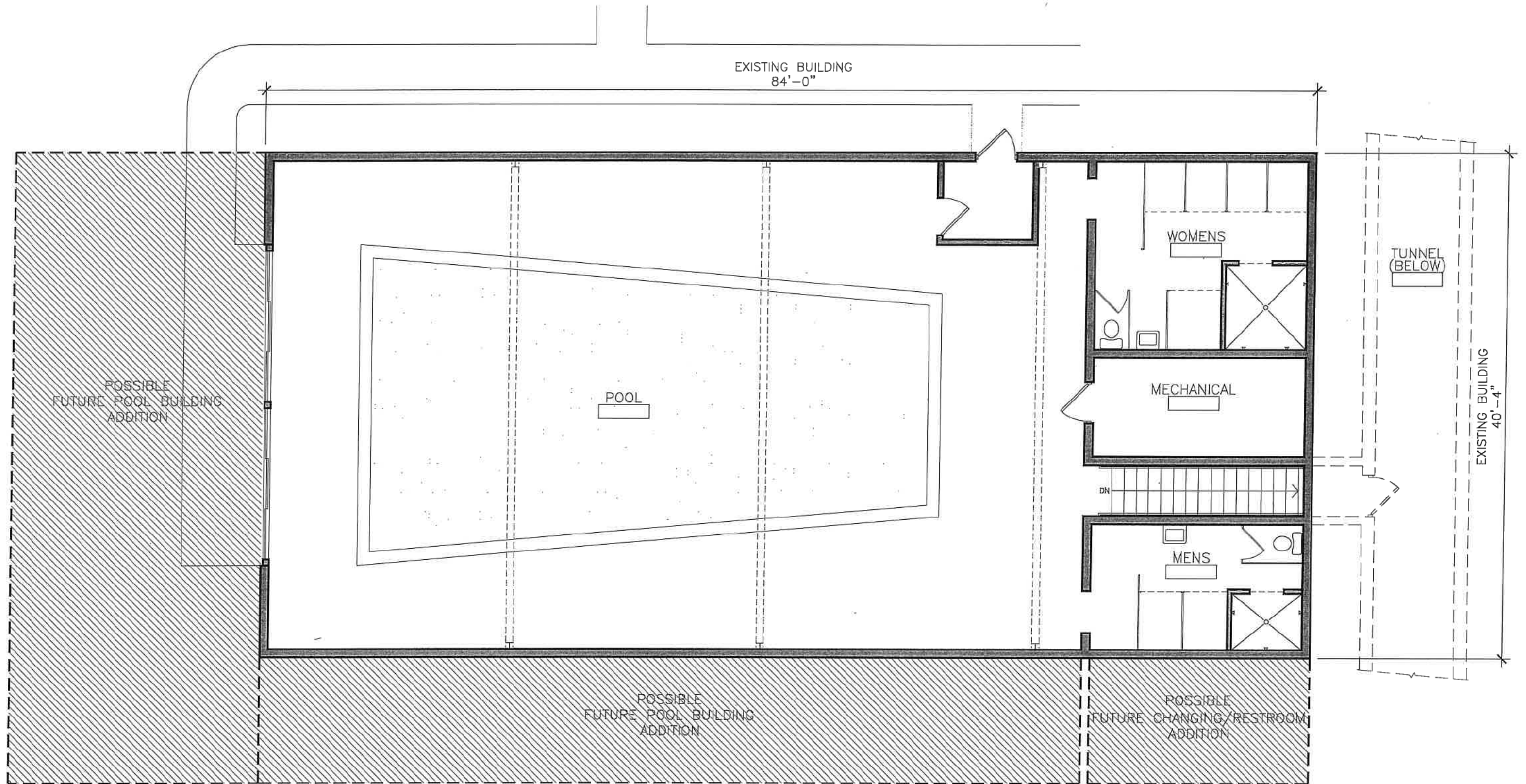


1 FOURTH LEVEL PLAN



1 BASEMENT PLAN

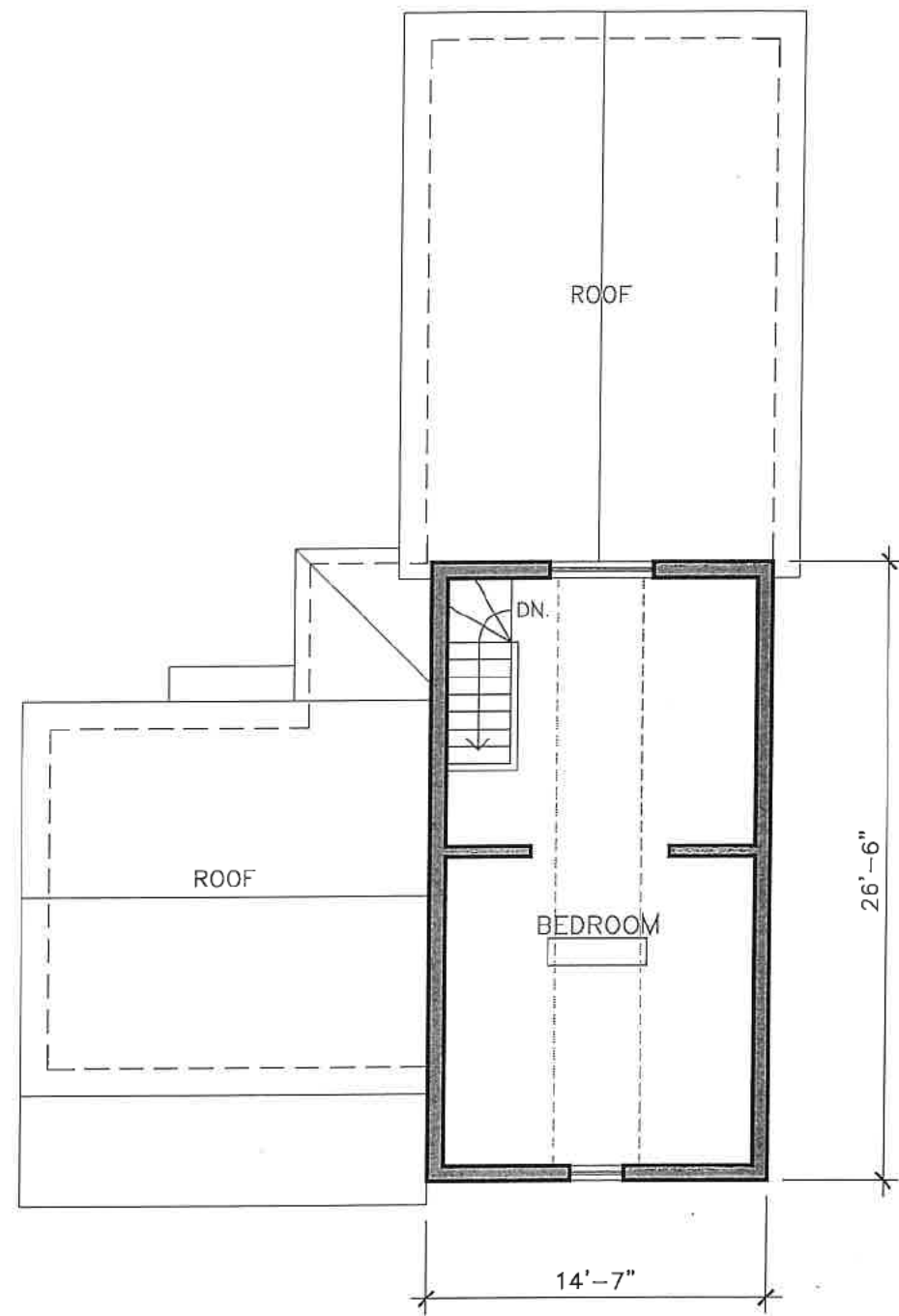




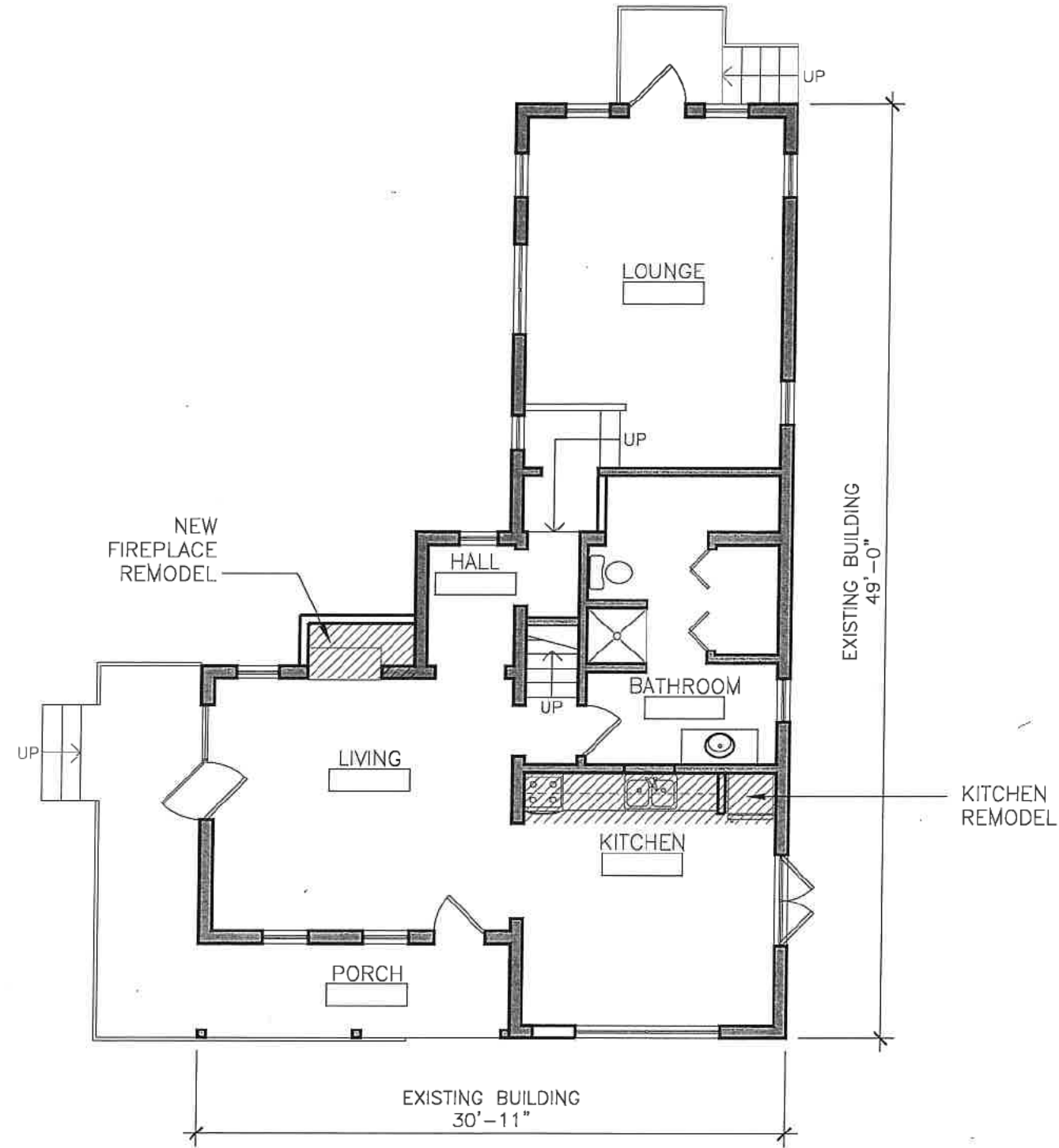
1 MAIN LEVEL PLAN

EXISTING BUILDING AREA
Main Level: 3,388 SF



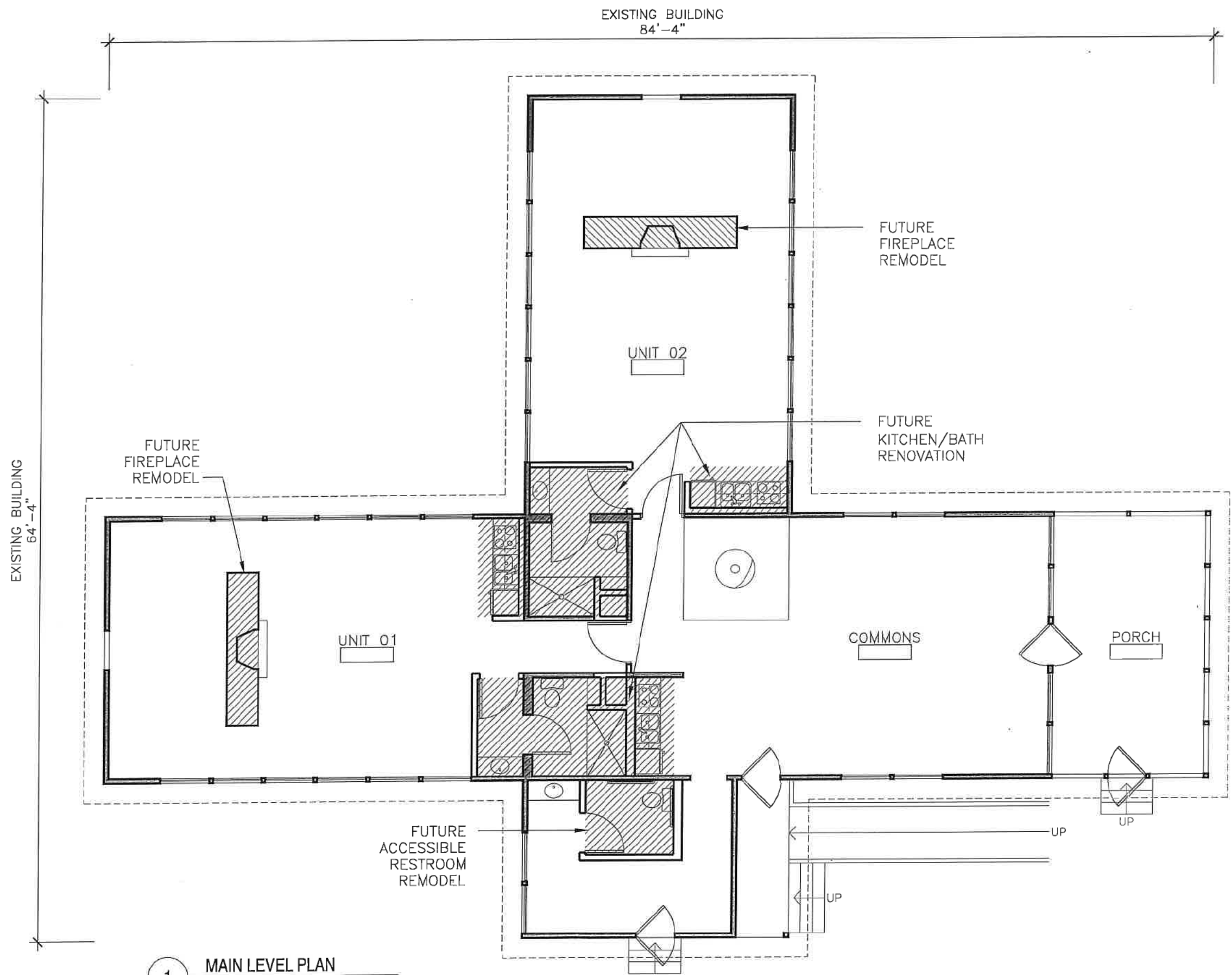


2 UPPER LEVEL PLAN



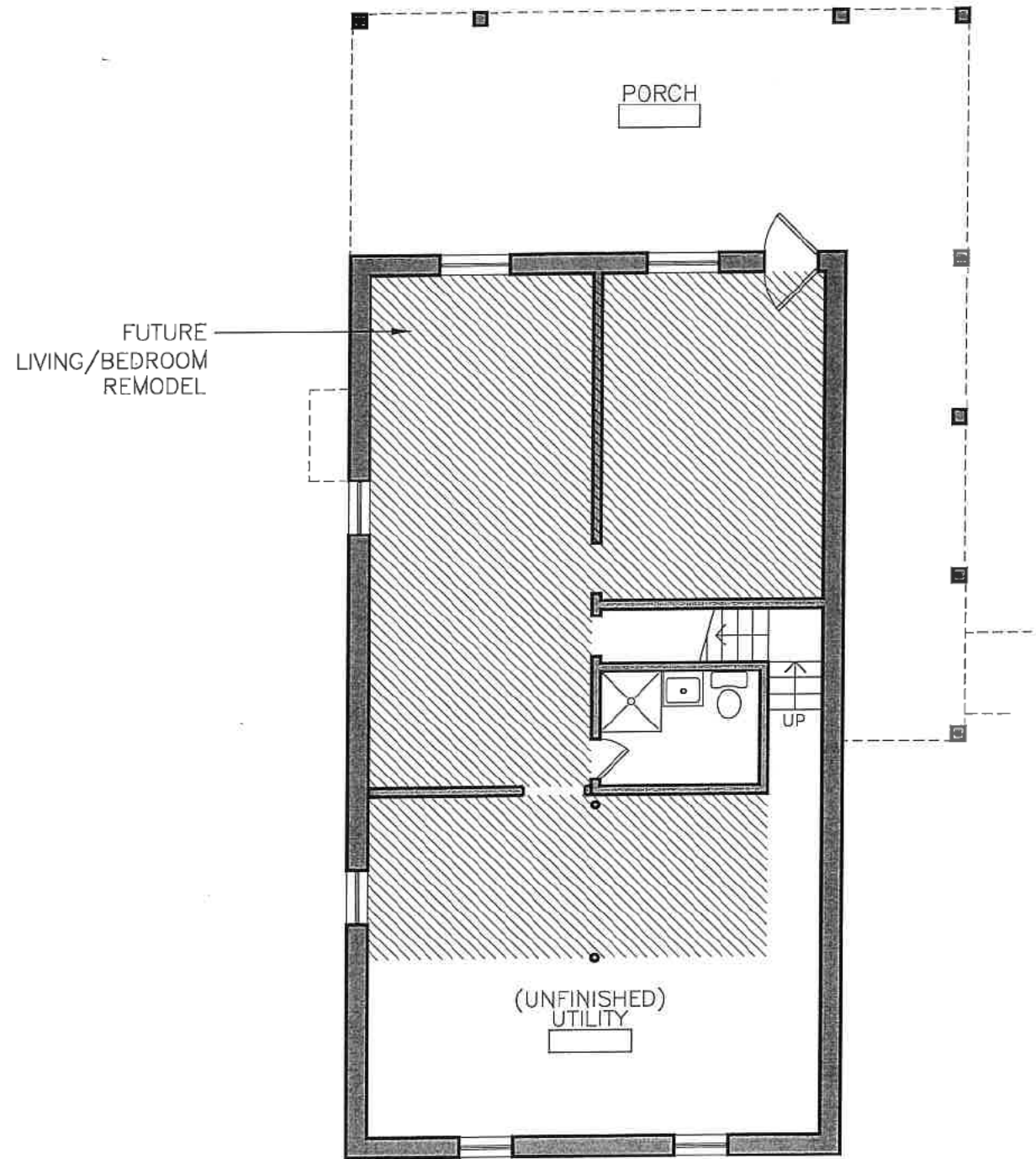
1 MAIN LEVEL PLAN

EXISTING BUILDING AREA	
Main Level:	1,091 SF
Upper Level:	387 SF
Total Building Area:	1,478 SF

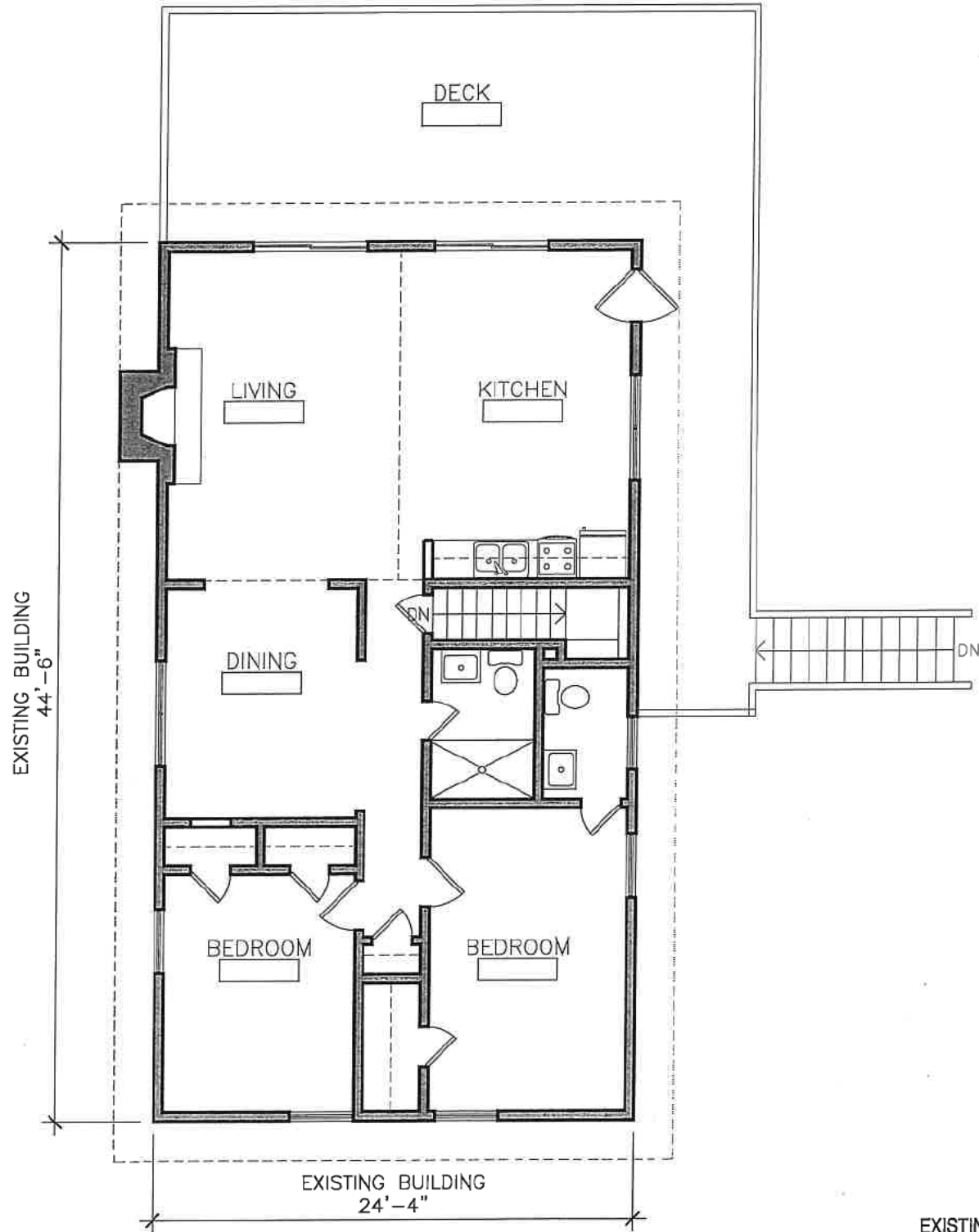


1 MAIN LEVEL PLAN

EXISTING BUILDING AREA
Main Level: 2,562 SF

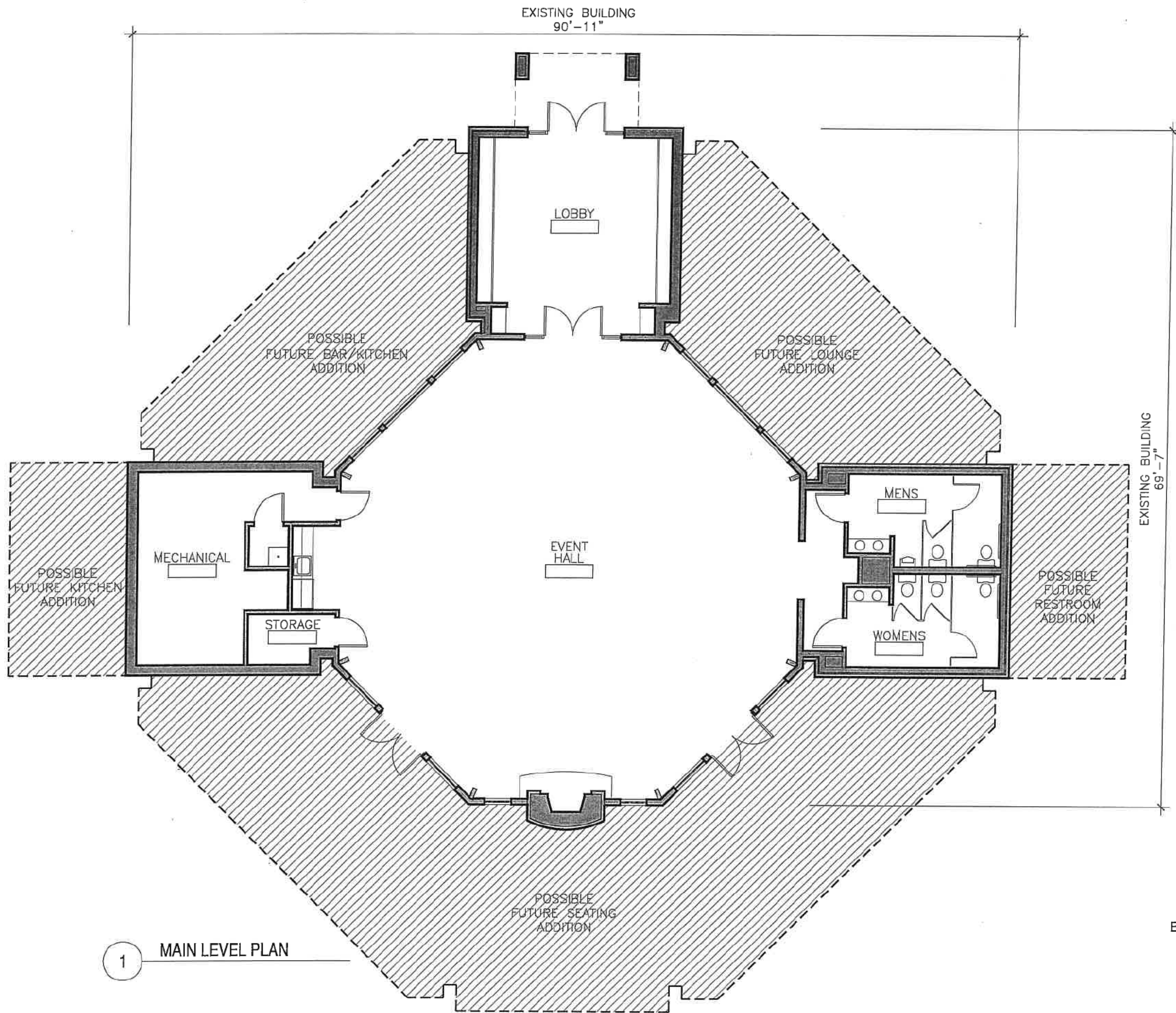


2 LOWER LEVEL PLAN



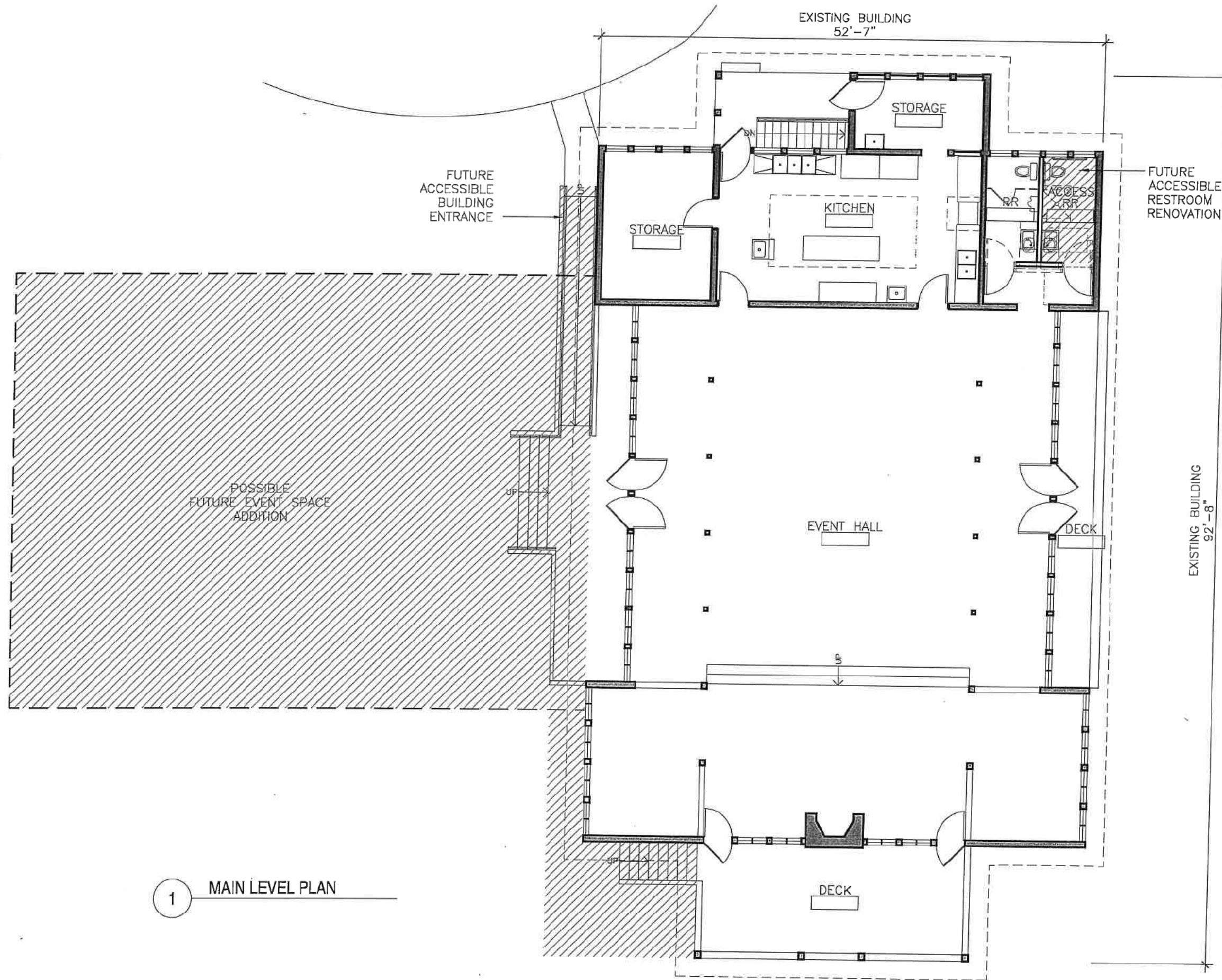
1 MAIN LEVEL PLAN

EXISTING BUILDING AREA	
Main Level:	1,083 SF
Lower Level:	1,083 SF
Total Building Area:	2,166 SF



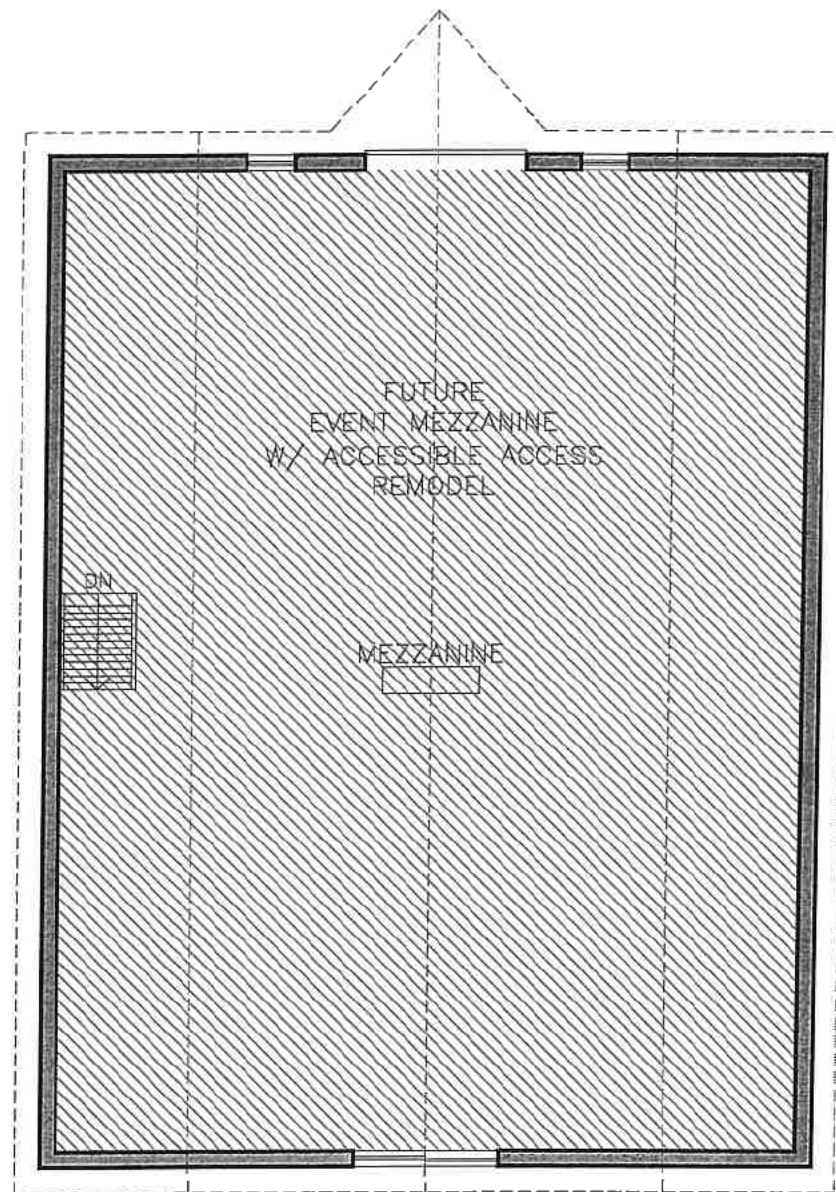
1 MAIN LEVEL PLAN

EXISTING BUILDING AREA
Main Level: 3,452 SF

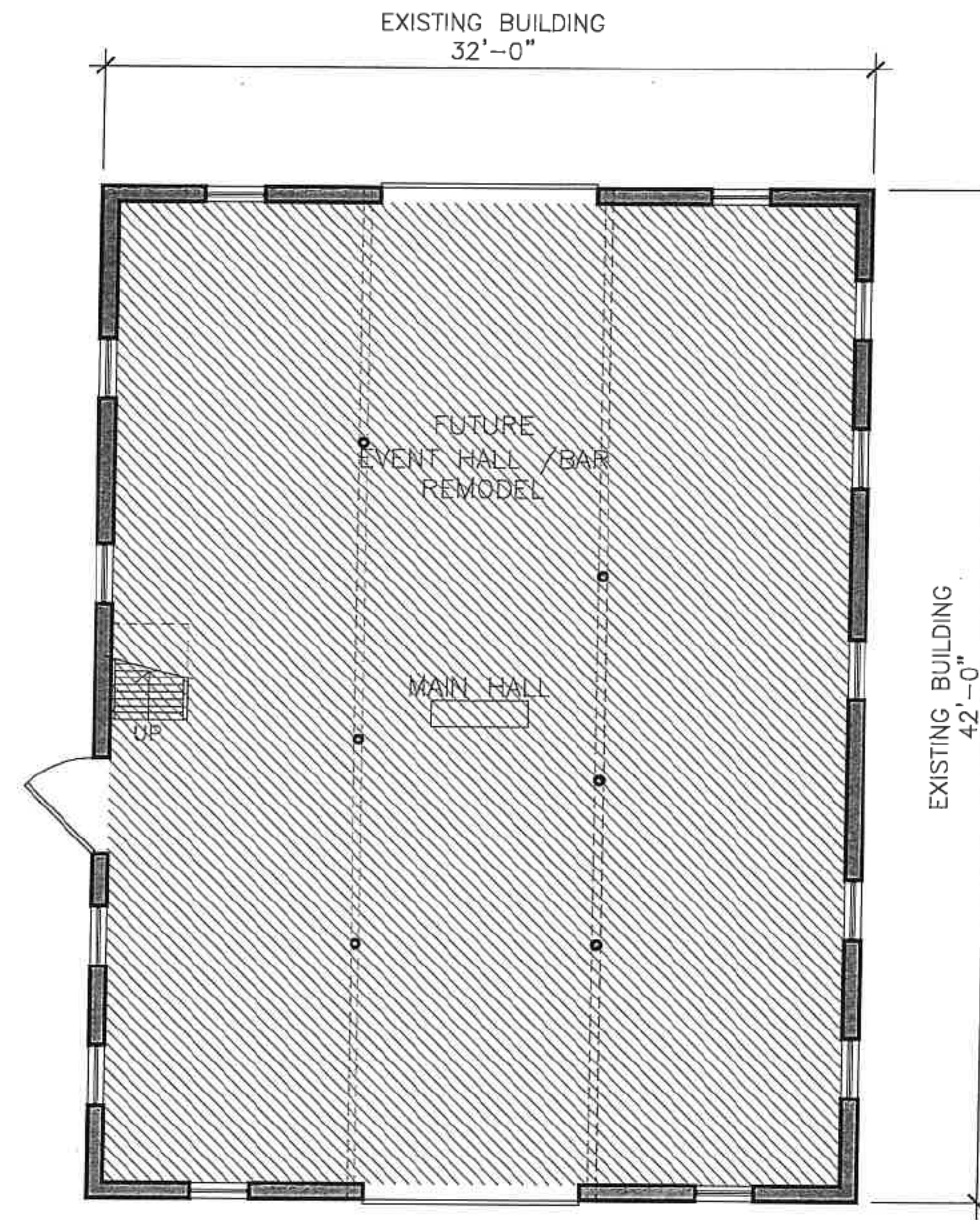


1 MAIN LEVEL PLAN

EXISTING BUILDING AREA	
Main Level:	4,425 SF
Lower Level:	939 SF
Total Building Area:	5,354 SF

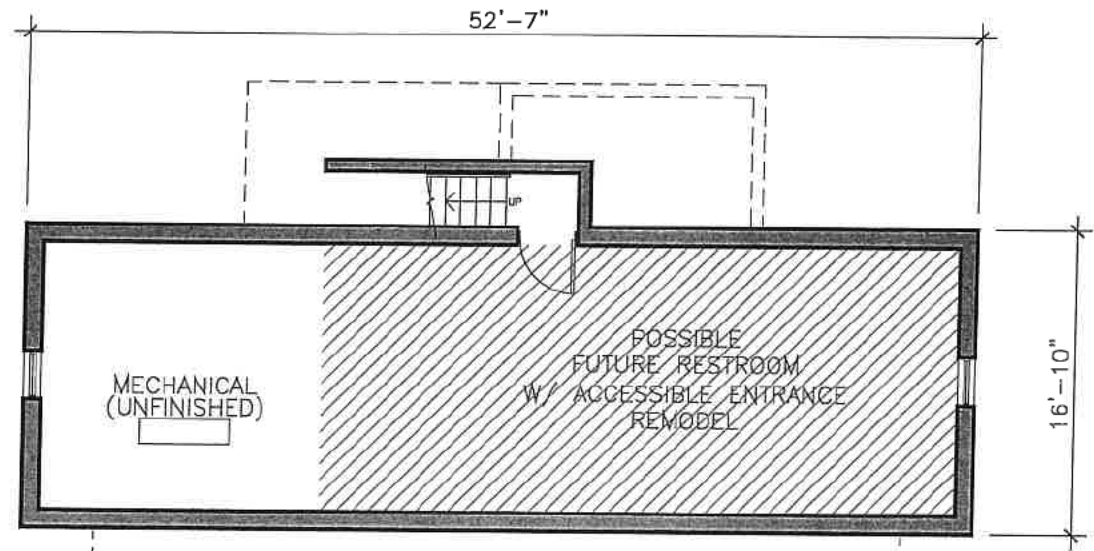


2 MEZZANINE LEVEL PLAN

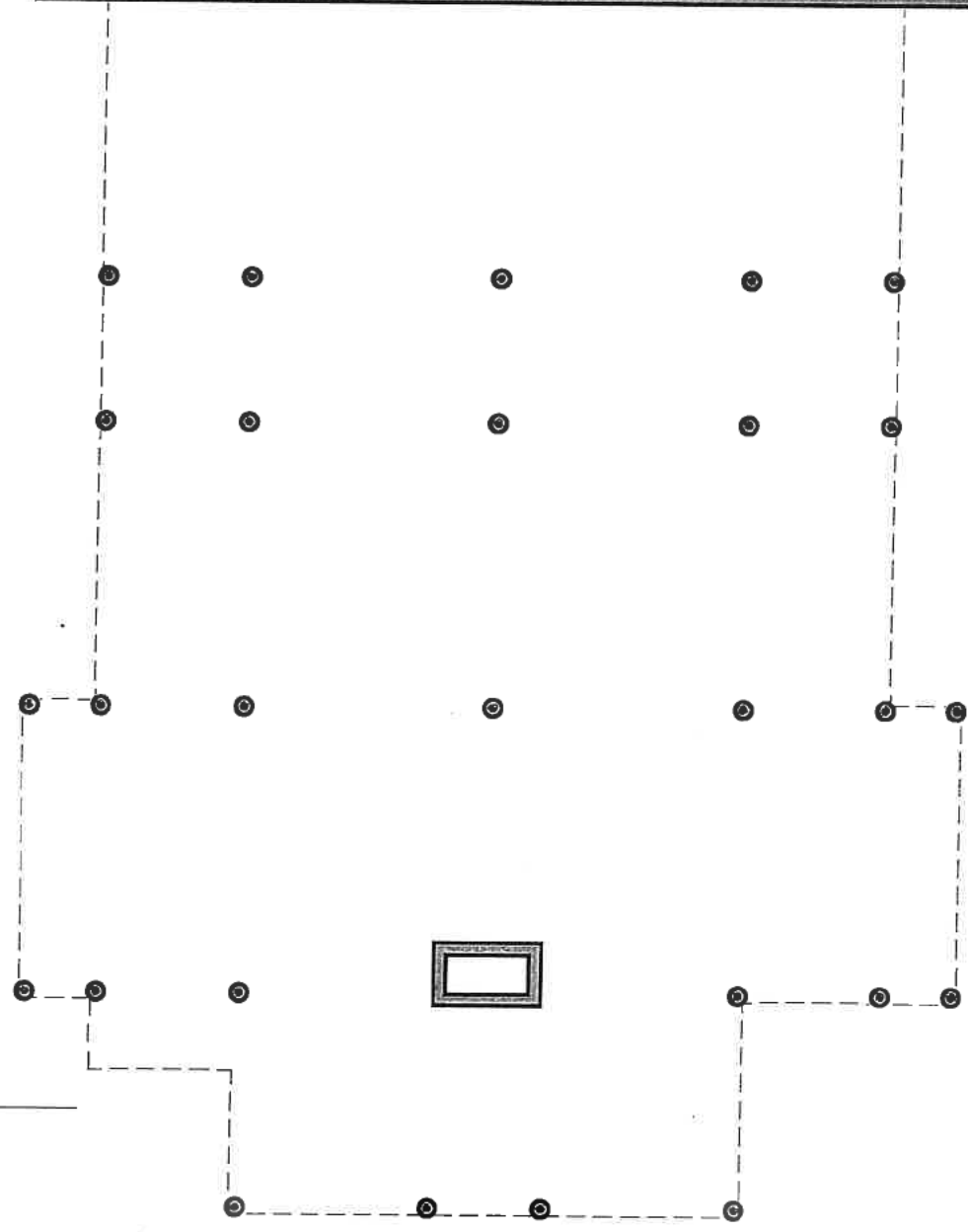


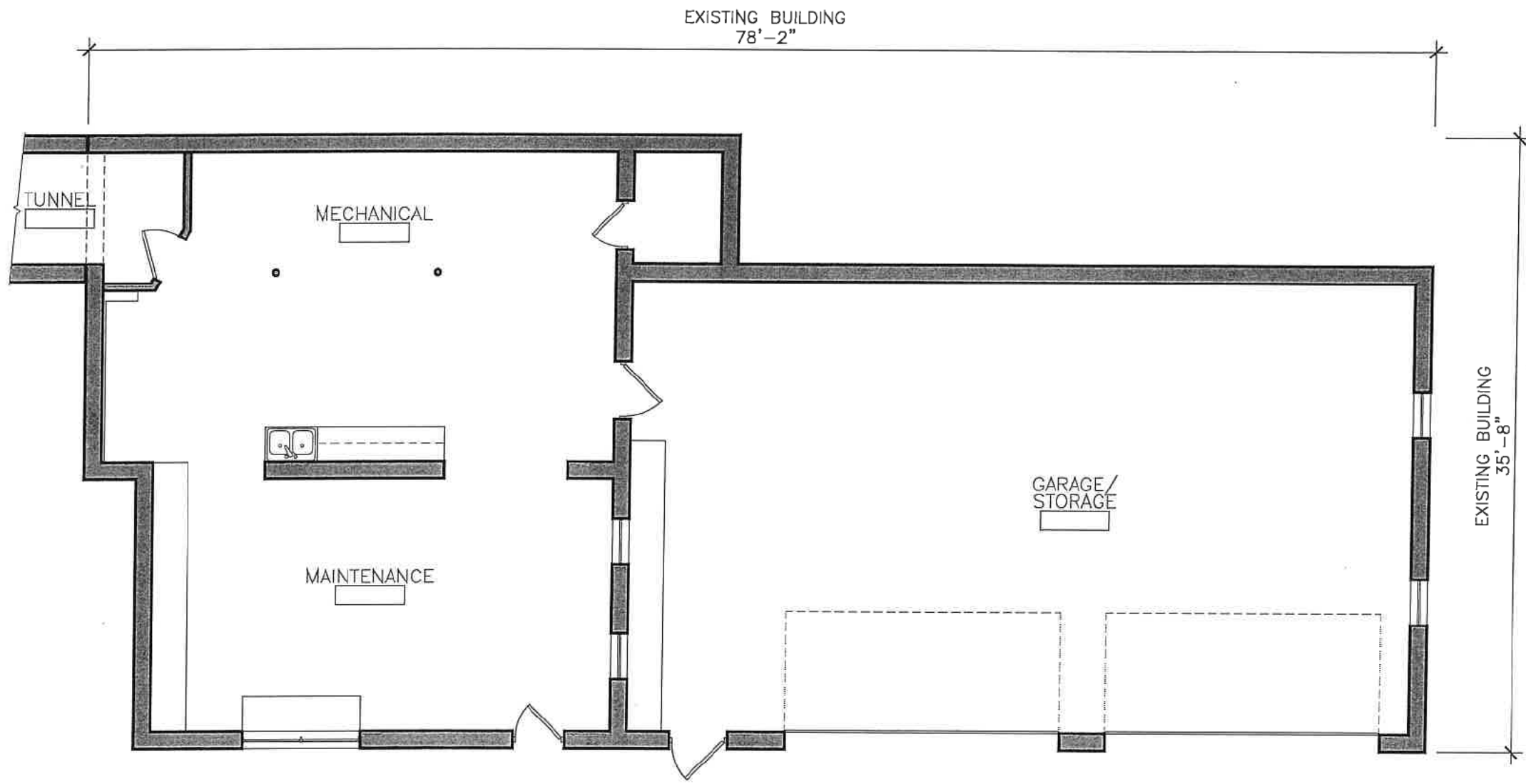
1 MAIN LEVEL PLAN

EXISTING BUILDING AREA	
Main Level:	1,344 SF
Mezzanine Level:	1,344 SF
Total Building Area:	2,688 SF



1 LOWER LEVEL PLAN





1 MAIN LEVEL PLAN

EXISTING BUILDING AREA
Main Level: 2,438 SF