

Colliers

Engineering
& Design

www.colliersengineering.com

Doing Business as **MASTER**

HOLMDEL (Hazardous WASTES)
101 Crawford Court Road
Suite 3400
Holmdel, NJ 07733
phone 732-928-0000

MASTERS CONSULTING

Copyright © 2005. All rights reserved. All rights are reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the publisher. All rights reserved.

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF
 DOMESTIC VIOLENCE BEFORE
 PREPARING TO DISRUPT THE FATHER'S
 SUBJECT ANYWHERE IN ANY STATE

811 

Call before you dig

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

DATE: DESCRIPTION:

PROFESSIONAL SEAL:

PROFESSIONAL SEAL:
Renee B. Gandy

Richard Frederick Blasey
MINNESOTA LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 61593
COLLIERS ENGINEERING & DESIGN, INC.

PROFESSIONAL IN CHARGE:

PROJECT MANAGER:

QUALITY CONTROL:

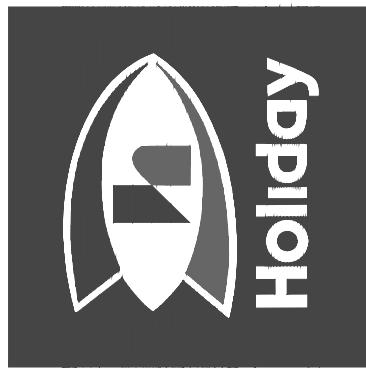
DRAWN BY:

DATE ISSUED:

4/18/2025

PROJECT NAME:

**HOLIDAY STORES
#23020 HSD ADDITION
SWC HWY 23 & 10TH AVE
CITY OF MILACA, MN
56353**



HOLIDAY STATIONSTORES LLC

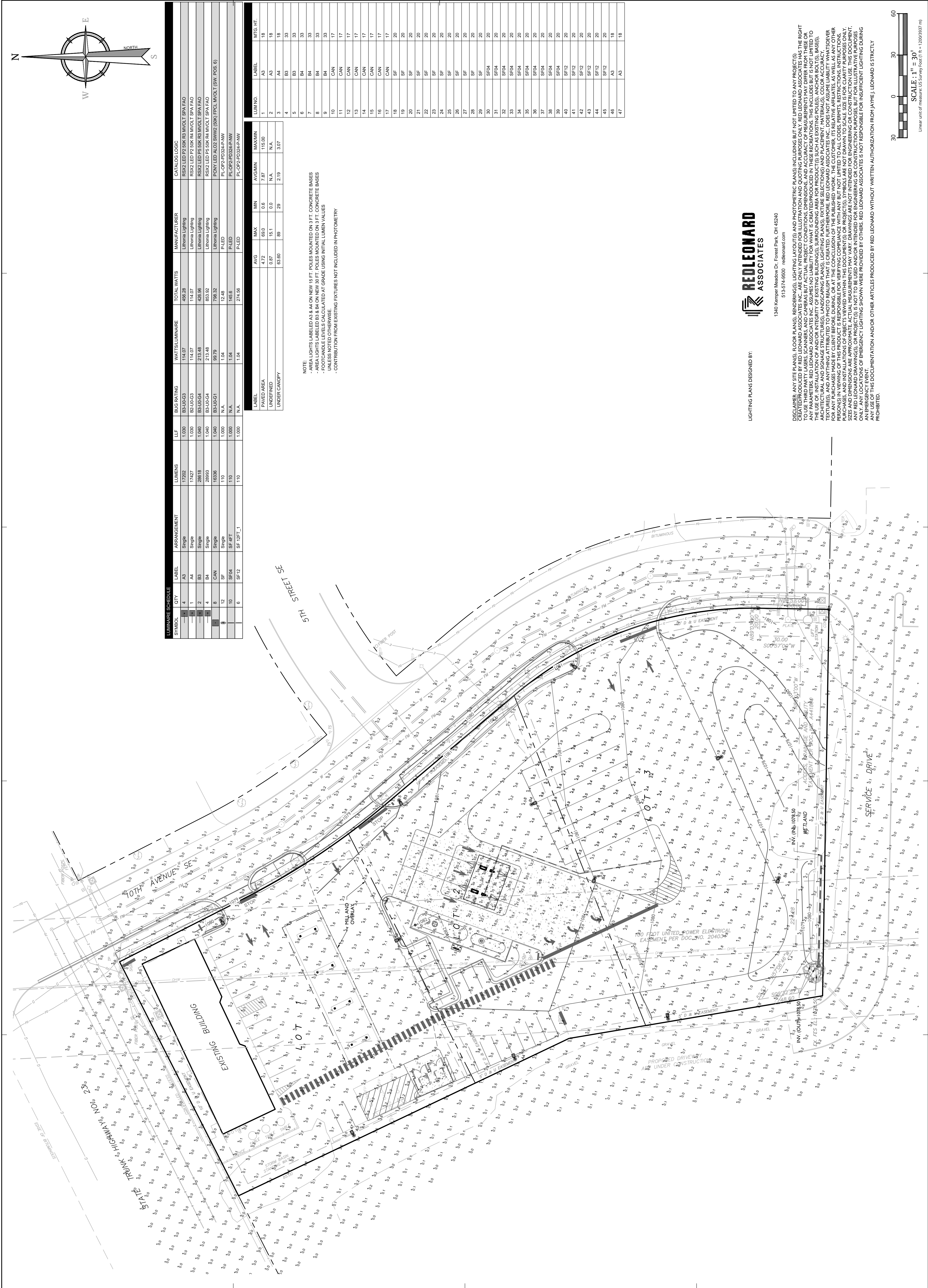
PROJECT NUMBER:

SHEET TITLE: E.

LIGHTING PLAN

SHEET NUMBER:

C140



QTY

LABEL

DESCRIPTION

AREA

2

A3

RSX2 LED P2 SOK R3 MVOLT SPA FAO

1

A4

RSX2 LED P2 SOK R4 MVOLT SPA FAO

2

B3

RSX2 LED P5 SOK R3 MVOLT SPA FAO

4

B4

RSX2 LED P5 SOK R4 MVOLT SPA FAO

ADDITIONAL FIXTURE INFO

Introduction

The new RSX LED Area family delivers maximum life and outstanding performance in a wide range of applications. The RSX family is designed to replace 250W to 1000W HPS and MH lamps. The RSX family is designed to replace 250W to 1000W HPS and MH lamps. The RSX family is designed to replace 250W to 1000W HPS and MH lamps.

Specifications

Power (W): 250, 500, 1000

Length: 29" (744 mm)

Width: 13.4" (340 mm)

Height: 13" (330 mm)

Weight: 38.0 lbs (17.2 kg)

QTY

LABEL

DESCRIPTION

STREET FIGHTER

12

SF

PL-OP2-PD324-P-NW

10

SFO4

PL-OP2-PD324-P-NW

6

SFT2

PL-OP2-PD324-P-NW

ADDITIONAL FIXTURE INFO

Introduction

The new PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications. The PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications.

Specifications

Power (W): 150, 300, 600

Length: 15.2" (385 mm)

Width: 9.4" (239 mm)

Height: 13.2" (335 mm)

Weight: 10.7 lbs (4.8 kg)

Engineering & Design

www.colliersengineering.com

Dong Business as

MASER CONSULTING

101 Crawford Corner Road,

Holmdel, NJ 07733

Phone: 732.383.1950

MAJOR CONSULTING

PROTECT YOURSELF

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE IN ANY STATE

PROFESSIONAL SEAL:

Richard Frederick Blasey

MINNESOTA LICENSED PROFESSIONAL ENGINEER

LICENSE NUMBER: 61593

COLLIER ENGINEERING & DESIGN, INC.

QTY

LABEL

DESCRIPTION

POD 3-24V

10

SFO4

PL-OP2-PD324-P-NW

6

SFT2

PL-OP2-PD324-P-NW

ADDITIONAL FIXTURE INFO

Introduction

The new PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications. The PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications.

Specifications

Power (W): 150, 300, 600

Length: 15.2" (385 mm)

Width: 9.4" (239 mm)

Height: 13.2" (335 mm)

Weight: 10.7 lbs (4.8 kg)

QTY

LABEL

DESCRIPTION

AREA

2

A3

RSX2 LED P2 SOK R3 MVOLT SPA FAO

1

A4

RSX2 LED P2 SOK R4 MVOLT SPA FAO

2

B3

RSX2 LED P5 SOK R3 MVOLT SPA FAO

4

B4

RSX2 LED P5 SOK R4 MVOLT SPA FAO

ADDITIONAL FIXTURE INFO

Introduction

The new RSX LED Area family delivers maximum life and outstanding performance in a wide range of applications. The RSX family is designed to replace 250W to 1000W HPS and MH lamps. The RSX family is designed to replace 250W to 1000W HPS and MH lamps.

Specifications

Power (W): 250, 500, 1000

Length: 29" (744 mm)

Width: 13.4" (340 mm)

Height: 13" (330 mm)

Weight: 38.0 lbs (17.2 kg)

QTY

LABEL

DESCRIPTION

STREET FIGHTER

12

SF

PL-OP2-PD324-P-NW

10

SFO4

PL-OP2-PD324-P-NW

6

SFT2

PL-OP2-PD324-P-NW

ADDITIONAL FIXTURE INFO

Introduction

The new PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications. The PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications.

Specifications

Power (W): 150, 300, 600

Length: 15.2" (385 mm)

Width: 9.4" (239 mm)

Height: 13.2" (335 mm)

Weight: 10.7 lbs (4.8 kg)

QTY

LABEL

DESCRIPTION

POD 3-24V

10

SFO4

PL-OP2-PD324-P-NW

6

SFT2

PL-OP2-PD324-P-NW

ADDITIONAL FIXTURE INFO

Introduction

The new PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications. The PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications.

Specifications

Power (W): 150, 300, 600

Length: 15.2" (385 mm)

Width: 9.4" (239 mm)

Height: 13.2" (335 mm)

Weight: 10.7 lbs (4.8 kg)

QTY

LABEL

DESCRIPTION

POD 3-24V

10

SFO4

PL-OP2-PD324-P-NW

6

SFT2

PL-OP2-PD324-P-NW

ADDITIONAL FIXTURE INFO

Introduction

The new PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications. The PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications.

Specifications

Power (W): 150, 300, 600

Length: 15.2" (385 mm)

Width: 9.4" (239 mm)

Height: 13.2" (335 mm)

Weight: 10.7 lbs (4.8 kg)

QTY

LABEL

DESCRIPTION

POD 3-24V

10

SFO4

PL-OP2-PD324-P-NW

6

SFT2

PL-OP2-PD324-P-NW

ADDITIONAL FIXTURE INFO

Introduction

The new PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications. The PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications.

Specifications

Power (W): 150, 300, 600

Length: 15.2" (385 mm)

Width: 9.4" (239 mm)

Height: 13.2" (335 mm)

Weight: 10.7 lbs (4.8 kg)

QTY

LABEL

DESCRIPTION

POD 3-24V

10

SFO4

PL-OP2-PD324-P-NW

6

SFT2

PL-OP2-PD324-P-NW

ADDITIONAL FIXTURE INFO

Introduction

The new PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications. The PCNY LED Luminaire is designed to provide exceptional energy savings and versatility in a wide range of applications.

Specifications

Power (W): 150, 300, 600

Length: 15.2" (385 mm)

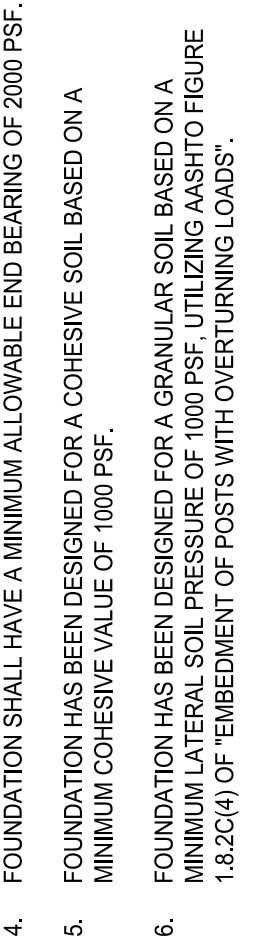
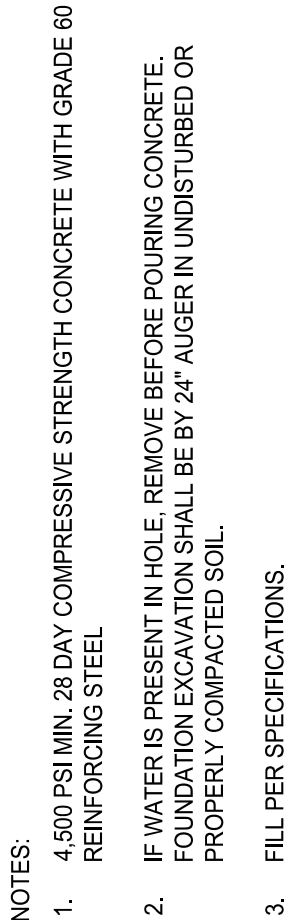
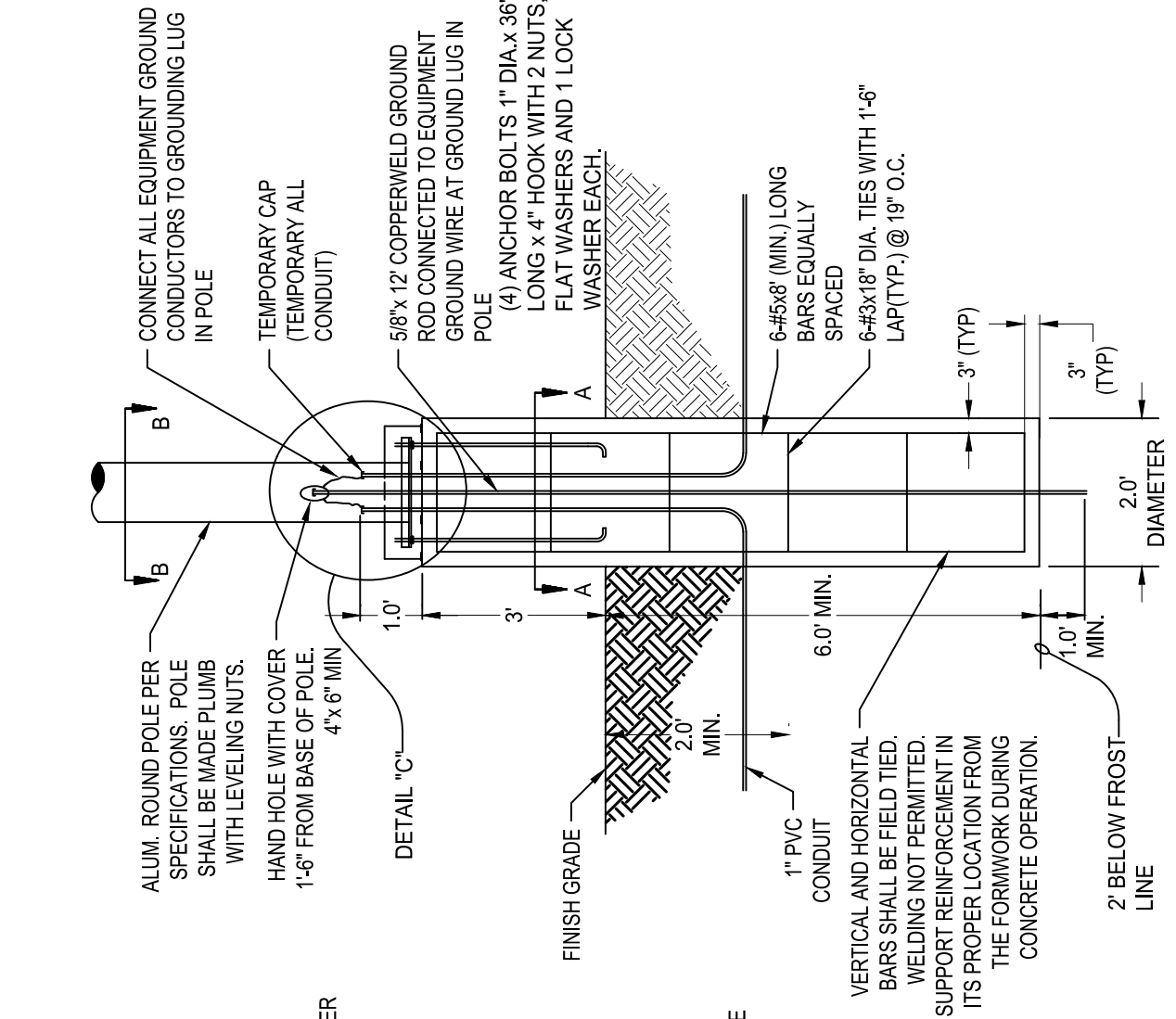
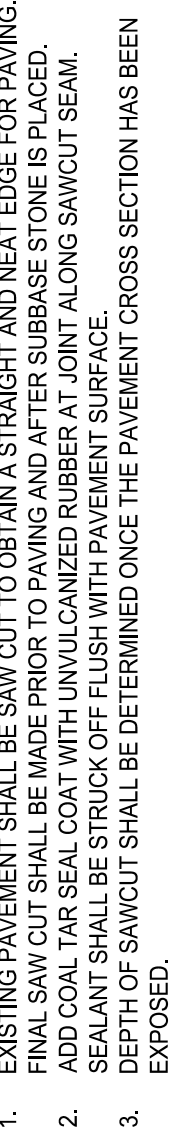
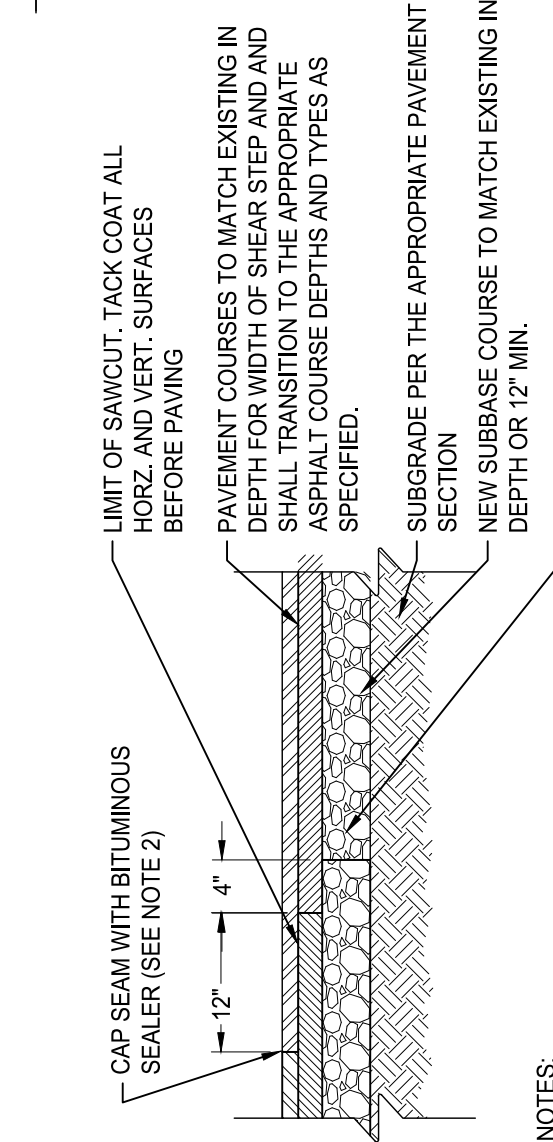
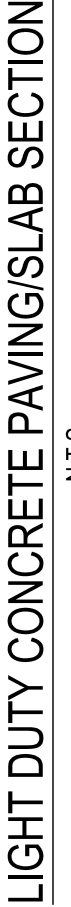
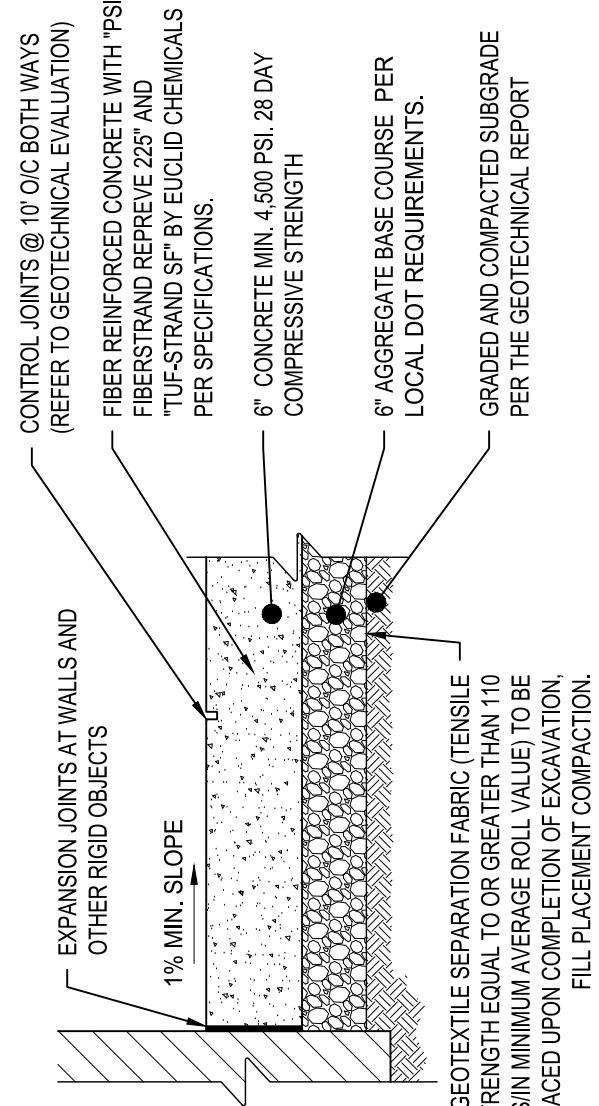
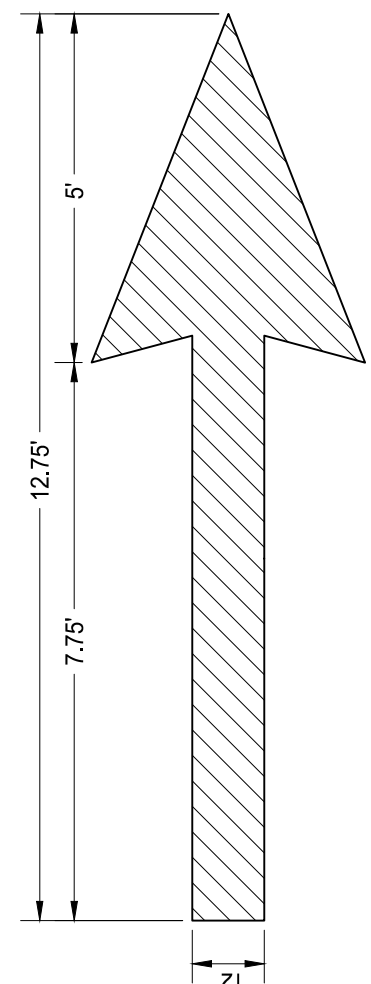
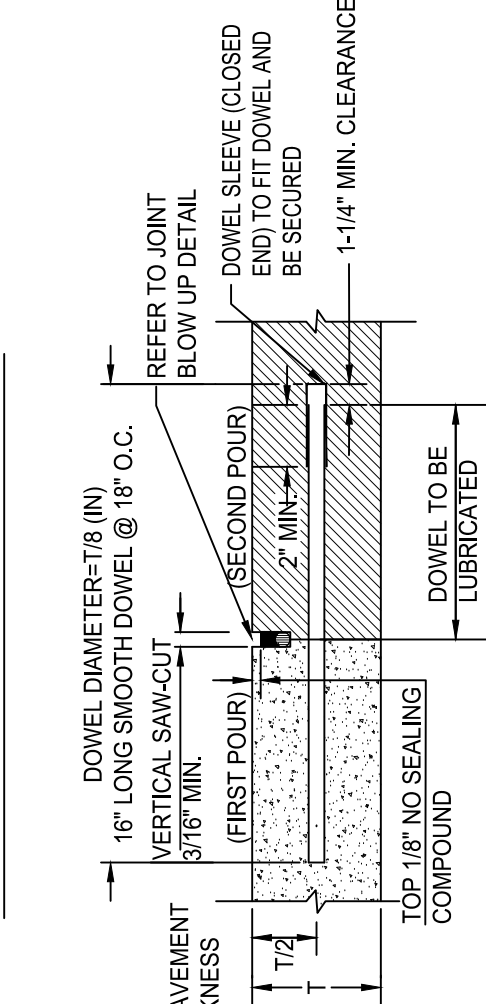
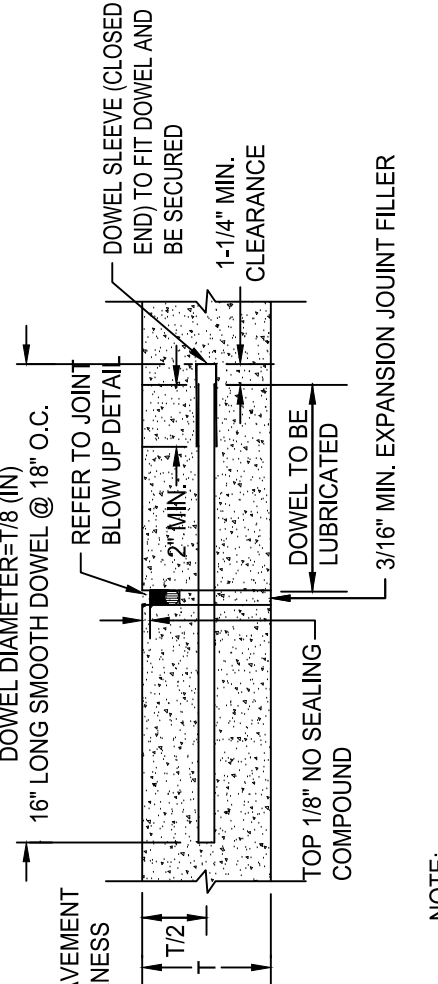
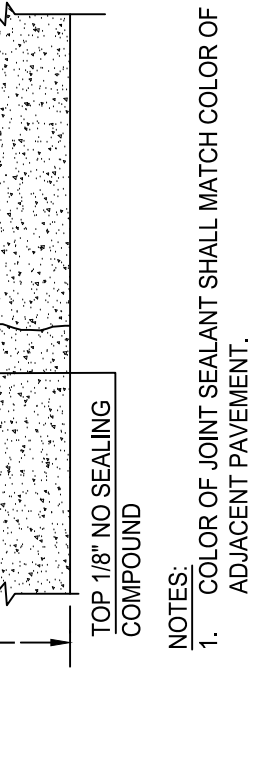
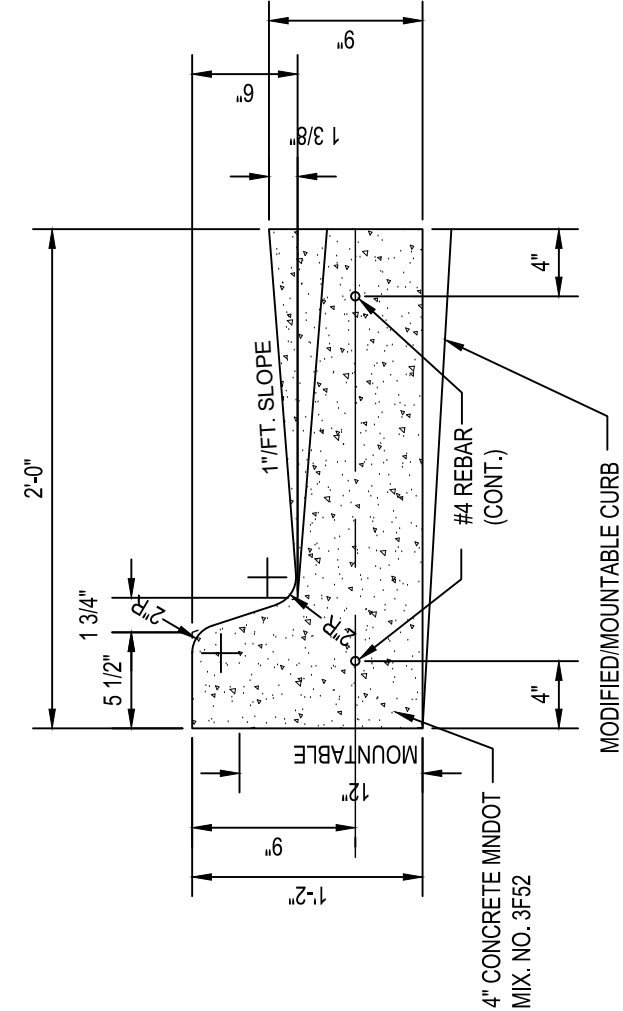
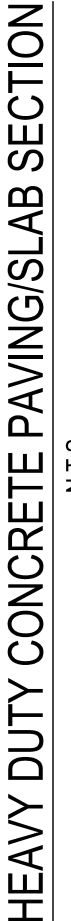
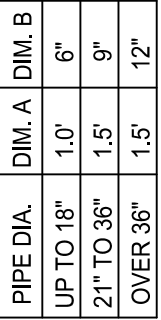
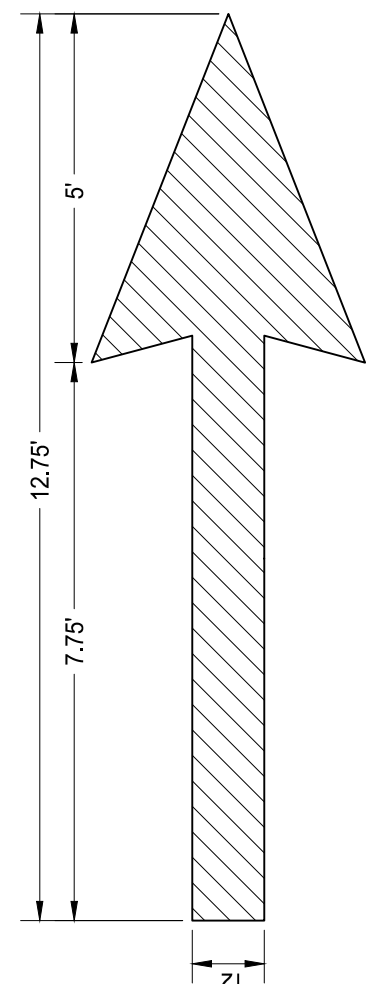
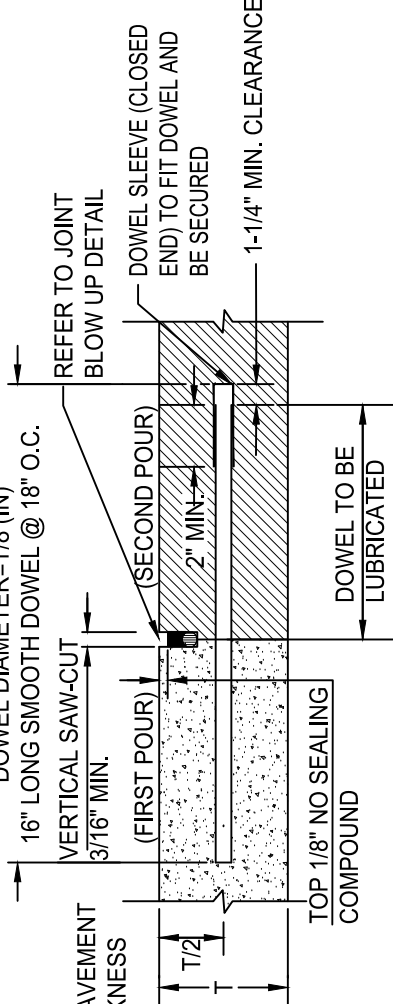
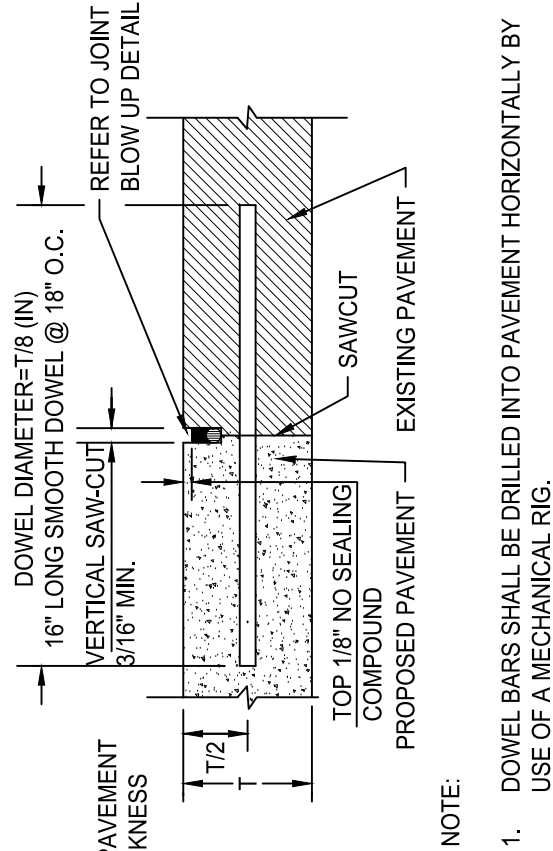
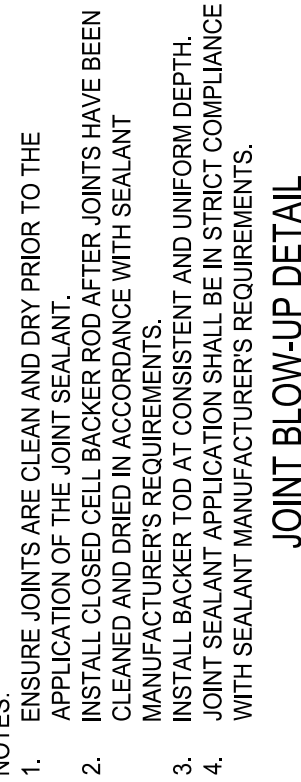
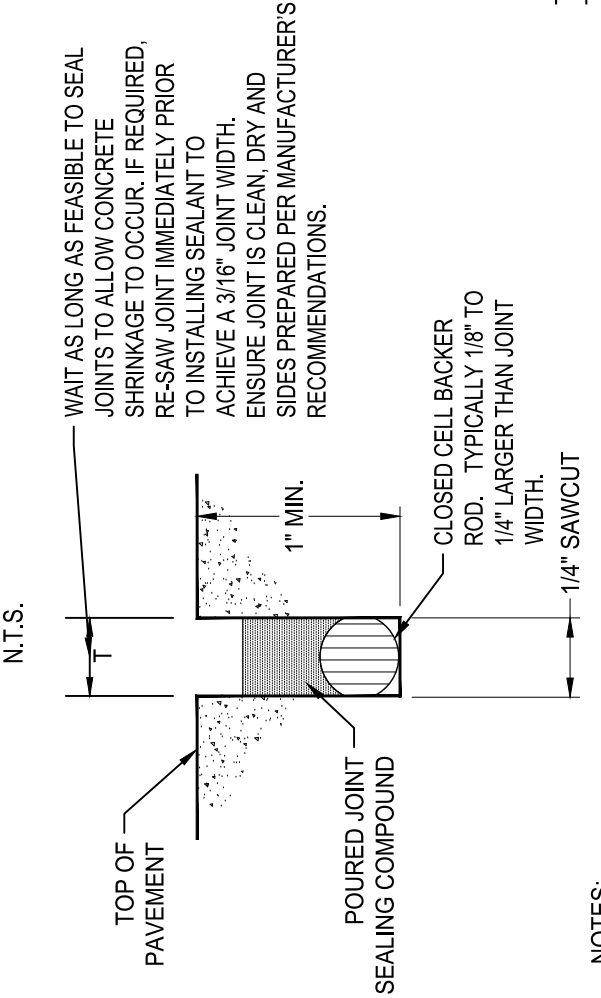
Width: 9.4" (239 mm)

Height: 13.2" (335 mm)

Weight: 10.7 lbs (4.8 kg)

Exterior Soil on Ground Surface		Concrete Pile		Zone 5 - 8		Zone 9 - 11		Zone 12 - 15	
Materials									
Gravel	3500 pcf Concrete	3500 pcf Concrete	3500 pcf Concrete	3500 pcf Concrete	3500 pcf Concrete	3500 pcf Concrete	3500 pcf Concrete	3500 pcf Concrete	3500 pcf Concrete
Concrete	400 pcf Concrete	400 pcf Concrete	400 pcf Concrete	400 pcf Concrete	400 pcf Concrete	400 pcf Concrete	400 pcf Concrete	400 pcf Concrete	400 pcf Concrete
Reinforcing Bar	150 pcf Rebar	150 pcf Rebar	150 pcf Rebar	150 pcf Rebar	150 pcf Rebar	150 pcf Rebar	150 pcf Rebar	150 pcf Rebar	150 pcf Rebar
Gravel	12 in. x 15 in. (50 #) Stone	12 in. x 15 in. (50 #) Stone	12 in. x 15 in. (50 #) Stone	12 in. x 15 in. (50 #) Stone	12 in. x 15 in. (50 #) Stone	12 in. x 15 in. (50 #) Stone	12 in. x 15 in. (50 #) Stone	12 in. x 15 in. (50 #) Stone	12 in. x 15 in. (50 #) Stone
Concrete	7 cubic feet (cft) (solid)	7 cubic feet (cft) (solid)	7 cubic feet (cft) (solid)	7 cubic feet (cft) (solid)	7 cubic feet (cft) (solid)	7 cubic feet (cft) (solid)	7 cubic feet (cft) (solid)	7 cubic feet (cft) (solid)	7 cubic feet (cft) (solid)
Reinforcing Bar	232 - 235 lbs (mass)	232 - 235 lbs (mass)	232 - 235 lbs (mass)	232 - 235 lbs (mass)	232 - 235 lbs (mass)	232 - 235 lbs (mass)	232 - 235 lbs (mass)	232 - 235 lbs (mass)	232 - 235 lbs (mass)
Gravel	4.00 cubic (cu) (solid)	4.00 cubic (cu) (solid)	4.00 cubic (cu) (solid)	4.00 cubic (cu) (solid)	4.00 cubic (cu) (solid)	4.00 cubic (cu) (solid)	4.00 cubic (cu) (solid)	4.00 cubic (cu) (solid)	4.00 cubic (cu) (solid)
Concrete	10000 +/-	10000 +/-	10000 +/-	10000 +/-	10000 +/-	10000 +/-	10000 +/-	10000 +/-	10000 +/-
Reinforcing Bar	0.45 lbs (mass)	0.45 lbs (mass)	0.45 lbs (mass)	0.45 lbs (mass)	0.45 lbs (mass)	0.45 lbs (mass)	0.45 lbs (mass)	0.45 lbs (mass)	0.45 lbs (mass)
Gravel	3.57 cubic (cu) (solid)	3.57 cubic (cu) (solid)	3.57 cubic (cu) (solid)	3.57 cubic (cu) (solid)	3.57 cubic (cu) (solid)	3.57 cubic (cu) (solid)	3.57 cubic (cu) (solid)	3.57 cubic (cu) (solid)	3.57 cubic (cu) (solid)
Concrete	5.00 cubic (cu) (solid)	5.00 cubic (cu) (solid)	5.00 cubic (cu) (solid)	5.00 cubic (cu) (solid)	5.00 cubic (cu) (solid)	5.00 cubic (cu) (solid)	5.00 cubic (cu) (solid)	5.00 cubic (cu) (solid)	5.00 cubic (cu) (solid)
Reinforcing Bar	3.0 lb (typ) (mass)	3.0 lb (typ) (mass)	3.0 lb (typ) (mass)	3.0 lb (typ) (mass)	3.0 lb (typ) (mass)	3.0 lb (typ) (mass)	3.0 lb (typ) (mass)	3.0 lb (typ) (mass)	3.0 lb (typ) (mass)
Gravel	10 lb (typ) (mass)	10 lb (typ) (mass)	10 lb (typ) (mass)	10 lb (typ) (mass)	10 lb (typ) (mass)	10 lb (typ) (mass)	10 lb (typ) (mass)	10 lb (typ) (mass)	10 lb (typ) (mass)
Concrete	5.0 lb (typ) (mass)	5.0 lb (typ) (mass)	5.0 lb (typ) (mass)	5.0 lb (typ) (mass)	5.0 lb (typ) (mass)	5.0 lb (typ) (mass)	5.0 lb (typ) (mass)	5.0 lb (typ) (mass)	5.0 lb (typ) (mass)
Reinforcing Bar	0.04 lb (typ) (mass)	0.04 lb (typ) (mass)	0.04 lb (typ) (mass)	0.04 lb (typ) (mass)	0.04 lb (typ) (mass)	0.04 lb (typ) (mass)	0.04 lb (typ) (mass)	0.04 lb (typ) (mass)	0.04 lb (typ) (mass)

Micro-Synthetic Rebar design as specified, unless otherwise noted by Engineer of Record



Rich Blasey

Richard Frederick Blasey
MINNESOTA LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 61593
COLLIERS ENGINEERING & DESIGN, INC.

**HOLIDAY STORES
##23020 HSD ADDITION
SWC HWY 23 & 10TH AVE. SE
CITY OF MILACA, MN
56353**

HOLIDAY STORES, LLC
PROJECT NUMBER:
23016044A

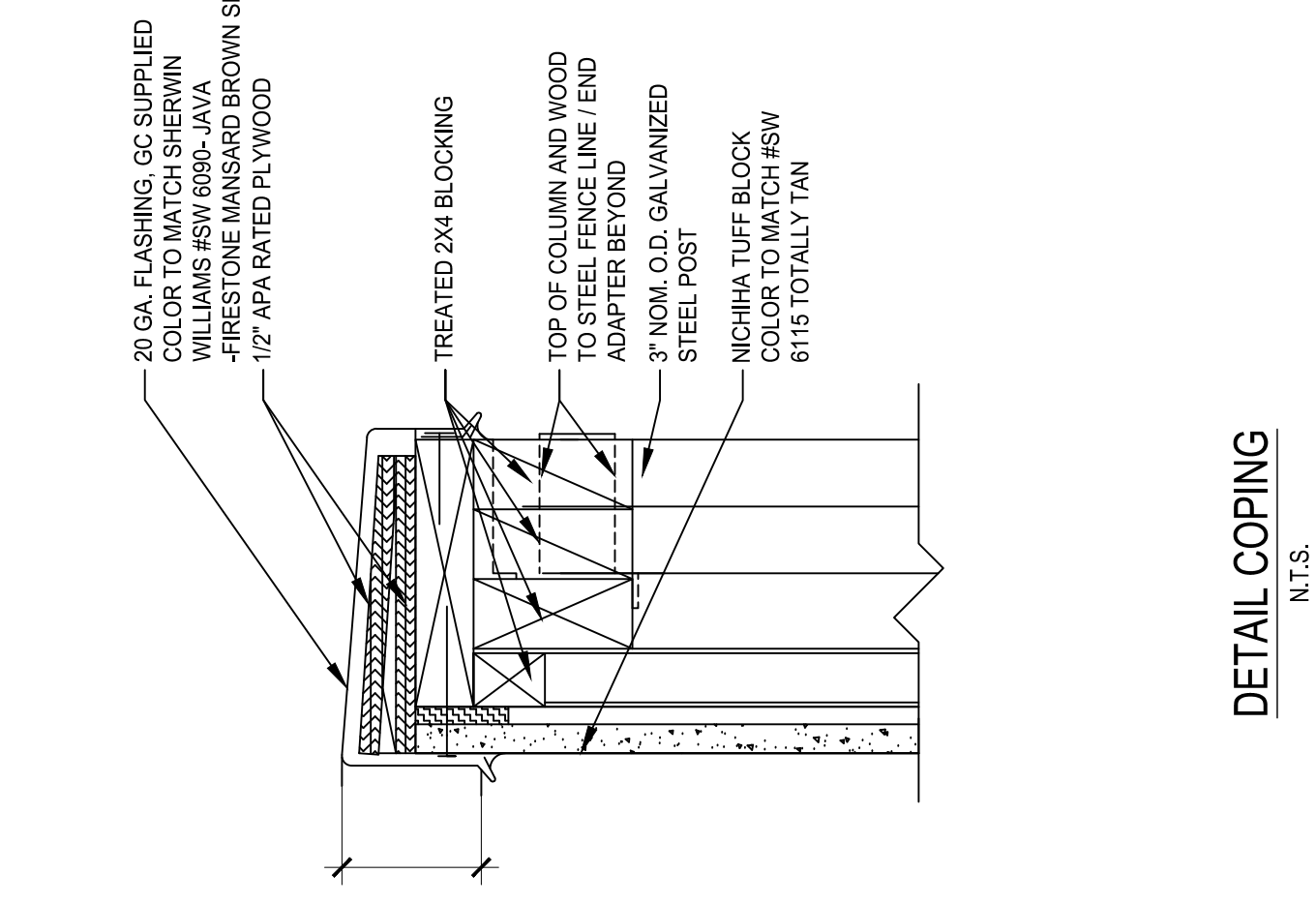
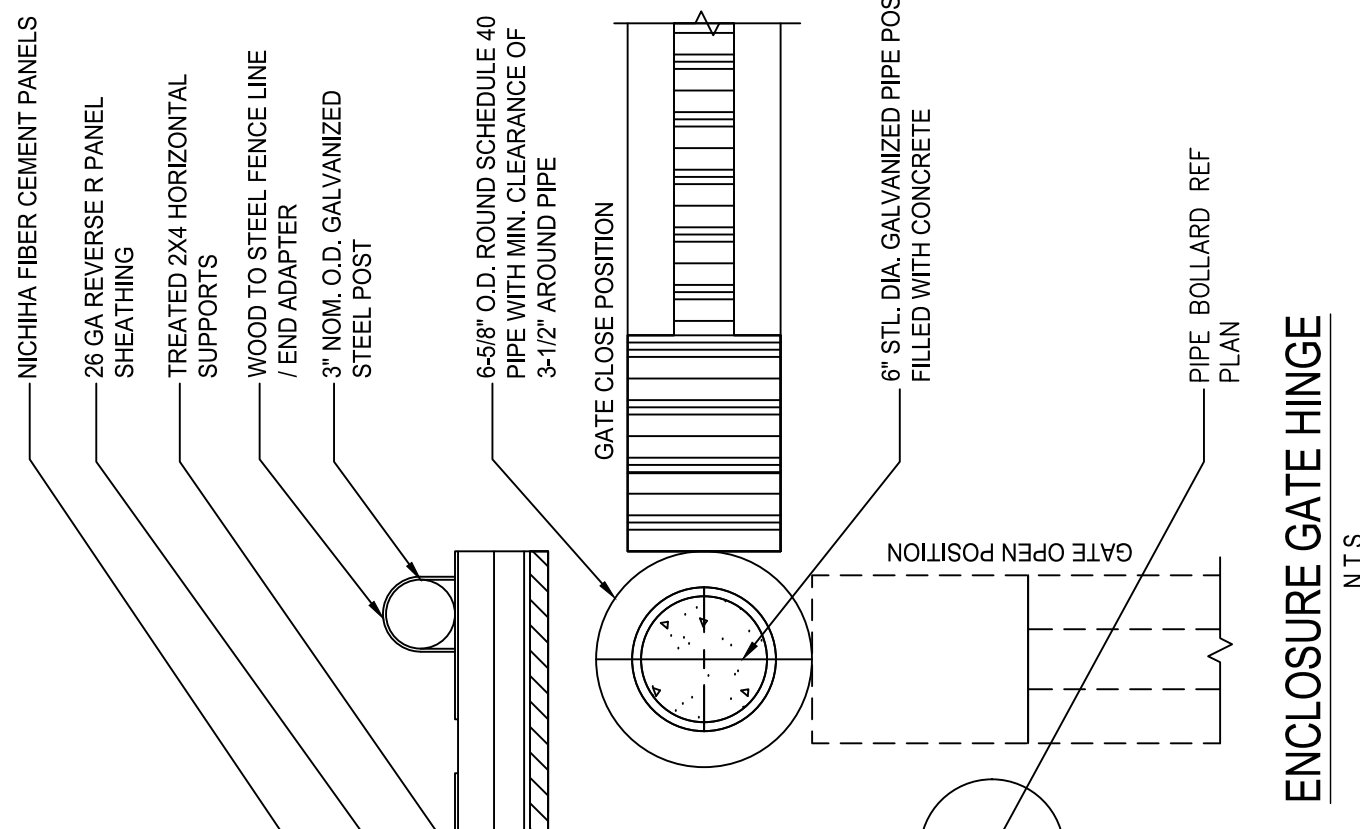
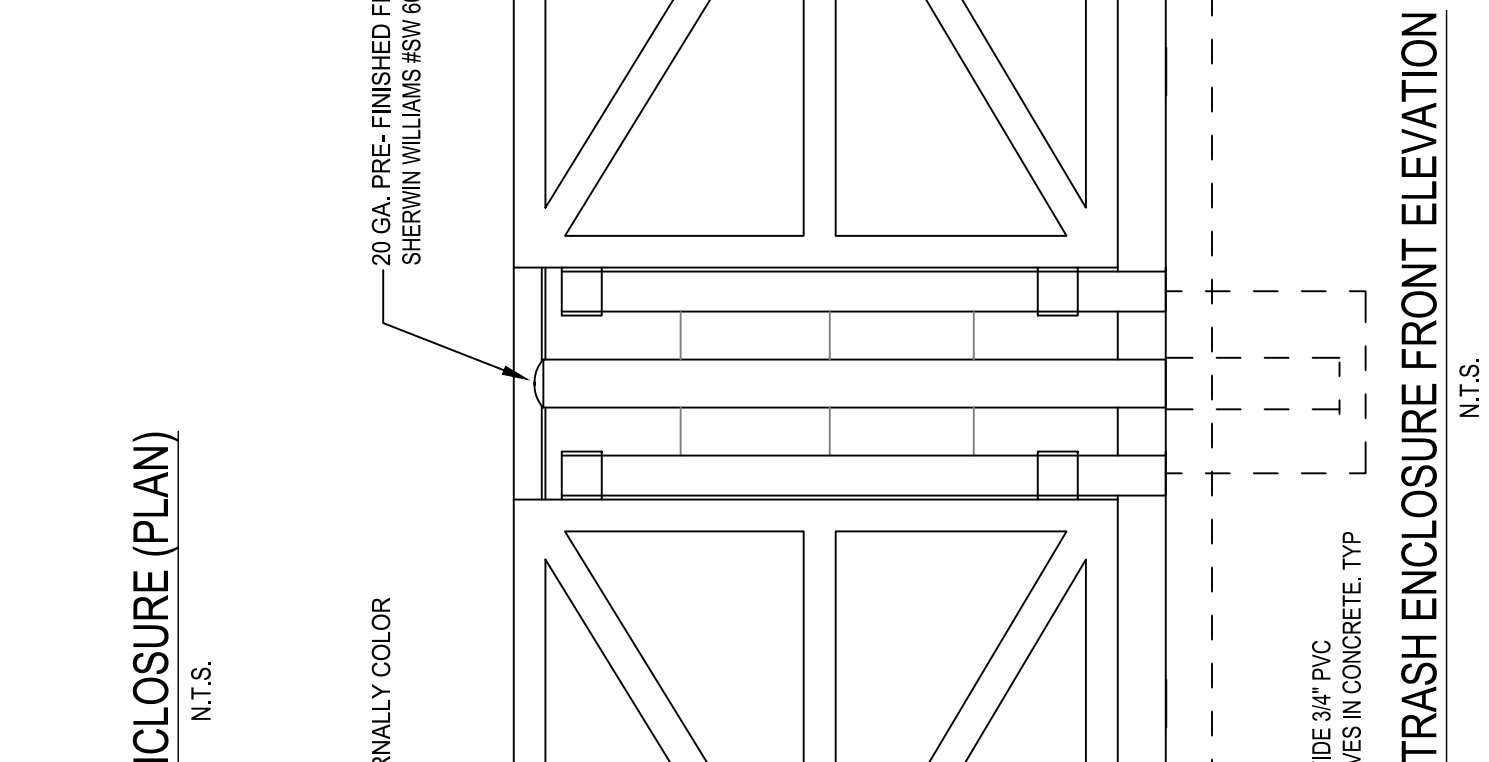
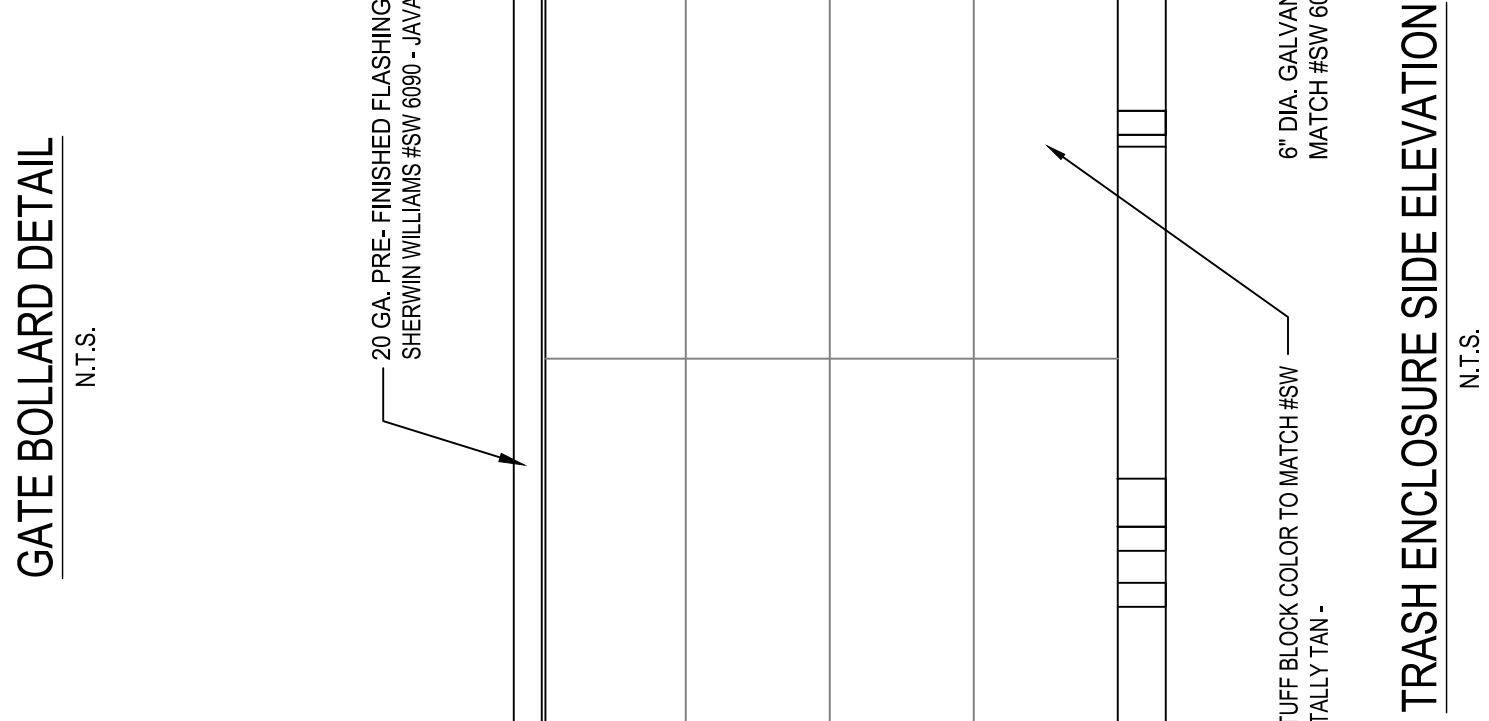
SITE DETAILS

SHEET NUMBER:
C500

PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF
 EXCAVATORS, DESIGNERS OR ANY PERSON
 PREPARING TO DISTURB THE EARTH'S
 SURFACE ANYWHERE IN ANY STATE

811 
 Call before you dig
 1-800-4-A-DIG

FOR STATE DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM



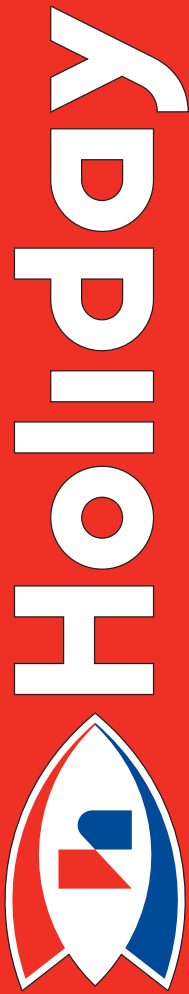
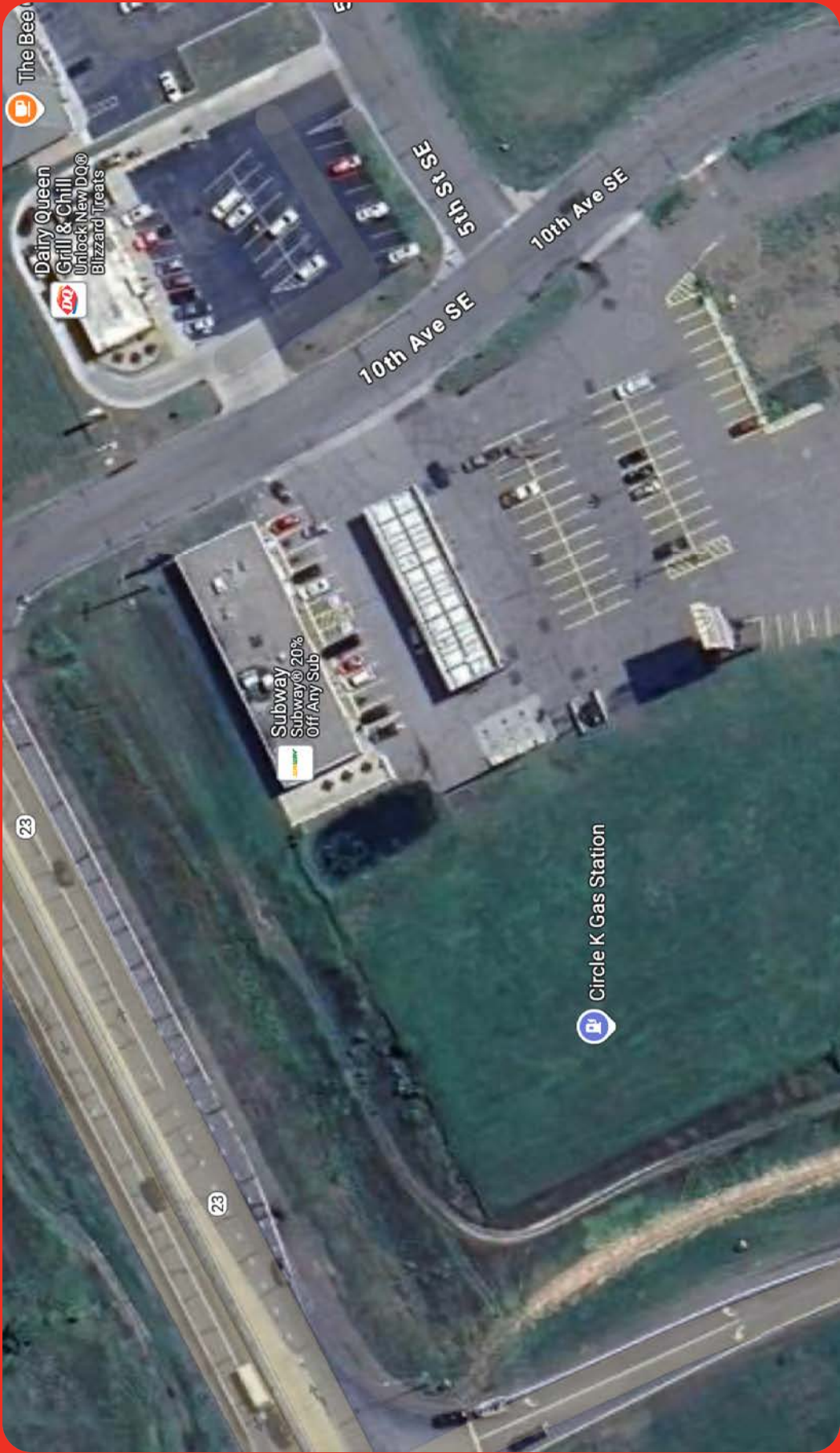
Holiday

HOLIDAY STORES, LLC
PROJECT NUMBER:
23016044A

SHEET TITLE: TRASH ENCLOSURE DETAILS

SHEET NUMBER: _____

C502



EXTERIOR SIGNS

STORE NUMBER

6540

LOCATION

MILACA, MN

ADDRESS

23 & 10TH AVE SE

MARKET

NORTHERN TIER MARKET

DATE

04/09/25

REVISION HISTORY

R03

- Updated to field survey

R04 - 02/11/25

- Converted from Holiday to Circle K

R05 - 02/19/25

- Revised per client request

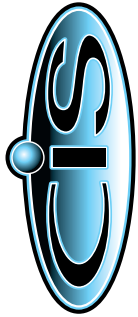
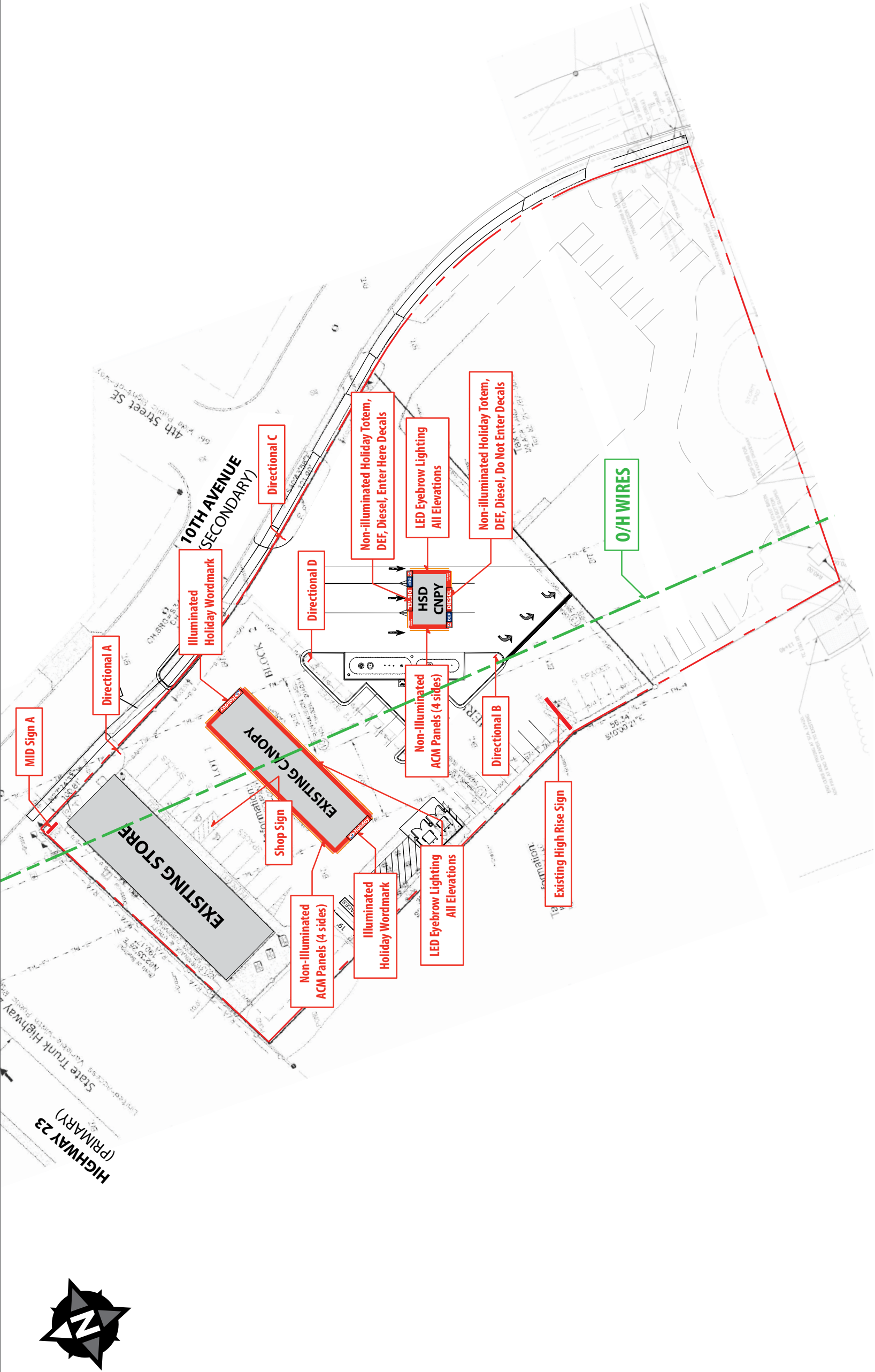
R06 - 03/25/25

- Updated High Rise option

R07 - 04/08/25

- Converted from Circle K to Holiday

23 & 10TH AVE SE



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER	HOLIDAY STORES
SITE NUMBER	6540

LOCATION	MILACA, MN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	04/09/25

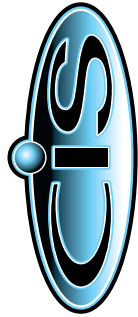
REVISION	00
SCALE	NTS

CUSTOMER ACCEPTANCE

THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC. BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.

SIGNATURE

DATE



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER	HOLIDAY STORES
SITE NUMBER	6540

LOCATION	MILACA, MN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	04/09/25

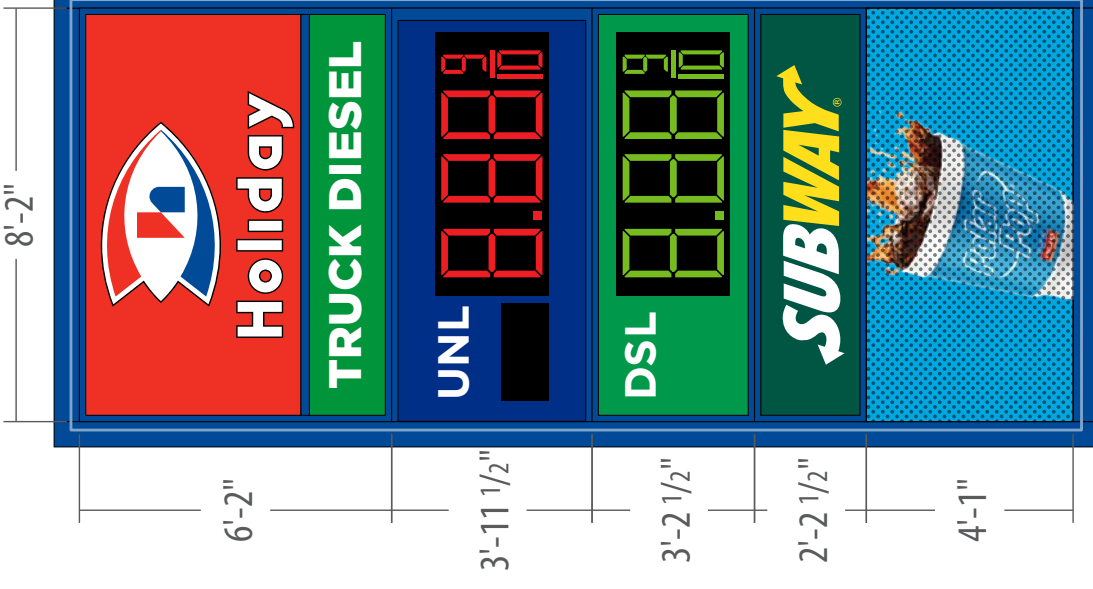
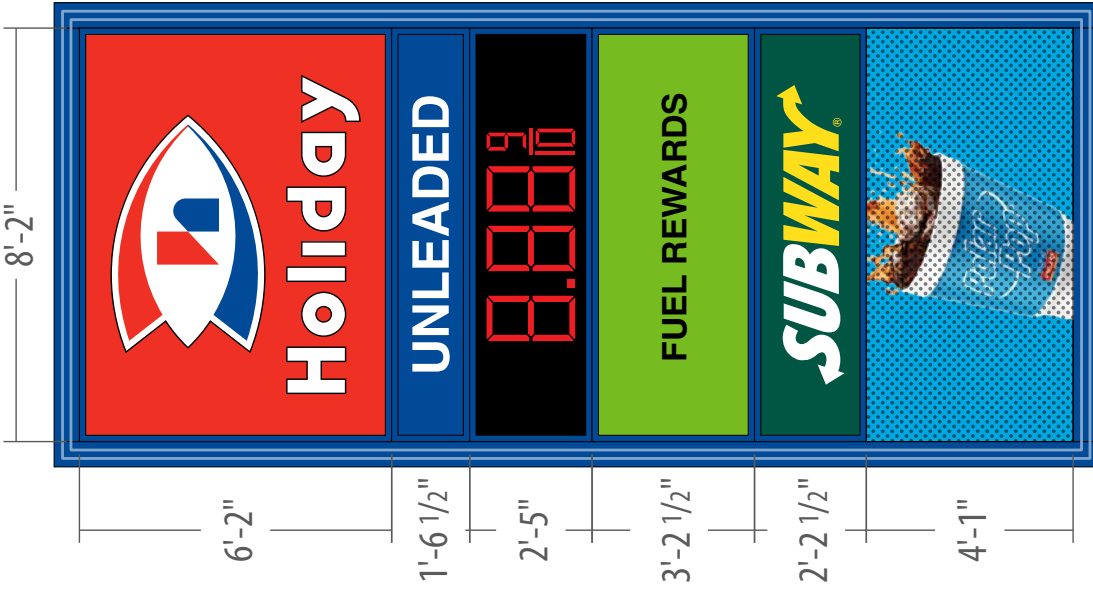
REVISION	00
SCALE	NTS

CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM
------------------------	--

CUSTOMER ACCEPTANCE	THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC. BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.
SIGNATURE	DATE



EXISTING



NEW SINGLE ROW OF
ILLUMINATED BLUE ROD
AROUND PERIMETER
57.7 LINEAR FEET

4" TOGGLES (TURNED OFF)
24" DIGITS

24" DIGITS

DAKTRONICS ELECTRONIC
MESSAGE CENTER

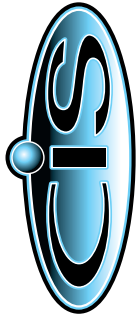
MID SIGNSCOPE OF WORK

- Re-use existing cabinets
- New Circle K & Truck Diesel faces
- New Unleaded faces & 24" LEDs
- New 4" toggles, turned off
- New Diesel faces & 24" LEDs
- Re-use Subway faces
- Re-use EMC
- Remove existing blue rod, keep shrouds
- New, single row of illuminated blue rod
- Paint poles & cabinets to Circle K standards

FIELD VERIFY PRIOR TO MANUFACTURE

EXISTING SIGN
160.3 SF

PROPOSED SIGN
160.3 SF



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER	HOLIDAY STORES
LOCATION	MILACA, MN
DRAWN BY	MH
REVISION	00
SITE NUMBER	6540
ACCOUNT REP	BEN DEHAYES
DATE	04/09/25
SCALE	NTS
CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM

CUSTOMER ACCEPTANCE

THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC. BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.

SIGNATURE

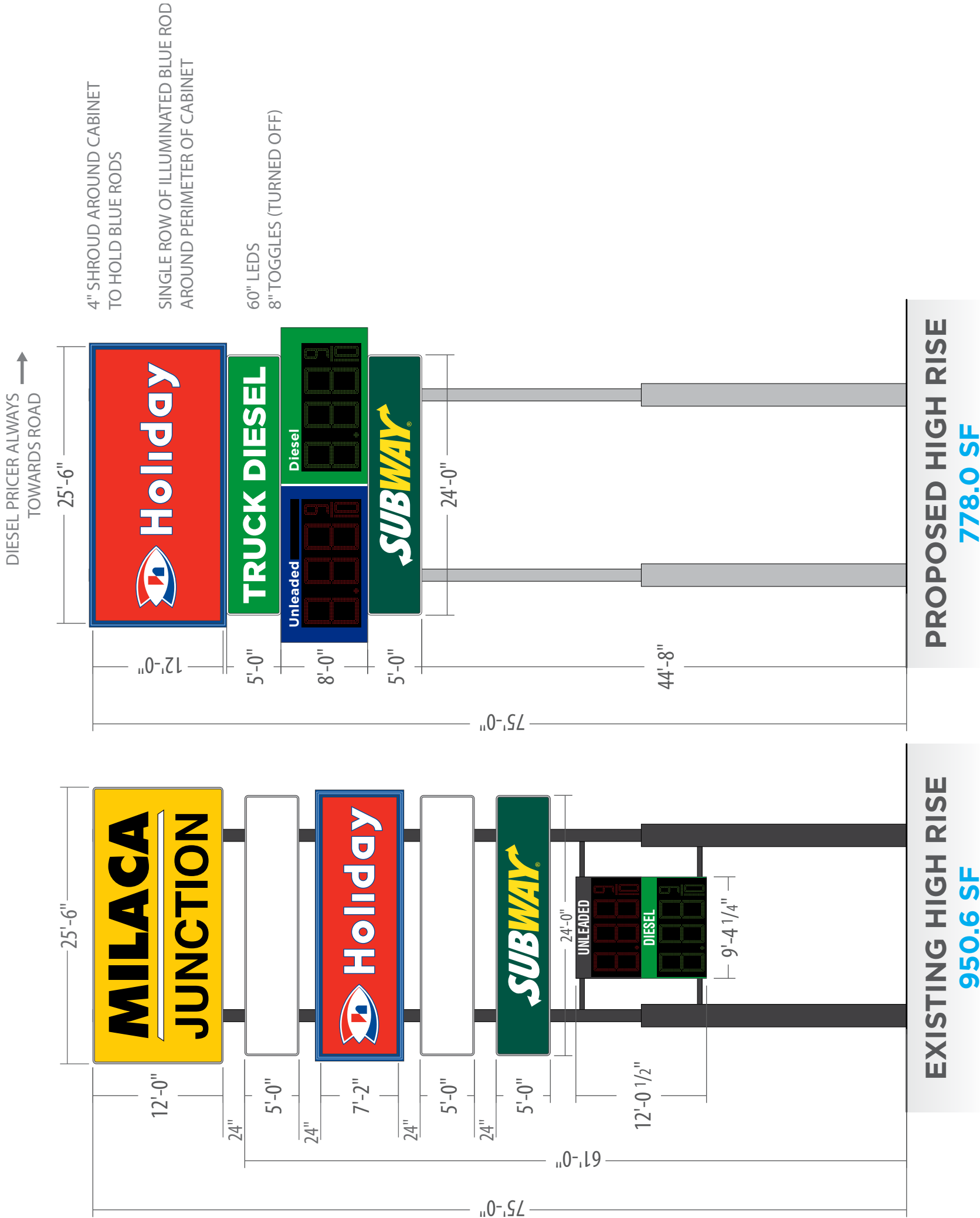
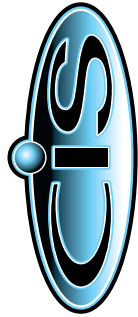
DATE



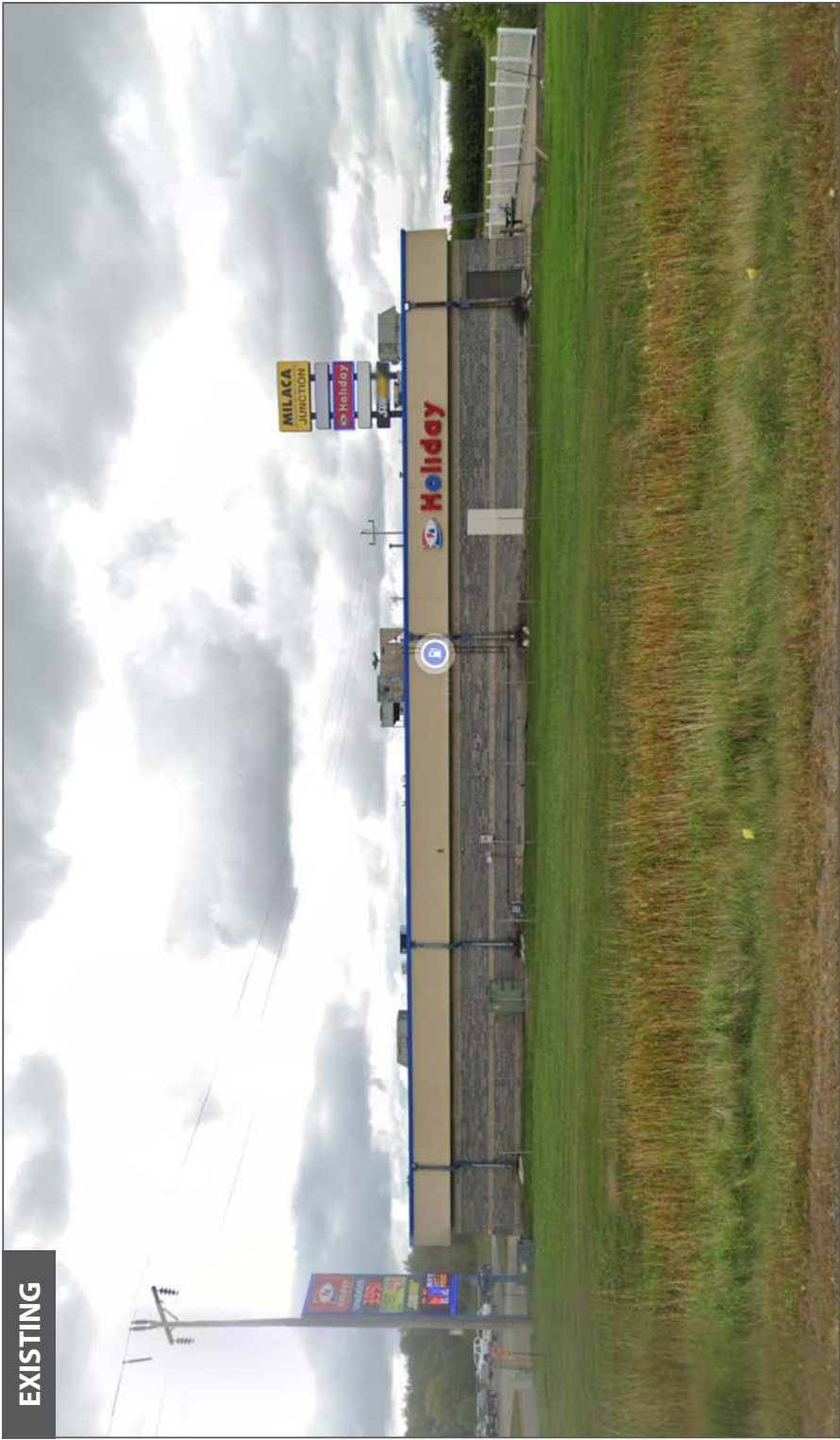
MID SIGNSCOPE OF WORK

- New Holiday faces, re-use existing cabinet
- New Truck Diesel faces, re-use existing cabinet
- New Price Sign cabinet
- New Unleaded Price Sign with 60" LED digits
- New 8" toggles (turned off)
- New Diesel Price Sign with 60" LED digits
- Remove unused cabinets
- Re-use and relocate existing Subway sign
- New 4" Shroud around top cabinet
- New single row of illuminated blue rod
- Remove existing Price Signs
- Paint cabinets and poles to Circle K standards

ARTWORK REFLECTS CURRENT SURVEY



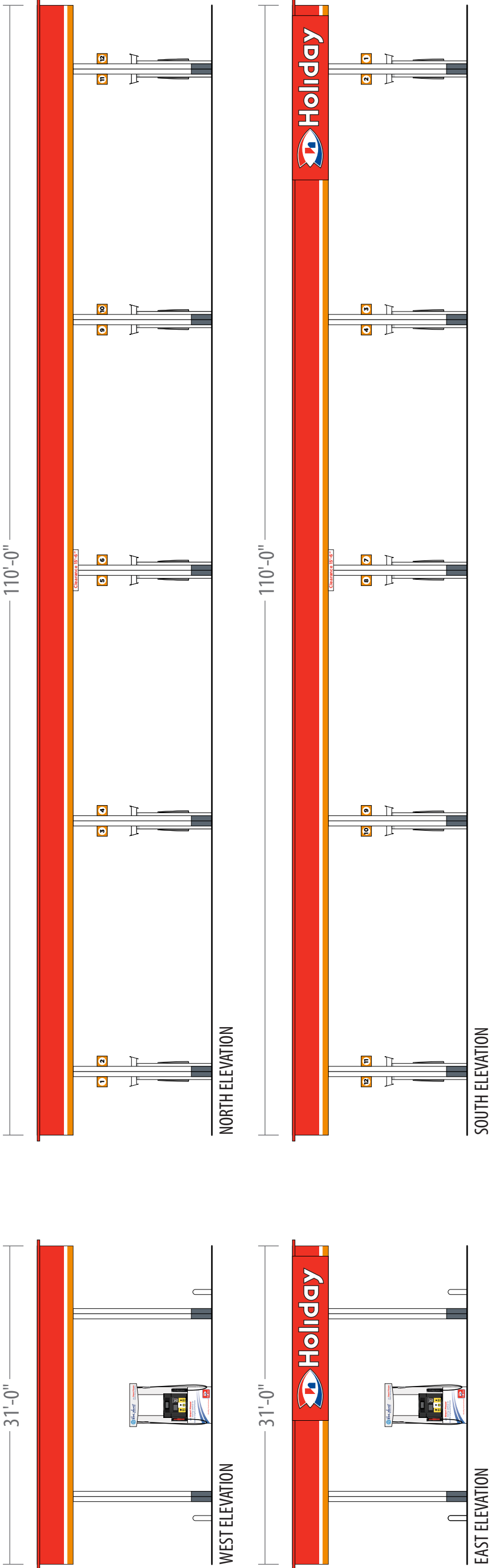
CUSTOMER	LOCATION	DRAWN BY	REVISION	CORPORATE ID SOLUTIONS	CUSTOMER ACCEPTANCE	
HOLIDAY STORES	MILACA, MN	MH	00	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM	THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.	
SITE NUMBER	ACCOUNT REP	DATE	SCALE			
6540	BEN DEHAYES	04/09/25	NTS			
					SIGNATURE	DATE



NO CHANGE TO EXISTING STOREFRONT

CUSTOMER	HOLIDAY STORES	LOCATION	MILACA, MN	DRAWN BY	MH	REVISION	00
SITE NUMBER	6540	ACCOUNT REP	BEN DEHAYES	DATE	04/09/25	SCALE	NTS

CUSTOMER ACCEPTANCE	SIGNATURE	DATE
THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC. BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.		

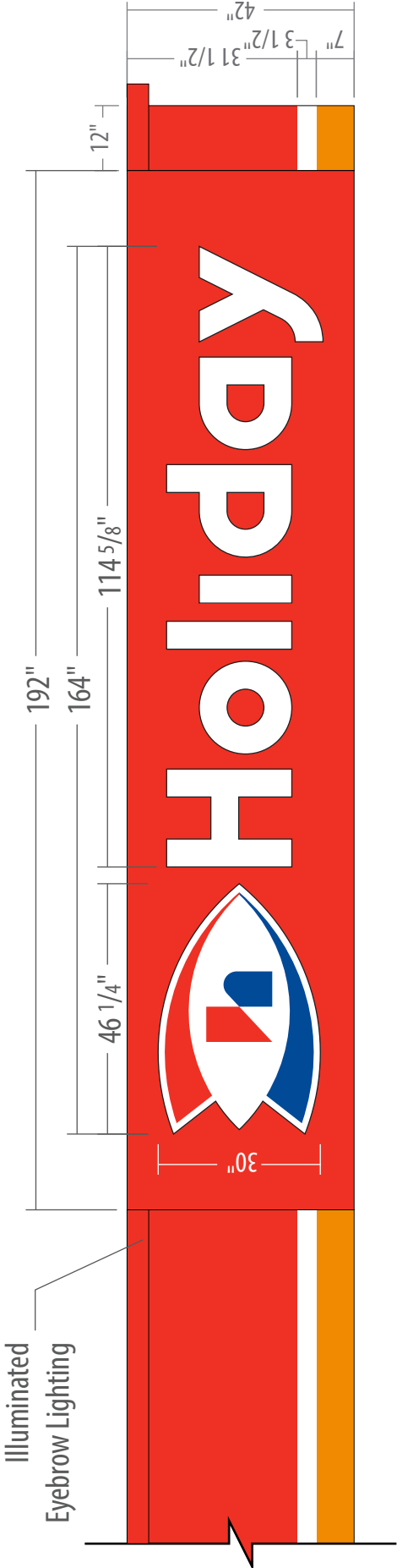


FIELD VERIFY PRIOR TO MANUFACTURE

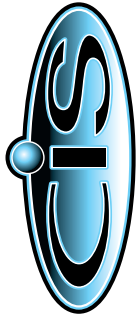
GAS CANOPY SUMMARY

SOUTH ELEVATION			
Gas Island Canopy Fascia	3'-6" x 31'-0"	108.5 SF	31.5% of available space
Illum. Holiday Wordmark	30" x 164"	34.2 SF	
EAST ELEVATION			
Gas Island Canopy Fascia	3'-6" x 31'-0"	108.5 SF	31.5% of available space
Illum. Holiday Wordmark	30" x 164"	34.2 SF	
NORTH ELEVATION			
Non-illuminated Red, White, and Orange ACM panels			
WEST ELEVATION			
Non-illuminated Red, White, and Orange ACM panels			

COLUMN PAINT SCHEDULE ☐ SW #7570 Egret White - From gray to bottom of canopy (SEMI-GLOSS FINISH) ☒ SW #6236 Grays Harbor - From grade to 24" above grade



NON-ILLUMINATED RED, WHITE, AND ORANGE ACM PANELS
LED EYEBROW DOWNLIGHTING ON ALL ELEVATIONS



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER	HOLIDAY STORES
SITE NUMBER	6540

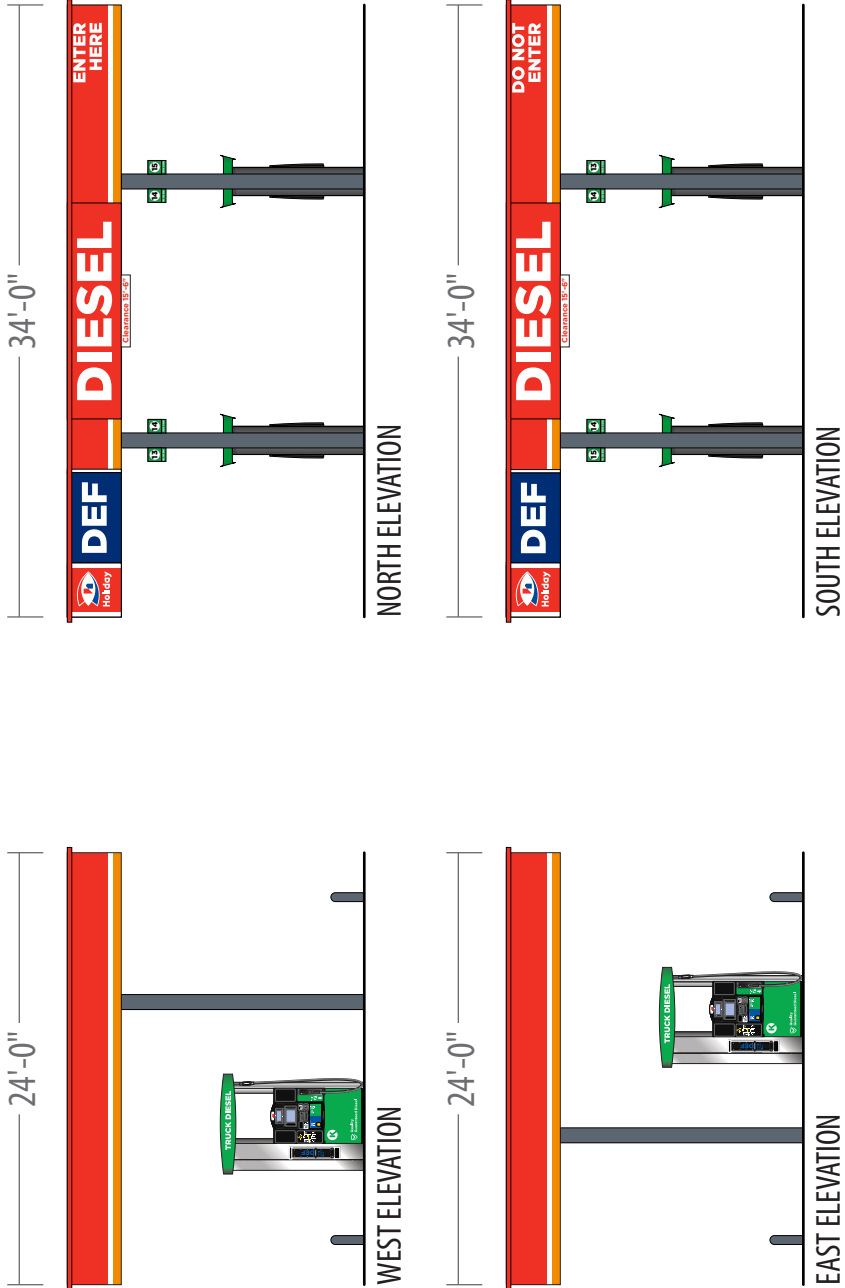
LOCATION	MILACA, MN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	04/09/25

REVISION	00
SCALE	NTS

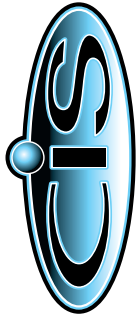
CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM
------------------------	--

CUSTOMER ACCEPTANCE	THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC. BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.
SIGNATURE	
DATE	



NORTH ELEVATION				45.7% of available space
Gas Island Canopy Fascia	3'-0" x 34'-0"	102.0 SF		
Non-Illum. Holiday Totem	36" x 30"	7.5 SF		
Non-Illum. Diesel Letters	23" x 119.75"	19.1 SF		
Non-Illum. Enter Here Letters	19" x 39"	5.1 SF		
DEF Decal	36" x 60"	15.0 SF		
SOUTH ELEVATION				46.7% of available space
Gas Island Canopy Fascia	3'-0" x 34'-0"	102.0 SF		
Non-Illum. Holiday Totem	36" x 30"	7.5 SF		
Non-Illum. Diesel Letters	23" x 119.75"	19.1 SF		
Non-Illum. Do Not Enter Letters	19" x 45 3/4"	6.0 SF		
Non-Illum. DEF Decal	36" x 60"	15.0 SF		
EAST ELEVATION				
Non-Illuminated Red, White, and Orange ACM panels				
WEST ELEVATION				
Non-Illuminated Red, White, and Orange ACM panels				

COLUMN PAINT SCHEDULE ■ SW #6236 Grays Harbor (Semi-gloss finish)



CORPORATE
IDENTIFICATION
SOLUTIONS

CUSTOMER	HOLIDAY STORES
SITE NUMBER	6540

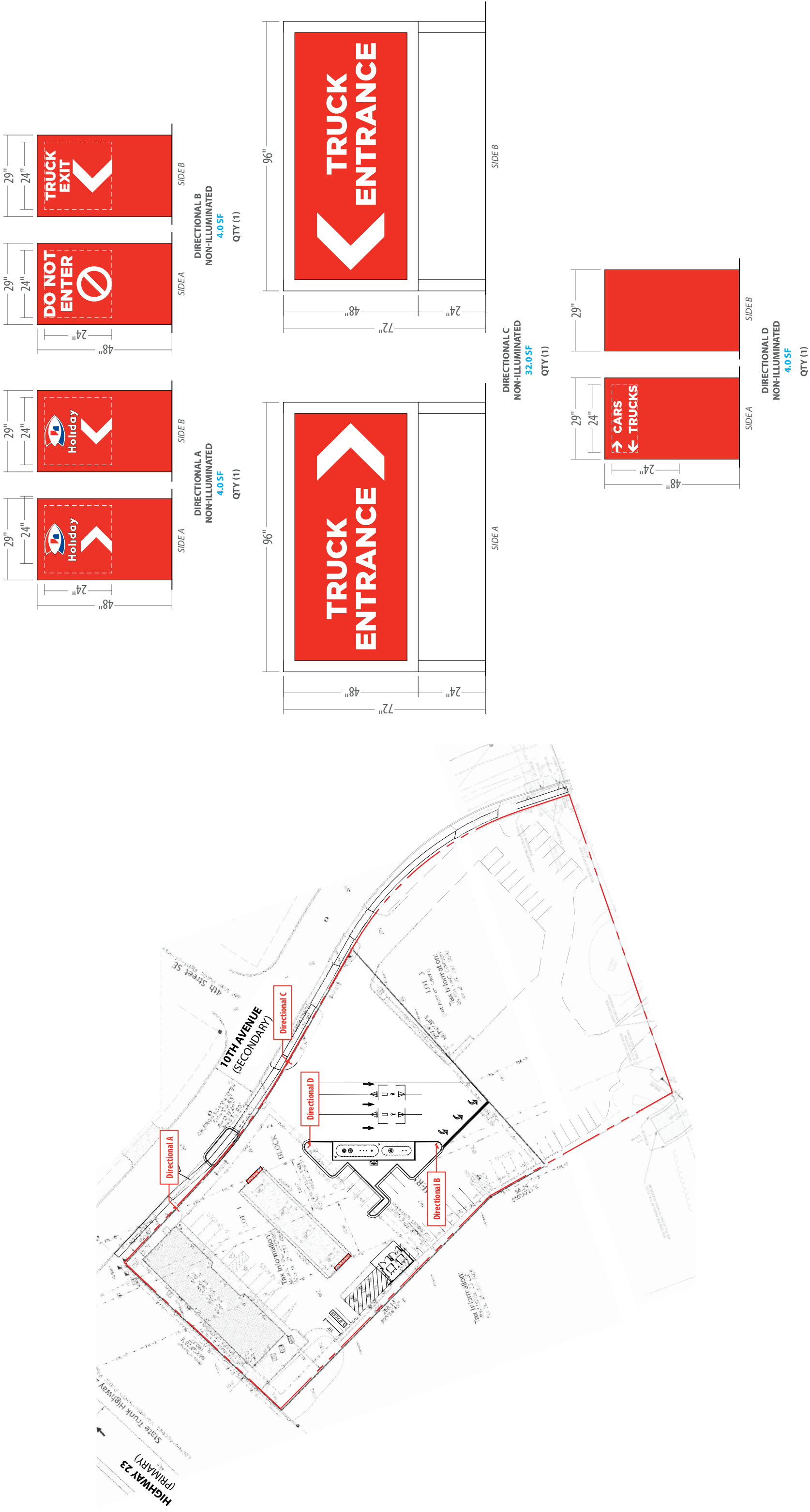
LOCATION	MILACA, MN
ACCOUNT REP	BEN DEHAYES

DRAWN BY	MH
DATE	04/09/25

REVISION	00
SCALE	NTS

CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM
------------------------	--

CUSTOMER ACCEPTANCE	SIGNATURE	DATE
THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC. BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.		





CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER	HOLIDAY STORES	LOCATION	MILACA, MN	DRAWN BY	MH	REVISION	00	CORPORATE ID SOLUTIONS	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM	CUSTOMER ACCEPTANCE	THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC. BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.	
SITE NUMBER	6540	ACCOUNT REP	BEN DEHAYES	DATE	04/09/25	SCALE	NTS			SIGNATURE		DATE



CONDITIONAL USE PERMIT APPLICATION

ADDRESS OF PROPERTY FOR CONDITIONAL USE PERMIT REQUEST

XXX 1st Street West, Milaca, MN 56353
225

CURRENT ZONING DISTRICT

B-1 Central Business District

PROPERTY OWNER INFORMATION NAME: _Mid Minnesota Investments LLC % Jesse

Latterell

ADDRESS: 115 2nd Ave SW, Milaca, MN 56353_____

STATE

TELEPHONE: _____ 612-730-7574 _____ CELL

E-Mail Address _jessel2011@live.com_____

APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER INFORMATION)

NAME: _____ NA _____

__ ADDRESS: _____
STREET ADDRESS

CITY

STATE

ZIP CODE

TELEPHONE: () _____ HOME

() _____ CELL

E-Mail Address _____

The following information is submitted in support of this application:

- ☒ Completed Application for Conditional Use Permit
- ☒ NON REFUNDABLE Fee of \$300
- ☒ \$500 Escrow
- ☒ Full legal description of property (*Not from your property tax statement*)
- ☒ Depending on the Conditional Use Permit requested, the following may be required:
- ☐ 8 copies of a Site Plan -**Attached**
 - ☐ 8 copies of a Sign Plan- **NA**
 - ☐ 8 copies of any other appropriate plans or drawings- **Attached**
- ☒ A narrative explaining the purpose of the request, the exact nature of the Conditional Use Permit and the justification of the request
- ☐ Other **Survey and Tax Statement attached**

I fully understand that all of the above required information must be submitted at least 20 days prior to the Planning Commission meeting to ensure review by the Planning Commission on that date.

Jesse Latterell
Property Owner Signature

4-29-2025
Date

COMMENTS/REVISIONS: _____

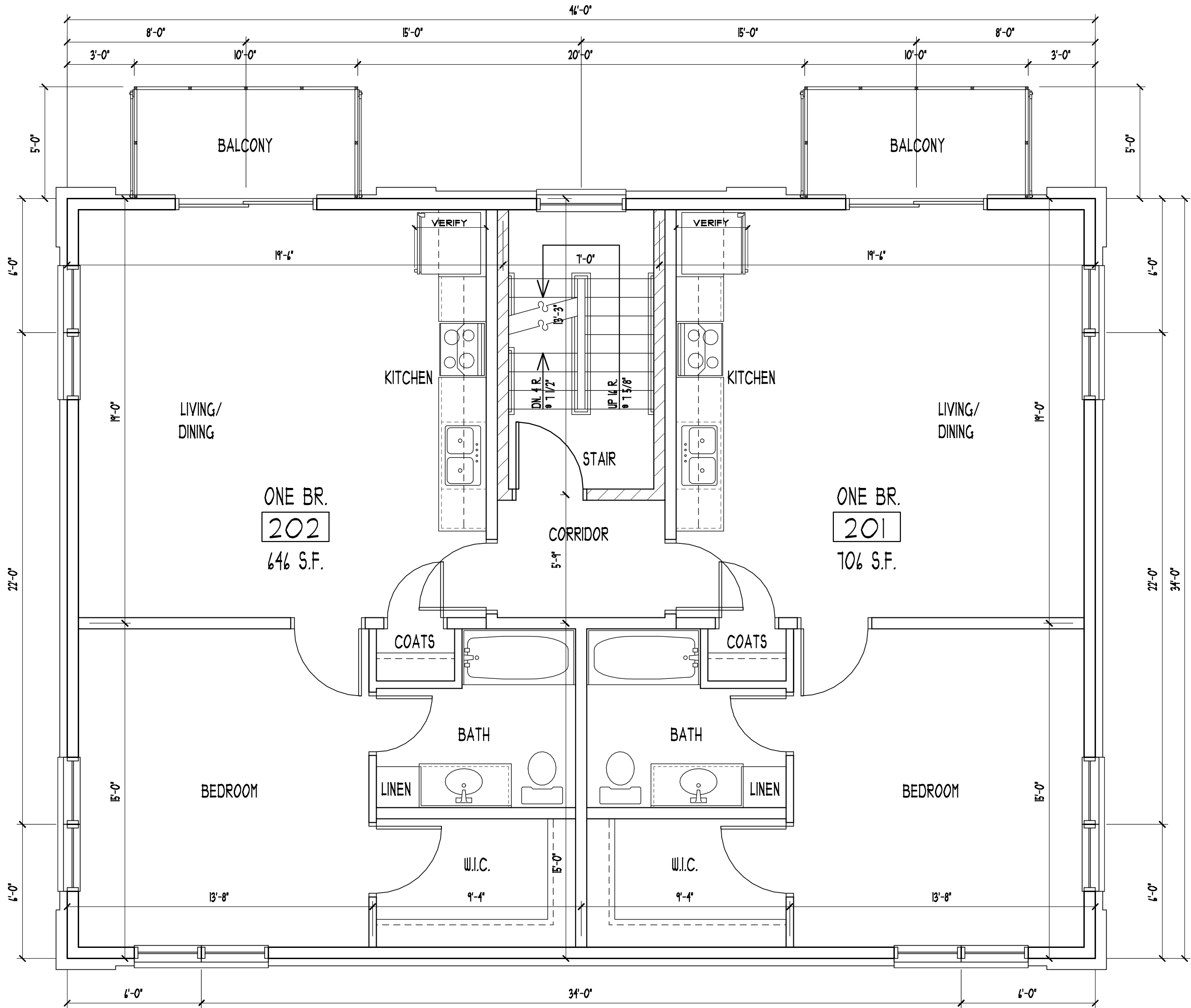
For more information in regard to Conditional Use Permits, go to <https://codelibrary.amlegal.com/codes/milaca/latest/overview> and search for 156.150

CITY STAFF RECEIVING
APPLICATION: _____

DATE: 04.29.25

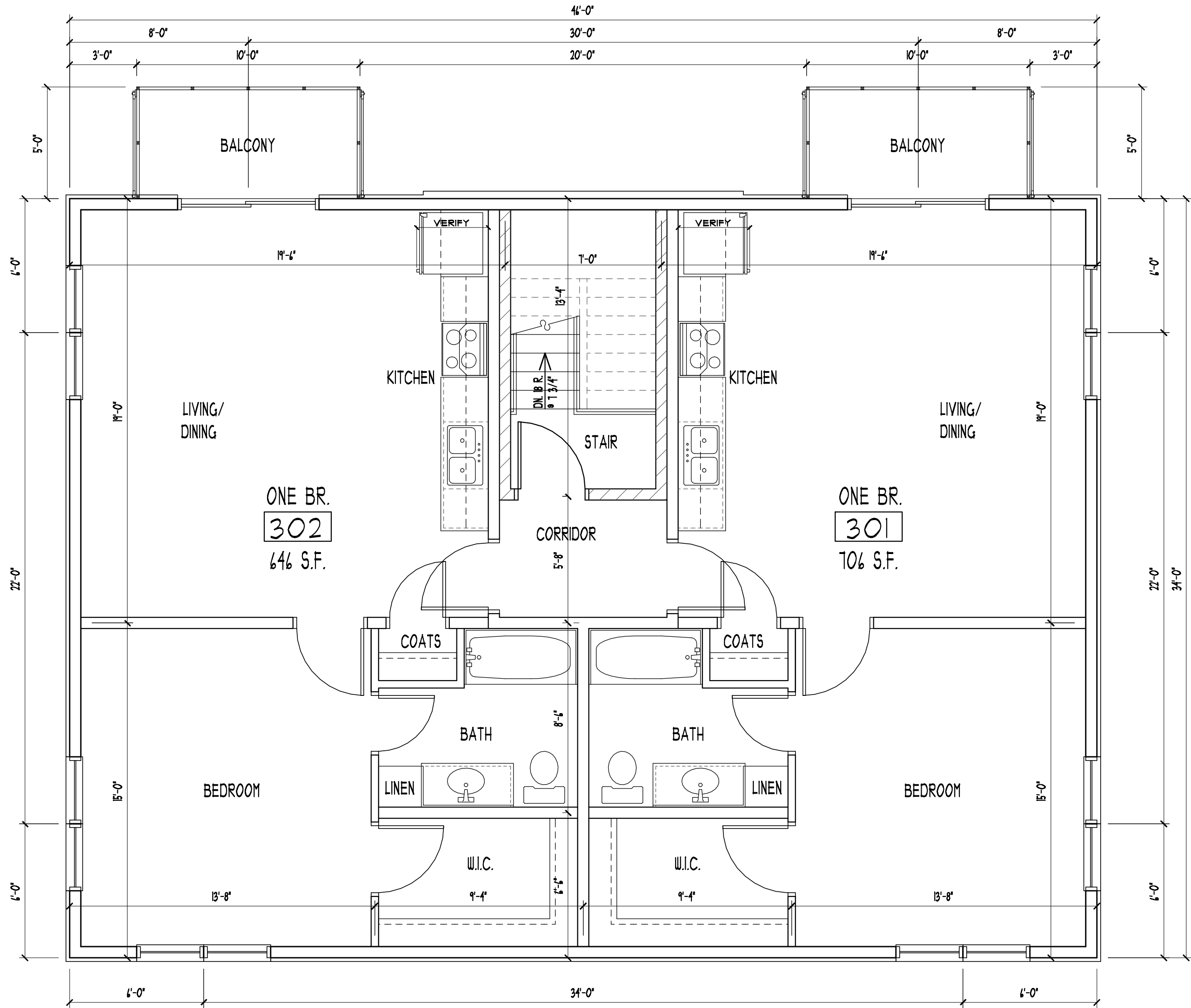
AMOUNT PAID: \$ 300 CLP
\$ 500 Escrow

RECEIPT # 16843

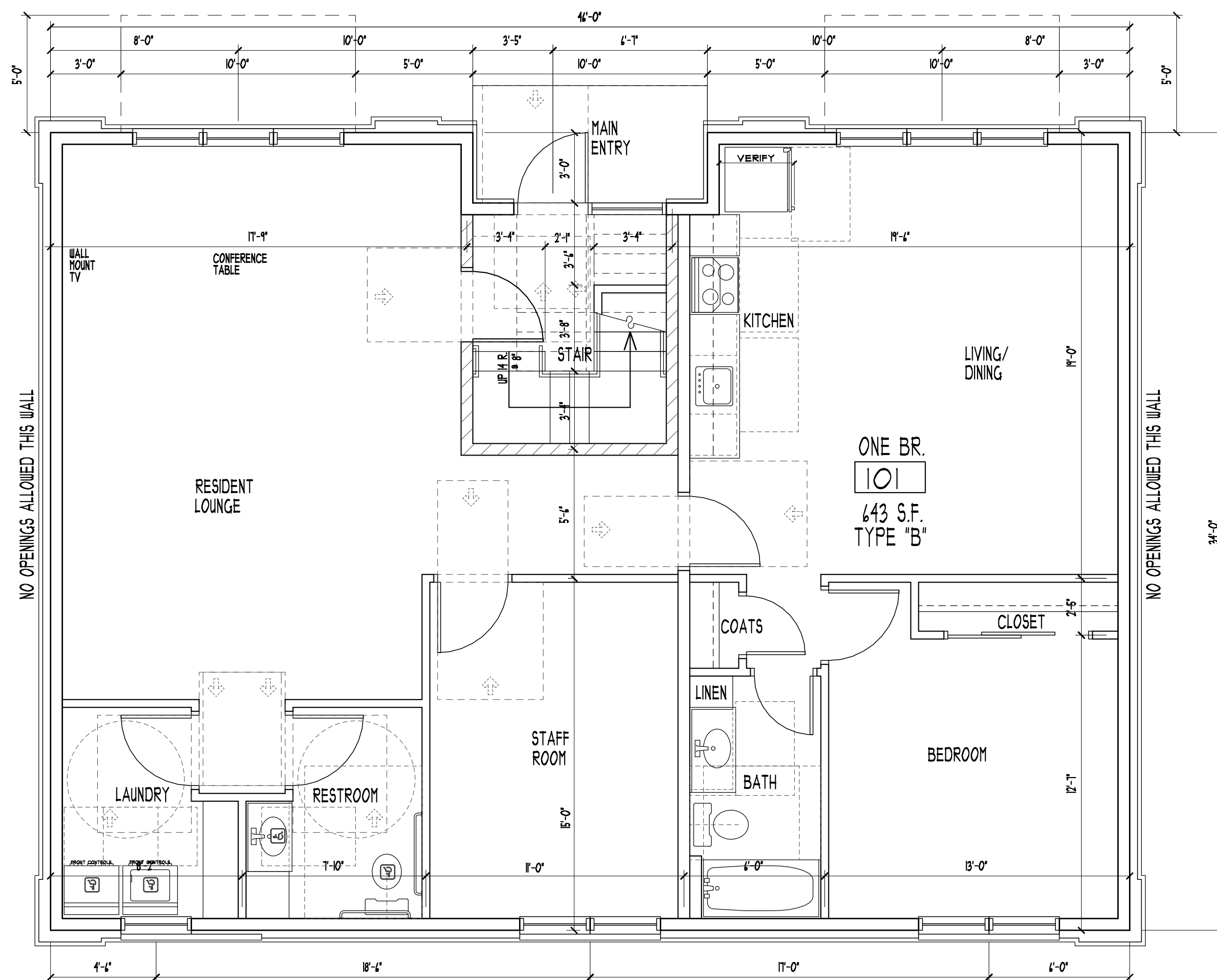


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 1546 TOTAL S.F.

UNIT MIX:							
STYLE	SQUARE FOOTAGE	BEDROOMS	1ST	2ND	3RD	TOTAL	MIX %
UNIT 101	643 S.F.	1 BED 1 BATH	1	-	-	1	1 BED 5 TOTAL 100%
UNITS 201, 202, 301, 302	104 S.F.	1 BED 1 BATH	-	2	2	4	
R-3 OCCUPANCY REQUIRES 2% OF ALL UNITS TO BE TYPE B. THE REMAINDER TO BE NON-ACCESSIBLE							
5 TOTAL UNITS - 1 TYPE B PROVIDED							
			1	2	2	5	



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0" 1564 TOTAL S.F.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 1531 TOTAL S.F.

COLE GROUP ARCHITECTS LLC.
216 Park Avenue South
Suite 102
Saint Cloud, MN 56301
612-730-7574
www.colegrouparchitects.com

DAVID J. HAUCHEZAK
ARCHITECT
LICENSE NO. 88881
STATE OF MINNESOTA

PROPOSED:

AUTISM LIVING CENTER

MILACA, MN

DEVELOPER:

JESSE LATTELL

612-730-7574

REVISIONS COMMENTS

1	25/10/20	Issue	Date:
1	25/10/20	Issue	Date:

Document Set:
PRELIMINARY

Project No. 25010P

Issue Date:

Document Set: PRELIMINARY

A101

COLE GROUP ARCHITECTS, INC. expressly warrants that it is a duly licensed architect in the State of Minnesota and that it is duly licensed in the State of Minnesota. These documents are not valid for building permit unless signed in ink or by digital signature. Copies are not valid. I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of MINNESOTA. Name: DAVID J. HAUCHEZAK

PLOTTED: 04-23-25 FILE: 25010P COM: 3

SURVEYOR'S NOTES:

THE PID NUMBERS FOR THE SUBJECT PROPERTY ARE 21-040-0340 AND D 21-040-0350.

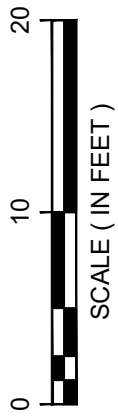
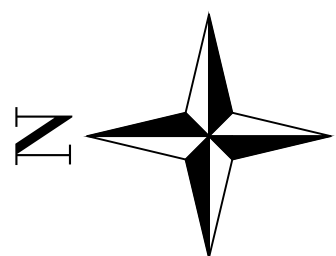
THIS SURVEY WAS PRODUCED WITHOUT A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH MAY AFFECT THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE ADDRESSES FOR THE SUBJECT PROPERTY ARE 110 AND 116 2ND AVENUE SW MILACA MN.

THE EXISTING CONDITIONS AND OCCUPATION OBSERVED AT THE TIME OF FIELD WORK ARE AS SHOWN. SCHLIEMAN LAND SURVEYING IS NOT RESPONSIBLE FOR THE COMPLETENESS OF THESE ITEMS.

ACCORDING TO THE CITY OF MILACA ZONING MAP, THE SUBJECT PROPERTY IS IN THE B-1 CENTRAL BUSINESS DISTRICT ZONING CLASSIFICATION.

THE PURPOSE OF THIS SURVEY IS TO CREATE PARCEL C. SCHLIEMAN LAND SURVEYING IS NOT RESPONSIBLE FOR ANYTHING ADDITIONAL INFORMATION. BUILDING SETBACKS AND BUILDING CODES MUST BE CHECKED BEFORE ANY CONSTRUCTION BEGINS.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 47591

1ST STREET WEST

2ND AVENUE SW

ALLEY

TOWNSITE

EXISTING LEGAL DESCRIPTION (According to Document No. A442816):

Lot Six (6) of Block Three (3) of the Original Townsite of the Village of Milaca, except the following described property, to-wit: Beginning at the Northeast Corner of Lot Six (6) in Block Three (3), Townsite of Milaca, thence South along the East line of said Lot Six (6) 23.6 feet to a point in the center of the brick and tile wall or which point is directly East from said point in the center of said wall which is 2.9 feet West from the East line of said Lot (6); thence in a Westerly direction along and through the center of said brick and tile wall (which said wall shall be a party wall for the adjoining owners with all the rights and easements in adjoining owners of a party wall) a distance of 77.6 feet to the West end of said wall and which line at the West end of said wall is 23.3 feet South from the North line of said Lot Six (6); thence continuing Westerly on a line which is the prolongation of the line in the center of said party wall to the West line of said Lot Six (6); thence North along the West line of said Lot Six (6) about 23 feet to the Northwest Corner of said Lot Six (6); thence East along the North line of said Lot Six (6) to the Northeast Corner thereof being the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County. Subject to easements and restrictions of record, if any.

AND LESS THE FOLLOWING DESCRIBED TRACT:

The South 24 feet 8 inches of Lot Six (6), Block Three (3), Original Townsite of the City, formerly Village of Milaca, including and subject to Party Wall agreements and easements of record. That plat of Milaca being located upon the Northwest Quarter of the Southwest Quarter (NW1/4) of Section Twenty-five (25), Township Thirty-eight (38), Range Twenty-seven (27), MILLE LACS COUNTY, MINNESOTA.

AND

That part of Lot Six (6) in Block Three (3), Original Townsite of Milaca described as follows: Beginning at the Northeast Corner of Lot Six (6) in Block Three (3), Milaca according to the map or plat thereof on file and of record in the office of the County Recorder within and for Milie Lacs County, Minnesota, thence South along the East line of said Lot Six (6) 23.6 feet to a point in the center of the brick and tile wall (or which point is directly East from said point in the center of said wall which is 2.9 feet West from the east line of said Lot 6), thence in a Westerly direction and through the center of said brick and tile wall (which said wall shall be a party wall for the adjoining owners, with all the rights and easements in adjoining owners of a party wall) a distance of 77.6 feet to the West end of said wall and which line, at the West end of said wall, is 23.3 feet South from the North line of said Lot 6; thence continuing Westerly on a line which is a prolongation of the line in the center of said party-wall to the West line of said Lot 6; thence North along the West line of said Lot 6 about 23 feet to the Northwest corner of said Lot 6; thence East along the North line of said Lot 6 to the Northeast corner thereof being the point of beginning, according to the map or plat thereof on file and of record in the office of the County Recorder within and for said County. Subject to easements and restrictions of record, if any.

PROPOSED LEGAL DESCRIPTIONS

PARCEL A:

That part of Lot Six (6) in Block Three (3), Original Townsite of Milaca described as follows: Beginning at the Northeast Corner of Lot Six (6) in Block Three (3), Milaca according to the map or plat thereof on file and of record in the office of the County Recorder within and for Milie Lacs County, Minnesota, thence South along the East line of said Lot Six (6) 23.6 feet to a point in the center of the brick and tile wall (or which point is directly East from said point in the center of said wall which is 2.9 feet West from the east line of said Lot 6), thence in a Westerly direction and through the center of said brick and tile wall (which said wall shall be a party wall for the adjoining owners, with all the rights and easements in adjoining owners of a party wall) a distance of 77.6 feet to the West end of said wall and which line, at the West end of said wall, is 23.3 feet South from the North line of said Lot 6; thence continuing Westerly on a line which is a prolongation of the line in the center of said party-wall to the West line of said Lot 6; thence North along the West line of said Lot 6 about 23 feet to the Northwest corner of said Lot 6; thence East along the North line of said Lot 6 to the Northeast corner thereof being the point of beginning, according to the map or plat thereof on file and of record in the office of the County Recorder within and for said County.

EXCEPT

The West 71.00 feet of Lot 6, Block 3, Original Townsite of Milaca according to the recorded plat thereof, on file in the Milie Lacs County, Minnesota, Recorder's Office.

Together with an easement for the sewer drain and for the water line entering the conveyed premises from the property adjoining on the South thereof, and to the use of the chimney on said adjoining property, said easement to be used and all rights thereunder exercised in a reasonable manner and so as not to damage unduly the adjoining property in making any repairs to said sewer drain or water line or in the use of said chimney. Subject to easements, reservations and restrictions of record, if any.

PARCEL B:

Lot Six (6) of Block Three (3) of the Original Townsite of the Village of Milaca, except the following described property, to-wit: Beginning at the Northeast Corner of Lot Six (6) in Block Three (3), Townsite of Milaca, thence South along the East line of said Lot Six (6) 23.6 feet to a point in the center of the brick and tile wall or which point is directly East from said point in the center of said wall which is 2.9 feet West from the East line of said Lot (6); thence in a Westerly direction along and through the center of said brick and tile wall (which said wall shall be a party wall for the adjoining owners with all the rights and easements in adjoining owners of a party wall) a distance of 77.6 feet to the West end of said wall and which line at the West end of said wall is 23.3 feet South from the North line of said Lot Six (6); thence continuing Westerly on a line which is the prolongation of the line in the center of said party wall to the West line of said Lot Six (6); thence North along the West line of said Lot Six (6) about 23 feet to the Northwest Corner of said Lot Six (6); thence East along the North line of said Lot Six (6) to the Northeast Corner thereof being the point of beginning, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.

EXCEPT

The South 24 feet 8 inches of Lot Six (6), Block Three (3), Original Townsite of the City, formerly Village of Milaca, including and subject to Party Wall agreements and easements of record. That plat of Milaca being located upon the Northwest Quarter of the Southwest Quarter (NW1/4) of Section Twenty-five (25), Township Thirty-eight (38), Range Twenty-seven (27), MILLE LACS COUNTY, MINNESOTA.

AND EXCEPT

The West 71.00 feet of Lot 6, Block 3, Original Townsite of Milaca according to the recorded plat thereof, on file in the Milie Lacs County, Minnesota, Recorder's Office.

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

PARCEL C:

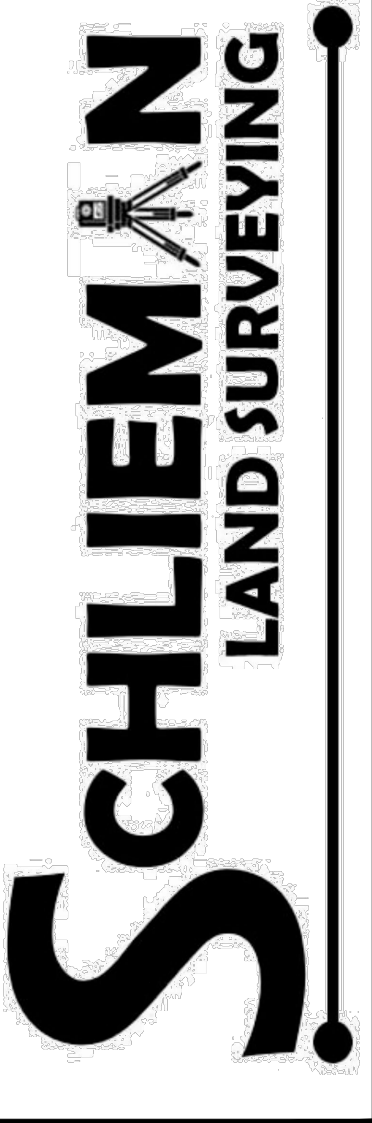
The West 71.00 feet of Lot 6, Block 3, Original Townsite of Milaca according to the recorded plat thereof, on file in the Milie Lacs County, Minnesota, Recorder's Office.

EXCEPT

The South 24 feet 8 inches of Lot Six (6), Block Three (3), Original Townsite of the City, formerly Village of Milaca. That plat of Milaca being located upon the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section Twenty-five (25), Township Twenty-five (25), Township Thirty-eight (38), Range Twenty-seven (27), MILLE LACS COUNTY, MINNESOTA.

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

CLIENT:	JESSE LATTEHELL
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.	
<i>Richard D. Schliefman</i>	
LIC. NO. 47591	DATE: 10-29-2024
FILE NO. 286	



JESSE LATTERELL
115 2nd Ave SW
Milaca, MN 56353
612-730-7574

Conditional Use Permit Narrative

- I. **Recital:** The following Narrative regards the proposed new build of a 5-unit Autism Living Center located at XXX 1st Street West, Milaca, MN 56353
- II. **Narrative:** In following the same narrative presented to the Milaca City Council in splitting the existing parking lot behind addresses 110 & 116 2nd Ave SW I respectfully ask to allow for a small “Prototype” Autism Living Center. This 5-unit facility will serve young adults, aged 18 and older, with special needs, offering a place to live, learn, and thrive in the community. Tenants of the facility would be monitored either by their personal PCA or on-site staff. The building lot is in a perfect location with access to Rec Park and all downtown businesses. The building is also conveniently located behind our office of the newly formed Non-Profit called “Neuroversity” which was created for this exact purpose of transitioning special need adults into society. My wife and I have two children in the house that have autism. We have a passion for what we are doing.
- a. **Highlighted facts and benefits for the city include:**
- i. Increased tax revenue for the City of Milaca
 - ii. Community involvement of tenants being involved in other Milaca businesses
 - iii. A New revitalization of the Milaca Downtown area
- III. **Conclusion:**
- a. In conclusion I also wanted to mention that tenants would be non-drivers in reference to the parking spots made available per unit. There would also be visiting hours and restrictions on any overnight parking other the resident staff. Our overnight staff is one person. All other parameters fit with city ordinances and codes pertaining to set back, height, etc..



CITY OF
MILACA *Minnesota*

255 First Street East, Milaca, MN 56353

(320)983-3141 | (320)983-3142 fax

May 22, 2025

Dear Resident:

The City of Milaca Planning Commission will hold a Public Hearing on Monday, June 9, at 6:00 p.m. at the Milaca City Hall at 255 1st St E, Milaca MN 56353, in the council room to consider a request from Jesse Latterell. Jesse has applied for a Conditional Use Permit to allow a 3-story apartment building in the B-1 Central Business District (see map).

The property is located at 225 1st St W, Milaca, Mille Lacs County, Minnesota. Legally described as:

PARCEL C PID #21-040-0345:

The West 71.00 feet of Lot 6, Block 3, Original Townsite of Milaca according to the recorded plat thereof, on file in the Mille Lacs County, Minnesota, Recorder's Office.

EXCEPT

The South 24 feet 8 inches of Lot Six (6), Block Three (3), Original Townsite of the City, formerly Village of Milaca. That plat of Milaca being located upon the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) of Section Twenty-five (25), Township Thirty-eight (38), Range Twenty-seven (27), MILLE LACS COUNTY, MINNESOTA.

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

You may voice your opposition or support by attending this meeting or by mailing a letter. However, all letters must be signed or they will not be accepted. Letters must be received by noon on June 9, 2025, and may be mailed to: City of Milaca, ATTN: Tammy, 255 1st St E, Milaca MN 56353.

Thank you,

Tammy Pfaff
City Manager
City of Milaca

Enclosures

Planning Report

Date: May 27, 2025

To: Milaca Planning Commission

From: Evan Monson, AICP, Stantec & Phil Carlson, AICP, Stantec

Request: Conditional Use Permit (CUP) for a five-unit Multiple Family Dwelling

Owner: Mid-Minnesota Investments LLC

Applicant: Jesse Latterell

Address: 225 1st Street West

PID: 21-040-0345

Zoning: B-1 Central Business District

INTRODUCTION

Jesse Latterell owns the subject parcel, which is currently undeveloped and used for off-street parking. The subject parcel was created via a lot split in [fall of 2025](#). The applicant wishes to develop an apartment building on the site, they are proposing a three-story building with five living units. The proposed plans show parking off the alley – one handicapped stall plus two regular stalls. The applicant states that development would be a "' prototype" autism living center' that would serve those who are eighteen or older, and that the tenants would be non-drivers (hence the lack of proposed off-street parking).

The site is zoned B-1 (Central Business District), which permits 'multiple family dwellings' as a conditional use per Section 156.038(F) of the city code. Section 156.150 outlines the process for conditional use permits (CUPs). A CUP requires review and a recommendation on the request to be made by the Planning Commission. The City Council has the authority to approve or deny a CUP request.

ZONING REQUIREMENTS

B-1 Central Business District

The city's code houses zoning requirements in Chapter 156; the B-1 zone is covered under 156.038. The B-1 zone has no minimum requirements for building area or yards (unless a site abuts a residential-zoned lot).



Re: Jesse Latterell, CUP for Multiple Family Dwelling, 225 1st Street West



Figure 1: Aerial of subject parcel (outlined in orange) and surrounding parcels.

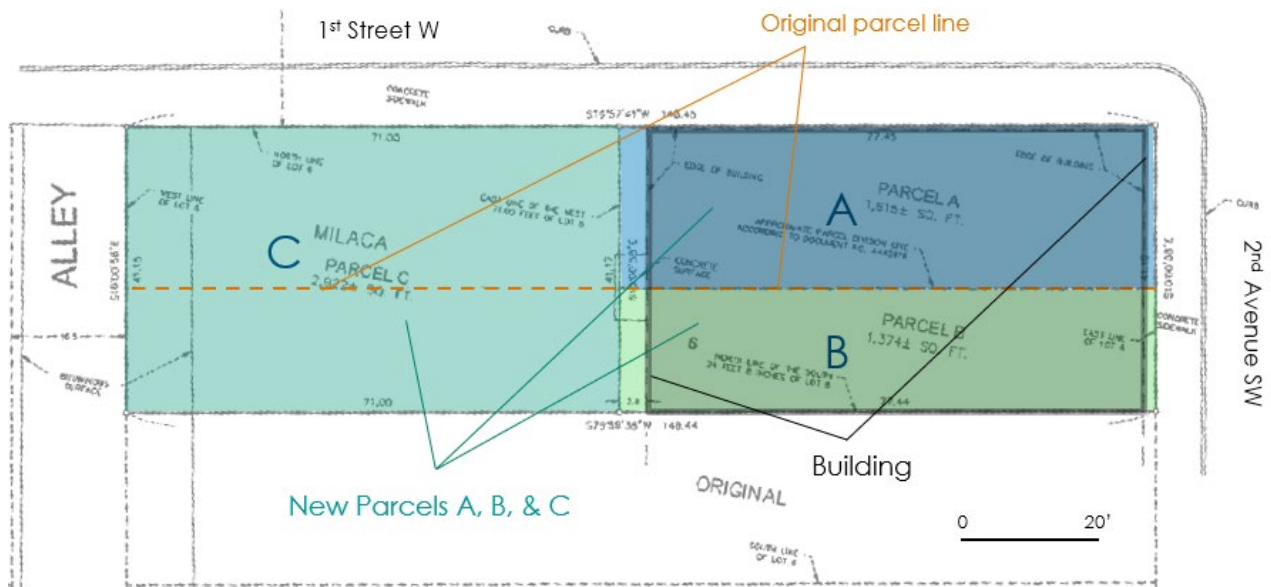


Figure 2: Excerpt of lot split from 2024. The subject parcel is shown as Parcel C here.



Re: Jesse Latterell, CUP for Multiple Family Dwelling, 225 1st Street West

The B-1 zone has a minimum building height of '3 stories or 35 feet, whichever is the lesser'. The proposed development has three stories, so this requirement is met.

The B-1 zone also has minimum standards for exterior architecture in 156.038(G), which would apply to this proposed project. These requirements apply to any walls facing a public street – for this request, the walls along the north side would have to adhere to the requirements of 156.038(G).

The proposed apartment building fits the definition of an 'apartment' under 156.006 (definitions). It also would meet the definition of a 'multiple family dwelling,' as it serves multiple tenants. A 'multiple family dwelling' is a conditional use in the B-1 zone per 156.038(F).

Off-Street Parking

Chapter 156.084 states the required off-street parking spaces required for uses. A 'multiple family dwelling' requires two spaces per unit. The proposed plans show five units, which would require ten spaces of off-street parking. The proposed plans only show three spaces, with one space being an ADA stall.

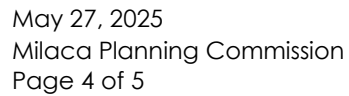
The proposed plans would require a variance to have only three spaces. There is on-street parking along 1st Street West. Other alternatives would be:

- A 'joint parking facility,' in accordance with 156.085.
 - The applicant would have an agreement with another property to share parking facilities (i.e., use a neighbor's off-street parking).
 - The city could permit this via a CUP.
- The applicant could revise their plans to provide parking on the ground floor of the site, with units on floors two and three.
 - If the minimum two spaces per unit requirement is still not met, the applicant would have to pursue a joint parking facility, or the applicant would have to apply for a variance.

Other Zoning Considerations

The proposed plans also show balconies for the units on the second and third floor/story. These balconies would be along the north side, facing 1st Street West. The proposed plans show the balconies extending past the property line and into the right-of-way (ROW) for 1st Street West by approximately three feet (see Figure 3). The balconies have over eleven feet of clearance from the grade of the sidewalk below.

The B-1 zone allows for marquee signs and canopies to extend or encroach into the ROW (per 156.038(C)(2)), provided they are a minimum of two feet from the curb of a street and said marquee or canopy is a minimum of eight feet above the grade of the sidewalk. The code does not mention balconies as a permitted encroachment into the ROW – staff would interpret this to mean that the balconies cannot extend past the property line.

[illegible]

ENGINEERING

- There are site issues that will need to be addressed before a building permit can be reviewed and/or issued for this site.
- It is not known if there are existing water and/or sanitary sewer services on the subject parcel.
 - It is not known if there are existing private utilities (gas, electric. etc.) on the subject parcel.
- There is drainage from an existing roof (the buildings on the parcels to the east) that drain across the subject parcel. Management of existing and proposed roof drainage needs to be addressed.



Re: Jesse Latterell, CUP for Multiple Family Dwelling, 225 1st Street West

CUP REQUIREMENTS

156.150 outlines the city's process for reviewing a CUP. The Planning Commission shall consider 'possible adverse effects' of the proposed conditional use, based upon five factors. These are listed below in italics, with staff findings following.

1. *Relationship to the city's growth management system/Comprehensive Plan.*
The proposed project would develop a formerly underutilized piece of land downtown. The 2007 Comprehensive Plan promotes infill development within established areas of the city.
2. *The geographical area involved.*
The subject parcel is located in downtown, and within walking distance of businesses, parks, and schools. A multiple family dwelling use would be appropriate given the surrounding area.
3. *Whether the use will tend to or actually depreciate the area in which it is proposed.*
There is no evidence from the applicant's submittal to show that the proposed use would depreciate the area.
4. *The character of the surrounding area.*
A multiple family dwelling use would be appropriate given the surrounding area.
5. *The demonstrated need for the use.*
The applicant is proposing that this use serve "young adults, aged eighteen and older, with special needs, offering a place to live, learn, and thrive in the community." Staff are not aware of any housing like this elsewhere in the city.

The following in italics are the conditions that shall be met by any conditional use, with staff findings following.

1. *The land area and setback requirements of the property containing the use or activity shall be the minimum established for the district.*
This is met. The proposed development meets the land area and setback requirements of the B-1 zone.
2. *Where applicable, all city, state, and federal laws, regulations, and ordinances shall be complied with and all necessary permits secured.*
Conditions of approval are recommended to ensure all applicable requirements are adhered to.
3. *Adequate off-street parking and loading shall be provided in accordance with §§ 156.075 et seq. This parking and loading shall be screened and landscaped from abutting residential uses in compliance with this subchapter.*
The proposed use is unable to meet the required off-street parking as established by the city code. The applicant would need to request and receive a variance from the city or will need to amend their plans to get into compliance.
4. *The proposed water, sewer, and other utilities shall be capable of accommodating the proposed use.*
Engineering staff are unable to confirm if existing services are available on the site. A condition of approval requiring the applicant provide detailed site and utility plans



Re: Jesse Latterell, CUP for Multiple Family Dwelling, 225 1st Street West

(including information on where new sanitary sewer and water services for the building will be located), and where they will connect to existing municipal utilities should be a condition of approval.

5. *The street serving the proposed use or activity shall be of sufficient design to accommodate the proposed use or activity, and the use or activity shall not generate such additional extra traffic to create a nuisance or hazard to existing traffic or to surrounding land uses.*

The applicant states that the tenants of the proposed development would be non-drivers, with staff visiting to monitor the residents. If the property were to be sold and converted to regular apartments, there could be issues with parking.

6. *All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and drainage.*

Staff recommend a condition of approval requiring proper surfacing of the site.

7. *All open and outdoor storage, sales, and service areas shall be screened from view from the public streets and from abutting residential uses or districts.*

N/A.

8. *All lighting shall be designed as to have no direct source of light visible from adjacent residential areas or from the public streets.*

Staff recommend a condition of approval requiring down lighting with shielding to reduce impacts of light on neighboring properties and users of the alleyway and 1st Street West.

9. *The use or activity shall be properly drained to control surface water runoff.*

Staff recommend a condition of approval that the applicant provide detailed site and drainage plans that show how existing and proposed drainage will be managed.

10. *The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence.*

Staff recommend a condition of approval that the proposed use adhere to the design requirements of the B-1 zone.

11. *Where structures combine residential and non-residential uses, these uses shall be separated and provided with individual outside access, and the uses shall not conflict in any manner.*

N/A

OPTIONS

The Planning Commission has the following options:

1. Recommend the City Council approve the request, with findings and with/without conditions.
2. Recommend the City Council deny the request, with findings.
3. Table the request for further review/study.



Re: Jesse Latterell, CUP for Multiple Family Dwelling, 225 1st Street West

RECOMMENDATION

If the city approves the conditional use permit (CUP) for the property owned by Jesse Latterell of Mid-Minnesota Investments LLC at 225 1st Street West, as depicted on the project plans received on 4/29/2025, staff recommends the following conditions and findings of fact:

Recommended Conditions of Approval

1. The north façade along 1st Street West shall adhere to the design requirements of the B-1 zone.
 - a. The balconies shall be revised or removed to not cross the property line.
2. The applicant shall install down lighting with shielding for exterior lighting.
3. Prior to the issuance of a building permit, the applicant shall do the following:
 - a. Verify the location of all public and private utilities on the new parcel and provide easements, if necessary, to be reviewed and approved by the City Attorney and City Engineer.
 - b. Prepare and record cross easements for access and parking for the parcels, to be reviewed and approved by the City Attorney and City Engineer.
 - c. Provide detailed site plans and utility plans including information on where the new sanitary sewer and water services for the building will be located and where they will connect to existing municipal utilities.
 - d. Provide detailed site and drainage plans that show how existing and proposed drainage will be managed.
4. The applicant shall acquire all applicable local, County, state, and federal permits/approvals for the proposed project.
5. The applicant shall adhere to all applicable local, county, state, and federal regulations applicable to the proposed project.
6. The applicant shall pay all fees and escrows associated with the request.

Findings of Fact for Approval

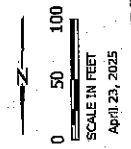
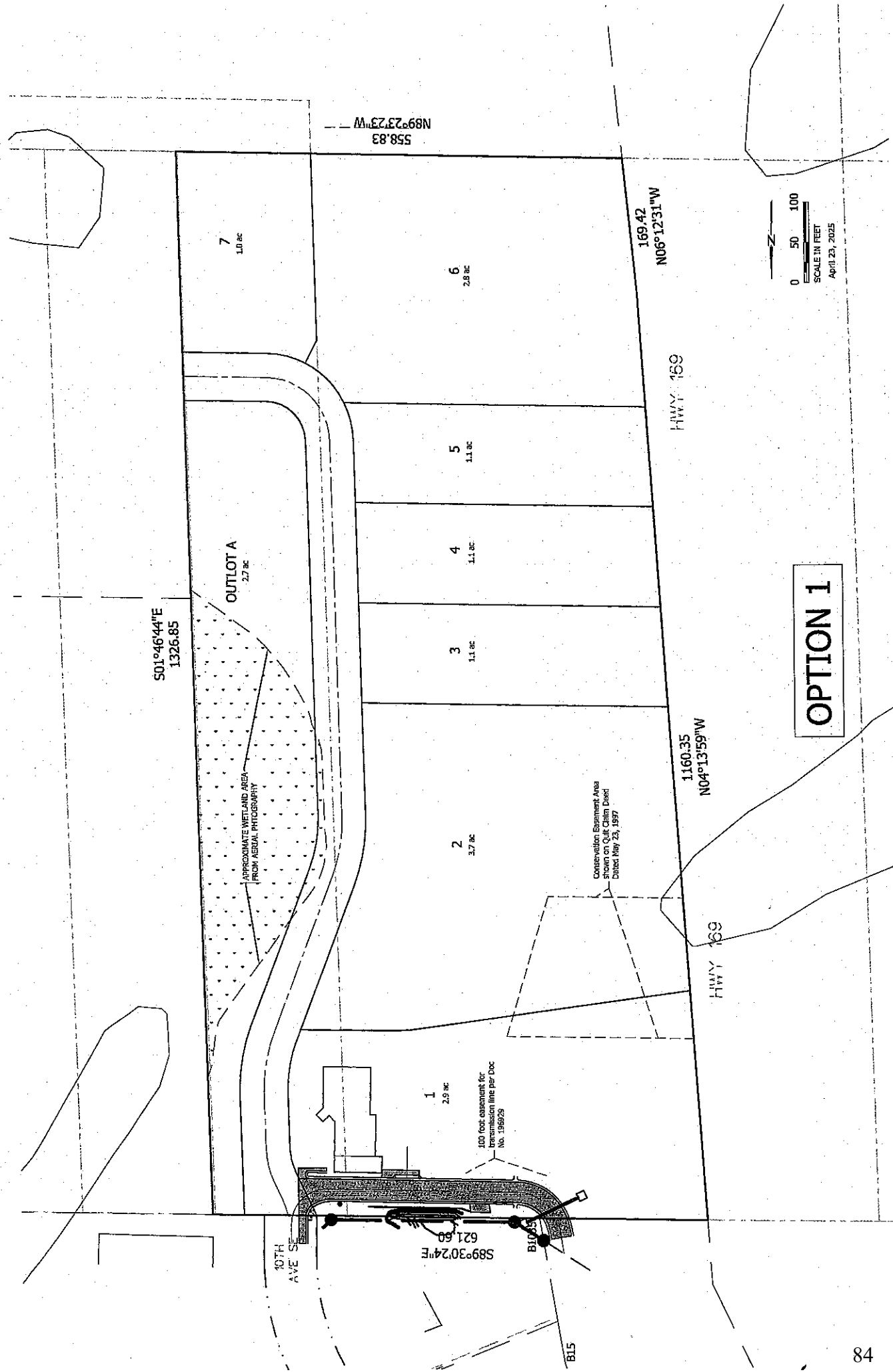
1. Staff recommend the findings as listed previously on pages 5 and 6 in this report.

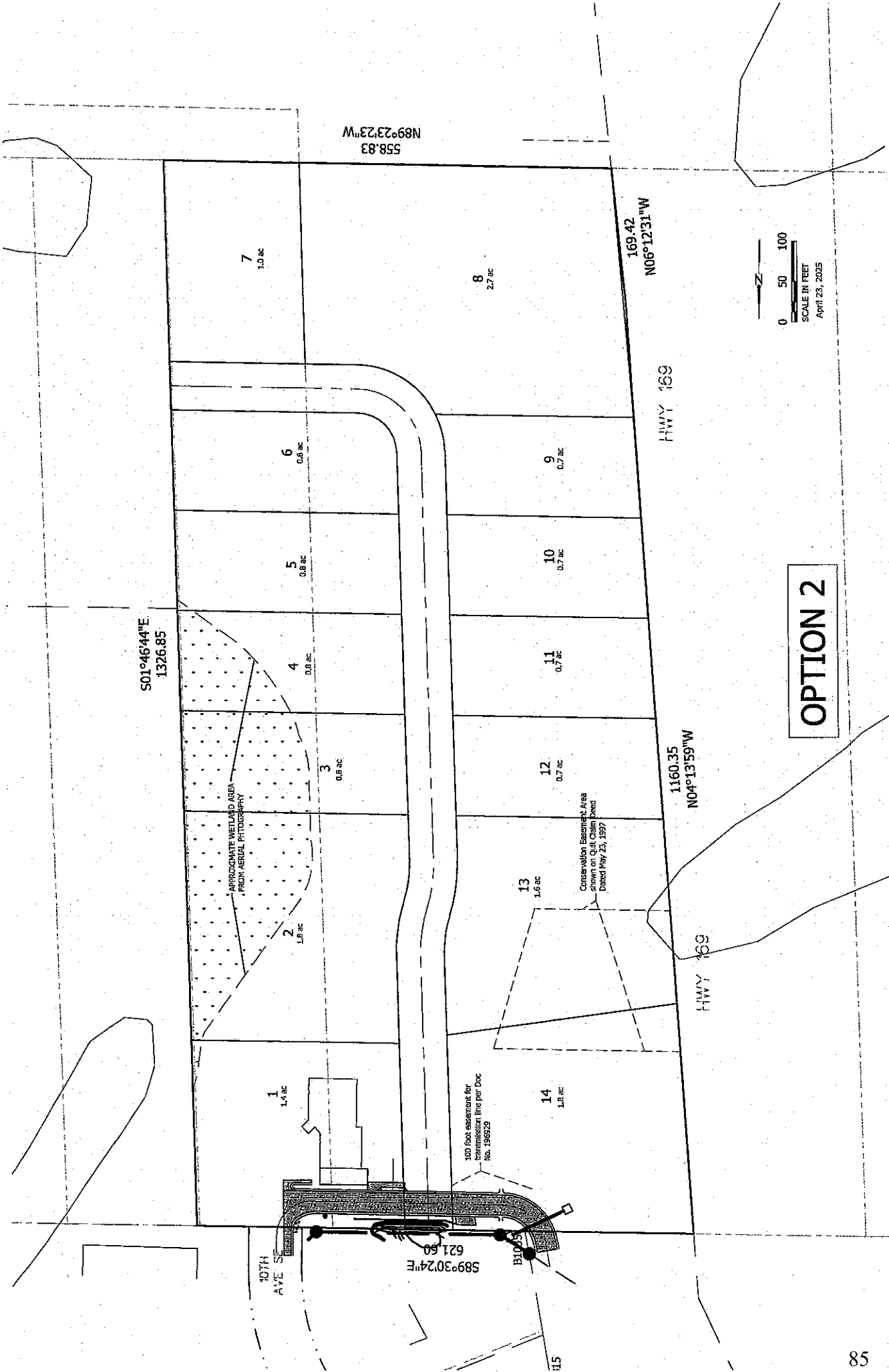
If the city were to deny the request, the following findings for denial are recommended by staff:

1. The proposed use is consistent with the character of the surrounding area, though the lack of proposed off-street parking could negatively impact neighboring uses and properties. If the proposed use were to change, or be marketed in the future to tenants who normally drive, the lack of off-street parking could create issues.
2. The proposed use, based on the plans reviewed with this request, does not adhere to all City Code requirements. 156.075 requires two spaces per unit; the applicant proposes only three spaces for five units.

CITY COUNCIL DEADLINE FOR ACTION

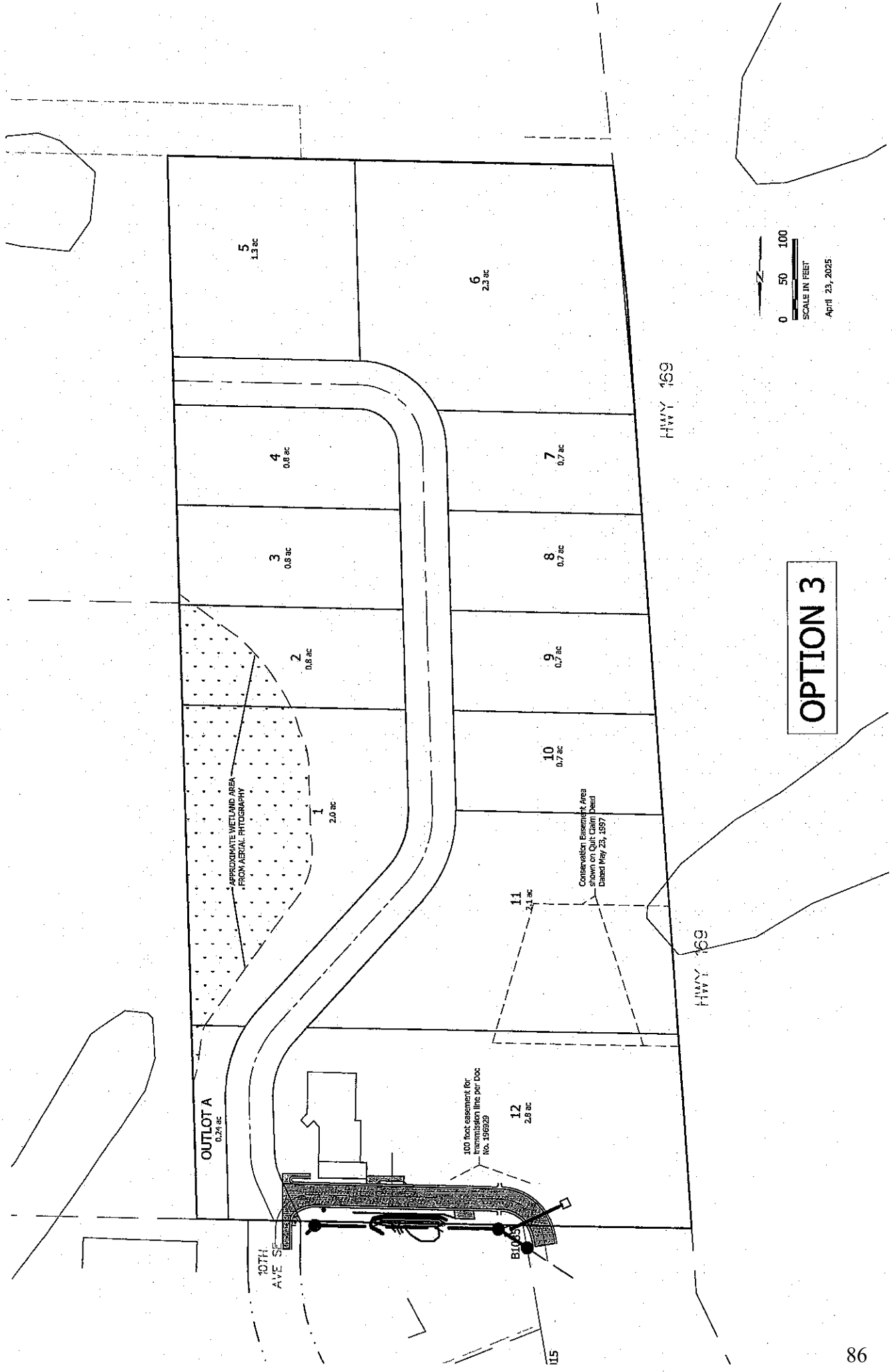
The application was received by the city on April 29, 2025. The 60-day deadline for action by the City Council is June 28, 2025.





OPTION 3

0 50 100
SCALE IN FEET
April 23, 2025



Lainy Hoskins

INTERVIEW QUESTIONS FOR PLANNING COMMISSION CANDIDATES

INTERVIEWED BY CITY MANAGER TAMMY PFAFF

1. What are your goals/accomplishments for being on the Planning Commission?

My goal is to help guide responsible growth and development in the City of Milaca. I hope to contribute to the City's goals that support residential and commercial development, while maintaining the community's vision.

2. How would you accomplish getting a resident or commercial business to comply to zoning ordinances?

Assist them by fully understanding the zoning requirements and how they apply to their property or business. I believe in a transparent communication style to help them stay compliant and understanding of the requirements. I support the City's enforcement procedures and will help find solutions.

3. What would you change in the zoning ordinance?

I would like to review the zoning ordinance to ensure that it aligns with current community needs. There may be opportunities to modify ordinances if necessary to align goals and development.

4. How would you improve the City of Milaca?

Improvements can be made by focusing on smart growth, infrastructure investment, community enhancements, while meeting city goals. I would encourage involving the public and providing clear and transparent communication.

Lainy Hoskins

5. How would you handle conflict or a difference of opinion with a Planning Commission members views if you did not agree with them?

I would approach it in a professional manner and respect the conversation and views while focusing on the facts and what aligns with the City of Milaca's long-term interests and goals. I would ultimately support the decision of the commission when a vote is taken.