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# CITY OF GLENWOOD

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## PLANNING COMMISSION/ BOARD OF ADJUSTMENT

March 12, 2018





CITY OF GLENWOOD  
AGENDA  
PLANNING COMMISSION  
March 12, 2018  
4:30 PM

1. Call to Order
2. Roll Call
3. Additions or Deletions to the Agenda
4. Approve Previous Meeting Minutes
  - a. October 2, 2017
5. New Business
  - a. Conditional use permit to remove an existing log building and replace with a 40' x 80' frame building with steel siding and a 14' side wall height. The use proposed is as an accessory public building which is a conditional use requiring a permit and subject to limitations.
    - i. Applicant: Pope County Historical Society.
    - ii. Property address: 809 South Lakeshore Drive.
    - iii. Sec/Twp/Range: 18-125-37.
    - iv. Parcel number(s): 21-1074-000.
    - v. Current Zoning: C-1 (Conservation District)
6. Old Business
7. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.



PLANNING COMMISSION MEETING  
OCTOBER 2, 2017

The October Planning Commission meeting was called to order by Chair Barb Schutt on Monday, October 2, 2017 at 4:30 PM.

Present were Commissioners Haynes, Nelson, Pattee, Smith, and Schutt. Absent were Commissioners Rogahn and Winter. Also present were Ben Oleson of Hometown Planning and Finance Officer Brenda Sargent.

Motion by Commissioner Pattee, seconded by Commissioner Smith to approve the minutes of the September 5, 2017 meeting. All were in favor.

Diane Long was in attendance with a request for a variance to construct a 25' x 26' detached accessory structure at 6' from a rear lot line where 20' is required, at 16' from a front lot line where 30' is required, to be of an arch style design where the structure is required to be in harmony with the primary structure and with unfinished steel where finished steel is required. Ms. Long stated they intend to side the ends with the same siding that they install on the home and the top and sides will be painted the same color as the siding. She also indicated that the shed is placed in an area of their property that is not easily seen by passersby.

Commissioner Smith asked Ms. Long if they knew if the existing concrete could support the proposed garage. Ms. Long said she did not have that information, but she would ask the cement contractor they have hired for other work, his opinion. Ben Oleson said that would be an issue for the building inspector, and that the issues before the Commission at this time are the setbacks and whether or not the building is in harmony with the primary structure. Oleson said since the Longs are going to paint the steel that portion of the variance would no longer exist.

Commissioner Smith questioned if there was another location on the property that the shed could be placed that would meet the setbacks. Ms. Long said that due to the fact that they are also putting an addition on the home, this was the only location that is easily accessible.

Discussion followed on the platted, but unimproved street south of the Long's property, and whether a street would ever be constructed in that location.

When asked what the shed would be used for, Ms. Long said it would house lawnmowers, snowblowers, and a small Kubota tractor.

Based on the findings of fact as reported in the staff report, Commissioner Pattee moved to recommend approval of Variance 2017-13. Motion was seconded by Commissioner Haynes. All were in favor.

It was the consensus of the Commission to recommend Commissioner Haynes remain a member of the Planning Commission, even though he was recently appointed to the City Commission. Commissioner Haynes expressed his interest in remaining on both Commissions.

With no further business to come before the Commission, Commissioner Pattee moved to adjourn the meeting. Motion seconded by Commissioner Smith. All were in favor.

Meeting adjourned at 5:05 PM.

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Planning Commission Chair

## STAFF REPORT

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**Application:** Conditional use permit to replace an existing storage/equipment display building with a new 40' x 80' steel building with 14 ft sidewalls in a C-1 zoning district.

**Applicant:** Pope County Historical Society

**Agenda Item:** 4(a)

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### Background Information:

- **Proposal:** The applicant is proposing to remove an existing log building (approx.. 40' x 80' with 13.5' height) and replace with a 40' x 80' frame building with steel siding and a 14' sidewall height. The proposed building would be placed on the existing concrete slab conforming to the dimensions of the current use.

The intent of the Pope County Historical Society is to use the new building to house historical farm equipment and other large artifacts of historical significance for public display, which is not possible now due to structural issues with the current log building.

As an accessory public building, by ordinance this is only allowable as a conditional use and may be subject to limitations as determined.

The proposal meets the minimum setbacks to the lot line, the lakeshore and the highway right-of-way. The height of the structure at 14 feet is below the 25-foot maximum. The proposal does not add impervious coverage. No variances are needed.

- **Location:**
  - Property address: 809 South Lakeshore Drive
  - Sec/Twp/Range: 18-125-37
  - Parcel number(s): 21-1119-000
- **Zoning:** C1 Conservation/Shoreland, Minnewaska Lake (General Development lake)
- **Lot size:** Approx. four (4) acres according to the Pope County parcel data.

Existing and Proposed Impervious Coverage: About 13-15% (max. 25% allowed)

- **Septic System Status:** The property is served by the city sewer system.
- **Natural Features:** There is a grouping of tall pine trees to the west of the structure, providing some shielding of visibility from the lake.
  - Floodplain: The existing and proposed structures are not within an identified floodplain.
  - Bluff/Steep Slopes: The lot does not contain a bluff or steep slopes. It is relatively flat.
  - Wetlands: There do not appear to be any wetlands that would impact this proposal.

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### Applicable Statutes/Ordinances:

## **City of Glenwood Regulations**

### **153.006 CONDITIONAL USES.**

(A) *General.* Conditional uses as specified herein may be allowed or denied by the City Commission after recommendation by the Planning Commission in accordance with the criteria and provisions listed herein.

(D) *Criteria for approval.* A conditional use shall be approved if and only if it is found to meet the following criteria.

- (1) The proposed use conforms to the district and conditional use provisions and all general regulations of this chapter.
- (2) The proposed use meets all special standards which may apply to its class of conditional uses as set forth in this section.
- (3) The proposed use shall not involve any element or cause any condition that may be dangerous, injurious or noxious to any other person or property, and shall comply with the performance standards set forth herein.
- (4) The proposed use shall be sited, oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.
- (5) The proposed use shall be compatible with the surrounding area and produce a total visual impression and environment which is consistent with the environment of the neighborhood.
- (6) The proposed use shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.
- (7) The proposed use shall preserve the objectives of this chapter and shall be consistent with the Land Use Plan.
- (8) Additional requirements with respect to conditional uses in the Conservation District include the following.
  - (a) Development shall be permitted in such a manner that the maximum number of trees shall be preserved. Where trees are cut, at least 50% of the overstory shall remain.
  - (b) Development shall be permitted in such a manner that on-site soil erosion shall be at a minimum both during construction and when construction activity is completed.
  - (c) The quality of water run-off and water infiltration to the water table or aquifer shall remain undisturbed by the development of the site.
  - (d) The type and density of land use proposed shall be suited to the site and bedrock conditions shall not present a threat to the maintenance of groundwater quality, and shall not fail to correct problems due to soil limitations including bearing strength, shrink-swell potential and slope stability.



(E) *Performance standards.* All conditional uses shall comply with the requirements of this division (E). In order to determine whether a proposed use will conform to the requirements of this chapter, the City Commission may obtain a qualified consultant to testify, whose cost for services shall be borne by the applicant.

(1) *Fire protection.* Fire prevention and fire fighting equipment required by the Building Code as adopted by the City Commission shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.

(2) *Electrical disturbance.* No activity shall cause electrical disturbance adversely affecting radio or other equipment in the vicinity.

(3) *Noise.* Noise which is determined to be objectionable because of volume, frequency or beat shall be muffled or otherwise controlled, except fire sirens and related apparatus used solely for public purposes which shall be exempt from this requirement.

(4) *Vibrations.* Vibrations detectable without instruments on neighboring property in any district shall be prohibited.

(5) *Odors.* No malodorous gas or matter shall be permitted which is discernible on any adjoining lot or property.

(6) *Air pollution.* Air pollution shall be subject to the standards established by the State Pollution Control Agency.

(7) *Glare.* Lighting devices which produce directly reflected glare on adjoining properties or thoroughfares shall not be permitted.

(8) *Erosion.* No offensive erosion by wind or water shall be permitted onto adjacent properties.

(9) *Water pollution.* Water pollution shall be subject to the standards established by the State Pollution Control Agency.

#### **151.41 CONDITIONAL USES.**

(A) Conditional uses allowable within shoreland areas shall be subject to the review and approval procedures, and criteria and conditions for review of conditional uses established community-wide.

(B) The following additional evaluation criteria and conditions apply within shoreland areas:

(1) *Evaluation criteria.* A thorough evaluation of the water body and the topographic, vegetation and soils conditions on the site must be made to ensure:

(a) The prevention of soil erosion or other possible pollution of public waters, both during and after construction;

(b) The visibility of structures and other facilities as viewed from public waters is limited;

- (c) The site is adequate for water supply and on-site sewage treatment; and
- (d) The types, uses and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.

(2) *Conditions attached to conditional use permits.*

(a) The City Commission, upon consideration of the criteria listed above and the purposes of this chapter, shall attach such conditions to the issuance of the conditional use permits as it deems necessary to fulfill the purposes of this chapter.

(b) These conditions may include, but are not limited to, the following:

1. Increased setbacks from the ordinary high water level;
2. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted; and
3. Special provisions for the location, design and use of structures, sewage treatment systems, watercraft launching and docking areas, and vehicle parking areas.

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**Staff Comments:**

- 1) In order to grant a conditional use, the City needs to find that a property owner has met the criteria established in the City Code (state law does not identify any required criteria for conditional use permits and leaves that up to local governments). In making its decision, the City will need to state its “findings of fact” indicating why those criteria have been met or not met and as such, why the conditional use request should be approved or denied.
- 2) The primary questions, in Staff’s opinion, that needs to be addressed in this request, are:
  - a) Are there any factors regarding the appearance of the new building that would fail to meet the criteria necessary for a conditional use permit – mostly in this case whether the building would devalue or negatively impact nearby properties.
- 3) In granting a conditional use permit, state statute (462.357, Subd. 1e (i) states that “In evaluating all variances, zoning and building permit applications, or conditional use requests, the zoning authority shall require the property owner to address, when appropriate, storm water runoff management, reducing impervious surfaces, increasing setback, restoration of wetlands, vegetative buffers, sewage treatment and water supply capabilities, and other conservation-designed actions.”
  - a) Does the City feel that conditions of these kinds would be appropriate?
  - b) In this case, the most relevant issue would seem to be stormwater management – to ensure that rainwater falling off the roof of the proposed building does not negatively impact neighboring properties or Lake Minnewaska. However, the

proposed building will actually have less roof area than the current structure, which is the same size building but also has lean-to roofs off of each side. As such, the proposed building would not be expected to have any greater impact on nearby properties or the lake than what already occurs.

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**Findings of Fact:** Staff would recommend the following findings of fact be considered when determining whether to recommend denial, approval, or approval with conditions:

**1) The proposed use conforms to the district and conditional use provisions and all general regulations of this chapter.**

The new structure generally meets the provisions for conditional uses in a Conservation District/Shoreland area. The building conforms to the existing footprint, is of similar size and will use the same concrete slab foundation.

**2) The proposed use meets all special standards which may apply to its class of conditional uses as set forth in this section.**

Conditional uses in shoreland areas must ensure prevention of soil erosion and limit visibility from public waters. As a steel structure replacing a log building, the visual impact will be somewhat different. Otherwise, the proposed use does not appear to affect standards beyond what is existing at the site.

**3) The proposed use shall not involve any element or cause any condition that may be dangerous, injurious or noxious to any other person or property, and shall comply with the performance standards set forth herein.**

The performance standards of the conditional use are the same as those being met by the current usage. There will be no harm to persons or property and the new building would be more structurally sound than the existing building (which is currently in a condition where the public is not able to go into the building).

**4) The proposed use shall be sited, oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.**

The proposed use replaces a similar structure using the current site and is consistent with the museum and other usage on the lot. The building is some distance from adjacent residential and public properties the trees serve to shield it from the shoreland.

**5) The proposed use shall be compatible with the surrounding area and produce a total visual impression and environment which is consistent with the environment of the neighborhood.**

The visual impression will be different, being a structure with steel siding replacing a log building.

**6) The proposed use shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.**

Current vehicular access and parking is not affected.

- 7) **The proposed use shall preserve the objectives of this chapter and shall be consistent with the Land Use Plan.**

The use is generally consistent with the Land Use Plan and will not represent a change in use from what already is present.

- 8) **Additional requirements with respect to conditional uses in the Conservation District include the following.**

- a) **Development shall be permitted in such a manner that the maximum number of trees shall be preserved. Where trees are cut, at least 50% of the overstory shall remain.**

No trees will be disturbed.

- b) **Development shall be permitted in such a manner that on-site soil erosion shall be at a minimum both during construction and when construction activity is completed.**

Assurances may be needed that soil erosion will be kept to a minimum during construction. After construction is completed, the amount of impervious surfaces on the property will not change from what is currently in place, but if there are existing drainage issues, they could potentially be addressed as a condition of any approval.

- c) **The quality of water run-off and water infiltration to the water table or aquifer shall remain undisturbed by the development of the site.**

The use does not appear to add additional run-off or water infiltration.

- d) **The type and density of land use proposed shall be suited to the site and bedrock conditions shall not present a threat to the maintenance of groundwater quality, and shall not fail to correct problems due to soil limitations including bearing strength, shrink-swell potential and slope stability.**

The use would not be expected to have any impact on groundwater or soil conditions. The proposed building would be subject to the requirements of the building code.

- 9) ***Fire protection.* Fire prevention and fire fighting equipment required by the Building Code as adopted by the City Commission shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.**

The proposed use is not expected to involve any flammable or explosive materials.

- 10) ***Electrical disturbance.* No activity shall cause electrical disturbance adversely affecting radio or other equipment in the vicinity.**

The proposed use is not expected to involve any electrical disturbances.

- 11) ***Noise.* Noise which is determined to be objectionable because of volume, frequency or beat shall be muffled or otherwise controlled, except fire sirens and related apparatus used solely for public purposes which shall be exempt from this requirement.**

After the initial construction, which may generate some loud noises, the proposed use would not be expected to generate any significant noise.

**12) *Vibrations.* Vibrations detectable without instruments on neighboring property in any district shall be prohibited.**

After the initial construction, which will generate some vibrations, the proposed use would not be expected to generate any significant vibrations.

**13) *Odors.* No malodorous gas or matter shall be permitted which is discernible on any adjoining lot or property.**

After the initial construction, which may generate some odorous exhaust or other odors, the proposed use would not be expected to generate any significant odors.

**14) *Air pollution.* Air pollution shall be subject to the standards established by the State Pollution Control Agency.**

After the initial construction, which would likely generate dust, exhaust and other pollutants, the proposed use would not be expected to generate any significant air pollution.

**15) *Glare.* Lighting devices which produce directly reflected glare on adjoining properties or thoroughfares shall not be permitted.**

The proposed use is not expected to involve any significant glare, although a specific lighting plan has not been submitted.

**16) *Erosion.* No offensive erosion by wind or water shall be permitted onto adjacent properties.**

The proposed use is not expected to involve any significant erosion potential, except some possibility during construction.

**17) *Water pollution.* Water pollution shall be subject to the standards established by the State Pollution Control Agency.**

The proposed use is not expected to involve any significant water pollution potential, provided that adequate erosion control measures are taken during construction.

**Shoreland Specific Findings of Fact:**

**18) *Soil Erosion.* The applicant shall prevent soil erosion or other possible pollution of public waters, both during and after construction.**

The proposed use is not expected to involve any significant erosion potential, except some possibility during construction.

**19) *Visibility from Public Waters.* The applicant shall limit the visibility of structures and other facilities as viewed from public waters.**

The metal siding of the building may be slightly more visible from the lake than the current building, although the structure will be mostly shielded from view from Lake Minnewaska due to the stand of pine trees that exists on the property.

**20) Water Supply and Sewage Treatment. The site shall have adequate water supply and sewage treatment.**

The site is served by city water and sewer. The proposed use is not expected to generate significant additional sewage or water demand than what currently is generated on the site.

**21) Watercraft. The types, uses and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.**

The proposed use would not be expected to generate any additional watercraft traffic.

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**Planning Commission Direction:** The Planning Commission may recommend approval of the conditional use request, denial of the request(s), or table the request(s) if the Commission should need additional information from the applicant. If the Commission should recommend approval or denial of the request, the Commission should state the findings which support either of these actions.

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**Staff Recommendation:** Based on the findings of fact noted above and the criteria for approval of a conditional use, Staff recommends approval of the requested conditional use permit.

This proposal to replace an existing storage building with a new steel structure that, being of approximately the same size and upon the same footprint does appear to reasonably consider adjacent uses and doesn't present any special problems. This use would allow for public displays of historical equipment and artifacts consistent with the public purpose of the Pope County Historical Society.

Since the City's Shoreland Ordinance does not specifically address allowable uses or considerations in a C-1 Conservation District, as it does for other zoning districts, the City of Glenwood may want to consider amending the ordinance.

If the application or some version of the application is approved, Staff would recommend consideration for the following conditions of approval:

1. That any lighting of the building shall not be directed off-site or otherwise create glare or nuisance to surrounding properties, motorists on public roads or watercraft on the lake.
2. That the color of the building and roof be reasonably similar to that of the main building or that would otherwise not create a visual nuisance.

For Office Use Only

Permit # \_\_\_\_\_  
PID # \_\_\_\_\_  
Date Rec'd. 2/5/18

Permit Fee \_\_\_\_\_  
Surcharge \_\_\_\_\_  
Plan Check \_\_\_\_\_  
Total Fee \_\_\_\_\_

**Commercial Building Permit Application**  
**City of Glenwood**

137 East Minnesota Avenue  
Glenwood, MN 56334  
Phone: 320-634-5433 Fax: 320-634-5592  
*Building Inspector - Dan Marshall 320-249-7533*

Site Address 809 South Lakeshore Drive, Glenwood, MN 56334

Owner(s) Pope County Historical Society Daytime Phone 320-634-3293

Owner's Address (if different from above) \_\_\_\_\_

Approximate starting date 2018 Construction Season Estimated total cost of project \$ 60,000.

Type of Improvement:

Build \_\_\_\_\_ Addition \_\_\_\_\_ Remodel XX Roof Only \_\_\_\_\_ Other \_\_\_\_\_

Describe in detail the work to be done Remove existing log building, replace with frame building  
with steel siding and roof starting from existing concrete slab.

Building covering material(s), if applicable Colored steel (tan, brown)

Type of Construction:

On Site XX Modular \_\_\_\_\_ Prefabricate \_\_\_\_\_ Other \_\_\_\_\_

Dimensions of Structure 40' x 80' x 14' (wall hgt) Number of Stories in Structure(s) 1

General Contractor Odyssey Steel Phone 320-834-2006 Steve

Plumbing Contractor NA Phone \_\_\_\_\_

Mason & Concrete Contractor NA Phone \_\_\_\_\_

Heating and Venting Contractor unheated Phone \_\_\_\_\_

Excavation Contractor NA Phone \_\_\_\_\_

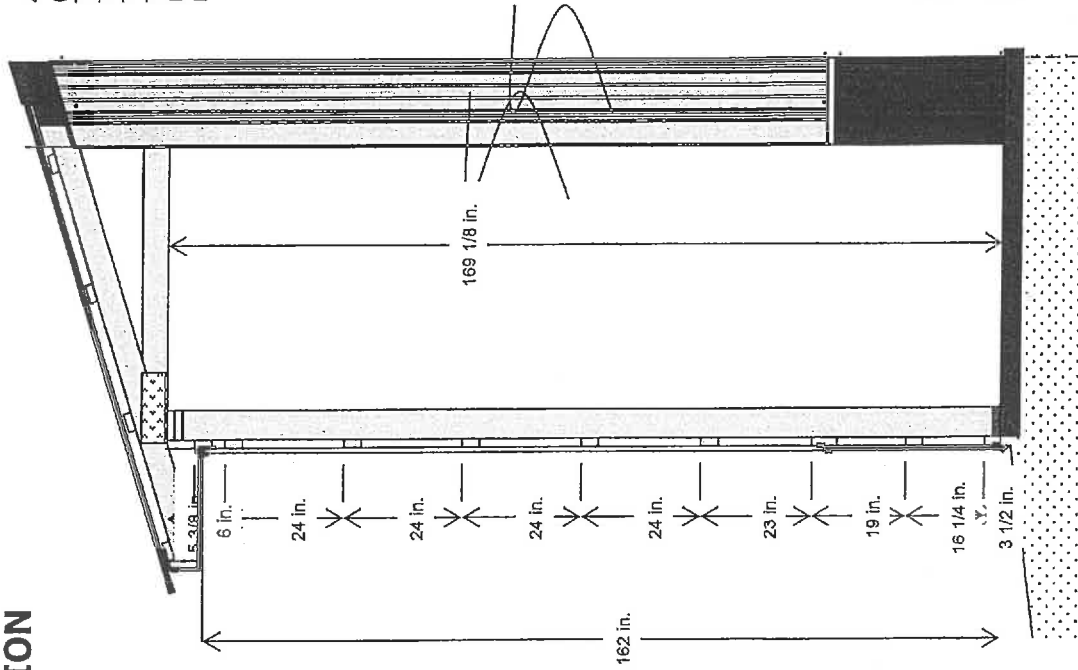




4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL  
(HEEL HEIGHT: 0-5'-12" OR 5 3/4" IN.)  
TRUSS SPACING: 48 IN. O.C.  
TRUSS LOADING INFORMATION:  
TCLL/TCDL/BCLL/BCDL 40'-0-0-10  
TOTAL TRUSS LOADING = 60 P.S.F.  
BRACE PER TRUSS MANUFACTURER'S  
RECOMMENDATIONS

PURLINS: 2 X 4 CONSTRUCTION GRADE FASTENED  
LAYING FLAT  
SUB FACIA: 2 X 6 CONSTRUCTION GRADE  
FACIA COVERING: ANTIQUE BRONZE STEEL 6 IN .  
FASCIA 6 X 10 FT 6 IN  
UNDEREAVE: QUALITY EDGE TERRATONE 16 IN X 12  
FT ALUMINUM SOLID SOFFIT

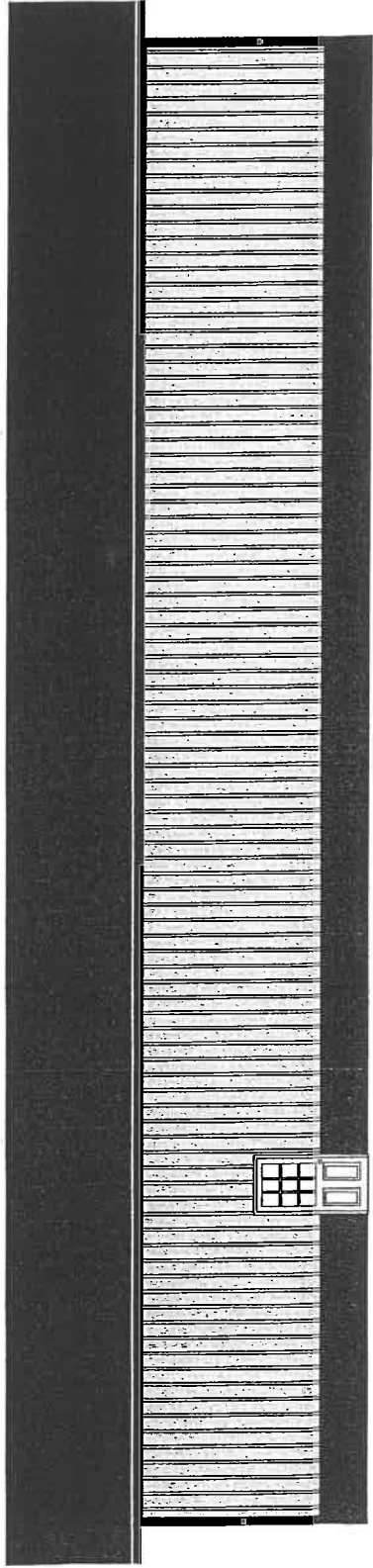
FRAMING: CONSTRUCTION GRADE 2 X 6 16 IN. O.C.  
STUDS  
BOTTOM PLATE: TREATED 2 X 6  
WALL LAYER 1: HOUSE WRAP  
WALL LAYER 2: TAUPE STURDY-RIB STEEL PANEL



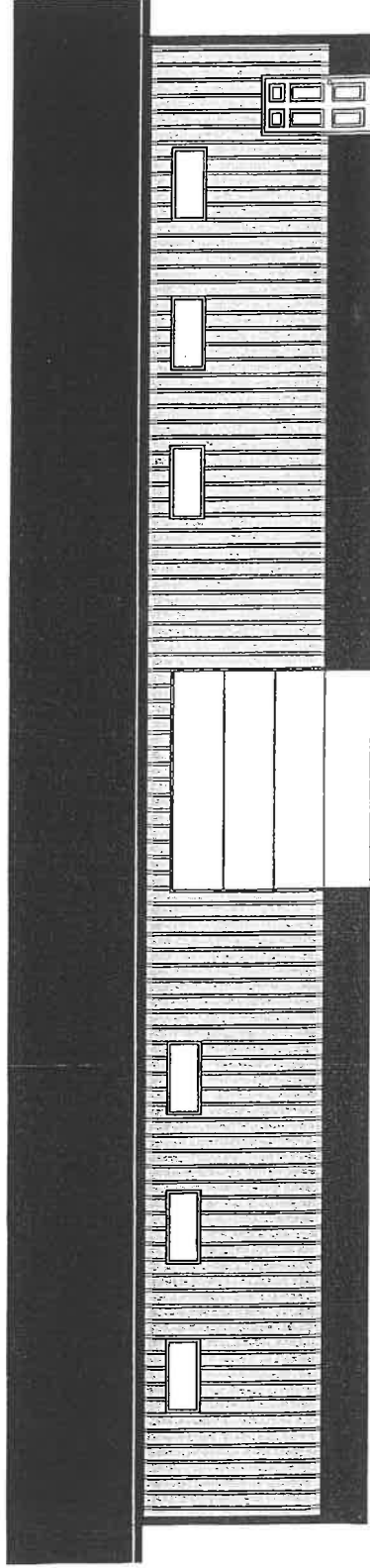
INTERIOR FINISHED FLOOR HT. WILL BE 0 IN. BELOW THE TOP OF THE FOUNDATION  
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH = 3500 P.S.I.  
UNDISTURBED SOIL OR COMPACTED SAND FILL

"Pope County Historical Museum  
Estimate Number: 1909  
1/26/2018"

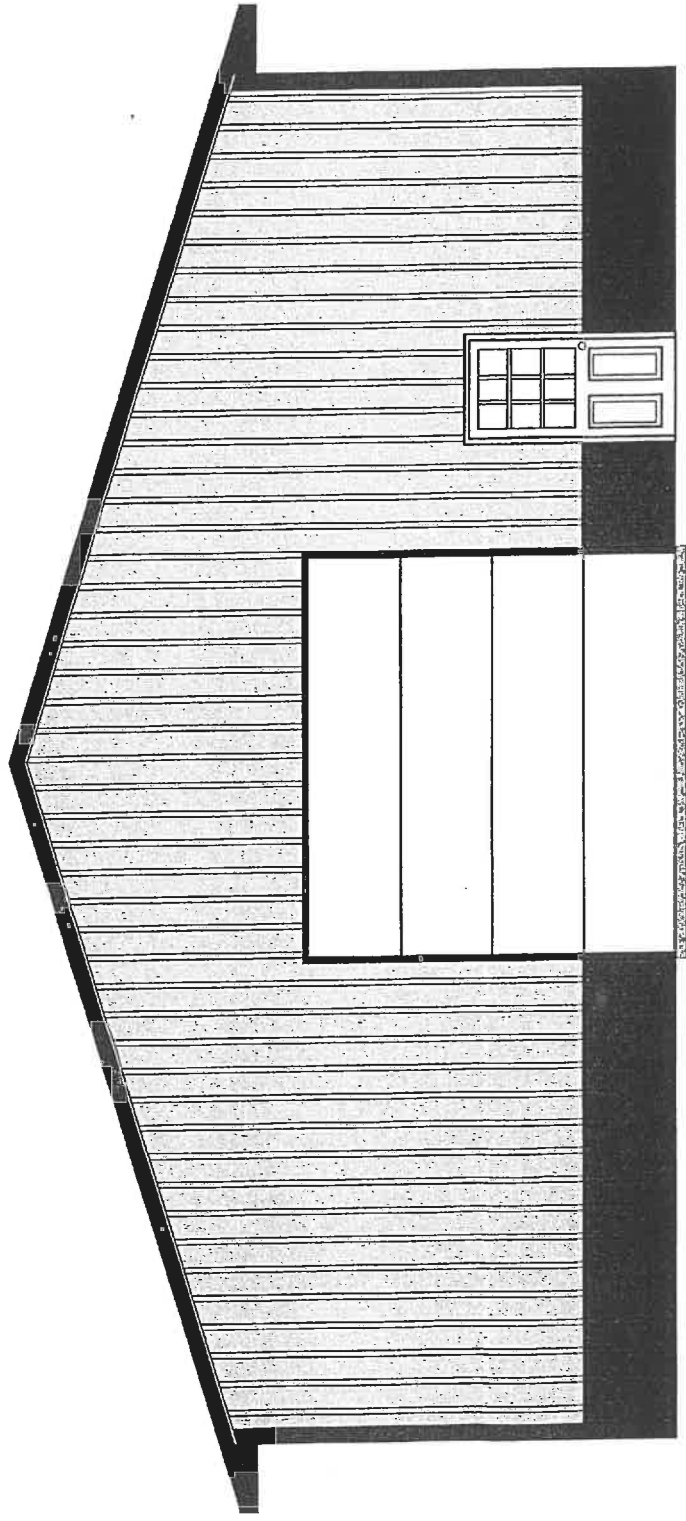
SOUTH SIDE-EAVE SIDE 1 ELEVATION



NORTH SIDE-EAVE SIDE 2 ELEVATION

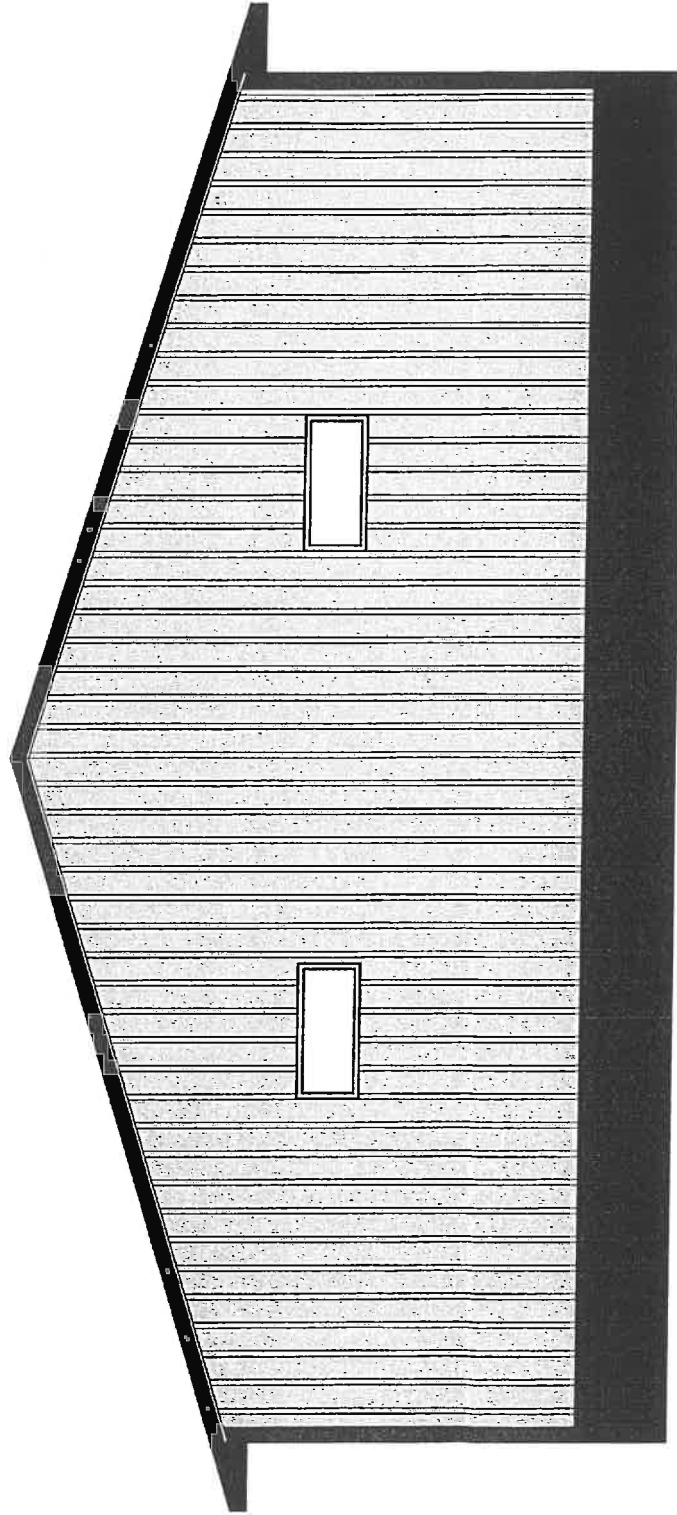


EAST SIDE-GABLE SIDE 1 ELEVATION



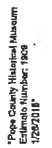


WEST SIDE-GABLE SIDE 2 ELEVATION



"Pope County Historical Museum  
Estimate Number: 1909  
1/28/2018"

## 3200 sq. ft.



20

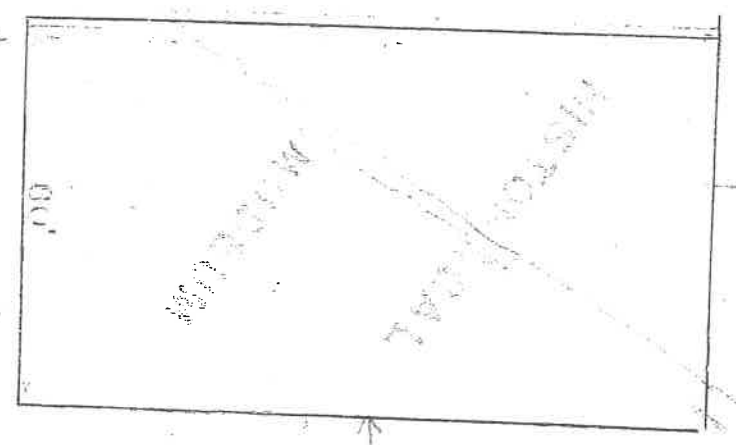
HWY 104

3870'

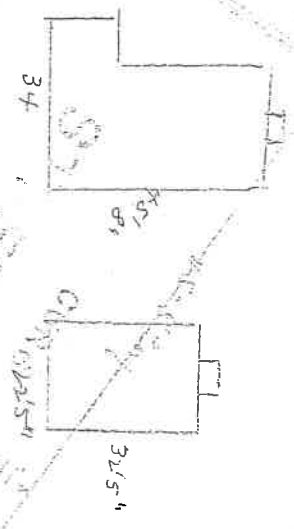
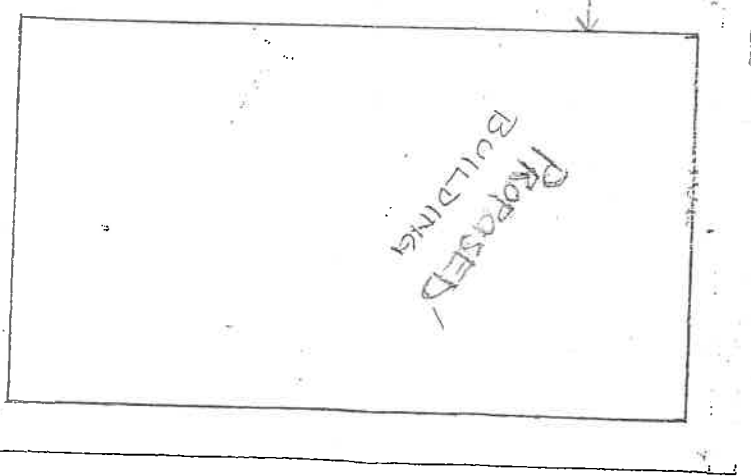
THIRD

TOP CORNER

211.8'



40' 30'



STREET (MATCHED)

39'

GUTTER  
S  
E

90°

ROPE COUNTRY MUSEUM SITE  
SHOWING STREET & HIGHWAY

North

Date Received 2-13-18

Application for Planning Request  
City of Glenwood

Street address of property: 809 South Lakeshore Drive Zoning Dist. C-1  
Legal Description: See Attached.  
PID# 21-1119-000

Property Owner

Name: Pope County Historical Soc. Phone: 320-634-3293  
Address: 809 South Lakeshore Dr. City: Glenwood State: MN Zip: 56334

Type of Request:

(☒) Variance ( ) Rezoning (☒) Conditional Use Permit ( ) Plan Review ( ) Preliminary Plat ( ) Final Plat ( )  
( ) Other

Description of request See Attached.

If this request is for the construction of a structure, a building permit and drawing must also be submitted.

Existing use The existing building has been closed to the public for ten years and used for storage. It is scheduled to be removed in March 2018.

Is this a permitted use under the current zoning ordinance \_\_ Yes \_\_ No

If No, attach a copy of the conditional use permit, variance, or other document permitting use, or attach an explanation of why the use is permitted.

Has a variance, conditional use permit, or rezoning been applied for previously \_\_ Yes ☒ No When \_\_\_\_\_

If and/or when the City is subject to get outside review such as legal, engineering, etc., or there are direct costs for processing the application such as publishing required notices, the costs are billed to the applicant and the applicant, by signing this request agrees to pay such fees.

The undersigned further agrees the City of Glenwood and its administrative staff relied on the accurateness of this application, plans, and specifications relative to this project and holds the City of Glenwood and its employees harmless from all liability arising from the granting of this permit.

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

FOR OFFICE USE ONLY.

Permit Fee Schedule:

Permit Fee: \$ \_\_\_\_\_  
Variance Fee: \$ 150.00  
Penalty \$ \_\_\_\_\_  
Other out \$ 150.00

Date Paid: 2-13-18

Request:

☐ Approved Date: \_\_\_\_\_  
☐ Denied

Total Permit Fee: \$ 300.00

Authorized By: \_\_\_\_\_

Planning Commission

City Commission

Action \_\_\_\_\_ Action \_\_\_\_\_

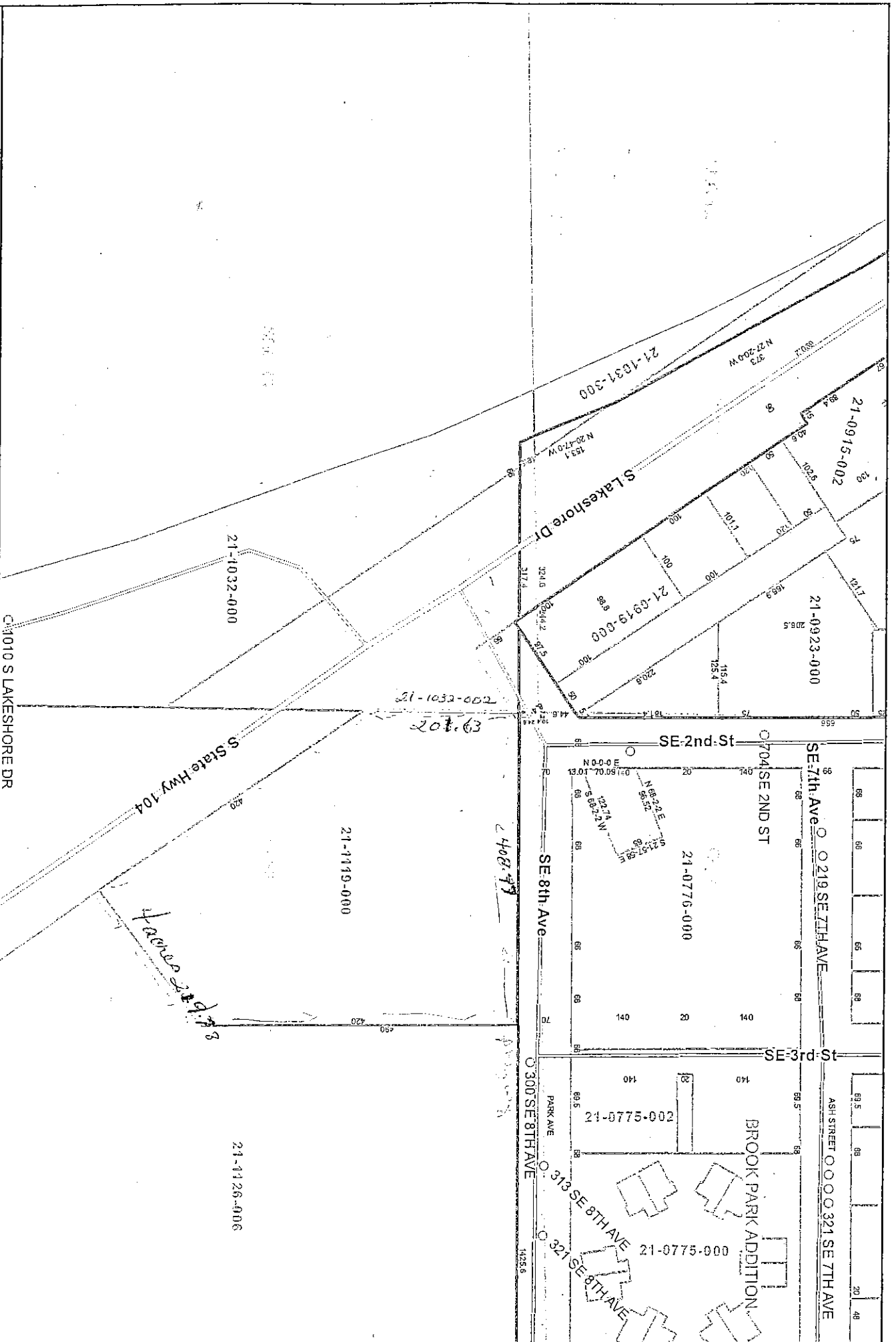
Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_





POPE  
MINNESOTA  
COUNTY

4/16/2013 9:29:56 AM

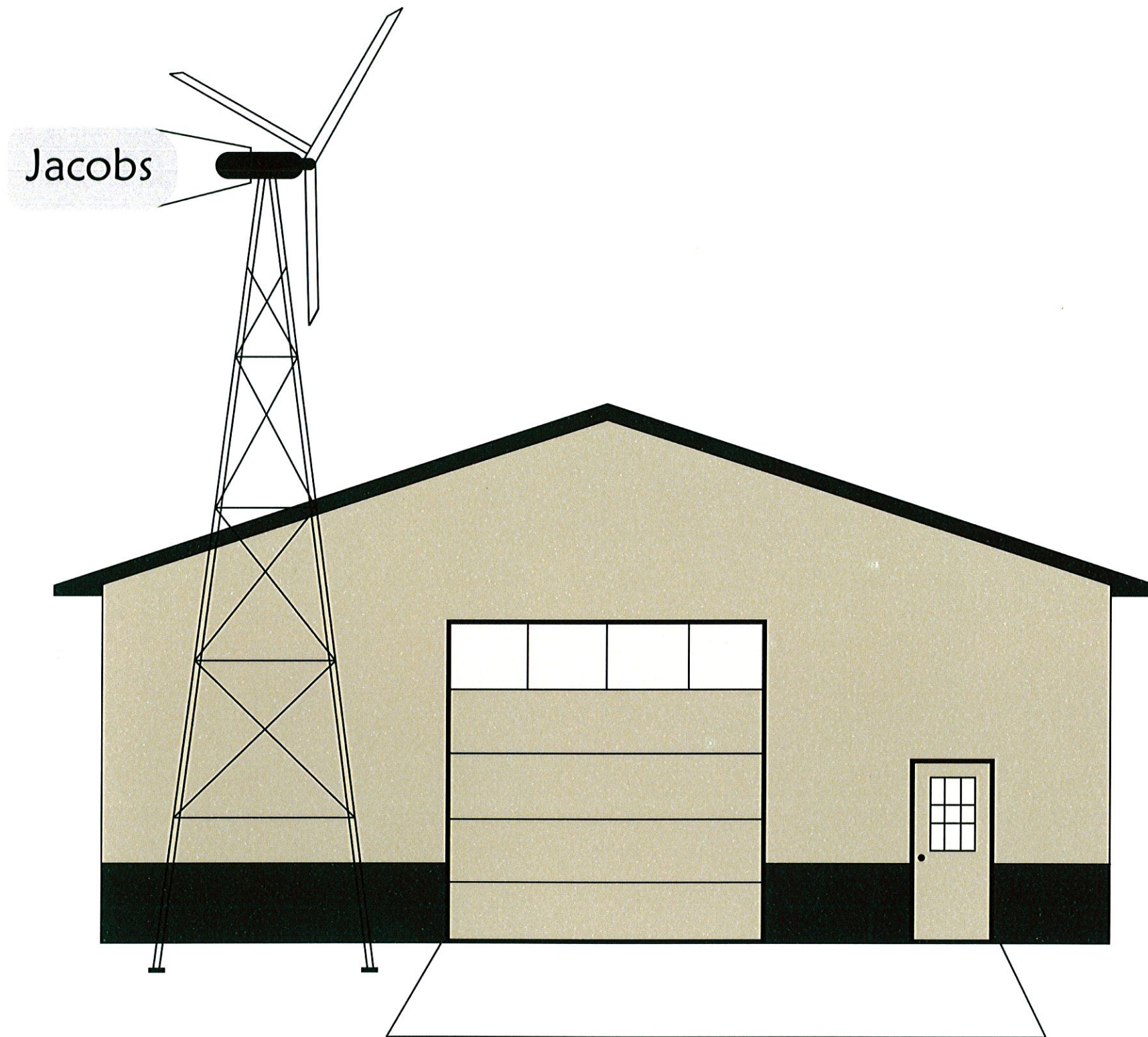
These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Description of Request: Steel siding on exhibit building on museum campus.

The Pope County Historical Society respectfully requests permission to replace an existing exhibit building on our museum campus with a new structure of the same size and height. The sidewall height is 14'-6" and roof peak height is 21'-4". The new structure will sit on the existing concrete slab but will not include the open lean-to spaces on each side. The new structure will be clad with two neutral tones of corrugated steel. The lighter tone is a close match to the existing upper wall treatment on the main museum building. The darker tone matches door and trim tones of the main building. Steel is the preferred siding material based on its durability and low maintenance. The design includes window and door placement to separate this project from a storage shed. In addition, we call this our "agriculture exhibit building." As such, it reflects structures commonly built as maintenance shops on farms in Pope County today. It's setting on the museum grounds is framed behind a grove of pine trees.

The building will be used to advance our mission of education. New exhibits will highlight the changes in farming both in machinery and products. Our goal is to trace the work of Pope County farmers from the field and pasture to the dinner table. Funds to complete the project are in hand and have been raised from private local sources so far. The building project is endorsed by our members and local residents as shown in their financial commitment.

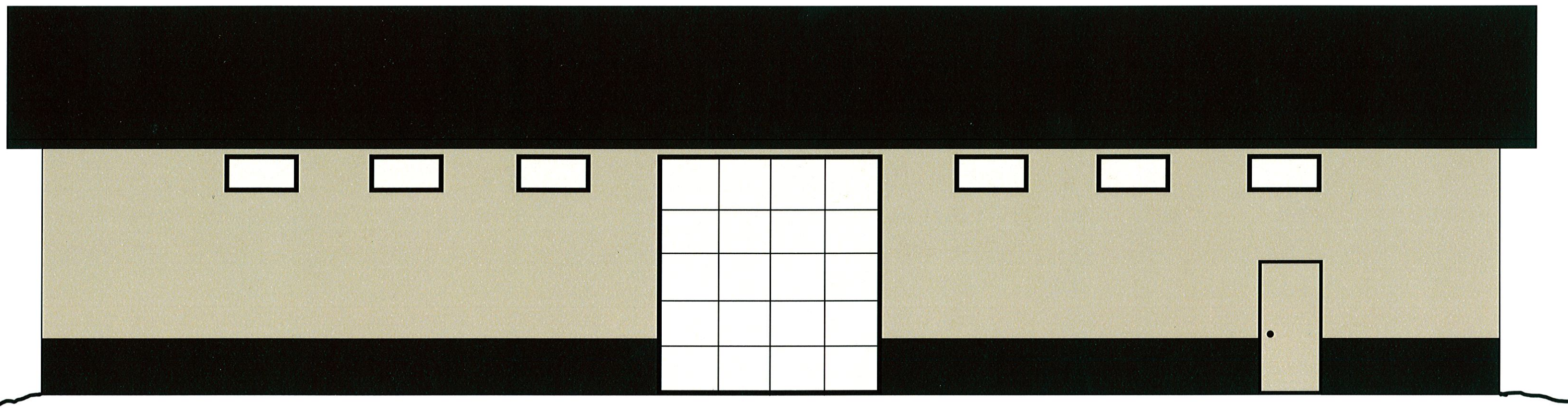
Design cues for this project come from similar structures around the community. Steel is an accepted building material for residential and commercial applications. The Pope County Fairgrounds are a comparable campus of buildings with various exterior finishes coordinated with color to present a unified look. On Minnesota Avenue, Minnewaska Abstract and the Municipal Grog Shop use steel as exterior finish in an attractive way. On Franklin Street, Glenwood Collision body shop is an example of a steel building with windows and doors to make it interesting, and Holland Storage steel clad buildings use color to make an attractive appearance. The exterior update of Minnewaska Meats on First Avenue South uses steel in clever ways to evoke "fresh from the farm" foods inside.



Pope County Museum  
AG Building  
East Elevation  
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1-25-2018  
1/8" = 1'-0"  
M. Peterson





Pope County Museum 1-25-2018  
AG Building  
North Elevation  $1/8'' = 1'-0''$   
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