

BROOKINGS COUNTY DEVELOPMENT

Planning, Zoning and Drainage / Emergency Management
Brookings City & County Government Center
520 3rd Street, Suite 200
Brookings, SD 57006
(605) 696-8350

E-Mail: zoning@brookingscountysd.gov

Brookings County Board of Adjustment
September 1, 2020 – 8:00 PM meeting

2020cu018 – September 1, 2020

Prepared by Richard Haugen,

Applicant/Owner: Dillion Ringling, 21095 463rd Ave, Volga, SD 57071

Legal Description: "SE1/4 SE1/4 SE1/4 of Section 16, T110N, R51W."

Brookings County Zoning Ordinance: Article 11: Section 11.01: "A" Agricultural District: Conditional Use Permit # 20: Home extended business.

2020cu018: Dillion Ringling has applied for a conditional use for an extended home business for an event center to be able to host, but not limited to: weddings, anniversaries, reunions, corporate retreats, graduations, etc., at his residence located at 21095 463rd Ave, Volga, SD 57071, just north of the intersection of US Highway 14 and 463rd Ave. The building site is 10.00 acres, consisting of the residence, winery building, storage shed and a proposed new 64 feet x 120 feet, three (3) season's event hall to be constructed in 2-3 years. Until the event center structure is built the applicant plans to use a 40' x 120' tent to host such events such as: weddings, anniversaries, reunions, corporate retreats and graduations. The tent would be used in "Spring, Summer and Fall" and the permanent structure would be used year round. The applicant has a "South Dakota Farm Wine and Malt Beverage License" that was approved by Brookings County and issued by the South Dakota Department of Revenue, which allows them to serve malted beverages and wine, but no hard liquor. The applicant's business plan is attached which includes emergency plans, dust control, South Dakota Department of Environment and Natural Resources recommendations, South Dakota Department of Health recommendations, parking/security. There will be no overnight lodging of guests. While visiting with the applicant, he noted the hours of operation will be 8:00 AM - 12:00 AM, with setup starting at 8:00 AM, the event, and alcohol sales ending at 12:00 AM; clean up and closing at 1:00 AM.

Public notices were published in the Brookings Register on August 18 and 25, 2020 and the Volga Tribune on August 20 and 27, 2020.

Letters were sent to the adjoining landowner's, Volga Township Chairman and Clerk, South Dakota Department of Transportation.

2020cu018
Staff Report
September 1, 2020

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Application: 5/11/2020

Permit Number: 2020CU018

To: Brookings County Board of Adjustment
520 3rd St, Suite 200
Brookings, South Dakota 57006

A.) I/We, the undersigned property owner (s), do hereby petition the Board of Adjustment of Brookings County, South Dakota, to grant a Conditional Use to the Brookings County Zoning Regulations for the purpose of:

The construction of a pole barn/event venue
mainly for the purpose of hosting wedding
will be a tent for 2-3 years with actual
barn being built at that time. Mainly for the
purpose of hosting weddings, anniversaries, reunions,
corporate retreats, graduations etc.

B.) Section(s) of Zoning Regulations authorizing Conditional Use:

Article II: Section 11.01: "A" Agricultural District:
Conditional Use Permit #00: Home extended
Business

C.) Legal Description of Property:

SE 1/4 SE 1/4 SE 1/4 Section 16
T110 N^o R51 W^o of 8th DM
(Volga) #229801105116410
Site addr: 21095 463rd Ave, Volga SD 57071

RECEIVED

Form continued on page 2

AUG 11 2020

Application for Conditional Use

- Business Plan- Schade Vineyard and Winery has been in business for 20 years. We feel that the next step of this company is to become an event venue. The market has never been better for boutique event venues. Our main focus would be weddings, but not limited to them. We could also host graduations, corporate retreats, birthday parties, anniversaries, and many more events. We have years of experience in hosting large to small events, anywhere from 20-500 people. To give our customers the best experience possible, we feel that we need to expand our business. This would include a new event building as well as a large parking lot. We plan on partnering with Hitch Studio in Brookings to be our wedding organizer and planner. We are still in the works of finalizing a contract and are still unsure of exactly how that relationship will look. It will be 120'x64' situated on the property near attached to an existing building. It will have a main room that is 64x120' that can adequately hold 500+ guests. It will have a bar, 2 full ADA restrooms, prep kitchen, storage room, utility room, groom's loft, and a bridal suite. We do have a prep kitchen, but we will not be serving food, it must all be catered in from a certified kitchen. This space will be used year round. There will also be an area to have the wedding ceremony, a truly one stop shop experience. Our goal is to make a truly unique wedding experience at an affordable rate. This is something that will greatly benefit Brookings County.
- The hours of operation will be 8:00 AM - 12:00 AM, with setup starting at 8:00 AM, the event, and alcohol sales ending at 12:00 AM; clean up and closing at 1:00 AM.
- The building will be built in 2-3 years. Until then we will be utilizing a 40x120 frame tent. It will stay set up throughout spring, summer and fall and then be taken down in the winter. The restrooms, bridal suite, and grooms suite will all be built this fall.
- DNR Septic System-**

Talked with DNR, they suggested using a certified septic installer from the list on their website. That is our plan. It will be a 1,000 gallon tank with a large drain field.
- SD Department of Health recommendations-**

Prep Kitchen- 3 basin sink and separate hand washing sink. Construction will be smooth walled ceiling and sealed floor.

Bar- Triple basin sink and separate hand washing sink.

*This is not required because we are not making food, this is a voluntary permit.
- Restrooms- They will be fully ADA Men's and Women's restrooms. Each will have a handicap stall. Men's will have 1 stall, 3 urinals, and 2 sinks. Women's will have 4 stalls and 2 sinks. They will each be equipped with floor drains as well.
- Capacity of building- Capacity of 500 guests with 8448 square feet of usable floor space for guests.

- **Parking-** parking can accommodate 98 cars in the venue parking lot, 6 of those being handicapped spots and 1 of them being van accessible. There will also be a drop off spot for a shuttle service, as many Brookings hotels offer this. There will also be overflow available for another 100+ cars in different areas, we have an agreement with the neighboring land owner to utilize some of his ground as parking. Industry standard is 3.33 guests per car which should give us plenty of parking area.
- No lodging of guests

Construction storm water construction permit-

We will be disturbing more than an acre of ground so we will be required to apply for a storm water permit.

Dust Control- We currently use MAG water on the access road and will continue to do so. We will also use MAG water on the rest of the parking lot.

EMERGENCY PLANS-

- **Security-** If wedding party requests a security presence; we will contract through the Brookings County Sherriff's office.

Severe Weather- Tornado/High winds- Everyone will be ordered to go to the winery as this building has no windows. It is larger than 2,000 Sq. Ft. which is adequate space for 500+ people for standing and enough seating for elderly and young. There is a restroom, drinking water, fire extinguishers, and a first aid kit in the winery. Staff and customers will be released from the building when the warning has been lifted.

Power outage- Electrical system will be fitted with portable generator backup capabilities. Key staff will be trained on operation of this. This will only power the essential items: lighting, refrigerators, and select outlets.

Thunderstorm- All customers and staff will be directed indoors to the venue until storm passes. Guests and staff will be encouraged to stay away from doors and windows.

Alcohol related incidents- All staff handling alcohol will be Servsafe certified, which is already required for all winery staff.

Fire- There will be fire extinguisher at the 2 main exits, near the restroom and in the prep kitchen. Staff will be trained on where those are located and how to use those. Venue manager will be in charge of contacting fire department if it is needed. Guests will be directed to the exits and will remain at a safe distance until the building is safe.

First Aid- First aid kits will be located in the bar area and the prep kitchen. Staff will be trained on how to use those.

The Crossing

By Schadé Vineyard and Winery

Schadé

**VINEYARD
& WINERY**

Next Left

Site Location

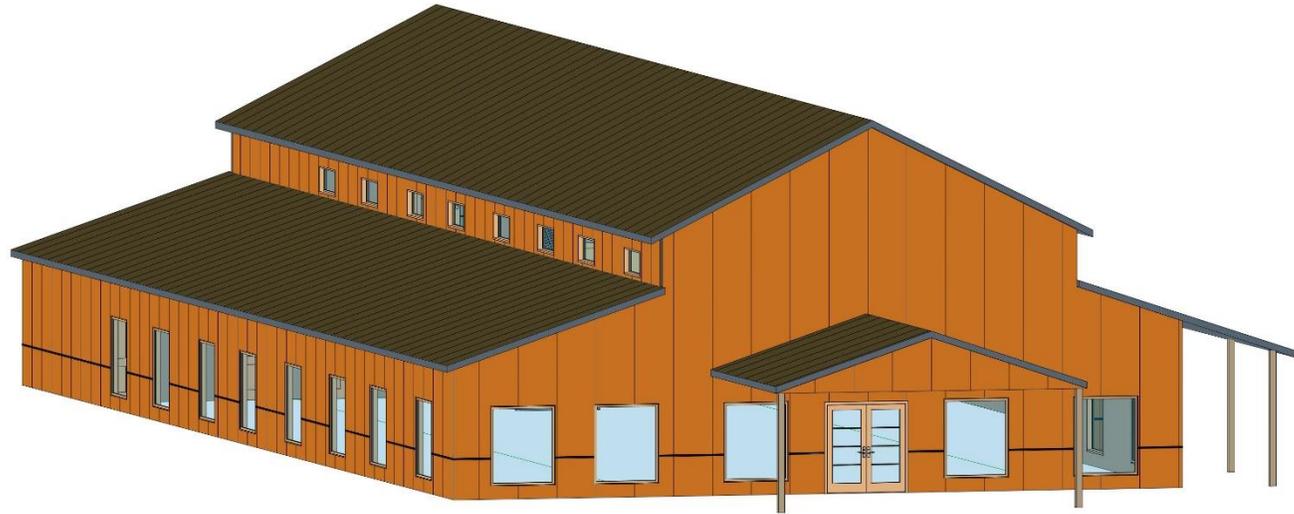


Economic Impact

- Revenue for hotels, restaurants/bars, entertainment etc.
- Competition for the Sioux Falls Venue Market
- Increase Local Tax Revenues
- Bringing 1,000+ people to Brookings County a month

Business Plan

- All food will be catered by local vendors
- Hitch Studio will provide booking and Wedding Planning Services
- The Crossing will provide the building, tables/chairs, and table linens



① Isometric view



4101 N. 4TH AVENUE - SIOUX FALLS, SD
PH 605-339-3647

REAVESBUILDINGS.COM FACEBOOK.COM/COMPONENTREAVE

PROJECT INFO

**Reaves
Buildings**

Volga, SD

Schade Winery

Cover

REF NUMBERS

P192407 | J0880000

DESIGNER

Lance Garbers

lgarbers@reaves.com

DRAWING DATES

FOR APPROVAL (CHOPS)

7-23-19

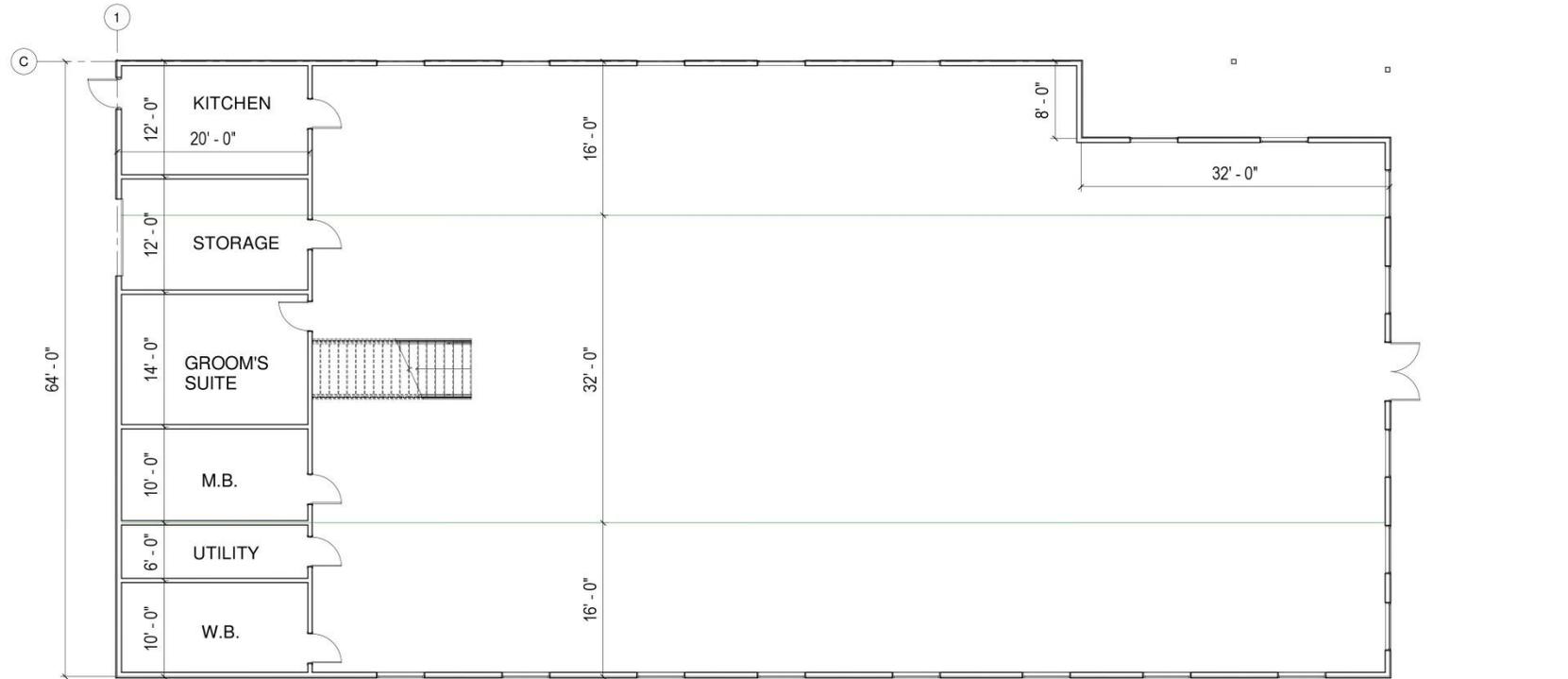
REVISIONS

FOR FIELD USE (FINAL)

N/A

PAGE NUMBER

B100



1 Floor plan
3/16" = 1'-0"

Building Information

BUILDING SIZE: 64' x 132'
 CEILING HEIGHT: 18' & 10'
 SERVICE DOOR: 3-0 x 6'8"
 WINDOW SIZE: VARIES
 ROOF PITCH: 6/12 & 4/12
 TRIM COLOR: BURNISHED SLATE
 ROOF COLOR: BURNISHED SLATE
 WAINSCOT COLOR: N/A
 WALL COLOR: COPPER

(COLORS SHOWN ON PLANS MAY VARY SLIGHTLY FROM COLORS RECEIVED)

Window Schedule				
Type	Count	Width	Height	Head Height
2050	14	5'-0"	2'-0"	7'-0"
5060	20	5'-0"	6'-0"	7'-0"

Door Schedule						
Type	Family	Count	Width	Head Height	Rough Width	Rough Height
3-0	Interior Door	8	3'-0"	6'-8"	3'-2"	6'-9"
3-0	Exterior	1	3'-0"	7'-0"	3'-4"	7'-4"
8 x 8'	Ovhd (Sectional)	1	8'-0"	8'-0"	8'-0"	8'-0"
72" x 80"	Door-Exterior-Double-Full-Glass-Wood-Clad	2	6'-0"	6'-8"	6'-2"	6'-9"

PROJECT INFO

Reaves Buildings

Volga, SD

Schade Winery

Floor Plan

REF. NUMBERS
P192407 | JO880000

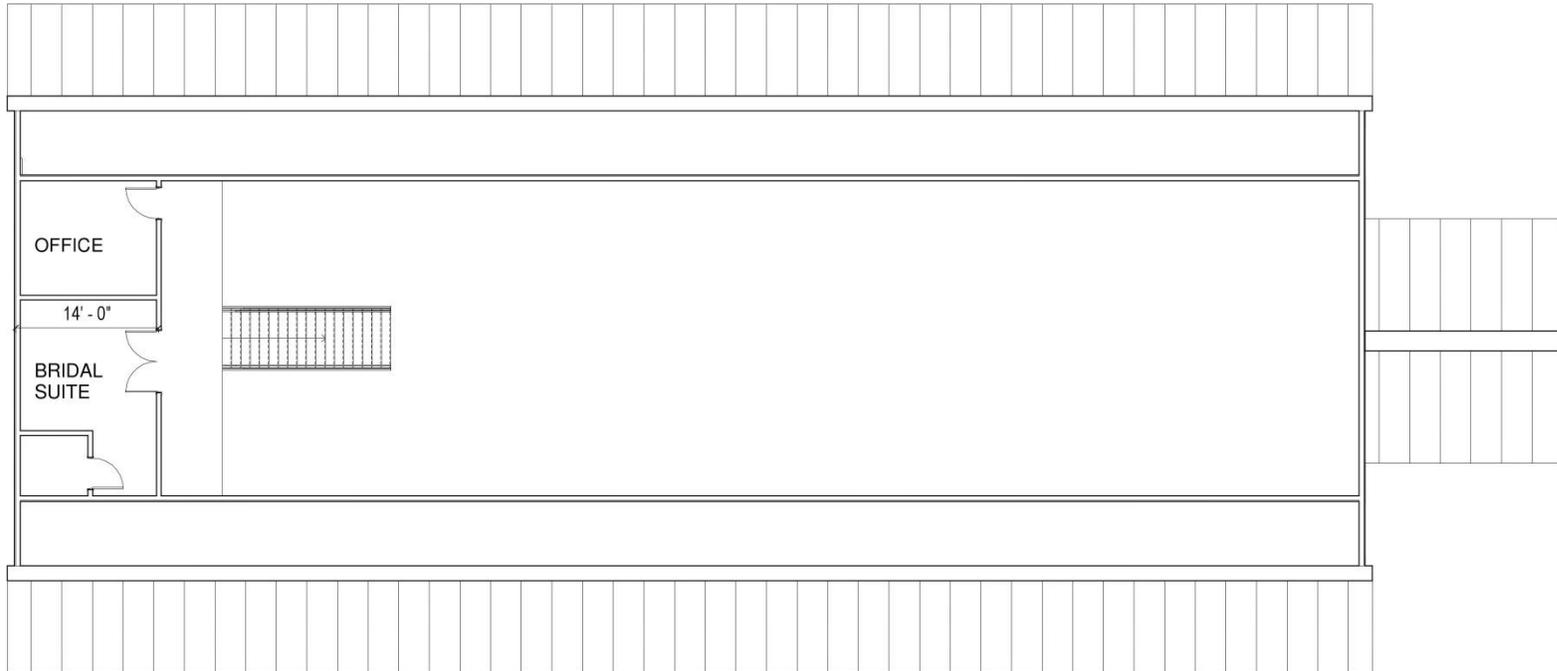
DESIGNER
 Lance Garbers
 lgarbers@cmcreaves.com

DRAWING DATES
 FOR APPROVAL (SHOPS)
 7-23-19
 REVISION(S)

FOR FIELD USE (FINAL)
 N/A

PAGE NUMBER

B101



① 2ND FLR
3/16" = 1'-0"



PROJECT INFO
Reaves Buildings
 Volga, SD
 Schade Winery

2nd Floor

REF. NUMBERS
P192407 | JO880000

DESIGNER
 Lance Garbers
 lgarbers@cmrreaves.com

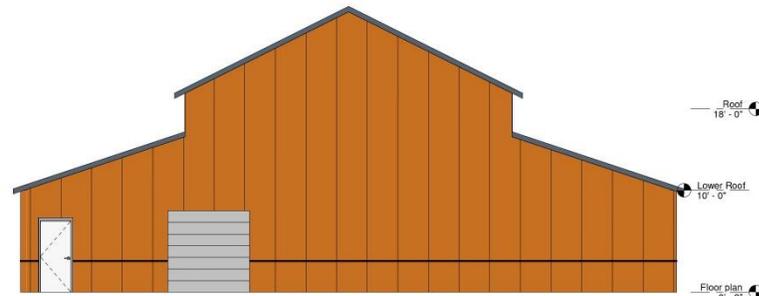
DRAWING DATES
 FOR APPROVAL (SHOP) 7-23-19
 REVISION(S)

FOR FIELD USE (FINAL) N/A

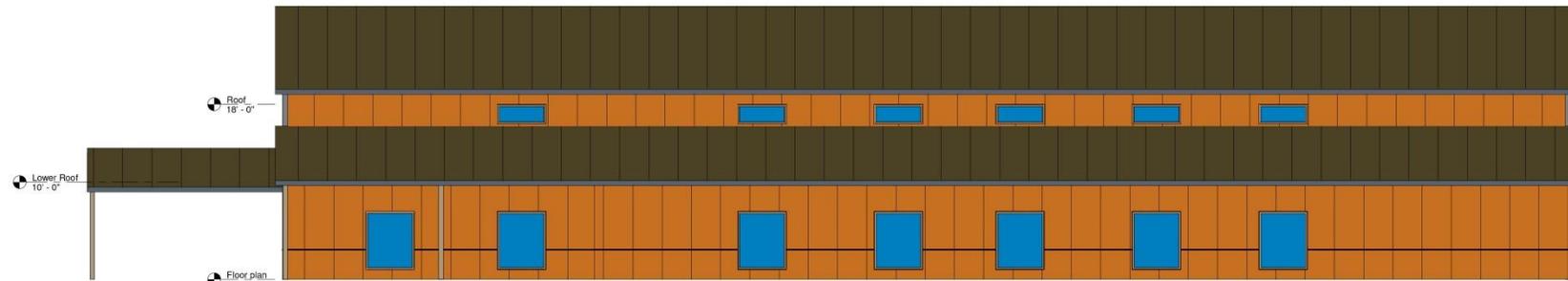
PAGE NUMBER



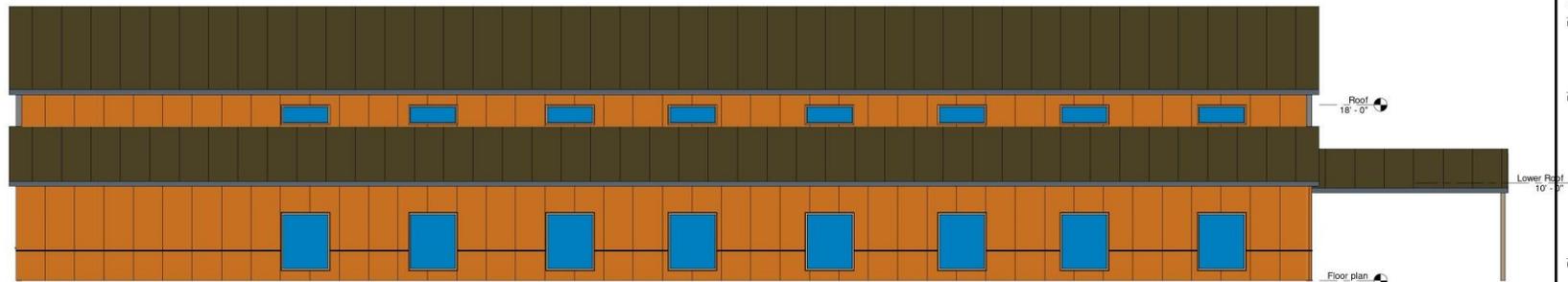
① ENDWALL #1
3/16" = 1'-0"



② ENDWALL #2
3/16" = 1'-0"



③ SIDEWALL #1
3/16" = 1'-0"



④ SIDEWALL #2
3/16" = 1'-0"

PROJECT INFO

**Reaves
Buildings**

Volga, SD

Schade Winery

Elevations

REF. NUMBERS

P192407 | JO880000

DESIGNER

Lance Gabbers

lgabbers@cmcreaves.com

DRAWING DATES

FOR APPROVAL (SHOPS)

7-23-19

REVISION(S)

FOR FIELD USE (ENAL)

N/A

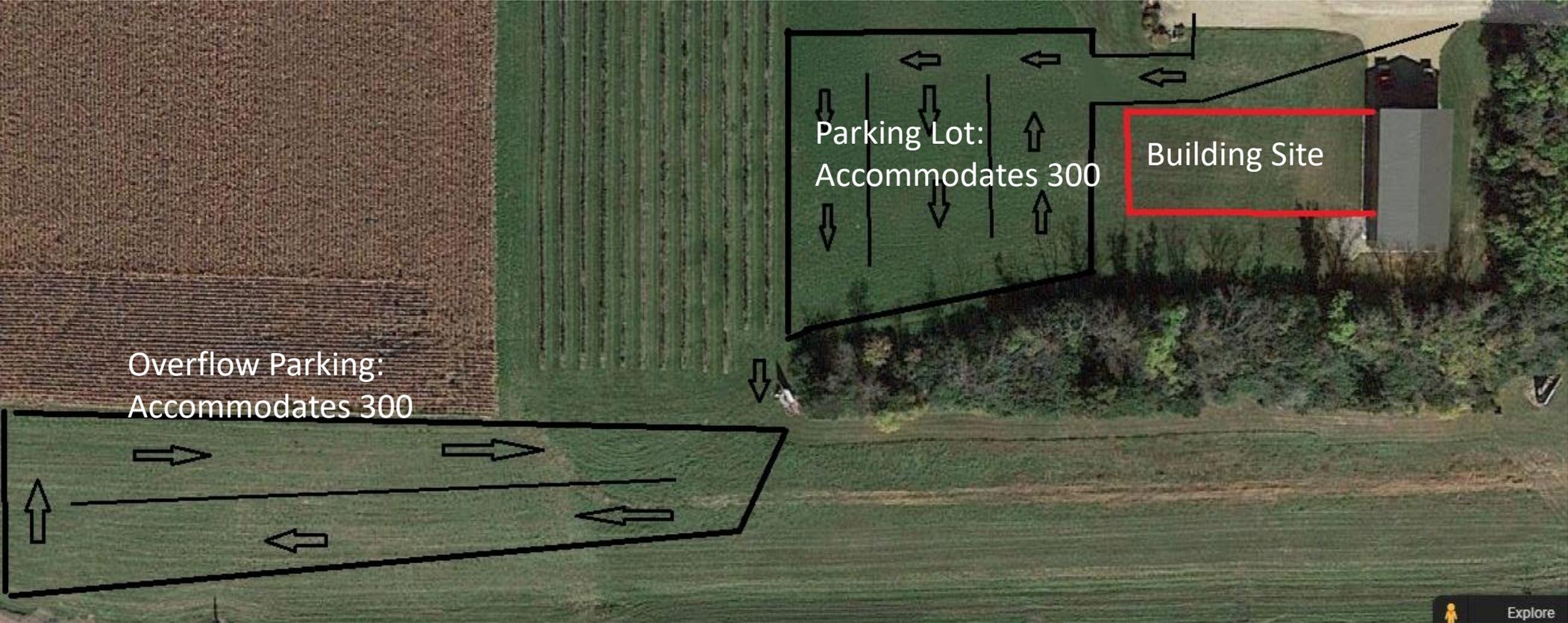
PAGE NUMBER

B102



Google





Overflow Parking:
Accommodates 300

Parking Lot:
Accommodates 300

Building Site

2020cu018

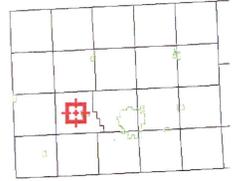


Beacon™

Brookings County, SD



Overview



Legend

- Brookings City Limits
- City Limits
- Township Boundar
- Sections
- Parcels
- Roads

Parcel ID 229801105116410
 Sec/Twp/Rng 16-110-51
 Property Address 21095 463RD AVE
 VOLGA

Alternate ID n/a
 Class AGC
 Acreage 10

Owner Address SCHADE, JAMES ET UX
 C/O DILLON RINGLING
 21095 463RD AVE
 VOLGA SD 57071

District 2205
 Brief Tax Description SE 1/4 SE 1/4 SE 1/4 OF SEC 16-110-51 10.00 AC
 (Note: Not to be used on legal documents)

Date created: 8/21/2020
 Last Data Uploaded: 8/21/2020 8:08:35 AM

Developed by Schneider
 GEOSPATIAL

Looking west into entrance off 463rd Ave.



Looking north from driveway on 463rd Ave.



2020cu018: Dillion Ringling

Looking south from driveway on 463rd Ave.



Proposed event center – Wheel at end of building.



Proposed event center.



Proposed event center where trailer is parked.



Northwest parking area.



West parking area.



Looking west towards parking area, west of proposed building.



Residence on site.



Winery building.

