



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: 1/24/2023

REPORT DATE: 1/23/2023

MEETING DATE: 2/9/2023

APPLICANT INFORMATION

APPLICANT NAME: Chad and Laura Walsh

APPLICANT ADDRESS: PO Box 234, Saginaw, MN 55779

OWNER NAME: Advanced Services Properties LLC

SITE ADDRESS: 7255 Highway 2, Saginaw, MN 55779

LEGAL DESCRIPTION: SW1/4 OF NW1/4 EX RY R.O.W. .96 AC AND EX 3.49 AC FOR HWY AND EX NW1/4, S1, T50N, R17W (Brevator)

PARCEL IDENTIFICATION NUMBER (PIN): 275-0010-00110

NATURE OF REQUEST: A conditional use permit for a portable toilet, septic pumping and septic cleaning business as an Industrial Use – Class II.

PROPOSAL DETAILS: The applicant is proposing to establish a portable toilet, septic pumping and septic cleaning business. On site, the business will include an office space/garage and the outdoor storage of portable toilets and equipment. Hours of operation will be Monday through Sunday, 7am to 9pm. The business will not be open to the public.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Highway 2

ROAD FUNCTIONAL CLASS: Arterial

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: Undeveloped

ZONE DISTRICT: MU 5

PARCEL ACREAGE: 26.03 Acres

LOT WIDTH: Approx 1,190 Feet

FEET OF ROAD FRONTAGE: Approx 1,190 Feet

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The property is primarily forested. The use will be well screened along the property boundaries.

TOPOGRAPHY: There is a fair amount of topographic relief on the property. The property has an elevation change of 28 feet.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There are wetland areas on the parcel. Proposed development will not impact wetland areas.

ADDITIONAL COMMENTS ON PARCEL:

FACTS AND FINDINGS

A. Plans and Official Controls:

1. Zoning Ordinance 62, Article V, Section 5.6 B., indicates septic tank pumping businesses are an allowed use with a conditional use permit within a Multiple Use zone district.
2. The subject parcel falls within the Forest and Agriculture (FA) category of the St. Louis County Comprehensive Land Use Plan. This area is intended primarily for forest and/or agriculture uses. These areas are not intended for future rural or urban development.
3. The St. Louis County Comprehensive Land Use Plan specifically addresses the criteria used to determine the location of industrial development as it relates to the future land use map. Industrial sites should have direct access to an arterial or collector road or railroad spur, avoid wetlands, residential areas and is located where there has been extensive ground disturbance from previous industrial development or gravel operations.
 - a. The proposed site does have direct access to an arterial road but is not located on a previously permitted borrow pit or industrial site.
 - b. The development in the area is primarily residential, however, there are also industrial and extractive uses in the area.
 - c. There are no wetland impacts anticipated based on the application, however, there is wetland present within the parcel boundaries.
4. Goal LU-8 of the St. Louis County Comprehensive Land Use Plan is to provide sufficient opportunities for industrial development within the county in areas suitable for such development.

B. Neighborhood Compatibility:

1. The area currently consists of multiple uses. In addition to residential properties, the property abuts an active borrow pit, is across Hwy 2 from State of Minnesota public land and within a quarter mile of a bulk propane facility.
2. Noise from the proposed business may consist of truck traffic and loading and unloading of equipment.

C. Orderly Development:

1. The property, as well as much of the surrounding area, is zoned Multiple Use. This zone district allows for a wide range of uses including borrow pits, commercial, industrial and residential uses.

D. Desired Pattern of Development:

1. The area has been historically developed with wide range land uses including industrial uses.

2. The proposed use is allowed with a conditional use permit and will likely not significantly change the pattern of development in the area.

E. Other Factor(s):

1. The applicant has been issued a driveway access permit from the Minnesota Department of Transportation to access the property from Highway 2.

See attachments: 1. Zoning/location map 2. Air photo 3. Site sketch 4. Project picture (if applicable) 5. Other pertinent pictures or maps

PLANNING COMMISSION CRITERIA FOR APPROVAL OF A CONDITIONAL USE PERMIT

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

RECOMMENDED CONDITIONS, IF APPROVED

If the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a portable toilet, septic pumping and septic cleaning business as an Industrial Use – Class II, the following conditions shall apply:

Conditions precedent:

1. Applicant shall obtain approval for access approval from the appropriate road authority.

Conditions concurrent:

1. St. Louis County On-Site Wastewater SSTS standards shall be followed.
2. Waste shall be disposed in a manner acceptable to St. Louis County Solid Waste Ordinance 45.
3. Lighting shall be directed downward in accordance with dark sky standards.
4. The property shall be kept in a neat and orderly manner.
5. The applicant shall comply with all local, state and federal regulations.

**ST. LOUIS COUNTY, MN
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

Duluth

Government Services Center

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

VirginiaGovernment Services
Center

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

CONDITIONAL USE PERMIT APPLICATION

General - This application is used to apply for a Conditional Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. Incomplete applications will be returned. Note that the 'clock' does not begin until after payment has been processed for the application. For more information, see our website at:
www.stlouiscountymn.gov/BuildingStructures

Enter the Primary PIN and Associated PIN (if applicable) of the property to be reviewed.

PIN is found on your Property Tax Statement. For example, 123-1234-12345. Primary PIN: Parcel where Structure/SSTS are located. Associated PIN: Additional and/or adjacent property that you own or that is related to the project.

County Land Explorer: <https://www.stlouiscountymn.gov/explorer>

Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe>

Primary PIN

275-0010-00110

Associated PINs

Type of Application**Does this application apply to a Short Term Rental?****No****Is this application being submitted for a Rehearing?**

If this application is being submitted because a previous Conditional Use Permit application was denied or disapproved, please select Yes.

No

Enter Applicant Information

I am a: **Landowner**
Applicant Name: **Chad and Laura Walsh**
Address Line 1: **PO Box 234**
Address Line 2: **--**
City: **Saginaw**
State: **MN**
Zip: **55779**
Primary Phone: **(218)391-8882**
Cell Phone: **--**
Fax: **--**
Email: **chadrwalsh@hotmail.com**
Contact Person Name: **Chad Walsh**
Contact Person Phone: **(218)391-8882**

Mailing Address Information.

This address can default from the address you selected. If the values defaulted are not correct, please enter the correct information.

Same as Applicant address? ☐ Yes

Name: **Chad and Laura Walsh**

Address: **PO Box 234**

City: **Saginaw**

State/Province: **MN**

Zip: **55779**

Primary Phone: **218-391-8882**

Cell Phone: **--**

Fax: **--**

Email: **chadrwalsh@hotmail.com**

Site Information

If there is no site address, the application will be forwarded to 911/Communications to assign one.

Is there a site address for this property? **No**

Site Address: **--**

Is this leased property? **No**

Leased From? **--**

US Forest Service

US Forest Service
Superior National Forest
8901 Grand Avenue Place
Duluth, MN 55808

MN Power

MN Power
Shore Land Traditions
30 West Superior Street
Duluth, MN 55802

MN DNR, Area Hydrologist

MN DNR, Area Hydrologist
7979 Highway 37
Eveleth, MN 55734

MN DNR Land and Minerals

MN DNR Land and Minerals
1201 East Highway 2
Grand Rapids, MN 55744

St. Louis County - Duluth

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

St. Louis County - Virginia

St. Louis County - Virginia
Land and Minerals
7820 Highway 135
Virginia, MN 55792
(218) 749-7103

Do you have written authorization from the leased property owner?

If Yes, you must attach written authorization form.

--

How is the property accessed?

- ☒ **Public Road**
- ☐ **Private Road**
- ☐ **Easement**
- ☐ **Water**
- ☐ **Other**

Enter Project Information.

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

Is this project on a parcel less than 2.5 acres?

No

Is this project within 300 feet of a stream/river or 1,000 feet of a lake?

No

Is this project adding a bedroom?

Include home, garage, and accessory dwelling.

No

Total # of bedrooms on property after project completion.

0

Does this project include plumbing or pressurized water in proposed structure?

Yes

If Yes, please explain:

Water for bathrooms

Is this project connected to a municipal or sanitary district system?

No

CONDITIONAL USE WORKSHEET

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

What are you applying for?

New Business ☐ **Yes**

Expansion of Existing Business ☒ **Yes**

Replace Existing Business ☐ **Yes**

Other ☐ **Yes**

If Other, please explain

--

How is the property currently being used?

Vacant Land

What type of business/use is being applied for?

List all uses that will take place.

Portable toilet, septic pumping, septic cleaning business.

DAYS AND HOURS OF OPERATION

Describe the business and list business hours.

Describe the business **Portable toilet, septic pumping, septic cleaning business. Not open to the public.**

M-F Hours **7:00 a.m. - 9:00 p.m.**

Saturday/Sunday Hours **7:00 a.m. - 9:00 p.m.**

TRAFFIC, PARKING, AND/OR DOCKAGE

Will the proposal generate an increase in traffic?

Boat, snowmobile, truck, bus, car, etc.

No

If Yes, what is the estimated increase

--

Does the proposal require parking?

Please include employees, visitors, and other parking.

No

How many parking spaces are available on the property?

--

SIGNAGE AND LIGHTING

Does your proposal include signage?

Include any off-site signs.

Yes

Please list number of signs, size, location, and illumination of each sign

4' x 8' sign at end of driveway

Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

Yes

If Yes, please explain

There will be security lighting and storage lot lighting.

OUTDOOR BUSINESS ACTIVITY

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

Yes

If Yes, please explain

Equipment parking - toilet storage

WASTEWATER TREATMENT

Will wastewater be generated?

Yes

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

Private Septic System ☒ Yes

Municipal ☐ Yes

SOLID WASTE

Check all types of waste generated and describe how you will collect and store waste generated from the business below. Additional information may be required based on the scope of the project.

Household Garbage ☐ Yes

Oil and Grease ☐ Yes

Other Automotive Fluids ☐ Yes

Animal Waste ☐ Yes

Chemicals ☐ Yes

Medical ☐ Yes

Hazardous ☐ Yes

Demolition Waste ☐ Yes

Wood and Sawdust ☐ Yes

Radioactive ☐ Yes

Other ☐ Yes

If Other, please explain --

Please describe collection and disposal: **N/A**

STORMWATER MANAGEMENT

Will there be more than one (1) acre of altered surface?

If Yes, please attach your NPDES permit.

No

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

If your name, contact information or email address have changed, you should update your contact information in the portal by selecting 'Maintain Contact Information' at the top of this page.

Submitted By: --

Address: --

City: --

State: --

Postal Code: --

Email Address: --

I have read and agree to the statement
above.

☐ **I agree**

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

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

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

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

***Applicant Name:**

***Site Address:**

***PIN:**

WASH PROCT



N
4

✓ 1991-20

[illegible]

Hw 72

Sanitary Authority Use Only

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

Sanitary Review: (To be determined by appropriate sanitary authority.)
Will the proposal, as shown above, negatively impact the SSTS/sanitary line or replacement area? ☐ Yes ☐ No

Sign off:

Signature _____

Title


**DEPARTMENT OF
TRANSPORTATION**
**MINNESOTA DEPARTMENT OF TRANSPORTATION
APPLICATION FOR ACCESS (DRIVEWAY) PERMIT**

Document Management System # 24712879

District 1A Permit # 1A-A-2022-102743

C.S. 6908 T.H. US2

R.P. 245.47

(THIS SECTION FOR MnDOT OFFICE USE ONLY.)

**ATTACH A SKETCH OF THE PROPOSED WORK AREA AND RELATION TO TRUNK HIGHWAY.
SUBMIT TO DISTRICT OFFICE OF MINNESOTA DEPARTMENT OF TRANSPORTATION.**

APPLICANT CHAD WALSH	TELEPHONE 2183918882	ADDRESS (Street, City, State, Zip) PO BOX 234 SAGINAW MN 55779	
PROPERTY OWNER Advanced services property	TELEPHONE 2185911736	ADDRESS (Street, City, State, Zip) 4976 misty bay drive duluth mn 55803	
LOCATION OF PROPOSED WORK (City/Township) (County) (Distance) (N-S-E-W)		SPECIFIC ROAD INTERSECTION OR LANDMARK	
Highway Hwy 2 in brevator St. Louis 0 Miles		of driveway access onto hwy	
WILL THIS ACCESS BE WITHIN TRIBAL LANDS? NO IF YES, WHICH ONE?			
PURPOSE OF DRIVEWAY Field Entrance	REQUESTED ENTRANCE WIDTH 16 Feet	PROPERTY IS IN Unplatted Area	ZONING FOR PROPERTY IS vacant land
IS BUILDING TO BE CONSTRUCTED YES garage.	WILL BUILDING BE Permanent	NUMBER OF PRESENT DRIVEWAYS TO PROPERTY 0	
EXACT LOCATION OF PRESENT DRIVEWAY(S) none present		EXACT LOCATION OF PROPOSED DRIVEWAY(S) 72xx hwy 2 brevator mn 55779	
LEGAL DESCRIPTION OF PROPERTY SW1/4 OF NW1/4 EX RY R.O.W. .96 AC AND EX 3.49 AC FOR HWY AND EX NW1/4			
WORK TO START ON OR AFTER 11/15/2022	WORK TO BE COMPLETED BY 5/1/2023	COMPANY PROJECT NUMBER	

COMMENTS**APPLICANT'S ACCEPTANCE, WAIVER AND INDEMNIFICATION**

The undersigned applicant hereby agrees to comply with applicable statutes, rules, and all the standard conditions and special provisions of this permit. The applicant understands and agrees that no work in connection with this application will be started until the application has been approved and the permit issued.

The applicant also understands that this permit may also be subject to the approval of local road authorities having joint supervision over said street or highway, and may be subject to applicant's compliance with the rules and regulations of the Minnesota Environmental Quality Board and/or any other affected governmental agencies.

The applicant is aware of circumstances or hazards that may arise while performing the work associated with this application that could result in injury, loss, damage or death, and the applicant assumes the risk of such circumstances, dangers or hazards, whether reasonably foreseeable or not.

The undersigned applicant expressly agrees that except for negligent acts of the State, its agents and employees, the applicant or his/her agents or contractor shall assume all liability for, and save the State, its agents and employees, harmless from any and all claims for damages, actions or causes of action arising out of the work to be done in connection with this application and permit.

NAME AND TITLE CHAD WALSH OWNER	EMAIL ADDRESS CHADRWALSH@HOTMAIL.COM
DATE 11/02/2022	SIGNATURE

DO NOT WRITE BELOW THIS LINE

PERMIT NOT VALID UNLESS BEARING SIGNATURE AND NUMBER

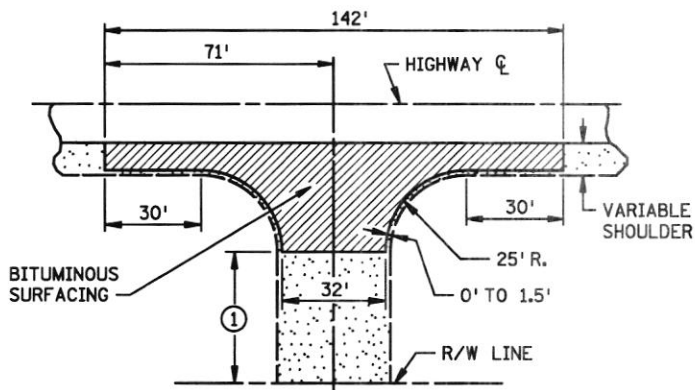
AUTHORIZATION OF PERMIT

In consideration of the applicant's agreement to comply in all respects with the applicable laws and the conditions of the Commissioner of Transportation pertaining to this permit, permission is hereby granted for the work to be performed as described in the above application, said work to be performed in accordance with the following standard conditions and special provisions:

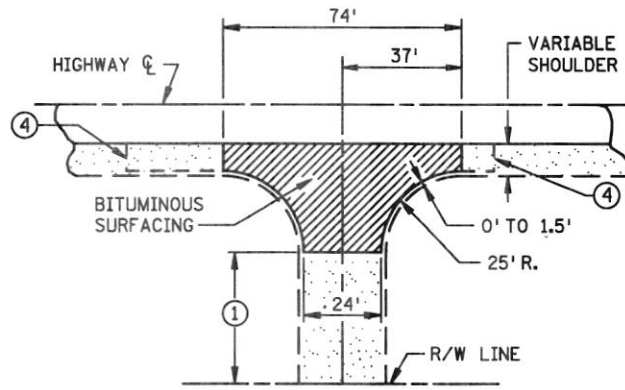
SEE ATTACHED STANDARD CONDITIONS AND SPECIAL PROVISIONS

5/1/2023 Date All Work To Be Completed By	 Authorized MnDOT Signature	 Date of Authorized Signature
--	--------------------------------	----------------------------------

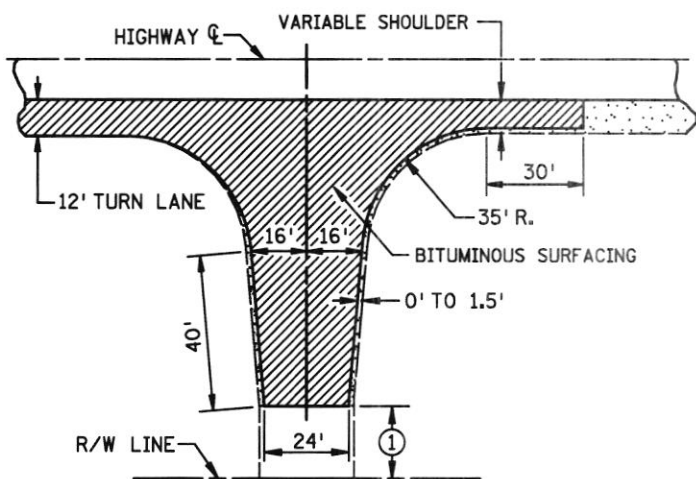
DISTRIBUTION	DEPOSIT REQUIREMENTS	DEPOSIT TYPE
Original to Area Maintenance Engineer	<input type="checkbox"/> No Deposit Required	Cashier's Check # 691438
Applicant	<input type="checkbox"/> Deposit Required in the Amount of \$ _____	Certified Check # _____
Subarea Supervisor Duluth	Date Deposit Received _____	Money Order # _____
Roadway Regulations Supervisor	<i>Deposit to be returned upon satisfactory completion of all work</i>	Bond # _____
DATE WORK COMPLETED <i>(The date when the work is completed must be reported to the MnDOT District Permits Office)</i>		



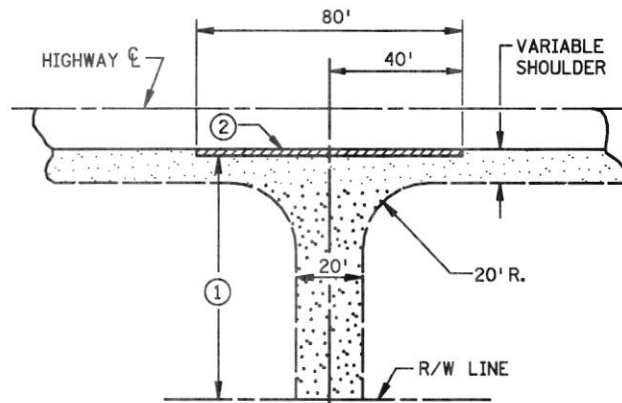
COMMERCIAL - INDUSTRIAL - FARM ENTRANCES



RURAL RESIDENTIAL ENTRANCE

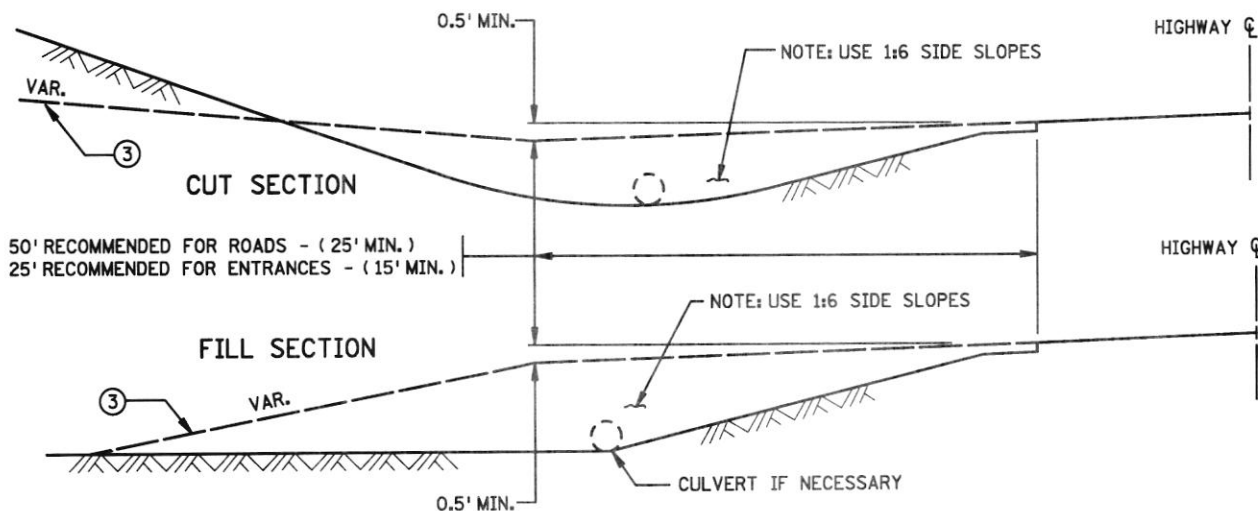


LOW VOLUME ROAD



FIELD ENTRANCES

- ① SURFACING TO MATCH EXISTING CONDITIONS. WHERE THERE IS NO SURFACING, PLACE GRAVEL BEYOND BITUMINOUS SURFACING TO R/W LINE.
- ② PLACE 2 FT. WIDE BITUMINOUS SURFACING AS DIRECTED BY ENGINEER.
- ③ 8% MAXIMUM COMMERCIAL; 15% MAXIMUM RESIDENTIAL.
- ④ THE USE OF PAVING SIMILAR TO COMMERCIAL ENTRANCES MAY BE APPROPRIATE FOR SOME RESIDENCES - AS SHOWN IN PLANS OR DIRECTED BY THE ENGINEER.



CROSS SECTIONS

APPROVED SEPT. 27, 2012

[Signature]
STATE DESIGN ENGINEER

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION

APPROACHES AND ENTRANCES

RECOMMENDED STANDARDS

SPECIFICATION
REFERENCE

STANDARD
PLATE
NO.

9000E

PERMIT NO. 1A-A-2022-102743

C. S. 6908 (T. H. 2)

R. P. 245.44 LT

SPECIAL PROVISIONS-ACCESS

- 1) All traffic control must comply with the field manual of the MMUTCD dated January 2020 (See <http://www.dot.state.mn.us/trafficeng/publ/fieldmanual/index.html>). Applicant may also take MNDOT's online – Temporary Traffic Control training by clicking on the following link. (www.dot.state.mn.us/onlinelearning/otst/temptrafficcontrol/) To assist the applicant in establishing a Temporary Traffic Control Zone a checklist is included in this permit. . All permits that impact traffic are required to continue to the 511 link here in these provisions. <https://mndotforms.formstack.com/forms>
- 2) The applicant is required to preserve all existing survey monuments, Public and Private. If MN/DOT determines that any monuments have been disturbed or destroyed during construction activities, the applicant shall accept full responsibility for all costs incurred in the re-establishment of the monuments.
- 3) The applicant is required to notify the Duluth Permit office at shane.gries@state.mn.us at least 24 hours prior to starting work and again when work is completed.
- 4) Applicant shall ascertain the location of public utilities prior to any excavation or post installation by using the Gopher State One call system. 1-800-252-1166.
- 5) All persons while performing authorized work on MnDOT Right of Way shall be required to wear a High Visibility Safety Garment that meets or exceeds ANSI/ISEA 107 2004 Standards for a Class 2 garment for daytime hours and a Class 3 garment with pants for nighttime hours or low light conditions. In addition, all persons shall be required to wear a high visibility soft cap or ANSI Z 89 approved hard hat while working on the MnDOT Right of Way.
- 6) The applicant shall provide Temporary Erosion Control as per MN/DOT Spec. 2573.
- 7) Applicant shall be aware of changes to be made to plan as per MNDOT requirements. See Provision #8 (32' wide access) and Provision # 12 (18" Dia. 12 gauge Corrugated aluminized steel pipe)
- 8) The applicant shall construct a Commercial Entrance as per Standard Plate 9000E with a 32' wide top and provide 25' radii.
- 9) The applicant is required to construct the access with 6:1 entrance side slopes to a distance of 70' from center line then 4:1 slopes until off of MN/DOT property.
- 10) The applicant is required to construct the access with 6" minimum drop in 15' measured from shoulder as per standard plate # 9000E.

- 11) The applicant shall place an 70"x 18" Corrugated Aluminized Steel Pipe Culvert plus 2 - Corrugated Aluminized Steel 6:1 Aprons For CAS Pipe as per Standard Plate 3128H1.(Shown in the permit attachments) **Caution : Culvert lengths given are approximate. Actual pipe length may vary due to the actual grade at which the access is constructed.**
- 12) The applicant shall place culvert at an approximate distance of 70' from centerline (Ditch bottom), culvert shall have a minimum of 1' of cover over pipe (24' driving surface). Applicant shall grade ditch to drain.
- 13) Present drainage shall be perpetuated.
- 14) All disturbed areas shall be finished with a minimum of 3 inches of topsoil, seeded and mulched or sodded as directed by the Engineer.
- 15) . Failure to complete the access to standards within this permit with proper grading, removal's, Apron ends and safety slopes shall be subject to correction at the permit holders expense.

**CERTIFICATE OF COMPLETION OF PERMIT INSTALLATION
FOR THE STATE OF MINNESOTA, DEPARTMENT OF TRANSPORTATION**

Applicant: Walsh

Permit No. : 1A-A-2022-102743

Control Section : 6908

Trunk Highway : 2

Reference Point: 245.44

Date : 11/18/2022

Applicants / Permit Holder:

For **deposit returns** and/or for project **liability release**, please sign, date, and return this sheet upon completion of work to:

Shane Gries
District 1 Permits Office
1123 Mesaba Ave.
Duluth, MN 55811
Telephone No. 218-725-2779

I hereby certify that all permit requirements have been completed for installation as described in and in accordance with the above permit no. and is ready for final inspection.

The work covered by the permit has been satisfactorily completed.	
Applicants Signature:	
Name:	Date:
Permit Office Signature	Maintenance Signature
Name/Date:	Name/Date:

Cashiers check 691438 deposit in the amount of 1000.00 will remain in effect until all requirements of the special provisions are met, at which time the deposit will be released and returned to you if in the opinion of the Area Maintenance Engineer the work has been satisfactory completed.

Where approved changes are made in the installation contrary to the application sketches, 3 copies of "as built" sketches must be submitted with the signed certificate.



Parcel ID Number:
275-0010-00110

Parcel Tax Lookup

Property Details

Tax Parcel lines are an approximation only, not suitable for legal, engineering, or surveying purposes.

Address:

Owner Name: HEIKKILA STEVEN J

Owner Address: 4654 VIBERT RD

SAGINAW MN 55779

Taxpayer: HEIKKILA STEVEN J & KRISTI

Address: 6936 MORRIS THOMAS RD

CLOQUET MN 55720

Tax District: TOWN OF BREVIATOR

Plat Description: BREVIATOR

Lot Block:

Zoom to



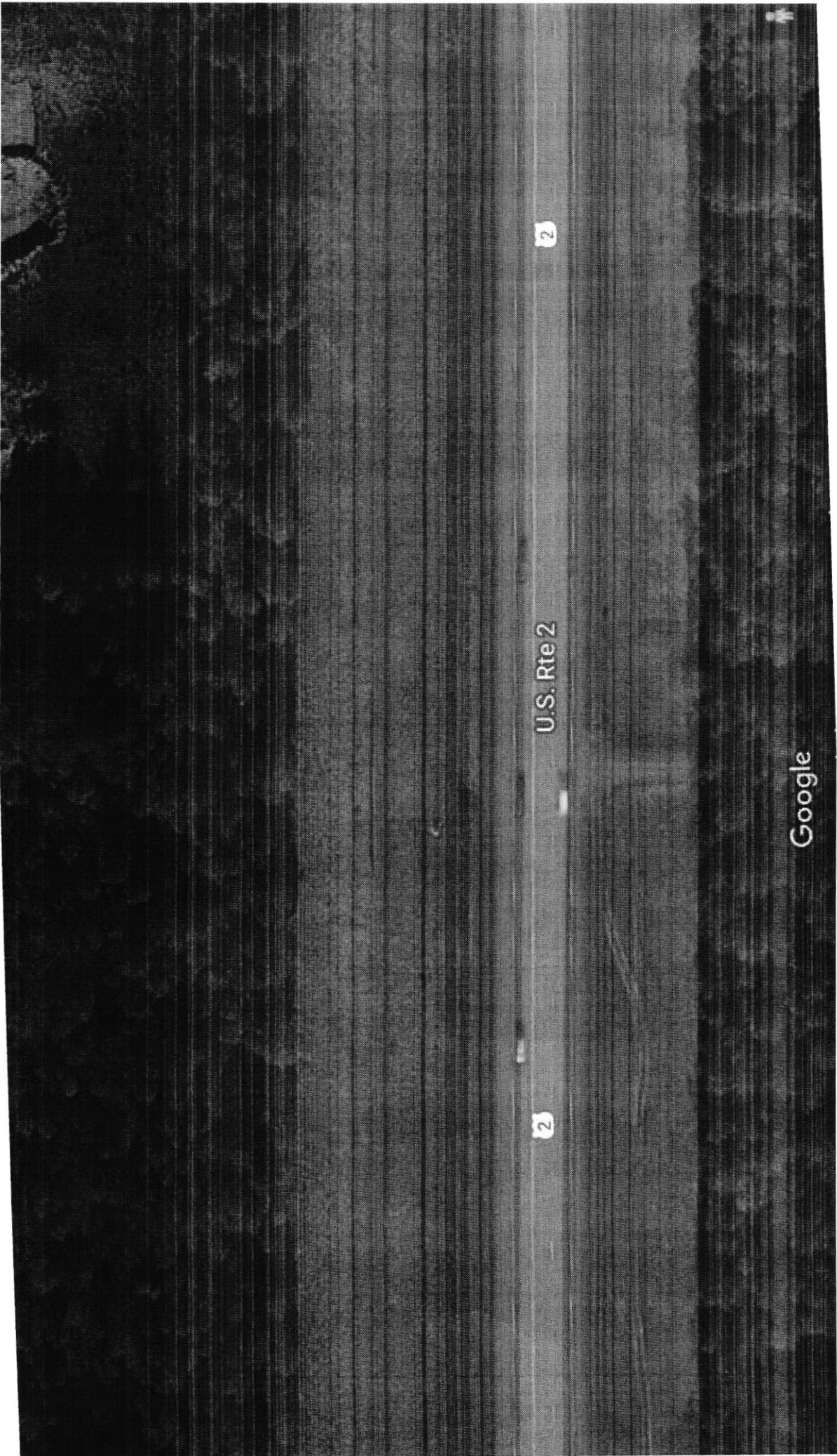
Vibert Rd

875

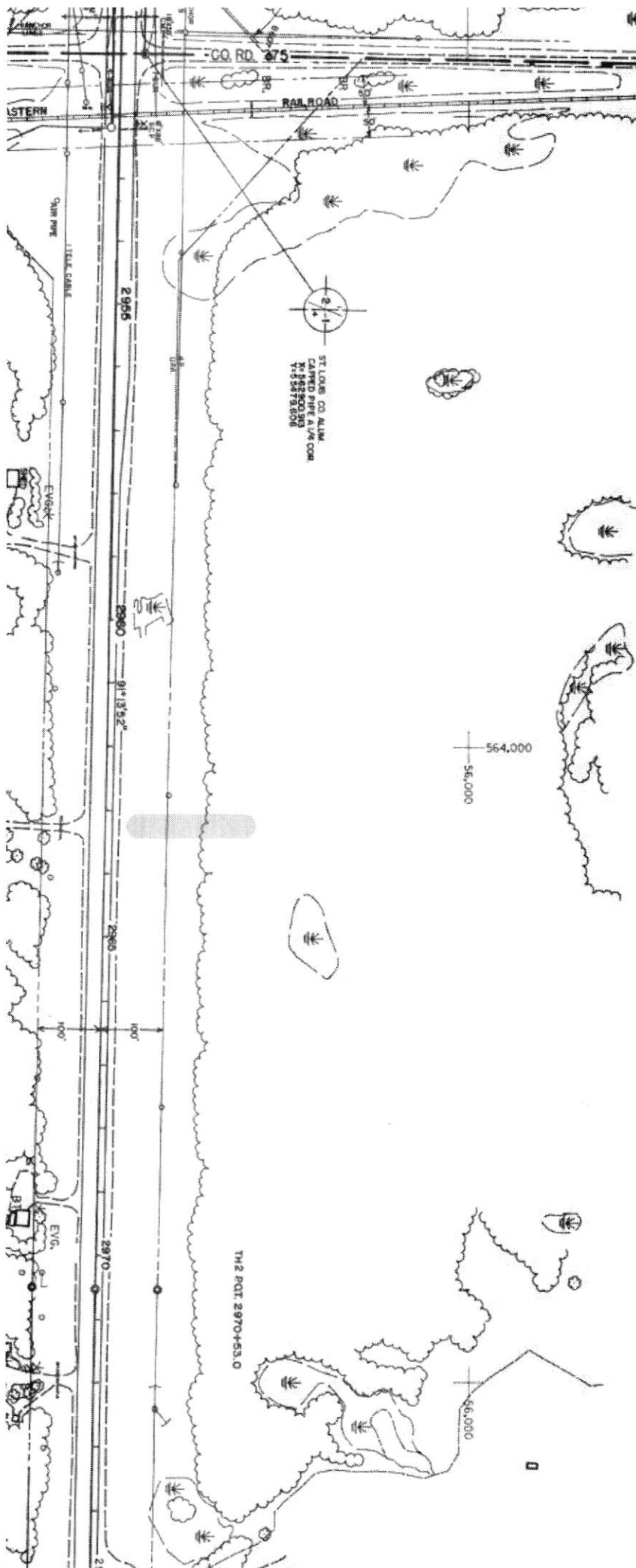
BREVIATOR

2

Hwy 2



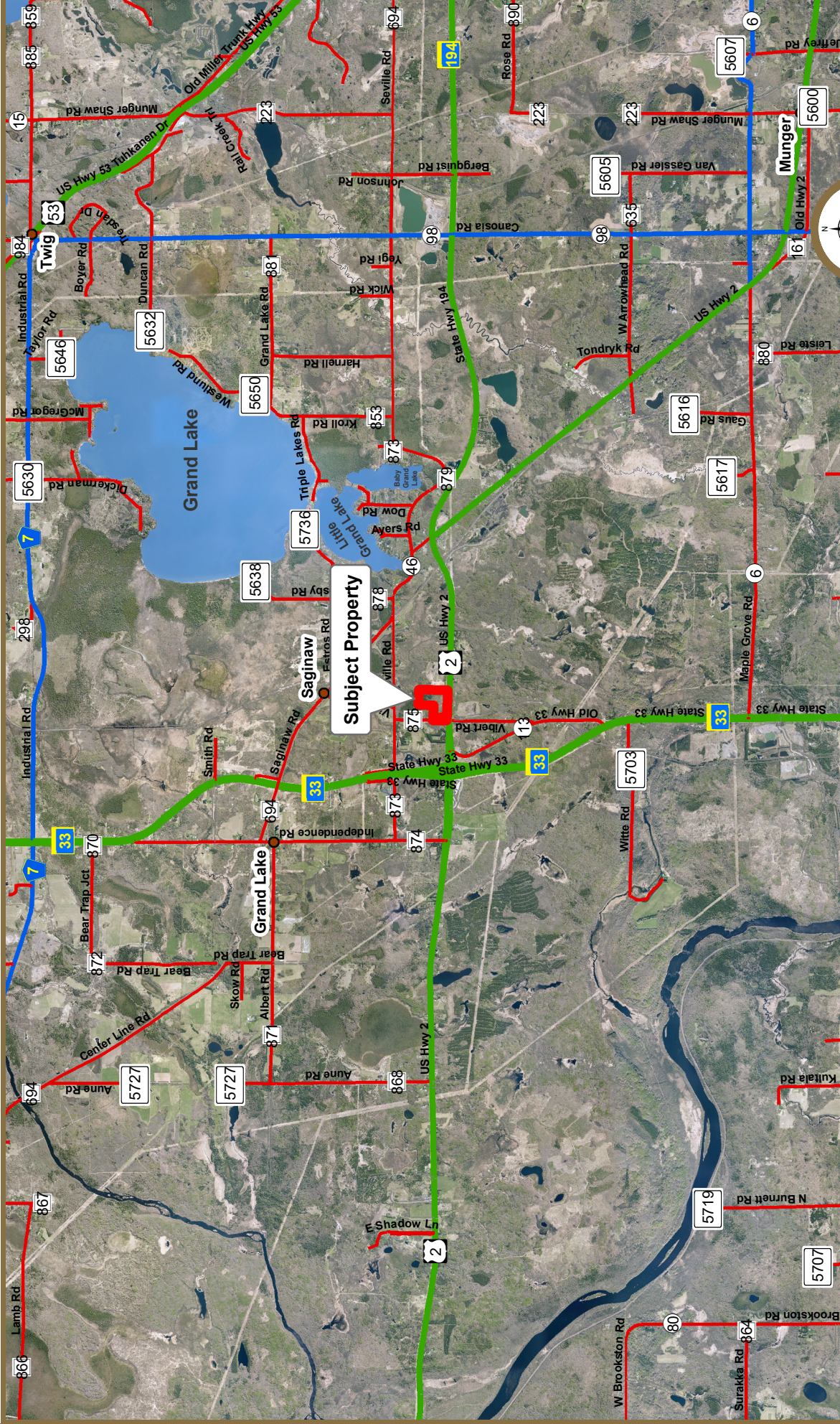
Google






St. Louis County

February PC Meeting






Prepared By: **Planning & Community Development**
(218) 725-5000
www.stlouiscountymn.gov

Source: **St. Louis County**

Map Created: **1/18/2023**

Disclaimer: This is a compilation of records as they appear in the St. Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein contained.

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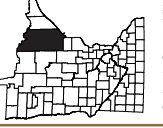


0 0.75 1.5
Miles

Chad & Laura Walsh

Location Map

PIN: 275-0010-00110

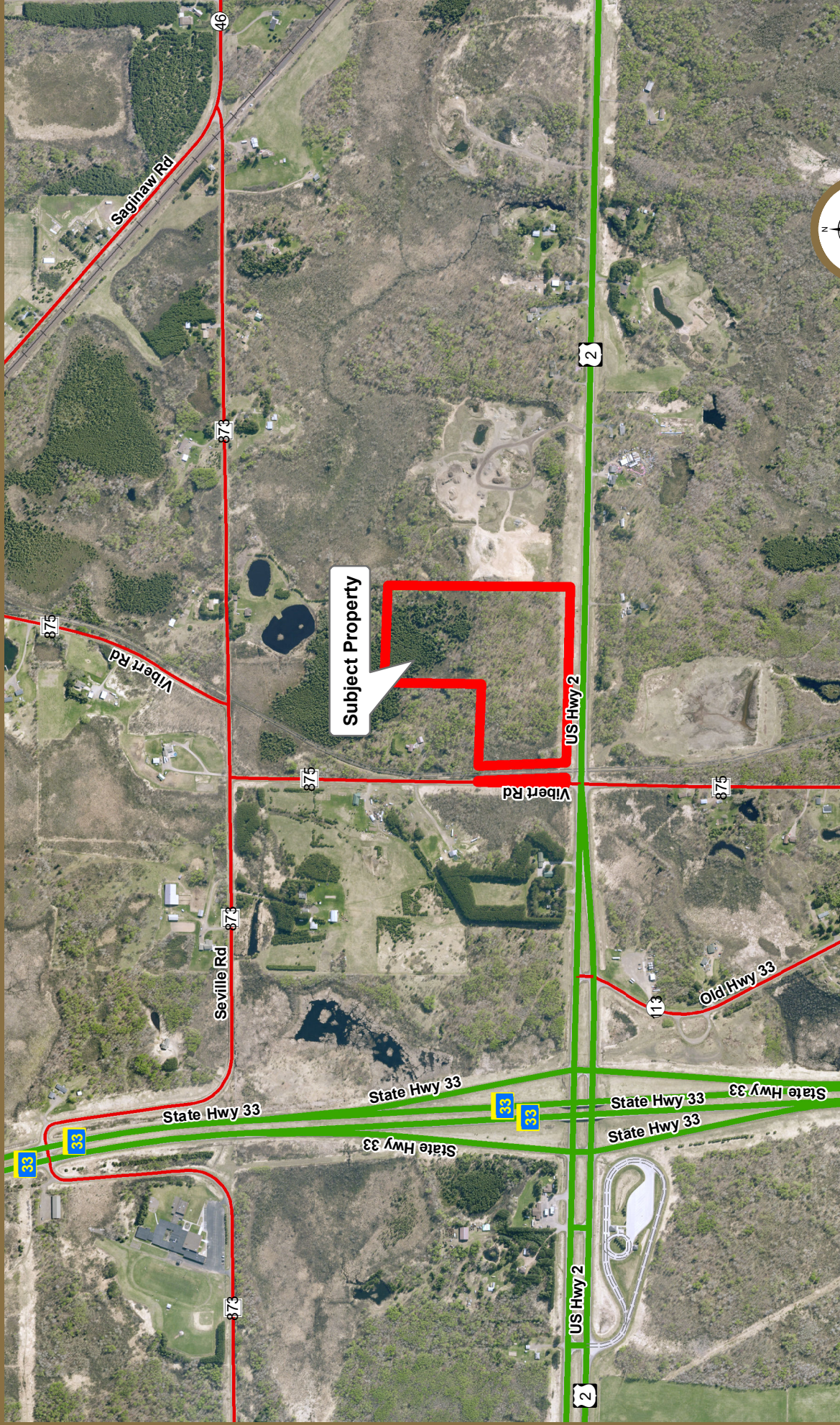


St. Louis County MN



St. Louis County

February PC Meeting



Chad & Laura Walsh
Location Map
PIN: 275-0010-00110



Prepared By: **Planning & Community Development**

(218) 725-5000

www.stlouiscountymn.gov

Source:

St. Louis County

Map Created: 1/18/2023

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St. Louis County

February PC Meeting



Chad & Laura Walsh
Zoning Map
PIN: 275-0010-00110

Prepared By: **Planning & Community Development**
(218) 725-5000
www.stlouiscountymn.gov
Source: St. Louis County

Map Created: 1/18/2023

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St. Louis County

February PC Meeting



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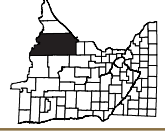
Chad & Laura Walsh

Site

PIN: 275-0010-00110



0 100 200 300
Feet

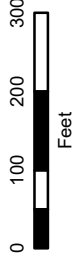


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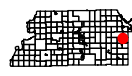


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Chad & Laura Walsh
Elevation/Wetland
PIN: 275-0010-00110



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0 100 200 300
Feet



Chad & Laura Walsh

Proposal

PIN: 275-0010-00110



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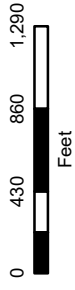
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Chad & Laura Walsh
Neighborhood
PIN: 275-0010-00110



- Subject Parcel
- Industrial Use
- Public Land
- Extractive Use

Prepared By: Planning & Community Development
(218) 725-5000
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Looking North

Driveway Access from Highway 2



Looking South

Driveway Access from Highway 2



Looking East



Looking West