



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

INSPECTION DATE: 4/15/2024

REPORT DATE: 4/22/2024

MEETING DATE: 5/9/2024

APPLICANT INFORMATION

APPLICANT NAME: Brian Nelson

APPLICANT ADDRESS: 801 5th Ave NE, Chisholm, MN 55719

OWNER NAME:
(IF DIFFERENT THAN ABOVE)

SITE ADDRESS: N/A

LEGAL DESCRIPTION: LEGAL DESCRIPTION, THAT PART OF GOVT LOT 4 LYING E OF RICE RIVER AND SLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT W QUARTER CORNER AKA NW CORNER OF GOVT LOT 3 SEC 30 TWP 62 RGE 18; THENCE S89DEG17'52"E ALONG E-W QUARTER LINE OF SAID SEC 30 1037.57 FT TO ITS INTERSECTION WITH THE RUNWAY CENTERLINE OF THE COOK MUNICIPAL AIRPORT; THENCE S43DEG53'34"E ALONG SAID RUNWAY CENTERLINE 1095.38 FT; THENCE S66DEG18'54"W 1589.90 FT TO A POINT HEREINAFTER REFERRED TO AS POINT X; THENCE S23DEG41'06"E 125 FT; THENCE S59DEG28'20"W 422.71 FT TO THE E LINE OF SAID GOVT LOT 4 SEC 25 AND THE POINT OF BEGINNING OF LINE A TO BE DESCRIBED; THENCE CONTINUING S59DEG28'20"W 584.47 FT; THENCE N23DEG41'06"W 30 FT TO THE SHORE OF RICE RIVER AND SAID LINE A THERE TERMINATING S25, T62N, R19 W (Field).

PARCEL IDENTIFICATION NUMBER (PIN): 350-0010-04196

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article III, Section 3.2, to allow a lot that does not conform to the zoning district dimensional standards to be permitted as buildable.

PROPOSAL DETAILS: The applicant is requesting a nonconforming parcel be permitted as buildable for residential development that will meet all other ordinance requirements. The parcel was created in 2012 as part of land transfer to the City of Cook for additional buffer as part of the Airport zones. The parcel is 2.65 acres and has approximately 115 feet of shoreline width. The parcel is zoned FAM – 2 and requires a minimum lot size of 17 acres and 600 feet of lot width.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Ralph Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: Rice

RIVER CLASSIFICATION: Tributaries (TRI)

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel is currently undeveloped.

ZONE DISTRICT: FAM 2

PARCEL ACREAGE: 2.65 ACRES

LOT WIDTH: 240 ft. approximately

FEET OF ROAD FRONTAGE: 350 FEET

FEET OF SHORELINE FRONTAGE: 115 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The parcel is undeveloped and consists of field grass, bush and tree growth along the shoreline.

TOPOGRAPHY: The parcel is relatively level with a slight 2% grade towards the river.

FLOODPLAIN ISSUES: The property contains floodplain. Any development would have to meet floodplain requirements.

WETLAND ISSUES: N/A

ADDITIONAL COMMENTS ON PARCEL: The applicant has provided a site sketch indicating a proposed 1,200 sq ft dwelling and 576 sq. ft. garage meeting all setback requirements. No septic information has been provided.

FACTS AND FINDINGS

A. Official Controls:

1. Zoning Ordinance 62 Article III, Section 3.2 states the minimum lot size for a parcel zoned FAM-2 is 17 acres and 600 feet of lot width. The existing parcel is 2.65 acres and 115 feet of lot width.
2. Goal LU-3 of the St. Louis County Comprehensive Land Use Plan is to improve the integrity of the county's planning-related regulation by minimizing and improving management of nonconformities.
3. Objective LU-3.1 of the St. Louis County Comprehensive Land Use Plan is to base variance decisions on uniform approval criterion to ensure all applicants are treated equitably, that community health and safety is protected, and that the overall character of a given area is preserved.
4. Objective LU-3.3 of the St. Louis County Comprehensive Plan is to acknowledge why nonconformities are a concern and that variances should be for exceptional circumstances as noted in Minnesota Statute 394.22 Subd. 10.

B. Practical Difficulty:

1. The parcel was created as part of a land transfer for the City of Cook airport.
2. Unless the parcel can be combined with an adjacent parcel, no alternatives exist for the parcel to be considered a lot suitable for development.

C. Essential Character of the Locality:

1. The area consists of large parcels of land. There is one residential dwelling within 500 feet and the City of Cook Airport is located across Ralph Road.

D. Other Factor(s):

1. The property contains floodplain which may limit buildable area on the parcel.

2. The county requested that a septic suitability report be submitted to determine if the property could support residential development and meet ordinance requirements for parcels created after February 22, 1979, per Ordinance 61, Article IV, Section 4.4. The applicant chose to move forward without providing the information.
3. The property is in Zone C of the Cook Municipal Airport zone which allows for residential development.

BOARD OF ADJUSTMENT CRITERIA FOR APPROVAL OF A VARIANCE

- 1. Is the variance request in harmony with the general purpose and intent of official controls?**
- 2. Has a practical difficulty been demonstrated in complying with the official controls?**
- 3. Will the variance alter the essential character of the locality?**
- 4. What, if any, other factors should be taken into consideration on this case?**

CONDITIONS

Conditions that may mitigate the variance to allow a 2.65 acre parcel with 115 feet of lot width as buildable include, but are not limited to:

1. St. Louis County Onsite Wastewater SSTS standards shall be followed.
2. The shore impact zone shall be preserved in a natural state and screening shall be retained.

Land Use Permit

APPLICATION St. Louis County, Minnesota

Permit #

Permit #

About: This application is used to apply for a Land Use Permit. Applicants will need to attach the appropriate worksheet(s) in order to process. For more information, see our website at: www.stlouiscountymn.gov/land-use

PROPERTY IDENTIFICATION NUMBER (PIN) *PIN is found on your Property Tax Statement*

*Primary PIN	350	-	0010	-	04196	Associated PIN				-			-				
Associated PIN			-		-	Associated PIN				-			-				

E.g. 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://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005iframe/>

APPLICANT

*Applicant Name Brian + Dana Nelson		I am a... <input type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input type="checkbox"/> Other		*Daytime # 218-780-6136	Date
*Applicant Address <i>Where to send permit.</i> 801 5th Ave NE		*City Chisholm	*State MN	*ZIP 55719	
Applicant Email b-c-nelson@msn.com					
Contact Person <i>If applicable.</i> Julia Maki		Contact Person # 218-780-0315			
Mailing Address <i>If different than above.</i>		City	State	ZIP	
Email Address <i>Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.</i> Juliamaki3@gmail.com					

SITE INFORMATION

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is there a site address for this property? (If no, the application will be forwarded to 911/Communications to assign one.)
If yes above, please list site address:		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this leased property? If yes, leased from: <input type="checkbox"/> MN Power <input type="checkbox"/> MN DNR <input type="checkbox"/> US Forest Service <input type="checkbox"/> St Louis County <input type="checkbox"/> Other
<input type="checkbox"/> Yes	<input type="checkbox"/> No	*Do you have written authorization from the leased property owner? If yes, you must attach written authorization form.
*How is the property accessed? <input checked="" type="checkbox"/> Public Road <input type="checkbox"/> Private Road <input type="checkbox"/> Easement <input type="checkbox"/> Water <input type="checkbox"/> Other		

PROJECT INFORMATION

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is this project on a parcel less than 2.5 acres?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is this project within 300 feet of a stream/river or 1,000 feet of a lake?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.
#	3	*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain: We would like to be able to install a septic system
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	*Is the property connected to a municipal or sanitary district system?

If you answered "Yes" to any of the project information questions above, 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.

AGREEMENT

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 resulting permit 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.

*Indicates required field. Incomplete applications will be returned.

4/4/24 mcr



Land Use Permit WORKSHEET St. Louis County, Minnesota

About: Land Use Permits are required for most building construction activities. They are also required for a variety of other uses. For more information, check out our website at: www.stlouiscountymn.gov/land-use

WHAT ARE YOU APPLYING FOR *Check all that apply to the project.* PLEASE MAKE CHECKS TO: ST. LOUIS COUNTY AUDITOR

#1 New Buildings Less than/equal to 1,200 square feet-\$165 Greater than 1,200 square feet-\$325

☒ Dwelling-Home, Mobile Home, Hunting Shack, or Cabin. (Includes attached deck, if applicable.)

☐ Replacement of Existing Dwelling-Home, Mobile Home, Hunting Shack, or Cabin.
Will the old dwelling be removed from the property? ☐ Yes ☐ No

If yes, an affidavit must be filled out stating when the old dwelling will be removed.

If this dwelling is a mobile home, there is a special mobile home affidavit to be filled out.

☐ Accessory Dwelling-Guest cottage or bunkhouse. Must follow administrative standards.

☒ Accessory Structure- Garage, Pole Building, shed, sauna, screenhouse or gazebo that either meets lake or river setback or not located in a shoreland area.

☐ Water-oriented Accessory Structure-Boathouse, Sauna, Screenhouse/gazebo on a lake or river located at reduced shoreline setback. Must follow administrative standards.

☐ Commercial Structure

☐ Other Principal Structure

#2 Other Construction/Change in Use-\$85

☐ Addition(s) to Dwelling
Is the dwelling location on a lake or river? ☐ Yes ☐ No
If Yes above, does the structure meet the required shoreline setback? ☐ Yes ☐ No If No, structure does not meet the shoreline setback, a performance standard permit or variance may be required. See box #4 or #7.

☐ Addition(s) to Accessory Structure
☐ New Deck Only or Deck Replacement
☐ Combination Addition(s) & Deck on the same structure
☐ Moving a Structure
☐ Sign
☐ Structure Alteration or Component Replacement
☐ Change in Use (i.e. converting an old cabin to storage)

What will the new use of the structure be?
Explain the current and proposed use.
Current: _____ Proposed: _____

Other-\$60

☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

☐ Plat-Minor Subdivision-\$650
☐ Conventional or Conservation Plat-Less than or equal to 3 lots-\$650
☐ Conventional or Conservation Plat-Greater than 3 Lots-\$1,300
☐ Lot Line Adjustment-\$85
☐ Parcel Review-\$85
☐ Performance Standard Subdivision-\$385

#4 Performance Standard-\$385 Additional Worksheets Required

☐ Borrow/Gravel Pit
☐ Home Business
☐ Land Alteration
☐ Nonconforming Structure Replacement
☐ Addition to a structure that does not meet shoreline setback
☐ Other

#5 Site Evaluation Site Visit/Evaluation-\$165

#6 Wetland Reviews
Additional Worksheets Required
☐ No Loss/Exemption/Replacement Plan-\$165
☐ Wetland Delineation Review-\$385
☐ Wetland Banking Plan Review-\$1,140

#7 Public Hearings Additional Worksheets Required

☐ Administrative Appeal-\$1,275
☐ Environmental Assessment-\$1,140
☐ Conditional Use Permit-\$650
☐ Conditional Use Permit Rehearing-\$210
☐ Interim Use Permit-\$650
☐ Interim Use Permit Rehearing-\$210
☐ General Purpose Borrow Pit-\$650
☒ Variance-\$650
☐ Variance Rehearing-\$210
☐ Multiple Hearing (Variance/conditional use)-\$980
☐ Rezoning-\$650

TYPE OF PROPOSED STRUCTURES *Check all that apply to the project.*

<input checked="" type="checkbox"/> New Structure(s)	*Structure Type (Same as box #1 or 2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
	Dwelling	basement	30 Feet	46 Feet	1200 Sq. ft.	25 Feet
	garage	slab	24 Feet	24 Feet	576 Sq. ft.	16 Feet
			Feet	Feet	Sq. ft.	Feet
<input type="checkbox"/> Structure Additions	*Structure Type (Same as box #2 above)	*Foundation Type (Basement, Slab, Pier, etc)	*Maximum Length (Exterior Footprint Only)	*Maximum Width (Exterior Footprint Only)	*Maximum Sq. ft (Exterior footprint only)	*Maximum Height (Ground Level to Roof Peak)
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet

*Indicates required field. Incomplete applications will be returned.

CONTACT: Planning and Community Development Department

Technical Assistance
Toll Free: 1-800-450-9777
Land Use Information
www.stlouiscountymn.gov/land-use

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

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

Office Use Only

Receipt # _____
Receipt Date _____
Payment Amount _____
Paid By _____

6. Describe how neighboring properties and the use of those properties will be impacted by the proposed use with the variance.

The neighboring properties are residential in nature with a mixutre of home of country home and farms. City of Cook has the airport to East and have stated there are no limited restrictions on this property which is attached to this variance.

7. Describe how negative impact to the local environment and landscape will be avoided.

City of Cook Airport restrictions would be followed and any developedment would limit runoff into the river and maintain screening from the river and the road to limit any negative visual impacts any development would cause.

8. Describe the expected benefits of a variance to use of this property.

A variance would allow this property developed in a more friendly manner which will include the ability to install a septic system and construct a smaller dwelling that would blend into the environment better. The area is in need of more suitable building sites.

9. Include additional comments that will clarify your request for the Planning and Community Development staff members and the Board of Adjustment.

The lot was created when part of the original property was sold to the City of Cook as a bufferfor a new runway. That runway is now closed and abandoned. The Nelson's have inheriatedthis lot and feel it should be allowed to have some use now that the runway is closed. Applicant would like some flexibility in the exact location and size of structures. It is preferred to have to have "not to exceed" sizes and meet all setbacks.

OFFICE USE ONLY

Principal Structures	Principal Structure Additions	Accessory Structures	Accessory Structures Additions	Other
<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> 40% of Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Bluff <input type="checkbox"/> 2nd Principal Structure <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> One Addition Allowed <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> 40% of Lot Width <input type="checkbox"/> 55% of Lot Width <input type="checkbox"/> Height Limit <input type="checkbox"/> Foundation from Lake <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Lot Width and/or Area <input type="checkbox"/> Height Limit <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Bluff	<input type="checkbox"/> Shoreline Setback <input type="checkbox"/> Road Centerline Setback <input type="checkbox"/> Road Right-of-Way Setback <input type="checkbox"/> Property Line Setback <input type="checkbox"/> Allowable Size Exceeded <input type="checkbox"/> Height Limit <input type="checkbox"/> Lot width and/or Area	<input type="checkbox"/> Subdivision Plat <input type="checkbox"/> Exceeding Lot Coverage <input type="checkbox"/> Exceeding Maximum Buildable Area <input type="checkbox"/> Other Standard Not Listed (Explain below)

CONTACT: Planning and Community Development Department

Technical Assistance

Toll Free: 1-800-450-9777
Land Use Information
www.stlouiscountymn.gov/land-use

Duluth

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

Virginia

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

Office Use Only

Receipt # _____

Receipt Date _____

Payment Amount _____

Paid By _____



Variance

Worksheet St. Louis County, Minnesota

About A variance allows the use of property in a manner otherwise forbidden by a zoning ordinance by varying one or more of the performance standards such as lot size, setbacks, etc.

Variances from official zoning controls are defined under Minnesota Statutes 394.27 and require the landowner to prove that the property could not otherwise be used or enjoyed in the proposed way by complying with ordinance requirements and that there will be no negative impact on surrounding properties.

It is advisable that you discuss your request with Planning and Community Development staff prior to submitting the application. Approval or denial of your request is dependent on the justification you provide in answering the questions on this application. For more information, check out our website at: www.stlouiscountymn.gov/VarianceRequired

APPLICANT

Applicant Name (Last, First)

Brian and Dana Nelson

VARIANCE REQUEST *Complete this form along with the Land Use Permit Application*

1. Describe what you are varying from and the situation that makes it difficult to comply with county ordinances?

Variance request is from the County Subdivision rules. Without a variance this lot is considered non-buildable and does not have any practical use like the neighboring lots. The lot was created in 2010 and was basically a forced sale to the City of Cook for land needed as a buffer for a runway. The subject property is the remaining portion that was retained by the seller.

2. Describe the intended/planned use of the property.

The ability to put some type of septic system in and build a small dwelling and garage that will blend in with the environment. The lot has great potential to be used as location for a recreational/rural residence and that use will fit in with the area.

3. Describe the current use of your property.

Property is currently vacant and not in use except for the storage/occasional use of a camper.

4. Describe other alternatives, if any.

Alternative is to keep using the land as is with a camper that cannot have a septic system.

5. If approved, how will the proposed use, with the variance, fit into the character of the neighborhood/area?

The property would have a very similar residential use as that of the neighbors. The nearest airport runway has now been closed. The residential use in the area are rural homes. Structures that blend in with the environment will have a more pleasing appearance than a camper. Septic system will make sure sewage is being taken care of properly.

Site Sketch Form

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

Draw and Label on Sketch (in feet)

- ☐ *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:



See sketch

Sanitary Authority Use Only

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 _____









Julia Maki <juliamaki3@gmail.com>

Airport maps

Melissa Underwood <munderwood@sehinc.com>

Thu, Mar 14, 2024 at 11:25 AM

To: Julia Maki <juliamaki3@gmail.com>

Cc: "Theresa Martinson (cityadmin@cookmn.us)" <cityadmin@cookmn.us>

Good morning, Julia,

This property does not need to have a minimum of 3 acres for development. The only special zoning considerations on this parcel includes the following.

No use shall be made of any land in the safety zone which:

- Creates or causes interference with the operations of radio or electronic facilities on the airport or with radio or electronic communications between the airport and aircraft
- Make is difficult for pilots to distinguish between airport lights and other lights
- Results in glare in the eyes of pilots using the airport, impairs visibility in the vicinity of the airport
- Or otherwise endangers the landing, taking off, or maneuvering of aircraft

I hope this information helps. If you have any other questions, please let us know.

Thanks,

Melissa

From: Julia Maki <juliamaki3@gmail.com>**Sent:** Thursday, March 14, 2024 11:11 AM**To:** Melissa Underwood <munderwood@sehinc.com>**Cc:** Theresa Martinson (cityadmin@cookmn.us) <cityadmin@cookmn.us>**Subject:** Re: Airport maps

Good Afternoon Melissa and Theresa,

I need to verify if there are any special zoning restrictions regarding the Cook Airport that would affect this property. This property lies in the Zone C area and is 2.6 acres. Does it need to be a minimum of 3 per the Airport Zoning Ordinance? The property owner is considering applying for a variance from the County to build but we need to know what regulations fall on it due to the airport. I have attached some maps showing its location. I am not sure who is the appropriate person to answer these questions so if I need to ask someone else please point me in the right direction. Thank you and have a great day!

Julia Ann Maki

Realtor-Broker-Owner

B.I.C. Realty

Cell: 218-780-0315

Email: julia@bicrealty.com

www.bicrealty.com



[Quoted text hidden]

[Quoted text hidden]



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 2/29/2024 2:20:32 PM

General Details

Parcel ID: 350-0010-04196
Document Department: Abstract
Document Number: 01458491
Document Date: 10/25/2022
Plat Name: FIELD

Legal Description Details

Plat Name: FIELD

Section	Township	Range	Lot	Block
25	62	19	-	-

Description: THAT PART OF GOVT LOT 4 LYING E OF RICE RIVER AND SLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT W QUARTER CORNER AKA NW CORNER OF GOVT LOT 3 SEC 30 TWP 62 RGE 18; THENCE S89DEG17'52"E ALONG E-W QUARTER LINE OF SAID SEC 30 1037.57 FT TO ITS INTERSECTION WITH THE RUNWAY CENTERLINE OF THE COOK MUNICIPAL AIRPORT; THENCE S43DEG53'34"E ALONG SAID RUNWAY CENTERLINE 1095.38 FT; THENCE S66DEG18'54"W 1589.90 FT TO A POINT HEREINAFTER REFERRED TO AS POINT X; THENCE S23DEG41'06"E 125 FT; THENCE S59DEG28'20"W 422.71 FT TO THE E LINE OF SAID GOVT LOT 4 SEC 25 AND THE POINT OF BEGINNING OF LINE A TO BE DESCRIBED; THENCE CONTINUING S59DEG28'20"W 584.47 FT; THENCE N23DEG41'06"W 30 FT TO THE SHORE OF RICE RIVER AND SAID LINE A THERE TERMINATING

Taxpayer Details

Taxpayer Name: NELSON BRIAN C & DANA L
and Address: 915 1/2 ADAMS
EVELETH MN 55734

Owner Details

Owner Name: NELSON BRIAN CHRISTOPHER
and Address: 915 1/2 ADAMS AVE
EVELETH MN 55734

Owner Name: NELSON DANA
and Address: 915 1/2 ADAMS AVE
EVELETH MN 55734

Payable 2024 Tax Summary

2024 - Net Tax	\$122.00
2024 - Special Assessments	\$0.00
2024 - Total Tax & Special Assessments	\$122.00

Current Tax Due (as of 2/28/2024)

**** Current Taxes Payable in 2024 will be made available by March 2024 ****



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 2/29/2024 2:20:32 PM

Parcel Details

Property Address: -
School District: 2142
Tax Increment District: -
Property/Homesteader: -

Assessment Details (2023 Payable 2024)

Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
111	0 - Non Homestead	\$14,000	\$0	\$14,000	\$0	\$0	-
Total:		\$14,000	\$0	\$14,000	\$0	\$0	140

Land Details

Deeded Acres: 2.65
Waterfront: RICE RIVER
Water Front Feet: 128.00
Water Code & Desc: -
Gas Code & Desc: -
Sewer Code & Desc: -
Lot Width: 0.00
Lot Depth: 0.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlat/frame/frnPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Sales Reported to the St. Louis County Auditor

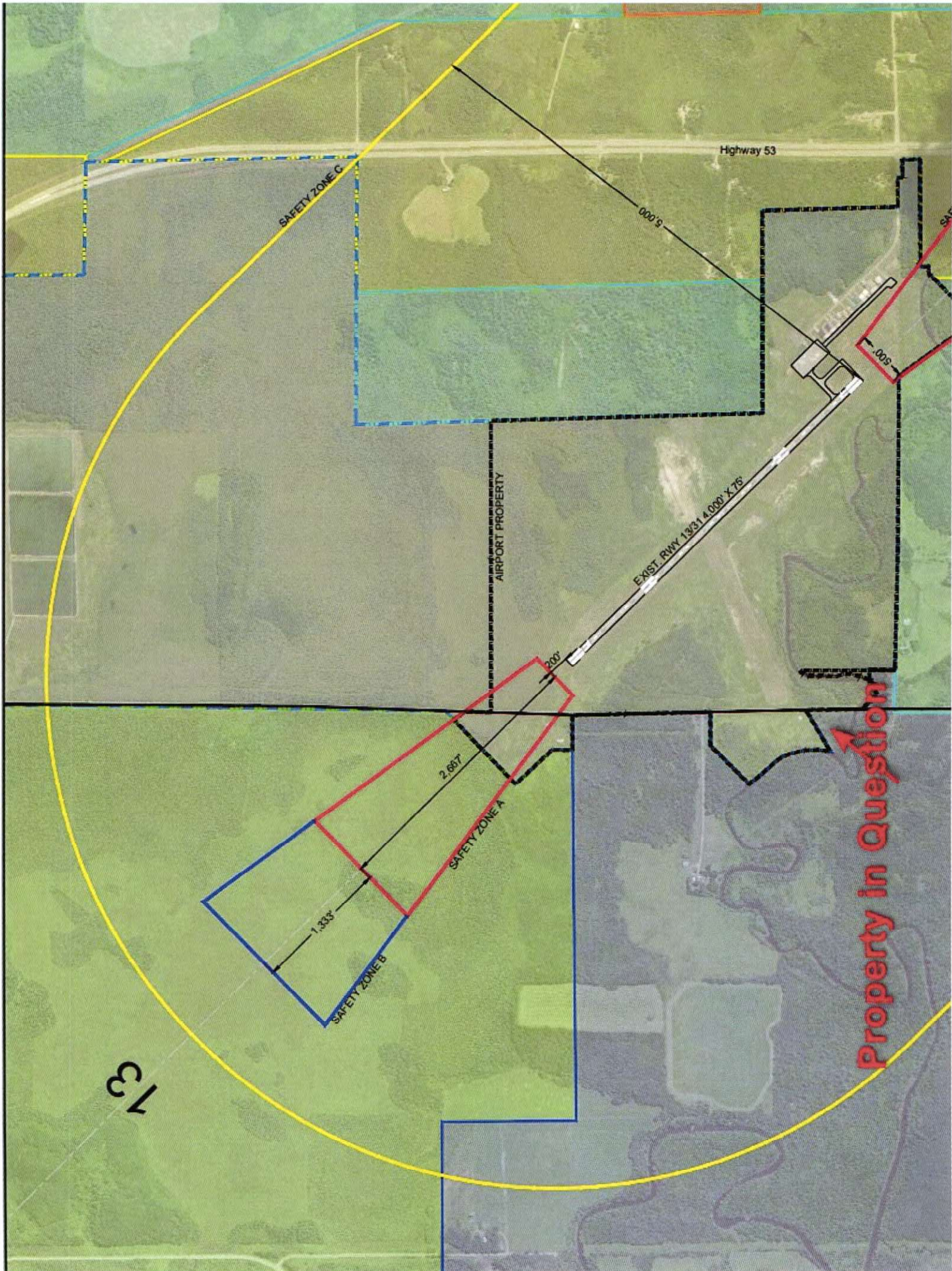
No Sales information reported.

Assessment History

Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2023 Payable 2024	111	\$14,000	\$0	\$14,000	\$0	\$0	-
	Total	\$14,000	\$0	\$14,000	\$0	\$0	140.00
2022 Payable 2023	111	\$14,000	\$0	\$14,000	\$0	\$0	-
	Total	\$14,000	\$0	\$14,000	\$0	\$0	140.00
2021 Payable 2022	111	\$15,200	\$0	\$15,200	\$0	\$0	-
	Total	\$15,200	\$0	\$15,200	\$0	\$0	152.00
2020 Payable 2021	111	\$5,800	\$0	\$5,800	\$0	\$0	-
	Total	\$5,800	\$0	\$5,800	\$0	\$0	58.00

Tax Detail History

Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2023	\$132.00	\$0.00	\$132.00	\$14,000	\$0	\$14,000
2022	\$162.00	\$0.00	\$162.00	\$15,200	\$0	\$15,200
2021	\$62.00	\$0.00	\$62.00	\$5,800	\$0	\$5,800



Property in Question

13

Owned by the
1333 RALPH RD
City of Cook

Closed Runway

FIELD

COOK

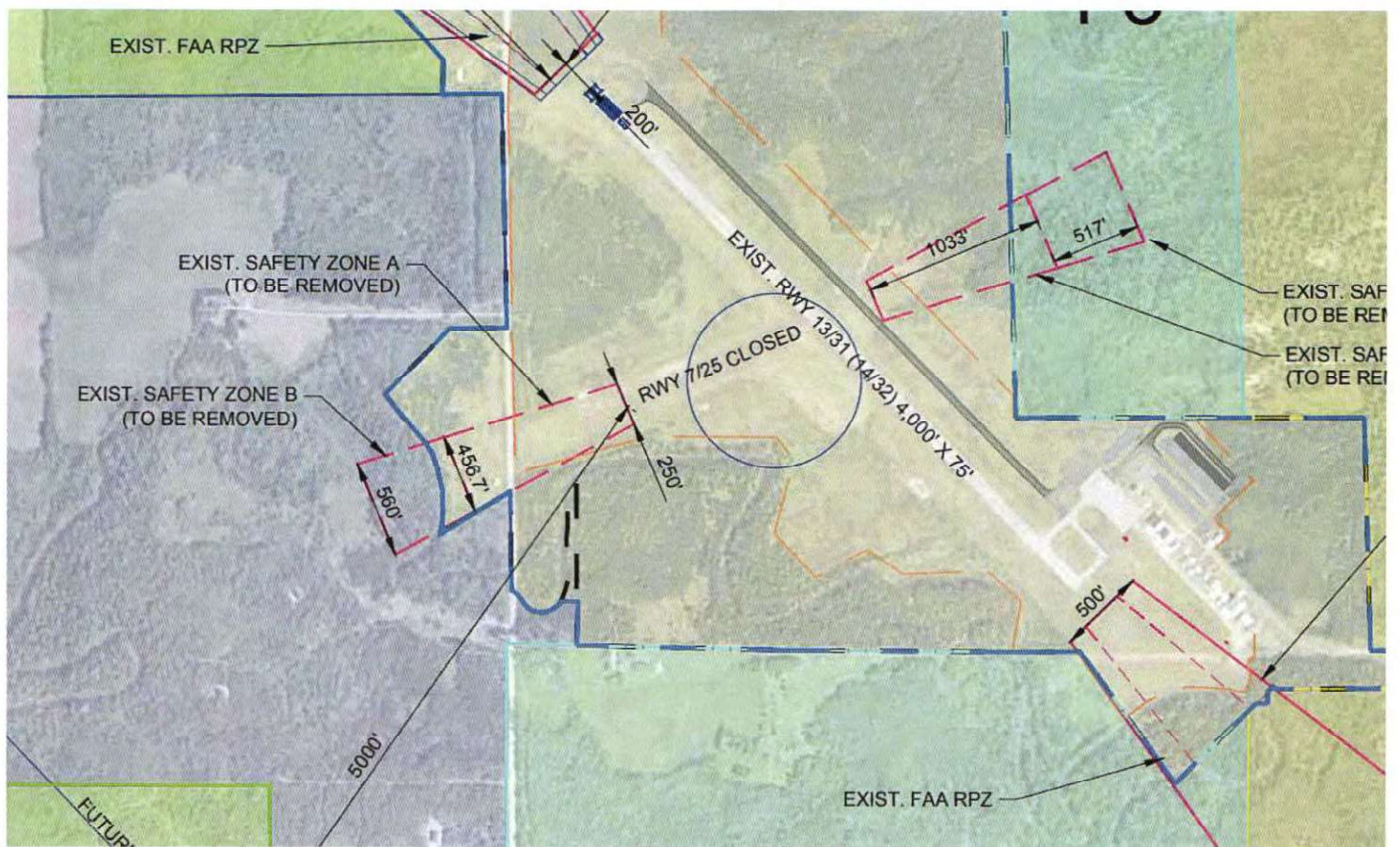
912

Property in quesiton.
350-0010-04196

1255 RALPH RD

1303 RALPH RD





1201383

Office of the County Recorder
St. Louis County, Minnesota

Recorded on 11/21/2012
at 12:45PM

Document No. 01201383

Mark A. Monacelli
County Recorder

By Brenda Goodreau, Deputy

AFR 274081



DO NOT REMOVE

67142 I
Deed Transfer

No delinquent taxes and transfer entered

This 20th day of Nov, 2012
Donald Dicklich, County Auditor

By K. Glowacki Deputy

QUIT CLAIM DEED
Individual to Individual

Minnesota Uniform Conveyancing Blanks
Form 10.3.1 (2011)

DEED TAX DUE: \$1.65

DATE: September 21, 2012

FOR VALUABLE CONSIDERATION, JOHN V. NELSON, a/k/a JOHN VICTOR NELSON,
and KARON NELSON, Husband and Wife, ("Grantors")

hereby convey and quit claim to JAMES B. NELSON, ("Grantee"),
real property in St. Louis County, Minnesota, legally described as follows:

Please see Ex. "A" attached hereto and made a part hereof.

Total consideration for said transfer is \$500.00 or less.

Check here if all or part of the described real property is registered (torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- ☐ The Sellers certify that the Sellers do not know of any wells on the described real property.
- ☐ A Well Disclosure Certificate accompanies this document or has been electronically filed.
- ☐ We are familiar with the property described in this instrument and we certify that the status and number of wells on the described real property have not changed since the last previously-filed Well Disclosure Certificate.

GRANTORS:

John V. Nelson
John V. Nelson

Karon Nelson
Karon Nelson

306737

Return to: M. Weir
AFR # 274081
Cash Chg
46

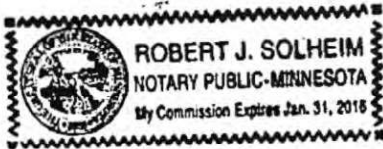
1201383

Date: 11/20/12 Office: AUD
MACH: AUD0239 Cashier: LRC
Batch: 12930 Trans #: 163
Receipt #: 01175556
Acct:

Payment Total:	\$1.65	\$1.65
0040 Deed Tax		
Check Tendered :		\$1.65

State of Minnesota)
)ss.
County of HENNEPIN

This instrument was acknowledged before me on September 21, 2012, by John V. Nelson, a/k/a John Victor Nelson, and Karon Nelson, Husband and Wife.



Robert J. Solheim
Notary Public

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE
SENT TO:

James B. Nelson
1108 Lagoon Rd.
Tower, MN 55790

647580

THIS INSTRUMENT WAS DRAFTED BY:

Mark C. Weir
VERMILION LAW, LTD.
219 S. River St., Ste. 202
P.O. Box 1089
Cook, MN 55723
218-666-5868

67142I

EX. "A"

1201383

That part of Government Lot Four (4), Section Twenty-five (25), Township Sixty-two (62), Range Nineteen (19) lying East of the Rice River and Southerly of the following-described line:

Commencing at the West quarter corner (also being the Northwest corner of Government Lot 3), Section 30, Township 62, Range 18; thence South $89^{\circ}17'52''$ East along the East-West quarter line of said Section 30, a distance of 1037.57 ft. to its intersection with the runway centerline of the Cook Municipal Airport; thence South $43^{\circ}53'34''$ East along said runway centerline, a distance of 1095.38 ft.; thence South $66^{\circ}18'54''$ West 1589.90 ft. to a point hereinafter referred to as Point X; thence South $23^{\circ}41'06''$ East 125.00 ft.; thence South $59^{\circ}28'20''$ West 422.71 ft. to the East line of said Government Lot 4, Section 25 and the point of beginning of Line A to be described; thence continuing South $59^{\circ}28'20''$ West 584.47 ft.; thence North $23^{\circ}41'06''$ West 30 ft., more or less, to the shore of Rice River, and said Line A there terminating.

350-10-4195^x
DIV

1201221

Office of the County Recorder
St. Louis County, Minnesota

Recorded on 11/20/2012
at 12:10PM

Document No. 01201221

Mark A. Monacelli
County Recorder

By Brenda Goodreau, Deputy

AFR 274078



DO NOT REMOVE

CERTIFICATE OF VALUE FILED

Deed Transfer 67116I
No delinquent taxes and transfer entered
This 19 day of November, 2012
Donald Dicklich, County Auditor

By D. Hoven Deputy

WARRANTY DEED
Individual to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.1.3 (2011)

DEED TAX DUE: \$250.80

DATE: September 21, 2012

FOR VALUABLE CONSIDERATION, JAMES B. NELSON, a/k/a JAMES BERTIL NELSON,
and JACQUELINE NELSON, Husband and Wife; and JOHN V. NELSON, a/k/a JOHN
VICTOR NELSON, and KARON NELSON, Husband and Wife, ("Grantors")

hereby convey and warrant to the CITY OF COOK, a municipal corporation under the laws of the
State of Minnesota, ("Grantee"),
real property in St. Louis County, Minnesota, legally described as follows:

Please see Ex. "A" attached hereto and made a part hereof.

Check here if all or part of the described real property is registered (torrens) ☐

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- ☒ The Sellers certify that the Sellers do not know of any wells on the described real property.
- ☐ A Well Disclosure Certificate accompanies this document or has been electronically filed.
- ☐ We are familiar with the property described in this instrument and we certify that the status and number of wells on the described real property have not changed since the last previously-filed Well Disclosure Certificate.

GRANTORS:

James B. Nelson
James B. Nelson

Jacqueline Nelson
Jacqueline Nelson

Mark Weir
AFR # 274078
Cash 46 Chg

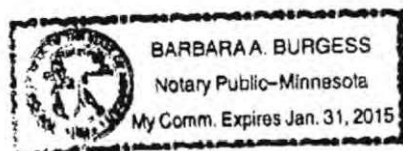
16384

1201221

Date: 11/19/12 Office: AUD
MACH: AUDJ239 Cashier: LRC
Batch: 12921 Trans #: 31
Receipt #: 01175029
Acct:
Payment Total: \$250.80 \$250.80
Deduction: \$250.80
Check tendered :

State of Minnesota)
)ss.
County of St. Louis)

This instrument was acknowledged before me on September 21, 2012, by James B. Nelson, a/k/a James Bertil Nelson, and Jacqueline Nelson, Husband and Wife.



Barbara A. Burgess
Notary Public

(Additional Signatures to Follow on Following Page)

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE
SENT TO:

City of Cook
P.O. Box 155
Cook, MN 55723 913826

THIS INSTRUMENT WAS DRAFTED BY:

Mark C. Weir
VERMILION LAW, LTD.
219 S. River St., Ste. 202
P.O. Box 1089
Cook, MN 55723
218-666-5868

GRANTORS:

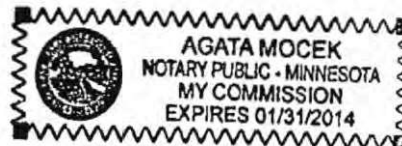
John V. Nelson
John V. Nelson

Karon Nelson
Karon Nelson

State of Minnesota)
)ss.
County of Hennepin)

This instrument was acknowledged before me on September 18, 2012, by John V. Nelson, a/k/a John Victor Nelson, and Karon Nelson, Husband and Wife.

Agata Mocek
Notary Public



EX. "A"

That part of Government Lot Four (4), Section Twenty-five (25), Township Sixty-two (62), Range Nineteen (19), described as follows:

Commencing at a point 33 ft. South of the Northeast corner thereof; thence running West and parallel to the North line of said Government Lot 4, a distance of 325 ft. to an iron pipe; thence Southwesterly to an iron pipe on the shore of Rice River; thence Southeasterly along the shore of Rice River to an iron pipe located at a point where the Rice River intersects the Southerly boundary line of said Government Lot 4; thence Easterly along said Southerly boundary line to the Southeast corner of said Government Lot 4; thence Northerly along the East boundary line of Government Lot 4 to the point of beginning.

Except that part described as follows:

That part of the above-described property which lies Southerly of the following-described Line A.

Line A is described as commencing at the West quarter corner (also being the Northwest corner of Government Lot 3), Section 30, Township 62, Range 18; thence South $89^{\circ}17'52''$ East along the East-West quarter line of said Section 30, a distance of 1037.57 ft. to its intersection with the runway centerline of the Cook Municipal Airport; thence South $43^{\circ}53'34''$ East along said runway centerline, a distance of 1095.38 ft.; thence South $66^{\circ}18'54''$ West 1589.90 ft. to a point hereinafter referred to as Point X; thence South $23^{\circ}41'06''$ East 125.00 ft.; thence South $59^{\circ}28'20''$ West 422.71 ft. to the East line of said Government Lot 4, Section 25 and the point of beginning of Line A to be described; thence continuing South $59^{\circ}28'20''$ West 584.47 ft.; thence North $23^{\circ}41'06''$ West 30 ft., more or less, to the shore of Rice River, and said Line A there terminating.

Subject to covenants, conditions, restrictions and easements of record.

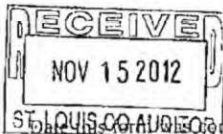
350-0010-041957 - DIV

ST. LOUIS COUNTY RECORDER

MARK A. MONACELLI, COUNTY RECORDER

P.O. Box 157 • Duluth, MN 55801-0157

Telephone 218-726-2677



ABSTRACT FILING REQUEST

AFR # 274078

ST. LOUIS CO. AUDITOR completed 11/08/12 Client File _____

Name Mark C. Weir
VERMILION LAW, LTD.
 Address P.O. Box 1089
Cook, MN 5523

Phone (218) 666-5868 Fax (218) 666-0129

Amount Enclosed: \$296.80 Check 5624 Cash _____ Dep. Acct. _____

Return: Mail xx Pick-Up _____ Other (specify) _____

Signature _____

11142012

RECORD ORDER	DOCUMENTS - PRIORITIZE	OTHER SERVICES FOR THIS DOCUMENT	FILE IN TORRENSE	SPACE BELOW FOR RECORDER'S USE ONLY			DT & MT	RECORDING FEE
				CW	CC	WC		
1	Warranty Deed WD		n				DT 250 ⁸⁰	46
							MT	
2							DT	
							MT	
3							DT	
							MT	
4							DT	
							MT	
5							DT	
							MT	
6							DT	
							MT	
7							DT	
							MT	

Checks for filing fees should be payable to: COUNTY RECORDER.

Checks for deed, mortgage or real estate taxes should be payable to: COUNTY AUDITOR.

NOTE: Documents presented with this request are not filed until they are fully processed in the office of the COUNTY RECORDER.

FOR RECORDER'S USE ONLY. DO NOT WRITE IN THIS BOX

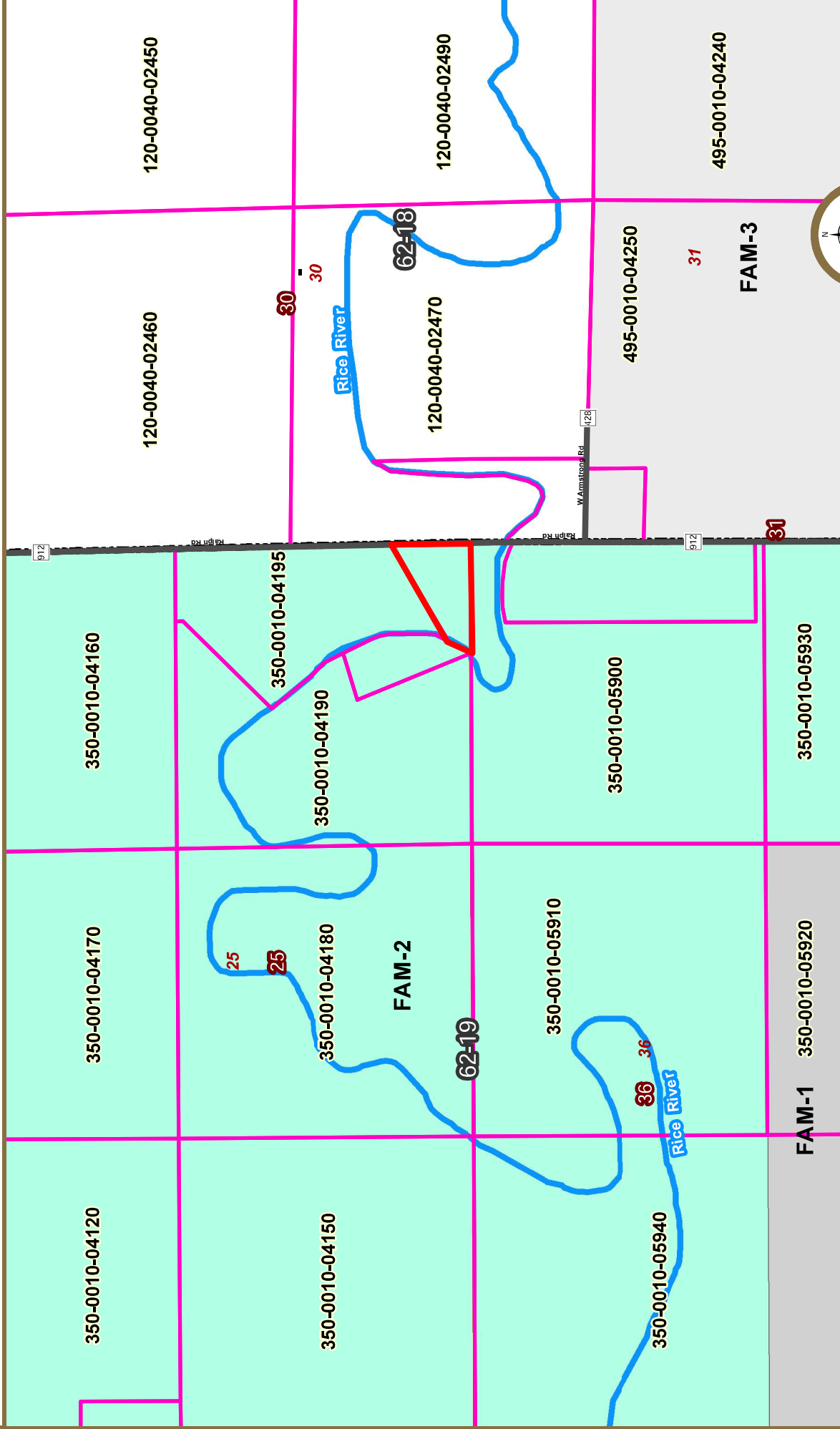
Status A Return W-09 Deposit Acct. # - Coded S Logged S

R.E. on _____; \$ _____

DOCUMENT # From 1201221 To _____

St. Louis County

May BOA



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

Source: **St. Louis County**

Map Created: **4/8/2024**

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.

© Copyright St. Louis County All Rights Reserved

Brian Nelson
Zoning Map

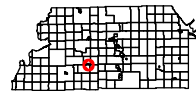
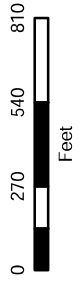
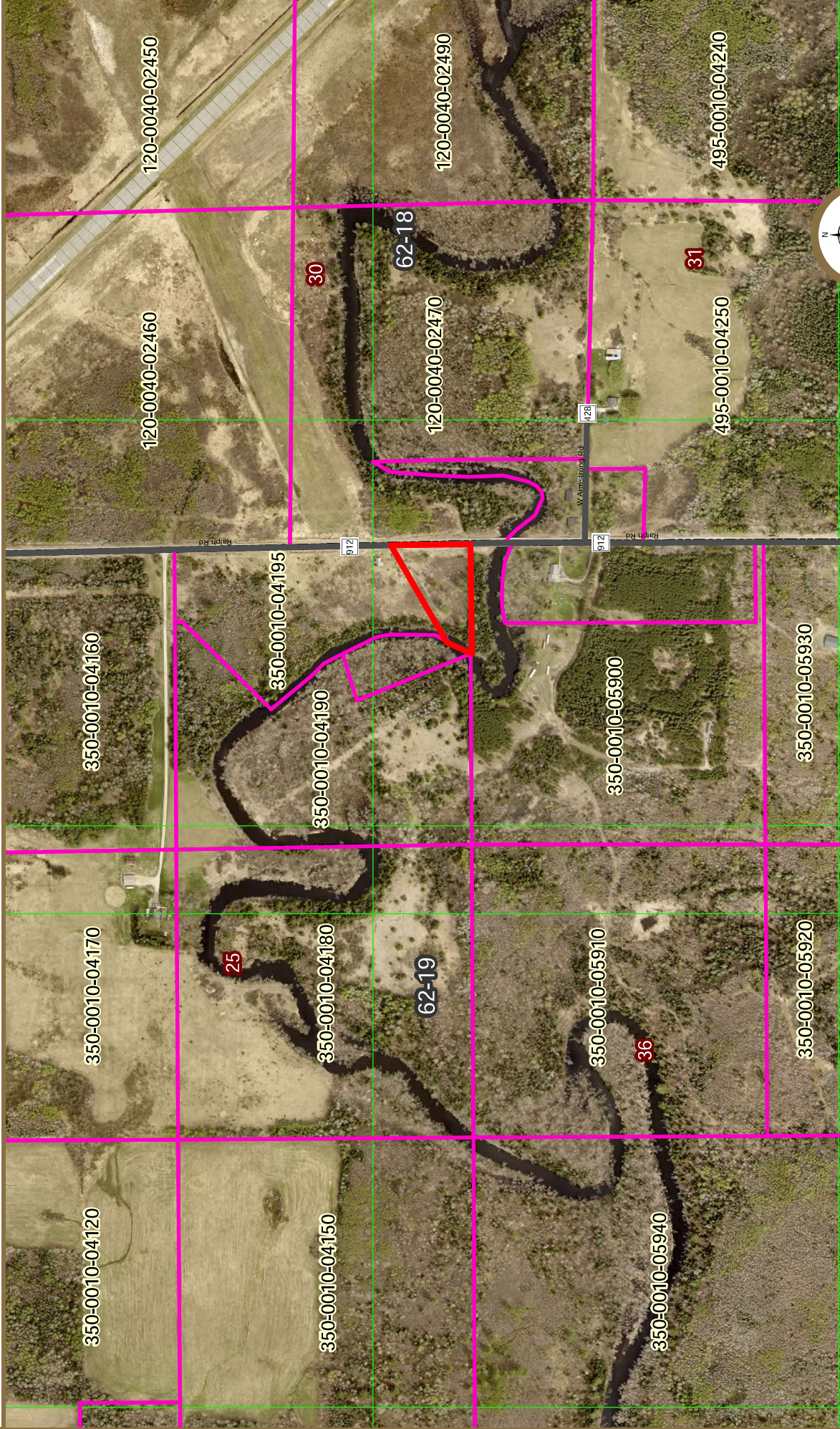
St. Louis County MN

0 270 540 810 Feet



St. Louis County

May BOA



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

Source: St. Louis County

Map Created: 4/8/2024

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.

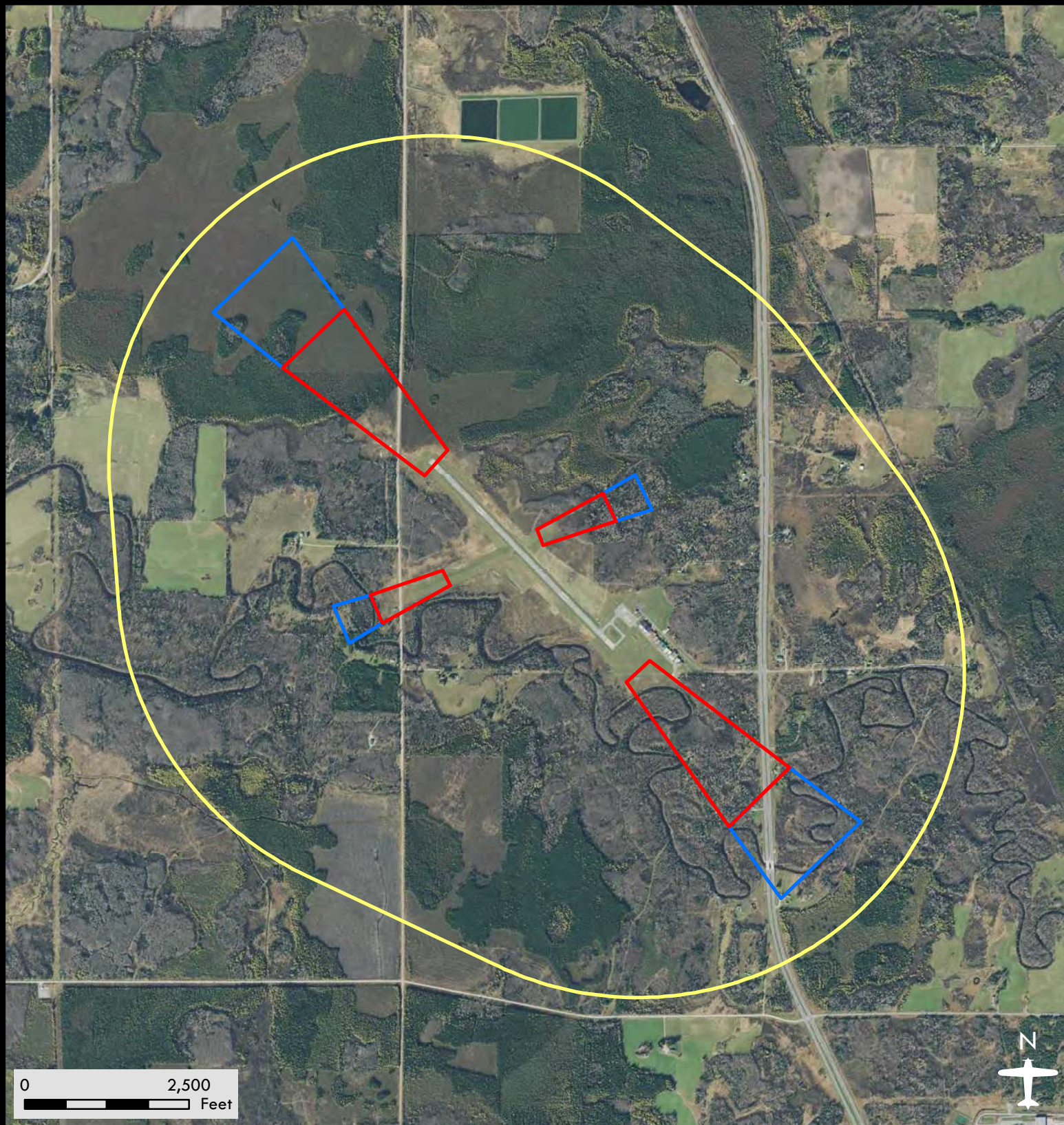
© Copyright St. Louis County All Rights Reserved

Brian Nelson Location Map

Cook Municipal Airport

Airport Safety Zones

Date: 08/08/2018



Legend

- Zone A
- Zone B
- Zone C

DISCLAIMER: This is not an official zoning map. To view the official map and ordinance for this airport, please visit the Airport Zoning Information Warehouse at <https://www.dot.state.mn.us/aero/planning/zoning-warehouse.html>. The State of Minnesota makes no representations or warranties expressed or implied, with respect to the reuse of the data provided herewith regardless of its format or the means of its transmission. There is no guarantee or representation to the user as to the accuracy, currency, suitability, or reliability of this data for any purpose. The user accepts the data "as is." The State of Minnesota assumes no responsibility for loss or damage incurred as a result of any user's reliance on this data. All maps and other material provided herein are protected by copyright. Permission is granted to copy and use the materials herein.

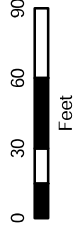




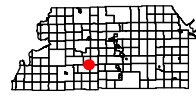


St. Louis County

May BOA



Brian Nelson Site Map



Prepared By:	Planning & Community Development (218) 723-5000 www.stlouiscountymn.gov
Source:	St. Louis County
Map Created:	4/8/2024
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.	
© Copyright St. Louis County All Rights Reserved	