



ST. LOUIS COUNTY BOARD OF ADJUSTMENT STAFF REPORT

INSPECTION DATE: 03/14/2024

REPORT DATE: 03/25/2024

MEETING DATE: 04/11/2024

APPLICANT INFORMATION

APPLICANT NAME: YMCA Camp Widjiwagan

APPLICANT ADDRESS: 3788 North Arm Road, Ely, MN 55731

OWNER NAME: YMCA Camp Widjiwagan
(IF DIFFERENT THAN ABOVE)

SITE ADDRESS: 3788 North Arm Road, Ely, MN 55731

LEGAL DESCRIPTION: NW1/4 OF NW1/4 AND LOT 2, S25, T64N, R13W (Unorganized)

PARCEL IDENTIFICATION NUMBER (PIN): 628-0010-03700

VARIANCE REQUEST: The applicant is requesting relief from St. Louis County Zoning Ordinance 62, Article VI, Section 6.10 C., to allow a water oriented accessory structure to exceed maximum allowed size of 250 square feet and to exceed maximum allowed height of 12 feet.

PROPOSAL DETAILS: The applicant is requesting approval to allow an oversized water oriented accessory structure as a replacement for an existing nonconforming water oriented accessory structure. The proposed sauna will be 864 square feet where 250 square feet is allowed. The proposed sauna will replace an existing 504 square foot sauna in the same location. The applicant is requesting a finished structure height of 16 feet where 12 feet is allowed.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Schaffer Road

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: Burntside Lake

LAKE CLASSIFICATION: RD

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

DESCRIPTION OF DEVELOPMENT ON PARCEL: The parcel contains several community buildings, camper cabins, wash houses, accessory structures, and staff quarters cabins.

ZONE DISTRICT: SMU 7

PARCEL ACREAGE: 73.40 ACRES

LOT WIDTH: 1328 FEET

FEET OF ROAD FRONTAGE: APPROX. 1386 FEET

FEET OF SHORELINE FRONTAGE: 2000 FEET

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: There is good vegetative screening from neighboring properties and from the shoreline.

TOPOGRAPHY: The parcel has an overall elevation change of 124 feet. There are areas of steep slope and flat areas throughout the property. The proposal will not be affected.

FLOODPLAIN ISSUES: The parcel is located within the floodplain. The proposal will not be affected.

WETLAND ISSUES: N/A

ADDITIONAL COMMENTS ON PARCEL: YMCA Camp Widjiwagan also owns the adjoining parcel to the West, containing 163.85 acres.

FACTS AND FINDINGS

A. Official Controls:

1. St. Louis County Zoning Ordinance 62, Article VI, Section 6.10 C., states that the maximum allowed size for a water oriented accessory structure is 250 square feet.
 - a. The applicant is proposing the replacement sauna to be 864 square feet.
2. St. Louis County Zoning Ordinance 62, Article VI, Section 6.10 C., states that the maximum allowed height for a water oriented accessory structure is 12 feet.
 - a. The applicant is proposing a finished structure height of 16 feet.
3. 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.
4. 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.
5. Objective LU-3.3 of the St. Louis County Comprehensive Land Use 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. This is a large property that would allow for several water oriented accessory structures that meet water oriented accessory structure standards, and many accessory structures at the 100 foot setback.
 - a. The parcel the applicant is proposing to build the water oriented accessory structure on has over 70 acres and 2,000 feet of shoreline.
 - b. Density would allow for several water oriented accessory structures on this parcel as long as each structure has enough area and shoreline to meet zoning requirements.
2. A variance is not the only option as there are alternatives that would eliminate the need for a variance request:
 - a. The setback of the proposed structure could be increased to 100 feet. If the proposed structure were to meet the 100 foot shoreline setback, it would not be considered a water oriented accessory structure. In this case the size would not be limited to 250 square feet and the height would not be limited to 12 feet.

- b. A new sauna meeting all water oriented accessory structure standards may be allowed with an approved land use permit.
 - c. A replacement sauna with the same footprint of the existing sauna may be allowed with an approved performance standard permit.
3. The applicant stated that they would prefer to replace the structure at the existing sauna's location rather than clear a conforming area for a new structure and would like an oversized water oriented accessory structure to accommodate the number of guests on the property.

C. Essential Character of the Locality:

1. Much of the area is occupied by YMCA camps.
2. There are also a few privately-owned residential properties in the area.
3. There has been one similar approved variance request for an oversized sauna to be placed at a reduced shoreline setback at the YMCA Camp Du Nord property.

D. Other Factors:

1. The property is surrounded by State-owned land on all sides.
2. YMCA Camp Widjiwagan also owns the adjoining parcel to the west containing 163.85 acres.
3. Ordinance 62 states that it shall be the burden of the applicant to demonstrate sufficient practical difficulty to sustain the need for a variance. Absent a showing of practical difficulty as provided in Minnesota Statutes and this ordinance, the Board of Adjustment shall not approve any variance.

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 water oriented accessory structure to exceed maximum allowed size and to exceed maximum allowed height as proposed include, but are not limited to:

1. The structure shall be unobtrusive (earth-tone) colors, including siding, trim and roof.
2. The stormwater runoff from the proposed structure shall not discharge directly into the lake or on adjacent lots.
3. All St. Louis County Onsite Wastewater SSTS standards shall be followed.
4. Demolition waste shall be disposed of in a manner acceptable to St. Louis County Solid Waste Ordinance 45.
5. All local, state and federal requirements shall be met.

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

Virginia

Government Services Center

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

VARIANCE REQUEST PERMIT APPLICATION

General - This application is used to apply for a Land 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

628-0010-03710

Associated PINs

Is this application being submitted for a Rehearing?

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

No

Enter Applicant Information

I am a: **Landowner**
 Applicant Name: **YMCA Camp Widjiwagan**
 Address Line 1: **3788 N Arm RD**
 Address Line 2: **--**
 City: **Ely**
 State: **MN**
 Zip: **55731**
 Primary Phone: **(612)219-5682**
 Cell Phone: **--**
 Fax: **--**
 Email: **jacob.cahill@ymcamn.org**
 Contact Person Name: **Jacob Cahill**
 Contact Person Phone: **--**

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: **Jacob Cahill**
 Address: **3788 N Arm RD**

City: **Ely**
State/Province: **MN**
Zip: **55731**
Primary Phone: **(218)365-2117**
Cell Phone: **(612)219-5682**
Fax: **--**
Email: **jacob.cahill@ymcamn.org**

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? **Yes**

Site Address: **3788 N Arm RD Ely MN, 55731**

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?

Yes

Is this project adding a bedroom?

Include home, garage, and accessory dwelling.

No

Total # of bedrooms on property after project completion.

110

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

No

If Yes, please explain:

--

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

No

VARIANCE REQUEST WORKSHEET

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, please check our website at: www.stlouiscountymn.gov/VarianceRequired

VARIANCE REQUEST INFORMATION

Complete this form along with the Land Use Permit Application

What kind of variance request is this?

If this is a Variance After the Fact, you must answer additional questions below.

Variance Request

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

If your proposal includes a structure, please also list the length, width and height of the structure.

replacement of current dry sauna closer then 100 feet to lake.

Describe the intended/planned use of the property.

We operate a camp throughout the year focused on wilderness trips and outdoor education.

Describe the current use of your property.

We operate a camp throughout the year focused on wilderness trips and outdoor education.

Describe other alternatives, if any.

none

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

The location of the sauna is secluded from any neighbors or lake traffic. The location of the sauna is in the bay on the north end of the North Arm of Burntside Lake. Our design is to be low impact and have a minimal visual impact from the lake.

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

We see very little impact to our neighbors and surrounding properties. Our current sauna has been operating on this footprint for decades with no impact. our hope is that the increased footprint will not be closer to the water, but will not increase any impact to surrounding properties or lake traffic.

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

We have researched this site and plan for a number of years with a priority of minimizing a negative impact to the local environment. We are expanding on the current footprint instead of building a second sauna along the lakeshore in a bay that is protected.

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

The sauna replacement with variance will allow us to provide an improved sauna experience for our campers. We will improve access to the site, provide more comfortable and private changing rooms and minimal lighting for safety.

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

The challenges with our current sauna include access, privacy, capacity and safety. The approval of a variance will allow us to provide an improved experience that minimizes ice flow off the roof and path for access, increased private changing space that is ADA accessible, increased sauna room capacity to minimize duration of our sauna program, and minimal lighting that improve access and safety for all participants.

IF YOU ARE RESPONDING TO A PERMIT VIOLATION, PLEASE ANSWER THESE ADDITIONAL QUESTIONS

Describe your reasons county zoning ordinance requirements were not followed.

--

Describe your effort to comply with the ordinance and to obtain a land use permit and/or other required permits.

--

Describe any substantial investments, construction and/or repairs made to the property before you discovered you needed a variance.

--

If there was construction or repair, on what date did it begin? What date did it end?

Start Date --

End Date --

Who performed the construction or repair work?

--

Was a survey of your property boundaries obtained?

--

Prior to the construction or repair work, did you speak with anyone from the Planning and Community Development Department?

--

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: **Jacob Cahill**
Address: **3788 N Arm RD**
City: **Ely**
State: **MN**
Postal Code: **55731**
Email Address: **jacob.cahill@ymcamn.org**

I have read and agree to the statement above.

☒ **I agree**



Performance Standard Permit Nonconforming Structure Replacement 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	628-0010-03710	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/parcelInfo20051frame/>

APPLICANT

*Applicant Name	I am a... <input type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input type="checkbox"/> Other	*Daytime #	Date
YMCA Camp Widjawan		219-365-2117	
*Applicant Address		*City	*State
3788 N Arm Rd		Ely	MN
Applicant Email		*ZIP	
		55731	

Contact Person <small>If applicable.</small>	Contact Person #
Jacob Cahill	612-219-5682

Mailing Address <small>If different than above.</small>	City	State	ZIP

Email Address Where to email permit. Providing an email address will expedite the time in which a permit is received by an applicant.

Jacob.Cahill@YMCA.MN.org

SITE INFORMATION

<input checked="" type="checkbox"/> Yes <input 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: 3788 N Arm Rd, Ely MN 55731

<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? ☒ Public Road ☐ Private Road ☐ Easement ☐ Water ☐ 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Is this project adding a bedroom? Include home, garage, & accessory dwelling.
---	--

# 110	*Total # of bedrooms on property after project completion. Include home, garage, & accessory dwelling.
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<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	*Does this project include plumbing or pressurized water in proposed structure? If yes, please explain:
---	---

<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.**



Performance Standard Permit Nonconforming Structure Replacement 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 A performance standard permit is authorization given for the continuation, improvement or replacement of a nonconforming structure, per state statute, without requiring a variance.

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

SIZE OF EXISTING 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)
Same as #1	Slab	28 Feet	14 Feet	504 Sq. ft.	16 Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet

SIZE OF PROPOSED 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)
Same as #1	Slab	32 Feet	27 Feet	864 Sq. ft.	16 Feet
		Feet	Feet	Sq. ft.	Feet
		Feet	Feet	Sq. ft.	Feet

***Indicates required field. Incomplete applications will be returned.**



Performance Standard Permit Nonconforming Structure Replacement WORKSHEET St. Louis County, Minnesota

About: A performance standard permit is authorization given for the continuation, improvement or replacement of a nonconforming structure, per state statute, without requiring a variance.

ABOUT THE STRUCTURE

TYPE OF STRUCTURE

Describe the existing structure(s):

Concret Slab, Stick Framed

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Has the nonconforming structure been destroyed by fire or other peril to the extent of greater than 50% of the estimated market value as indicated in the records of the county assessor at the time of damage?
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Does the proposed structure replacement include any addition or increase in square footage or height?
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Will the proposed structure foundation be the same as the current foundation?

REQUIRED ATTACHMENTS

1. Elevation profile sketch of existing and proposed structure(s).
2. Photo documentation of structure to be replaced.
3. Other information as deemed necessary by the Director.

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

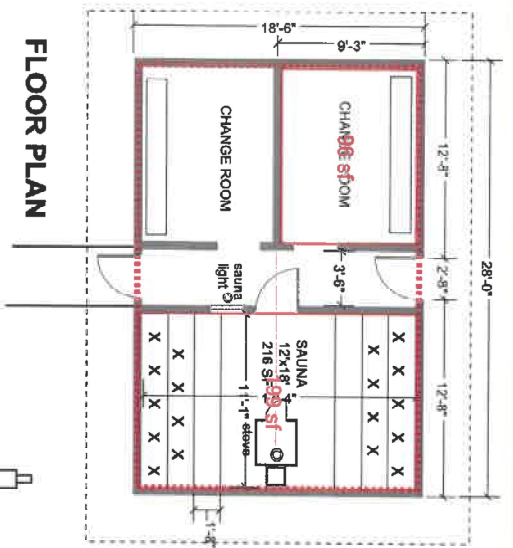
Office Use Only

Receipt # _____

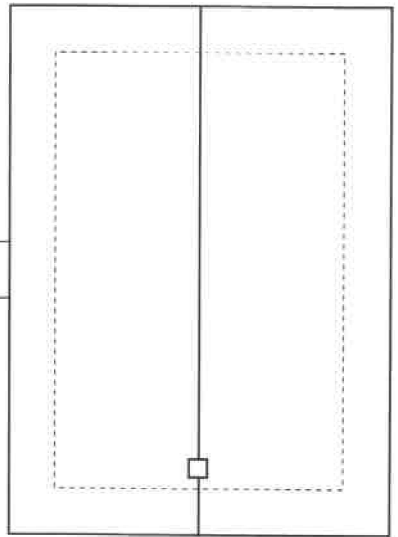
Receipt Date _____

Payment Amount _____

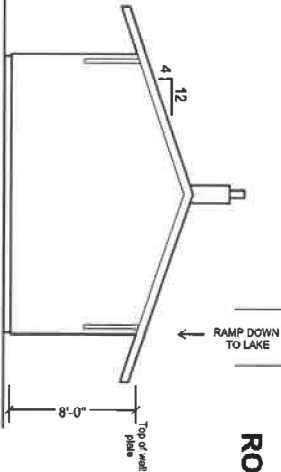
Paid By _____



FLOOR PLAN



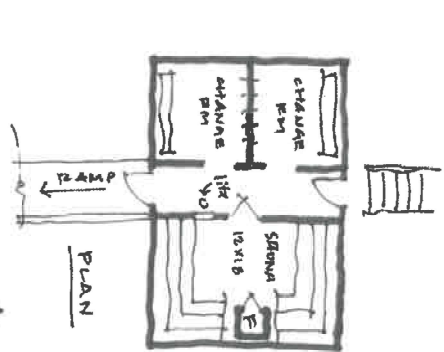
ROOF PLAN



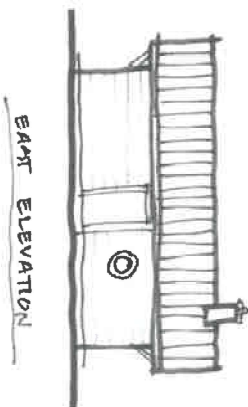
NORTH ELEVATION



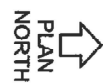
EAST ELEVATION



PLAN



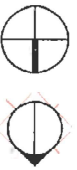
EAST ELEVATION



PLAN NORTH



1 Existing Widji Sauna - full demo
A-01 SCALE: 1" = 1/8"



YMCA OF THE NORTH
651 NICOLLET MALL,
MINNEAPOLIS, MN 55402

WIDJIWAGAN SAUNA
Replace the existing Widji sauna - options

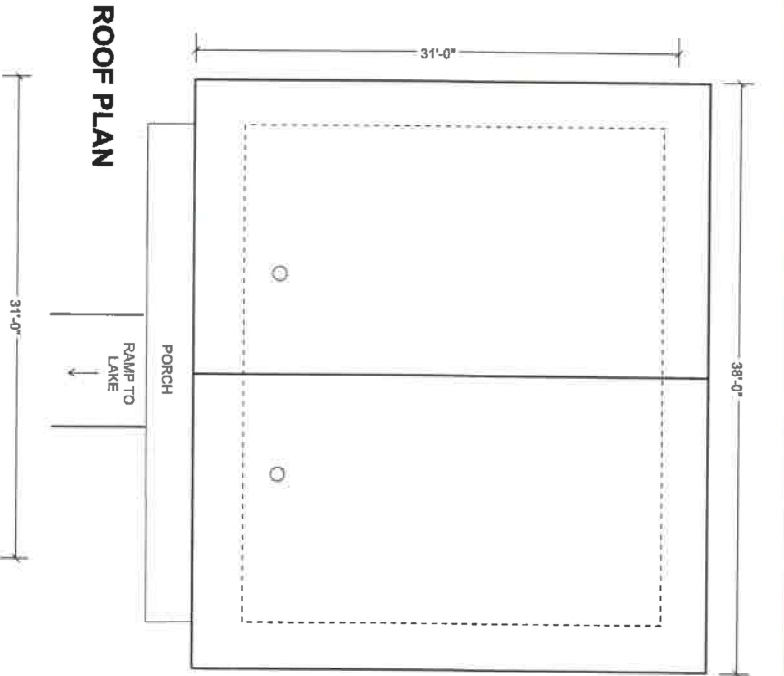
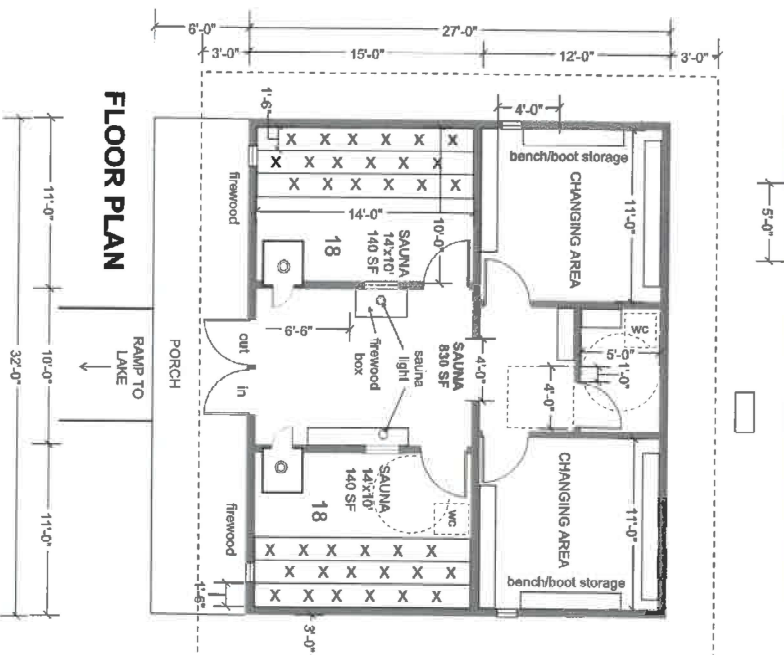


Project:
Widjiwagan
Sauna
Phase Description

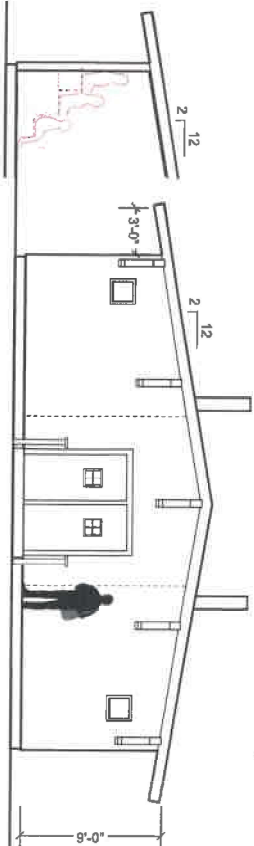
A-01

1
A-01

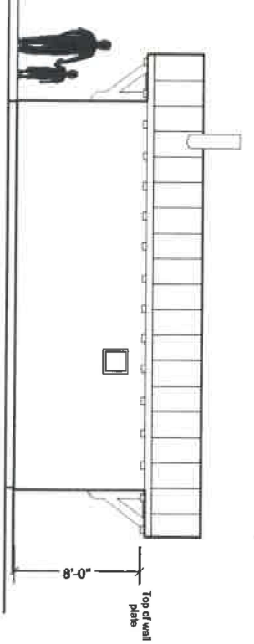
NEW WIDJI SAUNA
SCALE: 1" = 1/8"



EAST ELEVATION



NORTH ELEVATION



WIDJIWAGAN SAUNA
Replace the existing Widji sauna - options

YMCA OF THE NORTH
651 NICOLLET MALL,
MINNEAPOLIS, MN 55402

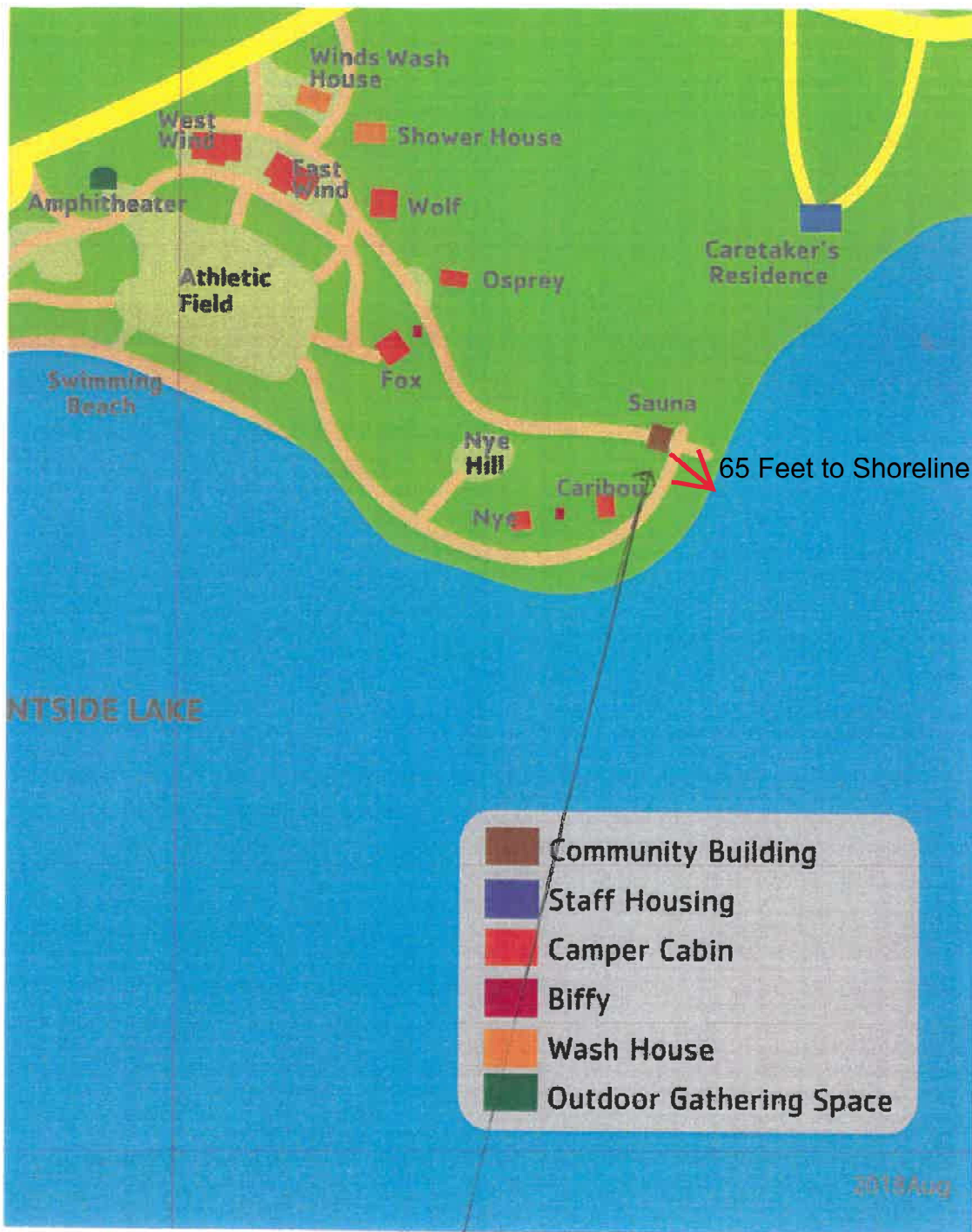


YMCAs of the North
Architectural
Division

A-02

YMCA CAMP WIDJIWAGAN

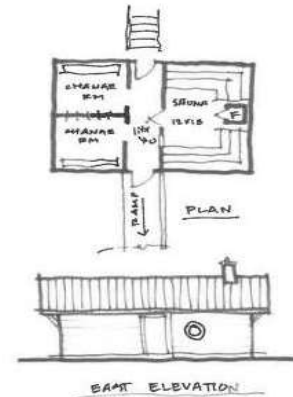
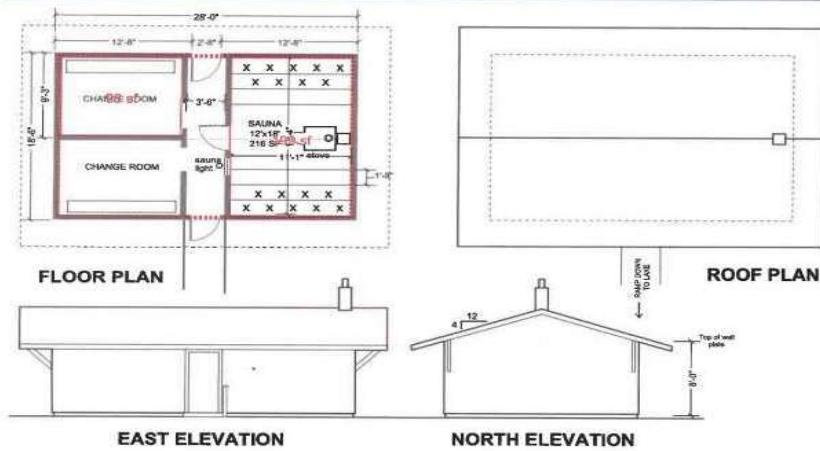
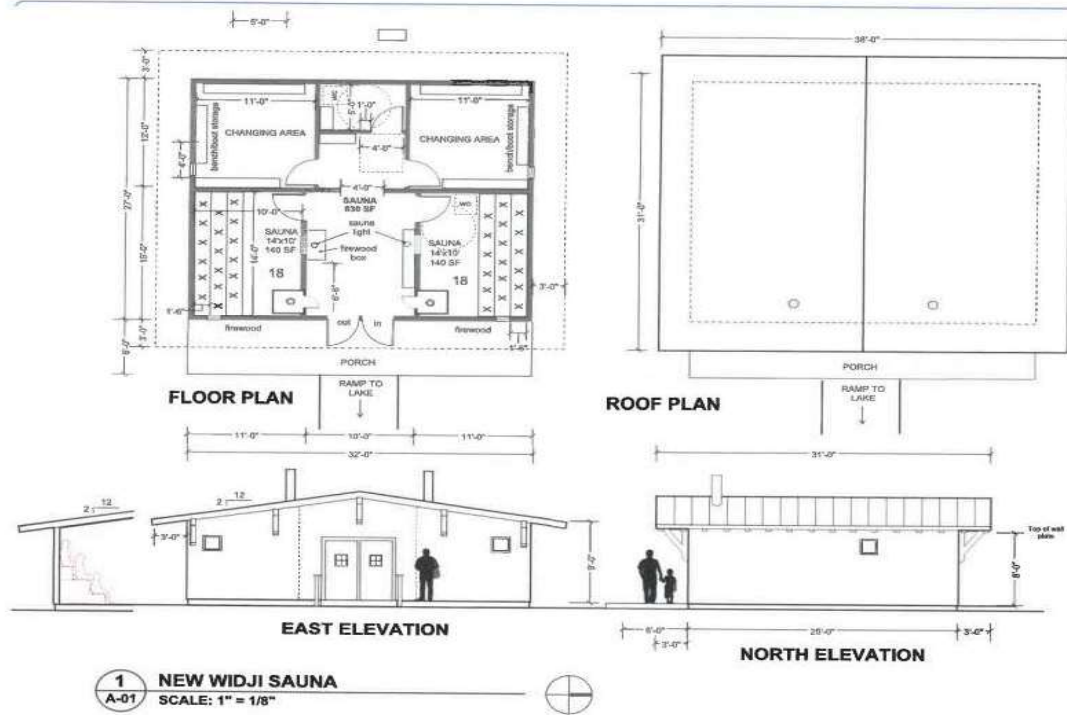




100 feet + to any septic area
 100 feet + to all property lines
 100 feet + to roadway

Existing Sauna
 28' x 18' 6"

New Sauna
 38' x 31'
 Front of Sauna will stay
 the same distance from lake



1 Existing Widji Sauna - full demo
A-01 SCALE: 1" = 1/8"





St. Louis County

April BOA Meeting



Prepared By: **Planning & Zoning Department**
(218) 725-5000
www.stlouiscountymn.gov
Source: St. Louis County
Map Created: 3/19/2024

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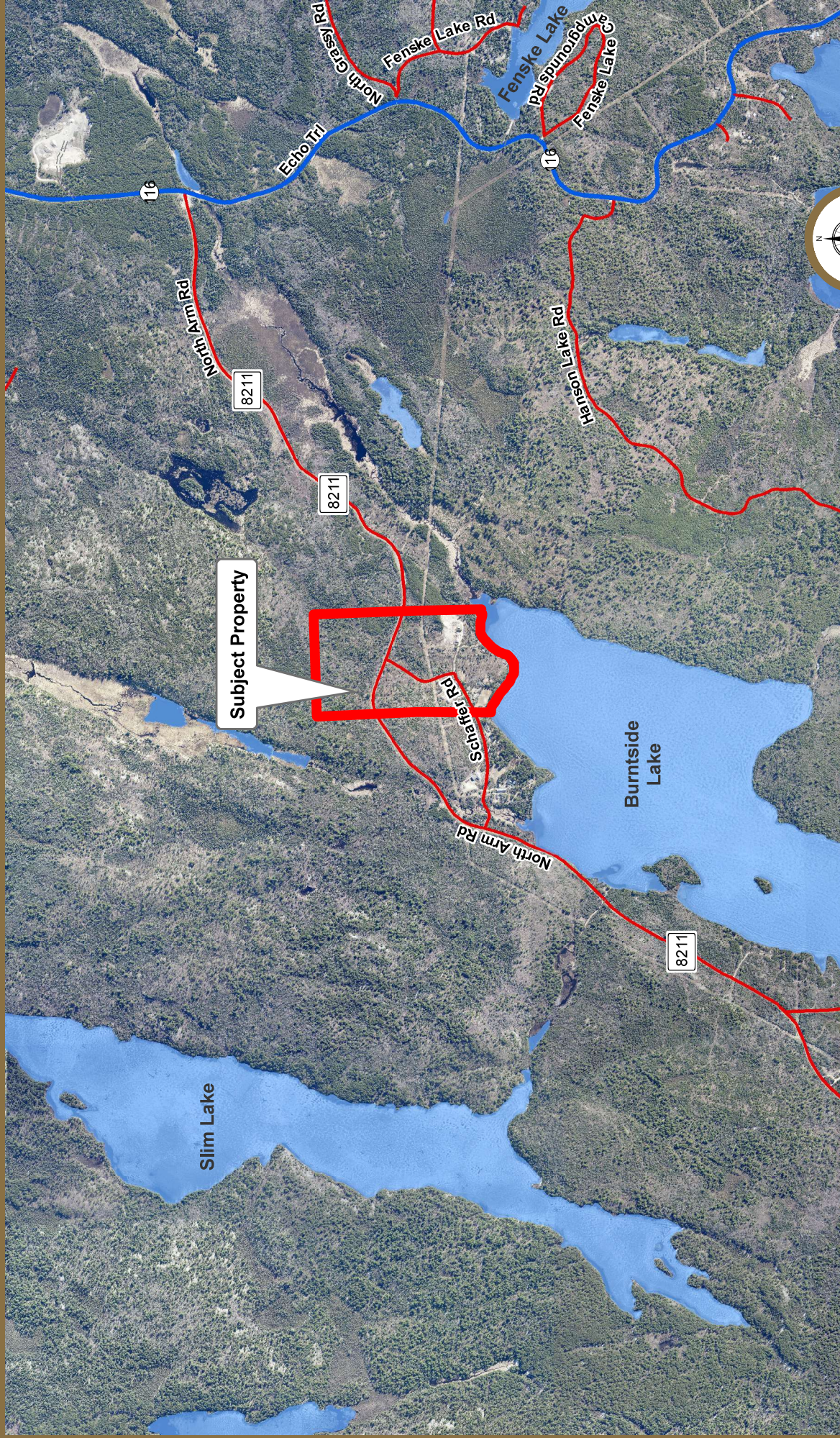
YMCA Camp Widjiwagan

Location Map

628-0010-03700

St. Louis County

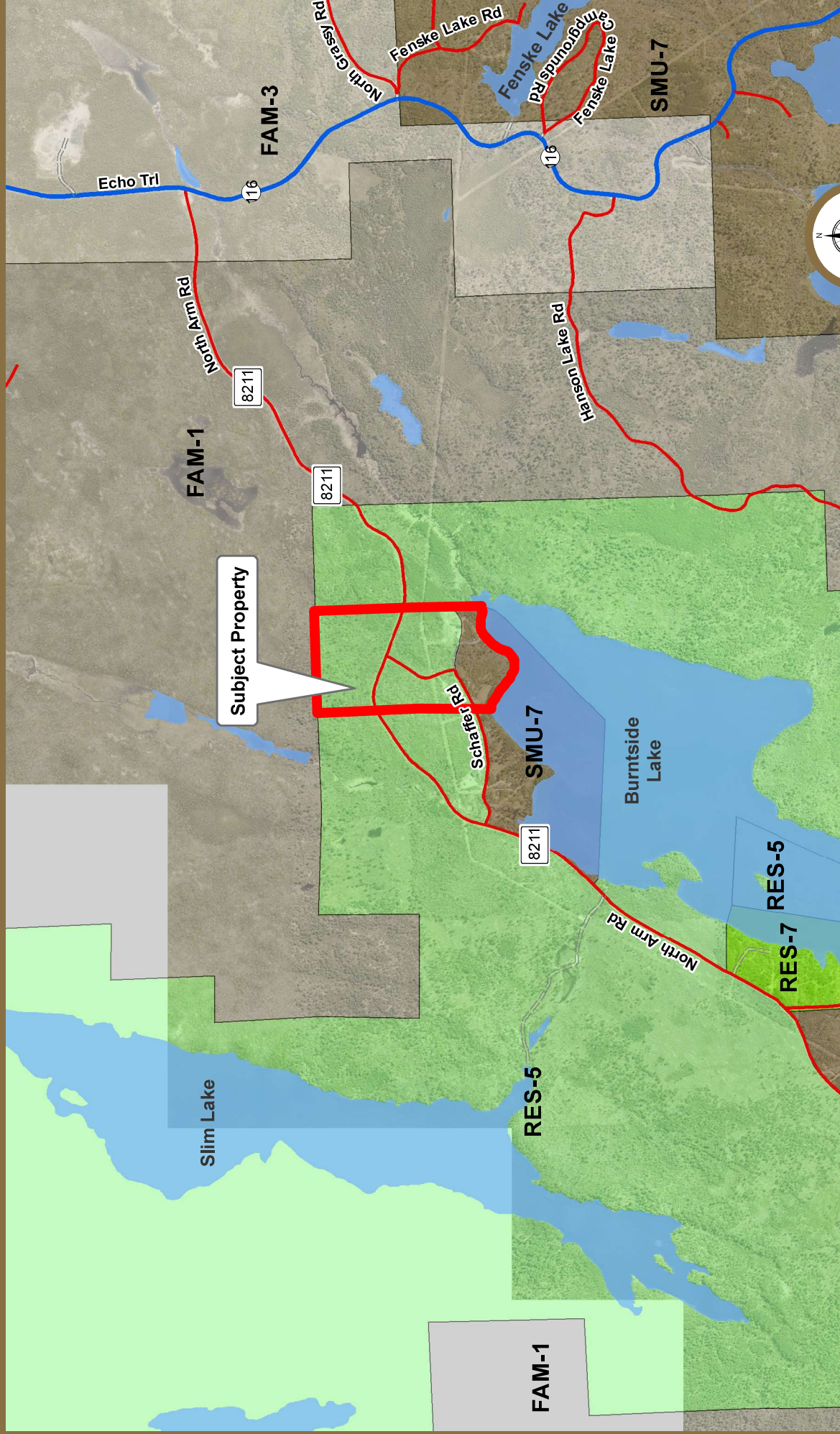
April BOA Meeting



<p>Prepared By: Planning & Zoning Department (218) 725-5000 www.stlouiscountymn.gov</p> <p>Source: St. Louis County</p> <p>Map Created: 3/19/2024</p> <p><small>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.</small></p> <p><small>© Copyright St. Louis County All Rights Reserved</small></p>	<h3>YMCA Camp Widjiwagan</h3> <h4>Location Map</h4> <p>628-0010-03700</p>	  <p>St. Louis County MN</p>
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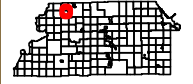
April BOA Meeting



YMCA Camp Widjiwagan

Zoning Map

628-0010-03700



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Department
(218) 725-5000
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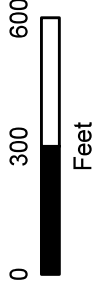
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St. Louis County

April BOA Meeting



YMCA Camp Widjwagan

Site / Elevation Map
628-0010-03700



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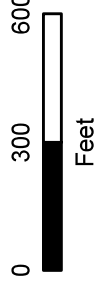
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St. Louis County

April BOA Meeting



YMCA Camp Widjwagan

Site / Elevation Map
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