



ST. LOUIS COUNTY PLANNING COMMISSION STAFF REPORT

INSPECTION DATE: N/A

REPORT DATE: 7-27-20

MEETING DATE: 8-13-20

APPLICANT INFORMATION

APPLICANT NAME: St. Louis County Public Works

APPLICANT ADDRESS: 4787 Midway Road, Duluth, MN 55811

OWNER NAME: St. Louis County Public Works

SITE ADDRESS: TBD, HWY 31

LEGAL DESCRIPTION: NW ¼ of NW ¼ of S23, T51N, R18W & THE E 16 RODS OF N 40 RODS OF THE NE1/4 OF NE1/4 of S22, T51N, R18W (Culver)

PARCEL IDENTIFICATION NUMBER (PIN): 310-0010-03520, 310-0010-03750

NATURE OF REQUEST: A conditional use permit to establish a Public Works maintenance facility as a Public/Semi-Public Use.

PROPOSAL DETAILS: The applicant is proposing to establish a new maintenance facility to replace the existing facility located at 4831 Hwy 31. The facility will include the use and storage of dump trucks, graders, road maintenance equipment, sand storage, and other Public Works equipment. Hours of operation will be Monday through Friday 7:00 AM to 4:00 PM; winter road maintenance will extend daily hours and include Saturday and Sunday. The project will be implemented in phases, with phase one proposed to be completed this fall. Project completion is estimated to take 5-7 years.

PARCEL AND SITE INFORMATION

ROAD ACCESS NAME/NUMBER: Hwy 31

ROAD FUNCTIONAL CLASS: Local

LAKE NAME: N/A

LAKE CLASSIFICATION: N/A

RIVER NAME: N/A

RIVER CLASSIFICATION: N/A

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

ZONE DISTRICT: MU-4

PARCEL ACREAGE: 13.23 ACRES

LOT WIDTH: 928 FEET

FEET OF ROAD FRONTAGE: 928 FEET

FEET OF SHORELINE FRONTAGE: N/A

PARCEL AND SITE INFORMATION

VEGETATIVE COVER/SCREENING: The parcel has good vegetative screening from HWY 31.

TOPOGRAPHY: The proposed location of development is flat.

FLOODPLAIN ISSUES: N/A

WETLAND ISSUES: There are some areas of wetlands located in the southwest of the parcel, however, the proposed development will not impact them.

FACTS AND FINDINGS

A. Plans and Official Controls:

1. St. Louis County Ordinance 62, Article V, Section 5.6 requires a conditional use permit for a Public/Semi-Public Use.
2. The property falls within the Forest and Agriculture Area of the St. Louis County Comprehensive Land Use Plan.

B. Neighborhood Compatibility:

1. The property is zoned Multiple Use which allows for multiple uses including residential, commercial, industrial, and public/semi-public use. The majority of the area consists of large undeveloped tracts. There are some developed parcels including 7 residences within a half mile of the subject parcel and public/semi-public uses.

C. Orderly Development:

1. The area consists of mostly large tracts of undeveloped land. There is some development of parcels including residential dwellings, Culver Cemetery, and Culver's Town Hall/Fire Hall, which are also public/semi-public uses. The use of the maintenance facility should have little to no effect on the future development of the surrounding area.

D. Desired Pattern of Development:

1. The pattern of development in the area consists of residential and public/semi-public uses, all which are allowed within the underlying zoning.
2. The location and character of the proposal are consistent with a desirable pattern of development because the proposed use is located in a rural area with low density development.

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

In the event that the Planning Commission determines that the proposal meets the criteria for granting a conditional use permit to allow a Public Works maintenance facility as a Public/Semi-Public Use, the following conditions shall apply:

Conditions Precedent:

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

Conditions Concurrent:

1. Lighting shall be directed downward in accordance with dark sky standards.
2. Signs shall be in accordance with St. Louis County Zoning Ordinance 62.
3. The applicant shall comply with all county, state, and federal regulations.

Conditional Use Permit (CUP)

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*

[illegible]

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 St. Louis County Public Works Dept.		I am a... <input type="checkbox"/> Contractor <input type="checkbox"/> Homeowner <input checked="" type="checkbox"/> Other		*Daytime # 218-625-3830		Date 6/12/2020	
*Applicant Address 4787 Midway Rd.				*City Duluth		*State MN	
*ZIP 55811							
Applicant Email See Contact Email							
Contact Person <i>If applicable.</i> Ross Benedict				Contact Person # 218-625-3842			
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> benedictr@stlouiscountymn.gov							

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 type="checkbox"/> Yes	<input checked="" 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.
#		*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: Restrooms/showers/utility sinks/truck wash
<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. To be submitted in building construction phase.

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.



Conditional Use Permit (CUP)

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-\$160 Greater than 1,200 square feet-\$315

☐ 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-\$80

☐ 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-\$55

☐ Permit extension beyond 2 years

#3 Subdivisions/Parcel Reviews Additional Worksheets Required

☐ Plat-Minor Subdivision-\$630
☐ Conventional Plat-Less than or equal to 3 lots-\$630
☐ Conventional Plat-Greater than 3 Lots-\$1,260
☐ Conservation Plat-\$1,260
☐ Lot Line Adjustment-\$80
☐ Parcel Review-\$80
☐ Performance Standard Subdivision-\$370

#4 Performance Standard-\$370 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-\$160

#6 Wetland Reviews Additional Worksheets Required

☐ No Loss/Exemption/Replacement Plan-\$150
☐ Wetland Delineation Review-\$370
☐ Wetland Banking Plan Review-\$1,100

#7 Public Hearings Additional Worksheets Required

☐ Administrative Appeal-\$1,100
☐ Environmental Assessment-\$1,100
☐ Conditional Use Permit-\$630
☐ Conditional Use Permit Rehearing-\$200
☐ Interim Use Permit-\$630
☐ Interim Use Permit Rehearing-\$200
☐ General Purpose Borrow Pit-\$630
☐ Variance-\$630
☐ Variance Rehearing-\$200
☐ Multiple Hearing (Variance/conditional use)- \$950

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)
	Shop/garage	Slab	224 Feet	112 Feet	25,088 Sq. ft.	30 Feet
	Salt/sand dome	Pier	100 Feet	50 Feet	5,000 Sq. ft.	30 Feet
	Cold storage	Slab	80 Feet	50 Feet	4,000 Sq. ft.	25 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 _____

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



Conditional Use Permit (CUP)

WORKSHEET St. Louis County, Minnesota

About: 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.

County Land Explorer: <https://gis.stlouiscountymn.gov/landexplorer/> Property Lookup: <http://apps.stlouiscountymn.gov/auditor/parcelInfo2005Iframe/>

WHAT ARE YOU APPLYING FOR? *Check all that apply to the project.*

- ☐ New business
☐ Expansion of existing business
☐ Replace existing business
☐ Extractive Use-General Purpose Borrow (Gravel) Pit*
**Additional worksheet required. It is not necessary to continue filling out the CUP worksheet form. Please see Extractive Use- General Purpose Borrow (Gravel) Pit Worksheet (attached).*

☒ Other
If Other, please explain: **Public Works maintenance facility**

ABOUT THE BUSINESS

TYPE OF BUSINESS

How is the property currently being used? **Rural vacant land**

What type of business/use is being applied for? (List all uses that will take place) **Public Works maintenance facility**

HOURS OF OPERATION

(Proposed)

Monday through Friday

Saturday

Sunday

Comments

Start: **7AM**
End: **4PM**

Start:
End:

Start:
End:

Normal hours of operation 7:00 AM to 3:30 PM; winter road maintenance (snow plowing) will extend daily hours and include Saturday and Sunday

TRAFFIC, PARKING, AND/OR DOCKAGE

☒ Yes ☐ No Will the proposal generate an increase in traffic? (Boat, snowmobile, truck, bus, car, etc.) **Dump trucks, graders, road maintenance equipment**

If Yes, estimated increase: ☐ 10 vehicles or less ☒ 11-25 vehicles ☐ Greater than 25 vehicles

☒ Yes ☐ No Does the proposal require parking? (Please include employees, visitors, and other parking)

If Yes, how many parking spaces are available on the property? **8 employee/visitor spots, 1 handicap accessible spot**

APPROVAL FROM LOCAL ROAD AUTHORITY REQUIRED

☒ Yes (Please attach approval letter)
☐ No

SIGNAGE AND LIGHTING

☒ Yes ☐ No Does your proposal include signage? (Include any off-site signs)

If Yes, please list number of signs, size, location, and illumination of each sign: **1 sign, approximately 2' X 4' to be located adjacent to the driveway; to be installed upon completion of the shop/garage building construction phase.**

☒ Yes ☐ No Will there be lighting (including security lighting) that may be visible from roads, waterways, and adjacent properties?

If Yes, please explain: **Security lighting to be placed in the fueling system phase, additional security and outdoor lighting to be placed during the building construction phases.**

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

☐ No New Structures

<input checked="" type="checkbox"/> New Structure(s)	Structure Type	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)
	Shop/garage	Slab	224 Feet	112 Feet	25,088 Sq. ft.	30 Feet
	Salt/sand dome	Pier	100 Feet	50 Feet	5,000 Sq. ft.	30 Feet
	Cold storage	Slab	80 Feet	50 Feet	4,000 Sq. ft.	25 Feet
			Feet	Feet	Sq. ft.	Feet
			Feet	Feet	Sq. ft.	Feet
	Other					
<input type="checkbox"/> Structure Additions	Structure Type	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
			Feet	Feet		Feet
	Other					

OUTDOOR BUSINESS ACTIVITY *Check all that apply to the project.*

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

☒ Yes ☐ No

If Yes, please explain: **Equipment parking, culvert storage, sand storage**

WASTEWATER TREATMENT

Will wastewater will be generated?

☒ Yes ☐ No

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

☒ Private Septic System

☐ Municipal

☐ Other, please explain:

SOLID WASTE *Check all types of waste generated and describe how you will collect and store waste generated from the business below:*

<input checked="" type="checkbox"/> Household Garbage	<input type="checkbox"/> Animal Waste	<input type="checkbox"/> Hazardous	<input type="checkbox"/> Radioactive
<input checked="" type="checkbox"/> Oil and Grease	<input type="checkbox"/> Chemicals	<input type="checkbox"/> Demolition Waste	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Other Automotive Fluids	<input type="checkbox"/> Medical	<input type="checkbox"/> Wood and Sawdust	

If Other, please explain:

Please describe collection and disposal: **Household type garbage – commercial garbage service; Oil, grease, and automotive fluids – contained on site storage, collected for disposal and/or recycling**

*Additional information may be required based on the scope of the project.

STORMWATER MANAGEMENT

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Will there be more than one (1) acre of altered surface?
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<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, do you have an MPCA NPDES permit? (Please attach permit)
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CONTACT: Planning and Community Development Department**Technical Assistance**

Toll Free: 1-800-450-9777

Land Use Information

www.stlouiscountymn.gov/landuse**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**

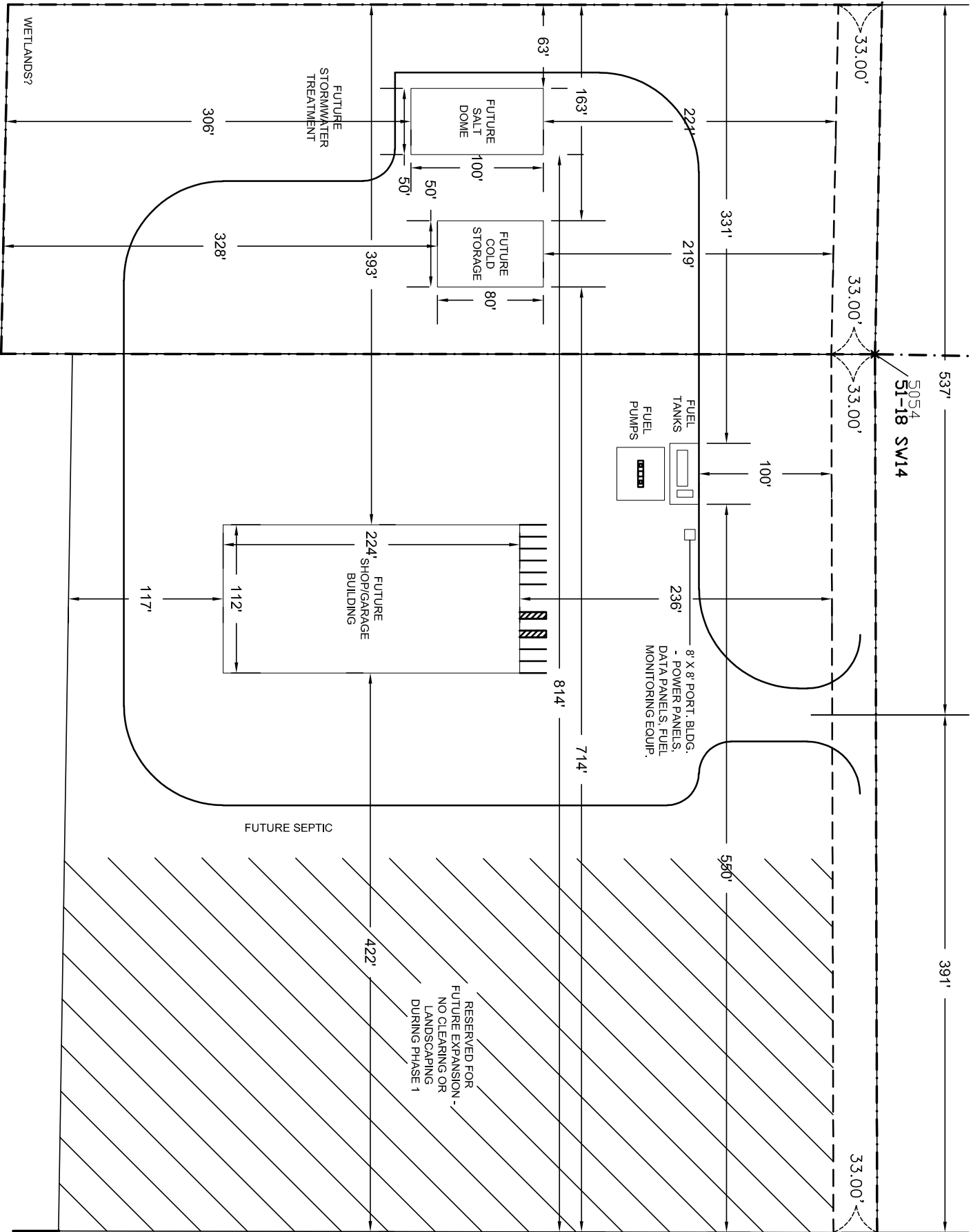
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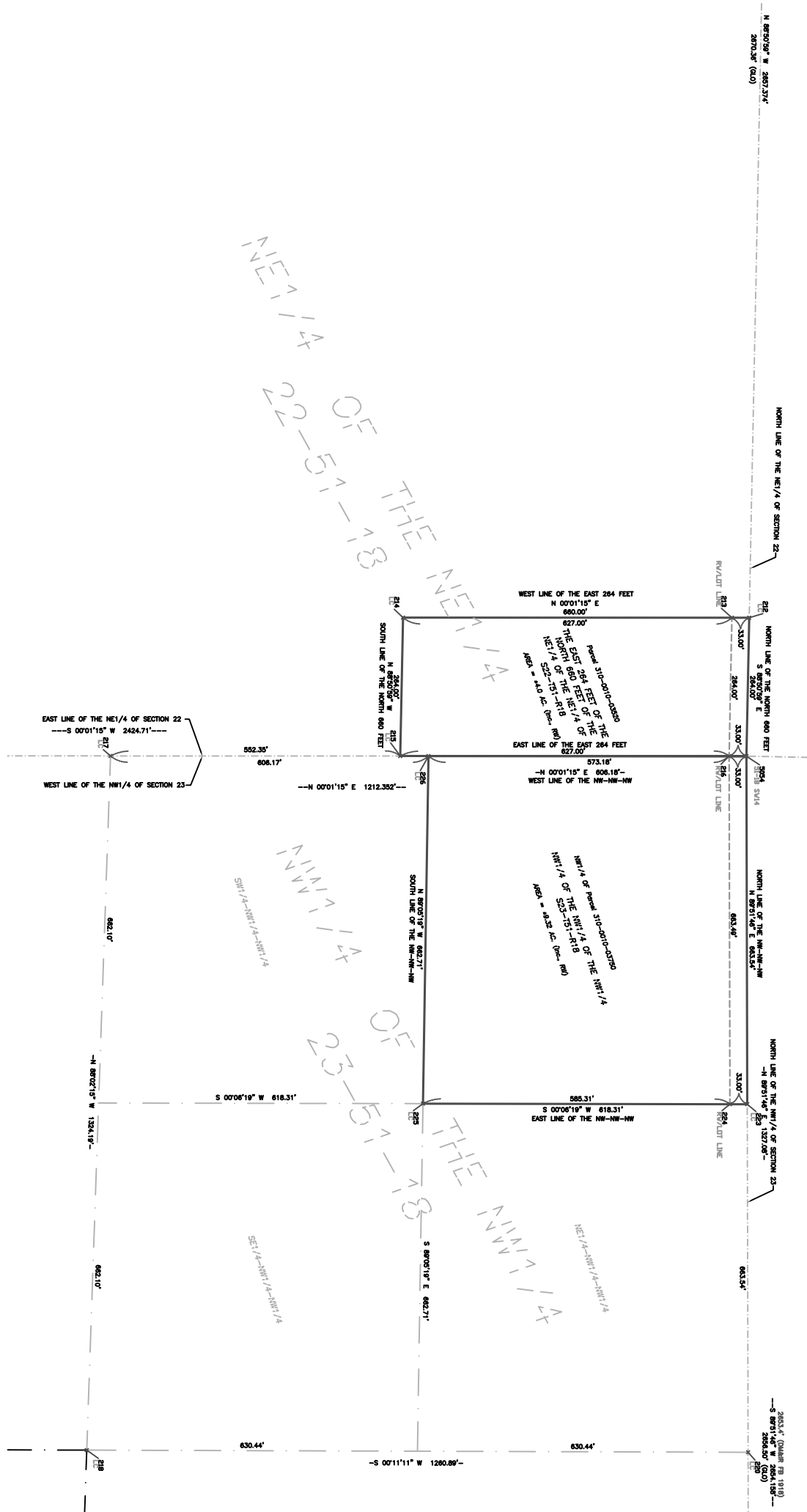
Receipt Date _____

Payment Amount _____

Paid By _____

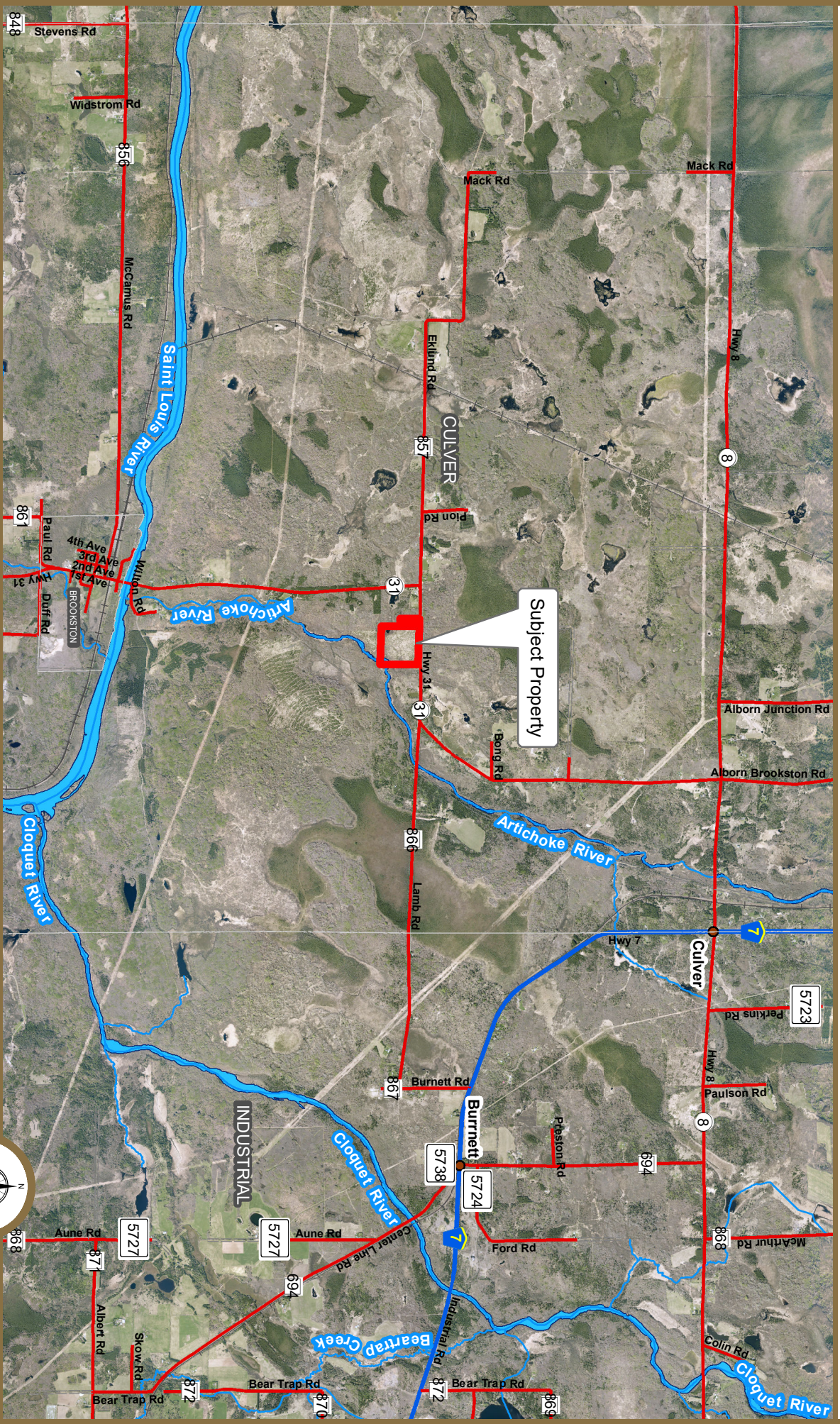
BROOKSTON AREA MAINTENANCE FACILITY
TENTATIVE SITE LAYOUT





St. Louis County

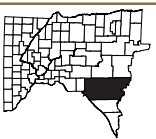
August PC Meeting



St. Louis County Public Works Dept.

Location Map

PIN:310-0010-03750,310-0010-03520



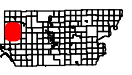
Prepared By: **Planning & Community Development**
(216) 725-5000
www.stlouiscounty.mn.gov

Source: **St. Louis County**

Map Created: 7/22/2020

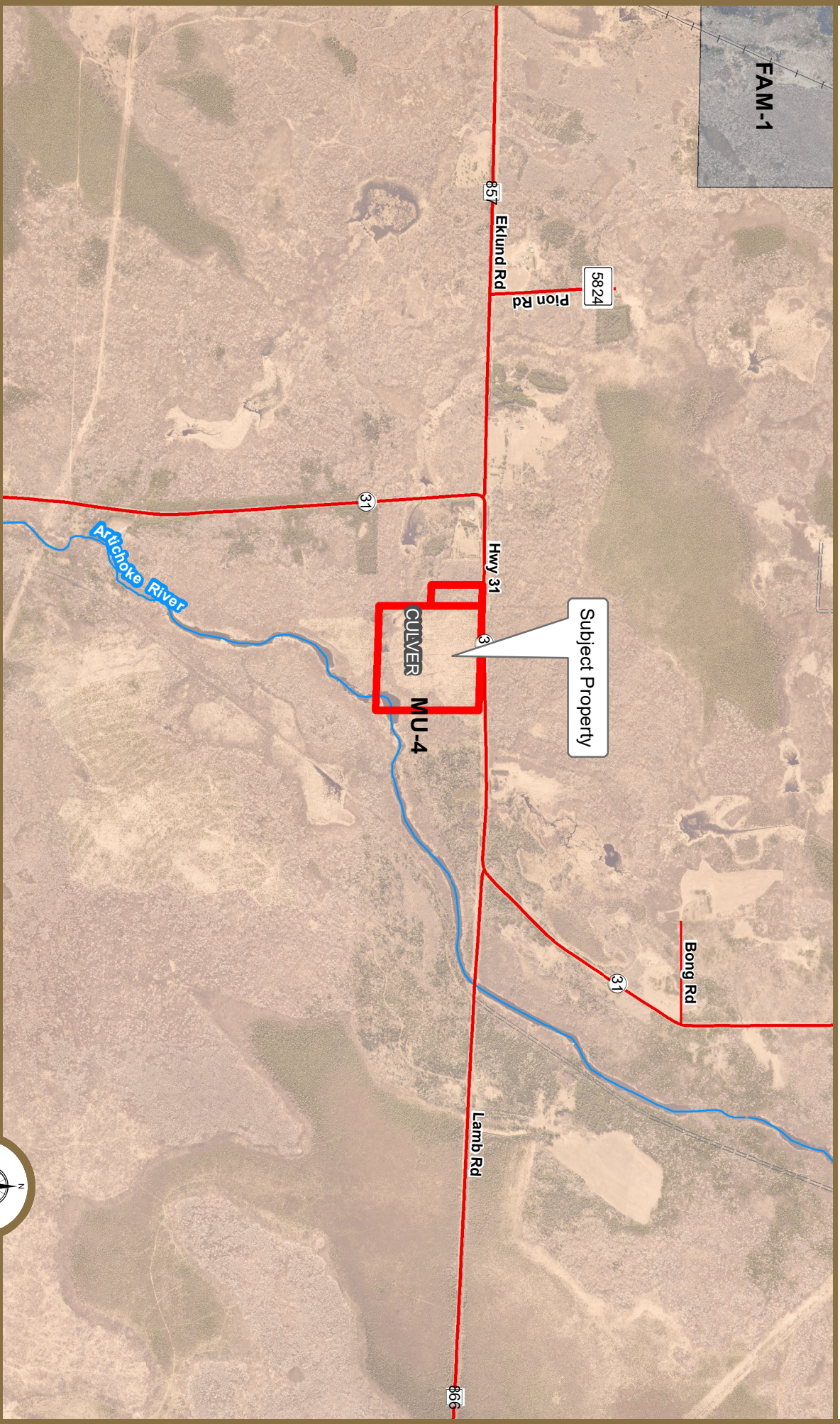
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St. Louis County

August PC Meeting



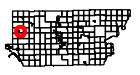
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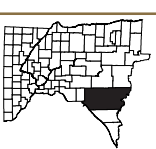
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St. Louis County Public Works Dept.

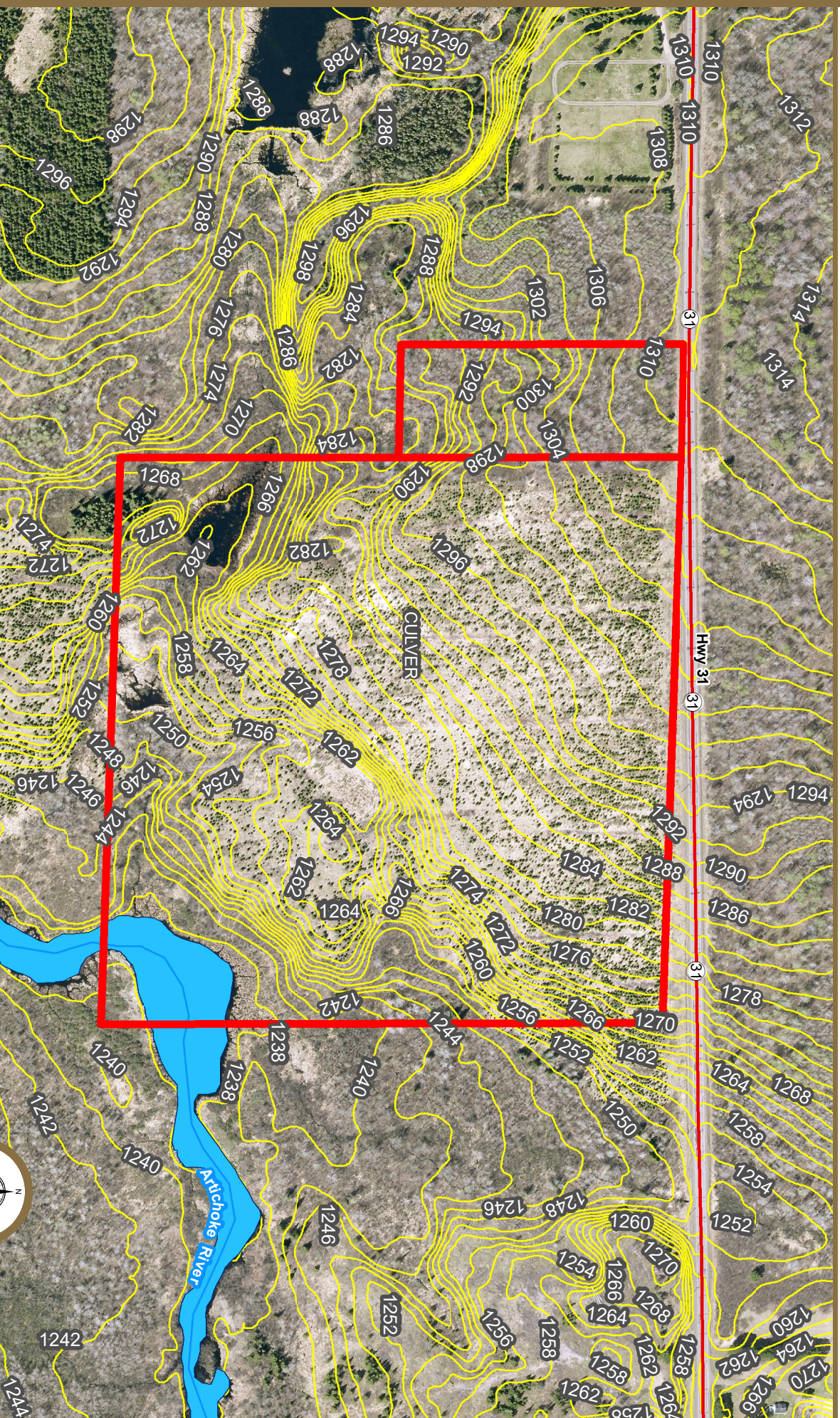
Zoning Map

PIN:310-0010-03750,310-0010-03520



St. Louis County MN

August PC Meeting



Development
(218) 725-5000
www.stlouiscountymn.gov

Source: St. Louis County

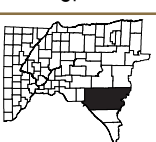
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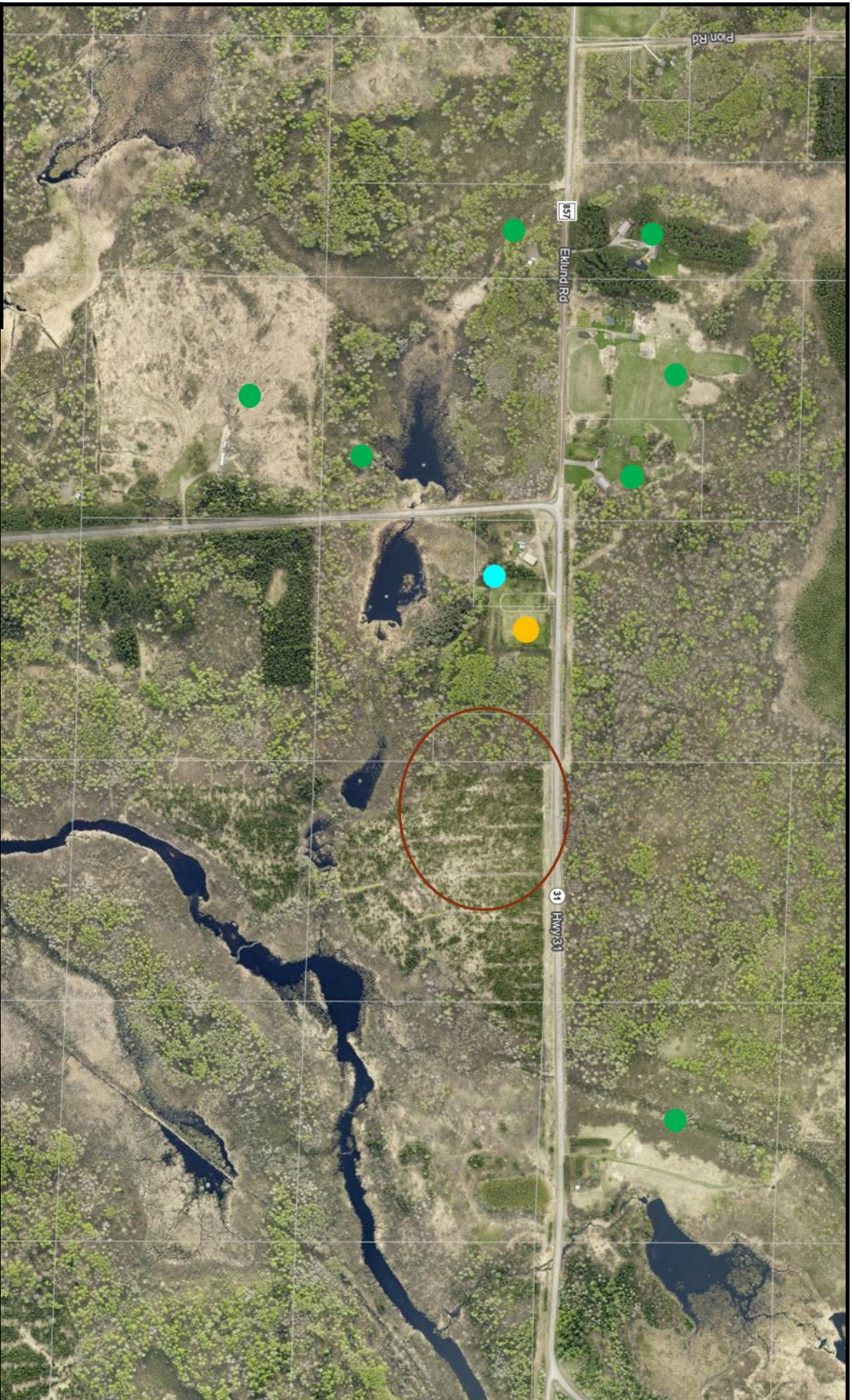


Elevation Map

PIN:310-0010-03750,310-0010-03520



St. Louis County MN



Legend

- Residential Use
- Culver Cemetery
- Culver Town & Fire Hall

Neighborhood Use Map
(0.5 mile radius)

Public Works Maintenance Facility – Brookston Area

The St. Louis County Public Works Dept. intends to replace the existing maintenance facility located at 4831 Hwy 31, Brookston with a new facility at 53XX Hwy 31, Culver. The existing facility is on an undersized parcel in close proximity to environmentally sensitive areas. In addition, the Public Works Dept. is currently replacing all of its underground fuel tanks with double-wall aboveground storage tanks, which includes the Brookston location.

The St. Louis County Land & Minerals Dept. is in the process of conveying 2 tax forfeit parcels (the NW 1/4 of Parcel 310-0010-03750 and Parcel 310-0010-03520) to the Public Works Dept. for development as the new Brookston area maintenance facility. The site will be developed in phases as determined by immediate needs and budget constraints.

Phase 1 will include clearing of a portion of the property and installation of a fueling station. The fueling station will consist of a 10,000 gallon diesel tank and a 2,000 gallon unleaded tank on a 22' X 47'4" concrete slab, and fuel dispensers on a 36' X 40' concrete slab. An 8' X 8' portable building will house the electrical and data panels, and fuel monitoring equipment. A gate will be installed to limit access. Clearing of the property will allow the Dept. to accurately survey the property for future development. This work will be completed in the fall of 2020.

Phase 2 will include a salt/sand dome and a cold storage building. The salt/sand dome at the existing facility is undersized, nearing the end of its life, and is in close proximity to Stony Brook. The cold storage building will allow the Dept. to store equipment for loading salt and sand on site, and provide seasonal storage for various equipment. For planning purposes, we are estimating that the salt/sand dome will be approximately 50' X 100', and the cold storage building will be approximately 50' X 80'. Actual sizes will be determined during planning for this phase. Storm water treatment will also be incorporated into this phase. It is anticipated that Phase 2 development will occur in 2-3 years.

Phase 3 will culminate the development with the construction of the shop/garage building. The shop/garage building will include office space, rest and locker rooms, a small shop area, heated storage for road maintenance equipment, and a truck wash. At this time, parking and driving areas will be paved. We currently estimate the building to be approximately 112' X 224'; however, this will probably be revised to reflect changing needs and budget limitations. It is anticipated that Phase 3 development will occur in 5-7 years.



Saint Louis County

Land and Minerals Dept. • www.stlouiscountymn.gov • landdept@stlouiscountymn.gov

Mark Weber
Land Commissioner

June 10, 2020

Brian Boder, Deputy Public Works Director
Richard H. Hanson Public Works and Transportation Complex
4787 Midway Road
Pike Lake, MN 55811

RE: Parcels for Public Works Garage in Brookston

Brian,

This letter is to acknowledge the agreement between the St. Louis County Public Works and Land and Minerals Departments to convey parcel 310-0010-03520 (4 acres) and the NW ¼ of 310-0010-03750 (10 acres) from state tax forfeited land to St. Louis County owned fee land for the purpose of constructing a new Brookston Public Works garage.

The parcels mentioned are currently included in a land exchange involving St. Louis County owned fee land and state tax forfeited lands pursuant to MN State Statute 94.3495. The land exchange is anticipated to be completed by late 2020/early 2021.

If, in the case the land exchange is not approved, the Land and Minerals Department will proceed with conveying the parcels mentioned to St. Louis County thru other available means.

If there are any questions regarding the conveyance of these parcels to St. Louis County, please let me know.

Sincerely,

Jason Meyer
Deputy Land and Minerals Director

cc: Pike Lake Land

☐ Land Commissioner's Office
320 West 2nd Street, GSC 302
Duluth, MN 55802
(218) 726-2606
Fax: (218) 726-2600

☐ Pike Lake Area Office
5713 Old Miller Trunk Hwy
Duluth, MN 55811
(218) 625-3700
Fax: (218) 625-3733

☐ Virginia Area Office
7820 Highway 135
Virginia, MN 55792
(218) 742-9898
Fax: (218) 742-9870

Looking west



Looking east



Site



Site



Entrance



Looking east

