

**Board of Adjustment Public Hearing  
Agenda for Monday, October 20<sup>th</sup>, 2025  
5:00 PM**

1. **Board of Adjustment Call to Order**
2. Roll call: **White, Hernesmaa, Councilor Roose, Palcher, Heil, Anderson.** *Staff Kochendorfer.*  
  
*Excused: Burke*
3. **Additions or Deletions from Agenda**
4. **Public Hearing Rezoning Application for 15 N 3<sup>rd</sup> Ave E-** The Ely Board of Adjustment will be holding a public hearing for considering the rezoning request on Monday October 20<sup>th</sup>, 2025 at 5:00 pm in the City Hall council chambers. At this public hearing the Board of Adjustment will be considering the approval of a Rezoning application submitted by the City of Ely, representing the property located at 15 N 3<sup>rd</sup> Ave W Parcel# 030-0020-00065.
5. **The applicant or PZ admin will explain the request**
6. **Letters and or phone call comments read into the record**
7. **Those in support may comment**
8. **Those opposed may comment**
9. **Comments from those who wish to provide any additional information**
10. **Applicant will have the opportunity to answer additional questions**
11. **Closure of the hearing**
12. **Staff Analysis/ Finding of Facts read**
13. **Decision rendered by the Board of Adjustment**
14. **Adjournment**



209 E. Chapman St. Ely, MN 55731

**DATE:** October 1<sup>st</sup>, 2025

**SUBJECT:** Public Hearing Notice

The Ely Board of Adjustment will be holding a public hearing for considering a Rezoning Request on Monday October 20<sup>th</sup>, 2025 at 5:00 pm in the City Hall council chambers. At this public hearing the Board of Adjustment will be considering the approval of a Rezoning application submitted by the City of Ely, representing the property located at 15 N 3<sup>rd</sup> Ave W Parcel# **030-0020-00065**. The City of Ely is seeking to have the property rezoned from Public (P-2) Zoning to Residential (R2) Zoning. The city sold the property in 2004 to provide Habitat for Humanity housing, and the property was never rezoned at that time. Currently, a residential dwelling exists on the property, and the rezoning will continue to allow the residential use of the property. Current P2 zoning does not allow for residential dwellings.

Public comment will be heard on the date of the hearing and/or may be submitted to any of the following addresses below before October 17<sup>th</sup> to be included in the public hearing. Names and addresses must be submitted in order for comments to be recorded into the hearing minutes.

Any questions should be directed to the Planning and Zoning Administrator, 218-365-3224, Ext 3 or email [pzadmin@ely.mn.us](mailto:pzadmin@ely.mn.us)

Scott Kochendorfer  
Zoning Administrator  
209 E Chapman St  
Ely MN 55731  
[pzadmin@ely.mn.us](mailto:pzadmin@ely.mn.us)  
218-365-3224, Ext 3

## Finding of Facts

Finding of Facts for rezoning application submitted by the **City of Ely, for 15 N 3<sup>rd</sup> Ave E, on behalf of the current owner Kaylen Anderson.**

### **FACTS**

1. Kaylen Anderson is the current owner of a parcel of land located at 15 N 3<sup>rd</sup> Ave W, Ely, Minnesota; and,
2. The subject property is legally described as:

**PID# 030-0020-00065**

PART OF OUTLOT 3 LYING S OF THE N 62.50 FT AND THE E 50 FT OF THAT PART OF OUTLOT 4 LYING S OF THE N 62.50 FT OF THE S 125 FT OF OUTLOT 4, AUDITORS PLAT NO.7, City of Ely

3. This Property is currently located in Public (P-2) zoning district.
4. The City of Ely (on behalf of the current owner) has applied for a Rezoning request from the (P-2) Zoning Code to Residential (R-2) Zoning Code.
5. On July 14<sup>th</sup>, 2004, the property was sold by the city of Ely, to Habitat for Humanity of St. Louis County, with the intention of building single family residential dwellings. In 2015/2016, a residential dwelling was constructed by Habitat for Humanity. Currently, the property is now owned by Kaylen Anderson, and is being used as a residential dwelling. The property zoning was never changed from P-2 zoning, to R-2 zoning. P-2 zoning does not allow for single family dwellings.
6. Comments from Neighbors (neighbors located within 350 feet were notified by mail)
  - None

## **APPLICABLE LAW**

7. City Code Section 11.45 provides:

Subd. 2. Before any amendment is adopted, the Planning Commission shall hold at least one public hearing thereon after a notice of the hearing has been published in the official newspaper at least ten (10) days before the hearing.

Subd. 3. Following the hearing, the Planning Commission shall make a report of its findings and recommendations on the proposed amendment and shall file a copy with the City Clerk within ten (10) days of the date of the public hearing. Failure of the Planning Commission to so report shall be deemed to be approval by the Commission of the proposed amendment.

Subd. 4. Upon the filing of such report or upon the expiration of such ten days as aforesaid, the Council shall hold such public hearings upon the amendment as it deems advisable. After the conclusions of the hearings, if any, the Council may adopt the amendment or any part thereof, in such form as it deems advisable. After the conclusion of the hearings, if any, the Council may adopt the amendment or any part thereof, in such form as it deems advisable. The amendment shall be effective with a majority vote of all members of the Council. The adoption or amendment of any portion of a zoning ordinance which changes all part of the existing classification of a zoning district from residential to either commercial or industrial requires a two-thirds majority vote of all members of the Council.

## **STAFF ANALYSIS**

- **Section 11.40 Permissible Uses.**
  - Single and Two- Family Dwellings are allowed uses in (R-2) Zoning, but are not allowed uses in (P-2) Zoning.

- **Vision from the Compressive Plan:** Ely provides a safe and friendly atmosphere, in affordable neighborhoods that complement their natural surroundings.
  - This proposal would align the neighborhood by properly zoning single family housing to a residential zoning district, and not public zoning which does not allow residential dwellings. The proposal is intended to fix a clerical error that was made when the property was originally sold in 2004.
  
- **Comprehensive Plan:** Safeguard and enhance diversity, affordability, and livability of residential area. Diversity of residential land uses allows for lifecycle housing choices and options within a variety of housing markets.
  - Habitat for Humanity purchased the land to promote affordable living, and to provide housing options for a variety of markets.
  
- **Comprehensive Plan:** Integrate different types of residential housing.
  - This has already occurred, and continues to occur.
  
- **Comprehensive Plan:** Promote neighborhood identity, pride, and sense of place. Regulation and land use decision-making should explicitly attend to character and sense of place, and thoughtfully integrate the City's urban forest, trails and lakes.
  - This has already occurred.
  
- **Comprehensive Plan:** Allow uses and activities appropriate to the character of the residential district. In creating and managing land use regulation, recognize and allow secondary land uses that enhance livability or character, while retaining the primary use as residential.

- R2 zoning will allow these uses, and the continued uses as they align to the neighborhood. The neighboring zoning to the east is currently R2 zoning as well, which borders the C1 zoning district.
- **Comprehensive Plan:** Protect and support affordable housing for local workers including multi-unit rentals and options to seasonal, transient workers in local service industry employment.
  - The R2 zoning designation will allow multi-family units if necessary. This gives further housing options.

**Applicant Reasoning:**

1. The adjacent properties to the east are zoned R2. The properties to the south are zoned R1. R2 zoning makes sense, as this also borders C1 zoning.
2. The property was sold by the city in 2004 to provide public housing through the Habitat for Humanity program of St. Louis County. At the time, the property was zoned Public (P2). The zoning designation was never changed, and should have been changed at the time of sale. Due to clerical errors in not zoning the land, the city is requesting to properly zone this, and a neighboring parcel to R2.
3. When the property was sold in 2004, it was the intention to build affordable housing on the parcel. The P2 designation was never changed. Currently a residential dwelling is built on the property, which is the intended continued use.

**Describe how the proposed rezoning will be compatible with the Comprehensive Plan:**

1. Promote neighborhood identity, pride, and sense of place.
2. Allow uses and activities appropriate to the character of the residential district.
3. Ely provides a safe and friendly atmosphere, in affordable neighborhoods that complement their natural surroundings.

**City of Ely Requirements:**

1. None

**STAFF ANALYSIS RECOMMENDATION**

Staff finds that the proposal meets the scope of the City Comprehensive Plan, and the overall Visions of the City of Ely. Staff recommends approval of this rezoning request.

0956665

Form No. 31-M—QUIT CLAIM DEED  
Corporation or Partnership to Corporation or Partnership

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (X) not required Certificate of Real Estate Value No. \_\_\_\_\_

SEP 07 2004  
Donald Dicklich, County Auditor

County Auditor

by K. Shelton Deputy

Office of the County Recorder  
St. Louis County, Minnesota

Recorded on 09/10/2004  
at 8:41 AM

Document No. 00956665

Mark A. Monacelli  
County Recorder  
By Beth Talbot, Deputy  
AFR 154009



DO NOT REMOVE

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$1.65

Date: July 14, 2004

FOR VALUABLE CONSIDERATION, City of Ely, a municipal corporation, under the laws of Minnesota, Grantor, hereby conveys and quitclaims to North St. Louis County Habitat for Humanity, Grantee, a nonprofit corporation under the laws of Minnesota, real property in St. Louis County, Minnesota, described as follows:

**Parcel A:**

The North 62.50 feet of OUTLOT 3, together with the East 50.00 feet of the North 62.50 feet of the South 125.00 feet of OUTLOT 4, all in AUDITOR'S PLAT NO. 7, City of Ely

-AND-

**Parcel B:**

That part of OUTLOT 3 lying South of the North 62.50 feet thereof together with the East 50.00 feet of that part of OUTLOT 4 lying South of the North 62.50 feet of the South 125.00 feet of said OUTLOT 4, all in AUDITOR'S PLAT NO. 7, City of Ely

Subject to any easements of record.

30-20-60x  
-70% div

The City of Ely has authorized this transaction pursuant to Ordinance No. 158, Adopted April 3, 2004. A copy of which is attached hereto and made a part hereof by this reference. together with all hereditaments and appurtenances belonging thereto.

Check box if applicable:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Seller certifies seller knows of no individual sewage treatment systems on the subject property.

Affix Deed Tax Stamp Here

CITY OF ELY

*Frank Salerno*

By Frank Salerno

Its Mayor

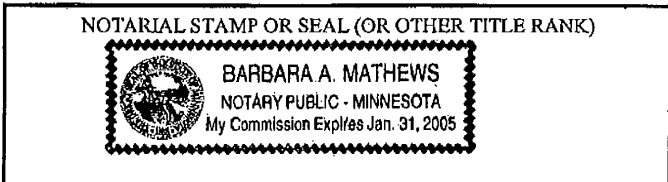
*Patricia M. Wellman*  
Patricia WELLMAN

By John W. Tourville

Its Clerk-Treasurer (Deputy)

STATE OF MINNESOTA )  
 )ss.  
COUNTY OF ST. LOUIS )

The foregoing instrument was acknowledged before me this 14th day of July, 2004, by Frank Salerno and John W. Tourville, the Mayor and Clerk-Treasurer of City of Ely, a municipal corporation under the laws of Minnesota on behalf of the municipal corporation.



*Barbara Mathews*

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee):

*This Instrument Was Drafted By:*  
Laurence J. Klun  
Klun Law Firm  
P.O. Box 240  
1 East Chapman Street  
Ely MN 55731  
218-365-3221

NORTH ST LOUIS COUNTY  
HABITAT FOR HUMANITY  
PO BOX 24  
VIRGINIA MN 55792

AFR # 154009

Cash 25 chg

ORDINANCE NO. 158, 2nd Series

AN ORDINANCE OF THE CITY OF ELY, MINNESOTA, ADDING TO THE ELY CITY CODE CHAPTER 20, SECTION 20.2.7, ENTITLED TRANSFER OF LAND TO HABITAT FOR HUMANITY.

THE COUNCIL OF THE CITY OF ELY DOES HEREBY ORDAIN:

SECTION 1. (1) A new Section shall be added to Chapter 20 as Section 20.2.7, of the Ely City Code to read as follows:

Section 20.2.7. Transfer of Land to Habitat for Humanity. The Council of the City of Ely is hereby authorized to convey for the amount of One Dollar (\$1.00), for the purpose of building the tax base and providing affordable house in Ely, and the Mayor and Clerk are hereby authorized to execute, all necessary documents for the sale of that certain real estate described as follows, to wit:

Parcel A: The North 62.50 feet of OUTLOT 3, together with the East 50.00 feet of the North 62.50 feet of the South 125.00 feet of OUTLOT 4, all in the AUDITOR'S PLAT NO. 7, City of Ely.

Parcel B: That part of OUTLOT 3 lying South of the North 62.50 feet thereof together with the East 50.00 feet of that part of OUTLOT 4 lying South of the North 62.50 feet of the South 125.00 feet of said OUTLOT 4, all in AUDITOR'S PLAT NO. 7, City of Ely


SUBJECT TO any easements of record.


SECTION 2. Effective Date: Pursuant to Section 3.08 of the Charter of the City of Ely, Minnesota, the adoption of this Ordinance is effective thirty (30) days after final adoption and publication.


First Reading: Feb 17, 2004

Second Reading: March 4, 2004

Adopted this 4 day of March, 2004.

  
Mayor

  
City Clerk-Treasurer



Publication Date: 3/6 + 3/13, 2004

Newspaper: Ely Timberjay



# ELY, MN

209 E CHAPMAN ST • ELY, MN 55731-1471 • 218-226-5476

Permit Type: Building Permit  
Parcel No.: 030-0020-00065  
Work Valuation: \$68,000.00

Permit No.: **B-15045**  
Approved Date: 05/19/15  
Expiration Date: 11/19/15

Schedule all inspections 24 hours in advance.



**Owner Information:**

HABITAT FOR HUMANITY  
PO BOX 24  
VIRGINIA MN 55792  
(218) 749-8910

**Contractor Information:**

HABITAT FOR HUMANITY

**Work Description/Requirement:**

NEW SINGLE FAMILY DWELLING

**Type of Inspection**

- TYVEK/FLASHING
- ENERGY/INSULATION
- FINAL
- SMOKE & CO ALARMS
- FRAMING
- FRAMING
- FOOTING
- FOUNDATION
- GRADING
- ICE AND WATER
- SITE VISIT
- SITE VISIT
- CONSULTATION
- LETTER SENT
- SHEATHING
- LATH/DRYWALL

<u>Inspection</u>	<u>Completion</u>	<u>Comment</u>
08/11/15	08/11/15	___ TYVEK/FLASHING - PASS
	11/20/15	
08/11/15	07/02/15	___ FRAMING - NOT READY. NO MECH YET
07/02/15	07/02/15	___ FRAMING - UP
05/20/15	05/20/15	___ FOOTING - PASS
	07/01/15	
07/11/15	07/11/15	___ ICE AND WATER - DONE
12/09/15	05/19/15	___ SITE VISIT - Steve Burgess 218-410-2256 CITY HALL
05/19/15	05/19/15	___ SITE VISIT - OKAY RADON OKAY
07/22/15	07/22/15	___ SHEATHING - PASS
	12/01/15	

For inspections, call Doug Whitney at 218-226-5476 or 612-598-4993

**15 N 3rd Ave W**

**THIS PERMIT MUST BE POSTED AT THE ABOVE WORK ADDRESS AT ALL TIMES**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Approval: \_\_\_\_\_

Permit Type: Building Permit  
Parcel No.: 030-0020-00065



**Fee Description:**

Plan Review	\$192.44		
State Surcharge	\$34.00		
Building	\$769.75		
TOTAL FEE:	\$996.19	PAID:	\$996.19

**Zoning Administration Approval:**

**Building Official Approval:**

**Required Setbacks**

Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Left: \_\_\_\_\_ Right: \_\_\_\_\_

Maximum % Impervious Surface: \_\_\_\_\_

- IBC Occupancy \_\_\_\_\_ Zoning Classification
- IRC Occupancy \_\_\_\_\_ Construction Type

CITY OF ELY  
209 E. Chapman St.  
Ely, MN 55731

For inspections, call Doug Whitney at 218-226-5476 or 612-598-4993

**15 N 3rd Ave W**

**THIS PERMIT MUST BE POSTED AT THE ABOVE WORK ADDRESS AT ALL TIMES**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Approval: \_\_\_\_\_



209 E. Chapman St. Ely, MN 55731

**DATE:** October 1<sup>st</sup>, 2025

**SUBJECT:** Public Hearing Notice

To whom it may concern,

The Ely Board of Adjustment will be holding a public hearing for considering a Rezoning Request on Monday October 20<sup>th</sup>, 2025 at 5:00 pm in the City Hall council chambers. At this public hearing the Board of Adjustment will be considering the approval of a Rezoning application submitted by the City of Ely, representing the property located at 15 N 3<sup>rd</sup> Ave W Parcel# **030-0020-00065**. The City of Ely is seeking to have the property rezoned from Public (P-2) Zoning to Residential (R2) Zoning. The city sold the property in 2004 to provide Habitat for Humanity housing, and the property was never rezoned at that time. Currently, a residential dwelling exists on the property, and the rezoning will continue to allow the residential use of the property. Current P2 zoning does not allow for residential dwellings.

As a property owner within 350 feet of the proposed action, you are receiving this letter and have the right to comment at the public hearing, and/or submit correspondence relating to this application. The public hearing will take place on October 20<sup>th</sup>, at 5:00 pm in the City Hall council chambers. Names and addresses must be submitted in order for comments to be recorded into the hearing minutes. Correspondence can be submitted to any of the following addresses below before October 17<sup>th</sup> to be included in the public hearing.

Any questions should be directed to the Planning and Zoning Administrator, 218-365-3224, Ext 3 or email [pzadmin@ely.mn.us](mailto:pzadmin@ely.mn.us)

Respectfully,

Scott Kochendorfer / Zoning Administrator  
209 E Chapman St / Ely MN 55731  
[pzadmin@ely.mn.us](mailto:pzadmin@ely.mn.us)  
218-365-3224, Ext 3



Planning & Zoning 209 E Chapman St., Ely, MN 55731  
(218)365-3224 Ext 3

### Rezoning Application

**APPLICANT INFORMATION:**

A. Applicant / Owner: City of Ely Phone no. 218-365-3224  
Address: 209 E Chapman St, Ely, MN 55731 Email: pzadmin@ely.mn.us  
Authorized Representative: Scott Kochendorfer Phone no. Same \_\_\_\_\_  
Address: 15 N 3rd Ave W Email: \_\_\_\_\_

B. Parcel Code: 030-0020-00065  
Legal Description: PART OF OUTLOT 3 LYING S OF THE N 62.50 FT AND THE E 50 FT OF THAT PART OF OUTLOT 4 LYING S OF THE N 62.50 FT OF THE S 125 FT OF OUTLOT 4  
Address of affected property (if different from above) \_\_\_\_\_

C. Current Zoning of the Property: P2 - Public  
D. Proposed Zoning of the Property: R2 - Residential

E. Lot Dimensions Dimension(s) of Proposed Building or Addition  
Width: 62.50 ft. \_\_\_\_\_ ft. x \_\_\_\_\_ ft. = \_\_\_\_\_ sq. ft.  
Length: 100 ft. Bldg. height \_\_\_\_\_ ft. = \_\_\_\_\_ Stories  
Area: 6,250 sq. ft. Total Area (including new) \_\_\_\_\_ sq. ft.

F. Lot Information relevant to the Rezoning request:  
The adjacent properties to the East are zoned R2. The properties to the south are zoned R1. R2 Zoning make sense, as this also borders C1 Zoning.

G. Description of Request (what is the intended use of the property):  
The property was sold by the City in 2004 to provide public housing through the Habitat for Humanity program of St. Louis County. At the time, the property was zoned Public (P2). The zoning designation was never changes, and should have been changed at the time of sale. Due to clerical errors in not zoning the land, the city is requesting to properly zone this, and a neighboring parcel to R2 zoning.

H. Reason for Request: As mentioned above, the property was sold to St Louis County Habitat for Humanity in 2004, with the intention to build affordable housing on the parcel. An oversight at the time, the zoning designation of P2 was never changed. Currently, a residential dwelling is built on the property, which is the continued intended use of the property.

- I. A lot layout will be provided by the applicant showing present & proposed structures, square footage of all structures and distance(s) of structure(s) from property lines. (attach supplemental pages if necessary)



- J. Describe how the proposed rezoning will be compatible with the Comprehensive Plan (see City website for a copy of the Comprehensive Plan or contact the Planning and Zoning Administrator.)

1. Promote neighborhood identity, pride, and sense of place

2. Allow uses and activities appropriate to the character of the residential district.

3. Ely provides a safe and friendly atmosphere, in affordable neighborhoods that complement their natural surroundings.

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**WHAT HAPPENS NEXT?** Staff will review your application and determine if the application is complete. If the application is complete, the application will be scheduled for a Public Hearing with the Board of Adjustment (BOA) who will recommend action to the City Council. The City Council issues final approval or denial of the Rezoning request.

\*I hereby certify that I am the owner or authorized agent of the owner of the above property and that all uses will conform with existing state laws and ordinances. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional and unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid.

Name of property owner (print) City of Ely  
Signature of Applicant or Authorized Agent [Signature]  
Date 9-24-25

CITY USE ONLY	
Date received by Planning and Zoning Department: <u>9-24-25</u>	
The Rezoning Application is complete:	<input checked="" type="checkbox"/>
The Rezoning Application requires the modifications listed below:	<input type="checkbox"/>
Further information needed:	<input type="checkbox"/>
The project is not a use permitted in the proposed Rezoning:	<input type="checkbox"/>
Signature of Zoning Administrator <u>[Signature]</u>	Date <u>9-24-25</u>
BOA Hearing Scheduled: <u>Oct. 20<sup>th</sup>, 2025 @ 1700</u>	Date: <u>9-24-25</u>
Rezone (Approved) or (Denied) _____	Date: _____
Recommendation made to City Council on: _____	Date: _____

## Staff Analysis

Staff Analysis for rezoning application submitted by the **City of Ely, for 15 N 3<sup>rd</sup> Ave E, on behalf of the current owner Kaylen Anderson.**

### **FACTS**

1. Kaylen Anderson is the current owner of a parcel of land located at 15 N 3<sup>rd</sup> Ave W, Ely, Minnesota; and,
2. The subject property is legally described as:

**PID# 030-0020-00065**

PART OF OUTLOT 3 LYING S OF THE N 62.50 FT AND THE E 50 FT OF THAT PART OF OUTLOT 4 LYING S OF THE N 62.50 FT OF THE S 125 FT OF OUTLOT 4, AUDITORS PLAT NO.7, City of Ely

3. This Property is currently located in Public (P-2) zoning district.
4. The City of Ely (on behalf of the current owner) has applied for a Rezoning request from the (P-2) Zoning Code to Residential (R-2) Zoning Code.
5. On July 14<sup>th</sup>, 2004, the property was sold by the city of Ely, to Habitat for Humanity of St. Louis County, with the intention of building single family residential dwellings. In 2015/2016, a residential dwelling was constructed by Habitat for Humanity. Currently, the property is now owned by Kaylen Anderson, and is being used as a residential dwelling. The property zoning was never changed from P-2 zoning, to R-2 zoning. P-2 zoning does not allow for single family dwellings.

### **APPLICABLE LAW**

6. City Code Section 11.45 provides:  
Subd. 2. Before any amendment is adopted, the Planning Commission shall hold at least one public hearing thereon after a

notice of the hearing has been published in the official newspaper at least ten (10) days before the hearing.

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### **STAFF ANALYSIS**

- **Section 11.40 Permissible Uses.**
  - Single and Multiple Family Dwellings are allowed uses in (R-2) Zoning, but are not allowed uses in (P-2) Zoning.
- **Vision from the Compressive Plan:** Ely provides a safe and friendly atmosphere, in affordable neighborhoods that complement their natural surroundings.
  - This proposal would align the neighborhood by properly zoning single family housing to a residential zoning district, and not public zoning which does not

allow residential dwellings. The proposal is intended to fix a clerical error that was made when the property was originally sold in 2004.

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  - This has already occurred.
  
- **Comprehensive Plan:** Allow uses and activities appropriate to the character of the residential district. In creating and managing land use regulation, recognize and allow secondary land uses that enhance livability or character, while retaining the primary use as residential.
  - R2 zoning will allow these uses, and the continued uses as they align to the neighborhood. The neighboring zoning to the east is currently R2 zoning as well, which borders the C1 zoning district.

- **Comprehensive Plan:** Protect and support affordable housing for local workers including multi-unit rentals and options to seasonal, transient workers in local service industry employment.
  - The R2 zoning designation will allow multi-family units if necessary. This gives further housing options.

**Applicant Reasoning:**

1. The adjacent properties to the east are zoned R2. The properties to the south are zoned R1. R2 zoning makes sense, as this also borders C1 zoning.
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**Describe how the proposed rezoning will be compatible with the Comprehensive Plan:**

1. Promote neighborhood identity, pride, and sense of place.
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3. Ely provides a safe and friendly atmosphere, in affordable neighborhoods that complement their natural surroundings.

**City of Ely Requirements:**

1. None

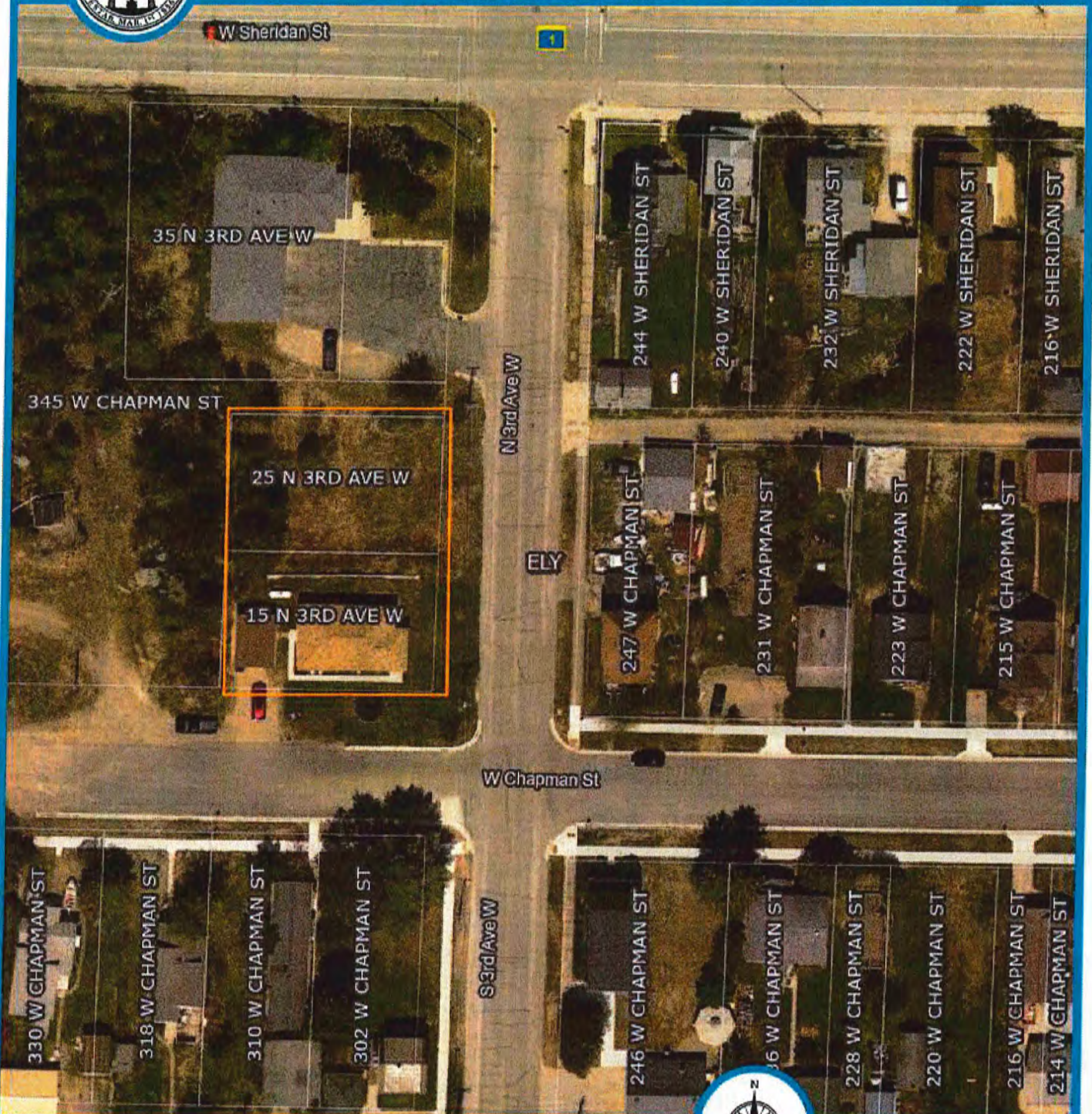
**STAFF ANALYSIS RECOMMENDATION**

Staff finds that the proposal meets the scope of the City Comprehensive Plan, and the overall Visions of the City of Ely. Staff recommends approval of this rezoning request.



# County Land Explorer

St. Louis County, Minnesota



R-2 Rezone

Map created using County Land Explorer  
www.stlouiscountymn.gov/explorer



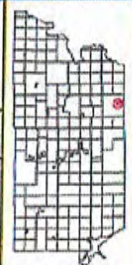
County Land Explorer

St. Louis County [www.stlouiscountymn.gov/explorer](http://www.stlouiscountymn.gov/explorer) Minnesota

**Disclaimer**

This is a compilation of records as they appear in the Saint 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

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# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/30/2025 10:35:03 AM

General Details							
Parcel ID:	030-0020-00065						
Document:	Abstract - 1288520						
Document Date:	06/28/2016						
Legal Description Details							
Plat Name:	AUDITORS PLAT NO 7 ELY						
	Section	Township	Range	Lot	Block		
	-	-	-	-	-		
Description:	PART OF OUTLOT 3 LYING S OF THE N 62.50 FT AND THE E 50 FT OF THAT PART OF OUTLOT 4 LYING S OF THE N 62.50 FT OF THE S 125 FT OF OUTLOT 4						
Taxpayer Details							
Taxpayer Name and Address:	ANDERSON KAYLEN MARY 15 NORTH 3RD AVE W ELY MN 55731						
Owner Details							
Owner Name	ANDERSON KAYLEN MARY						
Payable 2025 Tax Summary							
	2025 - Net Tax			\$1,459.00			
	2025 - Special Assessments			\$85.00			
	<b>2025 - Total Tax &amp; Special Assessments</b>			<b>\$1,544.00</b>			
Current Tax Due (as of 9/29/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$772.00	2025 - 2nd Half Tax	\$772.00	2025 - 1st Half Tax Due	\$0.00		
2025 - 1st Half Tax Paid	\$772.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$772.00		
<b>2025 - 1st Half Due</b>	<b>\$0.00</b>	<b>2025 - 2nd Half Due</b>	<b>\$772.00</b>	<b>2025 - Total Due</b>	<b>\$772.00</b>		
Parcel Details							
Property Address:	15 N 3RD AVE W, ELY MN						
School District:	696						
Tax Increment District:	-						
Property/Homesteader:	ANDERSON, KAYLEN M						
Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
201	1 - Owner Homestead (100.00% total)	\$9,700	\$152,600	\$162,300	\$0	\$0	-
<b>Total:</b>		<b>\$9,700</b>	<b>\$152,600</b>	<b>\$162,300</b>	<b>\$0</b>	<b>\$0</b>	<b>1304</b>



# PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 9/30/2025 10:35:03 AM

Land Details	
Deeded Acres:	0.00
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	-
Gas Code & Desc:	-
Sewer Code & Desc:	-
Lot Width:	62.50
Lot Depth:	100.00

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

Improvement 1 Details (NEW HOUSE)																							
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.																		
HOUSE	2015	1,092	1,092	-	SLB - SLAB																		
<table border="1"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>26</td> <td>42</td> <td>1,092</td> <td>FLOATING SLAB</td> </tr> <tr> <td>OP</td> <td>1</td> <td>6</td> <td>16</td> <td>96</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	26	42	1,092	FLOATING SLAB	OP	1	6	16	96	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation																		
BAS	1	26	42	1,092	FLOATING SLAB																		
OP	1	6	16	96	FLOATING SLAB																		
<b>Bath Count</b>	<b>Bedroom Count</b>	<b>Room Count</b>		<b>Fireplace Count</b>	<b>HVAC</b>																		
1.0 BATH	3 BEDROOMS	-		0	CENTRAL, GAS																		

Improvement 2 Details (2020 DG)																	
Improvement Type	Year Built	Main Floor Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Basement Finish	Style Code & Desc.												
GARAGE	2020	352	352	-	DETACHED												
<table border="1"> <thead> <tr> <th>Segment</th> <th>Story</th> <th>Width</th> <th>Length</th> <th>Area</th> <th>Foundation</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1</td> <td>16</td> <td>22</td> <td>352</td> <td>FLOATING SLAB</td> </tr> </tbody> </table>						Segment	Story	Width	Length	Area	Foundation	BAS	1	16	22	352	FLOATING SLAB
Segment	Story	Width	Length	Area	Foundation												
BAS	1	16	22	352	FLOATING SLAB												

Sales Reported to the St. Louis County Auditor		
Sale Date	Purchase Price	CRV Number
06/2016	\$118,000	216534

Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$9,200	\$141,100	\$150,300	\$0	\$0	-
	<b>Total</b>	<b>\$9,200</b>	<b>\$141,100</b>	<b>\$150,300</b>	<b>\$0</b>	<b>\$0</b>	<b>1,173.00</b>
2023 Payable 2024	201	\$8,900	\$133,300	\$142,200	\$0	\$0	-
	<b>Total</b>	<b>\$8,900</b>	<b>\$133,300</b>	<b>\$142,200</b>	<b>\$0</b>	<b>\$0</b>	<b>1,178.00</b>
2022 Payable 2023	201	\$8,500	\$114,600	\$123,100	\$0	\$0	-
	<b>Total</b>	<b>\$8,500</b>	<b>\$114,600</b>	<b>\$123,100</b>	<b>\$0</b>	<b>\$0</b>	<b>969.00</b>
2021 Payable 2022	201	\$7,700	\$95,500	\$103,200	\$0	\$0	-
	<b>Total</b>	<b>\$7,700</b>	<b>\$95,500</b>	<b>\$103,200</b>	<b>\$0</b>	<b>\$0</b>	<b>752.00</b>

Tax Detail History						
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV
2024	\$1,563.00	\$85.00	\$1,648.00	\$7,370	\$110,388	\$117,758
2023	\$1,433.00	\$85.00	\$1,518.00	\$6,694	\$90,245	\$96,939
2022	\$1,117.00	\$85.00	\$1,202.00	\$5,614	\$69,634	\$75,248



§ 11.41

		MINIMUM REQUIREMENTS									
DISTRICTS	EXAMPLES OF BASIC PROVISIONS (See Classification List)	FOOTPRINT (SQ. FT.)	SIDE WALL DIMEN SION	LOT WIDTH	LOT AREA (SQ. FT.)	FRONT SETBACK	SIDE * YARD SETBACK	CORNER SIDE YARD	REAR * YARD SETBACK	TOTAL BUILDING COVERAGE	HEIGHT **
RESIDENTIAL R-1	Single and Two-family dwellings, churches, schools, accessory use or structure, home occupation	768 for 1 <sup>st</sup> unit 750 for 2 <sup>nd</sup> unit	22'	50'	6000 (1 <sup>st</sup> unit)	20'	10'	20'	20'	35%	2 stories or 35'
R-2	R-1 uses plus multiple-family dwellings, rest homes	768 for 1 <sup>st</sup> unit 200 for ea. additional unit	22'	50'	6000 (1 <sup>st</sup> unit) 2000 (ea. add'l unit)	20'	8'	15'	20'	50%	2 stories or 35'
COMMERCIAL C-1	Central Business District Shops, General Commercial Uses, Services, On-Site Signs (not to exceed 3 units or 25 sq. ft. for ea. 25 ft. of frontage.	N/A	N/A	N/A	N/A	N/A	N/A	N/A ***	N/A	90%	3 stories or 45'
C-2	Tourist Services, Roadside uses for Travelers Convenience, Grocery Store, Limited Shopping Facilities, On-Site Signs, Drive-ins.	N/A	N/A	N/A	N/A	25'	8'	15'	15'	50%	2 stories or 35'
INDUSTRIAL & RELATED M	Limited Industry, Warehouses, Small Repair Shops, General Manufacturing, On-Site Signs	N/A	N/A	75'	10,000	35'	N/A	15'	15'	50%	2 stories or 35'
ADULT BUSINESS AB	See Classification List	N/A	N/A	N/A	45,000	N/A	N/A	N/A	N/A	50%	1 story, not to exceed 25'

\*\*\* There will be a fifteen foot (15') vision triangle created on corners to allow for corner visibility, where no ground structure will be allowed. This triangle will be formed by measuring back from the intersection of the corner, fifteen feet (15') along the property lines that create the corner of the property. This equates to an approximately twenty-one foot (21') hypotenuse. The entire structure, including any overhanging features of the structure, will be contained within the property lines, and any drainage from the property will be taken care of on the property.

# ZONING DISTRICTS

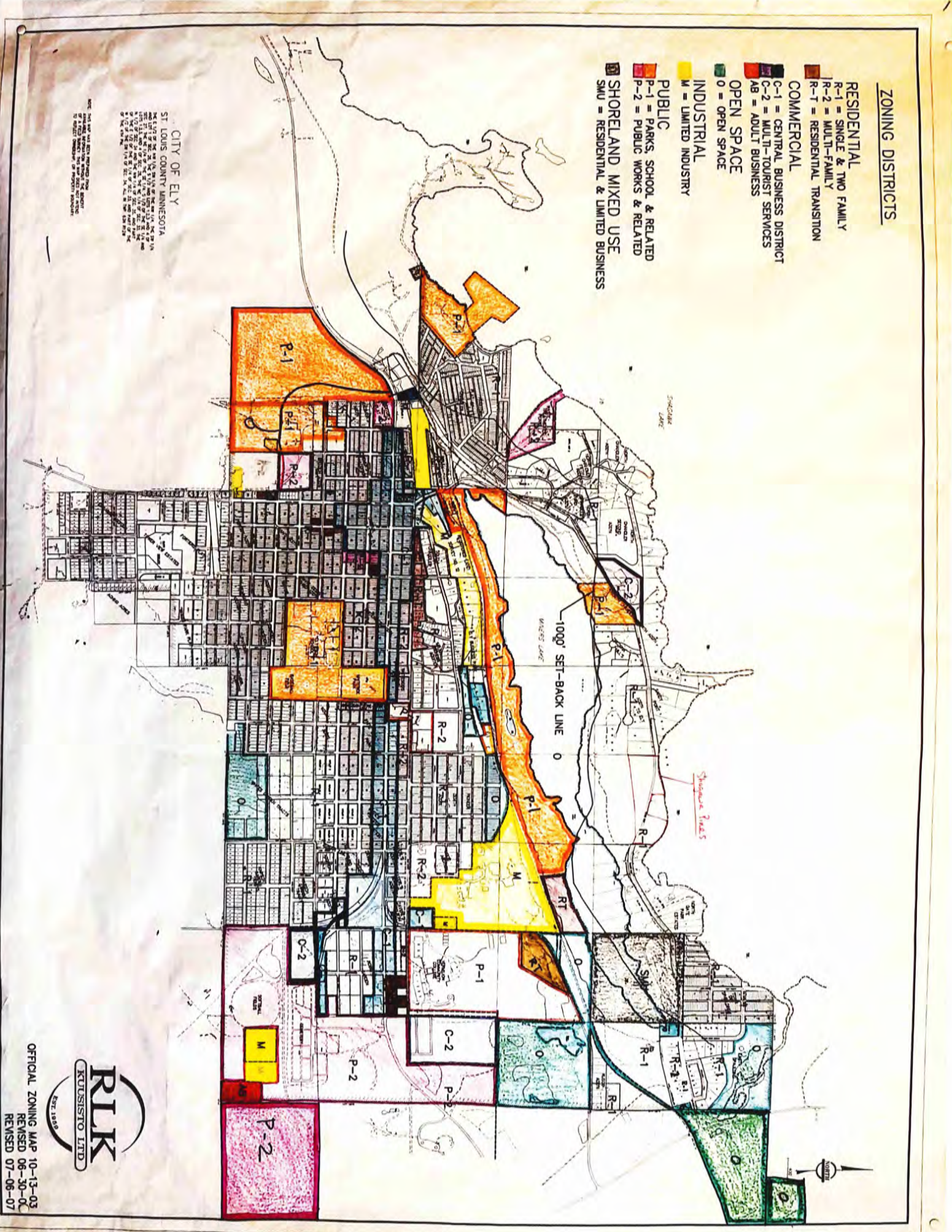
- RESIDENTIAL**
  - R-1 = SINGLE & TWO FAMILY
  - R-2 = MULTI-FAMILY
  - R-T = RESIDENTIAL TRANSITION
- COMMERCIAL**
  - C-1 = CENTRAL BUSINESS DISTRICT
  - C-2 = MULTI-TOURIST SERVICES
  - AB = ADULT BUSINESS
- OPEN SPACE**
  - O = OPEN SPACE
- INDUSTRIAL**
  - M = LIMITED INDUSTRY
- PUBLIC**
  - P-1 = PARKS, SCHOOL & RELATED
  - P-2 = PUBLIC WORKS & RELATED
- SHORELAND MIXED USE**
  - SMU = RESIDENTIAL & LIMITED BUSINESS

CITY OF ELY

ST. LOUIS COUNTY, MINNESOTA

THIS MAP IS A ZONING MAP OF THE CITY OF ELY, MINNESOTA, AS OF THE DATE OF THE LAST REVISION. THE CITY OF ELY, MINNESOTA, IS A CITY OF THE FIRST CLASS UNDER THE CHARTER OF THE CITY OF ELY, MINNESOTA, AS AMENDED. THE CITY OF ELY, MINNESOTA, IS A CITY OF THE FIRST CLASS UNDER THE CHARTER OF THE CITY OF ELY, MINNESOTA, AS AMENDED. THE CITY OF ELY, MINNESOTA, IS A CITY OF THE FIRST CLASS UNDER THE CHARTER OF THE CITY OF ELY, MINNESOTA, AS AMENDED.

NOTE: THIS MAP WAS PREPARED FROM THE OFFICIAL ZONING MAP OF THE CITY OF ELY, MINNESOTA, AS OF THE DATE OF THE LAST REVISION. THE CITY OF ELY, MINNESOTA, IS A CITY OF THE FIRST CLASS UNDER THE CHARTER OF THE CITY OF ELY, MINNESOTA, AS AMENDED.



OFFICIAL ZONING MAP 10-13-03  
 REVISED 08-30-04  
 REVISED 07-06-07