



**CITY OF BAXTER
LAND USE APPLICATION FORM**

For Internal Use Only

Project # _____

Fees Paid: \$ _____

Escrow Paid \$ _____

Receipt # _____

Escrow Code _____

Type of Application (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Architectural Review | <input type="checkbox"/> Vacation (Street ROW/Easements) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Interim Use Permit | <input type="checkbox"/> Zoning/Subdivision Ordinance Amendment |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> PUD, Planned Unit Development General Plan |
| <input type="checkbox"/> Sketch Plan Review | <input checked="" type="checkbox"/> PUD, Planned Unit Development Final Plan |
| <input type="checkbox"/> Administrative Subdivision | <input type="checkbox"/> Mobile/Seasonal Vending Permit |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Shoreland Alteration Permit |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Other _____ |

Project Name: ESSENTIA HEALTH MUSCULOSKELETAL CENTER - BAXTER

Property Information

Address: 14275 EDGEWOOD DRIVE, BAXTER, MN 56425 PID Number: 40060975

Legal Description (attach if necessary): THIRD ADDITION TO BAXTER WAL-MART SUBDIV

Applicant Information

Name: MIKE ANGLAND, AIA, LEED AP

Address: 7804 INDUSTRIAL PARK ROAD BAXTER MN 56425
Street City State Zip

Phone (W): 218-316-3608 Phone (H): _____ Fax: _____

Print or Type Name: _____ Email Address: mike.angland@widseth.com

Contact Person Name (If other than applicant): _____

Phone: _____ Address: _____

Owner Information

Name: DANIEL CEBELINSKI, DIRECTOR OF FACILITIES

Address: 502 E. 2ND ST DULUTH MN
Street City State Zip

Phone (W): 218-786-8376 Phone (H): _____ Fax: _____

Print or Type Name: _____ Email Address: Daniel.Cebelinski@EssentiaHealth.org

Brief Description of Request: (Attach separate sheet, if necessary)

PROJECT INCLUDES REPURPOSING THE VACATED CAMPING WORLD BUILDING INTO A MUSCULOSKELETAL

CLINIC FOR ESSENTIA HEALTH. THE EXISTING BUILDING AND SITE WILL BE MODIFIED TO ACCOMODATE THE

CLINIC AND TO BRING PORTIONS OF THE BUILDING TO CURRENT CODE RELATIVE TO LAND USE ORDINANCE.

APPROXIMATELY 60% OF THE INTERIOR SPACE WILL BE RENNOVATED WITH THE REMAINING 40% SPACE

AVAILABLE FOR FUTURE EXPANSION OF THE CLINIC. THE EXISTING SITE WILL BE MODIFIED TO ACCOMODATE

PARKING FOR THE NEW CLINIC, A DRIVE-THRU PHARMACY AS WELL AS NEW SITE CIRCULATION FOR VEHICLE AND

PEDESTRIAN ACCESS, LANDSCAPE ISLANDS AND NEW LANDSCPING WILL BE INCORPORATED INTO THE NEW DESIGN.

If this permit is granted, I hereby certify that all work will be done as stated herein and in accordance with all applicable laws and ordinances of the State of Minnesota and the City of Baxter.

Applicant's Signature  Date 2024-09-24

Applicant's Printed Name MIKE ANGLAND

Owner's Signature  Date 2024-09-24

Owner's Printed Name Daniel Cebelinski
