CITY OF DULUTH
Planning Division
411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 13-101		**Contact**	John Judd, jjudd@duluthmn.gov	
Application Type	Review of Tax Forfeited Land		**Planning Commission Date**	July 9, 2013	
Deadline for Action	**Application Date**	Not Applicable	**60 Days**	Not Applicable	
	Date Extension Letter Mailed	Not Applicable	**120 Days**	Not Applicable	
Location of Subject	Individual Tax Forfeited property on Minnesota Point (Park Point).				
Applicant	St. Louis County Land and Minerals Dept.		**Contact**	See Below	
Agent	Karen Zeisler, Tax Forfeited Land Coordinator		**Contact**	218-726-2606, zeislerk@stlouiscountymn.gov	
Legal Description	See attached list of parcels,Exhibit A, and attached Maps.				
Site Visit Date	June 13 & 18, 2013		**Sign Notice Date**	Not Applicable	
Neighbor Letter Date	Not Applicable		**Number of Letters Sent**	Not Applicable	

Proposal

St. Louis County Land and Minerals Department has requested that the City authorize the sale of 28 previously Tax Forfeited properties on Minnesota Point (Park Point).

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	Traditional Neighborhood	Vacant	Traditional Neighborhood (R-1)
North	Traditional Neighborhood	Vacant	Traditional Neighborhood (R-1)
South	Traditional Neighborhood	Vacant	Traditional Neighborhood (R-1)
East	Traditional Neighborhood	Vacant	Traditional Neighborhood (R-1)
West	Traditional Neighborhood	Vacant	Traditional Neighborhood (R-1)

Summary of Code Requirements (reference section with a brief description):

Pursuant to Minnesota Statutes Section 462.356;

Subdivision. 2. Compliance with plan. After a comprehensive municipal plan or section thereof has been recommended by the planning agency and a copy filed with the governing body, no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan.

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Future Land Use: The majority of these parcels are designated, in the Comprehensive Plan Future Land Use Map, as Traditional Neighborhood (R-1) and are located on the St. Louis Bay side of Park Point. Traditional Neighborhoods are characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home-businesses. Parks and open space areas are scattered through the neighborhood.

Three of the parcels, located on the Lake Superior side of Park Point are designated Preservation - Lands with substantial restrictions. High natural resource or scenic value, or severe development limitations. Primarily public lands but limited private use is anticipated subject to use and design controls. Examples include: most city parklands and primary viewsheds; shorelands of lake, rivers, streams; wetlands and floodplains; high-value habitat; low-intensity private or public uses.

Governing Principles: Principle #2 - Declare the necessity and secure the future of undeveloped places, Principle #5 - Strengthen neighborhoods, Principle #6 - Reinforce the place-specific, Principle #9 - Support private actions that contribute to the public realm.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

1. Normally state statute prohibits tax forfeited property located within 1500 feet of the harbor from being offered for sale to the general public but there is an exception if the offer is approved by the City Council and the Port Authority.

2. Three of the parcels, #010-3100-03990, #010-3100-04040, #010-3100-0406 located on the Lake Superior side of Park Point are shown on the Comprehensive Plan Future Land Use Map as "Preservation" and have high natural resource or scenic value, or severe development limitations and should be conveyed the the Minnesota Department of Natural Resources.

3. The City administration has deferred the authorization to sell parcel #010-4390-01200, which is located on the St. Louis Bay side of Park Point and is shown on the Comprehensive Plan Future Land Use Map, as "Traditional Neighborhood", pending the conclusion, findings and recommendations of the Park Point Small Area Plan. That planning process is currently under way.

4. All of the parcels requested by the St. Louis County Land and Minerals Department to be authorized for sale have been mapped (see attached) and reviewed by City staff. There were no comments received from other private or public agencies. The Park Point Small Area Plan Committee and the Mayors Public Lands task force have reviewed this request and concurs with the staff recommendations.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Staff recommends Planning Commission approval of the St. Louis County Land and Minerals Department request that the City authorize the sale of 24 previously Tax Forfeited parcels, as described above, on Minnesota Point (Park Point), with the exception of the following 4 parcels: #010-3100-03990, #010-3100-04040, #010-3100-0406 and #010-4390-01200 for the reasons stated above.

Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

PRELIMINARY LIST OF TAX FORFEITED PARCELS TO BE SOLD ON PARK POINT

PARCEL NUMBER	ACRES	LEGAL	PLAT	EST. VALUE	ZONING	RECOMMENDATION
010-3100-03990	0.37	LOTS 374 THRU 380 EVEN NUMBERED LOTS	LOWER DULUTH LAKE AVENUE	$ 237,600	R-1	CONSERVE DNR
010-3100-04040	0.09	LOT: 0384 BLOCK: 000	LOWER DULUTH LAKE AVENUE	$ 47,500	R-1	CONSERVE DNR
010-3100-04060	0.09	LOT: 0388 BLOCK: 000	LOWER DULUTH LAKE AVENUE	$ 47,500	R-1	CONSERVE DNR
010-3110-01800	0.46	LOTS 347 THRU 355 ODD NUMBERED LOTS	LOWER DULUTH MINNESOTA A	$ 201,900	R-1	SELL
010-3110-01940	0.09	LOT: 0375	LOWER DULUTH MINNESOTA A	$ 42,800	R-1	SELL
010-3120-02190	0.46	LOTS 22 THRU 30 EVEN NUMBERED LOTS	LOWER DULUTH ST LOUIS AVE	$ 37,500	R-1	SELL
010-3120-02310	0.55	LOTS 44 THRU 54 EVEN NUMBERED LOTS	LOWER DULUTH ST LOUIS AVE	$ 45,000	R-1	SELL
010-3120-02380	0.55	LOTS 58 THRU 68 EVEN NUMBERED LOTS	LOWER DULUTH ST LOUIS AVE	$ 45,000	R-1	SELL
010-3120-02480	0.37	LOTS 78 THRU 84 EVEN NUMBERED LOTS	LOWER DULUTH ST LOUIS AVE	$ 27,500	R-1	SELL
010-3120-02520	0.09	LOT: 0086 BLOCK: 000	LOWER DULUTH ST LOUIS AVE	$ 7,500	R-1	SELL
010-3120-02530	0.09	LOT: 0088 BLOCK: 000	LOWER DULUTH ST LOUIS AVE	$ 7,500	R-1	SELL
010-3120-02600	0.28	LOTS 102 104 AND 106	LOWER DULUTH ST LOUIS AVE	$ 15,000	R-1	SELL
010-3120-03080	0.09	LOT: 0186 BLOCK: 000	LOWER DULUTH ST LOUIS AVE	$ 7,500	R-1	SELL
010-3120-03120	0.09	LOT: 0194 BLOCK: 000	LOWER DULUTH ST LOUIS AVE	$ 7,500	R-1	SELL
010-3120-03200	0.37	LOTS 206 THRU 212 EVEN NUMBERED LOTS	LOWER DULUTH ST LOUIS AVE	$ 30,000	R-1	SELL
010-3120-03315	0.07	LOT 228 EX S 25 FT OF E 32 FT ABUTTING LOT 227	LOWER DULUTH ST LOUIS AVE	$ 7,500	R-1	SELL
010-3120-03570	0.18	LOTS 274 AND 276	LOWER DULUTH ST LOUIS AVE	$ 15,000	R-1	SELL
010-3120-03590	0.09	LOT: 0278 BLOCK: 000	LOWER DULUTH ST LOUIS AVE	$ 7,500	R-1	SELL
010-3120-03700	0.18	LOTS 298 AND 300	LOWER DULUTH ST LOUIS AVE	$ 25,400	R-1	SELL
010-3120-03740	0.28	LOTS 306 THRU 310 EVEN NUMBERED LOTS	LOWER DULUTH ST LOUIS AVE	$ 38,000	R-1	SELL
010-3120-03830	0.37	LOTS 324 THRU 330 EVEN NUMBERED LOTS	LOWER DULUTH ST LOUIS AVE	$ 50,700	R-1	SELL
010-3120-03930	0.28	LOTS 342 344 AND 346	LOWER DULUTH ST LOUIS AVE	$ 20,000	R-1	SELL
010-3120-04220	0.09	LOT: 0400 BLOCK: 000	LOWER DULUTH ST LOUIS AVE	$ 5,000	R-1	SELL
010-4390-01120	0.09	LOT: 203	UPPER DULUTH MINNESOTA A	$ 28,500	R-1	SELL
010-4390-01200	0.09	LOT: 0219 BLOCK: 000	UPPER DULUTH MINNESOTA A	$ 48,200	R-1	DEFER CITY
010-4400-00070	1.47	LOTS 11 THRU 39 ODD LOTS AND LOT 45	UPPER DULUTH ST LOUIS AVE	$ 355,200	R-1	SELL
010-4400-01210	3.10	LOTS 8 THRU 20 EVEN NUMBERED LOTS INC RIPARIAN RIGHTS	UPPER DULUTH ST LOUIS AVE	$ 863,400	R-1	SELL
010-3120-02790	0.09	LOT: 0132	LOWER DULUTH ST LOUIS AVE	$ 47,700	R-1	SELL
TOTAL 28	10.43			$2,319,400		

3

City Planning

Park Point
Tax Forfeit Lands

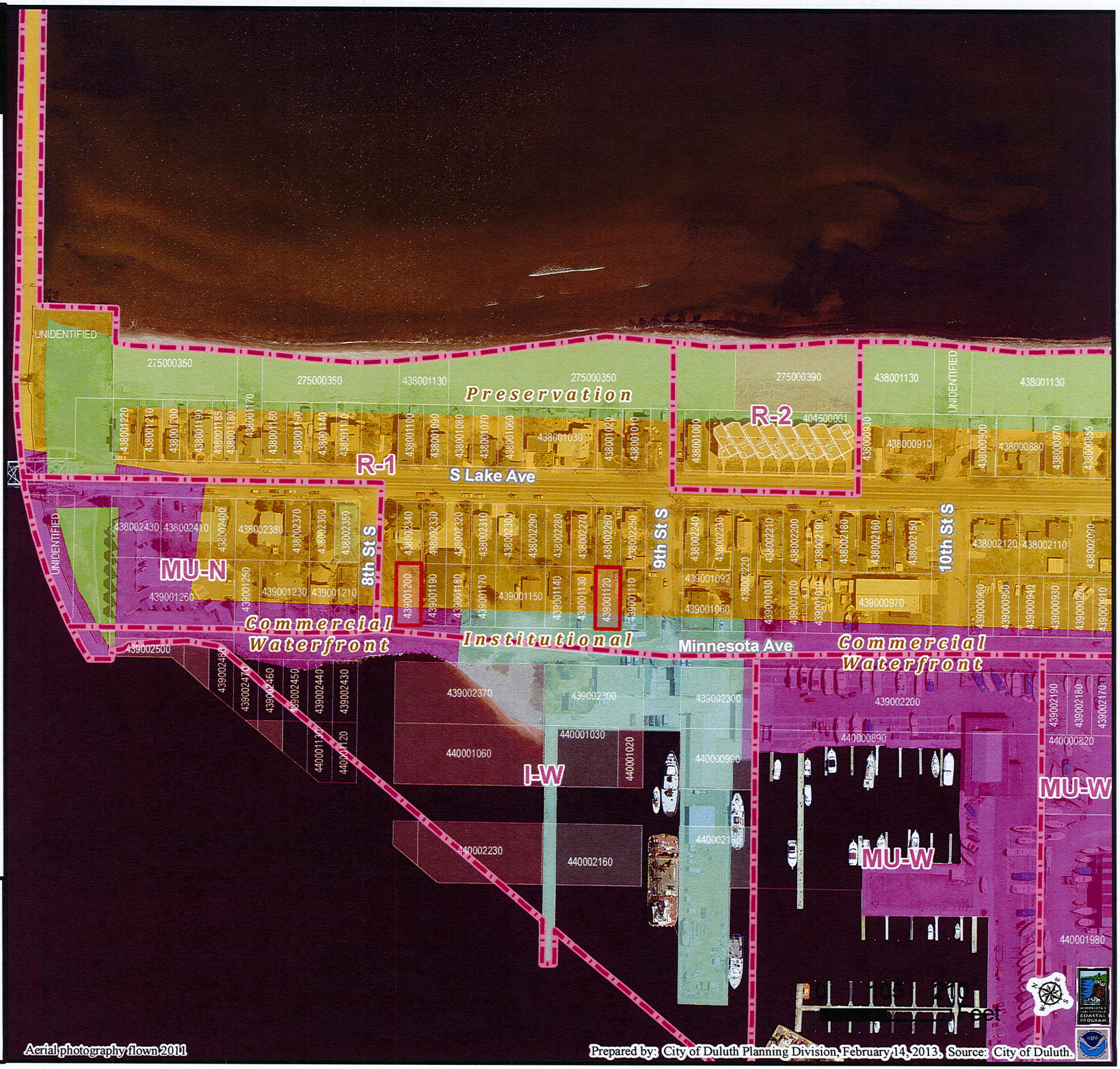
Legend

- Tax Forfeit
- Zoning (Final)

Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Aerial photography flown 2011

Prepared by: City of Duluth Planning Division, February 14, 2013. Source: City of Duluth.

City Planning

Park Point
Tax Forfeit Lands

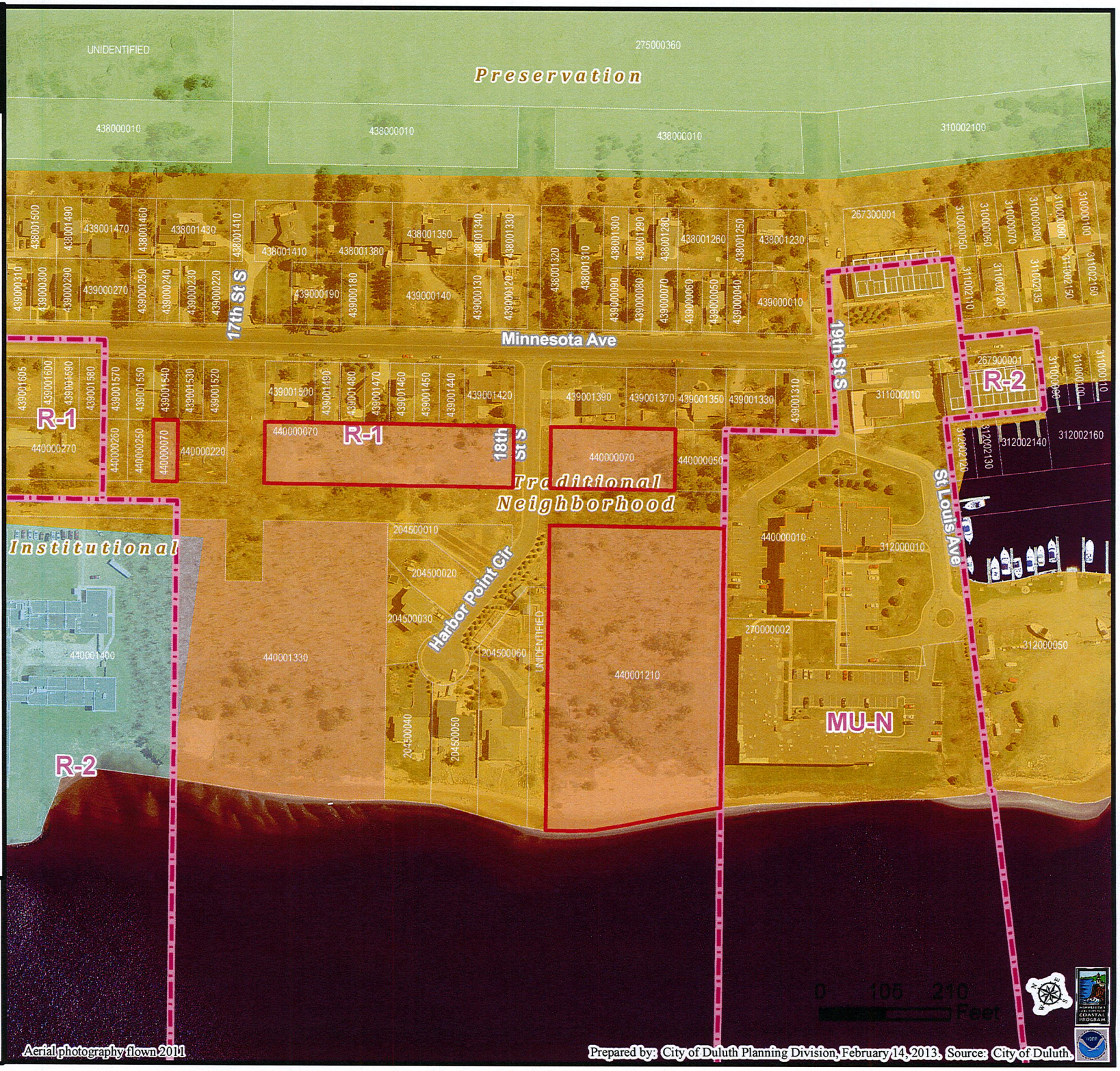
Legend

- Tax Forfeit
- Zoning (Final)

Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Aerial photography flown 2011

Prepared by: City of Duluth Planning Division, February 14, 2013. Source: City of Duluth.

City Planning

Park Point
Tax Forfeit Lands

Legend

- Tax Forfeit
- Zoning (Final)

Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography flown 2011

Prepared by: City of Duluth Planning Division, February 14, 2013. Source: City of Duluth.

City Planning

Park Point
Tax Forfeit Lands

Legend

- Tax Forfeit
- Zoning (Final)

Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

City Planning

Park Point
Tax Forfeit Lands

Legend

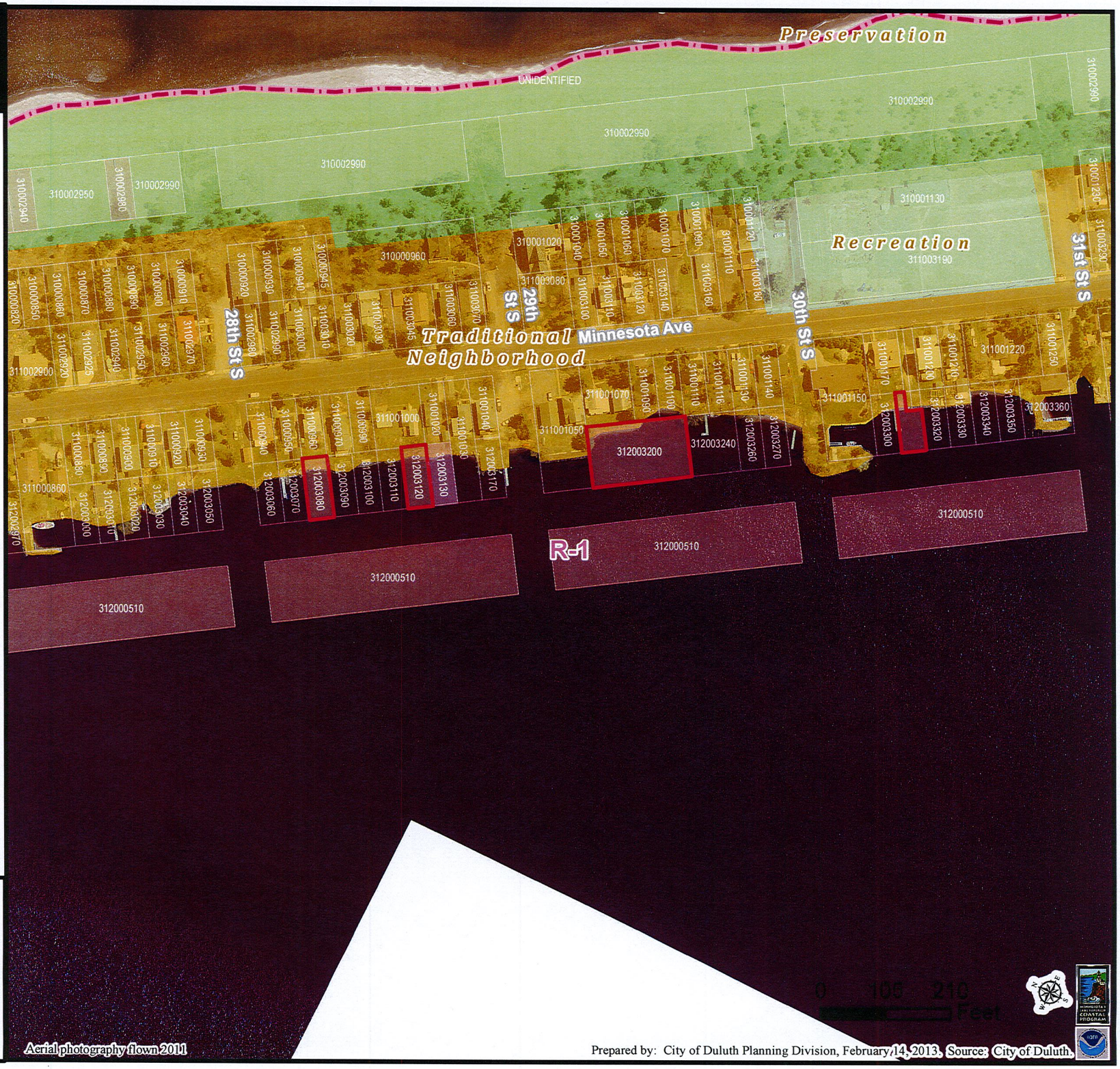
Tax Forfeit

Zoning (Final)

Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Aerial photography flown 2011

Prepared by: City of Duluth Planning Division, February 14, 2013. Source: City of Duluth.

City Planning

Park Point
Tax Forfeit Lands

Legend

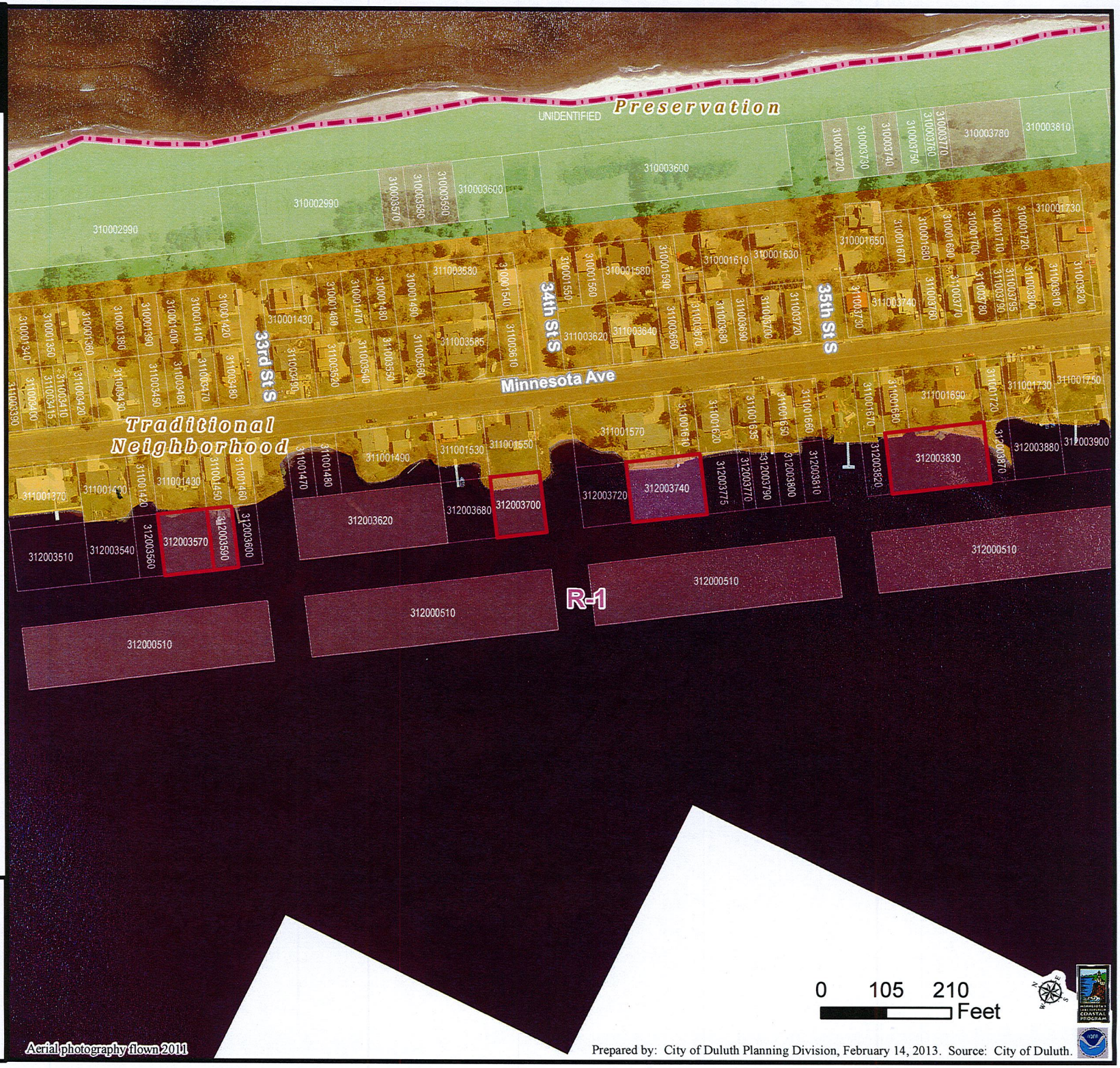
Tax Forfeit

Zoning (Final)

Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



City Planning

Park Point
Tax Forfeit Lands

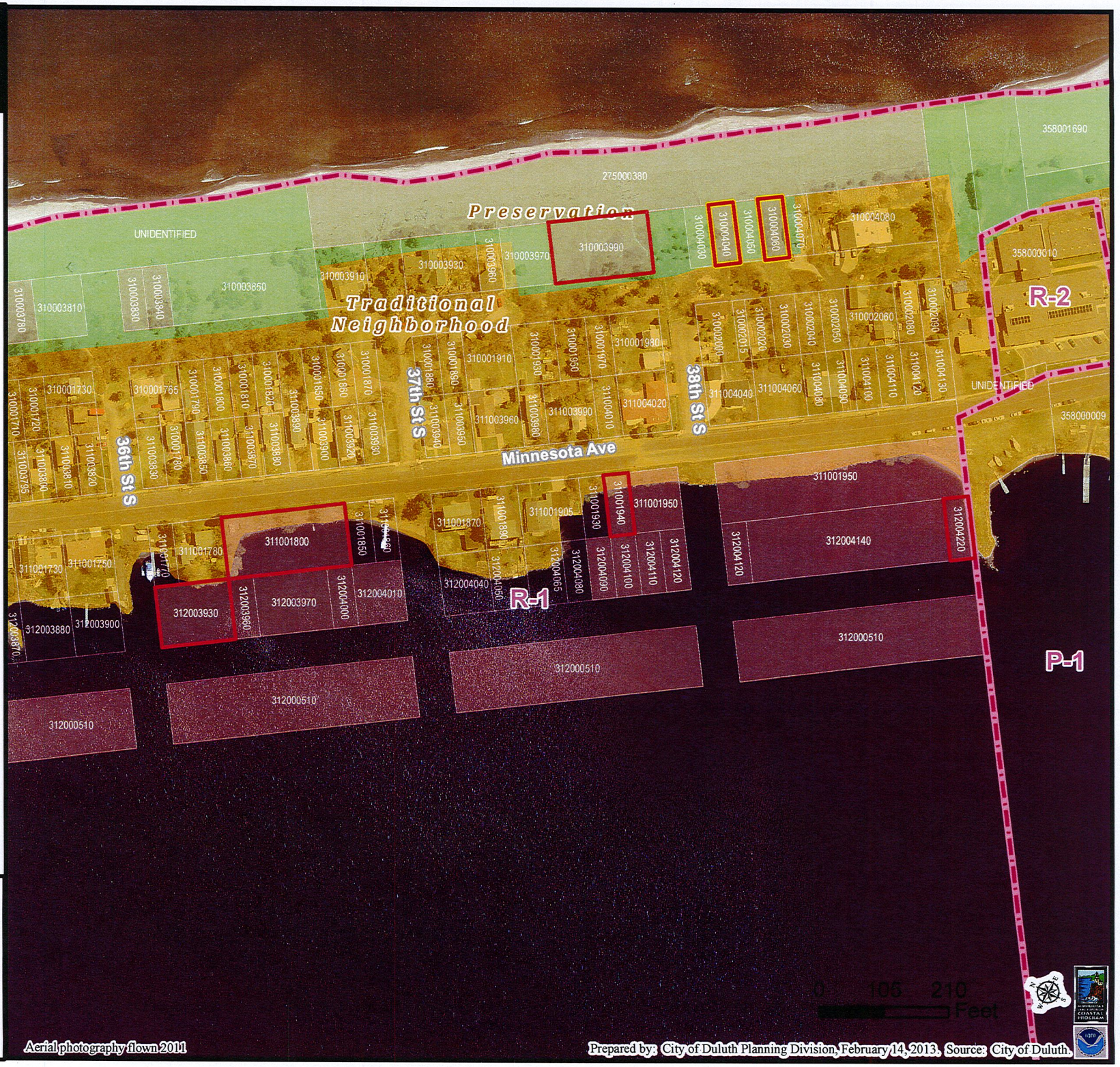
Legend

- Tax Forfeit
- Zoning (Final)

Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Aerial photography flown 2011

Prepared by: City of Duluth Planning Division, February 14, 2013. Source: City of Duluth.

10