City of Duluth
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

An Equal Opportunity Employer

TO:
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Tom Johnson, Duluth Project Engineer
Chris Kleist, Duluth Utility Operations
Cindy Voigt, Duluth City Engineer
Kelly Fleissner, Duluth Administration
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Gordon Ramsay, Duluth Police
Jack Ezell, WLSSD
Jim Foldesi, St Louis Co. Pub. Works
John Strongitharm, Duluth Fire Chief
Howard Smith, Duluth Project Engineer
Marnie Grondahl, Duluth Fire Marshal
Richard Nelson, Minnesota Power
Howard Jacobson, Duluth Utility Ops Mngr
Nate LaCoursiere, Duluth City Attorney
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Keith Hamre, Planning and Construction Services
Dennis Jensen, DTA
Karen Zeisler, County Land Department
Greg Stoewer, Duluth Project Engineer
Jim Benning, Duluth Public Works & Utilities
Chris Eng, Duluth Business Development
Kathy Bergen, Duluth Parks & Recreation
Kyle Deming, Duluth Building Safety
Patty Fowler, MnDNR
John Hinzmann, MnDOT
Todd Carlson, Duluth Utility Operations
Wendy Rannenberg, Duluth Building Safety

DATE: February 14, 2014
SUBJECT: Planning Commission Agenda Items for March 11, 2014.

The Duluth City Planning Commission has received 6 applications for review, and has 2 additional items, that will be heard at the regular March 11, 2014 Planning Commission meeting. Please review the technical aspects and desirability of the proposals and provide comments at your earliest convenience. They are grouped by general theme for easier review.

Small Area Plan

- Gary New Duluth Small Area Plan – For information on the plan's recommendations and proposed implementation steps, contact John Kelley at jkelley@duluthmn.gov.

Environmental Assessment Worksheet

- PL 14-004 Environmental Assessment Worksheet (EAW) Review for Coffee Creek Bank Stabilization in Enger Park. Public Comment Period From February 3 to March 5. See http://www.duluthmn.gov/media/147158/EAW-for-Coffee-Creek-Restoration.pdf

Special Use Permit

- PL 14-008 Special Use Permit for Development within Flood Way by Duluth Seaway Port Authority at 800 Helberg Drive. See attached map and site plan.

UDC Text Changes

- PL 13-156 UDC Text Changes – The City is proposing changes to the minor subdivision ("quick plat") process in the zoning regulations. Contact Steven Robertson at srobertson@duluthmn.gov.

MU-C Plan Review

- PL 14-011 MU-C Plan Review for Wendy's Restaurant at 1720 Miller Trunk Highway. See attached map and site plan.

Subdivision

- PL 14-005 Registered Land Survey for George Murray Near the Corner of Old Howard Mill Road and Glenwood Street. See attached map and proposal.

Variance

- PL 14-007 Variance for Shoreland Setback Requirements for Gregory and Kelly Yetter on N 52nd Avenue E north of Broadwing Drive (parcel 010-0090-00130). See attached map and site plan.

We appreciate your time and input. If you have any questions or comments, or need additional background information, please feel free to call me at 730-5328 or e-mail me at jmoses@duluthmn.gov. Thank you!

Jenn Reed Moses, Planner II

City Planning

PL 14-008
Special Use Permit
Duluth Seaway Port Authority
800 Helberg Drive

Legend

Stream Type
- Trout Stream (GPS)
- Other Stream (GPS)

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- Sanitary Sewer Forced Main
- Storage Basin
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Storm Sewer Collection System
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- D Discharge_Points

Easement Type
- Utility Easement
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Floodplain Type
- General Flood Plain
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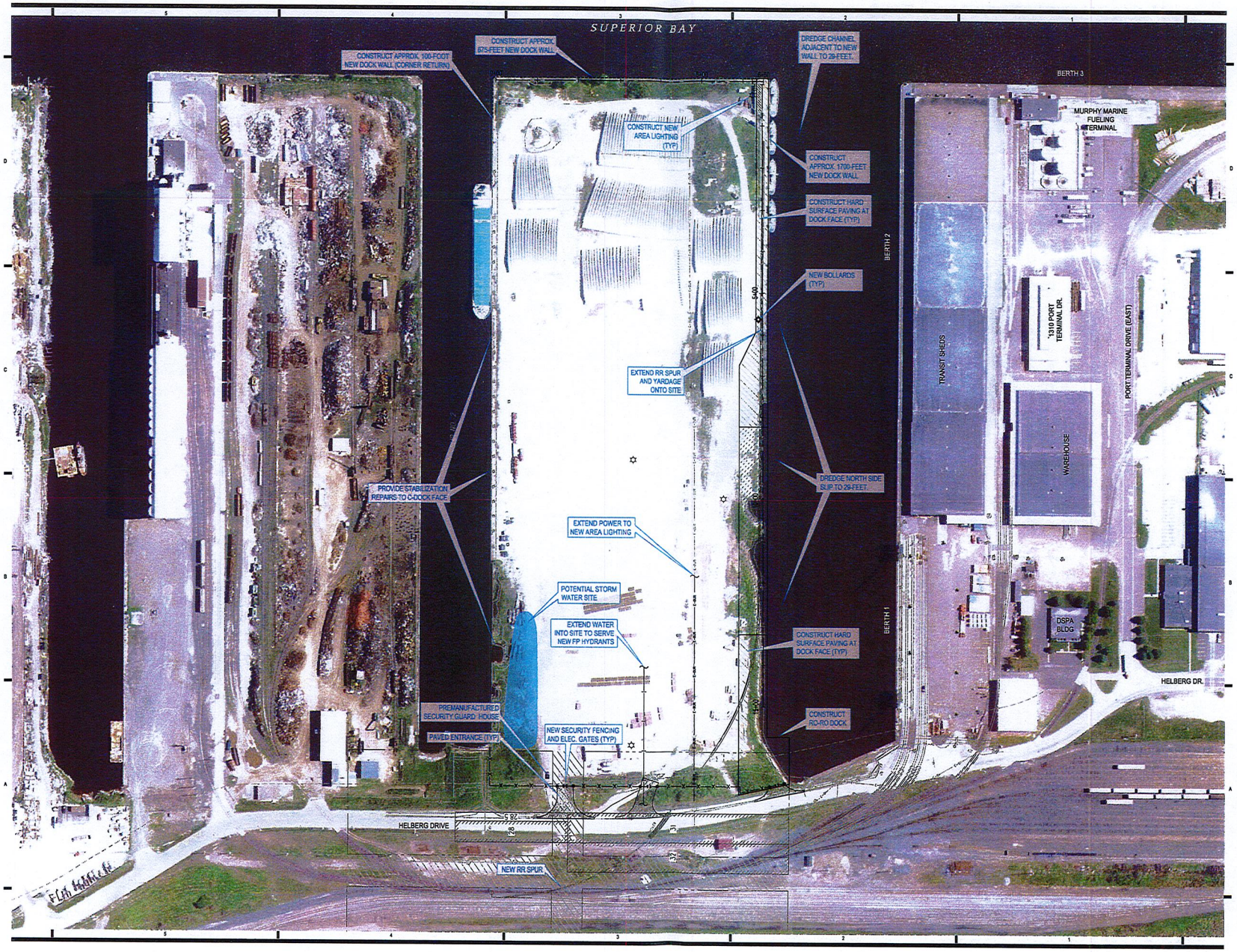

LHB
PERFORMANCE DRIVEN DESIGN.
LHBcorp.com
21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

AMI
CONSULTING ENGINEERS P.A.
91 Main Street
Superior, WI 54880
PH 715.718.2193 Fax 877.761.7058

CLIENT:
DULUTH SEAWAY PORT AUTHORITY (DSPA)

2100 Port Terminal Drive
Duluth, MN 55802

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR

NO	DATE	REVISION

0 50' 100' 200'

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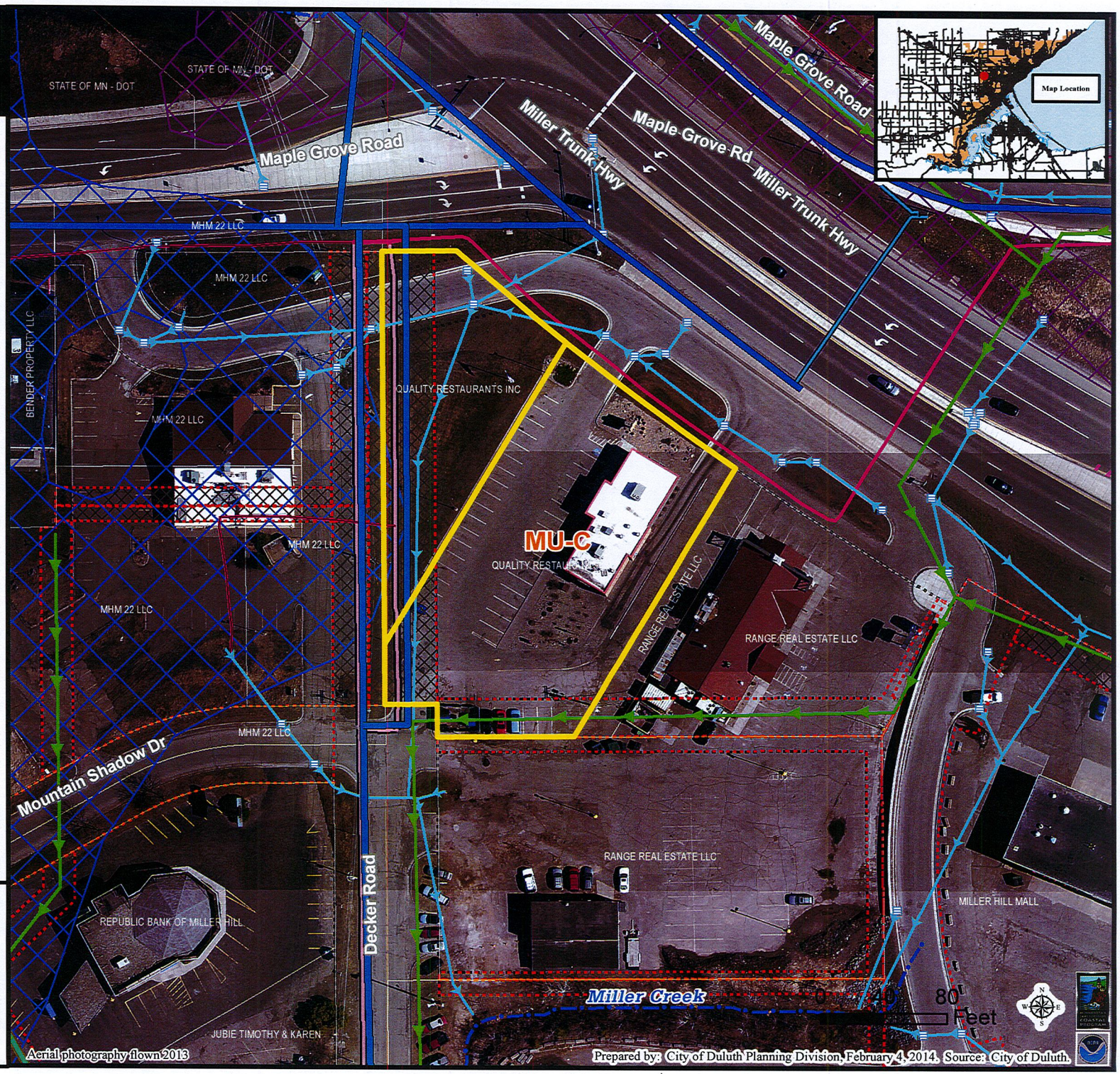
PROJECT NAME:
DULUTH SEAWAY PORT AUTHORITY
GARFIELD C & D DOCK IMPROVEMENTS

DRAWING TITLE:
GENERAL PROJECT SCOPE

FILE: ..\110493\600 Drawings\C\110493 C100 (General Proj Scope).dwg
DRAWN BY: PAB
CHECKED BY: BPS
PROJ NO: 110493
DRAWING NO:
C1.00

City Planning

MU-C Plan Review
1720 Miller Trunk Hwy



Legend

Zoning Boundaries

Stream Type
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- Other Stream (GPS)

Water Distribution System
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- 16 - 24" Water Pipe
- 4 - 6" Water Pipe

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Right-of-Way Type
- Road or Alley ROW
- Vacated ROW

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Floodplain Type
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- Flood Way
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SHEET INDEX

Z1.0 SITE PLAN / ZONING SUMMARY
A1.1 FLOOR PLAN
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS
EXHIBIT A: PHOTOMETRIC SITE LIGHTING STUDY

ZONING SUMMARY:

CODES USED	UNIFIED DEVELOPMENT CODE CHAPTER 50	8/19/2011	
ZONING DISTRICT	MU-C	MULTI USE - COMMERCIAL	
USE CATEGORY	RESTAURANT W/ DRIVE THRU	PERMITTED	
DIMENSIONAL STANDARDS	MINIMUM LOT AREA	NA	
	MINIMUM LOT FRONTAGE	0'-0"	
	MINIMUM FRONT YARD DEPTH	0	
	MINIMUM SIDE YARD DEPTH	0	
	MINIMUM CORNER FRONT/SIDE YARD DEPTH	0	
	MINIMUM REAR YARD DEPTH	0'-0"	
	MAXIMUM BUILDING HEIGHT	45'-0"	
		N/A	
NATURAL RESOURCE OVERLAY	50-18.1		
	FLOODWAY	NO	
	FLOOD FRINGE	NO	
	GENERAL FLOOD PLAIN DISTRICT	NO	
	COLDWATER RIVER		
	MIN SETBACK FROM HIGH WATER LVL (STRUCT)	150 FT	
	MIN SETBACK FROM IMPERVIOUS SURFACE	75 Ft	
	LOWEST FLOOR ELEVATION ABOVE HIGH WATER	3 Ft	
	WIDTH OF NATURALLY VEGETATIVE BUFFER	50 Ft	
STORMWATER MANAGEMENT/EROSION	LAND DISTURBANCE <3000 SF	TEMP EROSION/SEDIMENT CONTROL	
	NEW IMPERVIOUS AREA - 600 SF	NOTE 3	
	PROJECT LOCATED IN	ZONE A	
AIRPORT OVERLAY	50-18.2	NA	
HISTORIC RESOURCE OVERLAY	50-18.3	NA	
SKYLINE PARKWAY OVERLAY	50-18.4	NA	
USE SPECIFIC STANDARDS	50-20	NA	
PARKING REQUIRMENTS	50-24		
	REQUIRED OFF-STREET PARKING		
	RESTAURANT - (3200 SF/200 SF)	16	
	MAXIMUM ALLOWED - 16 * 150% =	24	40 PROVIDED (EXISTING) NOTE 1
LANDSCAPING REQUIREMENTS	50-25		
	MN DOT SERVICE ROAD		
	STREET FRONTAGE LANDSCAPING	15 FT ALONG ALL STREET FRONTS	
	1 TREE / 35 FT - 1 LARGE SHRUB / 25 FT	8 TREES / 11 SHRUBS	8 TREES - 11 SHRUBS PROVIDED
PARKING LOT INTERIOR ISLANDS	50-25.B.1		
	10% REQ'D TO BE LANDSCAPED		
	PARKING LOT AREA - 14,544 SF	1454 SF	1457 SF PROVIDED
PARKING LOT INTERIOR LANDSCAPING	50-25.B.3		
	30% CANOPY COVERAGE		
	13090 S F OF PARKING AREA	3927 SF	3933 S F PROVIDED
SCREENING REQUIRMENTS	50-28		
	MECHANICAL EQUIPMENT SCREENING	YES	
	SERVICE / OFF-STREET LOADING	NA	
	COMMERCIAL CONTAINER	WASTE BINS TO BE STORED INSIDE	
SIGN STANDARDS	50-27	PERMIT REQUIRED	NOTE 4
SUSTAINABILITY STANDARDS	50-29	NO < 10,000 SF	
DESIGN STANDARDS	50-30	NO < 10,000 SF	
EXTERIOR LIGHTING STANDARDS	50-31	YES, NOTE 2	

COMMENTS:

1. NO CHANGE TO PERVIOUS SURFACE EXPECT TO ADD REQUIRED AREA FOR ISLANDS
2. SEE ATTACHED PHOTOMETRIC LIGHTING STUDY
3. NO PERMANENT WATER QUALITY AND DISCHARGE RATE CONTROLS
4. NEW SIGNAGE TO BE INCORPORATED INTO BUILDING FACADE

LEGAL DESCRIPTION PER CERTIFICATE NO 279433.0 & 279432.0

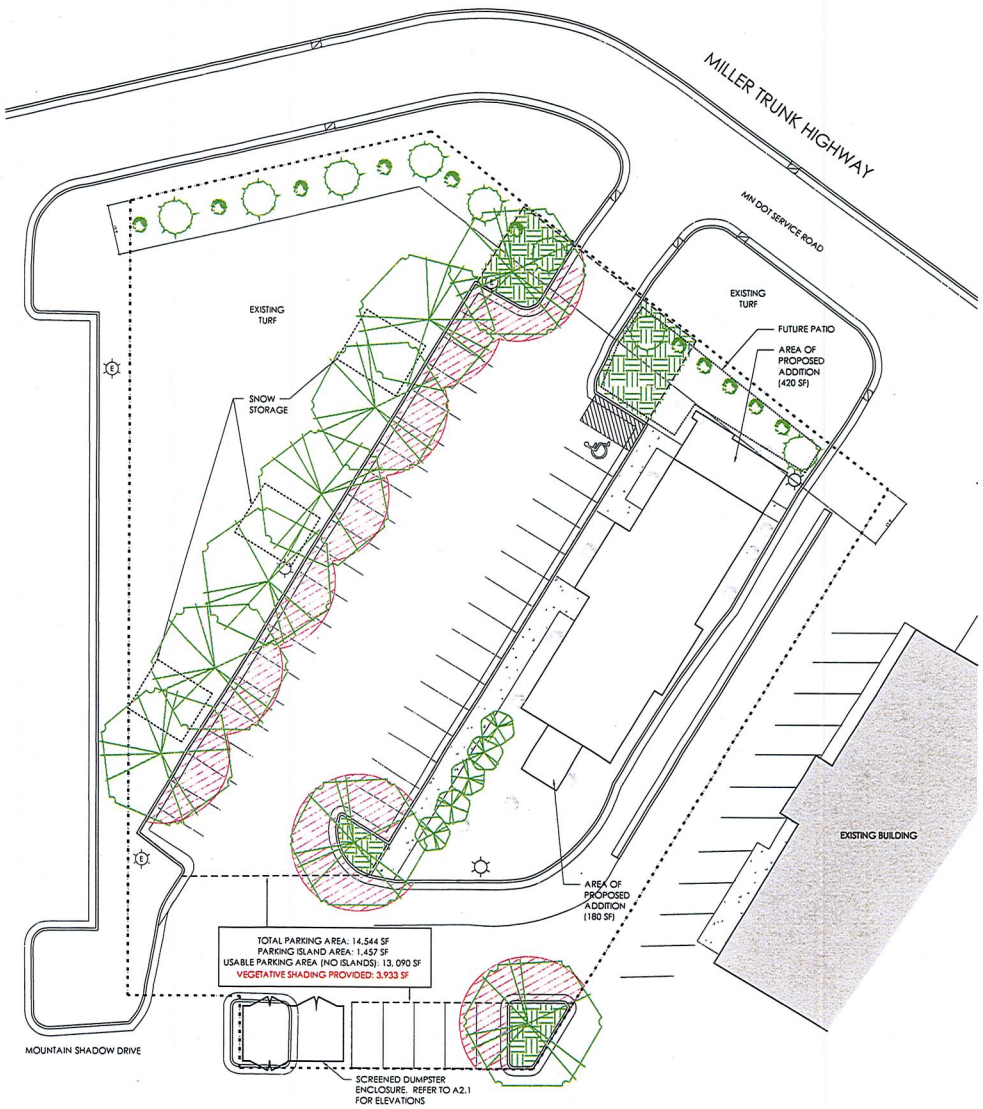
That part of Lot 1, Block 1, Jankowski and Tomlin First Addition and that part of Decker Road between the South line of Maple Grove Road and a ling parallel to and a distance Southerly 288.90 feet therefrom, which lies Southeasterly of a line which is parallel to and 153.00 fee Northwesterly at right angles from the Southeasterly line of said Lot 1, Block 1; EXCEPT that part of Lot 1, Block 1, Jankowski and Tomlin First Addition which lies Southeasterly of a line which is parallel to and 20.00 feet Northwesterly at right angles from the Southeasterly line of said Lot 1, Block 1, St. Louis County, Minnesota.

And:

Lot 1, Block , Jankowski and Tomlin First Avenue, including that part of Lot 1, Block 1, Jankowski and Tomlin First Addition described as follows: That portion of Decker Road between the South line of Maple Grove Road and a line parallel to and distance Southerly 288.90 feet therefrom; EXCEPT that part of Lot 1, Bock 1, Jankowski and Tomlin First Addition, AND EXCEPT that part of Decker Road which lies Southeasterly of a line which is parallel to and 153 feet Northwesterly as right angles from the Southeasterly line of said Lot 1, Block 1, St. Louis County, Minnesota.

LEGEND

- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- CONCRETE SIDEWALK
- SNOW STORAGE AREA
- PARKING LOT AREA (TOTAL PARKING AREA)
- PROPERTY LINE
- EXISTING LIGHT STANDARD
- PROPOSED LIGHT STANDARD
- EXISTING SIGNAGE
- EXISTING SHRUB
- EXISTING TREE
- PROPOSED CONIFEROUS - PINE OF COMPLYING SPECIES
- PROPOSED DECIDUOUS - MAPLE OF COMPLYING SPECIES
- PROPOSED SHRUB
- SHADED AREA



1 / Z1.0 **SITE PLAN** 1"=20'-0"

CALZO architects

SCALZO ARCHITECTS, LTD
1901 South Street
Duluth, Minnesota 55812
tele: 218.722.4319
fax: 218.722.3335

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

WILLIAM B. SCALZO

DATE:

LICENSE NO 18130

CONSULTANTS:

CONTRACTORS:

PROJECT:

WENDY'S

1720 MILLER TRUNK HIGHWAY
DULUTH, MN 5581

Wendy's

OWNER:
QUALITY RESTAURANTS, INC
7818 EXCELSIOR ROAD N
BAXTER, MN 56425

SITE PLAN

REVISIONS:

DATE: FEBRUARY 14, 2014
DRAWN:
CHECKED: WBS
PROJECT: 1343

0 2
FULL SCALE

SHEET NO.

Z1.0

City Planning

PL 14-005
Quick Plat
Old Howard Mill Rd

Legend

Zoning Boundaries

Stream Type
- Trout Stream (GPS)
- Other Stream (GPS)

Water Distribution System
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Shoreland Overlay Zone
- Cold Water
- Natural Environment
- General Development

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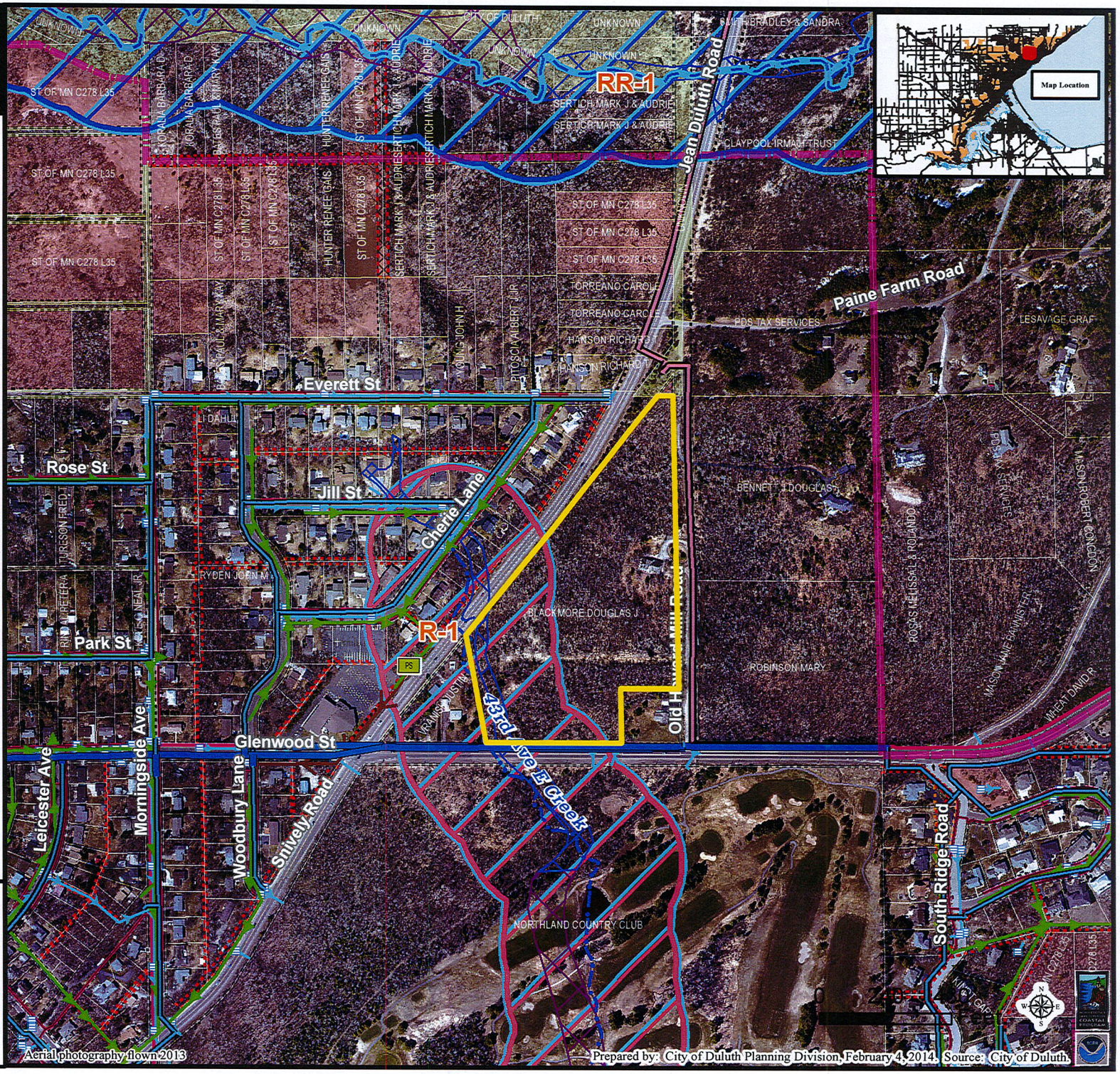


OFFICIAL

REGISTERED LAND SURVEY NO. XXX

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 50 NORTH, RANGE 14 WEST, OF THE FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

I hereby certify that in accordance with the provisions of Chapter 508, Minnesota Statutes of 1949, as amended, I have surveyed the following described tracts of land in the County of St Louis, State of Minnesota to wit

That part of S1/2 of SE1/4 of SECTION 1, TOWNSHIP 50 North, RANGE 14 West bounded on the East by the Old Howard Mill Road, on the Northwest by Snively Road and on the South by Summit Street extended,

EXCEPT that part described as follows to-wit Commencing at a point at the Southeast Corner of the SW1/4 of the S1/2 of SE1/4, thence in a Westerly direction 112 19 feet to a point, thence at 90 degree angle in a Northerly direction 40 feet to the point of beginning, thence at an angle of 79 degrees 36 minutes in a Northwesterly direction 403 56 feet to a point, thence at an angle of 49 degrees 8 minutes in a Southwesterly direction 389 feet to a point, thence at an angle of 1 degree 44 minutes in a Southwesterly direction 137 feet to a point, thence at an angle of 53 degrees in an Easterly direction 387 08 feet to point of beginning

ALSO EXCEPTING that part described as follows A parcel of land bounded on the West by a line intersecting the center line of Summit Street extended at right angles at a point 382 feet Easterly of the Southwest corner of the Southeast Quarter of the Southeast Quarter and bounded on the North by a line at right angles to the West line and intersecting said line at a point 240 feet North of said Westerly line's intersection with the center line of Summit Street extended, and bounded on the East by the Old Howard Mill Road and on the South by Summit Street extended

EXCEPT minerals

I hereby certify that this REGISTERED LAND SURVEY NO XXX is a correct representation of the land described hereon dated this _____ day of _____ 20___

_____

David Stryzakoski PLS No 47046

ST LOUIS COUNTY SURVEYOR

I hereby certify that this Registered Land Survey has been checked and approved this _____ day of _____ 20___

_____

Thomas J O'Malley, St Louis County Surveyor

CITY OF DULUTH PLANNING

Approved this _____ day of _____, 20__ by the City of Duluth Land Use Supervisor

_____

City of Duluth Land Use Supervisor

COUNTY OF ST LOUIS
STATE OF MINNESOTA

I hereby certify this Registered Land Survey was filed in the office of the Registrar of Titles as REGISTERED LAND SURVEY NO XXX this_____ day of_____ 20 ___ as Document Number _____ affecting Certificate of Title Number 288166

Mark A Monacelli
Registrar of Titles
St Louis County

By _____
Deputy

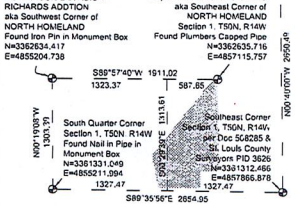
ST LOUIS COUNTY AUDITOR

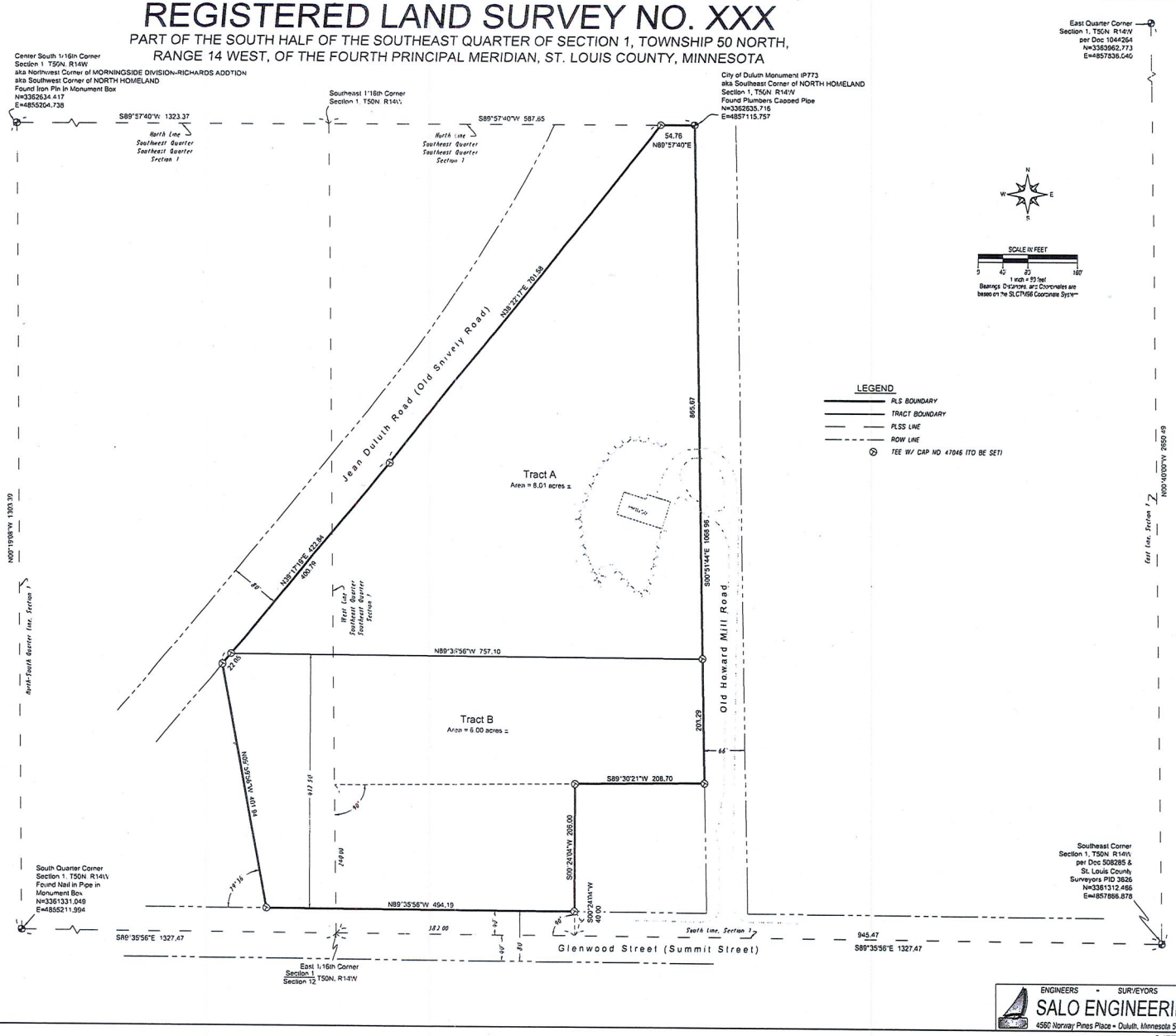
I hereby certify that the taxes payable in 20___ and prior years have been paid for the land described on this REGISTERED LAND SURVEY NO XXX dated this_____ day of _____ 20 ___

_____

St Louis County Auditor

Part of Section 1, T50N, R14W





ENGINEERS - SURVEYORS - PLANNERS
SALO ENGINEERING, INC.
4560 Norway Pines Place • Duluth, Minnesota 55811 • 218-727-8766

SHEET 1 OF 1 SHEETS

City Planning

PL 14-007
Shoreland Variance
52nd Avenue E

Legend

- Zoning Boundaries

Stream Type
- Trout Stream (GPS)
- Other Stream (GPS)

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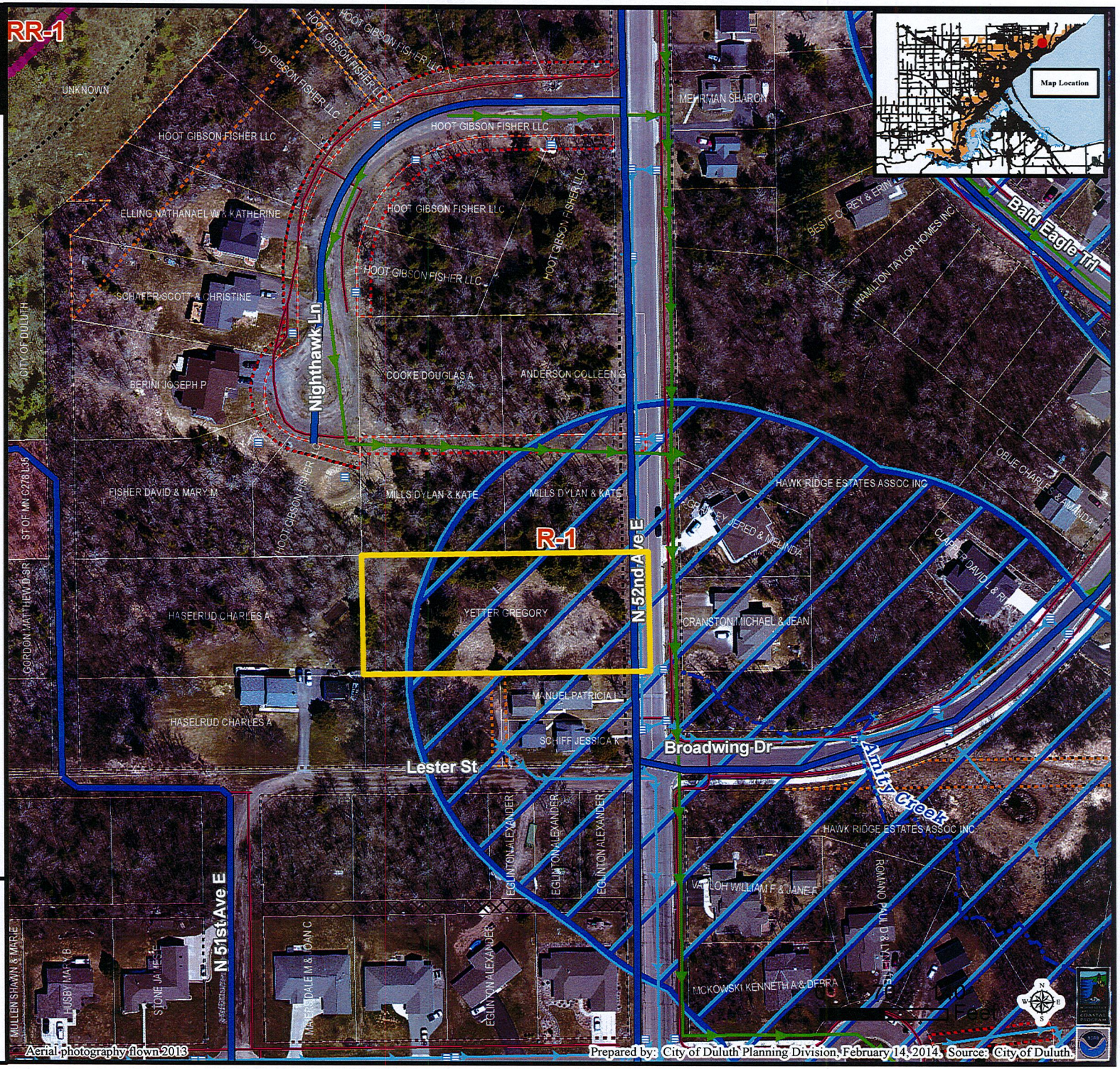

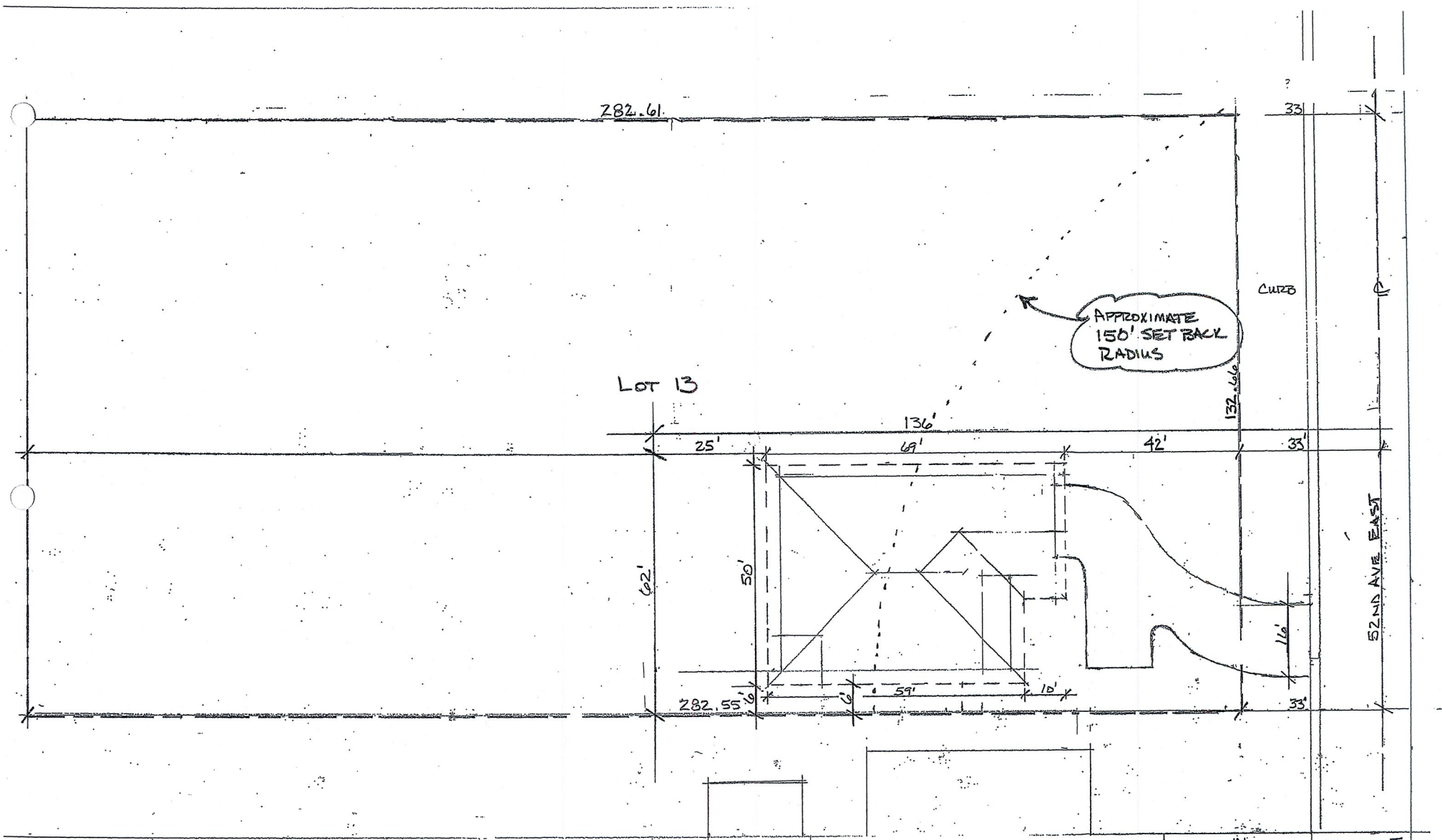

YETTER RESIDENCE
LOT 13
LESTER PARK GARDEN TRACTS

N

SCALE
1" = 20'

PHASE I

SITE PLAN

EXHIBIT "B"