



**City of Duluth
Planning Division**

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
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An Equal Opportunity Employer

MEMORANDUM

DATE: March 3, 2014
TO: Planning Commissioners
FROM: Steven Robertson, Senior Planner
SUBJECT: PL 14-014, Sale of Park Land to Jerold and Linda Forsberg

The City of Duluth has been approached by Mr. and Mrs. Forsberg who wish to purchase some park property that is adjacent to their home at 2132 West 13th Street. Before the City Council considers the request, the Parks and Recreation Commission reviews the request and makes a recommendation based upon the needs of the parks and trail system, and the Planning Commission makes a recommendation based upon "conformity to the City's comprehensive plan."

The parcels are both zoned R-1. The Future Land Use is primarily Recreation, with some Preservation.

At the January 8, 2014, Parks Commission meeting, the request was approved. However, while the Parks Commission has no concern with selling parcel 010-2100-04180, parcel 010-2100-04200 has a trail located on the southern quarter, and did not want to sell the entire parcel.

Planning Staff believe there is no conflict with selling parcel 010-2100-04180. However, 010-2100-04200 should either be maintained by the City, or sold with the condition that a street or trail easement be maintained on the rear quarter of the parcel.

Legend

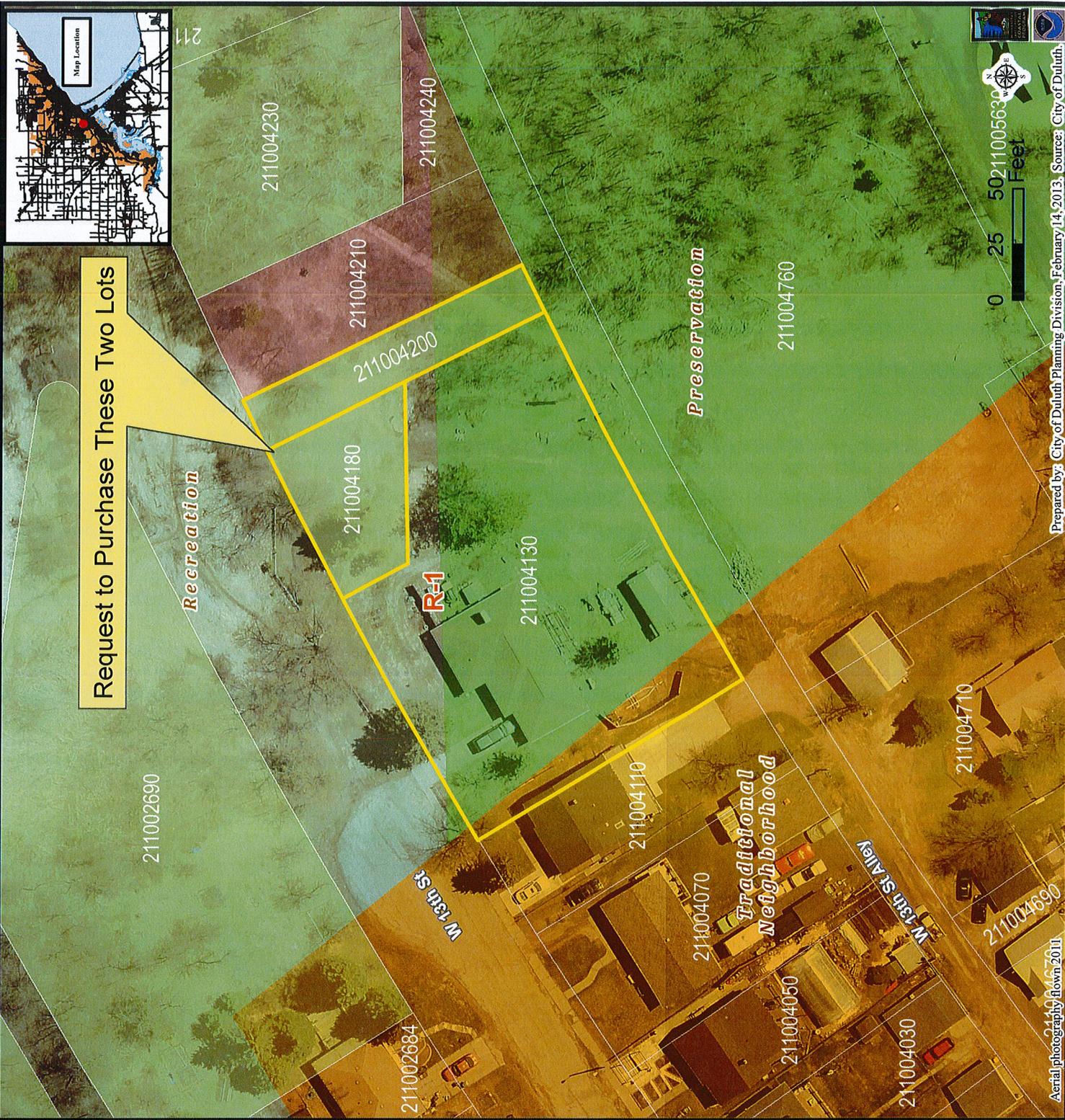
Zoning Boundaries

Zoning Boundaries

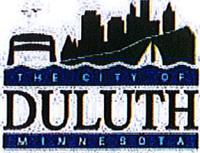
Future Land Use

- 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

Request to Purchase These Two Lots



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Contract Management & Compliance Administrator
Susanne L. Wegener

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September 26, 2013

Mr. Jerold Forsberg
2132 W. 13th Street
Duluth, MN 55806

RE: Parcel ID: 010-2110-04180
010-2110-04200

Dear Mr. Forsberg,

When I met with you and your wife, Linda, on September 4th you inquired about the possible purchase of the two City-owned parcels referenced above. I explained that I would need to check with certain City departments to determine whether the City was able to sell the property.

As we discussed this morning, I have completed that process. City staff has determined that parcel #010-2110-04180 and a portion of a portion of parcel #010-2110-04200 are surplus to the City's future needs and, subject to City Council, can be sold. I have enclosed a map showing the property that is available for purchase.

Please let me know if you want to move forward with the purchase of the properties. As I explained in our conversation this morning, I will need to bring a resolution of intent to sell the property in front of the City Council for approval. In order to do that, parcel 010-2110-4200 will need to be surveyed to determine the new property lines. That is a cost that is generally passed on the purchaser.

If you have any questions, please call me.

Sincerely,


Susanne L. Wegener

Enclosure