



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:

Alison Lutterman, Duluth City Attorney
Tom Johnson, Duluth Project Engineer
Chris Kleist, Duluth Utility Operations
Cindy Voigt, Duluth City Engineer
Kelly Fleissner, Duluth Administration
Eric Shaffer, Duluth Chief Engineer-Utilities
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

Becky Moore, Qwest Engineer
Cari Pederson, Duluth Project Engineer
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 Rannenber, Duluth Building Safety

DATE: March 20, 2014

SUBJECT: Planning Commission Agenda Items for April 8, 2014.

The Duluth City Planning Commission has received 15 applications for review. 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

- Park Point Small Area Plan (Held over from February 11 Planning Commission Meeting). Open House for Public Comment in Room 303 from 3:00 to 4:30 before the Planning Commission. Contact John Judd at jjudd@duluthmn.gov.

UDC Text Changes

- PL 14-027 UDC Text Amendment for Subdivisions. Contact Steven Robertson at srobertson@duluthmn.gov.
- PL 14-028 UDC Text Amendment of Use Table (Restaurants in R-P/MU-P, Gravel Pits in RR-1, and Elementary Schools in MU-I). Contact Charles Froseth at cfroseth@duluthmn.gov.

Vacation

- PL 14-017 Vacation of Alley Easement 3800 West 2nd Street by Miner's Inc
- PL 14-018 Vacation of Street Easement at 3800 West 2nd Street by Miner's Inc
- PL 14-013 Vacation of Street Easement at 714 West Central Entrance by Donald Ellison

Rezoning

- PL 14-015 Rezoning from Residential Traditional (R-1) to Mixed Use Institutional (MU-I) at 2501 Rice Lake Road by St. Louis County
- PL 14-029 Rezoning from Form District 3 (Mid-Rise Community Shopping) and F-4 (Mid-Rise Community Mix) to Mixed Use Commercial (MU-C) at Spirit Valley Mall by Kent Oliver

Variance

- PL 14-016 Variance from Required Front Yard Setback at 714 West 4th Street by Louise and John Hawley
- PL 14-026 Lighting Variance for Transit Facility at 210 West Michigan Street by Duluth Transit Authority
- PL 14-024 Skywalk Transparency Variance for Transit Facility at 210 West Michigan Street by Duluth Transit Authority

- PL 14-025 Skywalk Transparency Variance for Transit Facility at 210 West Michigan Street by Duluth Transit Authority

MU-C Plan Review

- PL 14-023 MU-C Plan Review for Transit Facility at 210 West Michigan Street by Duluth Transit Authority
- PL 14-020 MU-C Plan Review for New Retail Stores at 1661 Miller Trunk Highway by Platinum Plaza, LLC

Subdivision

- PL 14-019 Quick Plat at 1661 Miller Trunk Highway by Platinum Plaza, LLC

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

Hawley Residence / Variance Application

714 West 4th Street

March 4, 2014

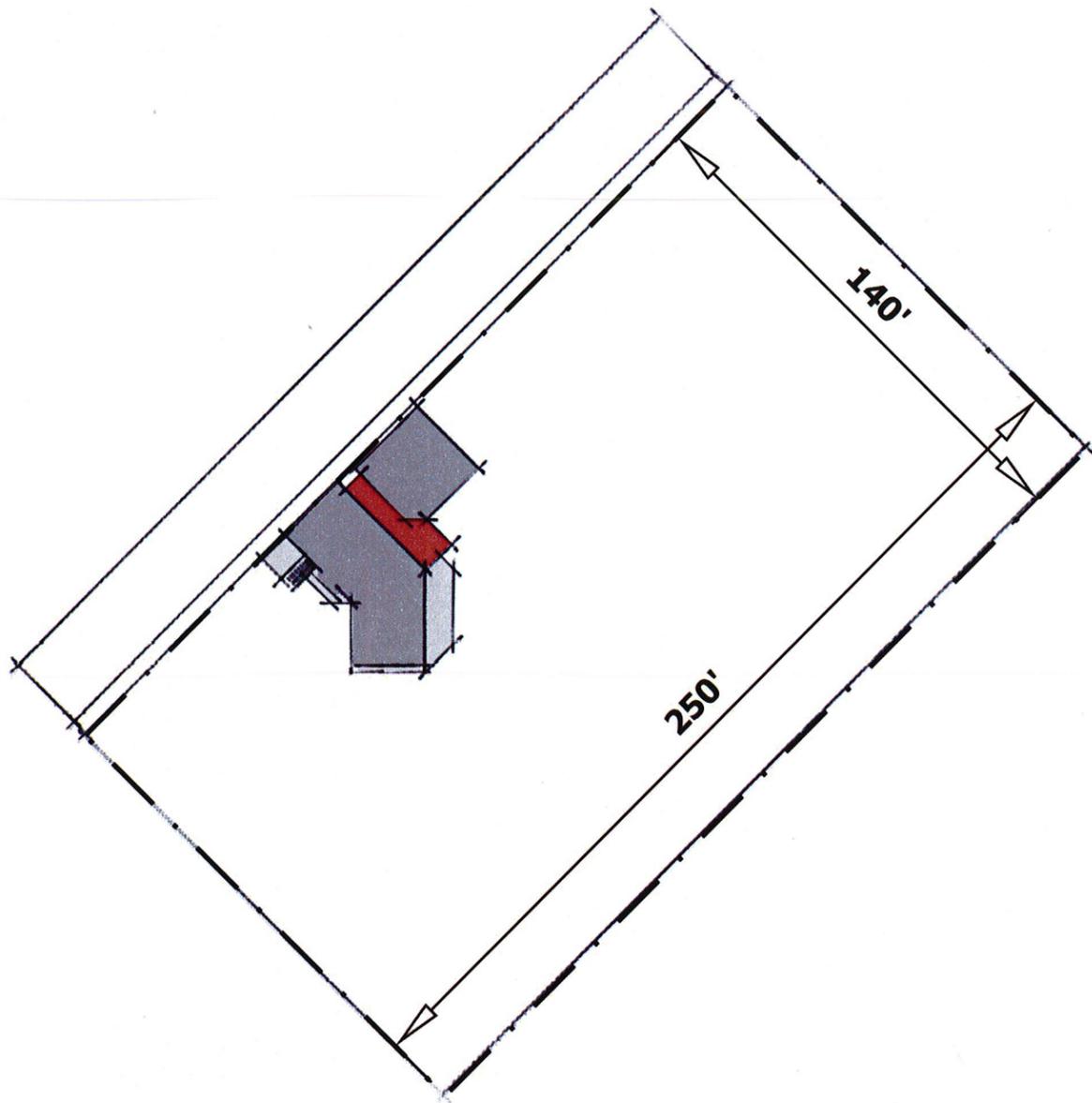
The proposed variance is to construct a 240 SF addition that attaches the existing detached garage to the existing residence. Additional construction includes new roofing and siding and a remodeling of the existing front porch to improve use & appearance. The addition will allow for covered, conditioned access from the garage to the residence and will allow for the addition of an accessible main floor bedroom/bathroom and expanded kitchen.

This addition will create increased functionality and value for the property and will allow the current home-owners to reasonably occupy the home during their retirement.

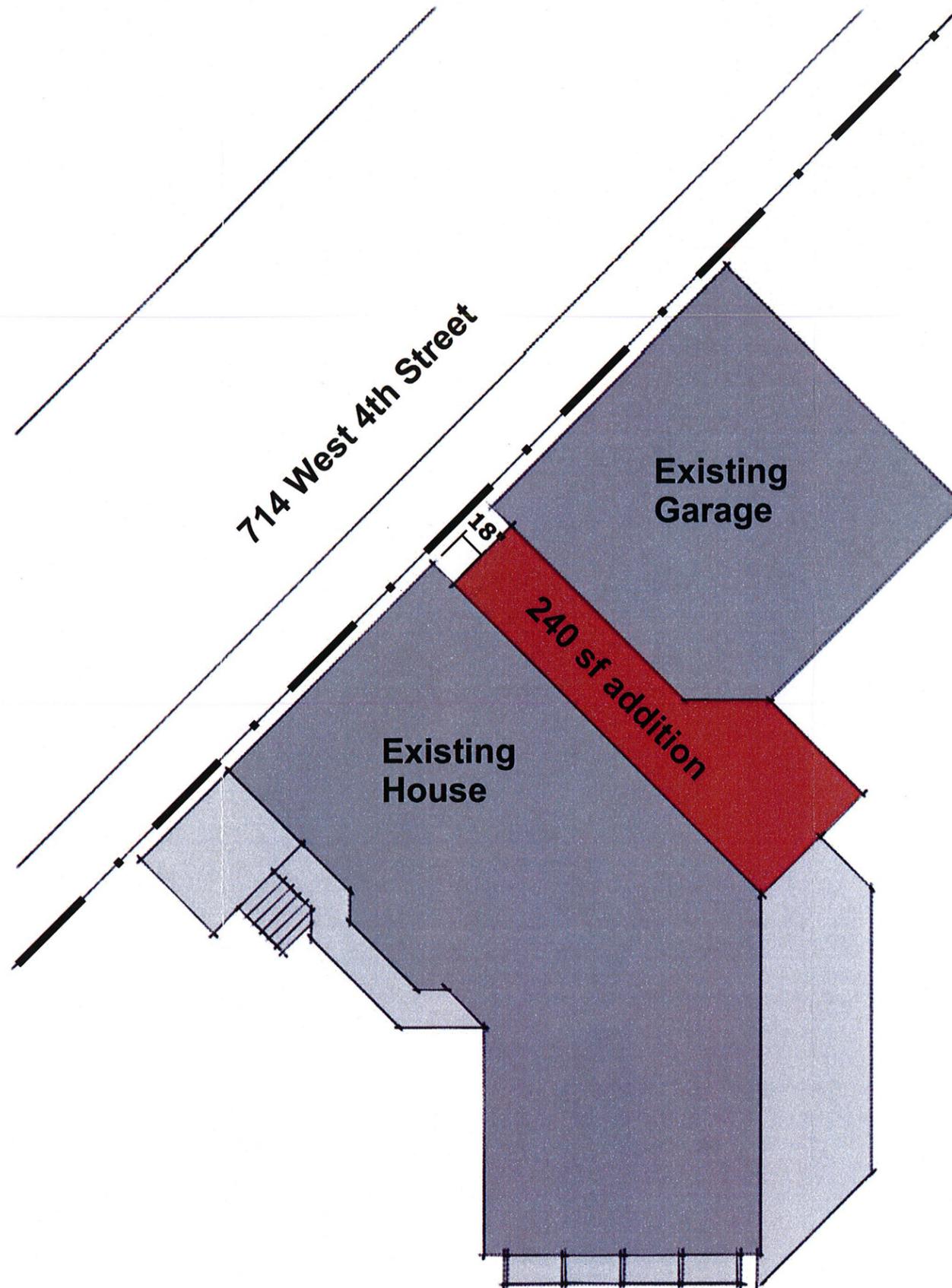
The property slopes very steeply (over 20') from the front of the property to the rear. The severe slope is why the existing structures are currently located within the front yard setback. This leaves the only practical location for the addition, to be within the front yard setback.

The 1 story addition will be set back 18" from the face of the house and garage and will infill 6' between these two structures. The addition will have a flat roof so as not to change the existing roof lines or heights. The narrow, 1 story "infill" nature of the addition ensures that adjacent properties or property values will not be negatively impacted.

RECEIVED MAR 04 2014



Site Plan





Legend

Contours 1 Ft

Index_

-  Intermediate
-  Index
-  Trout Stream (GPS)
-  Other Stream (GPS)
-  Vacated ROW

Easement Type

-  Utility Easement
-  Other Easement

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Legend

-  Vacated ROW
- Easement Type**
-  Utility Easement
-  Other Easement
- 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
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-  Transportation and Utilities

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Legend

 Vacated ROW

Easement Type

 Utility Easement

 Other Easement

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Aerial photography flown 2011

Prepared by: City of Duluth Planning Division, March 19, 2013. Source: City of Duluth.

40' Superior 80' Feet





Legend

- Water Distribution System**
 - 30 - 60" Water Pipe
 - 16 - 24" Water Pipe
 - 4 - 6" Water Pipe
- Sanitary Sewer Collection System**
 - Sanitary Sewer Collector
 - Sanitary Sewer Interceptor
 - Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Gas Distribution Main**
 - 8" - 16" Gas Pipes
 - 4" - 6" Gas Pipes
 - 0" - 4" Gas Pipes
- Storm Sewer Collection System**
 - Storm Sewer Pipe
 - Storm Sewer Catch Basin
 - Discharge_Points

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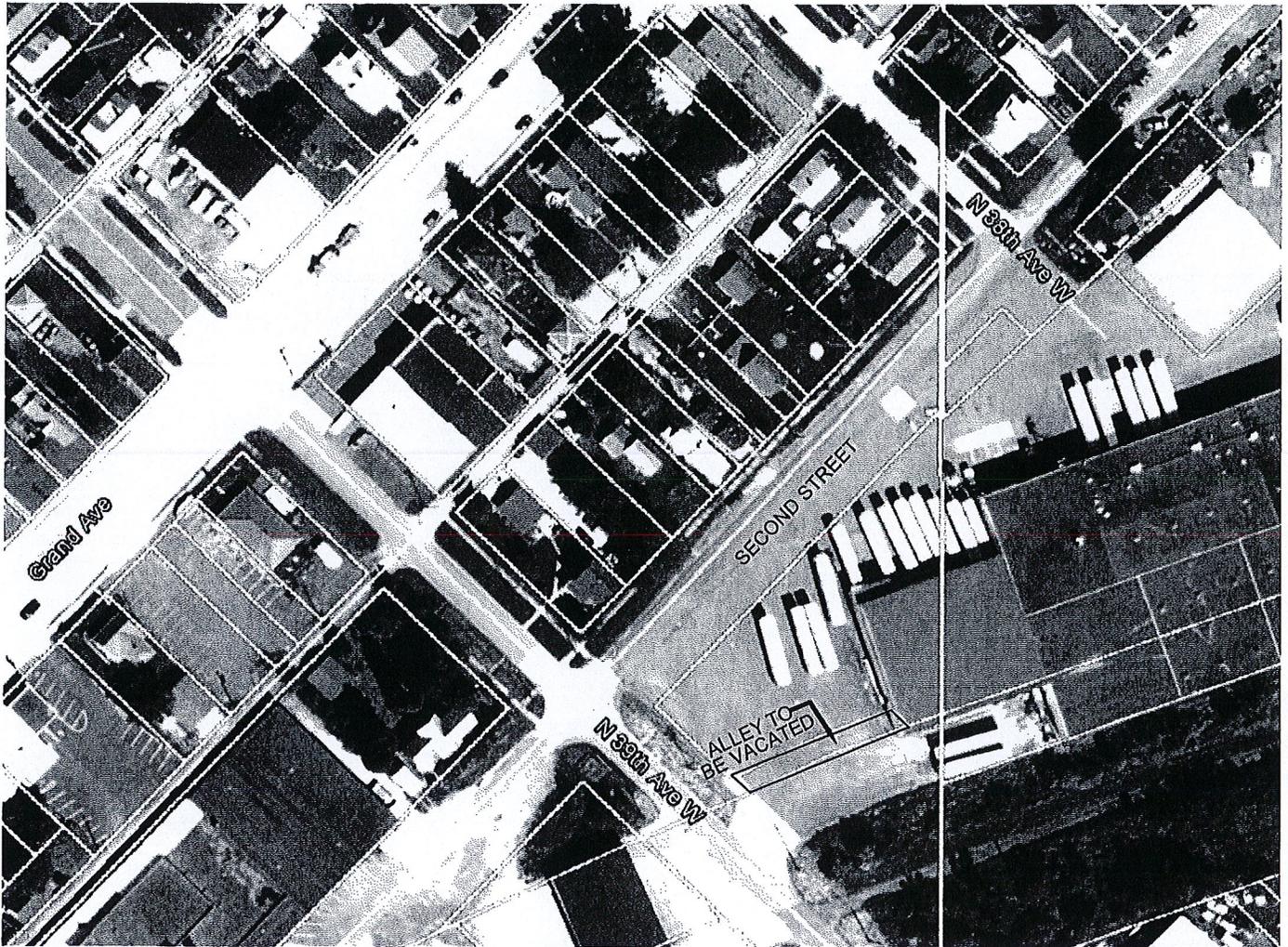
Aerial photography flown 2011



VACATION SKETCH FOR: MINERS, INC.



VICINITY MAP



NO SCALE

NOTES

THIS IS NOT A BOUNDARY SURVEY.

BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE
MERCATOR COORDINATE SYSTEM OF 1996.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE
COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR
UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS
PROPERTY HAS NOT BEEN COMPLETED BY ALTA SURVEY COMPANY, INC.

DATE: 3-3-14
SCALE: 1 IN = 100 FEET
PROJECT NO: 14-023

RECEIVED MAR 04 2014

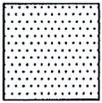
SHEET 1 OF 2 SHEETS

ALTA
SURVEY COMPANY, INC.
Residential/Commercial Land Surveying-Land
Development-Legal Descriptions
P.O. BOX 161138 Duluth, MN 55806
Phone: 218-727-5211 Fax: 218-727-3798

VACATION SKETCH FOR: MINERS, INC.

LEGEND

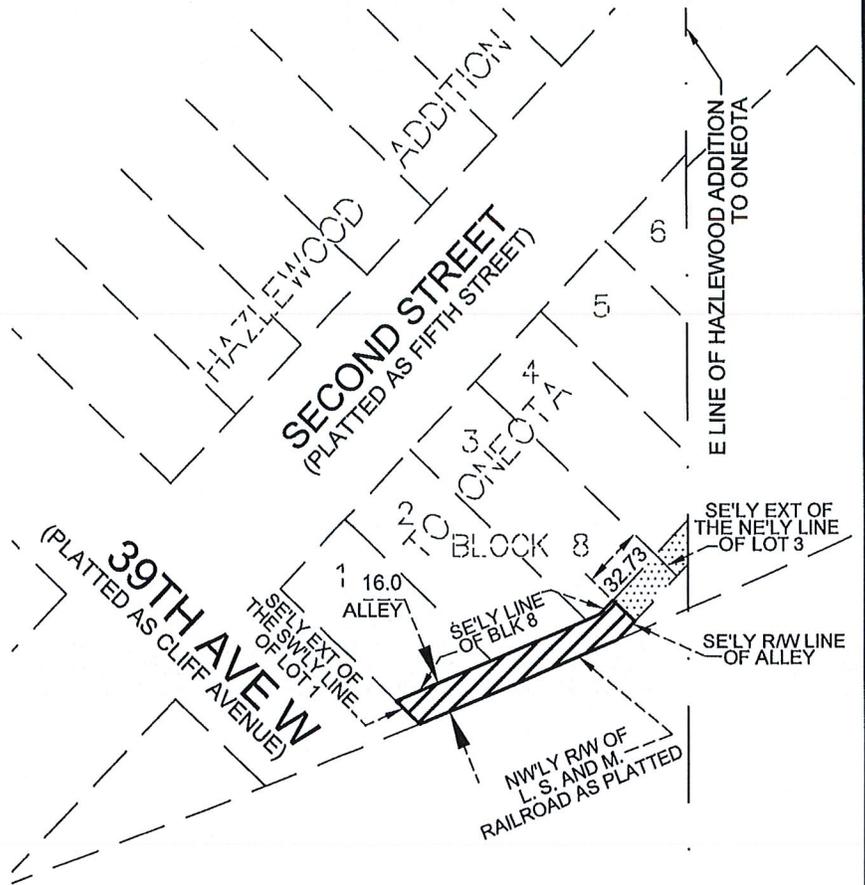
These standard symbols will be found in the drawing.



VACATED ALLEY PER DOC. NO. 331873



PROPOSED ALLEY VACATION



Legal Description of Alley to be Vacated

All that part of the platted 16 foot alley lying southerly and southeasterly of Block 8 of HAZLEWOOD ADDITION TO ONEOTA, according to the recorded plat thereof filed in the St. Louis County Recorder's Office in Duluth, Minnesota, bounded as follows:

- On the Southwest: By the southeasterly extension of the southwesterly line of Lot 1 of said Block 8.
- On the Southeast: By the northwesterly right of way line of the L.S and M. Railroad of said HAZLEWOOD ADDITION TO ONEOTA
- AND
- the southeasterly right of way line of the platted 16 foot alley of said HAZLEWOOD ADDITION TO ONEOTA.
- On the Northeast: By a line drawn parallel with and distant 32.73 feet southwesterly of the southeasterly extension of the northeasterly line of Lot 3, said Block 8.
- On the Northwest: By the southeasterly line of said Block 8

Said parcel contains 2,032 square feet or .047 acres, more or less.

Approved by the City Engineer of the City of Duluth, MN. this _____ day of _____ 20__

By _____

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 Land Surveyor under the laws of the State of Minnesota.

Date: 3-3-14

David R. Evanson MN License No. 49505

DATE: 3-3-14
SCALE: 1 IN = 100 FEET
PROJECT NO: 14-023

RECEIVED MAR 04 2014

SHEET 2 OF 2 SHEETS

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SURVEY COMPANY, INC.
Residential/Commercial Land Surveying-Land
Development-Legal Descriptions
P.O. BOX 161138 Duluth, MN 55806
Phone: 218-727-5211 Fax: 218-727-3798

VACATION SKETCH FOR: MINERS, INC.



VICINITY MAP



NO SCALE

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SHEET 1 OF 2 SHEETS

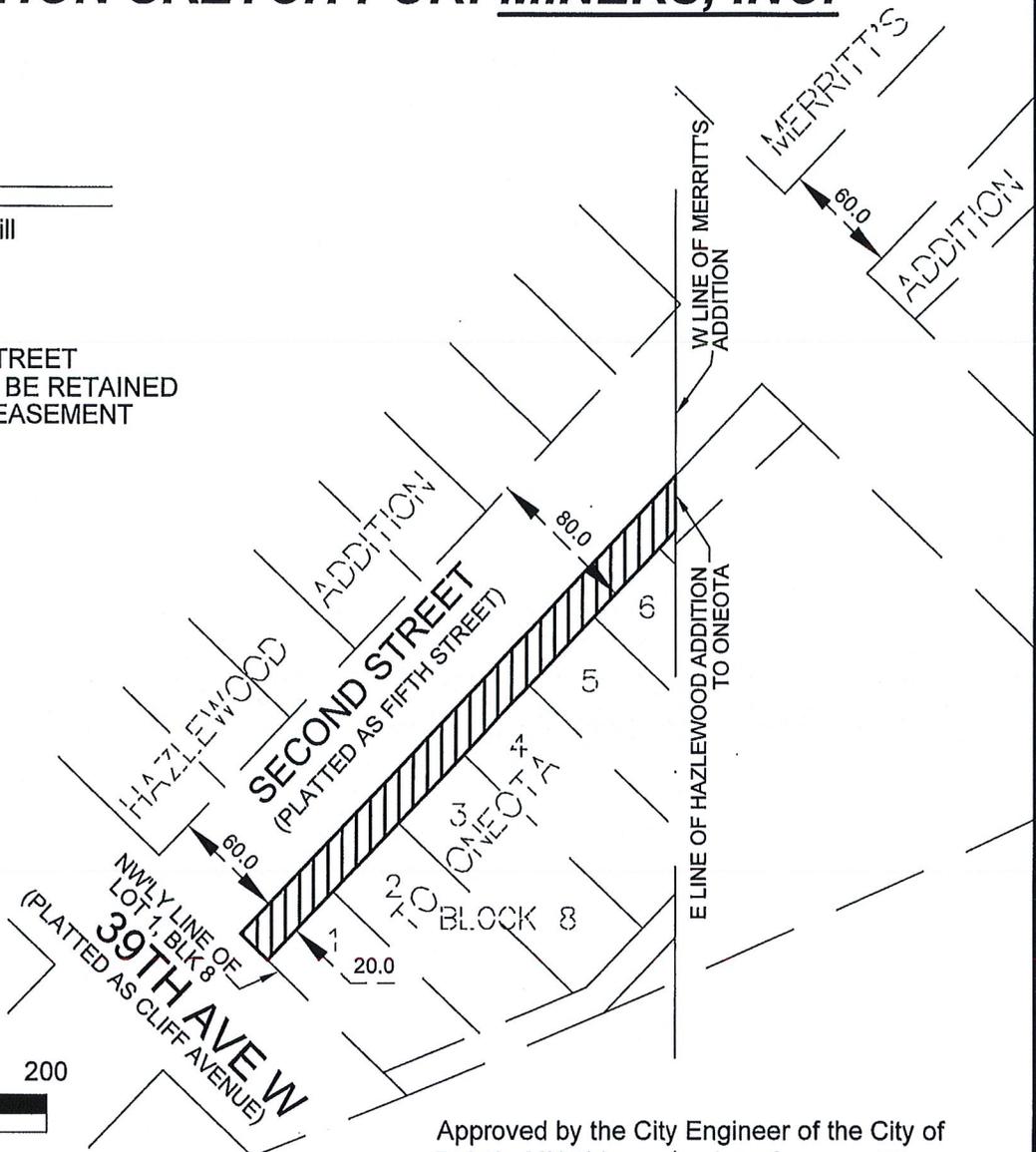
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P.O. BOX 161138 Duluth, MN 55806
Phone: 218-727-5211 Fax: 218-727-3798

VACATION SKETCH FOR: MINERS, INC.

LEGEND

These standard symbols will be found in the drawing.

 PROPOSED STREET VACATION-TO BE RETAINED AS A UTILITY EASEMENT



Approved by the City Engineer of the City of Duluth, MN. this _____ day of _____ 20__

By _____

Legal Description of Vacation of a Portion of Second Street

A 20 feet strip of Second Street (Platted as Fifth Street) lying adjacent to and northwesterly of Block 8 of HAZLEWOOD ADDITION TO ONEOTA, according to the recorded plat thereof, filed in the St. Louis County Recorder's Office in Duluth, Minnesota.

Said vacated strip is to be retained for utility easement purposes.

Said parcel contains 6,463 square feet or 0.15 acres, more or less.

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 Land Surveyor under the laws of the State of Minnesota.

Date: 3-3-14



David R. Evanson MN License No. 49505

DATE: 3-3-14
SCALE: 1 IN = 100 FEET
PROJECT NO: 14-023

RECEIVED MAR 04 2014

SHEET 2 OF 2 SHEETS

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SURVEY COMPANY, INC.
Residential/Commercial Land Surveying-Land
Development-Legal Descriptions
P.O. BOX 161138 Duluth, MN 55806
Phone: 218-727-5211 Fax: 218-727-3798



Legend

 Vacated ROW

Easement Type

 Utility Easement

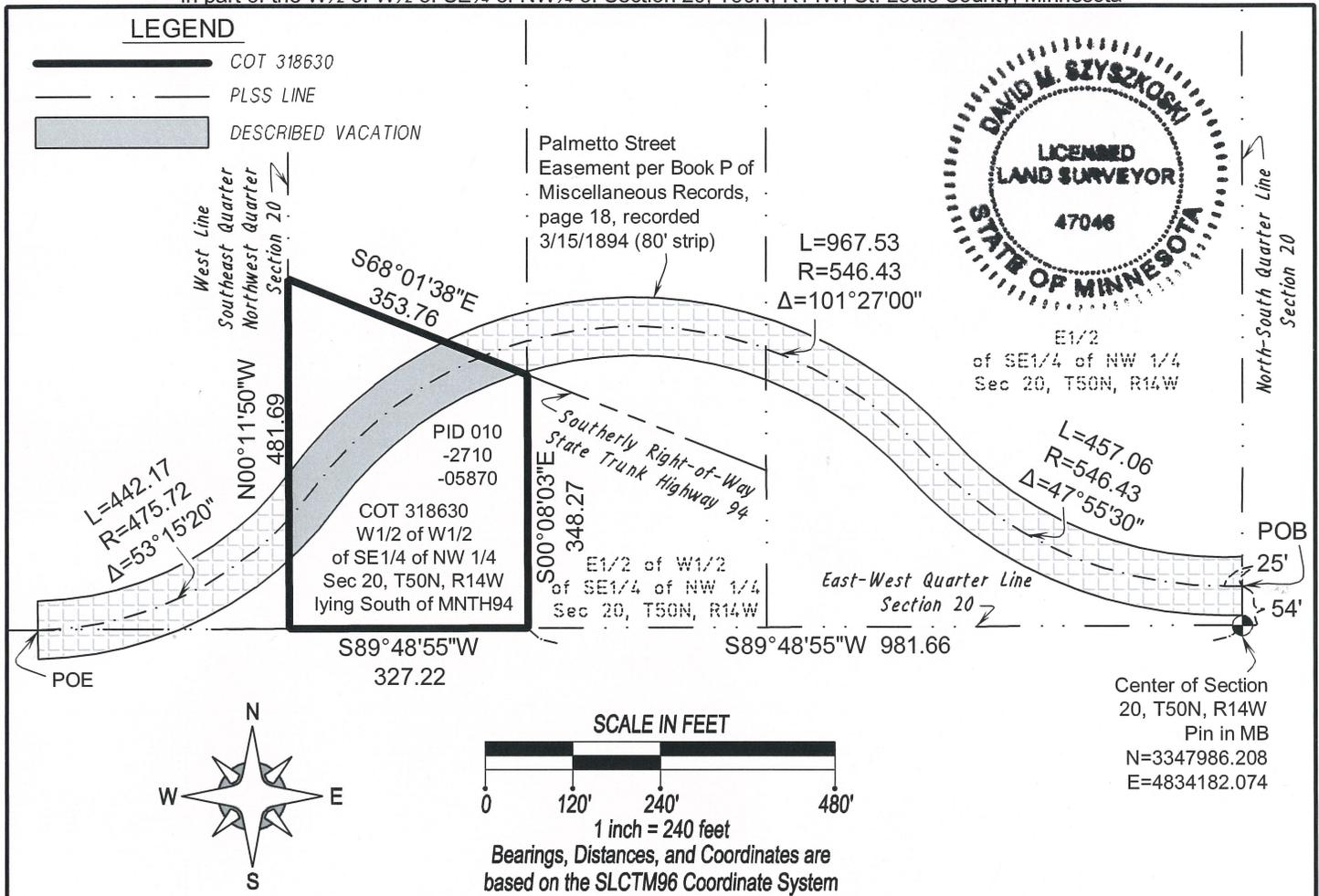
 Other Easement

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Street Vacation Exhibit

in part of the W¹/₂ of W¹/₂ of SE¹/₄ of NW¹/₄ of Section 20, T50N, R14W, St. Louis County, Minnesota



Legal Description:

Portion of Palmetto Street per Book P, Page 18, Misc. aka Public Highway per COT 318630.0 crossing property:

A portion of the 80 foot wide Palmetto Street easement shown in Book P, Miscellaneous Records, page 18-19, more particularly described as follows:

An 80 foot wide street easement crossing the 'W 1/2 of W 1/2 of SE 1/4 of NW 1/4 lying South of State Trunk Highway No. 94 Section 20 Township 50 North Range 14 West of the Fourth Principal Meridian', the centerline of said street described as: Commencing at the center of said Section 20, thence northerly on the north-south quarter line of said Section 20 for a distance of 54 feet, more or less, to the center of the street shown in said Book P, said point being the point of beginning of the centerline to be described; thence westerly for a distance of 25 feet, more or less, along the center of the street shown in said Book P, to a point of curvature; thence on a curve to the right, said curve having a radius of 546.43 feet and a delta angle of 47°55'30" for a distance of 457.06 feet, more or less, along the center of the street shown in said Book P, to a point of common curvature; thence on a curve to the left, said curve having a radius of 546.43 feet and a delta angle of 101°27'00" for a distance of 967.53 feet, more or less, along the center of the street shown in said Book P, to a point of common curvature; thence on a curve to the right, said curve having a radius of 475.72 feet and a delta angle of 53°15'20" for a distance of 442.17 feet, more or less, along the center of the street shown in said Book P, to a point on the east-west quarter line of said Section 20, said point being the point of ending.

Sidelines of said street easement aka public highway easement to terminate on the west line of the Southeast Quarter of the Northwest Quarter of said Section 20 and on the southerly right-of-way line of State Trunk Highway No. 94.

Approved by the City Engineer of Duluth, MN

Date: _____ by: _____

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Date: 3/5/2014



DAVID SZYSZKOSKI
MINNESOTA LICENSE NO. 47046



4560 Norway Pines Place
Duluth, MN 55811
218-727-8796
tkda.com

Job Number: 15513.007 / SS0062A

Palmetto Street
Vacation Exhibit
For: Fryberger c/o Bob Kanuit
RE: Don Ellison



Legend

Right-of-Way Type

- Road or Alley ROW
- ▨ Vacated ROW

Easement Type

- - - - Utility Easement
- - - - Other Easement

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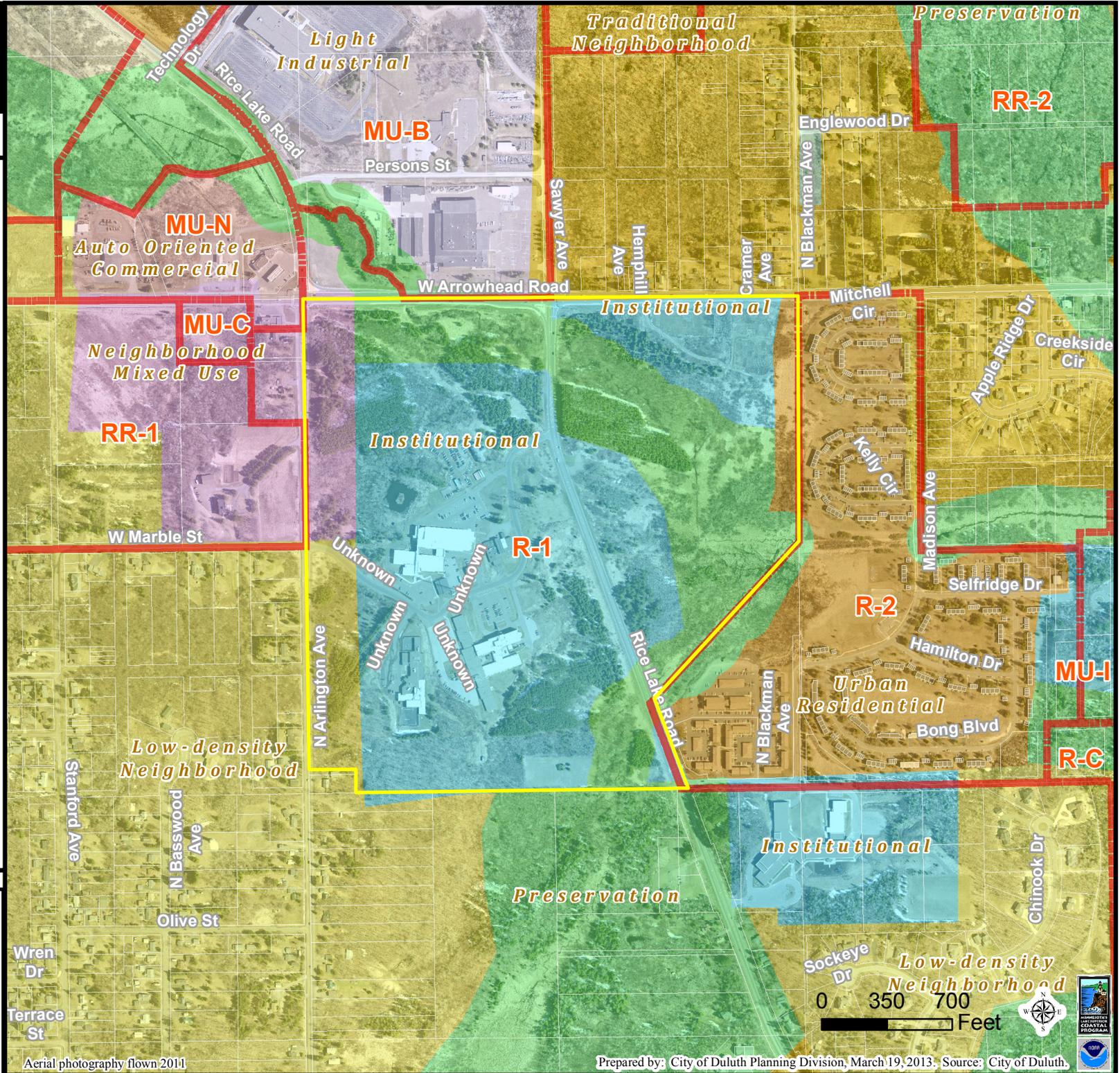
Legend

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
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- Industrial Waterfront
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Aerial photography flown 2011

**Attachment 2 to Application Cover Sheet and Supplement to Zoning Petition
Chadco of Duluth Limited Partnership/Chadco of Duluth, LLC**

Describe Reasons for this Request:

The Valley Center Shopping Center was constructed in phases commencing in 1983/1984 and includes a wide range of uses. It is essentially a traditional neighborhood center, but has one large tenant, K-Mart Corporation. The City of Duluth acquired most of the property which is now part of the Center, and Chadco of Duluth acquired the property from the City of Duluth.

The City of Duluth is still fixing title defects, some 30 years after conveyance, that were present in the City's title. This has plagued the Center and cost the Center time and money in terms of its refinancing; however, the Center has persevered.

Retail uses across the country are now subject to dynamic change following the recession and with the growth of online shopping. The Center needs absolute flexibility in gaining tenants and, therefore, believes it is appropriate that it be classified as MU-C.

In meetings and discussions with City Planning, they have indicated a desire to maintain a portion of property as a Form District. We believe that is not in the public interest, as it will make the Center less viable due to restrictions and requirements not present in MU-C. It also makes it more expensive to operate and requires permitting, a process that tenants, not always patient and willing to wait for Planning Commission action, may not find acceptable. It is an undue burden, particularly since Staff has, we believe, that F-3/F-4 is not generally appropriate for much of the Center. Once we cross this threshold, making the entire Center MU-C is a more coherent and appropriate zoning. Out of fairness to the Petitioner, it should be granted.

The Center needs the support of the community and is requesting that the Planning Commission rezone all of the property owned by Chadco of Duluth Limited Partnership and/or Chadco of Duluth, LLC as MU-C.



Legend

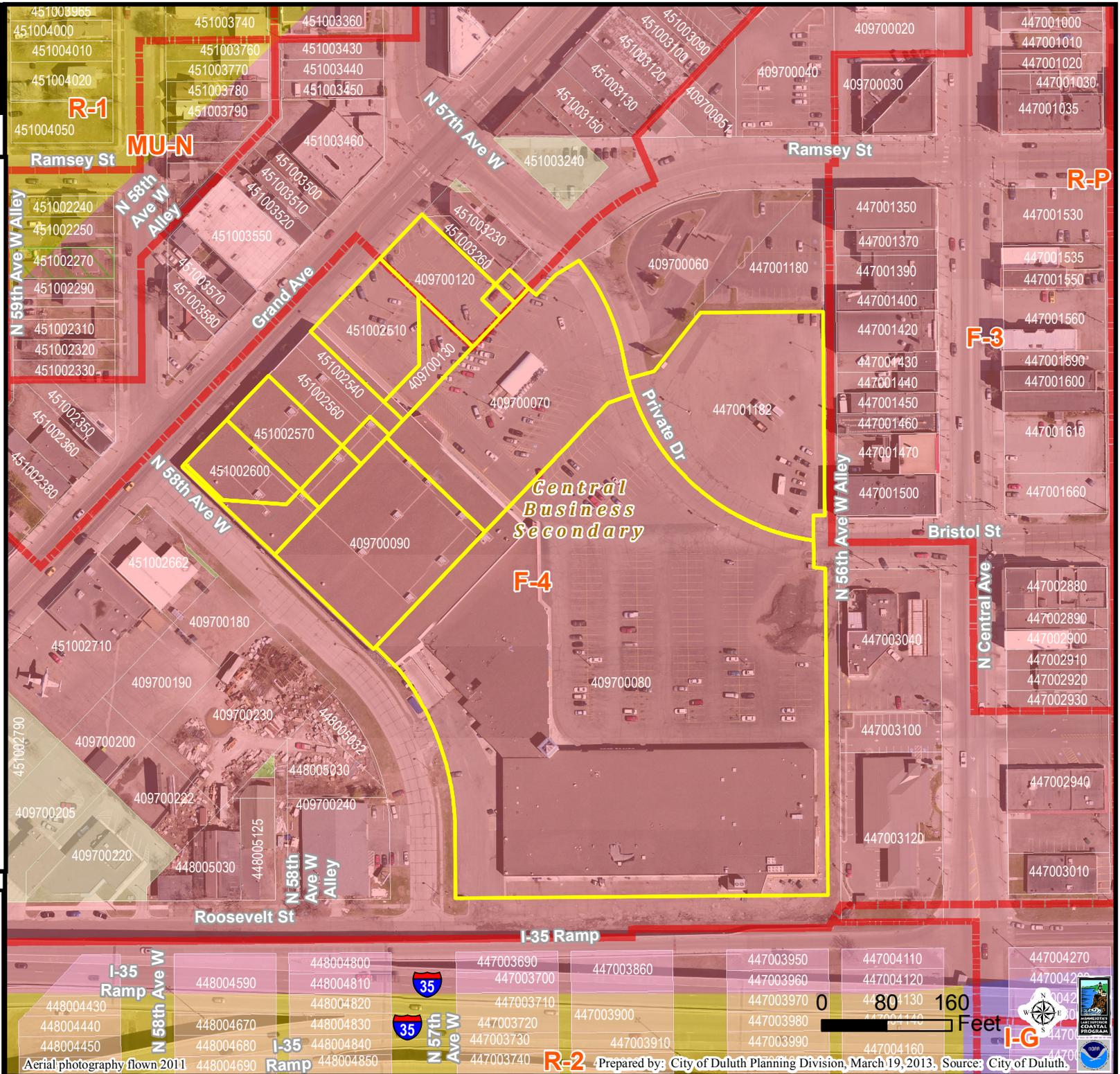
Zoning Boundaries

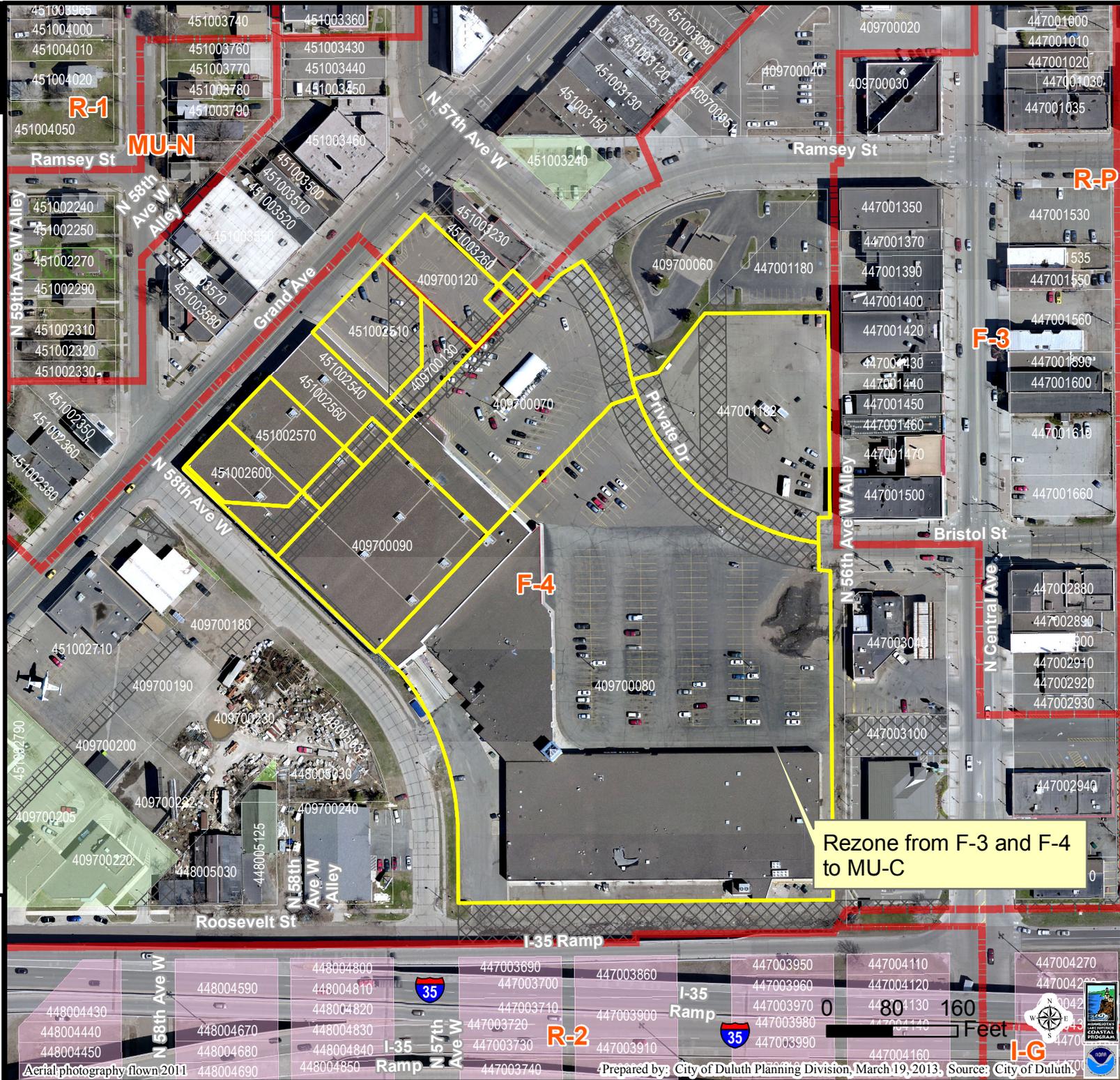
- Zoning Boundaries

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
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Legend

Zoning Boundaries

 Zoning Boundaries

 Vacated ROW

Rezone from F-3 and F-4 to MU-C

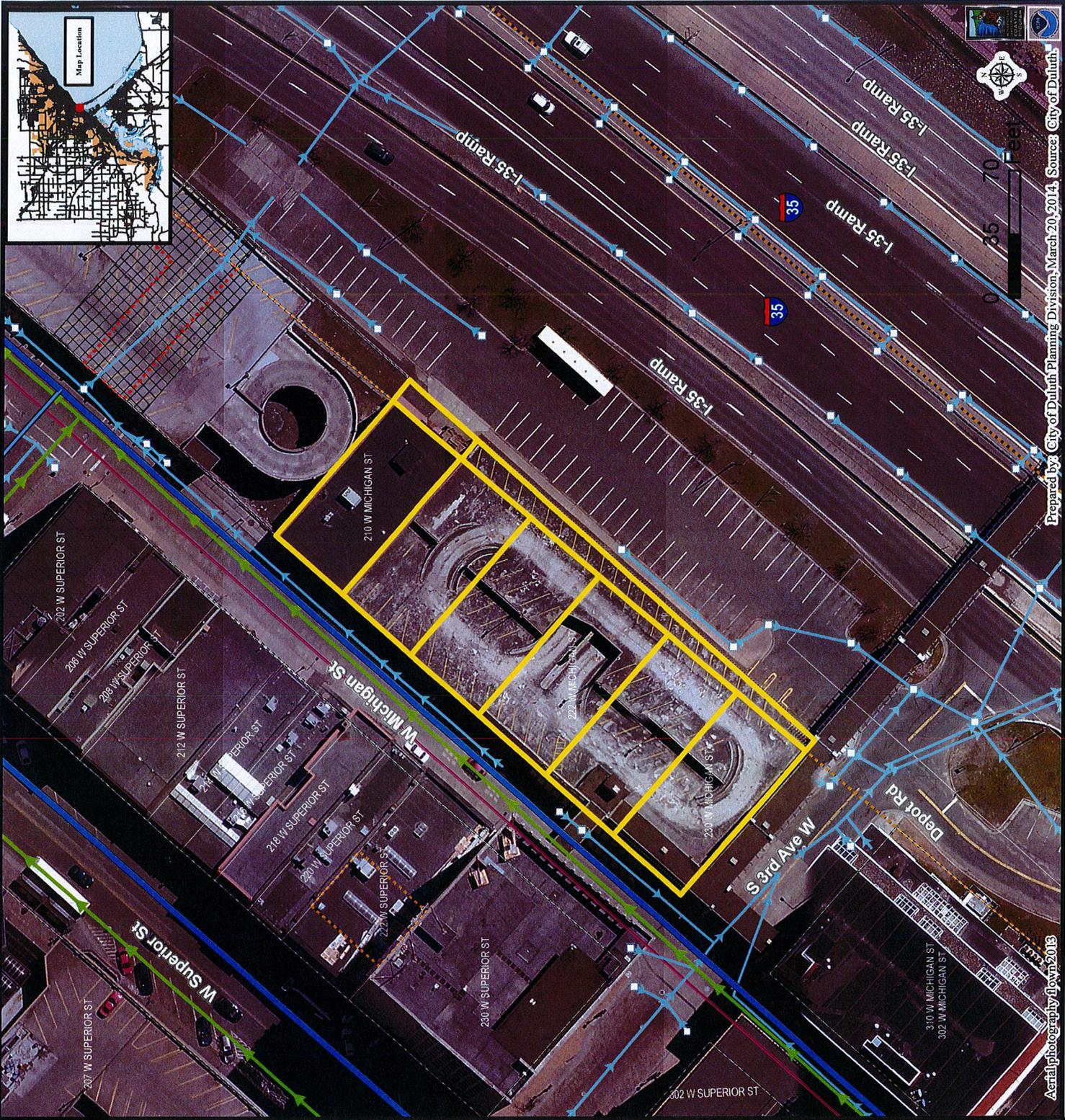
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Aerial photography flown 2011

Prepared by: City of Duluth Planning Division, March 19, 2013. Source: City of Duluth

Scale: 0 80 160 Feet

Map includes I-35 Ramp, N 58th Ave W, N 57th Ave W, N 56th Ave W Alley, N Central Ave, and Roosevelt St.



City Planning
 PL 14-023 - 14-026
 DTA Multimodal Center
 210 W Michigan Street

Legend

Stream Type	Trout Stream (GPS)
	Other Stream (GPS)
Water Distribution System	30 - 60" Water Pipe
	16 - 24" Water Pipe
	4 - 6" Water Pipe
Sanitary Sewer Collection System	Sanitary Sewer Collector
	Sanitary Sewer Interceptor
	Sanitary Sewer Forced Main
	Storage Basin
	Pump Station
Gas Distribution Main	8" - 16" Gas Pipes
	4" - 6" Gas Pipes
	0" - 4" Gas Pipes
Storm Sewer Collection System	Storm Sewer Pipe
	Storm Sewer Catch Basin
	Discharge_Points
Right-of-Way Type	Road or Alley ROW
	Vacated ROW
Easement Type	Utility Easement
	Other Easement
Shoreland Overlay Zone	Cold Water
	Natural Environment
	General Development
Floodplain Type	General Flood Plain
	Flood Way
	Flood Fringe

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Aerial photography from 2013

Prepared by: City of Duluth Planning Division, March 20, 2014. Source: City of Duluth.



PERFORMANCE
DANNEN DETCH
 ARCHITECTS
 275 W. WISCONSIN AVENUE, SUITE 1000
 MILWAUKEE, WI 53233

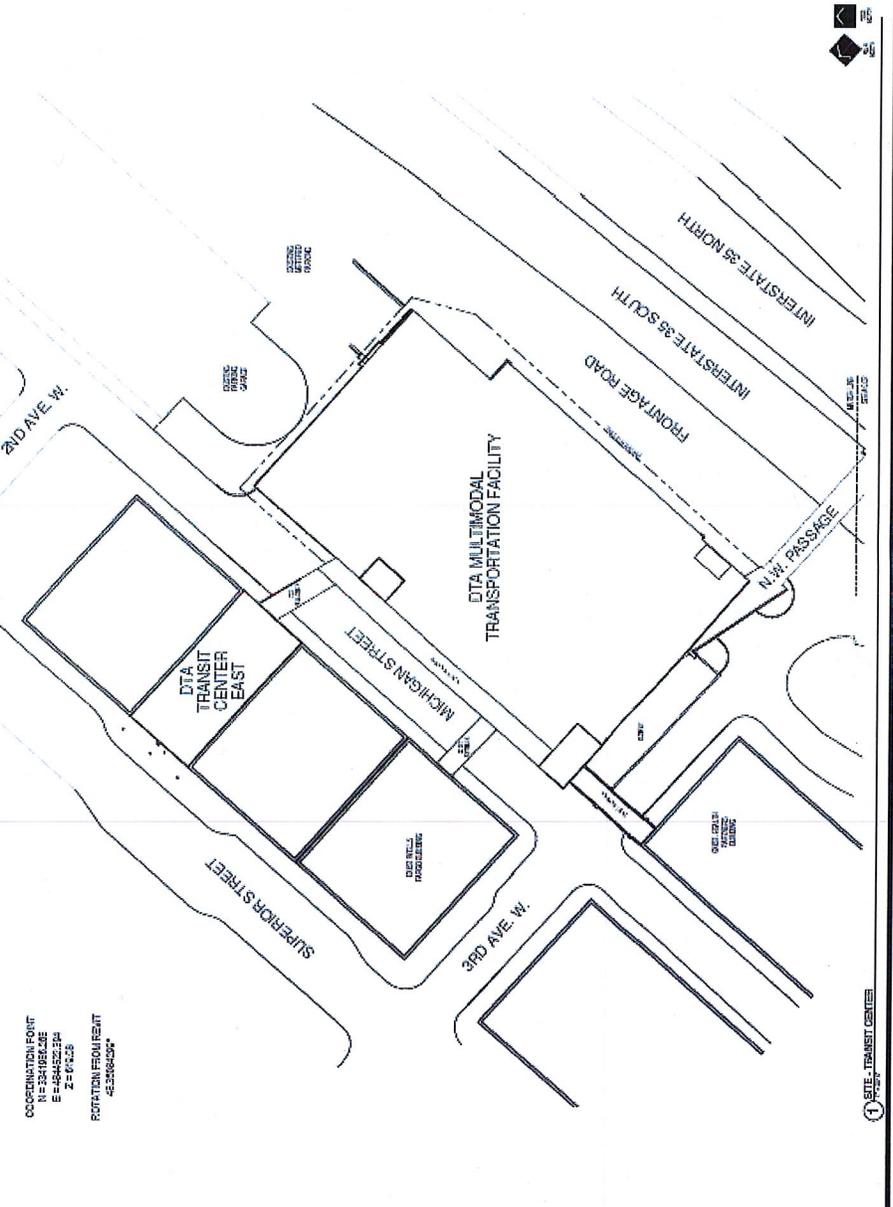
**DTA - Multimodal
 Transportation Facility**

**DTA - Multimodal
 Transportation Facility**

**PRELIMINARY
 NOT FOR CONSTRUCTION
 01-21-2014**

**DTA - Multimodal
 Transportation Facility**

**DTA - Multimodal
 Transportation Facility**

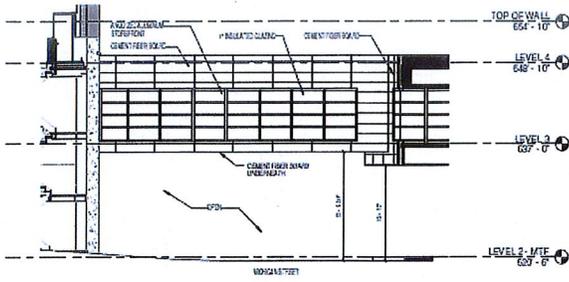


COORDINATION POINT
 N = 3341951.52E
 E = 4544522.724
 Z = 675.25
ROTATION REQUIREMENT
 45.2868425°

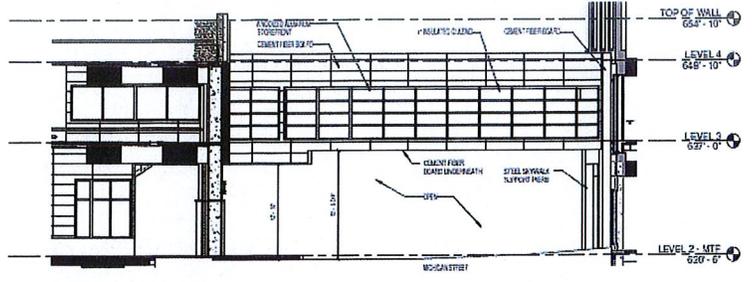
1 SITE - TRANSIT CENTER EAST

DATE PLOTTED: 01/21/2014 10:58:10 AM
 PLOT SCALE: 1" = 100'-0"

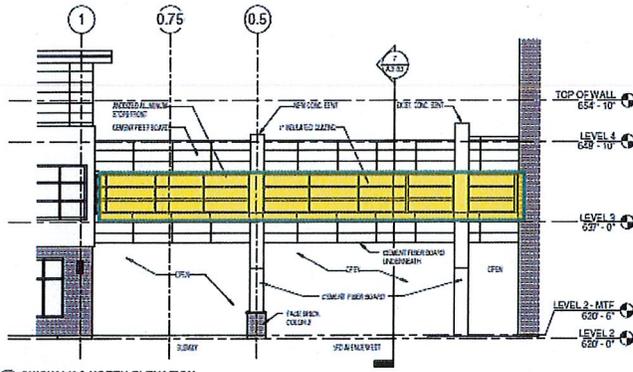
A0.01



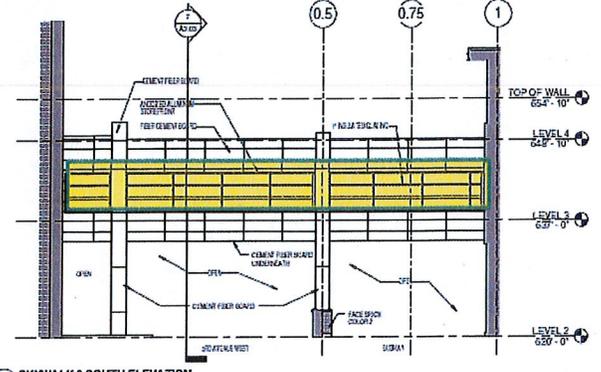
4 DTA SKYWALK 4 WEST ELEVATION
115-112



3 DTA SKYWALK 4 EAST ELEVATION
115-112



2 SKYWALK 3 NORTH ELEVATION
115-112



1 SKYWALK 3 SOUTH ELEVATION
115-112



City Planning

PL 14-020 and 14-019
Platinum Plaza
1661 Miller Trunk Highway

Legend

Zoning Boundaries

Zoning Boundaries

Water Distribution System

30 - 60" Water Pipe

16 - 24" Water Pipe

4 - 6" Water Pipe

Sanitary Sewer Collection System

Sanitary Sewer Collector

Sanitary Sewer Interceptor

Sanitary Sewer Forced Main

Storage Basin

Pump Station

Gas Distribution Main

8" - 16" Gas Pipes

4" - 6" Gas Pipes

0" - 4" Gas Pipes

Storm Sewer Collection System

Storm Sewer Pipe

Storm Sewer Catch Basin

Discharge_Points

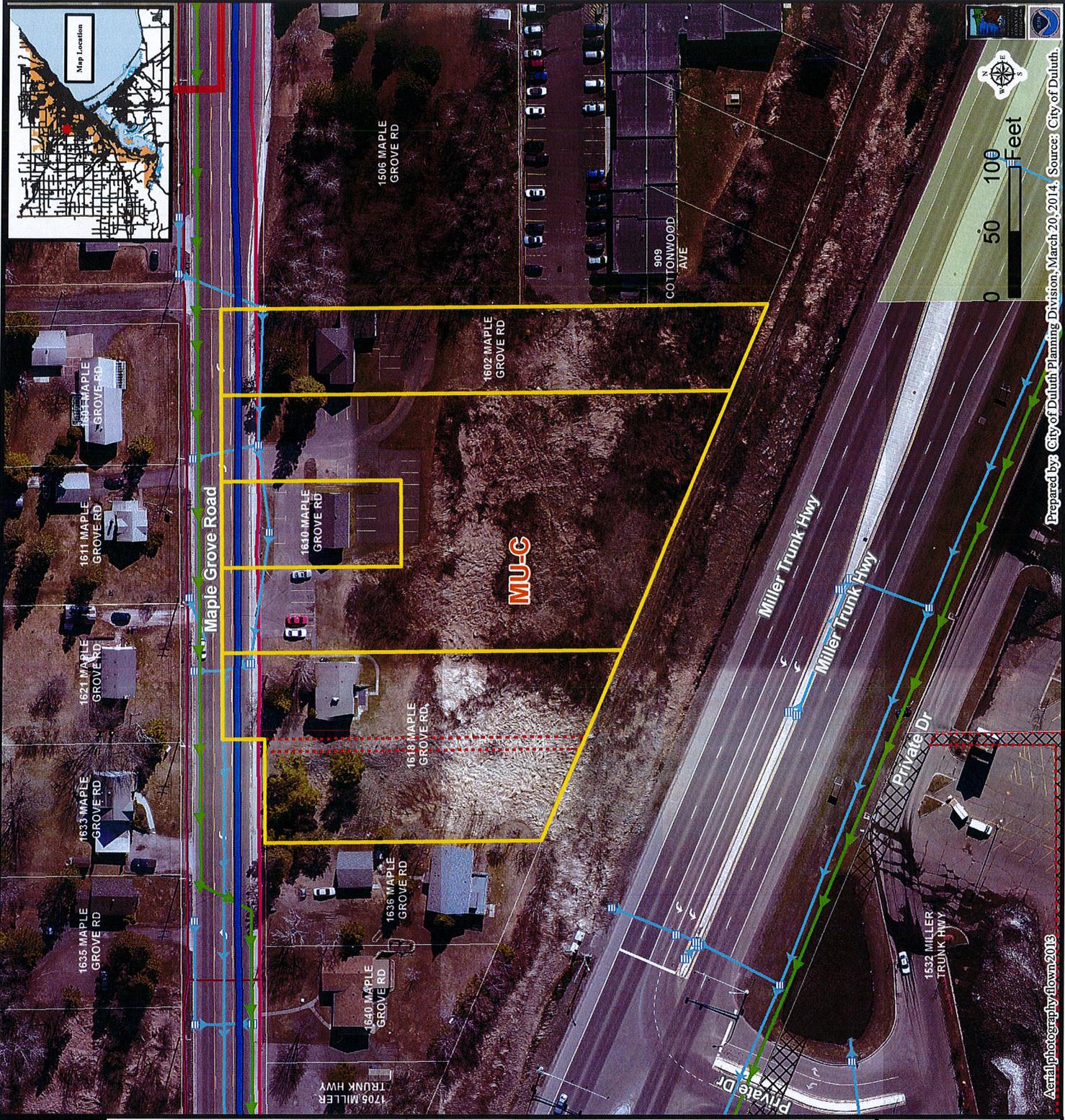
Vacated ROW

Easement Type

Utility Easement

Other Easement

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Aerial photography from 2013

Prepared by: City of Duluth Planning Division, March 20, 2014. Source: City of Duluth.

