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
Erik Simonson, (Duluth Fire Chief)
Howard Smith, Duluth Project Engineer
Marnie Grondahl, Duluth Fire Marshal
Dean Dulinski, Minnesota Power
Howard Jacobson, Duluth Utility Ops Mngr
Nate LaCoursiere, Duluth City Attorney
Mark Bauer, Duluth Parking
James Gittemeier, MIC
Jim Miles, Mn/DOT
Patrick Geiger, CenturyLink
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
Heidi Timm-Bijold, Duluth Business Development
Lindsay Dean, Duluth Parks & Recreation
Kyle Deming, Duluth Building Safety
Patty Fowler, MnDNR
John Hinzmann, MnDOT
Todd Carlson, Duluth Utility Operations
Wendy Rannenberg, Duluth Building Safety
Matt Kennedy, Duluth Parking
Peggy Billings, Engineering Technician
Jim Shoberg, Duluth Parks

DATE: December 16, 2015
SUBJECT: Planning Commission Agenda Items for January 12, 2016

The Duluth City Planning Commission has received 6 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.

Rezoning
- PL 15-184 UDC Map Amendment to Rezone from R-1 to MU-N and R-2 at 8900 Grand Avenue as Recommend by the Riverside Small Area Plan, by the City of Duluth

Subdivision
- PL 15-183 Preliminary Plat for Morgan Park Estates at the Site of the Former Morgan Park School at 1243 88th Avenue West, by Aaron Schweiger
- PL 15-180 Minor Subdivision to Combine 3 Platted Plats Into 2 Parcels at the 1400 Block of St. Louis Avenue, by David and Bonnie Ling and Jacob and Kaye Tanttari

Interim Use Permit
- PL 15-186 Interim Use Permit for Adaptive Reuse of Local Historic Landmark at 810 West Third Street (St. Peter's Church), by Jeffery Larson

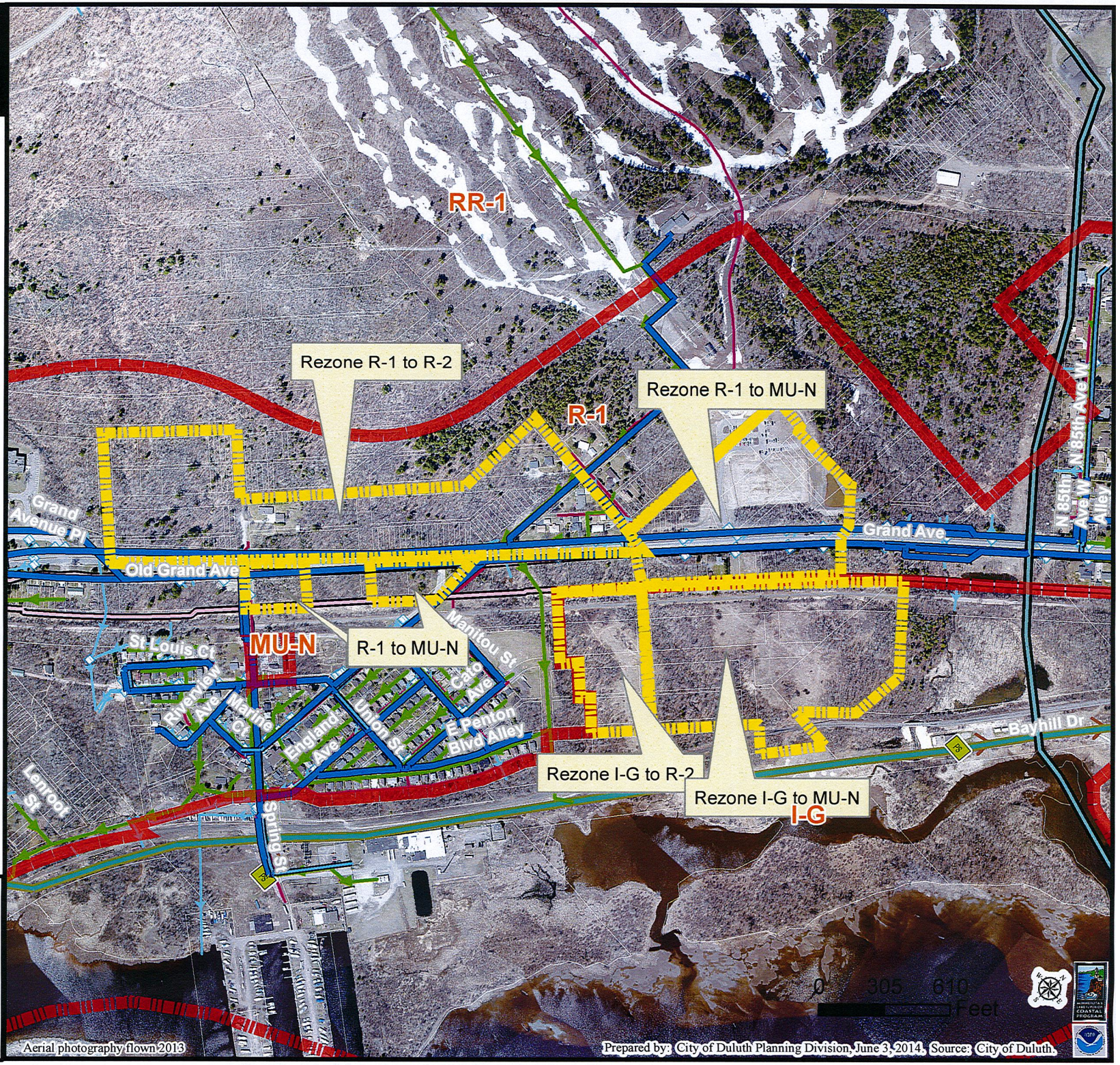
Variances
- PL 15-185 Variance from Parking Standards (Number of Required Off Street Parking Spaces) at 4216 Grand Avenue by Marvin Development IV, LLC
- PL 15-187 Variance from R-1 Side Yard Setback Requirements at 3427 Lake Ave South by Bill Brownell and Pat Brownell Sterner

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 15-184 Rezone
Riversdie SAP
Utility Map



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 (PS)

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

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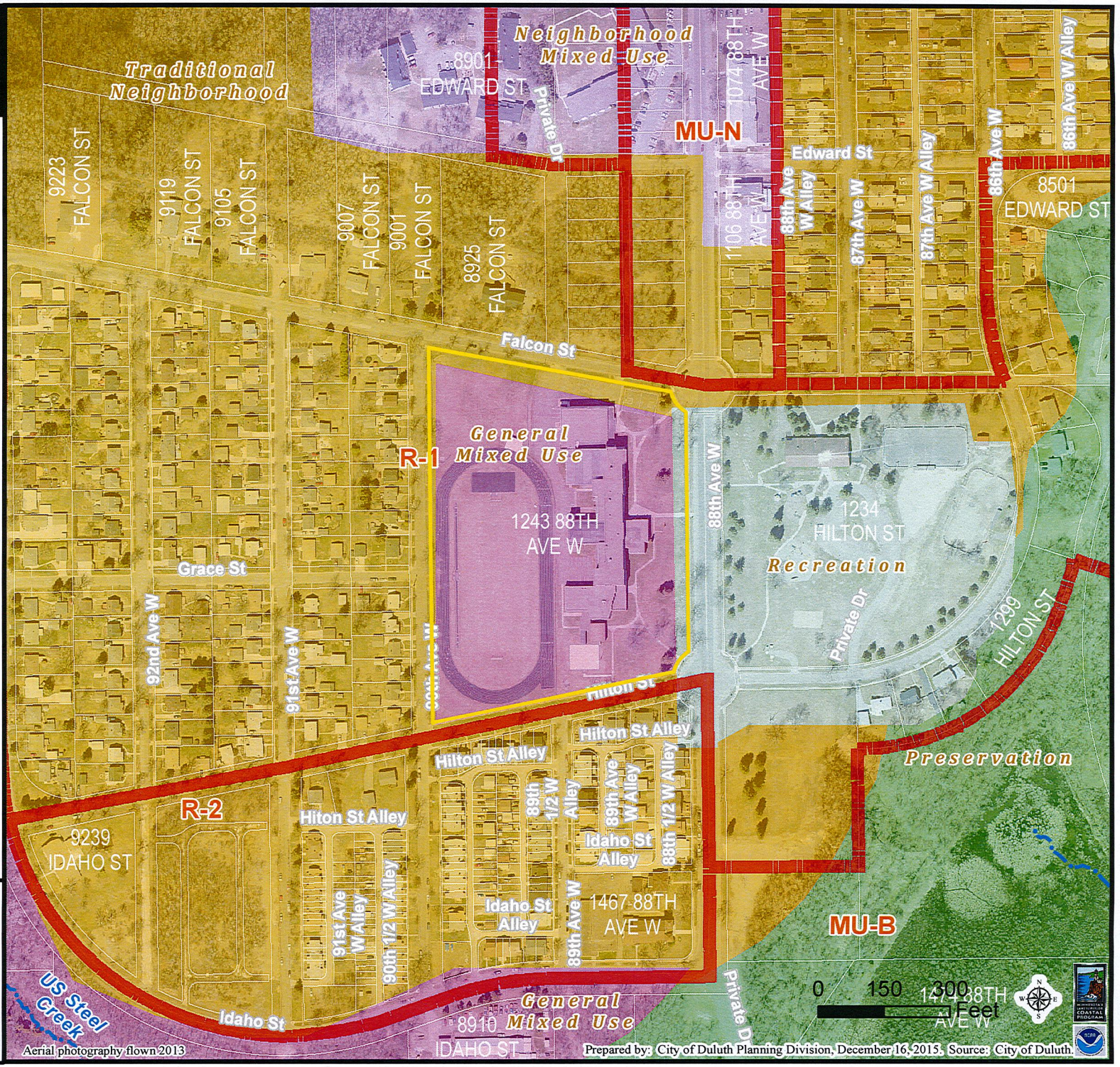
City Planning

PL 15-183
1243 88th Avenue W



Legend

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

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

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PRELIMINARY PLAT OF MORGAN PARK TOWNHOMES

LOCATED IN BLOCK 13, MORGAN PARK OF DULUTH

ST. LOUIS COUNTY, MINNESOTA

OWNER AND DEVELOPER

SDM&H, LLC
AARON SCHWEIGER
2825 EAST 8TH ST.
DULUTH, MN 55812
PHONE (612) 735-9481
schweiger.aaron@gmail.com

PRELIMINARY PLAT PREPARED BY ALTA LAND SURVEY COMPANY

P.O. BOX 161138
102 S. 21ST AVE. W. SUITE 4
DULUTH, MN 55816-1138
PHONE (218) 727-5211
DAVID R. EVANSON MINNESOTA STATE REG. NO. 49505

ENGINEERING

Northland Consulting Engineers L.L.P.
102 S. 21ST AVE. W. SUITE 1
DULUTH, MN 55806
PHONE (218) 727-5995
David Bolf P.E.

AREA SUMMARY	
Total Acreage	9.99 AC
Total Lot Acreage - R/W	9.34 AC
Total R/W Acreage	0.65 AC
Number of Lots	10
Largest lot in Sq. ft.	48,353.6 SQ. FT
Smallest lot in Sq. ft.	33,981.6 SQ. FT
Average Lot (total lot Sq. ft./# of lots)	40,685.0 SQ. FT

N

0 50
SCALE IN FEET

VICINITY MAP
NO SCALE

ZONING AND SETBACK PER CITY OF DULUTH

ZONING- MU-N & R-2

SETBACKS MU-N
FRONT-20 FEET
REAR-25 FEET
SIDE-10 FEET

SETBACKS R-2
FRONT-25 FEET
REAR-25 FEET
SIDE-6 FEET
CORNER-25 FEET

FLOOD ZONE INFORMATION
ZONE C AREAS OF MINIMAL FLOODING PER FIRM FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER 270421 0045 C
EFFECTIVE DATE: APRIL 2 1982.

LEGAL DESCRIPTION FOR PRELIMINARY PLAT ONLY

Block 13, MORGAN PARK OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota.

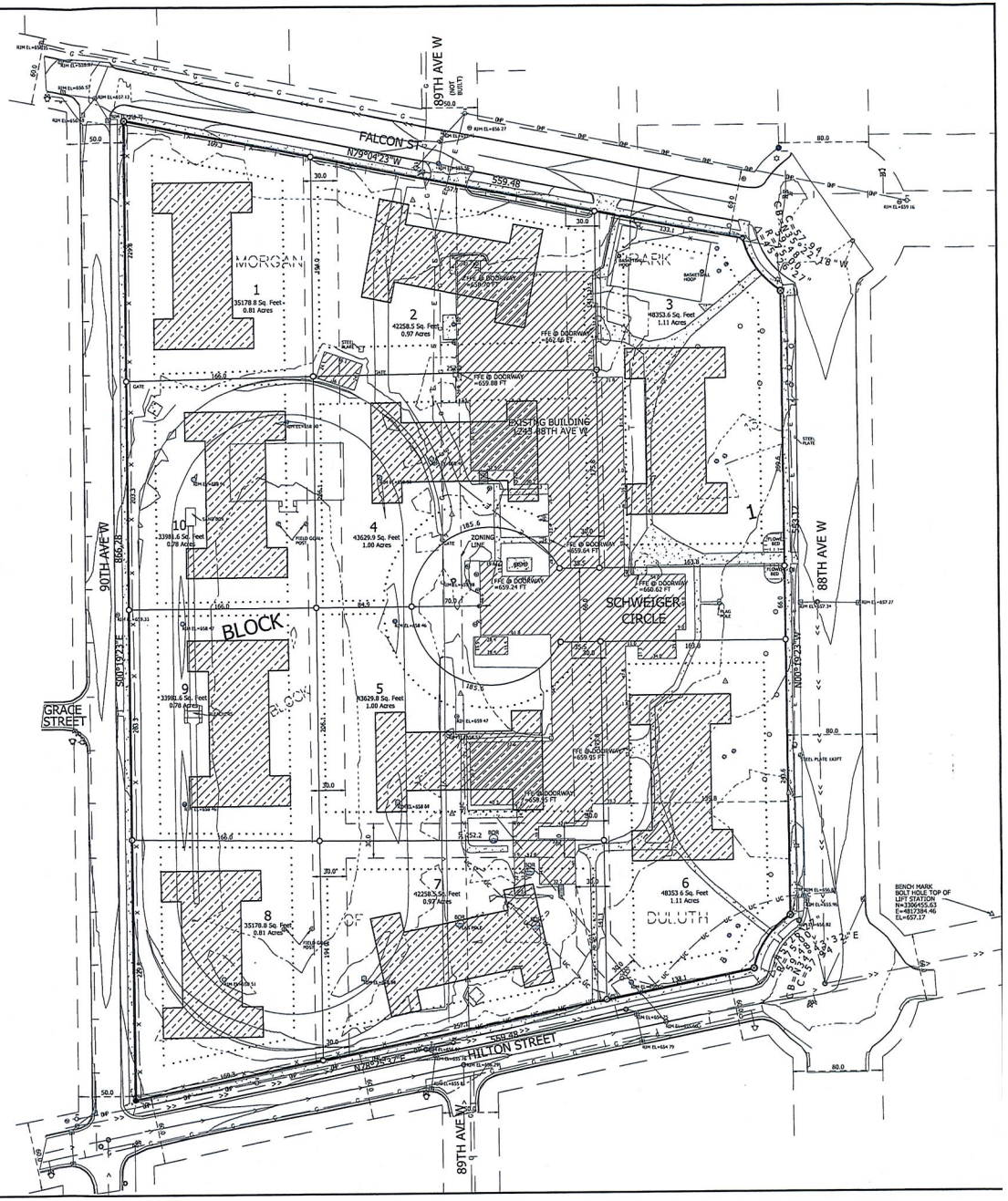
BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996.

NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA SURVEY COMPANY, INC. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.

LEGEND

- UC — UNDER GROUND CABLE TV
- X — FENCE LINE
- T — UNDER GROUND TELE COM
- OHP — OVERHEAD UTILITIES
- W — WATER MAIN
- S — SANITARY SEWER
- G — UNDER GROUND GAS
- E — UNDER GROUND ELEC.
- SD — STORM SEWER
- FOUND REBAR RLS. NO. 14374
- SET CAPPED REBAR RLS. NO. 49505
- FOUND CAPPED REBAR RLS. NO. 49505
- CIRCULAR GRATE CATCH BASIN
- GOAL POST
- FOUND 1" REBAR
- IRON PIPE MONUMENT
- SOIL BORING
- PVC VENT
- ELEC MANHOLE
- SIGN
- BENCH MARK
- TELE COM MANHOLE
- WATER VALVE
- STORM MANHOLE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- SANITARY MANHOLE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- SQUARE GRATE CATCH BASIN
- MISC MANHOLE
- GAS METER
- POST
- CONTROL PNT
- TELECOM PEDESTAL
- CONIFEROUS TREE
- DECIDUOUS TREE
- LANDSCAPED SURFACE
- EXISTING BUILDINGS
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- PROPOSED BUILDINGS

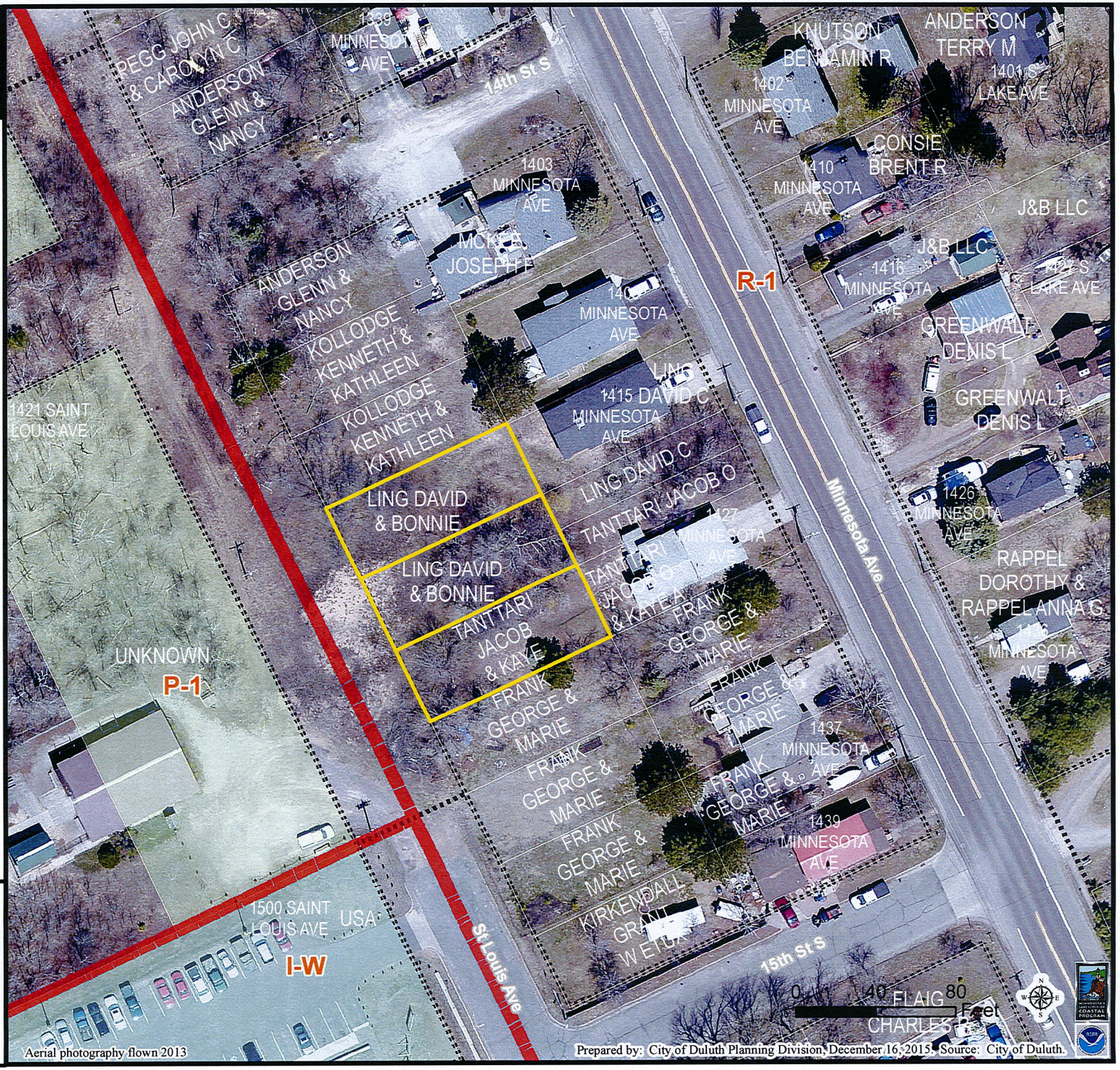
ALTA
LAND SURVEY COMPANY
PHONE: 218-727-5211 FAX: 218-727-3796
WWW.ALTALANDSURVEYDULUTH.COM



City Planning

PL 15-180

1400 Block St. Louis Avenue



Legend

Zoning Boundaries

- Zoning Boundaries

Right-of-Way Type

- Road or Alley ROW
- Vacated ROW

Easement Type

- Utility Easement
- Other Easement

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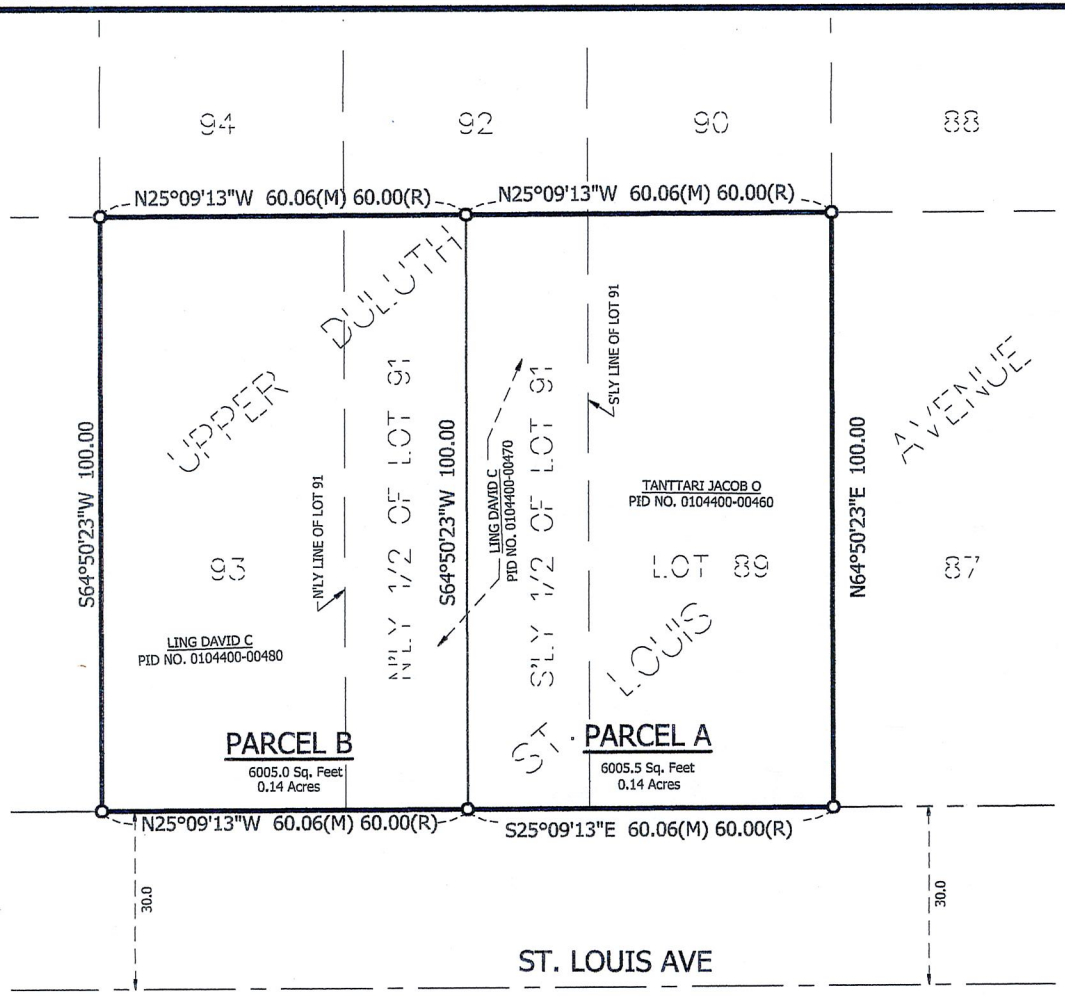


LEGEND

- O SET CAPPED REBAR RLS. NO. 49505
- (M)- MEASURED DIMENSION
- (R)- RECORD DIMENSION

VICINITY MAP
NO SCALE

LEGAL DESCRIPTION PARCEL A

Lot 89 and the Southerly One Half of Lot 91, UPPER DULUTH ST. LOUIS AVENUE, according to the recorded plat thereof, St. Louis County, Minnesota.

Said parcel contains 6005.5 sq. ft. or 0.14 acres

LEGAL DESCRIPTION PARCEL B

Lot 93 and the Northerly One Half of Lot 91, UPPER DULUTH ST. LOUIS AVENUE, according to the recorded plat thereof, St. Louis County, Minnesota.

Said parcel contains 6005.5 sq. ft. or 0.14 acres

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 LAND SURVEY COMPANY.

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: 12-03-2015

David R. Evanson

David R. Evanson MN License No. 49505

MINOR SUBDIVISION

CLIENT: LING/TANTARRI	REVISIONS: XXX
DATE: 12-03-2015	
ADDRESS: 1427 MINNESOTA AVENUE	
JOB NUMBER: 15-340	

ALTA
LAND SURVEY COMPANY
* LAND SURVEYING
* LAND DEVELOPMENT
* PLATTING
* LEGAL DESCRIPTIONS
* CONSTRUCTION STAKING
PHONE: 218-727-5211
LICENSED IN MN & WI
CERTIFIED FEDERAL SURVEYOR
WWW. ALTALANDSURVEYDULUTH.COM

City Planning

PL 15-186
810 W 3rd St

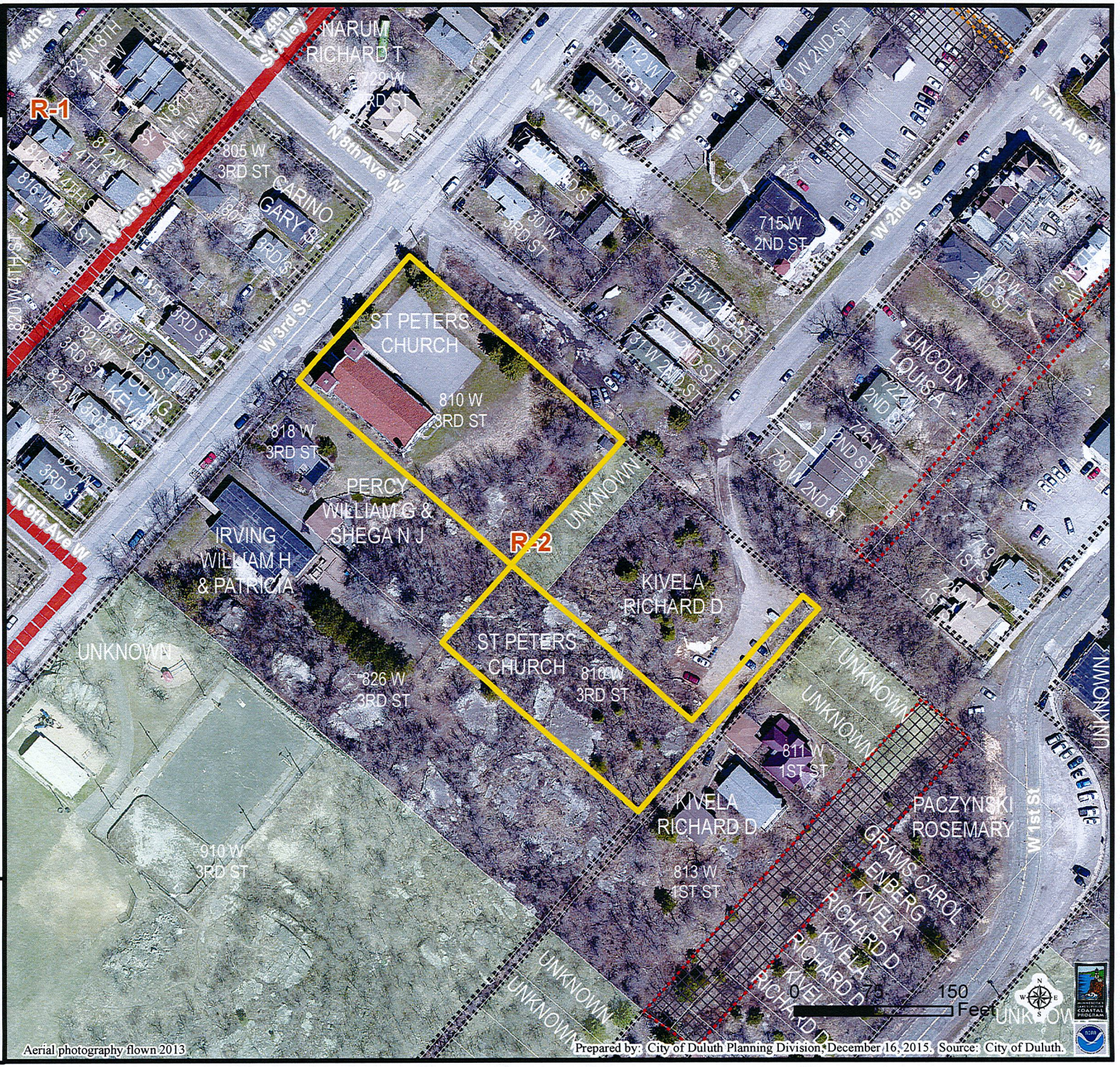
Legend

Zoning Boundaries
- Zoning Boundaries

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



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City Planning

PL 15-185

4216/4218 Grand Avenue

Legend

Zoning Boundaries

- Zoning Boundaries

Right-of-Way Type

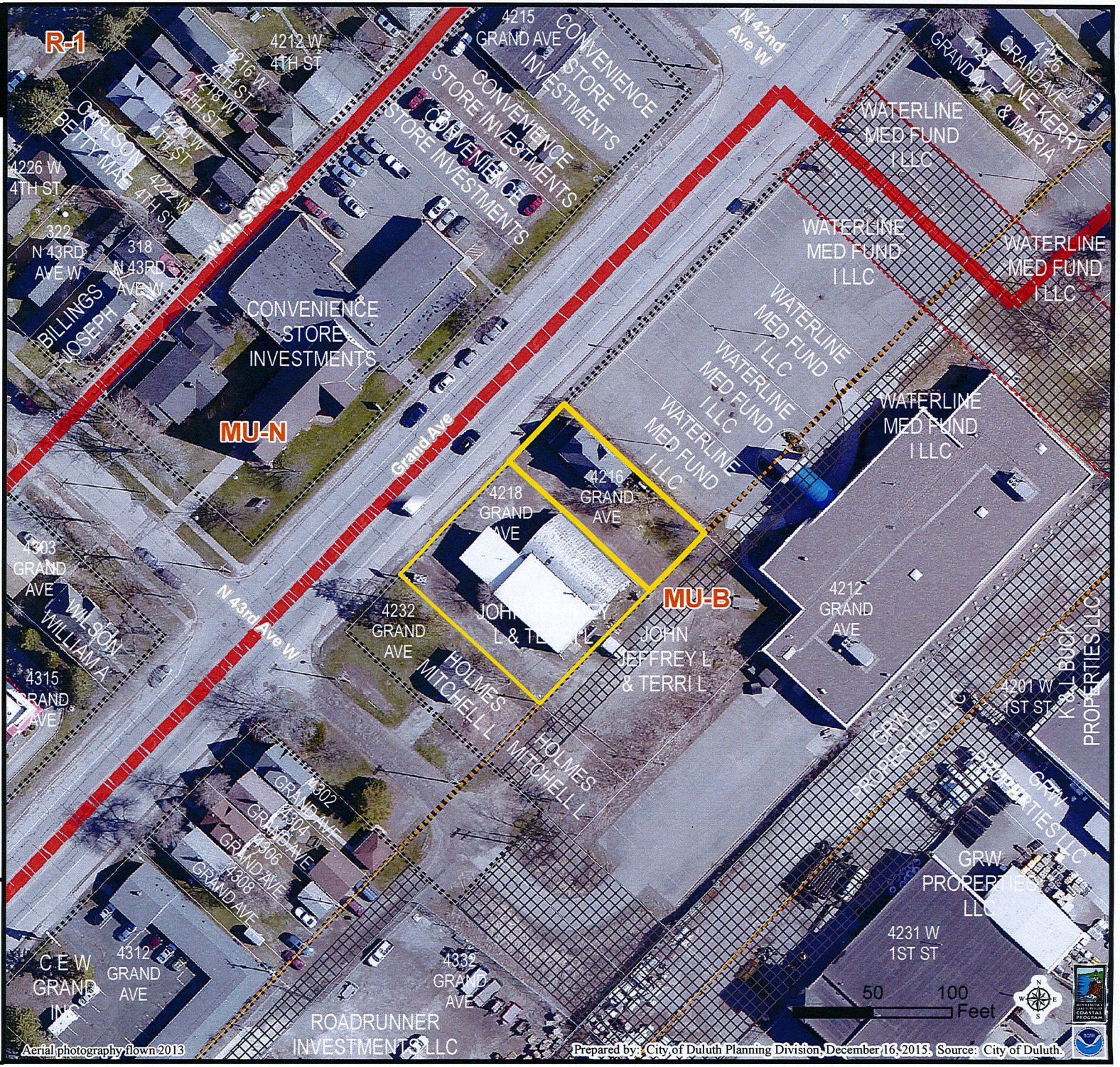
- Road or Alley ROW
- Vacated ROW

Easement Type

- Utility Easement
- Other Easement

Shoreland Overlay Zone

- Cold Water
- Natural Environment
- General Development



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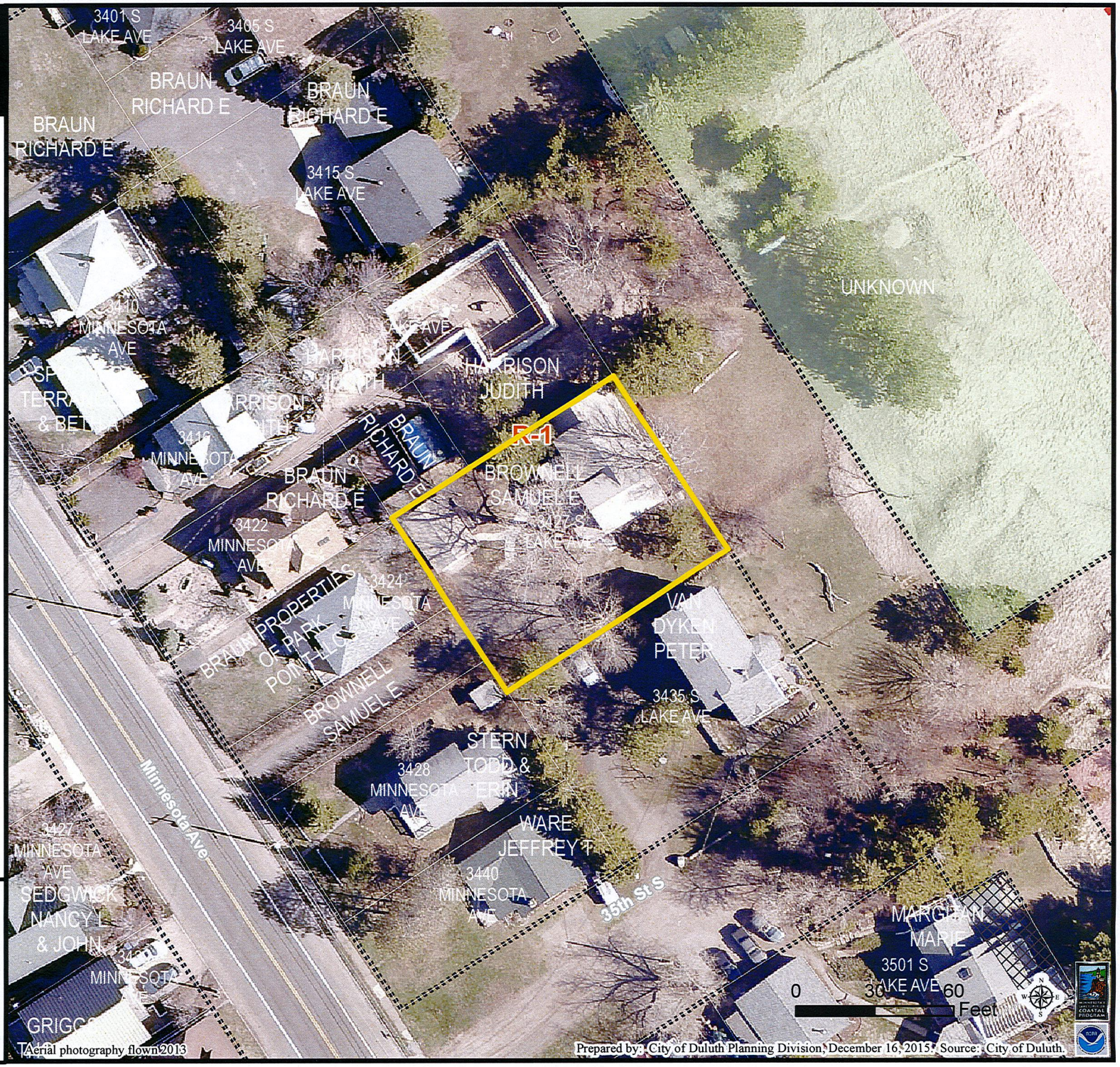
SITE PLAN FOR
TACO BELL
GRAND AVE DULUTH MN

City Planning
PL 15-187
3427 Lake Ave S



Legend

Zoning Boundaries
- Zoning Boundaries

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

Easement Type
- Utility Easement
- Other Easement

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LEGEND

These standard symbols will be found in the drawing.

- EXISTING CONCRETE
- EXISTING BITUMINOUS
- GAS VALVE
- RLS 14374
- FOUND IRON MONUMENT
- EXISTING TREE

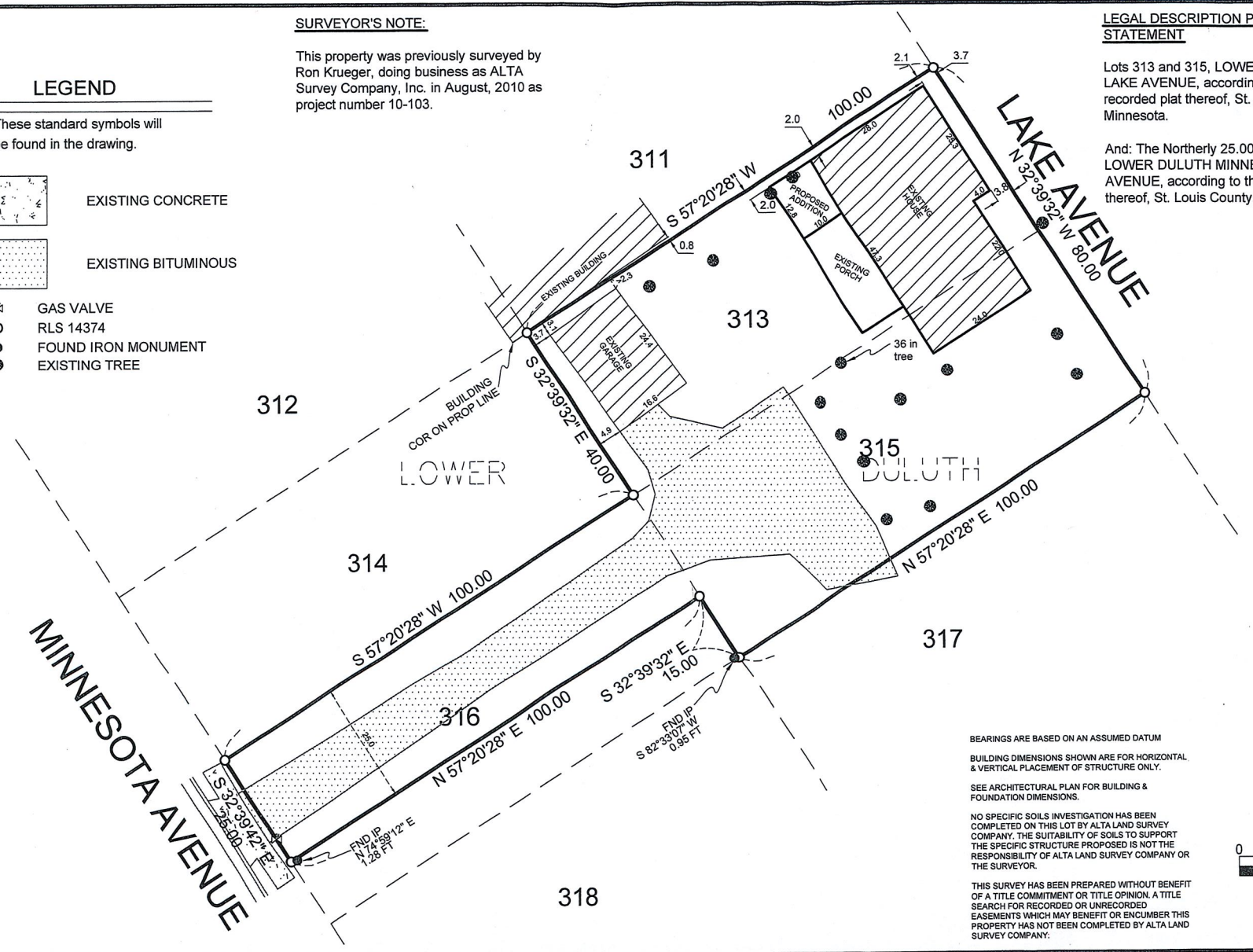
SURVEYOR'S NOTE:

This property was previously surveyed by Ron Krueger, doing business as ALTA Survey Company, Inc. in August, 2010 as project number 10-103.

LEGAL DESCRIPTION PER TAX STATEMENT

Lots 313 and 315, LOWER DULUTH LAKE AVENUE, according to the recorded plat thereof, St. Louis County, Minnesota.

And: The Northerly 25.00 feet of Lot 316, LOWER DULUTH MINNESOTA AVENUE, according to the recorded plat thereof, St. Louis County, Minnesota.



BEARINGS ARE BASED ON AN ASSUMED DATUM

BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY.

SEE ARCHITECTURAL PLAN FOR BUILDING & FOUNDATION DIMENSIONS.

NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.

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• LEGAL DESCRIPTIONS
• CONSTRUCTION STAKING

CERTIFICATE OF SURVEY

CLIENT: Mike Medin c/o Patricia Sterner

DATE: 10-28-15

ADDRESS: 3427 Lake Avenue

JOB NUMBER: 15-297

REVISIONS/XXX

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: October 28, 2015

David R. Evenson

David R. Evenson MN License No. 49595