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, Community Planning
Patty Fowler, MnDNR
John Hinzmann, MnDOT
Todd Carlson, Duluth Utility Operations
Wendy Rannenberg, Duluth Construction Services
Matt Kennedy, Duluth Parking
Peggy Billings, Engineering Technician
Jim Shoberg, Duluth Parks

DATE: January 22, 2016
SUBJECT: Planning Commission Agenda Items for February 9, 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 16-005** UDC Map Amendment to Rezone from MU-B to MU-N for the 4200 and 4300 Block of Grand Avenue, by the City of Duluth

Subdivision
- **PL 16-007** Final Plat Morgan Park Townhomes at the Site of the Former Morgan Park School at 1243 88th Avenue West, by Aaron Schweiger

Street Vacations
- **PL 16-001** Vacation of Platted Street Right of Way at 8267 Congdon Boulevard by John and Kristine Curtis
- **PL 16-002** Vacation of Platted Street Right of Way at 4441 Grand Avenue by the City of Duluth
- **PL 16-006** Vacation of Platted Street Right of Way at Vandenberg Drive by City of Duluth and Duluth Airport Authority

Planning Reviews
- **PL 16-008** Mixed Use Waterfront (MU-W) Planning Review for Hotel at 1000 Minnesota Avenue by (Minor Adjustment from Previously Approved Plan)
- **PL 15-188** Mixed Use Institutional (MU-I) Planning Review at 1215 Rice Lake Road by Marshall School

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!

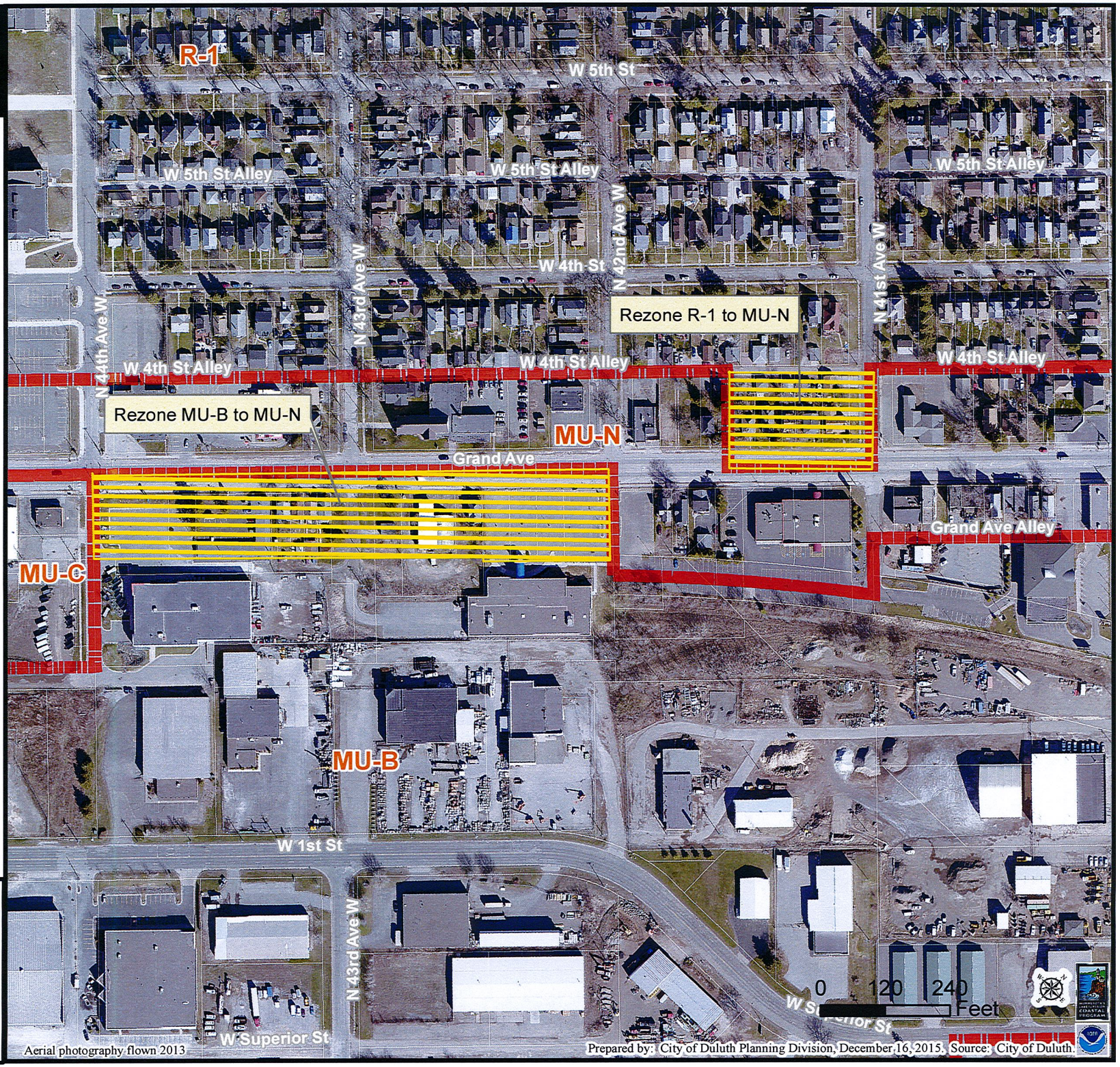
Jenn Reed Moses, Planner II

City Planning

PL 16-005
Rezone R-1, MU-B to MU-N
Zoning Map

Legend

Zoning Boundaries



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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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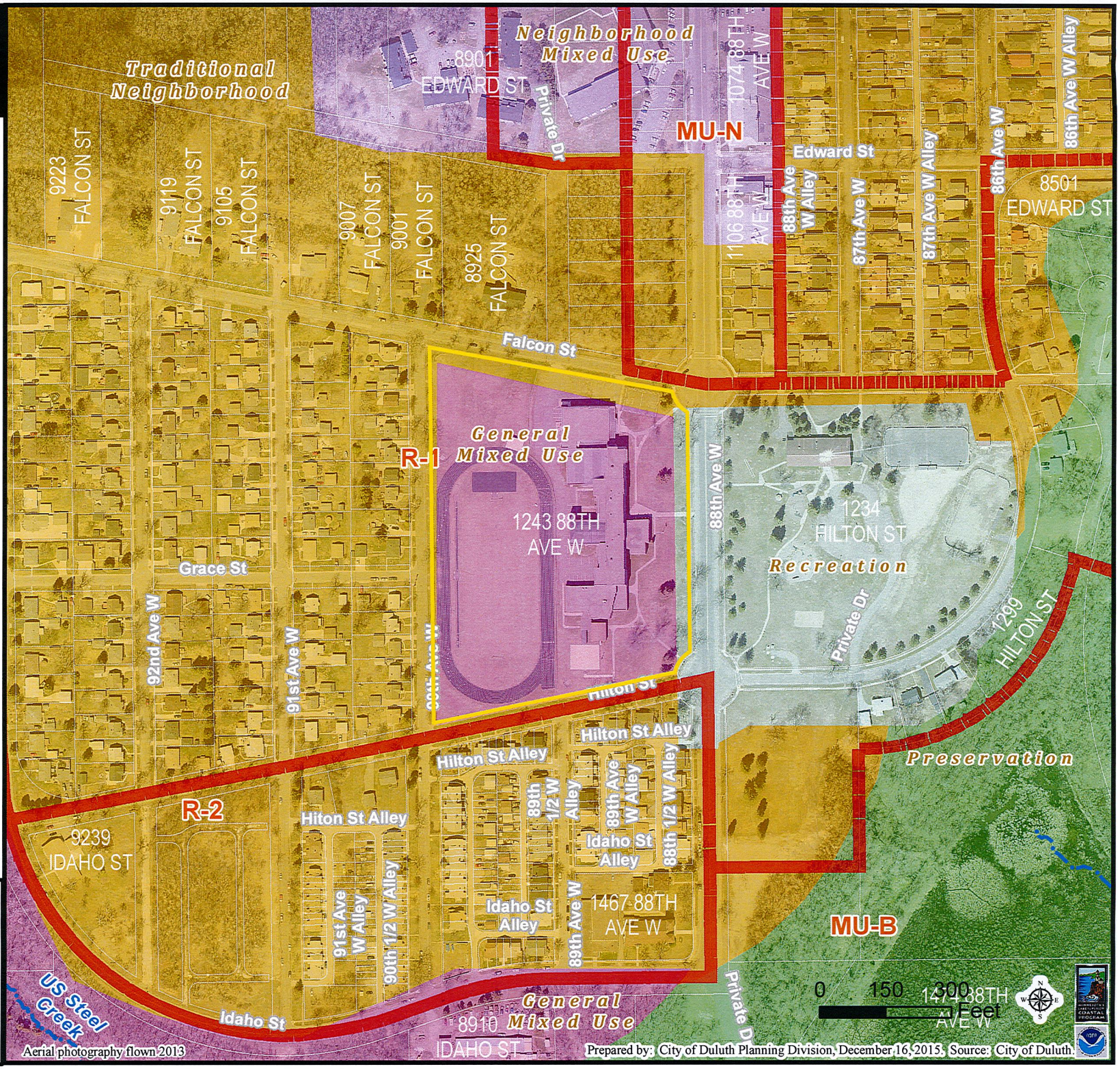


OFFICIAL PLAT

MORGAN PARK TOWNHOMES

LOCATED IN BLOCK 13, MORGAN PARK OF DULUTH IN THE NW ¼ OF NW ¼, SW ¼ OF NW ¼, SE ¼ OF NW ¼, AND GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 15 WEST OF THE FOURTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: That Morgan Park Estates Land Development LLC, a Minnesota Limited Liability Company, owners and of the following described property situated in the City of Duluth, County of St. Louis, State of Minnesota to wit:

That certain tract or parcel of land situate in Section 35, in Township 49 North, of Range 15 West of the Fourth Principal Meridian, described as follows, to-wit:

Beginning at a point on the North and South one-sixteenth line of the NW1/4 of Section 35, in Township 49 North, of Range 15 West or the Fourth Principal Meridian, said one-sixteenth Line taken in this description as running due north, such point being 1306.18 feet Southerly from the Northeast corner or the NW ¼ of NW ¼ of said Section 35, thence along a line bearing North 78 degrees 45 minutes West a distance of 457.80 feet to a point, thence due South a distance of 866.28 feet to a point: thence along a line bearing North 78 degrees 45 minutes East a distance of 559.48 feet to point, thence in a Northeasterly direction along the circumference of a circle whose center lies outside the premises herein described, and whose radius is 75 feet, a distance of 59.48 feet to point, such point lying 33.27 feet Easterly and 47.43 feet Northerly from the last mentioned point, thence in a due Northerly direction a distance of 553.12 feet to a point, thence in a Northwesterly direction along the circumference of a circle whose center lies outside the premises herein described and whose radius is 75 feet, a distance of 59.48 feet to a point, such point lying 33.27 feet Westerly and 47.43 feet Northerly from the last mentioned point, thence along a Line bearing North 78 degrees 45 minutes West a distance of 101.68 feet to the place of beginning.

Also known as Block 13, Morgan Park, in the City of Duluth.

EXCEPT Minerals

Has caused the same to be surveyed and platted as MORGAN PARK TOWNHOMES and does hereby dedicate to the public use Schweiger Circle and the drainage and utility easements as created by this plat.

In witness whereof, Morgan Park Estates Land Development LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by it's proper officer this _____ day of _____, 2016.

By: _____ By: _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by _____ it's _____ and by _____ it's _____,Morgan Park Estates Land Development LLC, a Minnesota Limited Liability Company.

_____ _____
Notary Public for the State of Minnesota My Commission Expires

I, David R. Evanson, do hereby certify that I have surveyed and platted the property described on this plat as MORGAN PARK TOWNHOMES, that this plat is a correct representation of the survey; that all distances are correctly shown on this plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.01 Subd. 3, or public highways to be designated other than as shown.

_____
David R. Evanson, Minnesota License Number 49505.

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

The foregoing Surveyor's Certificate was acknowledged before me this ___ day of _____, 2016 by David R. Evanson, Minnesota License Number 49505.

_____ _____
Notary Public for the State of Minnesota My Commission Expires

PLANNING COMMISSION CITY OF DULUTH

We do hereby certify that on the _____ day of _____, 2016 the Planning Commission of the City of Duluth approved this plat.

_____ _____
President, Duluth City Planning Commission Executive Secretary, Duluth City Planning Commission

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

ST. LOUIS COUNTY SURVEYOR
Pursuant to Minnesota Statutes, Chapter 389.09, this plat has been reviewed and approved this____day of_____, 2016.

Nick C. Stewart BY: _____
County Surveyor Deputy

ST. LOUIS COUNTY AUDITOR
Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes for all years prior to 2016 for land described on this plat as of this _____ day of _____, 2016.

Donald Dicklich BY: _____
County Auditor Deputy

ST. LOUIS COUNTY RECORDER

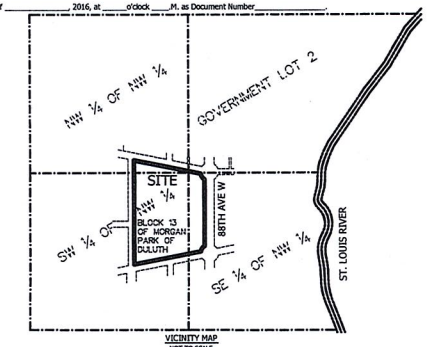
I hereby certify that this plat was filed in the office of the County Recorder for record on this _____ day of _____, 2016, at ____o'clock ____M. as Document Number_____.

Mark A. Monacelli _____
St. Louis County Recorder Deputy

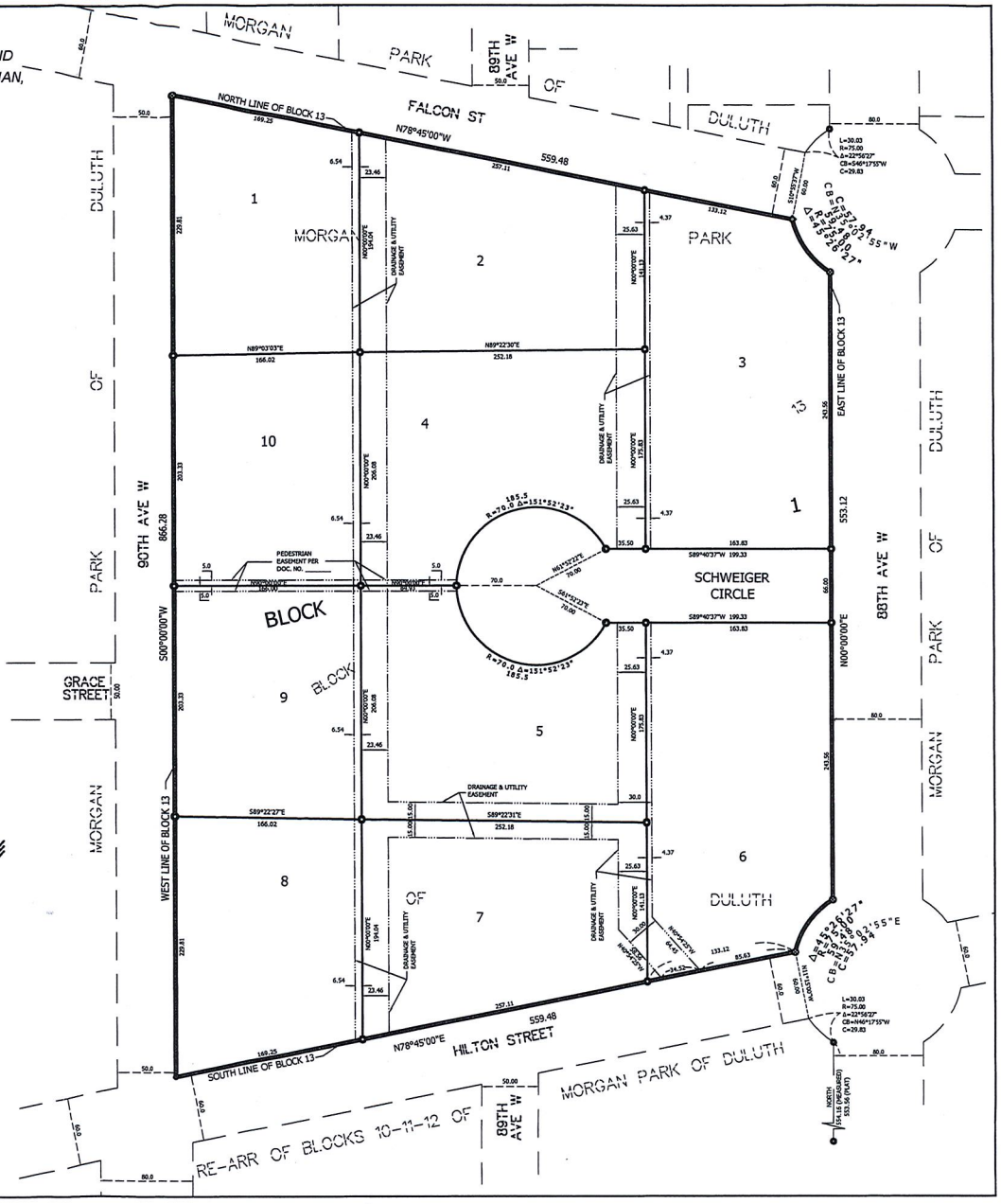
LEGEND

- DRAINAGE & UTILITY EASEMENT LINE
- FOUND 3/4 IN REBAR
- SET 1/2 IN BY 16 IN CAPPED REBAR RLS. NO. 49505
- FOUND CAPPED REBAR RLS. NO. 49505
- FOUND 1 IN IRON PIPE
- FOUND CAPPED REBAR RLS. NO. 14374

Basis of Bearing: Bearings are based on the North line of Block 13 which is assumed to have a bearing North 78°45'00" West.

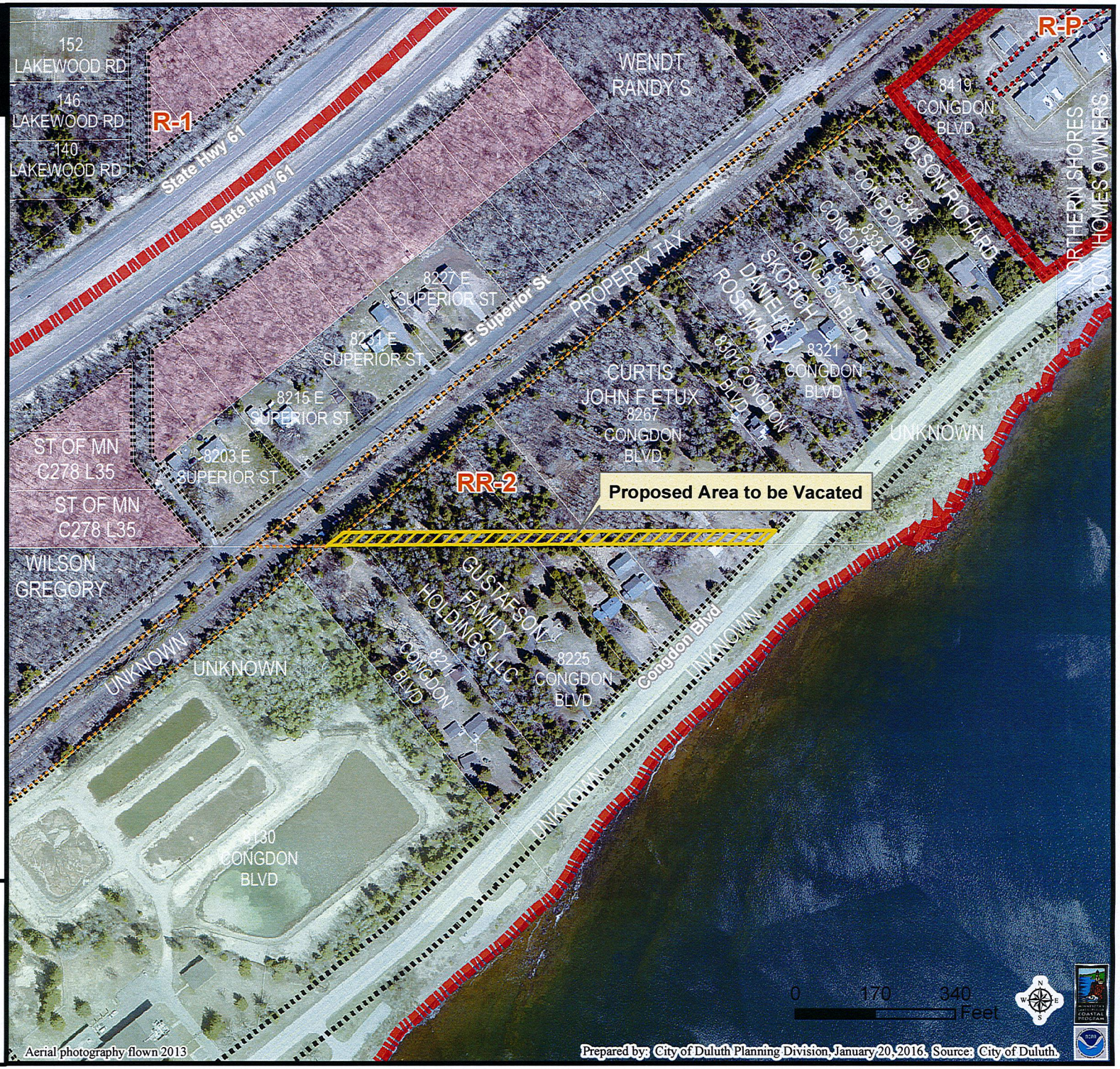


VICINITY MAP
NOT TO SCALE
NW ¼ OF NW ¼ & SW ¼ OF NW ¼ & SE ¼ OF NW ¼ &
GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 49 NORTH,
RANGE 15 WEST OF FOURTH PRINCIPAL MERIDIAN



ALTA LAND SURVEY COMPANY
PHONE: 218-727-5311
WWW.ALTALANDSURVEYCOMPANY.COM

City Planning
PL 16-001
8267 Congdon Blvd



Legend

Zoning Boundaries
- Zoning Boundaries

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

Easement Type
- Utility Easement
- Other Easement

Titleholder (6 class)

Public Owned Land
- Tax Forfeited
- City
- School
- County
- State
- Federal

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City Planning
PL 16-002
4441 Grand Ave

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

Titleholder (6 class)

Public Owned Land
- Tax Forfeited
- City
- School
- County
- State
- Federal

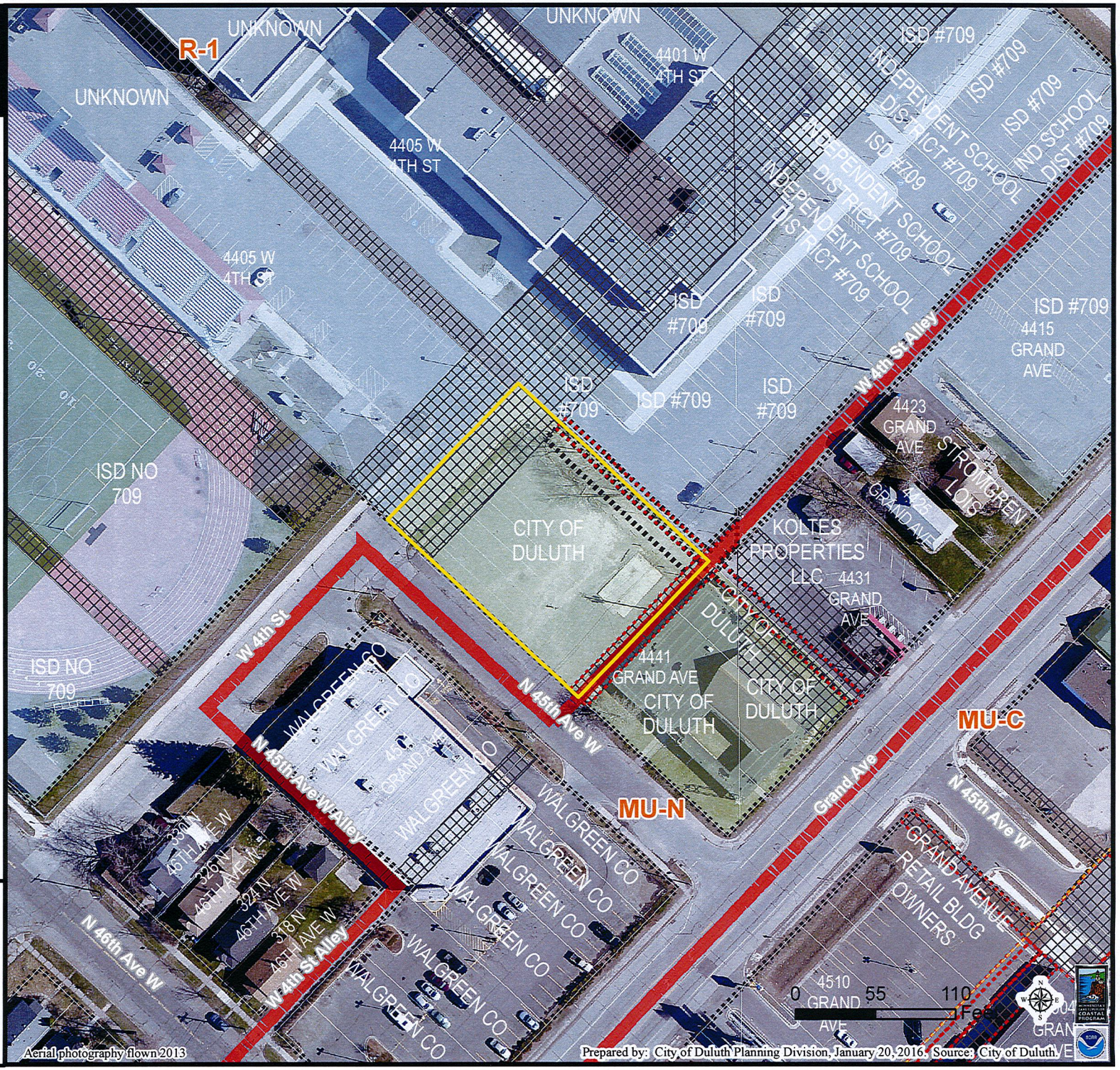

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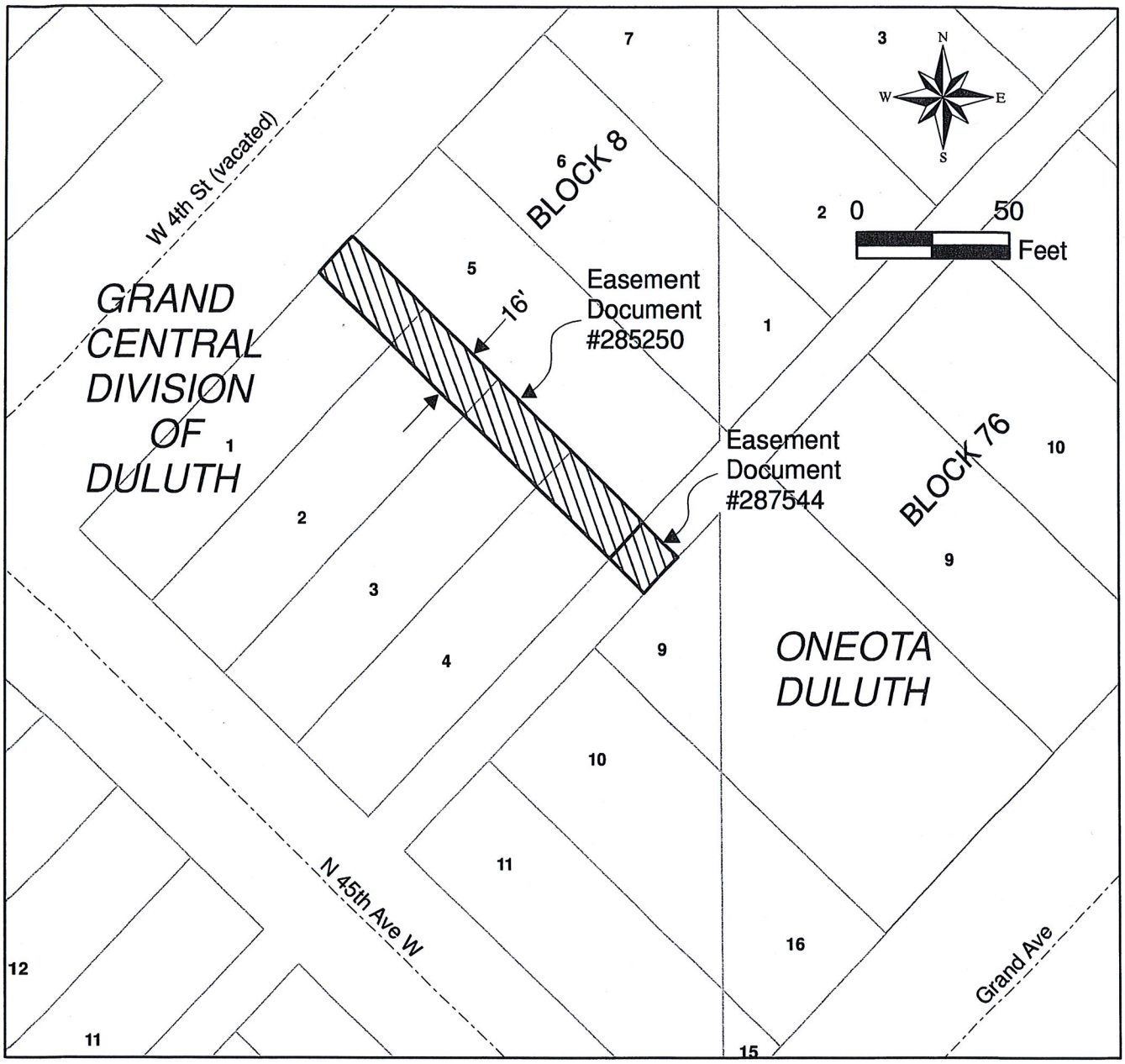
Exhibit A



Vacation

Vacation of the easements for pedestrian and vehicular travel described in recorded document 285250 as The Easterly sixteen feet of Lots 1-4, Block 8, GRAND CENTRAL DIVISION OF DULUTH, and in recorded document 287544 as All that part of the vacated W 4th St Alley abutting on Lot 4, Block 8, GRAND CENTRAL DIVISION OF DULUTH, lying within sixteen feet of the dividing line between Lots 4 and 5 in said Block 8, extended across said Alley.

for APPROVED BY CITY ENGINEER

1/11/16
DATE

City Planning
PL 16-006
Vandenberg Dr

Legend

Trout Stream (GPS)
Other Stream (GPS)

Zoning Boundaries
Zoning Boundaries

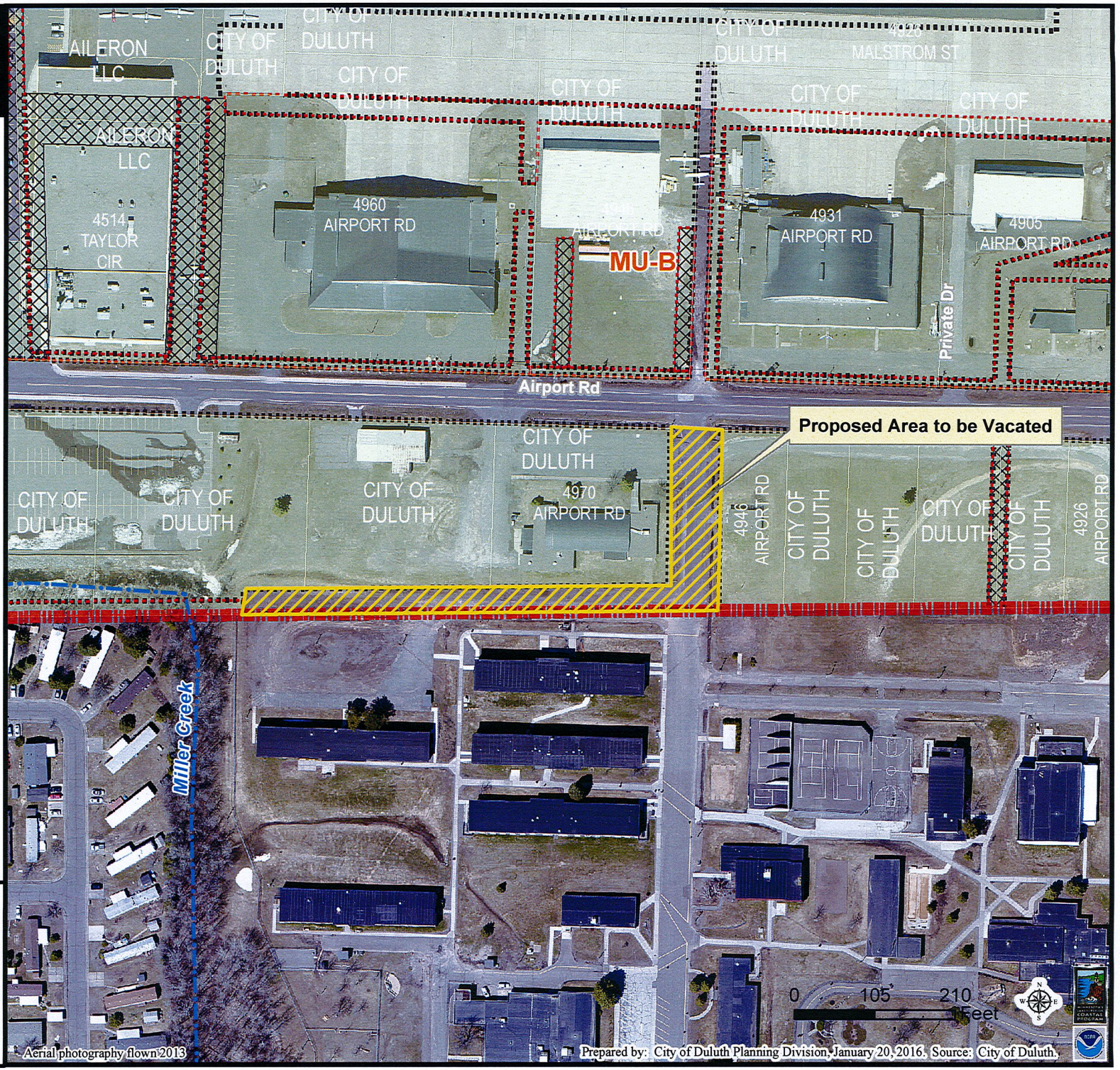
Right-of-Way Type
Road or Alley ROW
Vacated ROW

Easement Type
Utility Easement
Other Easement

Shoreland Overlay Zone
Cold Water
Natural Environment
General Development

Titleholder (6 class)

Public Owned Land
Tax Forfeited
City
School
County
State
Federal



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City Planning

PL 16-008

1000 Minnesota Avenue

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Hydrant
- Water Main

Network Structure

Subtype

- Storage Basin
- Pump Station

Sanitary Gravity Mains

Owner

- CITY OF DULUTH
- WLSSD; PRIVATE; RICE LAKE TWP
- Sanitary Sewer Forced Main
- Storm Sewer Catch Basin

Subtype

- Storm Sewer Pipe

Gas Distribution Main

Material

- Coated Steel
- Plastic

Zoning Boundaries

- Zoning Boundaries

Right-of-Way Type

- Road or Alley ROW
- Vacated ROW

Easement Type

- Utility Easement
- Other Easement

Aerial photography flown 2013

Prepared by: City of Duluth Planning Division, January 21, 2016. Source: City of Duluth.

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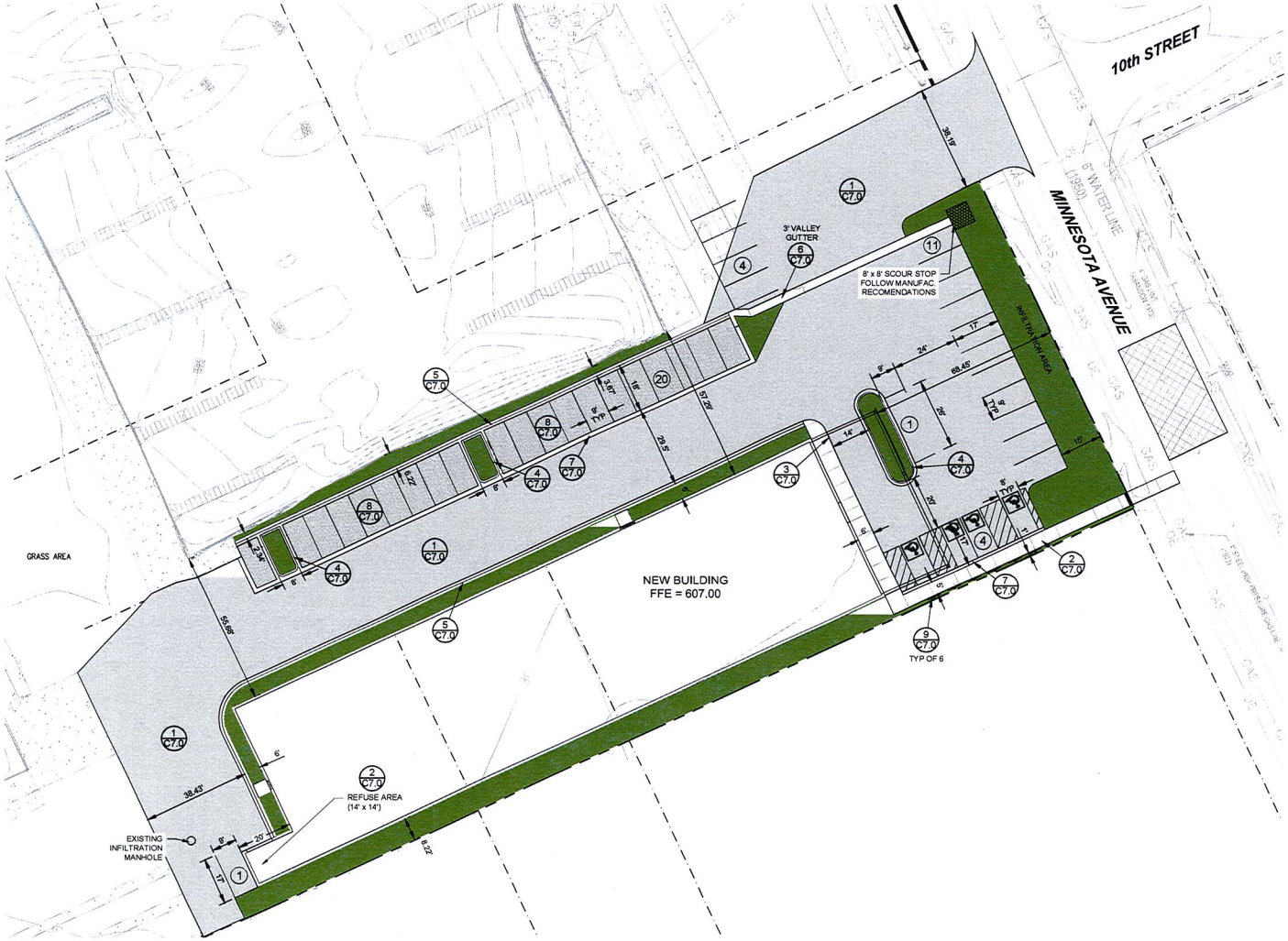

SYMBOL LEGEND

- NEW 3.5" BITUMINOUS OVER NEW 6" AGGREGATE BASE OVER 27" GRANULAR SEE DETAIL 1/C7.0
- NEW PERVIOUS CONCRETE PAVERS SEE DETAIL 8/C7.0
- CITY STREET CUT AND PATCH REPAIR (RESTORE PER CITY REQS)
- NEW 7" CONCRETE OVER NEW 6" AGGREGATE BASE OVER 27" GRANULAR SEE DETAIL 2/C7.0
- NEW GREEN SPACE / INFILTRATION AREA
- (X) PARKING STALL COUNT

PARKING REQUIREMENTS:

MOTEL - 84 UNITS @ 2 STALLS PER 3 GUEST ROOMS = 56 PARKING STALLS

CONVENIENCE STORE - 2 PARKING STALLS

58 SPACES TOTAL * (0.70) = 40.6 = 41 REQUIRED STALLS

41 PARKING STALLS PROVIDED (4 ADA)

AREA TABULATION (SITE):

TOTAL DISTURBED AREA = 50,307 SF ±
BUILDING = 14,863 SF ±
IMPERVIOUS PAVEMENT = 25,787 SF±
GREEN SPACE = 6,665 SF ±
PERVIOUS PAVERS = 2,992 SF ±

NORTH

0 10 20 40

Larson Engineering, Inc.
816 West St. Germain Street
Suite 308
St. Cloud, MN 56301
320.774.1944
www.larsonengr.com

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Client:
UNITED DEVELOPMENT SOLUTIONS
921 1ST ST NORTH - SUITE 202
SAUK RAPIDS, MN 56379

Project Title:
ISLAND INN AND SUITES
DULUTH, MN

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Thomas J. Herkenhoff, P.E.

Date: 01.12.16 Reg. No.: 25520

Rev.	Date	Description

Project #: 12156107.000
Drawn By: BDM
Checked By: TJH
Issue Date: 01.12.16
Sheet Title:

PAVING AND DIMENSION PLAN

C2.0

Sheet: 2 of 8

P:\Projects\Projects - 2015\12156107- Island Inn & Suites\C. Design\Drawing Files\01.12.16\12156107 C2.0.dwg

City Planning

PL 15-188

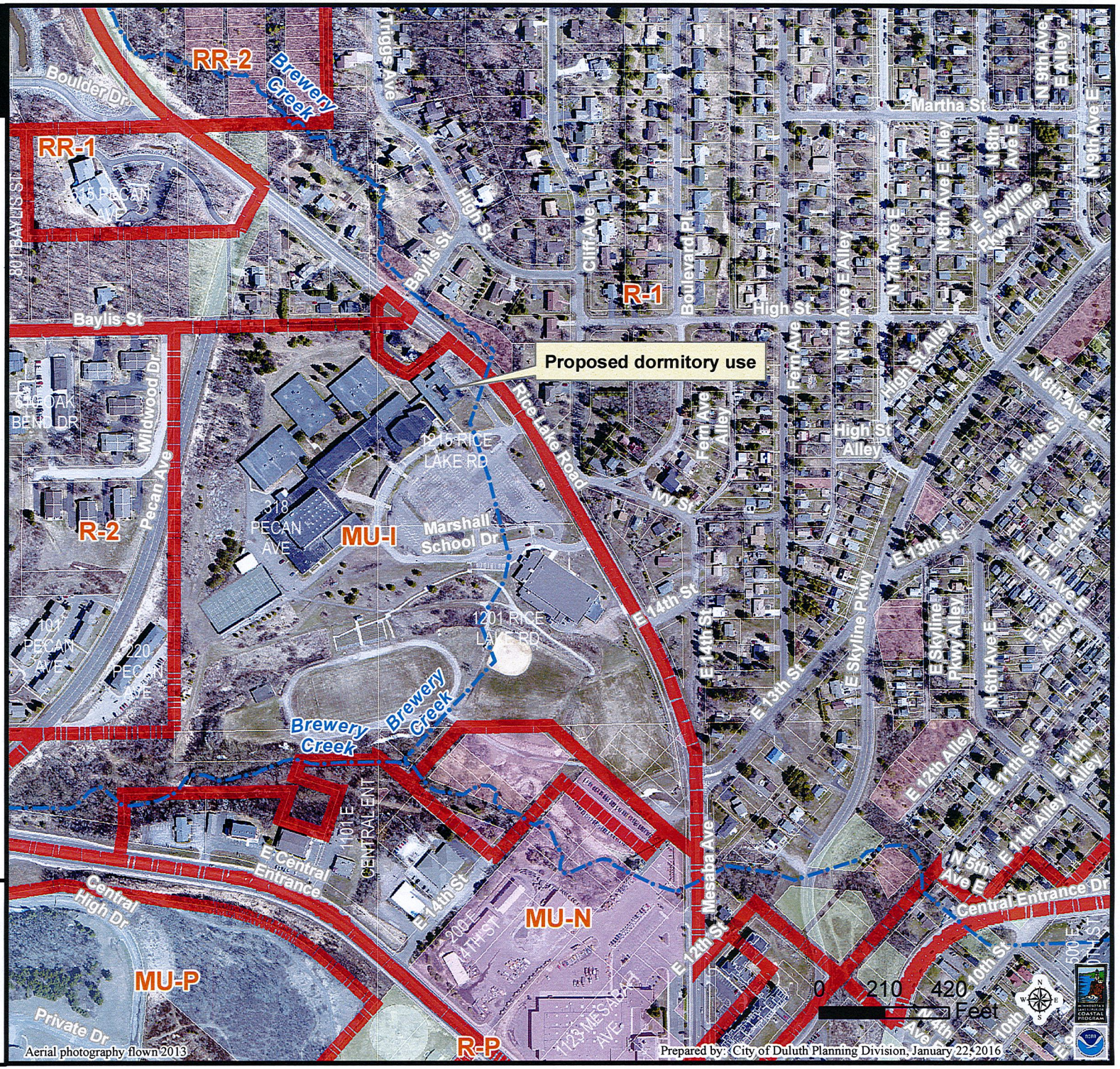
1215 Rice Lake Road

Legend

- Trout Stream (GPS)
- Other Stream (GPS)
- Zoning Boundaries

Public Owned Land

- Tax Forfeited
- City
- School
- County
- State
- Federal



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