



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

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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 Gittermeier, 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: February 18, 2016

SUBJECT: Planning Commission Agenda Items for March 8, 2016

The Duluth City Planning Commission has received 3 applications for review. Please review the technical aspects and desirability of the proposals and provide comments at your earliest convenience.

Street Vacation

- **PL 16-010** Vacation and Rededication of Pedestrian Easement for Rockridge School at 4849 Ivanhoe Street by Duluth School District ISD 709

Planning Review

- **PL 16-012** Higher Education Overlay Planning Review for a New Multi-Family Structure at 212 Norton Street by Mike Pellar and 40 Waverly Properties

UDC Text Amendments

- **PL 16-016** UDC Text Amendment Amending 50-20.3 and 50-20.5 Related to Standards for Vacation Dwelling Unit and Home Share. Contact jkelly@duluthmn.gov if you have any questions about these text amendments.

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

EXHIBIT A

VACATION EXHIBIT

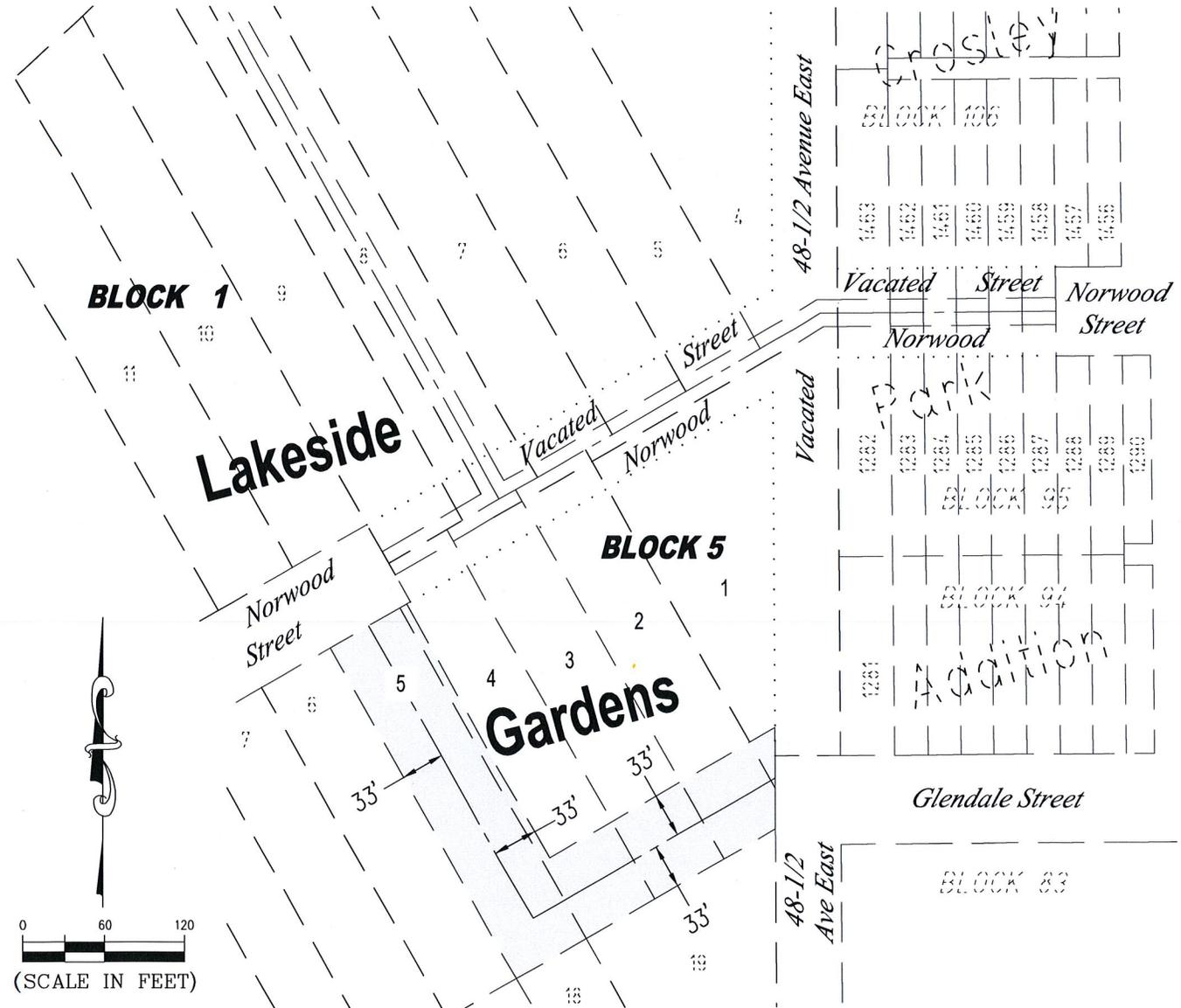
VACATION DESCRIPTION:

All that part of Lots Five (5), Four (4), Three (3), Two (2) and One (1), Block Five (5), LAKESIDE GARDENS, St. Louis County, Minnesota lying within 33 feet on each side of the following described line:

Commencing at a point on the southerly line of Norwood Street and distant 33 feet easterly of the common line between Lots 5 and 6, Block 5, in said LAKESIDE GARDENS; thence southeasterly along a line parallel with and distant 33 feet easterly from said common line between said Lots 5 and 6, for a distance of 250 feet to a point; thence to the left along a line parallel with and distant 33 feet from the center line of said Block 5, LAKESIDE GARDENS and extending across the rear of said Lots 5, 4, 3 and 2, said Block 5, LAKESIDE GARDENS to the westerly line of 48 -1/2 Avenue East, portions of which are now vacated, and said line there terminating.

= AREA TO BE VACATED

APPROVED BY: _____
CITY ENGINEER



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.

Print Name: Paul A. Vogel

License # 44075

Signature:

Date: 02/18/2016

DATE PREPARED: 2/18/16

PROJ NO: 140342

FILE: 140342vEXHIB

SHEET 1 of 1 SHEETS



**PERFORMANCE
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EXHIBIT A

PEDESTRIAN WALKING PATH EASEMENT

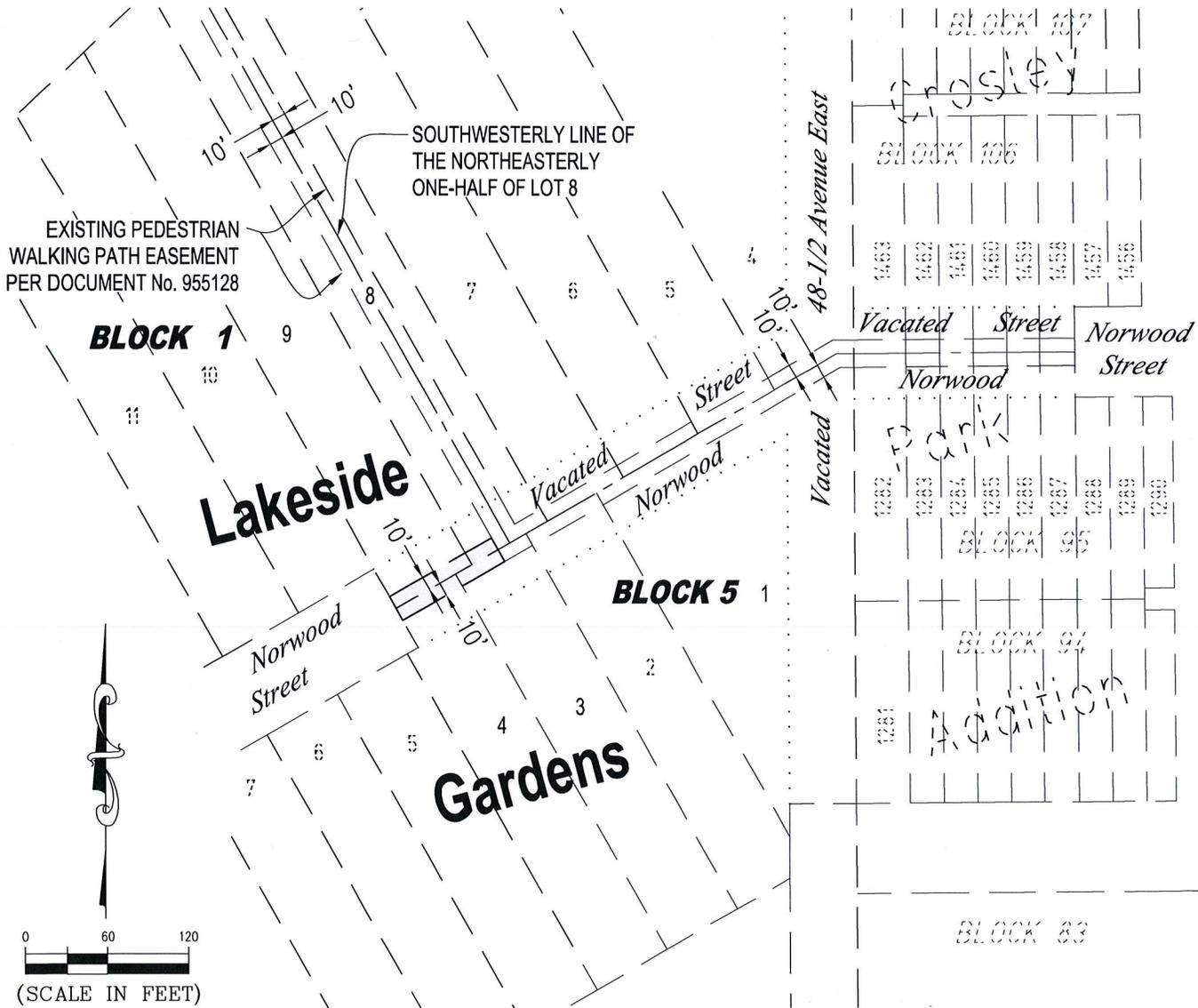
LEGAL DESCRIPTION:

A 20 foot wide easement over, under and across those parts of the Lots Eight (8) thru Nine (9), Block One (1) and Lots Three (3) thru Four (4), Block Five (5), LAKESIDE GARDENS, St. Louis County, Minnesota centered on the line described as follows:

Beginning at a point on the centerline of vacated Norwood Street, LAKESIDE GARDENS as vacated November 9, 1964 and the extended southwesterly line of the northeasterly one-half of Lot 8, Block 1, said LAKESIDE GARDENS; thence southwesterly along said vacated centerline to the extended southwesterly line of Lot 9, said Block 1 and said centerline there terminating.

Subject to existing easements of record, if any.

APPROVED BY: _____
CITY ENGINEER



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Print Name: Paul A. Vogel

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Signature: *Paul A. Vogel*

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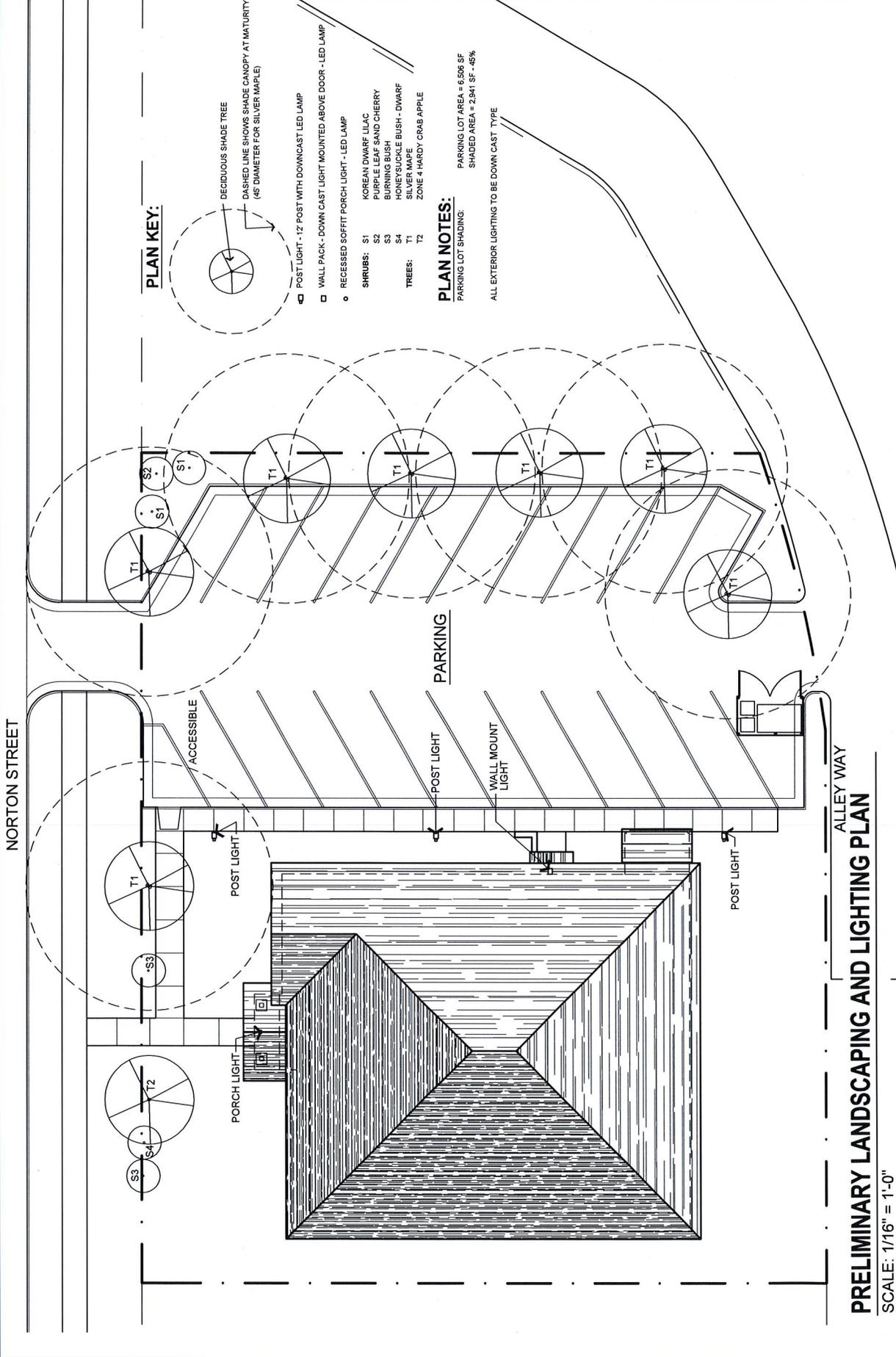
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SHEET 1 of 1 SHEETS



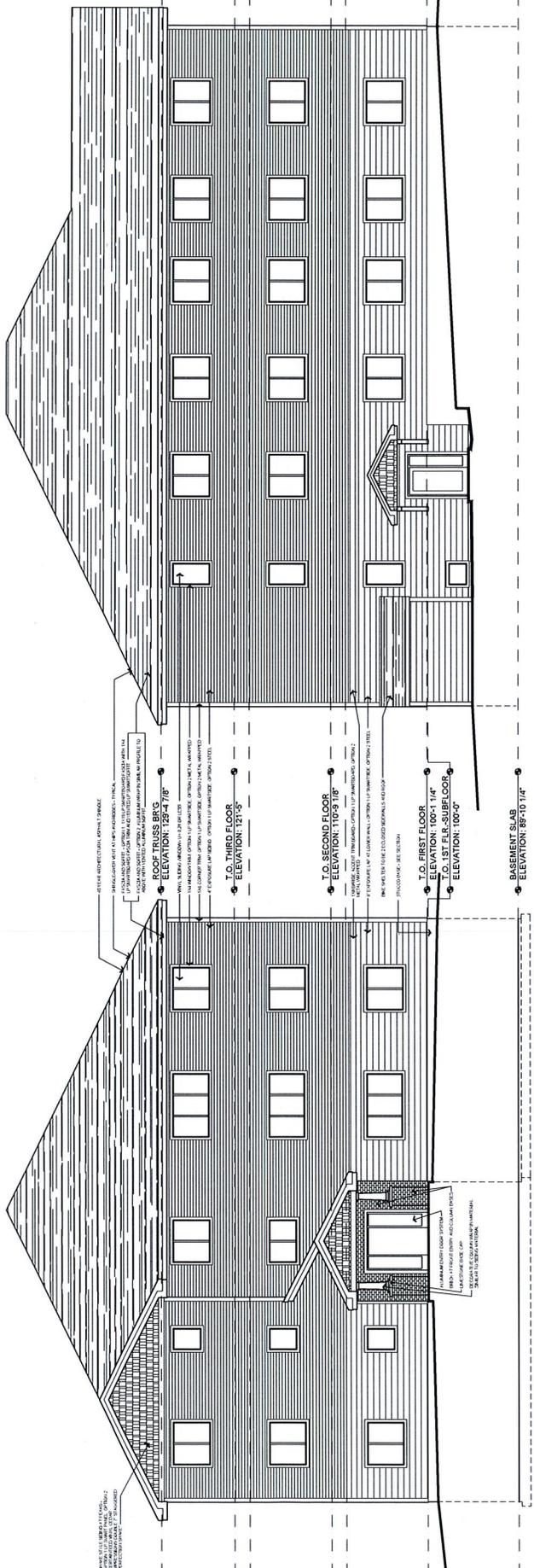
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PRELIMINARY LANDSCAPING AND LIGHTING PLAN

SCALE: 1/16" = 1'-0"



PRELIMINARY NORTON ST. ELEVATION
 SCALE: 3/16" = 1'-0"

PRELIMINARY PARKING LOT ELEVATION
 SCALE: 3/16" = 1'-0"