



CITY OF DULUTH

PLANNING & CONSTRUCTION SERVICES
Community Planning Division
411 West First Street – Room 208 - Duluth, Minnesota 55802-1197
218-730-5580 – An Equal Opportunity Employer

Planning Commission Agenda

City Council Chambers, 3rd Floor Duluth City Hall

Tuesday, October 9, 2018 – 5:00 PM

Call to Order and Roll Call

Approval of Planning Commission Minutes (September 11, 2018)

Presentation

Presentation by Staff regarding Twin Ports Interchange, *Community Connections* (10 minutes)

Consent Agenda

Items that are perceived to be non-controversial or routine will be placed on the consent agenda. There will not be an individual public hearing on each of these items unless the applicant or a member of the public wishes to speak to the matter. These items on the consent agenda will be approved by the Planning Commission with one vote.

1. PL 18-123 Final Plat for Superior Industrial LLC at 15 South 38th Avenue West
2. PL 18-124 Minor Subdivision at 4516 Cooke Street by Lynn Shearer and Steven and Linda Zimski
3. PL 18-130 Minor Subdivision at 6023 London Road by Will Norman
4. PL 18-126 Concurrent Use Permit for Private Obstructions (Small Cell Antennas) in the Public Right of Way in the Public Right of Way at 8551 Grand Avenue by CommNet Cellular Inc d/b/a Verizon Wireless
5. PL 18-127 Concurrent Use Permit for Private Obstructions (Small Cell Antennas) in the Public Right of Way in the Public Right of Way at 6001, 6002, and 6025 East Superior Street by CommNet Cellular Inc d/b/a Verizon Wireless

Unfinished Items (From August 14, 2018, Regular Planning Commission Meeting)

6. ~~PL 18-100 Amend the Future Land Use Map from Neighborhood Mixed Use and Urban Residential to Urban Residential and Traditional Neighborhood Near the Intersection of Kenwood and Arrowhead Road.~~
Removed from consideration at this time; a neighborhood meeting is scheduled for 10/11/18 at 6:00 p.m., city hall Room 303.
7. ~~PL 18-068 UDC Map Amendment to Rezone Portions of Arrowhead Road and Kenwood Avenue from Residential Traditional (R-1) and Residential Urban (R-2) to Mixed Use Neighborhood (MU-N) by the City of Duluth by the City of Duluth~~
Removed from consideration at this time; a neighborhood meeting is scheduled for 10/11/18 at 6:00 p.m., city hall Room 303.

Public Hearings

8. PL 18-111 Final Plat for The Jigsaw at the Southwest Corner of Anderson Road and Central Entrance by Launch Properties
9. PL 18-122 MU-W Planning Review for 15 Room Expansion at the Existing Hotel at 1033 Minnesota Avenue by Park Point Marina Inn and Suites, LLC
10. PL 18-107 Interim Use Permit for Vacation Dwelling Unit at 3 Mesaba Place by Lake View Land Co, LLC and Michael Schraepefer

Communications

- A. Manager's Report
 - Neighborhood meeting, Kenwood/Arrowhead Rezoning: October 11th, 2018
- B. Reports of Officers and Committees
 - Heritage Preservation Commission Representative
- C. Adjournment

City of Duluth
Planning Commission
September 11, 2018 Meeting Minutes
Council Chambers - Duluth City Hall

Call to Order

President Mike Schraepfer called to order the meeting of the city planning commission at 5:00 p.m. on Tuesday, September 11, 2018, in city hall council chambers.

Roll Call

Attending: Jason Crawford, Gary Eckenberg, Janet Kennedy (arrived during consent agenda items), Tim Meyer, Margie Nelson, Mike Schraepfer, Luke Sydow, Sarah Wisdorf, and Zandra Zwiebel (left before item 11)

Absent: N/A

Staff Present: Keith Hamre, Robert Asleson, Steven Robertson, John Kelley, and Cindy Stafford

Approval of Planning Commission Minutes – August 14, 2018

MOTION/Second: Zwiebel/Wisdorf approve the minutes

VOTE: (8-0)

Consent Agenda and hearing

Items that are perceived to be non-controversial or routine will be placed on the consent agenda. There will be no staff presentations on these items; the Planning Commission will be acting upon the staff recommendation and conditions written in the staff reports. There will not be an individual public hearing on each of these items unless the applicant or a member of the public wishes to speak to the matter. Instead there will be one public hearing for all the items on the consent agenda, and they will be addressed by the Planning Commission with one vote.

1. PL 18-102 Vacate Platted Unimproved Alley at 901 North Arlington Avenue by Adrienne Michael Pearson
2. PL 18-106 Special Use Permit for Preschool at 8708 Vinland Street by Arrowhead Head Start
3. PL 18-119 Special Use Permit at 4628 Pitt Street by St. Michael's Catholic Church
Staff: Director Keith Hamre discusses email they received. They are concerned with traffic speed. Engineering can add a 4-way stop sign if needed.
Public: No speakers.
MOTION/Second: Zwiebel/Crawford approve staff's recommendations for consent agenda items.

VOTE: (9-0)

Unfinished Items (From August 14, 2018, Regular Planning Commission Meeting)

4. ~~PL 18-100 Amend the Future Land Use Map from Neighborhood Mixed Use and Urban Residential to Urban Residential and Traditional Neighborhood Near the Intersection of Kenwood and Arrowhead Road (Tabled Until 10-9-18 Meeting)~~

5. ~~PL 18-068 UDC Map Amendment to Rezone Portions of Arrowhead Road and Kenwood Avenue from Residential Traditional (R-1) and Residential Urban (R-2) to Mixed Use-Neighborhood (MU-N) by the City of Duluth by the City of Duluth (Tabled Until 10-9-18 Meeting)~~

Public Hearings

6. 10 Minute Presentation on the Duluth Natural Areas Program (DNAP) Proposal for Inclusion of Hartley Park in the DNAP program
Staff: The city natural resource coordinator, Diane Desotelle, addresses the commission and gives an overview. They are bringing the nomination to the planning commission for a vote. Hartley meets the requirements for a DNAP because of its significant plant communities, designated cold water stream, and geologic features. This designation will help the city better manage the natural resources through restoration, monitoring and education. She encourages the planning commission to support the nomination.
Applicant: N/A
Public: No speakers.
Commissioners: Gary Eckenberg asks to clarify the two maps listed. Why are they different? Desotelle explains the city is in process of buying land and wanted it to be included in the overall plan. The 2nd map incorporates the new land. Director Hamre clarifies on the map which part is tax forfeited land. Zandra Zwiebel notes the Hartley area with the building and the parking lot is not included in the plan, but is still part of the park. Trails will remain the same. Zwiebel understands the city can have easements and access points. She wants to know why ISD 709 or the city wants to designate as natural area. Director Hamre notes the funding they received didn't allow the city to develop. There are also wetlands which prevent development. Zwiebel no additional trails for private use. Luke Sydow is concerned about management plan and how conflict issues are resolved. Once it becomes natural, how do you change a trail or add a trail, etc.? Per Desotelle, they met with trail users. The master plan lays out the trail design. Connectivity is important. Using trails appropriately is their goal. Director Hamre states if approved by the planning commission, it will go to the city council. The management plan will be brought before the planning commission in the future. Sydow clarifies it becomes a DNAP once the management plan is adopted.
MOTION/Second: Nelson/Meyer recommend approval supporting the DNAP nomination.

VOTE: (9-0)

7. PL 18-121 UDC Map Amendment to Rezone from Residential-Traditional (R-1) to Residential-Urban (R-2) for the Property at 515 North Lake Avenue by Sven and Kelsey Berg
Staff: Steven Robertson introduces the applicants' proposal to rezone property from Residential-Traditional (R-1) to Residential-Urban (R-2). By rezoning the property to R-2, the property owner can reuse the existing structure as a triplex apartment, which is allowed in the R-2 zone district. Staff recommends approval without conditions. Sarah Wisdorf asks about the dimensions of the lot and the building. Robertson later noted the lot is 60 x 140 which is 8,400 square feet in area. The structure is 1,700 square feet in total.
Applicant: Kelsey Berg address the commission. They bought the property as a triplex and want to move forward with their plans. Sven Berg (after public comment) addresses

the commission. They love Duluth and want to fix up a building that has fallen out of use. They want to revitalize the structure and feel it is a good fit for the neighborhood. **Public:** Gena Johnson-McKeever 521 N. Lake Ave, resident of 25 years addresses the commission. She is concerned about the allowance of raising the height of the building. She is opposed to the triplex. JP Rennquist, 15 W. 5th St., addresses the commission. He is opposed to this proposal. He isn't opposed to single-family or duplexes. He doesn't feel this would fit in his central hillside neighborhood. Claudie Washington, who lives 2 blocks below and has lived in the neighborhood for 33 years, addresses the commission. Once the past owner moved out, it became rental property and they had some trouble with vandalism. He asks about rules for obtaining a building permit. He is opposed to the applicants' proposal.

Commissioners: Eckenberg asks about money to revitalize a building. Director Hamre states if repair of a damaged structure is more than 60% of the market value, it can be condemned for demolition. It has not met the first step of being condemned for habitation. Ten years ago the building was used as a triplex, and it did have a rental license. Eckenberg questions why is it now being rezoned. Director Hamre states it could have been from a future land use map. Zwiebel confirms with a special use permit, up to six units can be allowed. Robertson notes a duplex is side by side, so the special use permit wouldn't apply. Janet Kennedy wants to make sure the height isn't changed. She asks if that could be a condition. Per Director Hamre they can't put a condition on a rezoning. The neighbors and applicant can outside of this rezoning, put a restrictive deed on it. Zwiebel is also concerned about the height and would like to ask the applicants if they would be interested in a deed restriction. Sven Berg states they have no problem with that. Zwiebel confirms they will not live in the building, but do live in the area. Eckenberg asks the applicant if they would still consider a duplex. Kelsey wants to move forward with a triplex. They weren't aware they would receive neighbor opposition. Chair Schraepfer believes it would be a good fit, and is a large lot. Kennedy doesn't think it's right for the neighborhood and urges the neighbors in opposition to attend the city council meeting if it is passed.

MOTION/Second: Eckenberg/Kennedy deny which is opposed to staff's recommendations.

**VOTE: (3-6, Wisdorf, Nelson, Schraepfer, Zwiebel, Meyer and Crawford Opposed)
– Motion Fails**

MOTION/Second: Zwiebel/Wisdorf recommend approval as per staff's recommendation.

VOTE: (6 and 3, Sydow Kennedy and Eckenberg Opposed)

8. PL 18-112 Preliminary Plat for The Jigsaw at the Southwest Corner of Anderson Road and Central Entrance by Launch Properties
Staff: Steven Robertson introduces the applicant's proposal to approve a preliminary plan to replat approximately 3.5 acres of 7 lots into 3 lots. The applicant intends to ultimately construct 3 new principle structures for commercial uses (primarily restaurant and retail). Staff recommends approval with the conditions listed in the staff report. The applicant held a public meeting and there is a summary of neighbor's concerns and the responses located in the staff report. Concerns included: lighting and connectivity

issues, stormwater and traffic flow. Zwiebel asks if they are only vacating half of Apple Street. Robertson affirms. Zwiebel asks about a cross walk. Can the city request this of the applicant? Director Hamre notes the applicant will work with MNDOT to gain access to Anderson Rd. It can be a condition to work with MNDOT on crosswalk access. Sydow asks about the tree count outside. Robertson notes shrubs and plantings will shield views from the public view. Sydow asks about the drive-thrus and traffic back on Central Entrance. Director Hamre states now they are looking at lot layout and connectivity. There will be further details shared on the final plat.

Applicant: Scott Moe of Launch properties addresses the commission. They will take pressure off of Central Entrance and have reached an agreement with MNDOT. Eckenberg asks about the 9/6/18 public meeting. Was this the first time they had a conversation with the Tuominen owners? Per Moe, they reached out multiple times to the Tuominen residence. There was confusion as to who is in control of selling. They don't need to buy that property, but would consider it. If they can't acquire the property, they will consider screening to include architectural berms or a fence. Zwiebel appreciates the applicant's thorough report.

Public: Heather White, 519 Anderson Rd, addresses the commission. She loves her neighborhood and good location to eating and shopping establishments. She is concerned about the increased traffic and increased speed on Anderson Rd. They need a sidewalk. She notes the decrease in water pressure when a new development goes in. She asks the commission to please consider those factors. Laura Gregory, 506 W. Orange St., addresses the commission. She echoes her neighbor's concerns about increased traffic. The neighborhood meeting was only two weeks ago. They would have liked more time and more notification for the planning commission meeting. Her water pressure is also effected. Jacob Brotek, 501 Anderson Rd., addresses the commission. His biggest concern is traffic and screening. Currently located behind his house it is a wooded area. It will dramatically affect his property, and he will be now be looking at a parking lot and a screening wall. Dan Jacobson addresses the commission. In 2012 there was a MIC study to recommend backage roads to relieve stress on Central Entrance. There are two accesses needed to any new development. He is for the development, but thinks another access road is needed. John Regenold, (refers to himself as the smiley neighbor across the road) has concerns about secondary access. They understand development, but as neighbors, he is concerned with his children and his neighbors' children. He appreciates the communication with Launch Properties, but wants it be redesigned, so there aren't cars' headlights pointed directly at their house. He is concerned about the traffic. He urges the commissioners to be respectful of the neighborhood, and yet still allow development. Julie Zastrow, 502 Anderson Rd., addresses the commission. She is concerned about traffic and lighting. Anderson Road is a commuter road with a ton of traffic already. Allowing access to the new development will make it worse. She suggests a stop sign, because it will be a dangerous situation if left as is.

Commissioners: Tim Meyer states commercial development was an eventuality. He would like the developer to be a good neighbor and Meyer requests screening and buffering be added to make it as easy of a transition as possible. He thanks the applicant for their thorough report and is in support of the replatting. Margie Nelson asks staff about utilities. Can the city improve water pressure? Director Hamre, will make a note of it, and ask utility engineer Eric Schaffer to look into it. Zwiebel asks the applicant if they spoke to the neighbors to the east of the property. Moe states there will

be a significant buffer with trees and hasn't spoke to them directly. Sydow asks if it's possible to reduce access to Anderson Road. Moe states they functionally need access from both directions. Chair Schraepfer asks about berming. Moe states there will be significant landscaping around entire property, but berming will not be located on Anderson Road. Sydow states it is important that lighting issues are addressed. Zwiebel stats if they obtain the property that is currently not for sale, they could change the road so the traffic is going towards Central Entrance. Moe affirms the neighbors are concerned about traffic, but it's just a part of economic growth.

MOTION/Second: Meyer/Sydow approved as per staff's recommendations.

VOTE: (9-0)

9. PL 18-113 Vacation Platted Unimproved Right of Way for the Jigsaw at the Southwest Corner of Anderson Road and Central Entrance by Launch Properties

Staff: Steven Robertson introduced along with the above item. Staff recommends approval without conditions.

Applicant: See above.

Public: See above.

Commissioners: Kennedy urges the neighbors to attend the city council meeting.

MOTION/Second: Nelson/Sydow recommend approval as per staff's recommendations.

VOTE: (9-0)

10. PL 18-115 Mixed Use Commercial (MU-C) Planning Review for a New Restaurant at 4426 Grand Avenue by Marvin Development LLC

Staff: John Kelley introduces the applicant's proposal to develop a vacant parcel into a 2,723 square foot Taco Bell restaurant building with a drive-thru and a 23-stall parking lot. Staff recommends approval with the conditions listed in the staff report. Eckenberg asks for clarification where the vacant lot currently is. Per Kelley it's behind the Subway restaurant and the Whole Foods Coop is located to the west of the proposed development. Eckenberg notes Taco John's is just a block away, and they could have been more imaginative.

Applicant: Barb Schneider of Marvin Development IV, LLC and Border Foods addresses the commission. There was a Taco Bell in a Little Store years ago, so it's their advent back into the neighborhood. She welcomes questions. There are none.

Public: Sarah Hannigan, general manager of the Whole Foods Coop, 4426 Grand Ave., addresses the commission. She is concerned with the access behind these buildings on 45th and 44th Avenues West. It is important for Whole Foods that these accesses remain open. Will it be improved? Kelley affirms. It will be paved, and it will be accessible. Hannigan notes the Whole Food Coop also has Mexican food available and pizza.

Commissioners: Zwiebel asks about the current cars which are parking the proposed site. Sydow thinks the shrub count seems short. They have a considerable amount of frontage, which should be more than 6 shrubs. Staff will verify. Eckenberg asks what role does the city have in determining what is a good fit for the neighborhood. Kelley there are a number of uses permitted. If the applicant meets the standards, this is what is brought to the pc. Vetting is not part of the process. Nelson asks about the address. Director Hamre states the address will be assigned and will most likely be on 44th Avenue West. Kennedy wants to see healthy neighborhoods and doesn't feel this is the

healthiest choice. Nothing against Taco Bell, but wants to see healthy option. Director Hamre notes Kennedy's comments and explains when Business Development is charged with recruiting, they take into account many factors and recruit in a proactive way. When it is reactive, they have less input.

MOTION/Second: Sydow/Crawford approved as per staff's recommendations.

VOTE: (8-1, Eckenberg opposed)

(Zwiebel left before the next agenda item.)

11. PL 18-116 Concurrent Use Permit for Private Obstructions (Small Cell Antennas) in the Public Right of Way in the Public Right of Way in Six Locations (W College Street, W St. Marie Street, Junction Avenue) Near University of Minnesota Duluth West by CommNet Cellular Inc d/b/a Verizon Wireless

Staff: Steven Robertson introduces the applicant's proposal to install six small wireless facilities on existing distribution poles that are owned and operated by Minnesota Power within the dedicated public right of way. The six proposed locations are located within a one-mile area surrounding the UMD campus. The attachments will include one exterior mounted panel antenna, and two radio units mounted approximately between at least 23 to 37 feet above the ground. The replacement poles will be approximately 35 feet tall. Staff recommends approval with the conditions listed in the staff report. Sydow asks if they can remove the overhead power lines from the previous poles and move it underneath. Robertson states the UDC does not require it. Director Hamre states it is possible to ask Minnesota Power to move the lines underground, and perhaps share the cost with Verizon. Chair Schraepfer asks if there is any way to know how feasible this is. Director Hamre suggests they can ask the applicant, but it's not required by the UDC at this point.

Applicant: Amy Dresch a consultant for Verizon Wireless addresses the commission. They want to improve the coverage around the UMD area, which is especially in need of data. She clarifies that they submit an application to Minnesota Power, who then turns around and gives them a quote. At the base of the pole where the fiber is connected, they work with 3rd party provider to bring the fiber line there. Minnesota Power brings the power to the base of the pole. Reducing the number of overhead lines is based on Minnesota Power's discretion. The issue hasn't been brought up to them in the past. Sydow refers to the far side of the street and notes it seems simple to move the utility underground.

Public: No speakers.

Commissioners: N/A

MOTION/Second: Wisdorf/Crawford recommend approval as per staff's recommendations.

VOTE: (8-0)

12. PL 18-110 Interim Use Permit for Vacation Dwelling Unit at 5727 Grand Avenue by Nathanael and Anna Bailey

Staff: Director Hamre introduces the applicants' proposal for an interim use permit to use a single-family home with one legal bedroom as a vacation rental property. This permit would allow for a maximum of two guests. Staff recommends approval with the conditions listed in the staff report. Kennedy asks about parking and is concerned with the congestion. She is in support, but wants to clarify parking.

Applicant: Nathanael Bailey address the commission. They own the parking lot and there are four open spots for parking. He affirms it's one unit which is an apartment upstairs. They are excited and hope the planning commission approves. Kennedy notes the safety of neighbors coming down 58th Avenue West. Can they add signage for pedestrians? Bailey adds that very few people walk on the sidewalk. They use the parking lot as a cut through.

Public: No speakers.

Commissioners: N/A

MOTION/Second: Wisdorf/Kennedy recommend approval as per staff's recommendations.

VOTE: (8-0)

Communications

- A. Manager's Report – Director Hamre notes there is no manager's report as issues were discussed at their last brown bag meeting.
- B. Reports of Officers and Committees
 - Heritage Preservation Commission – Director Hamre shares they considered the nomination of the Lake Superior and Mississippi Railroad. It was tabled for another month for more information.
- C. Meeting adjourned at 7:44 p.m.

Respectfully,

Adam Fulton - Manager
Community Planning



CITY OF DULUTH

PLANNING & CONSTRUCTION SERVICES DEPARTMENT
 Community Planning Division
 411 West First Street – Room 208 - Duluth, Minnesota 55802-1197
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DATE: October 2, 2018
TO: President Schraepfer and Planning Commissioners
FROM: Adam Fulton, Community Planning Manager
RE: Presentation, Twin Ports Interchange

The Twin Ports Interchange (TPI) is a multi-year effort to reconstruct elements of Mn/DOT's transportation infrastructure in the City of Duluth. The TPI connects Duluth to the region, including to the Piedmont and Miller Hill neighborhoods and the Iron Range communities via northbound US Trunk Highway 53, to Superior, Wisconsin via southbound US TH 53, and points north and south via Interstate 35. Elements of the TPI project are anticipated to begin construction in 2019, and will continue for a period of several years. Complete project information about the TPI can be found on Mn/DOT's project website, at: <https://www.dot.state.mn.us/d1/projects/twin-ports-interchange/index.html>

In coordination with the Mn/DOT District 1 office, Community Planning has worked with partners to evaluate connections between the Twin Ports Interchange and the rest of the community. Mn/DOT has offered this process to the City, known as *Community Connections*, with the aim of better integrating the TPI freeway reconstruction to the community. In this case, the greatest effects of this element of our regional transportation infrastructure are felt in the Lincoln Park neighborhood of the City.

Through the *Community Connections* process, Community Planning staff are working with Mn/DOT and the neighborhood to continue discussions about how to best improve connections to the neighborhood. Many ideas have been brought forward, including better bike lanes and sidewalks, an improved bike bridge over the freeway, a new roundabout and bridge connecting Railroad Street to West Michigan Street, improvements to the freeway exit at 20th Avenue West, and better wayfinding and directional signage for Lincoln Park.

These ideas, and many others, were discussed during two Mn/DOT forums the week of September 24th. Community Planning staff will report back to the Planning Commission regarding the outcomes of these meetings, and provide additional details about next steps for the *Community Connections* process within the City of Duluth.

Meeting notes from the *Community Connections* meetings, as well as maps of potential improvements, are included as an attachment.

Twin Ports Interchange – Community Connections Meetings – Summary Notes

Monday, September 24, 2018 – Clyde Iron Ballroom Location

What do we hope to accomplish?

Why are proposed solutions important for the neighborhood?

Noon Meeting

Cars – What to accomplish?

- Access from freeway to Lincoln Park – make it look better. Wayfinding. Make it feel like “front door”.
- Economic development – visibility (example – signage)
- Make Lincoln Park access intuitive – design less confusing, easier to describe
- Urban aesthetics – revitalization within craft district
 - Grand entrance to craft district – 20th Ave
- Mesaba 2-way – but not intuitive/easy connection to Canal Park
- Easy access to parking (previous study: leave parking under bridges)
- 2 hour maximum for meters

Bicycles – What to accomplish?

- Bike share Lincoln Park ↔ Canal Park
 - *make this intuitive
- M & H area unsafe for bikes
- Connect Cross City trail to Garfield – set up for future Blatnik reconstruction
- High end detours during construction
- Connections to Superior St from neighborhood
- Existing CCT → curb cuts/access
- Aesthetics
- Connect Lincoln Park ↔ Downtown (Superior St)

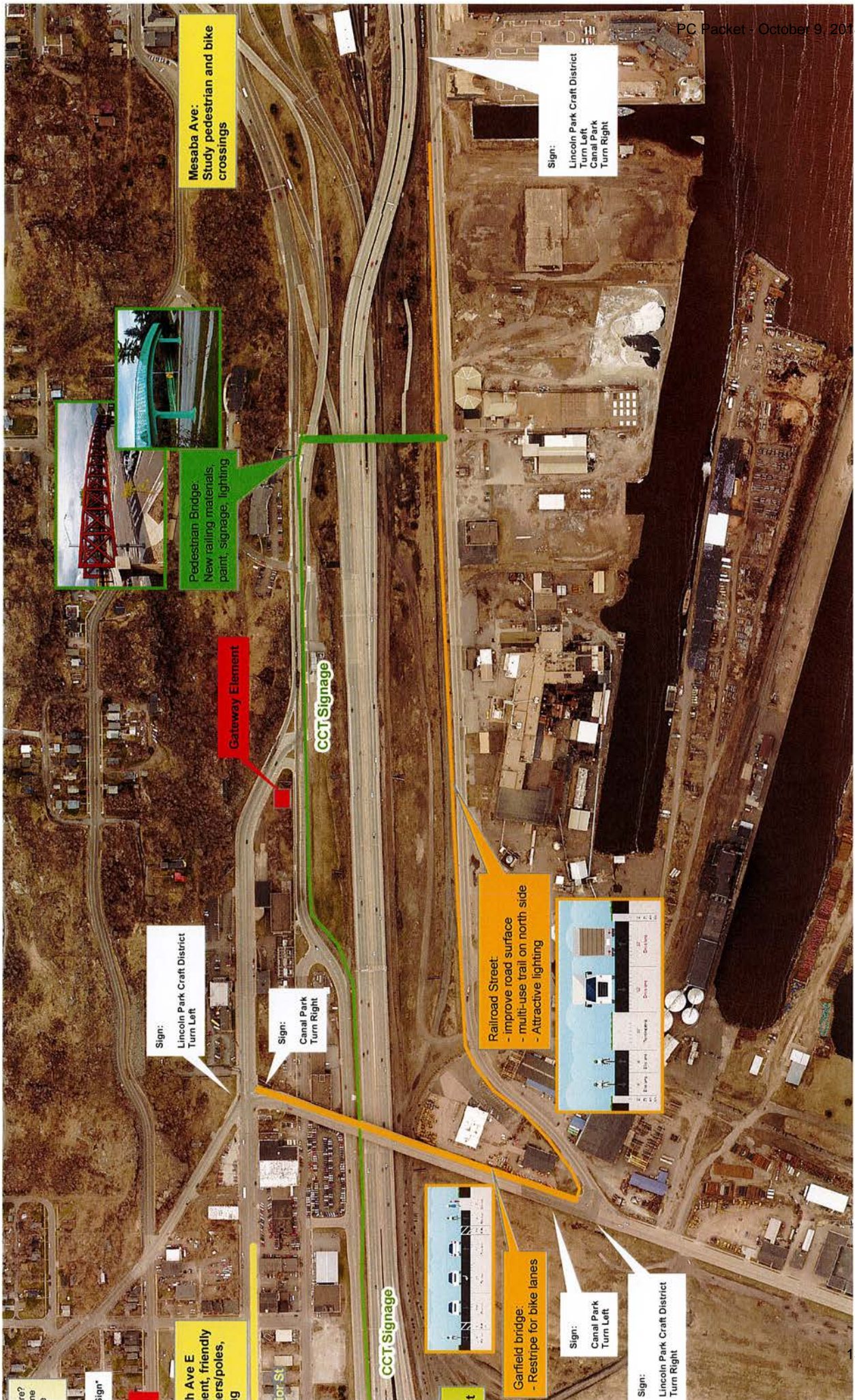
Pedestrians – What to accomplish?

- Neighborhood connections to district → safe crossings
- Roundabout challenging for peds.
- Sidewalk repair and maintenance
- Extending Port Town trolley
- Lighting for safety including transit stops
 - Maintenance of lighting
- ID 27th Ave West as Lincoln Park exit

Other/Environmental

- Tree installation on Superior? (Shanna)





Mesaba Ave:
Study pedestrian and bike crossings

Pedestrian Bridge:
New railing materials,
paint, signage, lighting

Gateway Element

CCT Signage

Railroad Street
- Improve road surface
- multi-use trail on north side
- Attractive lighting

Garfield bridge:
- Restripe for bike lanes

Sign:
Lincoln Park Craft District
Turn Left

Sign:
Canal Park
Turn Right

Sign:
Lincoln Park Craft District
Turn Left
Canal Park
Turn Right



Sign:
Canal Park
Turn Left

Sign:
Lincoln Park Craft District
Turn Right



CITY OF DULUTH
Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 18-019	Contact	Kyle Deming, kdeming@duluthmn.gov	
Type	Final Plat	Planning Commission Date	October 9, 2018	
Deadline for Action	Application Date	August 28, 2018	60 Days	October 27, 2018
	Date Extension Letter Mailed	September 21, 2018	120 Days	December 26, 2018
Location of Subject	38 th Avenue West between W. Michigan St. and W. Superior St.			
Applicant	Superior Industrial LLC	Contact	Victoria Perbix	
Agent	Egan, Field & Nowak, Inc.	Contact	Eric Roeser	
Legal Description	See Attached			
Site Visit Date	7/20/2018	Sign Notice Date	N/A	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal

Requested is approval of the final plat (a re-platting) of 2.1 acres of Mixed Use-Business Park land in Oneota into one building lot, one outlot, and land for a street in a new plat called "Interstate West Addition." This is to facilitate the redevelopment of the site for a warehouse/showroom business.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	Mixed Use-Business Park	Vacant	Light Industrial
North	Mixed Use-Business Park	Industrial	General Mixed Use
South	Mixed Use-Business Park	I-35	Transportation and Utilities
East	Mixed Use-Business Park	Vacant	Light Industrial
West	Mixed Use-Business Park	Industrial	Light Industrial

Summary of Code Requirements

- The planning commission shall approve the application, or approve it with modifications if it determines that:
- (a) Is consistent with the comprehensive land use plan;
 - (b) Is consistent with all applicable requirements of MSA 462.358 and Chapter 505;
 - (c) Is consistent with all applicable provisions of this Chapter;
 - (d) Is consistent with any approved district plan covering all or part of the area of the preliminary plat;
 - (e) Is located in an area where adequate police, fire and emergency facilities are available to serve the projected population of the subdivision within the city's established response times, or the applicant has committed to constructing or financing public facilities that will allow police, fire or emergency service providers to meet those response times;
 - (f) Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible;

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle Principal #1 - Reuse previously developed lands,
 Principle #2 – Declare the necessity and secure the future of undeveloped places,
 Principle #3 – Support existing economic base,
 Principle #5 – Promote investment in neighborhoods,
 Principle #7 – Create and maintain connectivity,
 Principle #8 – Encourage a mix of activities, uses and densities,
 Principle #9 – Support private actions that contribute to the public realm
 Principle #10 - Take actions that enhance the environment, economic and social well-being of the community,
 Principle #12 – Create efficiencies in delivery of public services,
 Principle #14 – Integrate fairness into the fabric of the community.

Future Land Use – Light Industrial – Areas for manufacturing, warehousing and distribution; uses that have few outside impacts, and can be located in relative proximity to non-industrial uses.

History:

1. This area was originally residentially developed as part of the Oneota neighborhood.
2. With the 1958 zoning ordinance this block and the area to the east was zoned M-2 Manufacturing due to its adjacency to the railroad to the northeast.
3. Starting in the 1980's the residential uses were removed and parts of the area replatted and redeveloped into the Oneota Industrial Park made up of commercial and industrial uses. The site has been vacant for many years.
4. Planning Commission approved Preliminary Plat for Interstate West Addition on Aug. 14, 2018 (PL18-081).

Review and Discussion Items**Staff finds:**

- 1) The area to be replatted is a complicated pattern of lots and blocks from two different plats that don't match the intended development pattern. The replat creates a single building lot for a new warehouse/showroom business (Lot 1, 1.7 acres) and a small unbuildable lot (Outlot A, 0.03 acres) that can be combined with other land (outside this plat) on the northeast side of 38th Ave. W. when the other land is redeveloped.
- 2) The site is 2.1 acres in size and is generally flat and treeless.
- 3) The proposed plat will dedicate land for 38th Ave. W. and W. Superior St. Both Lot 1 and Outlot A in the proposed plat will have frontage on public streets.
- 4) No utility easements are being dedicated as part of the proposed plat
- 5) There are no shoreland, wetland, or flood plain areas in the proposed plat.
- 6) Staff find that the final plat conforms to the requirements of Sec 50-37.5. The final plat is consistent with the comprehensive land use plan, is consistent with all applicable requirements of MSA 462.358 and Chapter 505.
- 7) No citizen comments have been received on this project.

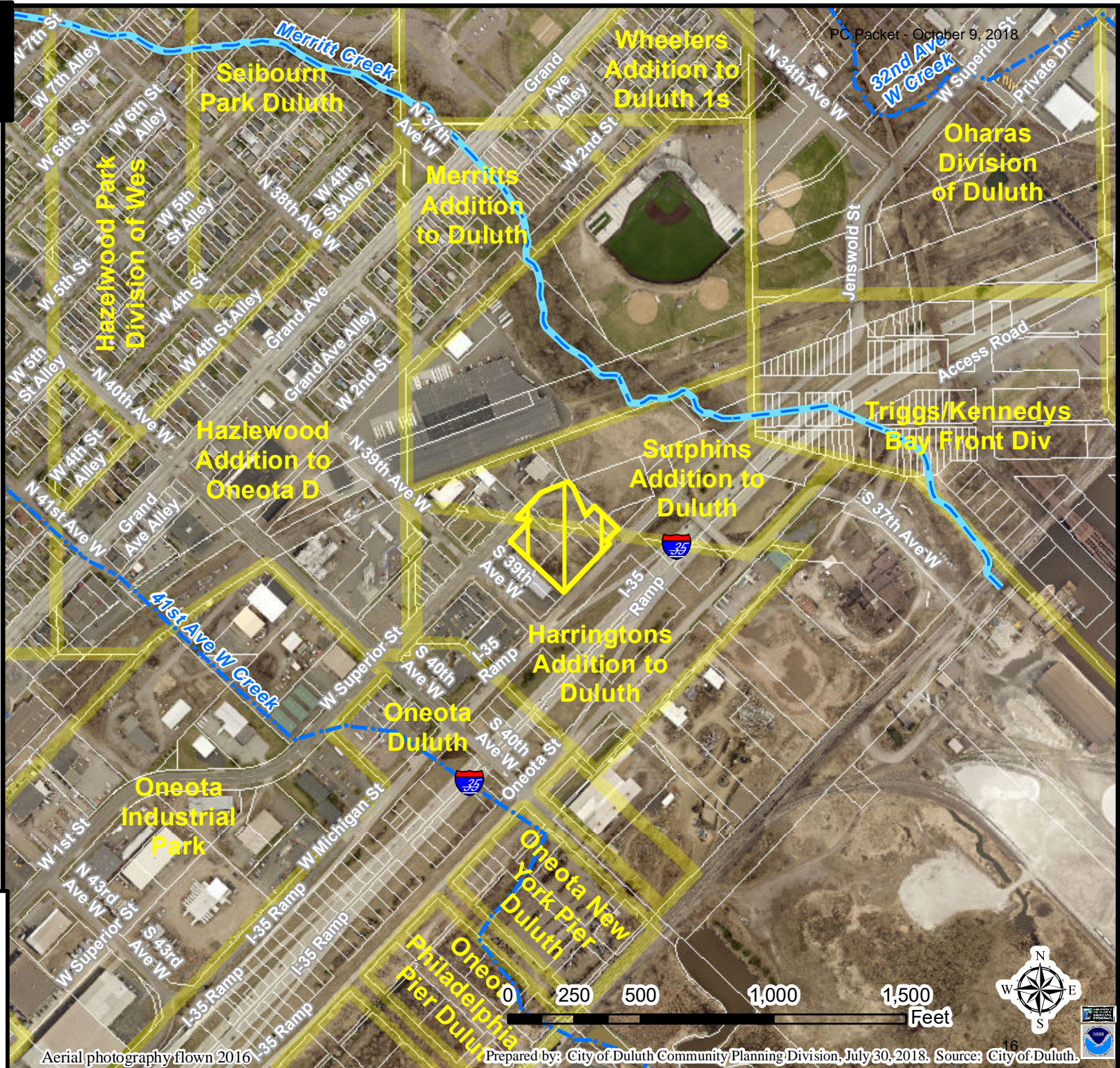
Staff Recommendation

Based on the above findings, staff recommends that Planning Commission approve the Final Plat.



PL18-123
 Final Plat
 Interstate West Addition
 Superior Industrial LLC

PC Packet - October 9, 2018



Legend

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

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography flown 2016

Prepared by: City of Duluth Community Planning Division, July 30, 2018. Source: City of Duluth.





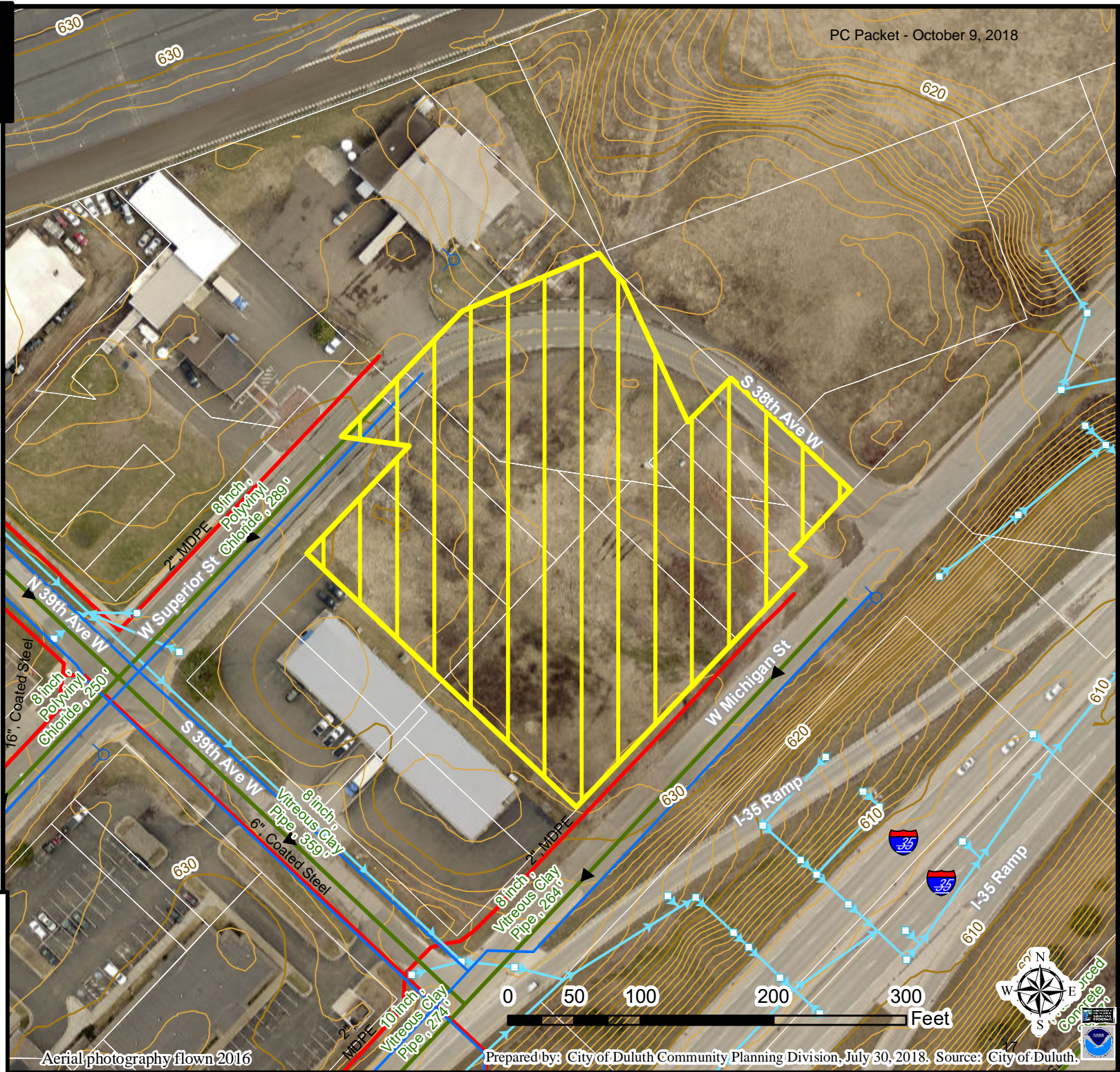
PL18-123
Final Plat
Interstate West Addition
Superior Industrial LLC

PC Packet - October 9, 2018

Legend

- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains**
- CITY OF DULUTH
- WLSSD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- 1 Ft contour
- 10 Ft contour
- Trout Stream (GPS)
- Other Stream (GPS)

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PL18-123
Final Plat
Interstate West Addition
Superior Industrial LLC

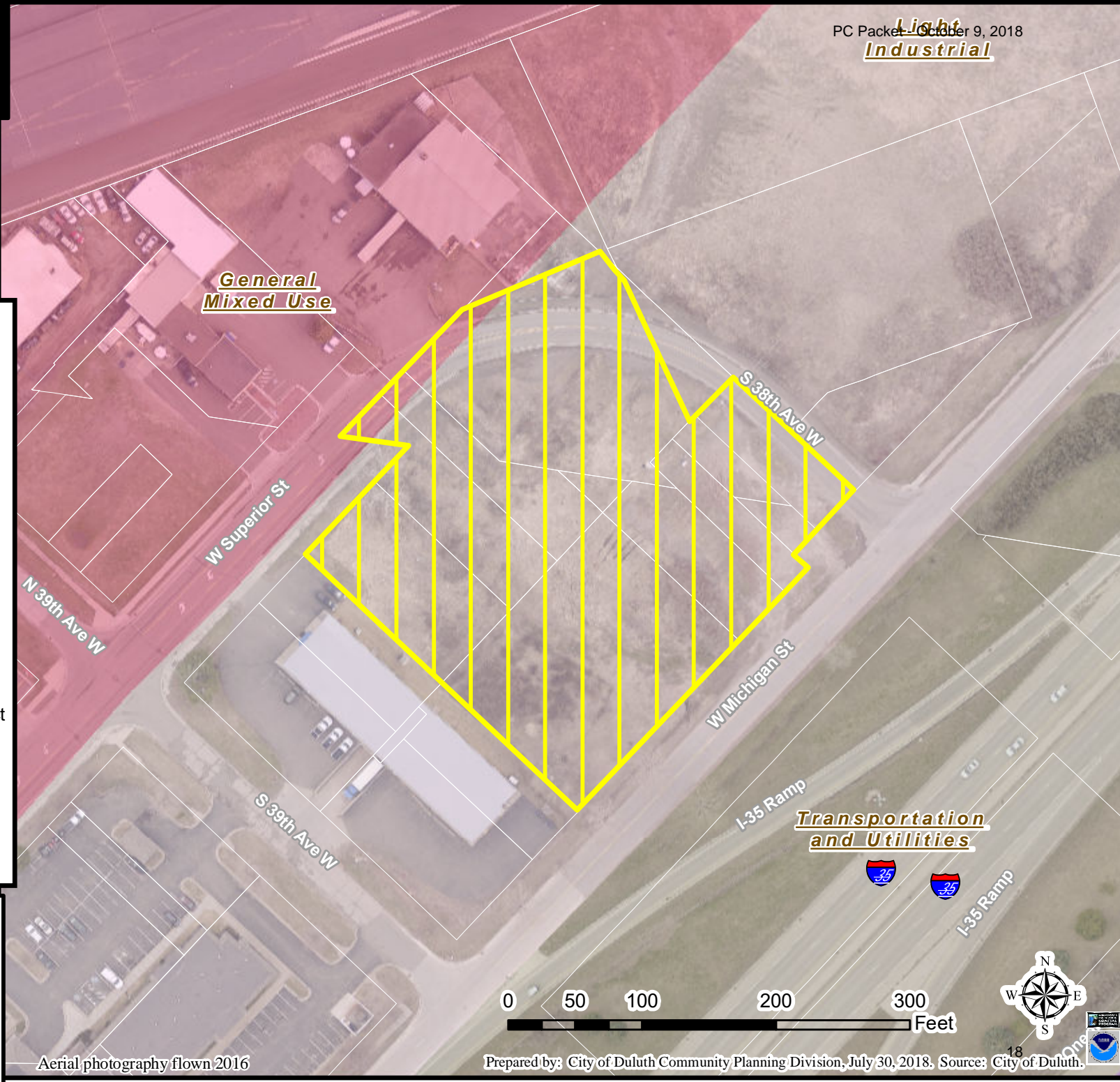
PC Packet - October 9, 2018
Light Industrial

Legend

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

Future Land Use - Plus

- 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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Aerial photography flown 2016

Prepared by: City of Duluth Community Planning Division, July 30, 2018. Source: City of Duluth.

Property identification numbers:

010-2070-00680
010-2070-00710
010-2070-00730
010-2070-00750
010-2070-00960
010-2070-00950
010-4300-00390
010-4300-00320
010-2070-00860
010-2070-00930

Legal Descriptions-Viking Electric Site-Duluth, Minnesota

PARCEL A:

Lot 6, Block 6, Harrington's Addition to Duluth, together with that part of the Northwestern half of the vacated alley adjoining said Lot 6, lying between the Southeasterly extensions of the Northeasterly and Southwesterly lines of said Lot 6.

(Abstract Property)

PARCEL B:

Lot 7, Block 6, including vacated portion of alley attaching thereto, Harrington's Addition to Duluth, EXCEPT minerals.

(Torrens Property)

PARCEL C:

Lots 8, 9, and 10, Block 6, Harrington's Addition to Duluth, together with that part of the Northwestern half of the vacated alley adjoining said Lots 8, 9, and 10, lying between the Southeasterly extensions of the Northeasterly line of said Lot 10 and the Southwesterly line of said Lot 8; and also Lot 1, Block 3, Sutphin's Addition to Duluth, together with that part of the Southeasterly half of Superior Street adjoining said Lot 1, lying between the northwesterly extension of the Northeasterly line of said Lot 1, and the northwesterly extension of the Southwesterly line of said Block 3, Sutphin's Addition to Duluth.

(Abstract Property)

PARCEL D:

Lot 11, Block 6, including vacated portion of alley attaching thereto, Harrington's Addition to Duluth.

AND

Lot 2, Block 3, including vacated portion of street attaching thereto, Sutphin's Addition to Duluth.

(Torrens Property)

PARCEL E:

Lots 12 and 13, Block 6, Harrington's Addition to Duluth, together with that part of the Northwesterly half of the vacated alley adjoining said Lots 12 and 13 lying between the easterly extension of the Northerly line of said Lot 13 and the Southeasterly extension of the Southwesterly line of said Lot 12.

(Abstract Property)

PARCEL F:

Lots 6 through 12 inclusive, Block 7, Harrington's Addition to Duluth, together with that part of the Southeasterly half of the vacated alley adjoining said Lots 6 through 12 lying between the Northwesterly extensions of the Northeasterly line of said Lot 12 and the Southwesterly line of said Lot 6.

(Abstract Property)

PARCEL G:

Lots 13, 14 and 15, Block 7, including vacated portion of alley attaching thereto, Harrington's Addition to Duluth, EXCEPT minerals to Lot 15, Block 7, Harrington's Addition to Duluth.

AND

Lot 2, Block 4, including vacated portion of alley attaching thereto, Sutphin's Addition to Duluth, EXCEPT minerals.

(Torrens Property)

PARCEL H:

Lot 16, Block 7, Harrington's Addition to Duluth; and also Lot 3, Block 4, Sutphin's Addition to Duluth; and also that part of the Southeasterly half of the vacated alley adjoining said Lot 3 lying between the Northwesterly extensions of the Northeasterly and Southwesterly lines of said Lot 3; and also that part of the Southwesterly half of vacated 38th Avenue West adjoining said Lot 16 and said Lot 3 (and the Southeasterly half of the vacated alley adjoining said Lot 3), lying between the Northeasterly extensions of the centerline of the vacated alley adjoining said Lot 3 and the Southeasterly line of said Lot 16.

Except that part of said Lot 16 and of vacated 38th Avenue West that lies Southeasterly of the following described line: Beginning at a point on the Southwesterly line of said Lot 16, distant 15 feet Northwesterly of the most Southerly corner thereof; thence run Northeasterly to a point on the Southeasterly line of Lot 8, Block 5, Sutphin's Addition to Duluth, distant 10 feet Southwesterly of the most easterly corner thereof and there terminating.

(Abstract Property)

PARCEL I:

Those parts of Lots 3, 4, 5, 6 and 7, Block 3, and Lot 1, Block 4, including the vacated streets, avenues and alleys, all in Sutphin's Addition to Duluth lying within the following description:

All those parts of Blocks 1, 2, 3, 4, 5 and 6 including the vacated streets, avenues and alleys, all in Sutphin's Addition to Duluth described as follows:

Beginning at the most W'ly corner of Lot 10, Block 1, thence South 44 degrees 35 minutes 00 seconds East (assumed bearing), along the SW'ly line of said Lot 10, a distance of 76.04 feet to the centerline of the vacated alley; thence South 45 degrees 33 minutes 00 seconds West, along the centerline of the vacated alley, a distance of 75.00 feet to the NW'ly extension of the SW'ly line of said Lot 4, Block 2; thence South 44 degrees 35 minutes 00 seconds East, along the NW'ly extension of the SW'ly line of Lot 4, Block 2 and the SW'ly line of said Lot 4, a distance of 96.26 feet to the SW'ly line of Block 2; thence South 79 degrees 10 minutes 00 seconds East, along said SW'ly line of Block 2 and the SE'ly extension of the SW'ly line of Block 2, a distance of 101.88 feet to the centerline of Superior Street (which is designated as Third Street in said plat); thence North 45 degrees 33 minutes 00 seconds East, along said centerline of Superior Street (which is designated as Third Street in said plat), a distance of 67.17 feet; thence South 44 degrees 35 minutes 00 seconds East, along the NW'ly extension of the SW'ly line of Lot 3, Block 3, and the SW'ly line of said Lot 3, a distance of 97.28 feet to the SW'ly line of said Block 3; thence South 79 degrees 10 minutes 00 seconds East, along said SW'ly line of Blocks 3 and 4, a distance of 132.13 feet to the intersection with the NE'ly line of Lot 1, Block 4; thence North 44 degrees 35 minutes 00 seconds West, along the NE'ly line of said Lot 1 and the NW'ly extension of said NE'ly line of Lot 1, a distance of 25.89 feet to the centerline of the alley between Blocks 3 and 4; thence North 45 degrees 33 minutes 00 seconds East, along said centerline of the alley, a distance of 43.00 feet; thence North 22 degrees 48 minutes 32 seconds West, a distance of 316.60 feet to the NW'ly line of vacated alley and said line also being the SE'ly right of way line of Burlington Northern, Inc. (formerly the Northern Pacific Railway); thence South 71 degrees 55 minutes 58 seconds West, along said NW'ly line of vacated alley and the NW'ly line of Block 1, a distance of 319.00 feet to the point of beginning, containing 2.01 acres of land, more or less.

All assuming vacated Superior Street (which is designated as Third Street in said plat) is running East and West.
(Torrens Property)

INTERSTATE WEST ADDITION

R.T. DOC. NO. _____

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Superior Industrial LLC, a Minnesota limited liability company, fee owner of the following described property situate in the County of St. Louis, State of Minnesota to wit:

Lot 6, Block 6, Harrington's Addition to Duluth, together with that part of the Northwestern half of the vacated alley adjoining said Lot 6, lying between the Southeasterly extensions of the Northeastly and Southwesterly lines of said Lot 6. (Abstract Property)

AND

Lot 7, Block 6, including vacated portion of alley attaching thereto, Harrington's Addition to Duluth, EXCEPT minerals. (Torrens Property)

AND

Lots 8, 9, and 10, Block 6, Harrington's Addition to Duluth, together with that part of the Northwestern half of the vacated alley adjoining said Lots 8, 9, and 10, lying between the Southeasterly extensions of the Northeastly line of said Lot 10 and the Southwesterly line of said Lot 8; and also Lot 1, Block 3, Sutphin's Addition to Duluth, together with that part of the Southeasterly half of Superior Street adjoining said Lot 1, lying between the northwesterly extension of the Northeastly line of said Lot 1, and the northwesterly extension of the Southwesterly line of said Block 3, Sutphin's Addition to Duluth. (Abstract Property)

AND

Lot 11, Block 6, including vacated portion of alley attaching thereto, Harrington's Addition to Duluth.

AND

Lot 2, Block 3, including vacated portion of street attaching thereto, Sutphin's Addition to Duluth. (Torrens Property)

AND

Lots 12 and 13, Block 6, Harrington's Addition to Duluth, together with that part of the Northwestern half of the vacated alley adjoining said Lots 12 and 13 lying between the easterly extension of the Northerly line of said Lot 13 and the Southeasterly extension of the Southwesterly line of said Lot 12. (Abstract Property)

AND

Lots 6 through 12 inclusive, Block 7, Harrington's Addition to Duluth, together with that part of the Southeasterly half of the vacated alley adjoining said Lots 6 through 12 lying between the Northwestern extensions of the Northeastly line of said Lot 12 and the Southwesterly line of said Lot 6. (Abstract Property)

AND

Lots 13, 14 and 15, Block 7, including vacated portion of alley attaching thereto, Harrington's Addition to Duluth, EXCEPT minerals to Lot 15, Block 7, Harrington's Addition to Duluth.

AND

Lot 2, Block 4, including vacated portion of alley attaching thereto, Sutphin's Addition to Duluth, EXCEPT minerals. (Torrens Property)

AND

Lot 16, Block 7, Harrington's Addition to Duluth; and also Lot 3, Block 4, Sutphin's Addition to Duluth; and also that part of the Southeasterly half of the vacated alley adjoining said Lot 3 lying between the Northwestern extensions of the Northeastly and Southwesterly lines of said Lot 3; and also that part of the Southwesterly half of vacated 38th Avenue West adjoining said Lot 16 and said Lot 3 (and the Southeasterly half of the vacated alley adjoining said Lot 3), lying between the Northeastly extensions of the centerline of the vacated alley adjoining said Lot 3 and the Southeasterly line of said Lot 16.

Except that part of said Lot 16 and of vacated 38th Avenue West that lies Southeasterly of the following described line: Beginning at a point on the Southwesterly line of said Lot 16, distant 15 feet Northwesternly of the most Southerly corner thereof; thence run Northeastly to a point on the Southeasterly line of Lot 8, Block 5, Sutphin's Addition to Duluth, distant 10 feet Southwesterly of the most easterly corner thereof and there terminating. (Abstract Property)

AND

Those parts of Lots 3, 4, 5, 6 and 7, Block 3, and Lot 1, Block 4, including the vacated streets, avenues and alleys, all in Sutphin's Addition to Duluth lying within the following description:

All those parts of Blocks 1, 2, 3, 4, 5 and 6 including the vacated streets, avenues and alleys, all in Sutphin's Addition to Duluth described as follows:

Beginning at the most W'ly corner of Lot 10, Block 1, thence South 44 degrees 35 minutes 00 seconds East (assumed bearing), along the SW'ly line of said Lot 10, a distance of 76.04 feet to the centerline of the vacated alley; thence South 45 degrees 33 minutes 00 seconds West, along the centerline of the vacated alley, a distance of 75.00 feet to the NW'ly extension of the SW'ly line of said Lot 4, Block 2; thence South 44 degrees 35 minutes 00 seconds East, along the NW'ly extension of the SW'ly line of Lot 4, Block 2 and the SW'ly line of said Lot 4, a distance of 96.26 feet to the SW'ly line of Block 2; thence South 79 degrees 10 minutes 00 seconds East, along said SW'ly line of Block 2 and the SE'ly extension of the SW'ly line of Block 2, a distance of 101.88 feet to the centerline of Superior Street (which is designated as Third Street in said plat); thence North 45 degrees 33 minutes 00 seconds East, along said centerline of Superior Street (which is designated as Third Street in said plat), a distance of 67.17 feet; thence South 44 degrees 35 minutes 00 seconds East, along the NW'ly extension of the SW'ly line of Lot 3, Block 3, and the SW'ly line of said Lot 3, a distance of 97.28 feet to the SW'ly line of said Block 3; thence South 79 degrees 10 minutes 00 seconds East, along said SW'ly line of Blocks 3 and 4, a distance of 132.13 feet to the intersection with the NE'ly line of Lot 1, Block 4; thence North 44 degrees 35 minutes 00 seconds West, along the NE'ly line of said Lot 1 and the NW'ly extension of said NE'ly line of Lot 1, a distance of 25.89 feet to the centerline of the alley between Blocks 3 and 4; thence North 45 degrees 33 minutes 00 seconds East, along said centerline of the alley, a distance of 43.00 feet; thence North 22 degrees 48 minutes 32 seconds West, a distance of 316.60 feet to the NW'ly line of vacated alley and said line also being the SE'ly right of way line of Burlington Northern, Inc. (formerly the Northern Pacific Railway); thence South 71 degrees 55 minutes 58 seconds West, along said NW'ly line of vacated alley and the NW'ly line of Block 1, a distance of 319.00 feet to the point of beginning, containing 2.01 acres of land, more or less.

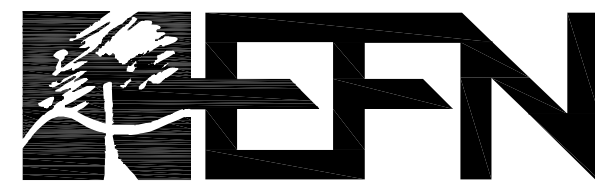
All assuming vacated Superior Street (which is designated as Third Street in said plat) is running East and West. (Torrens Property)

Has caused the same to be surveyed and platted as INTERSTATE WEST ADDITION and does hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said Superior Industrial LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 201____.

Superior Industrial LLC

Lonnie Provencher, President



Egan, Field & Nowak, Inc.
land surveyors since 1872

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 201____, by Lonnie Provencher, President, Superior Industrial LLC, a Minnesota limited liability company on behalf of the company.

Notary Public _____ County, _____

My commission expires _____

I, Eric A. Roeser, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on the plat; that all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 201____.

Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 201____, by Eric A. Roeser.

Notary Public, _____ County, _____

My Commission Expires January 31, 20____

CITY OF DULUTH PLANNING COMMISSION

This plat of INTERSTATE WEST ADDITION was approved and accepted by the City of Duluth, Minnesota, Planning Commission at a regular meeting thereof held the _____ day of _____, 201____.

President, City of Duluth Planning Commission

Secretary, City of Duluth Planning Commission

COUNTY AUDITOR

St. Louis County, Minnesota

I hereby certify that taxes payable in 201____ and prior years have been paid for the land described on this plat.

Dated this _____ day of _____, 201____.

Donald Dicklich, St. Louis County Auditor

By _____, Deputy

COUNTY SURVEYOR

St. Louis County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 201____.

Nicholas C. Stewart, St. Louis County Surveyor

By _____

COUNTY RECORDER

St. Louis County, Minnesota

I hereby certify that the within plat of INTERSTATE WEST ADDITION was recorded in this office this _____ day of _____, 201____, at _____ o'clock ____ M.

Mark A. Monacelli, County Recorder

By _____, Deputy

REGISTRAR OF TITLES

St. Louis County, Minnesota

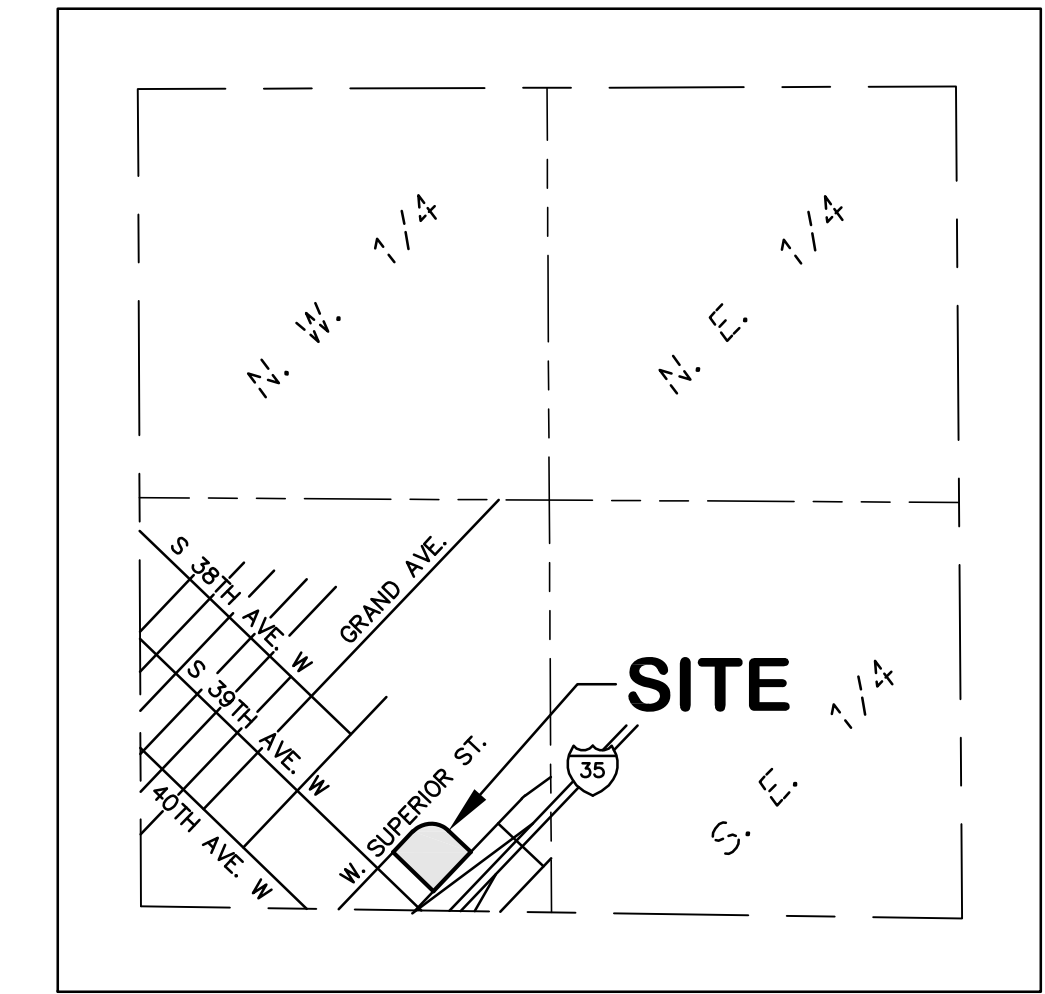
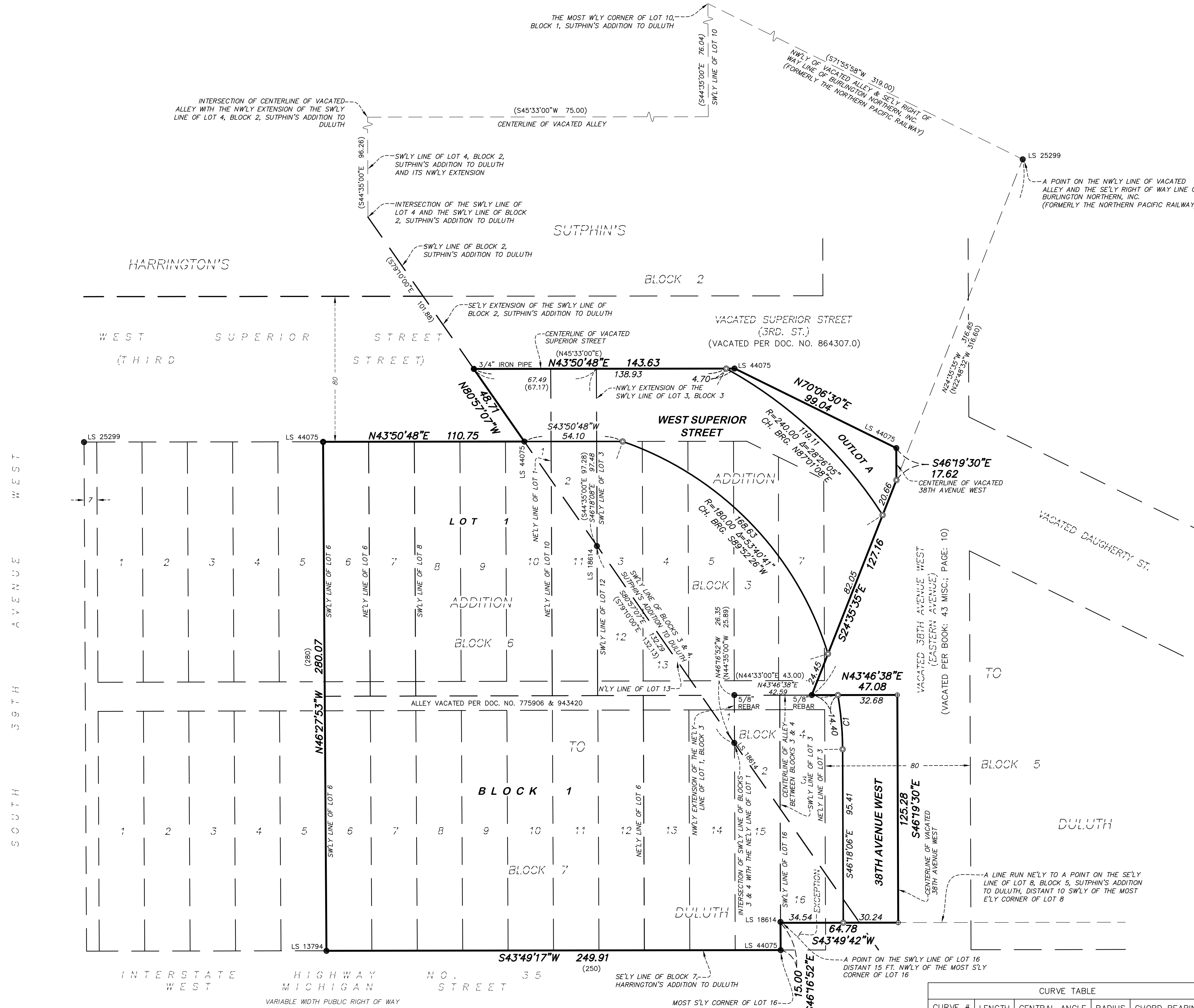
I hereby certify that the within plat of INTERSTATE WEST ADDITION was recorded in this office this _____ day of _____, 201____, at _____ o'clock ____ M.

Mark A. Monacelli, Registrar of Titles

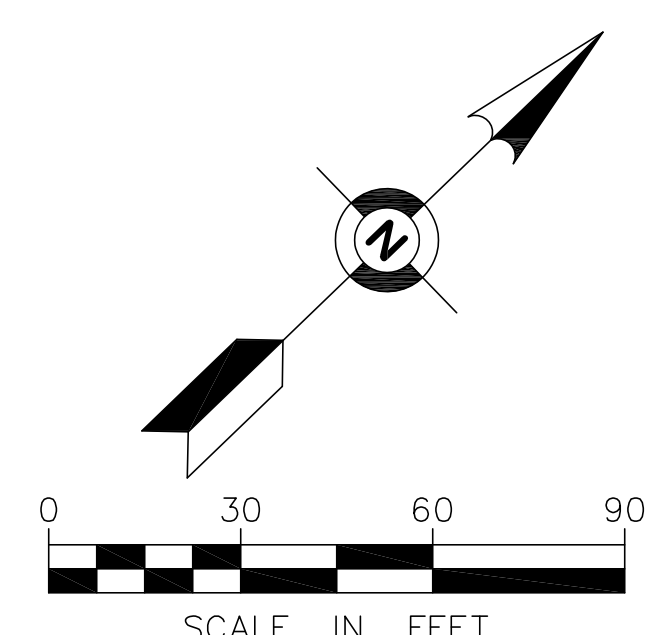
By _____, Deputy

INTERSTATE WEST ADDITION

R.T. DOC. NO. _____
 C.R. DOC. NO. _____



VICINITY MAP
 SOUTHWEST 1/4, SECTION 5, TOWNSHIP 49 NORTH, RANGE 14 WEST
 NOT TO SCALE



- THE SOUTHEASTERLY (SE'LY) LINE OF BLOCK 7, HARRINGTON'S ADDITION TO DULUTH IS ASSUMED TO BEAR SOUTH 43 DEGREES 49 MINUTES 17 SECONDS WEST
- FOUND IRON MONUMENT INSCRIBED WITH LICENSE NUMBER AS NOTED
 - ⊙ FOUND PK NAIL
 - ⊙ SET 1/2-INCH X 14-INCH IRON PIPE MARKED WITH LICENSE NUMBER 47476
 - () RECORD BEARING OR DISTANCE

NE'LY NORTHEASTERLY
 SE'LY SOUTHEASTERLY
 SW'LY SOUTHWESTERLY
 NW'LY NORTHWESTERLY

CURVE TABLE				
CURVE #	LENGTH	CENTRAL ANGLE	RADIUS	CHORD BEARING
C1	29.99	9°32'46"	180.00	S51°04'30"E





CITY OF DULUTH
Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 18-124	Contact	Chris Lee, 730-5304	
Type	Minor Subdivision-RLS	Planning Commission Date	October 9, 2018	
Deadline for Action	Application Date	September 11, 2018	60 Days	November 10, 2018
	Date Extension Letter Mailed	September 18, 2018	120 Days	January 9, 2018
Location of Subject	4516 Cooke Street			
Applicant	Lynn Andrea Shearer	Contact	lynnandreashearer@icloud.com	
Agent	Steven & Linda Zimishi	Contact	Linda.zimshi@outlook.com	
Legal Description	See attached			
Site Visit Date	September 24, 2018	Sign Notice Date	N/A	
Neighbor Letter Date	September 24, 2018	Number of Letters Sent	N/A	

Proposal

Applicant is requesting a Minor Subdivision to reorganize the configuration of 3 existing platted lots into 2 lots with existing structures.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Single Family Residential	Traditional Neighborhood
North	R-1	Single Family Residential	Traditional Neighborhood
South	R-1	Single Family Residential	Traditional Neighborhood
East	R-1	Single Family Residential	Traditional Neighborhood
West	R-1	Single Family Residential	Traditional Neighborhood

Summary of Code Requirements

50-33.1 General: All subdivision plats and replats, and all registered land surveys, shall create lots, streets and walkways and open spaces consistent with the requirements of the zone district within which the land is located.

50-37.5, D 1. The planning commission shall approve the application if it determines that the application:

- (a) The lot or lots to be subdivided or combined have frontage on an improved public street;
- (b) Each proposed lot meets the minimum zoning requirements of the district that it is in.
- (c) If an existing structure on a lot complies with the requirements of this Chapter, then after the minor subdivision structures on each of the resulting lots will still comply with the requirements of this Chapter; and
- (d) If one or more of the existing lots, or a structure on one or more of those lots, does not comply with the requirements of this Chapter, the proposed relocation will not create any new nonconformity or increase any existing nonconformity between the requirements of this Chapter.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #1 - Reuse previously developed lands. Directs investment to sites which have the potential to perform at a higher level than their current state.

Governing Principle #8 – Encourage a mix of activities, uses, and densities.

Future Land Use – Traditional Neighborhood - Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home-businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth's older neighborhoods, infill projects and neighborhood extensions, and new traditional neighborhood areas.

Review and Discussion Items

1. Applicant is requesting a Minor Subdivision to reorganize the configuration of 3 existing platted lots into 2 tax parcels each containing a single family home and garage. Both lots will continue to have frontage on Cooke Street. Each lot will have 75 feet of frontage and contain 10,500 square feet. The proposed subdivision, if approved, would not make the parcels non-conforming due to lot frontage, lot area, or similar bulk standard.
2. No public, agency, or City comments were received.
3. No existing platted right of way is being proposed to be vacated with this proposal.
4. The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable.
5. Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements. This subdivision approval lapses if deeds are not recorded with St. Louis County within 180 days. Applicant must provide the City with proof of recording.

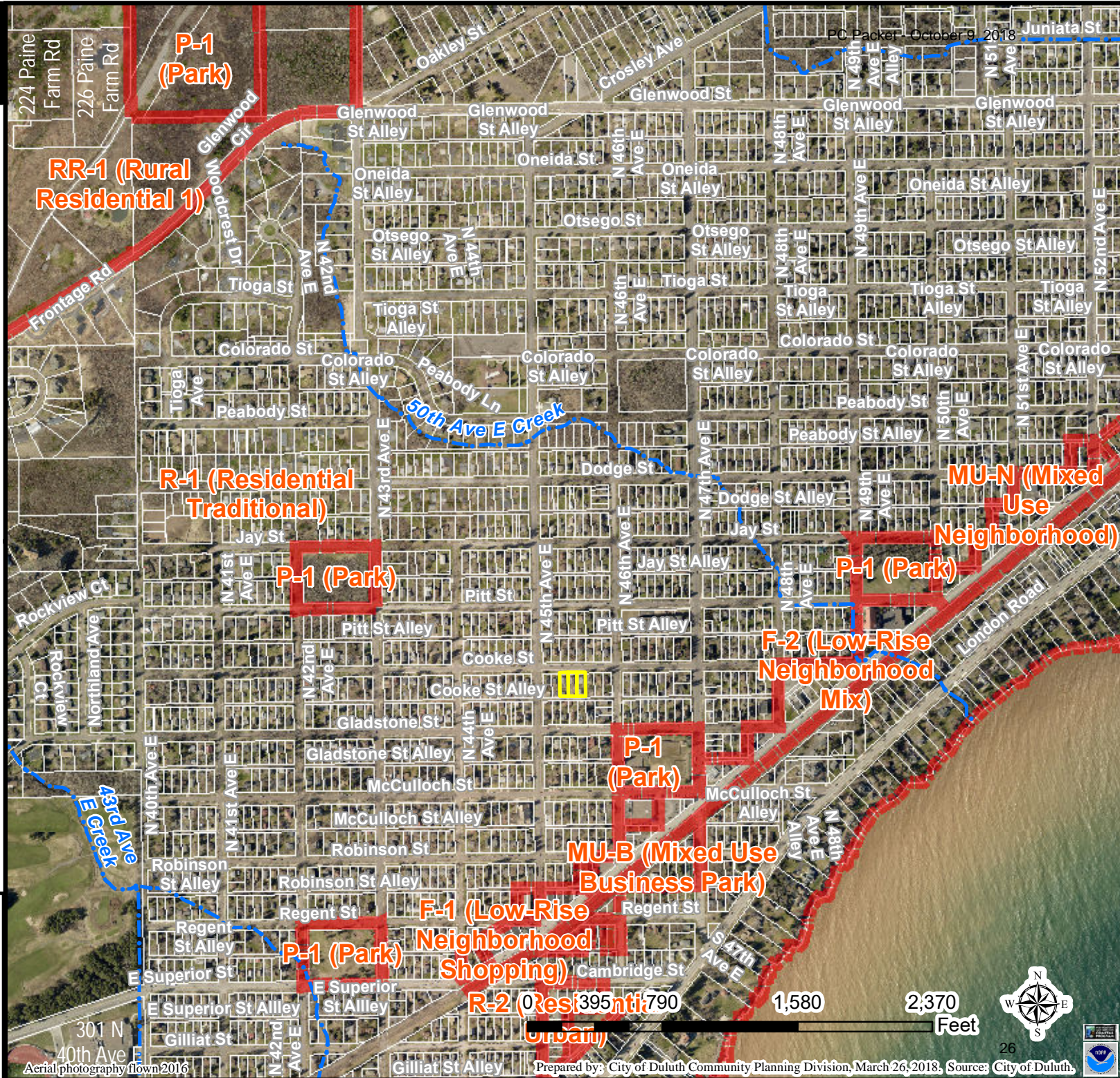
Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission approve the Minor Subdivision subject to the following conditions:

1. Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indication compliance with the local zoning code.
2. Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



PL18-124: Minor Sub
4516 Cooke St



Legend

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

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PL18-124: Minor Sub
4516 Cooke St

4505 Cooke St

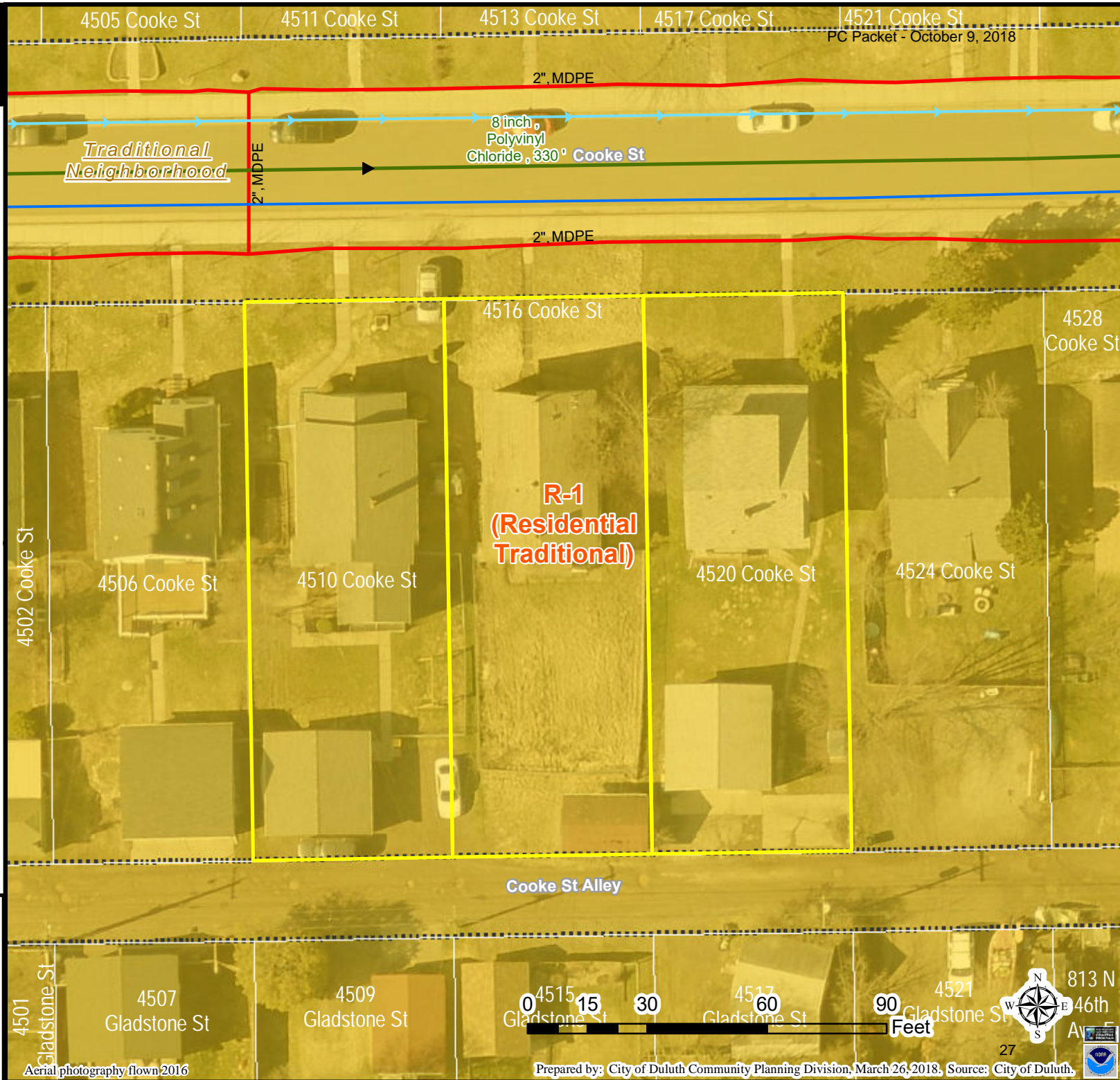
4511 Cooke St

4513 Cooke St

4517 Cooke St

4521 Cooke St

PC Packet - October 9, 2018



Legend

- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains**
- CITY OF DULUTH
- WLSSD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Storm Sewer Mains**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement
- Zoning Boundaries
- Trout Stream (GPS)
- Other Stream (GPS)

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4501 Gladstone St

4507 Gladstone St

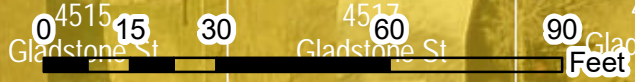
4509 Gladstone St

4515 Gladstone St

4517 Gladstone St

4521 Gladstone St

813 N 46th St



Aerial photography flown 2016

Prepared by: City of Duluth Community Planning Division, March 26, 2018, Source: City of Duluth.





PL18-124: Minor Sub
4516 Cooke St

4505 Cooke St

4511 Cooke St

4513 Cooke St

4517 Cooke St

4521 Cooke St

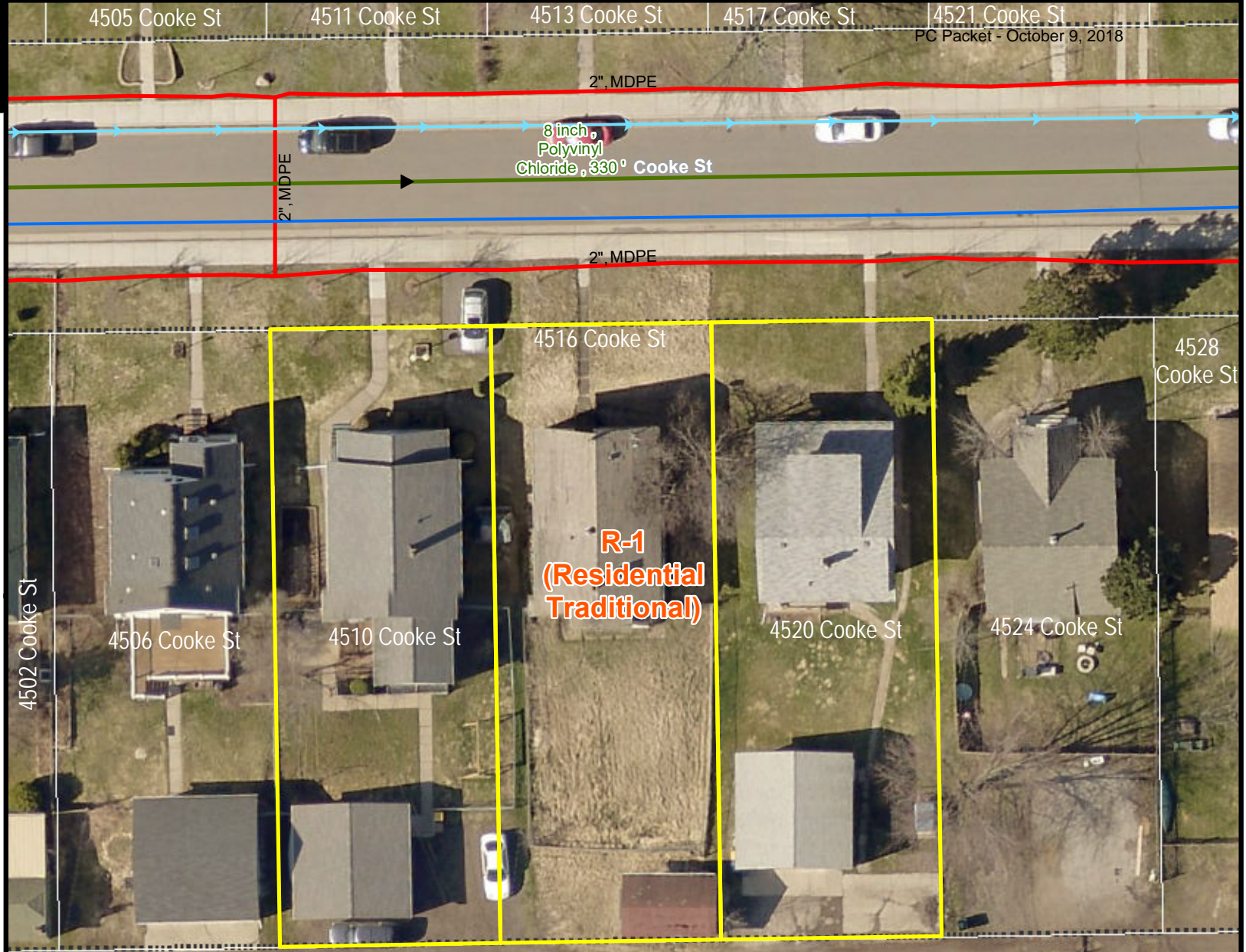
PC Packet - October 9, 2018

2" MDPE

8 inch Polyvinyl Chloride, 330° Cooke St

2" MDPE

2" MDPE



4502 Cooke St

4506 Cooke St

4510 Cooke St

4516 Cooke St

**R-1
(Residential
Traditional)**

4520 Cooke St

4524 Cooke St

4528
Cooke St

Cooke St Alley

4501
Gladstone St

4507
Gladstone St

4509
Gladstone St

0 15 30
4515
Gladstone St

60
4517
Gladstone St

90
4521
Gladstone St

813 N
46th
St

Feet



Legend

- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains**
- CITY OF DULUTH
- WLSSD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Storm Sewer Mains**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
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- Zoning Boundaries
- Trout Stream (GPS)
- Other Stream (GPS)

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Aerial photography flown 2016

Prepared by: City of Duluth Community Planning Division, March 26, 2018, Source: City of Duluth,







CITY OF DULUTH

Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 18-130	Contact	Chris Lee, 730-5304	
Type	Minor Subdivision-RLS	Planning Commission Date	October 9, 2018	
Deadline for Action	Application Date	September 19, 2018	60 Days	November 18, 2018
	Date Extension Letter Mailed	September 24, 2018	120 Days	January 17, 2018
Location of Subject	6023 London Road			
Applicant	Will Norman	Contact	willknorman@gmail.com	
Agent		Contact		
Legal Description	See attached			
Site Visit Date	September 24, 2018	Sign Notice Date	N/A	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal

Applicant is requesting a Minor Subdivision to reorganize the configuration of a parcel that contains three structures. This reconfiguration will create two tax parcels from one current parcel and make the parcel conforming to current zoning requirements.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	2 Single Family Homes	Traditional Neighborhood
North	R-1	Railroad Tracks	Traditional Neighborhood
South	P-1	Park	Open Space
East	R-1	Single Family Residential	Traditional Neighborhood
West	R-1	Single Family Residential	Traditional Neighborhood

Summary of Code Requirements

50-33.1 General: All subdivision plats and replats, and all registered land surveys, shall create lots, streets and walkways and open spaces consistent with the requirements of the zone district within which the land is located.

50-37.5, D 1. The planning commission shall approve the application if it determines that the application:

- (a) The lot or lots to be subdivided or combined have frontage on an improved public street;
- (b) Each proposed lot meets the minimum zoning requirements of the district that it is in.
- (c) If an existing structure on a lot complies with the requirements of this Chapter, then after the minor subdivision structures on each of the resulting lots will still comply with the requirements of this Chapter; and
- (d) If one or more of the existing lots, or a structure on one or more of those lots, does not comply with the requirements of this Chapter, the proposed relocation will not create any new nonconformity or increase any existing nonconformity between the requirements of this Chapter.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #1 - Reuse previously developed lands. Directs investment to sites which have the potential to perform at a higher level than their current state.

Governing Principle #8 – Encourage a mix of activities, uses, and densities.

Future Land Use – Traditional Neighborhood - Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home-businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth's older neighborhoods, infill projects and neighborhood extensions, and new traditional neighborhood areas.

Review and Discussion Items

1. Applicant is requesting a Minor Subdivision to reorganize the configuration of an existing parcel that contains two homes and a garage with a dwelling unit. The proposed subdivision creates two parcels; one on the east side that will contain a single family home and garage and a second one to the west containing a single family home. Both parcels will still have frontage on London Road and access to East Superior Street Alley. Parcel A will contain 4,488 square feet while Parcel B will contain 11,912 square feet. The proposed subdivision, if approved, would not make the parcels non-conforming due to lot frontage, lot area, or similar bulk standard.
2. No public, agency, or City comments were received.
3. No existing platted right of way is being proposed to be vacated with this proposal.
4. The attached exhibit demonstrates compliance with Minnesota statutes 462.358 and 505 or 508, as applicable.
5. Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements. This subdivision approval lapses if deeds are not recorded with St. Louis County within 180 days. Applicant must provide the City with proof of recording.

Staff Recommendation

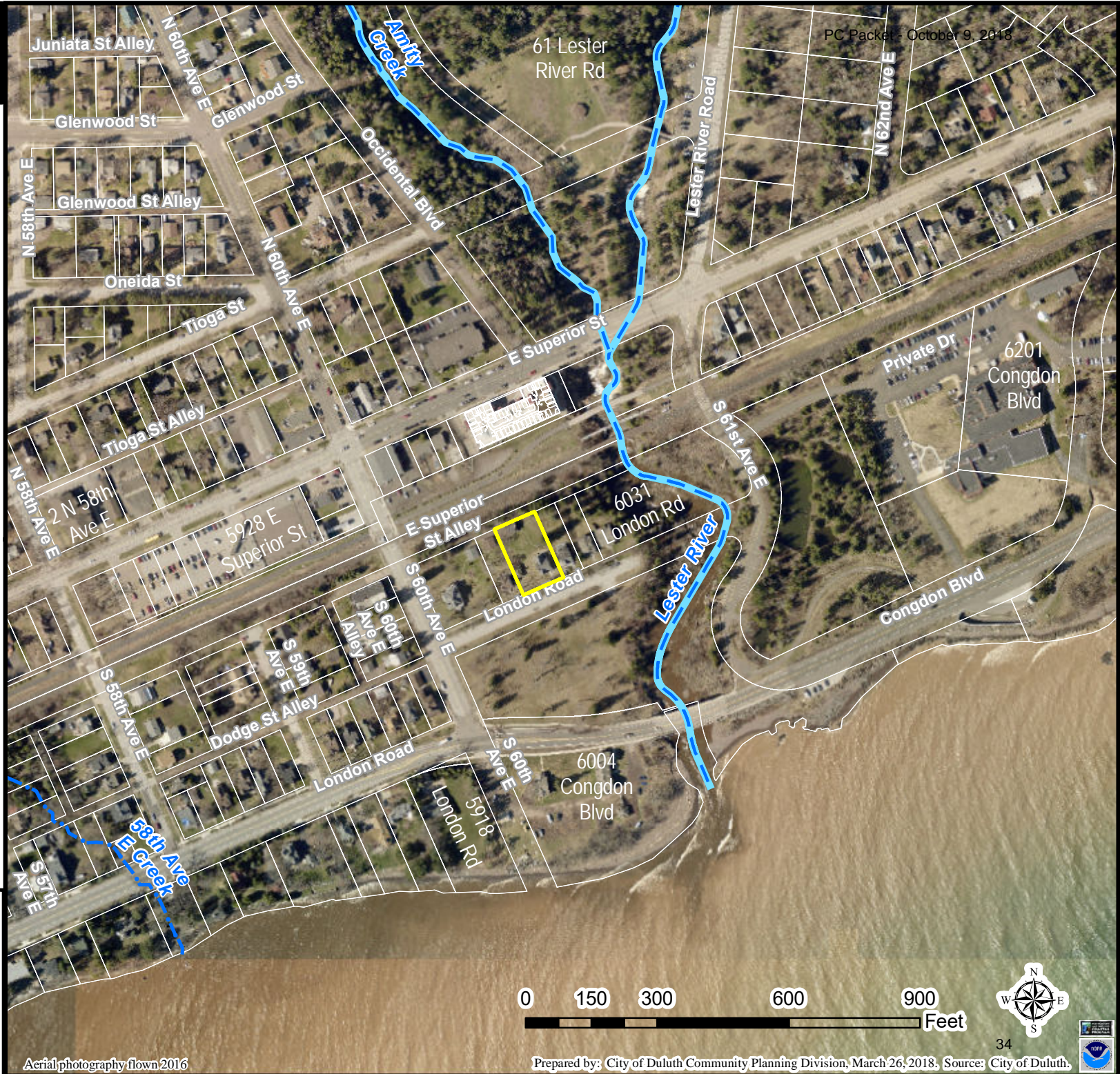
Based on the above findings, Staff recommends that the Planning Commission approve the Minor Subdivision subject to the following conditions:

1. Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indicating compliance with the local zoning code.
2. Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



PL18-130: Minor Sub
6023 London Rd

PC Packet - October 9, 2018

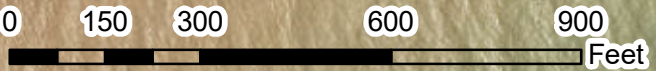


Legend

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

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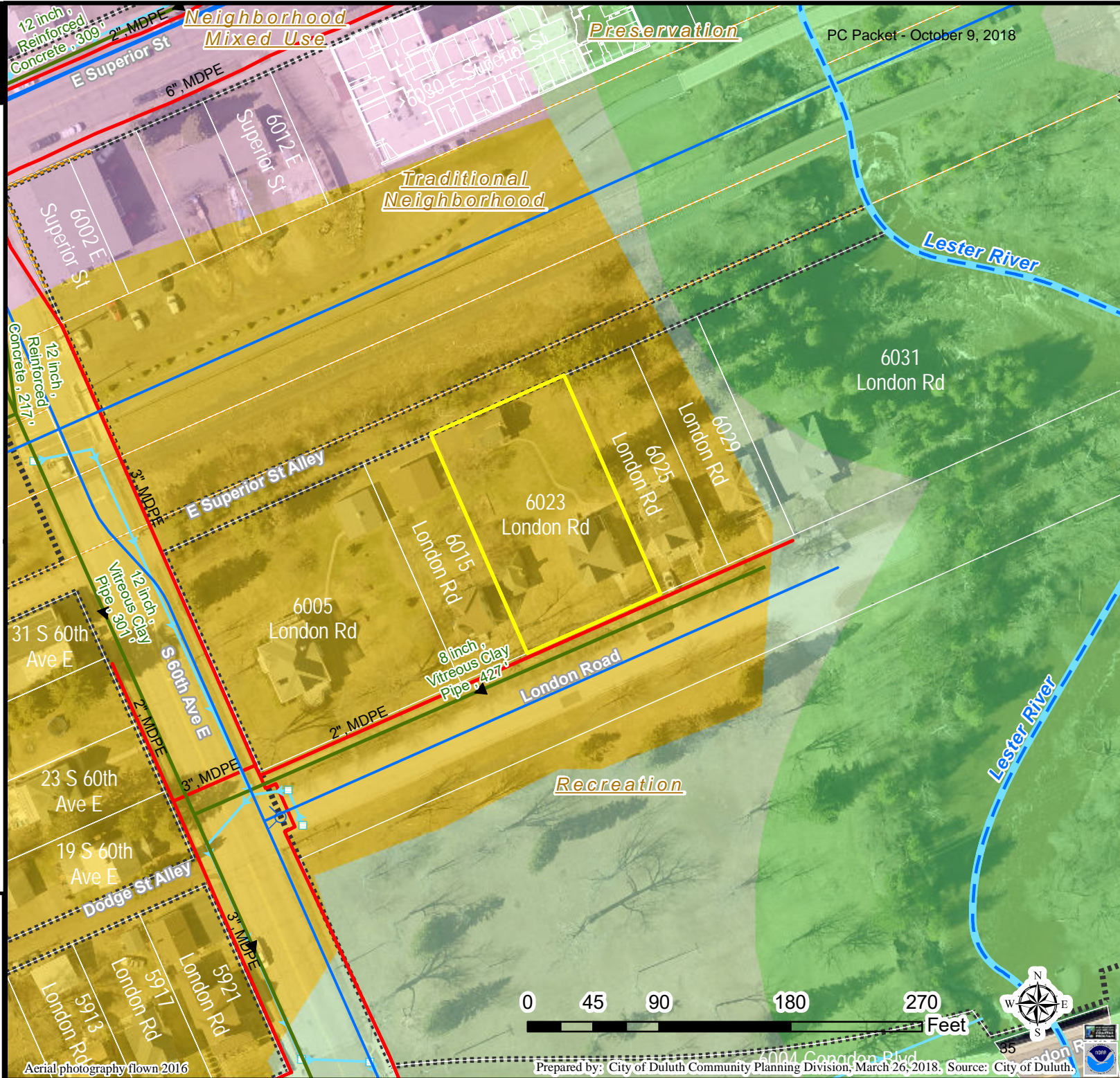
Aerial photography flown 2016





PL18-130: Minor Sub
6023 London Rd

PC Packet - October 9, 2018

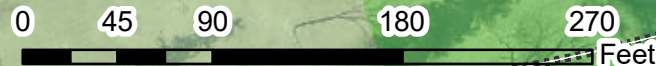


Legend

- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains**
- CITY OF DULUTH
- WLSSD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Storm Sewer Mains**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement
- Trout Stream (GPS)
- Other Stream (GPS)

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Prepared by: City of Duluth Community Planning Division, March 26, 2018. Source: City of Duluth.



PL18-130: Minor Sub
6023 London Rd

PC Packet - October 9, 2018

6031
London Rd

E Superior St Alley

6023
London Rd

6029
London Rd

6025
London Rd

**R-1
(Residential
Traditional)**

6015
London Rd

6005
London Rd

2" MDPE 81inch,
Vitreous Clay
Pipe, 427'

London Road

P-1 (Park)



36

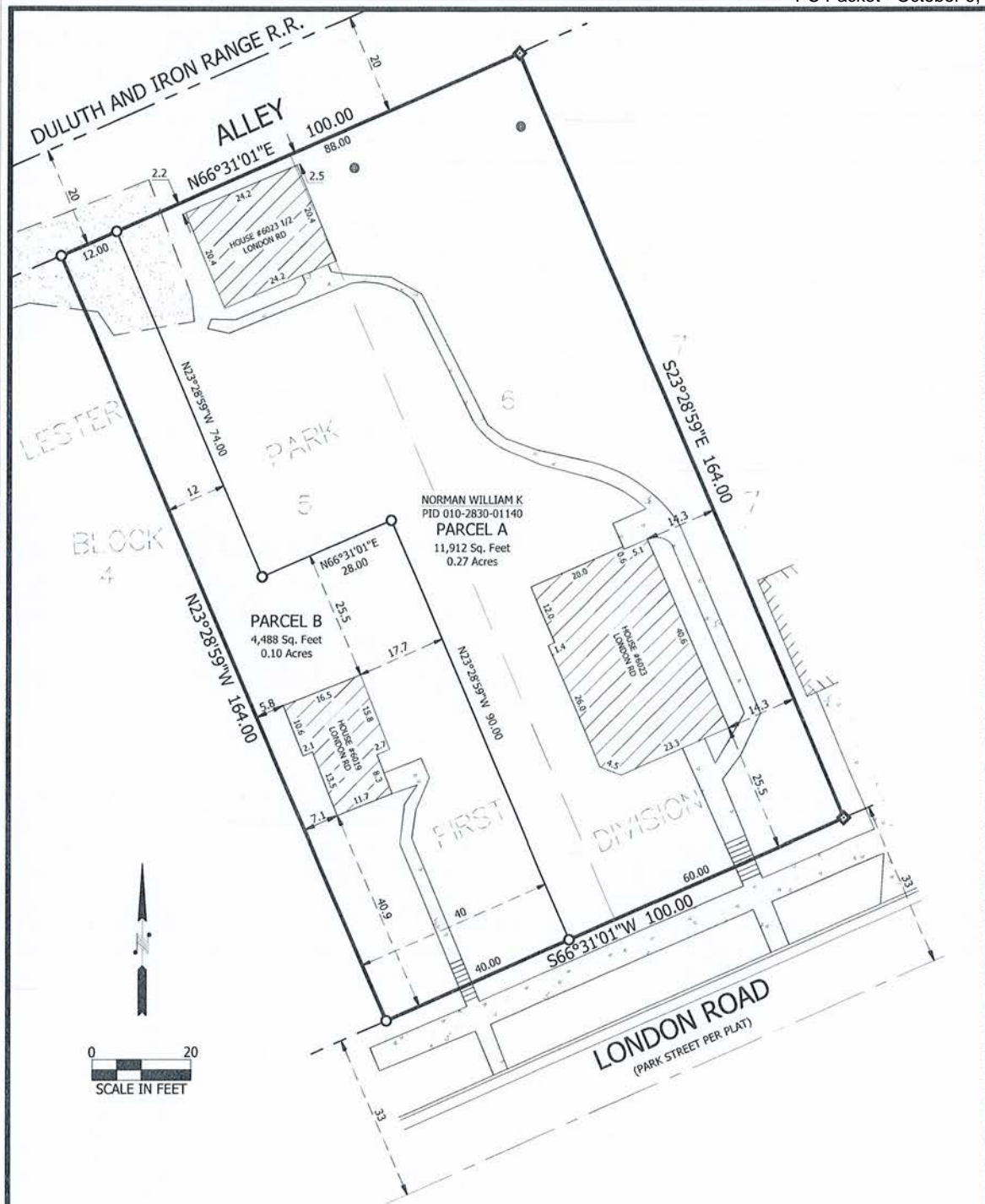
Aerial photography flown 2016

Prepared by: City of Duluth Community Planning Division, March 26, 2018. Source: City of Duluth.

Legend

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- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement
- Zoning Boundaries
- Trout Stream (GPS)
- Other Stream (GPS)

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LEGAL DESCRIPTION PER DOCUMENT 536286

Lots 5 and 6, Block 7, LESTER PARK FIRST DIVISION, according to the recorded plat thereof on file and of record in the office of the County Recorder for St. Louis County, Minnesota.

SURVEYORS NOTES

- 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. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
- BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.

LEGEND

	CONCRETE SURFACE		ADJACENT BUILDING LINE
	GRAVEL SURFACE		CENTER LINE
	EXISTING BUILDINGS		RIGHT OF WAY LINE
			BOUNDARY LINE AS SURVEYED
			FOUND CAPPED REBAR RLS. NO. 49505
			SET CAPPED REBAR RLS. NO. 49505
			CLOTHES LINE POST

I hereby certify that this survey, plan, 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.

David R. Evans
David R. Evans

Date: 8-16-2018 MN Lic. No. 49505

CERTIFICATE OF SURVEY

CLIENT: WILLIAM NORMAN	REVISIONS: XXX
DATE: 8-16-2018	
ADDRESS: 6023 LONDON RD DULUTH, MN 55804	
JOB NUMBER: 18-222	

ALTA

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 WWW.ALTAANDSURVEYDULUTH.COM







CITY OF DULUTH

Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 18-126, CUP	Contact	Steven Robertson, 218-730-5295	
Type	Concurrent Use Permit to Place Private Obstruction in the Public Right of Way/Public Facilities	Planning Commission Date	October 9, 2018	
Deadline for Action	Application Date	September 10, 2018		
	Date Extension Letter Mailed	N/A	90 Days* (237.163)	January 8, 2019
Location of Subject	One Site Near Spirit Mountain (8551 Grand Avenue)			
Applicant	Verizon Wireless	Contact		
Agent	Amy Dresch	Contact		
Legal Description	On-file			
Site Visit Date	September 26, 2018	Sign Notice Date	September 24, 2018	
Neighbor Letter Date	N/A for Concurrent Use	Number of Letters Sent	N/A for Concurrent Use	

Proposal. The applicant is proposing to install a small cell installation “on a Minnesota Power wood light pole in the right-of-way of Grand Avenue near the entrance of the Sprit Mountain Grand Avenue Chalet”. The proposed project will consist of replacing the existing 29-foot-tall wood light pole with a 34-foot wood pole and installing one small panel antenna mounted at the top of the pole along with two small radios mounted lower down on the pole and an electric meter mounted at the base of the pole.

Recommended Action: Recommend to the City Council (Ordinance) to Approve with Conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-N	Public Recreation	Neighborhood Commercial
North	R-1	Public Recreation	Preservation
South	MU-P	Undeveloped	General Mixed Use
East	MU-P	Residential	Preservation
West	P-1, R-1	Public Recreation	Preservation

Summary of Code Requirements

UDC Section 50-37.7.C. The planning commission shall review the application, and council shall approve the application or approve it with modifications, if it determines that:

- 1) The proposed concurrent use will not harm or inconvenience the health, safety and general welfare of the city;
- 2) No portion of a public easement proposed of use is being physically occupied by the public.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Principle #4 - Support emerging economic growth sectors. Emerging economic sectors add economic, cultural and social diversity. These include higher education, medical, value-added manufacturing, commercial outdoor recreation, historic resources interpretation, arts and music, information technology and visitor services.

The installation falls with the provisions of Minnesota Statute 237.162 and 247.1643, as amended in 2017.

Future Land Use: Neighborhood Commercial. Small- to moderate scale commercial, serving primarily the adjacent neighborhood(s). May include specialty retail; community gathering businesses such as coffee shops or lower intensity entertainment; offices; studios or housing above retail (storefront retail with vertical mixed use). Typically situated in or adjacent to residential neighborhoods. May transition to neighborhood mixed use.

Review and Discussion Items

- 1) The applicant is proposing one small wireless facility on an existing Minnesota Power pole. The proposal will consist of replacing the existing 29-foot-tall wood light pole with a 34-foot wood pole and installing one small panel antenna mounted at the top of the pole along with two small radios mounted lower down on the pole and an electric meter mounted at the base of the pole.
- 2) Granting a concurrent use permit would give the applicant the ability to use dedicated public rights-of-way, with conditions, while preserving other existing public uses in the same right-of-way corridors. Concurrent use permits require a public hearing and recommendation by the Planning Commission, and is approved by the City Council via ordinance. Unlike street right-of-way vacations, concurrent use permits are not recorded at the County as they are voidable permits issued by the City to applicants who are private users of public rights-of-way.
- 3) Ownership of the pole will remain with Minnesota Power.
- 4) The site and replacement wooden pole will have a structure analysis by the manufacturer to ensure that they can support the weight of the private small cell facility and required public infrastructure.
- 5) Granting the proposed concurrent use permit will not harm or inconvenience the health, safety and general welfare of the city. The area proposed for the concurrent use permit will not take away from the public's ability to use the public right-of-way.
- 6) The UDC generally requires that new wireless facilities follow a location standard: first they should be collocated on existing towers or other structures on city owned properties first, and then existing towers or other structures on other (private) property, and so forth down the location standard list. As these small wireless facilities would be located on existing infrastructure in public right of way, and as per the recent change in state statute, the city is processing these applications as concurrent use permits and not special use permits, and the UDC's use-specific standards do not apply in this specific situation.
- 7) The city has the ability to regulate land use; however, the Federal Communications Commission preempts local review on the potential environmental effects of radio frequency (RF) emissions, with the presumption that the applicant and service provider is in compliance with the Commission's RF rules. The applicant has submitted FCC categorical exclusion documentation for the site with the initial application.
- 8) At the time that this memo was written, no written comments from the public have been received. City Engineering was still reviewing the exhibits at the time this staff report was written, and will likely have some requests for changes related to some of the technical aspects of the installations in the right of way.

Staff Recommendation:

Based on the above findings, Staff recommends that the Planning Commission recommend approval of the two concurrent use permits subject to the following conditions:

- 1) The project be limited to, constructed, and maintained according to construction drawings submitted and included with this staff report

- 2) Applicant, or his or her successors, shall remove the proposed obstructions at applicant's expense if directed to do so by the City with appropriate notice.
- 3) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, all other changes must be approved by amending the City Council's approved ordinance.

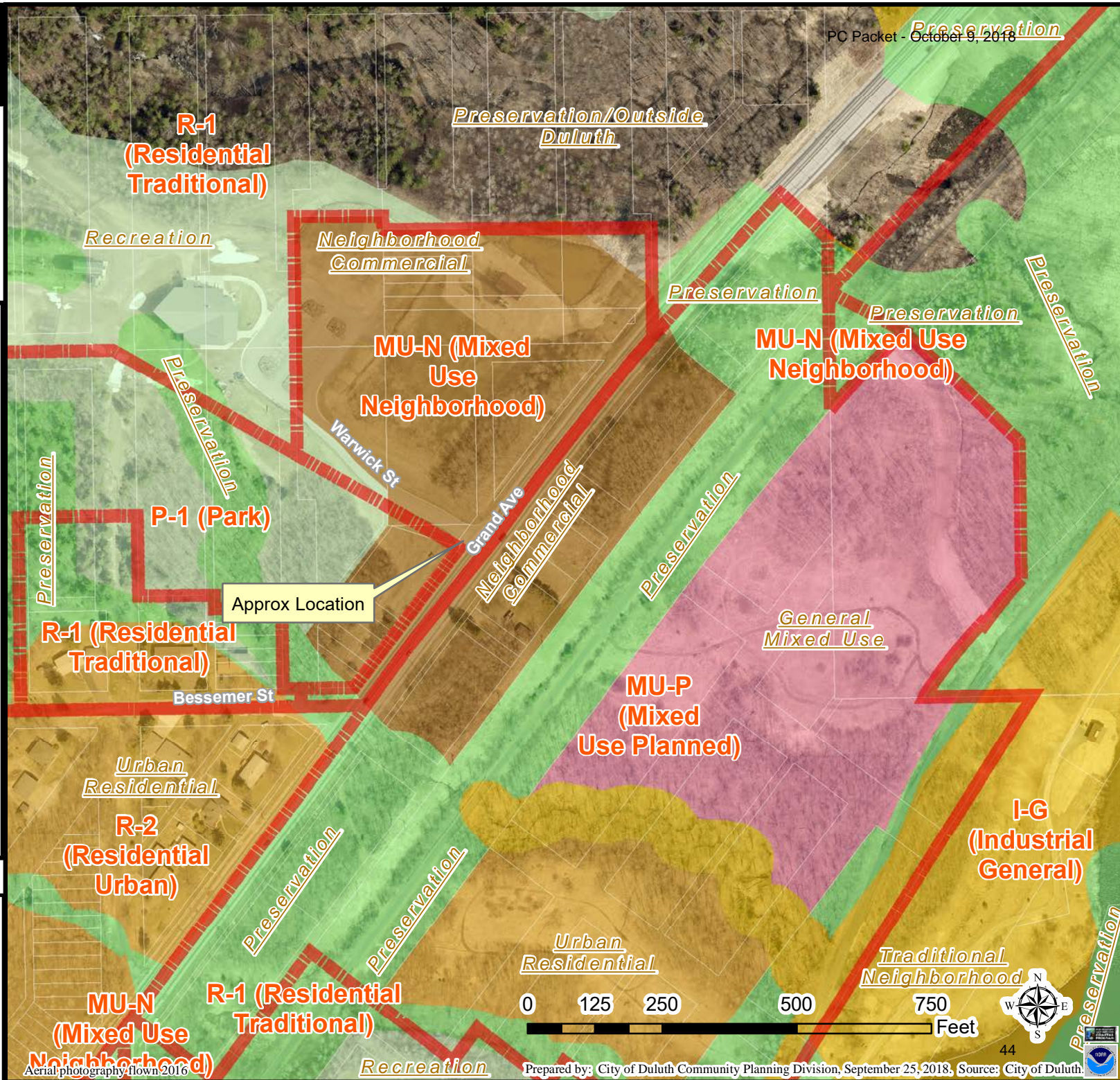


Approx Location

Legend

- Zoning Boundaries
- Future Land Use - Plus 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

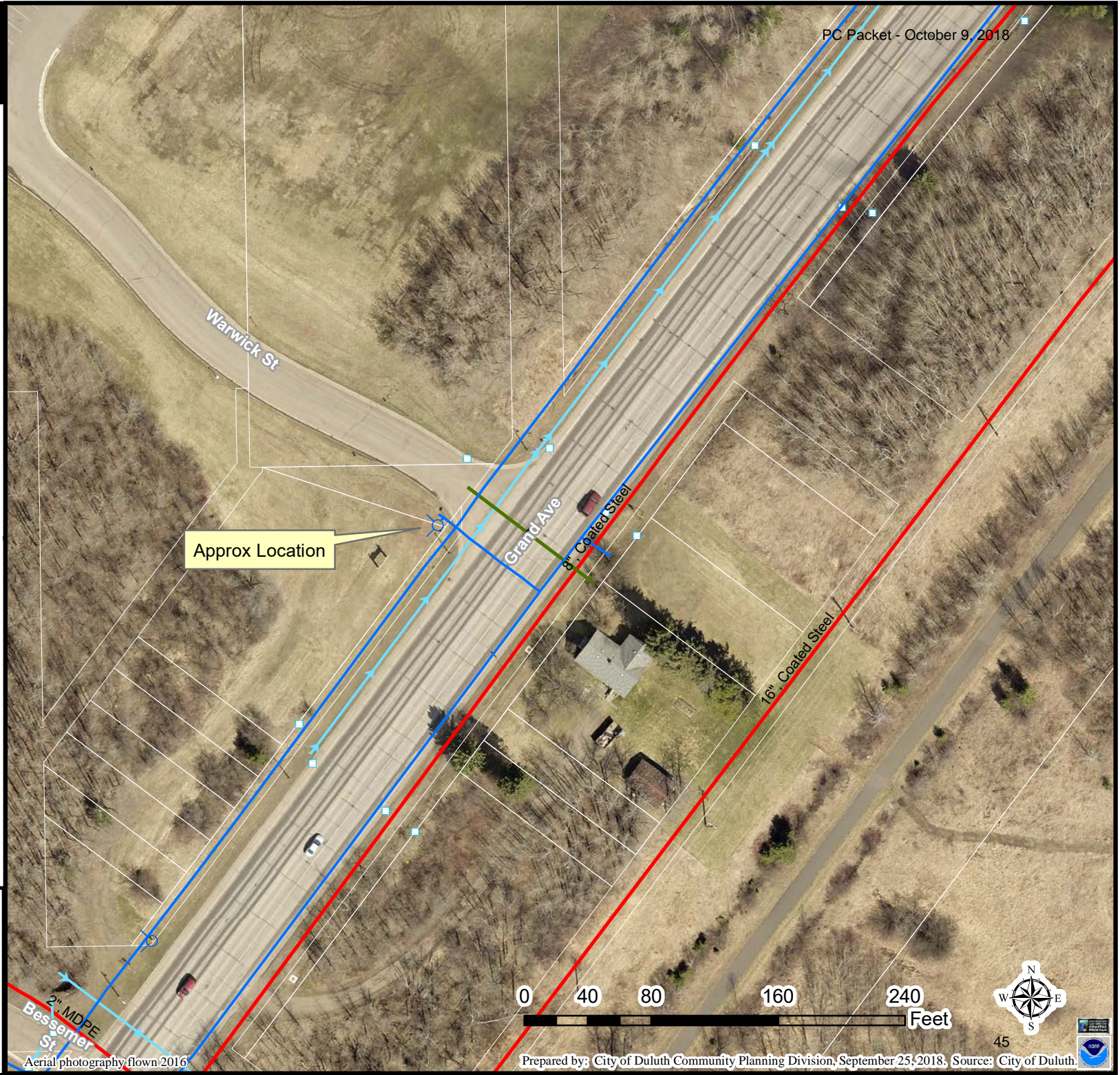
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Legend

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- Water Main
- Hydrant
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PROJECT NO: 20130991644
 LOCATION CODE: 281691
 EDGE PROJECT NO: 18936
 CHECKED BY: OGD

REV.	DATE	DESCRIPTION	INT.
A	04/24/2018	PRELIM SMALL CELL DWGS	MWH
B	05/15/2018	PRELIM SMALL CELL DWGS	MWH
C	05/17/2018	PRELIM SMALL CELL DWGS	KJM
0	08/13/2018	FINAL SMALL CELL DWGS	MWH

- APPROVED -
 SEE SHEET G-001 FOR
 ENGINEER SEAL

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DUL SPIRIT MOUNTAIN SC 1
 DULUTH, MINNESOTA
 REPLACEMENT LIGHT POLE
 SMALL CELL DRAWINGS

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-101



A **AERIAL OVERVIEW**



B **SITE OVERVIEW**

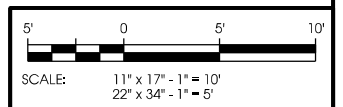
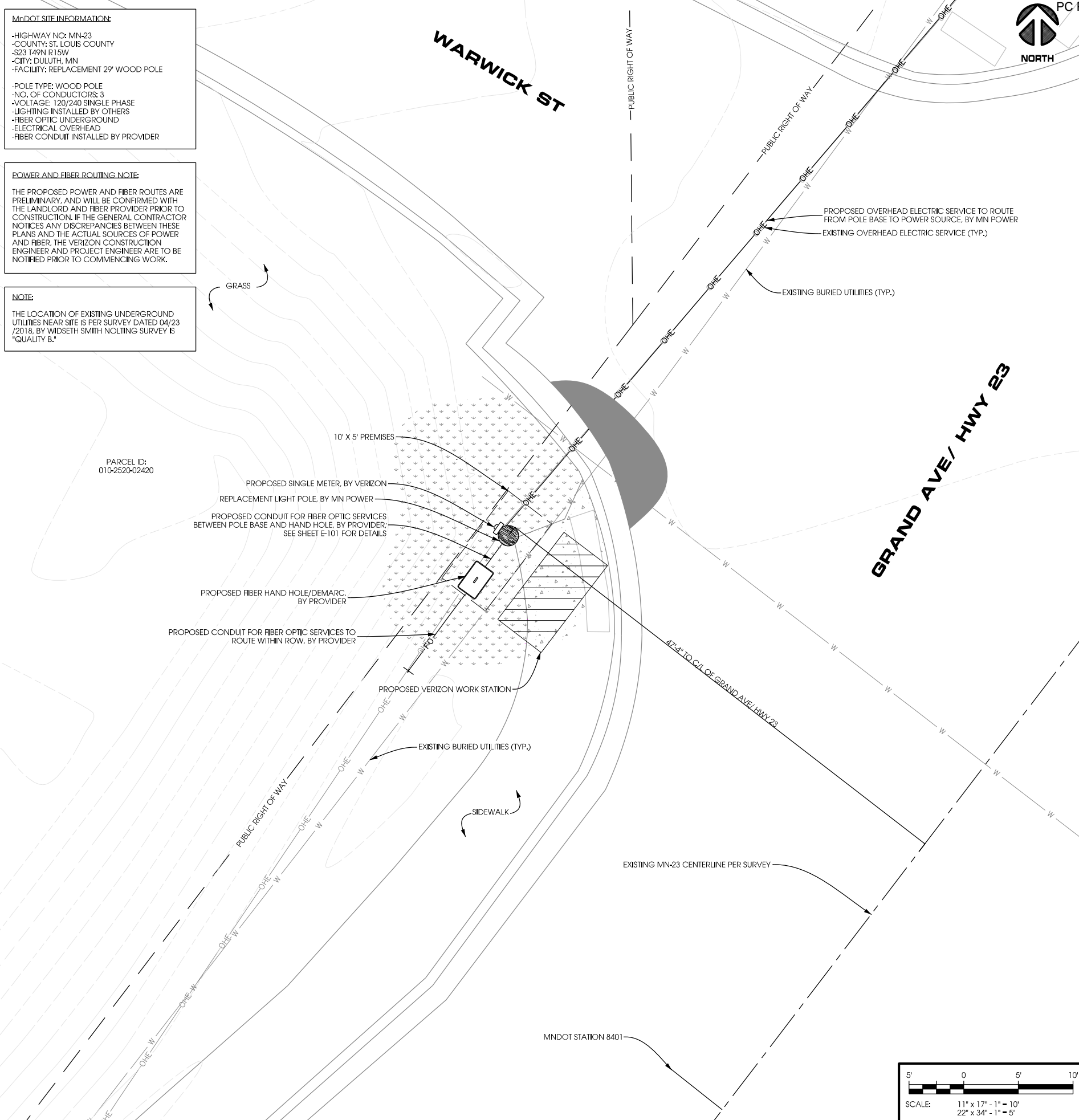


C **POLE BASE**

MNDOT SITE INFORMATION:
 -HIGHWAY NO: MN-23
 -COUNTY: ST. LOUIS COUNTY
 -S23 T49N R15W
 -CITY: DULUTH, MN
 -FACILITY: REPLACEMENT 29' WOOD POLE
 -POLE TYPE: WOOD POLE
 -NO. OF CONDUCTORS: 3
 -VOLTAGE: 120/240 SINGLE PHASE
 -LIGHTING: INSTALLED BY OTHERS
 -FIBER OPTIC UNDERGROUND
 -ELECTRICAL OVERHEAD
 -FIBER CONDUIT INSTALLED BY PROVIDER

POWER AND FIBER ROUTING NOTE:
 THE PROPOSED POWER AND FIBER ROUTES ARE PRELIMINARY, AND WILL BE CONFIRMED WITH THE LANDLORD AND FIBER PROVIDER PRIOR TO CONSTRUCTION. IF THE GENERAL CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ACTUAL SOURCES OF POWER AND FIBER, THE VERIZON CONSTRUCTION ENGINEER AND PROJECT ENGINEER ARE TO BE NOTIFIED PRIOR TO COMMENCING WORK.

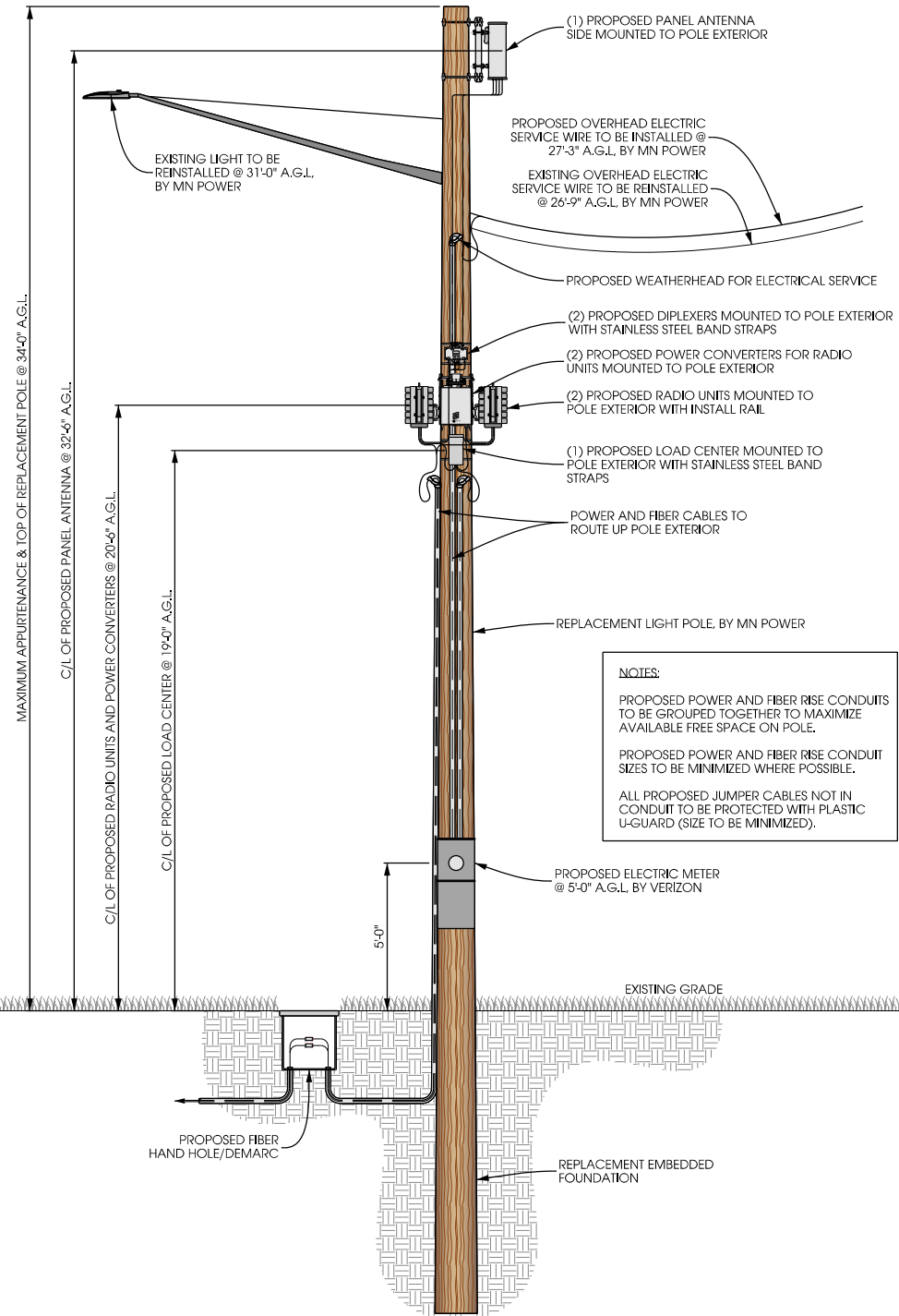
NOTE:
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES NEAR SITE IS PER SURVEY DATED 04/23 /2018, BY WIDSETH SMITH NOLTING SURVEY IS "QUALITY B."



LA:189200\18936\CAD\PLN\CD\A\C-101.dgn

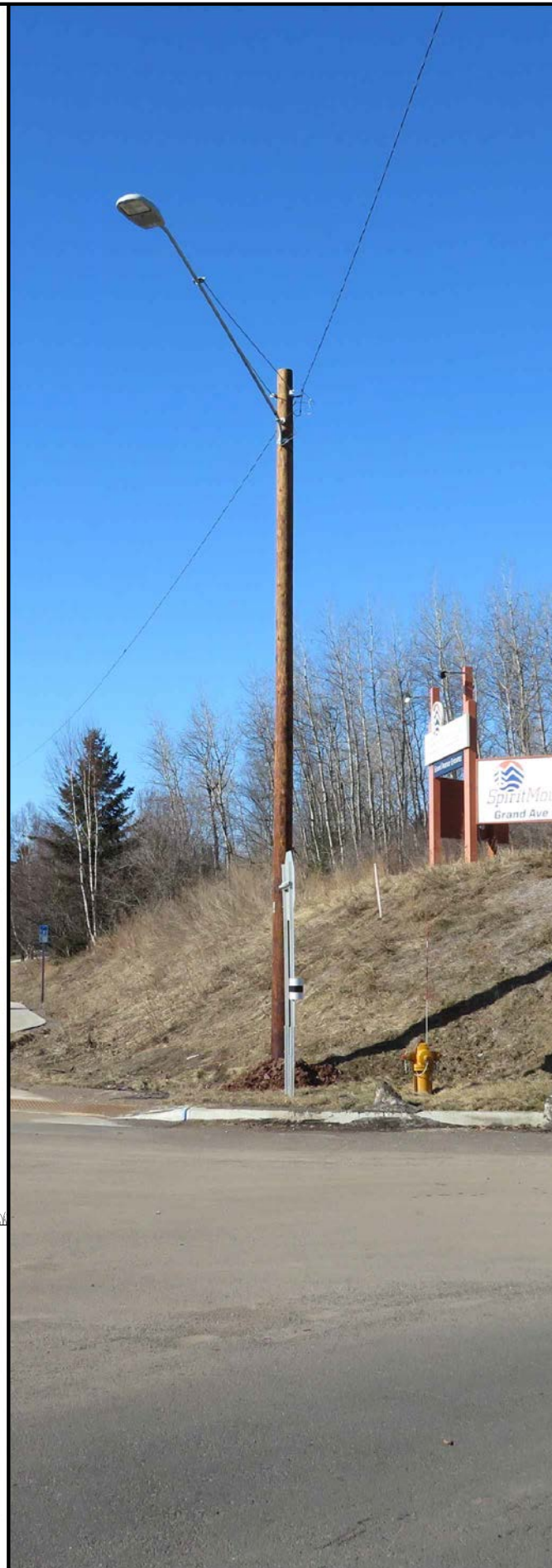
EXISTING POLE	
POLE HEIGHT:	29'-0" A.G.L.
MAXIMUM APPURTENANCE HEIGHT:	29'-0" A.G.L.
PROPOSED POLE	
POLE HEIGHT:	34'-0" A.G.L.
ANTENNA TIP HEIGHT:	33'-8" A.G.L.
MAXIMUM APPURTENANCE HEIGHT:	34'-0" A.G.L.

NOTES:
TYPICAL INSTALLATION SHOWN.
ALL ELEVATIONS ARE ASSUMED TO BE MEASURED FROM ABOVE GRADE LEVEL.

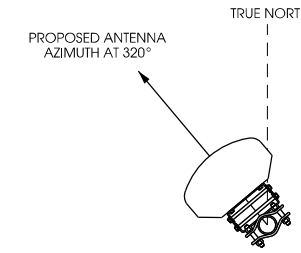


NOTES:
PROPOSED POWER AND FIBER RISE CONDUITS TO BE GROUPED TOGETHER TO MAXIMIZE AVAILABLE FREE SPACE ON POLE.
PROPOSED POWER AND FIBER RISE CONDUIT SIZES TO BE MINIMIZED WHERE POSSIBLE.
ALL PROPOSED JUMPER CABLES NOT IN CONDUIT TO BE PROTECTED WITH PLASTIC U-GUARD (SIZE TO BE MINIMIZED).

A POLE ELEVATION
SCALE: 11" x 17" - 1" = 6'-0"
22" x 34" - 1" = 3'-0"



B SITE ELEVATION



NOTES:
VERIZON TO PROVIDE FINAL RF CONFIGURATION

C ANTENNA ORIENTATION
SCALE: NTS

ANTENNAS					
QUANTITY	MAKE	MODEL	CENTERLINE	TIP HEIGHT	AZIMUTH
1	JMA	X7CQAP-FRO-260	32'-6" AGL	33'-8" AGL	320°

EQUIPMENT			
QUANTITY	TYPE	MAKE	MODEL
1	RRU	ERICSSON	RRUS8843
1	RRU	ERICSSON	RRUS4449
2	PSU	ERICSSON	PSU 6302
2	DIPLEXER	COMMSCOPE	CBC1923T-4310 E11F13PO6

CABLING			
QUANTITY	TYPE	MAKE	MODEL
16	COAX	COMMSCOPE	LDF4-50

D ANTENNA AND CABLING
SCALE: NTS



E RF WARNING SIGNS
SCALE: NTS



Jacobs Engineering Group, Inc
2727 Patton Road
Roseville, Minnesota 55113
www.jacobs.com



2101 Highway 13 W
Burnsville, MN 55337
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

PROJECT NO: 20130991644
LOCATION CODE: 281691
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CHECKED BY: OGD

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DUL SPIRIT MOUNTAIN SC 1
DULUTH, MINNESOTA
REPLACEMENT LIGHT POLE
SMALL CELL DRAWINGS

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
T-201



September 7, 2018

Mr. Steven Robertson
City Planner | Community Planning
City of Duluth
411 W. 1st Street, Room 208
Duluth, MN 55802

via FedEx: 7731 6661 9587

Re: Concurrent Use of Streets Permit Application
Verizon Small Cell Sites: DUL Spirit Mountain SC1

Dear Mr. Robertson,

Enclosed please find a Concurrent Use of Streets Permit Application for a Verizon Wireless small cell installation on a Minnesota Power wood light pole in the right-of-way of Grand Avenue near the entrance of the Spirit Mountain Grand Avenue Chalet. The proposed small cell installations consist of replacing the existing 29-ft. tall wood light pole with a 34-ft. wood pole and installing one (1) small panel antenna mounted at the top of the pole along with two (2) small radios mounted lower down on the pole and an electric meter mounted at the base of the pole. A set of design drawings for the proposed installation has been included. The elevation sheet in the design drawings for the proposed location contains the proposed distance between the antenna and the remote radio units to meet the Minnesota Power separation requirements.

It is important that cities like the City of Duluth encourage well-developed networks so that cellphones, tablets, and other "smart" devices will work properly when they are needed most. More than 50% of adults in the United States have only a wireless telephone with no traditional landline telephone service at all. That percentage will only rise as the next generation moves into adulthood, since more than 60% of children live in households that have a wireless phone as the only telephone. Here in the Midwest, 52.5% of adults live in households with no landline.¹ With these trends at work, wireless telephone users everywhere – including those in Duluth – require more cell sites to support the voice & data capabilities of their devices.

We look forward to working with the City to improve Verizon Wireless' wireless coverage in the community.

Sincerely,

A handwritten signature in black ink that reads "Amy Dresch".

Amy Dresch

JACOBS | TELECOM | P: (612) 802-0452 | E: amy.dresch@jacobs.com

Enclosure

¹See U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, *Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, January-June 2017(Dec. 2017)* at p.1 available at <https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201712.pdf>



DUL Spirit Mountain SC1
 Proposed Site Candidate Location
 Verizon Small Cell

JACOBS

verizon



© **minnesota power** / 30 west superior street / duluth, minnesota 55802-2093 / 218-722-5642 / www.mnpower.com

August 28, 2018

Mr. Steven Robertson
City Planner | Community Planning
City of Duluth
411 W. 1st Street, room 208
Duluth, MN 55802

Re: Verizon Wireless Small Cell Projects
DUL Spirit Mountain SC1 | MN Power Pole ID 14647195 | Alden Conversation
655239
DUL Super One SC1 | MN Power Pole ID 11329030 | Alden Conversation
655274
DUL Super One SC2 | MN Power Pole ID 11406260 | Alden Conversation
655286
DUL Super One SC3 | MN Power Pole ID 11329005 | Alden Conversation
655291

Dear Mr. Robertson,

As owner of the above referenced utility poles, we consent to allowing Verizon Wireless to apply for City permits for small cell wireless antennas and equipment on these poles.

As an attachment to our poles, Verizon will also be required to obtain an attachment permit from Minnesota Power and meet our attachment design standards.

Sincerely,

A handwritten signature in cursive script that reads "Jodi Corrow".

Jodi Corrow
Distribution Assets Coordinator Sr.
Minnesota Power



August 14, 2018

Mr. Steven Robertson, Senior Planner
City of Duluth – Community Planning
411 W. 1st Street, Room 208
Duluth, MN 55802

Dear Mr. Robertson,

Cellular Inc. Network Corporation d/b/a Verizon Wireless is aware of the interference issues that can arise while co-locating with other carriers. In the event a collocation by an additional carrier is proposed, careful isolation studies will be performed to determine the correct vertical and horizontal separation between Verizon Wireless' antennas and any other carrier. This will avoid the possibility of our frequency interfering with other equipment. In addition, Verizon Wireless has acquired an FCC license, which exclusively entitles the company to operate within an assigned frequency range. This in turn eliminates any interference issues from CB radios, electronic appliances, pacemakers, fire and police equipment as well as other carriers. In the highly unlikely event that interference does occur, Verizon Wireless agrees to fully cooperate with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by its installation.

Sincerely,

Michael Koch

Michael Koch
RF Engineer – Northern MN Market

Optional Local Government Checklist (page 2)

EVALUATION OF CATEGORICAL EXCLUSION

- 12. Licensed Radio Service (see attached Table 1): Cellular Radiotelephone Service & Personal Communications Svc.
- 13. Structure Type (free-standing or building/roof-mounted): Light Pole
- 14. Antenna Type [omnidirectional or directional (includes sectored)]: Panel/directional
- 15. Height above ground of the lowest point of the antenna (in meters): 9.4488 (31 ft. AGL)
- 16. Check if all of the following are true:
 - (a) This facility will be operated in the Multipoint Distribution Service, Paging and Radiotelephone Service, Cellular Radiotelephone Service, Narrowband or Broadband Personal Communications Service, Private Land Mobile Radio Services Paging Operations, Private Land Mobile Radio Service Specialized Mobile Radio, Local Multipoint Distribution Service, or service regulated under Part 74, Subpart I (see question 12).
 - (b) This facility will not be mounted on a building (see question 13).
 - (c) The lowest point of the antenna will be at least 10 meters above the ground (see question 15).

If box 16 is checked, this facility is categorically excluded and is unlikely to cause exposure in excess of the FCC's guidelines. The remainder of the checklist need not be completed. If box 16 is not checked, continue to question 17.

- 17. Enter the power threshold for categorical exclusion for this service from the attached Table 1 in watts ERP or EIRP* (note: EIRP = (1.64) X ERP): (see below)
- 18. Enter the total number of channels if this will be an omnidirectional antenna, or the maximum number of channels in any sector if this will be a sectored antenna: (see below)
- 19. Enter the ERP or EIRP per channel (using the same units as in question 17): (see below)
- 20. Multiply answer 18 by answer 19: (see below)
- 21. Is the answer to question 20 less than or equal to the value from question 17 (yes or no)? (see below)

If the answer to question 21 is YES, this facility is categorically excluded. It is unlikely to cause exposure in excess of the FCC's guidelines.

If the answer to question 21 is NO, this facility is not categorically excluded. Further investigation may be appropriate to verify whether the facility may cause exposure in excess of the FCC's guidelines.

- 17. 1000 ERP (700 MHz), 2000W ERP (1900 MHz/PCS, 2100 MHz/AWS)
- 18. 2 bands per block (LTE & AWS)
- 19. 365.72 ERP + 437.67 ERP (700 MHz + 850 MHz LTE) and 377.59 ERP + 377.59 ERP (2100 MHz AWS1 + AWS3)
- 20. 803.39 ERP (700 MHz + 850 MHz LTE) + 755.18 ERP (2100 MHz AWS1 + AWS3) = 1558.57 W ERP
- 21. Yes

*"ERP" means "effective radiated power" and "EIRP" means "effective isotropic radiated power"



CITY OF DULUTH

Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 18-127, CUP	Contact	Steven Robertson, 218-730-5295	
Type	Concurrent Use Permit to Place Three Private Obstructions in the Public Right of Way/Public Facilities	Planning Commission Date	October 9, 2018	
Deadline for Action	Application Date	September 10, 2018		
	Date Extension Letter Mailed	N/A	90 Days* (237.163)	January 8, 2019
Location of Subject	Three Sites Near E Superior Street and North 60 th Avenue East			
Applicant	Verizon Wireless	Contact		
Agent	Amy Dresch	Contact		
Legal Description	On-file			
Site Visit Date	September 26, 2018	Sign Notice Date	September 24, 2018	
Neighbor Letter Date	N/A for Concurrent Use	Number of Letters Sent	N/A for Concurrent Use	

Proposal. The applicant is proposing to install three small cell installations "...two are co-locations on Minnesota Power wood utility power poles in the right of way near the intersection of E Superior Street and North 60th Ave E and the third is a proposed collocation on a Minnesota Power wood light pole located near the intersection of E Superior Street and Occidental Blvd...the purpose of these proposed small wireless facility installations is to address the data capacity and overage into the area as well as addressing capacity issues...". The project will replace the existing wooden poles with new poles, which will be between 34 and 38 feet tall.

Recommended Action: Recommend to the City Council (Ordinance) to Approve with Conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	F-2, P-1	Commercial	Neighborhood Mixed Use
North	R-1, P1	Residential/Recreation	Traditional Neighborhood/Preservation
South	R-1	Residential	Traditional Neighborhood
East	R-1	Residential	Low-density Neighborhood
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements

UDC Section 50-37.7.C. The planning commission shall review the application, and council shall approve the application or approve it with modifications, if it determines that:

- 1) The proposed concurrent use will not harm or inconvenience the health, safety and general welfare of the city;
- 2) No portion of a public easement proposed of use is being physically occupied by the public.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Principle #4 - Support emerging economic growth sectors. Emerging economic sectors add economic, cultural and social diversity. These include higher education, medical, value-added manufacturing, commercial outdoor recreation, historic resources interpretation, arts and music, information technology and visitor services.

The installation falls with the provisions of Minnesota Statute 237.162 and 247.1643, as amended in 2017.

Future Land Use: A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live-work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets.

Review and Discussion Items

- 1) The applicant is proposing three small wireless facilities on existing Minnesota Power poles. The project will replace the existing wooden poles with new poles, between 34 and 38 feet tall
- 2) Granting a concurrent use permit would give the applicant the ability to use dedicated public rights-of-way, with conditions, while preserving other existing public uses in the same right-of-way corridors. Concurrent use permits require a public hearing and recommendation by the Planning Commission, and is approved by the City Council via ordinance. Unlike street right-of-way vacations, concurrent use permits are not recorded at the County as they are voidable permits issued by the City to applicants who are private users of public rights-of-way.
- 3) Ownership of the poles will remain with Minnesota Power.
- 4) The replacement wooden poles will have a structure analysis by the manufacturer to ensure that they can support the weight of the private small cell facilities and required public infrastructure.
- 5) Granting the proposed concurrent use permit will not harm or inconvenience the health, safety and general welfare of the city. The area proposed for the concurrent use permit will not take away from the public's ability to use the public right-of-way.
- 6) The UDC generally requires that new wireless facilities follow a location standard: first they should be collocated on existing towers or other structures on city owned properties first, and then existing towers or other structures on other (private) property, and so forth down the location standard list. As these small wireless facilities would be located on existing infrastructure in public right of way, and as per the recent change in state statute, the city is processing these applications as concurrent use permits and not special use permits, and the UDC's use-specific standards do not apply in this specific situation.
- 7) The city has the ability to regulate land use; however, the Federal Communications Commission preempts local review on the potential environmental effects of radio frequency (RF) emissions, with the presumption that the applicant and service provider is in compliance with the Commission's RF rules. The applicant has submitted FCC categorical exclusion documentation for the sites with the initial application.
- 8) At the time that this memo was written, no written comments from the public have been received. City Engineering was still reviewing the exhibits at the time this staff report was written, and will likely have some requests for changes related to some of the technical aspects of the installations in the right of way.

Staff Recommendation:

Based on the above findings, Staff recommends that the Planning Commission recommend approval of the two concurrent use permits subject to the following conditions:

- 1) The project be limited to, constructed, and maintained according to construction drawings submitted and included with this staff report
- 2) Applicant, or his or her successors, shall remove the proposed obstructions at applicant's expense if directed to do so by the City with appropriate notice.

- 3) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, all other changes must be approved by amending the City Council's approved ordinance.



Approx Location

Approx Location

Approx Location

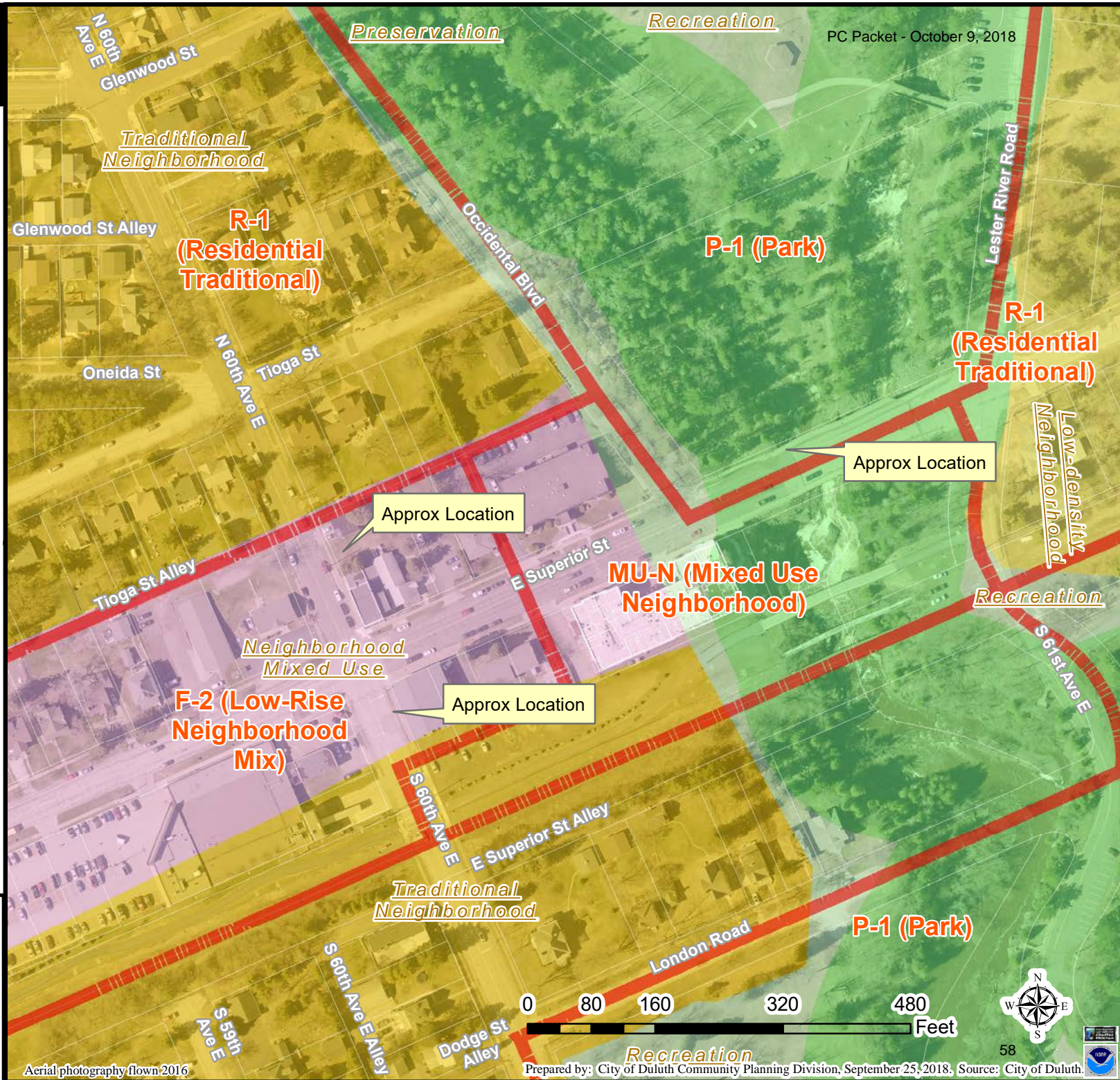
Legend

Zoning Boundaries

Future Land Use - Plus 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

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



Legend

- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains**
- CITY OF DULUTH
- WLSSD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Storm Sewer Mains**
- Storm Sewer Pipe
- Storm Sewer Catch Basin

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www.edgeconsult.com

PROJECT NO:	20171735330
LOCATION CODE:	484029
EDGE PROJECT NO:	18069
CHECKED BY:	OGD

REV.	DATE	DESCRIPTION	INT.
A	05/03/2018	PRELIM SMALL CELL DWGS	ZRS
B	05/15/2018	PRELIM SMALL CELL DWGS	MWH
C	05/17/2018	PRELIM SMALL CELL DWGS	KJM
D	08/16/2018	FINAL SMALL CELL DWGS	MWH

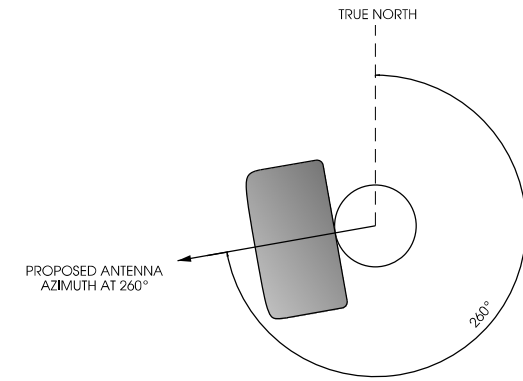
- APPROVED -
 SEE SHEET G-001 FOR
 ENGINEER SEAL

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DUL SUPER ONE SC1 1
DULUTH, MINNESOTA
REPLACEMENT LIGHT POLE
SMALL CELL DRAWINGS

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
T-201



(C) ANTENNA ORIENTATION
SCALE: NTS

ANTENNAS					
QUANTITY	MAKE	MODEL	CENTERLINE	TIP HEIGHT	AZIMUTH
1	JMA	X7CQAP-FRO-260	23' AGL	24'-02" AGL	260°

EQUIPMENT			
QUANTITY	TYPE	MAKE	MODEL
1	RRU	ERICSSON	RRU 8843
1	RRU	ERICSSON	RRU 4449
2	PSU	ERICSSON	PSU 6302
2	DIPLEXER	COMMSCOPE	CBC1923T-4310 E11F13PO6

CABLING			
QUANTITY	TYPE	MAKE	MODEL
16	COAX	COMMSCOPE	F4HMDM-1M-D

(D) ANTENNA AND CABLING
SCALE: NTS

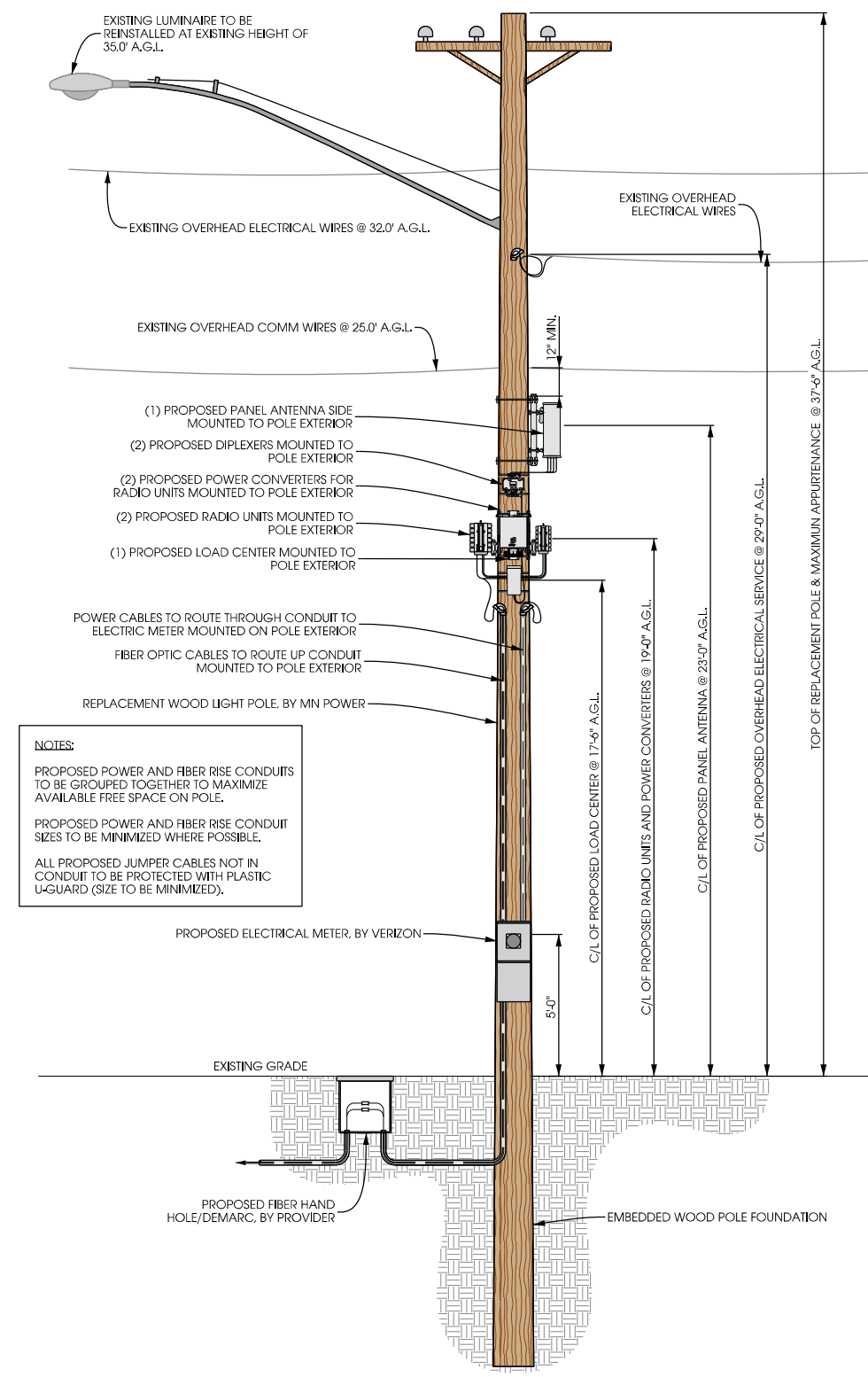


(B) SITE ELEVATION

EXISTING POLE	
POLE HEIGHT:	37'-06" A.G.L.
MAXIMUM APPURTENANCE HEIGHT:	37'-06" A.G.L.

PROPOSED POLE	
POLE HEIGHT:	37'-06" A.G.L.
ANTENNA TIP HEIGHT:	24'-02" A.G.L.
MAXIMUM APPURTENANCE HEIGHT:	37'-06" A.G.L.

NOTES:
TYPICAL INSTALLATION SHOWN.
ALL ELEVATIONS ARE ASSUMED TO BE MEASURED FROM ABOVE GRADE LEVEL.
ALL PROPOSED POLE-MOUNTED EQUIPMENT TO BE PAINTED TO MATCH POLE.



NOTES:
PROPOSED POWER AND FIBER RISE CONDUITS TO BE GROUPED TOGETHER TO MAXIMIZE AVAILABLE FREE SPACE ON POLE.
PROPOSED POWER AND FIBER RISE CONDUIT SIZES TO BE MINIMIZED WHERE POSSIBLE.
ALL PROPOSED JUMPER CABLES NOT IN CONDUIT TO BE PROTECTED WITH PLASTIC U-GUARD (SIZE TO BE MINIMIZED).

(A) POLE ELEVATION
SCALE: 11" x 17" - 1" = 8'-0"
22" x 34" - 1" = 4'-0"

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PROJECT NO: 20171735330
 LOCATION CODE: 484029
 EDGE PROJECT NO: 18069
 CHECKED BY: OGD

REV.	DATE	DESCRIPTION	INT.
A	05/03/2018	PRELIM SMALL CELL DWGS	ZRS
B	05/15/2018	PRELIM SMALL CELL DWGS	MWH
C	05/17/2018	PRELIM SMALL CELL DWGS	KJM
D	08/16/2018	FINAL SMALL CELL DWGS	MWH

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DUL SUPER ONE SC1 1
 DULUTH, MINNESOTA
 REPLACEMENT LIGHT POLE
 SMALL CELL DRAWINGS

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-101

POWER AND FIBER ROUTING NOTE:
 THE PROPOSED POWER AND FIBER ROUTES ARE PRELIMINARY, AND WILL BE CONFIRMED WITH THE LANDLORD AND FIBER PROVIDER PRIOR TO CONSTRUCTION. IF THE GENERAL CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ACTUAL SOURCES OF POWER AND FIBER, THE VERIZON CONSTRUCTION ENGINEER AND PROJECT ENGINEER ARE TO BE NOTIFIED PRIOR TO COMMENCING WORK.

MNDOT SITE INFORMATION:
 -HIGHWAY NO: MN-281
 -COUNTY: ST. LOUIS
 -S7 T50N R13W
 -CITY: DULUTH, MN
 -FACILITY: REPLACEMENT 37.5' LIGHT POLE
 -POLE TYPE: WOOD
 -NO. OF CONDUCTORS: 3
 -VOLTAGE: 120/240 SINGLE PHASE
 -LIGHTING: YES
 -FIBER OPTIC UNDERGROUND
 -ELECTRICAL OVERHEAD WIRE
 -FIBER CONDUIT INSTALLED BY PROVIDER

NOTE:
 MNDOT CENTER LINE SHOWN WAS OBTAINED FROM ONLINE RIGHT OF WAY MAPPING AND MONITORING TOOL ON 05/02/2018.
 RIGHT OF WAY AND LOT LINES SHOWN WERE OBTAINED FROM ONLINE COUNTY GIS MAP ON 05/02/2018.



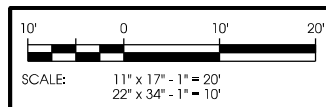
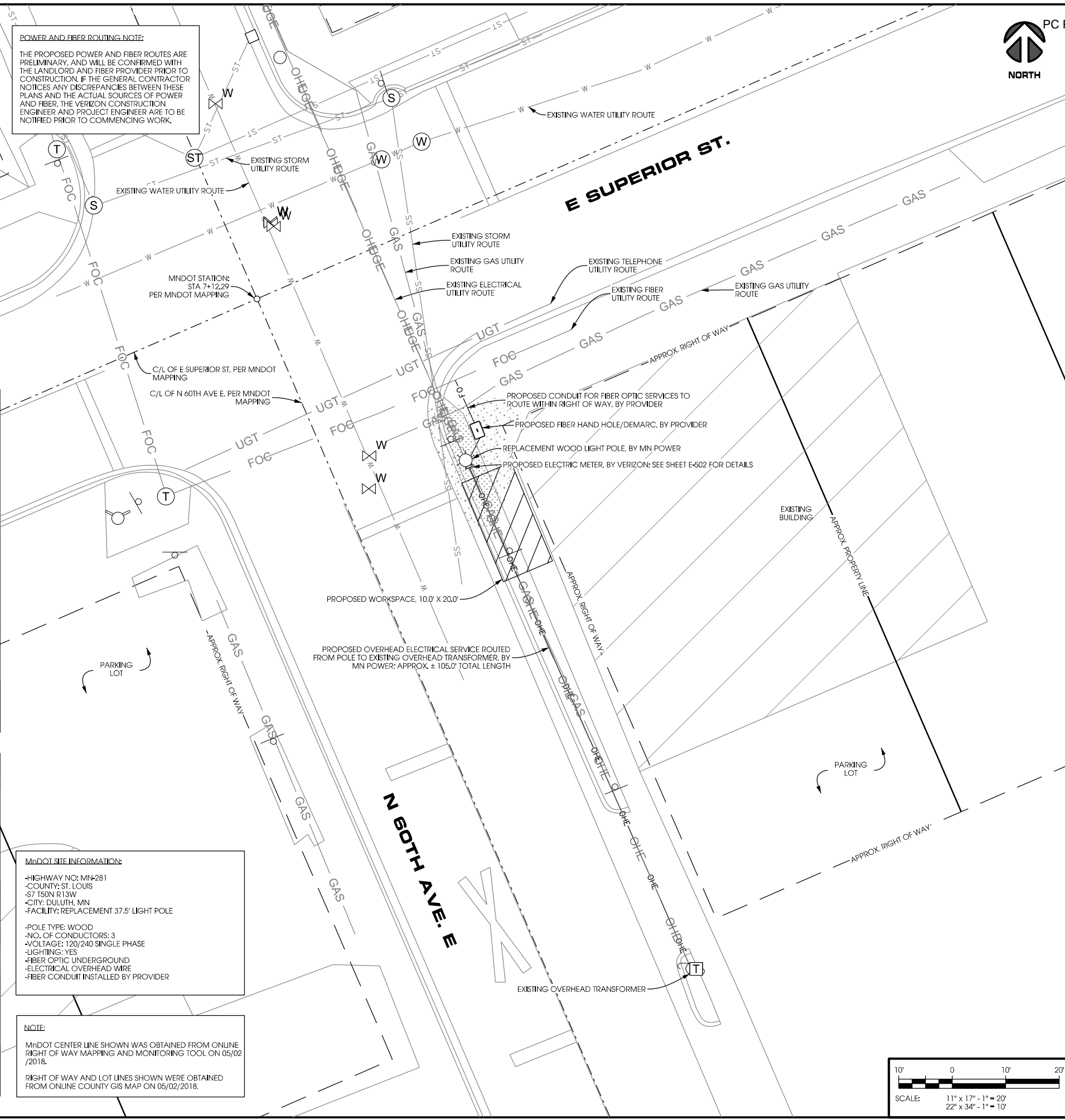
A AERIAL OVERVIEW



B SITE OVERVIEW [LOOKING NORTHEAST]



C SITE OVERVIEW [LOOKING NORTHWEST]



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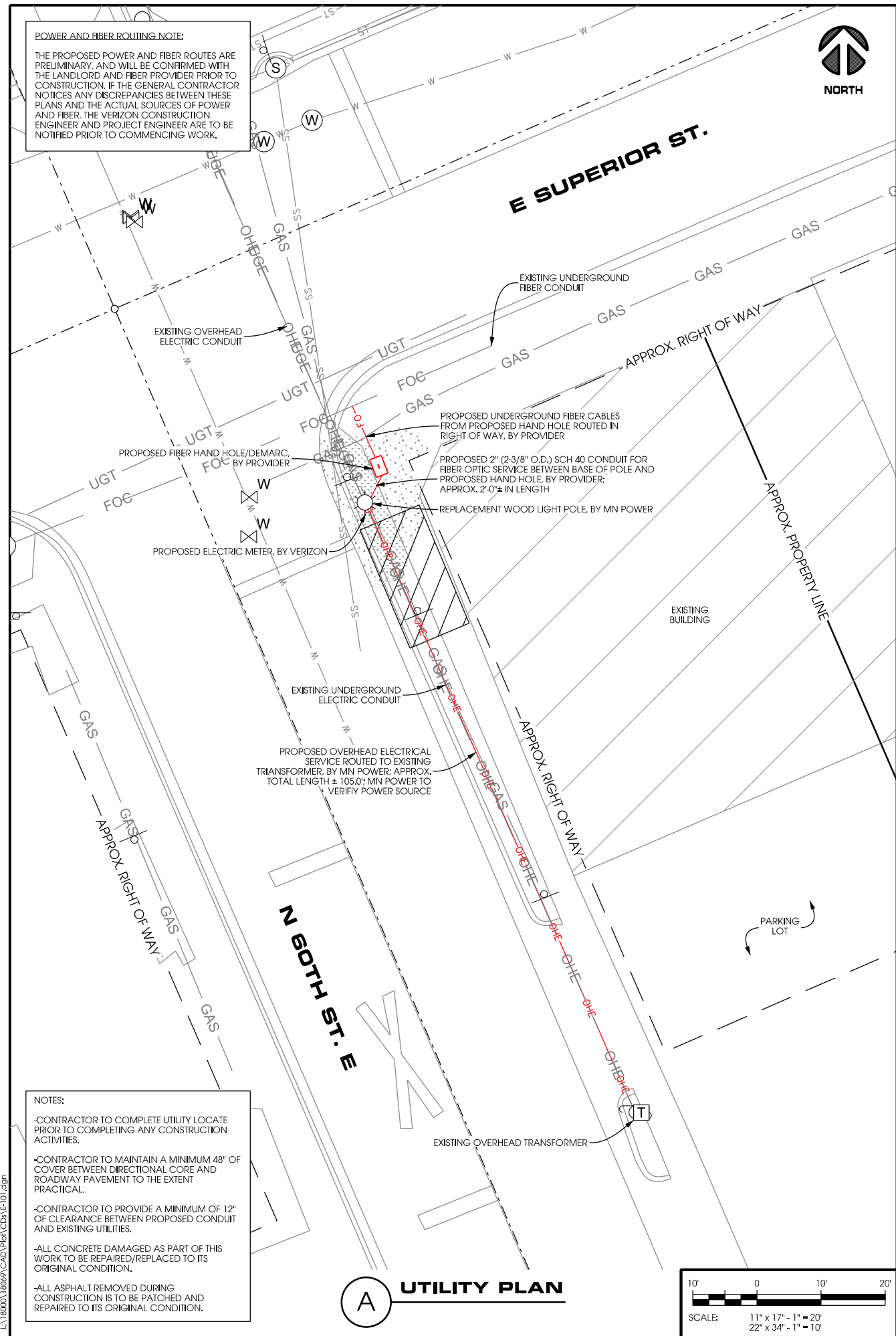
DUL SUPER ONE SC1 1
 DULUTH, MINNESOTA
 REPLACEMENT LIGHT POLE
 SMALL CELL DRAWINGS

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
E-101
 63

- SUBMITTAL OF BID INDICATES CONTRACTOR IS AWARE OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATION TESTS, AND EXAMINE WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
- THESE PLANS ARE DIAGRAMMATIC ONLY. FOLLOW AS CLOSELY AS POSSIBLE.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULLBOX, J-BOX, SWITCH BOX, ETC. IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.)
- CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY THE UNDERWRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL "U" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSL, NEMA, AND NBFU.
- CONTRACTOR SHALL CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.
- CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS.
- COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE.
- PROVIDE CONSTRUCTION ENGINEER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
- ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.
- USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES AND DRAWINGS.
- RECEPTACLES SHALL BE 20 AMPERE, 125 VOLT A.C., WHITE AS REQUIRED BY THE ARCHITECT OR APPROVED EQUAL.
- WALL SWITCHES SHALL BE SINGLE-POLE, HUBBELL #1201 OR EQUIVALENT, WHITE AS REQUIRED BY THE ARCHITECT.
- PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS, SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE RACO #800, 1/2" RAISED WORK COVERS.
- WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM, NO BX OR ROMEX CABLE IS PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
- GROUND RODS SHALL BE AS SPECIFIED ON THE GROUNDING DRAWINGS.
- METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY SQUARE D COMPANY OR APPROVED EQUAL. IF HOST FACILITY REQUIRES THE NEW SERVICE TO BE SUB-METERED FROM THE EXISTING SERVICE, SUB-METER SHALL BE OF THE 10x OR 16x TYPE.
- ALL MATERIALS SHALL BE U.L. LISTED.
- CONDUIT:
 - A. SERVICE CONDUITS SHALL BE GRAY SCH.40 PVC BURIED MIN. 36", EXCEPT THAT SCH.80 SHALL BE USED UNDER ROADWAYS AND IN LOCATIONS SUBJECT TO CASUAL IMPACTS. BENDS SHALL BE MADE USING "WIDE SWEEP" (12" MIN. RADIUS) ELBOW FITTINGS. ANY CODE-REQUIRED RIGID STEEL CONDUIT SHALL BE U.L. LABEL, GALVANIZED INSIDE AND OUTSIDE. CONDUIT SHALL EXTEND MIN. 36" BELOW GRADE, WITH "SWEEP" ELBOWS (12" R. MIN.) ENDING IN PVC TRANSITION FITTINGS. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAP-WRAPPED WITH HUNTS PROCESS NO. 3 EXTENDING MIN. 12" ABOVE GRADE.
 - B. INTERIOR CONDUITS SHALL BE ELECTRICAL METALLIC TUBING HAVING U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE.
 - C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE, SEAL TIGHT FLEXIBLE CONDUIT. NO SUCH CONDUIT SHALL EXCEED SIX FEET IN LENGTH.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
- PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH SECTION 712, PENETRATIONS - INTERNATIONAL BUILDING CODE (IBC)
- DRILLING OR CORING HOLES IN CONCRETE WALLS OR DECKS, WHETHER FOR FASTENING OR ANCHORING PURPOSES, REQUIRES THAT TENDONS OR REINFORCING STEEL MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT (X-RAY OR OTHER DEVICE) THAT CAN ACCURATELY LOCATE THEM. TENDONS OR REINFORCING MUST NOT BE DRILLED, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO CONSTRUCTION ENGINEER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF BOTH TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE LABOR AND MATERIALS AS NECESSARY TO COMPLETE THE INSTALLATION OF ANY TOWER LIGHTING SYSTEM DESCRIBED IN THE R.F.Q.

GENERAL ELECTRICAL NOTES



LA:18000\18069\CAD\PLAN\CD0A.E101.dwg



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Roseville, Minnesota 55113
www.jacobs.com



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www.edgeconsult.com

PROJECT NO: 20171735331
LOCATION CODE: 484030
EDGE PROJECT NO: 18070
CHECKED BY: OGD

REV.	DATE	DESCRIPTION	INT.
A	05/07/2018	PRELIM SMALL CELL DWGS	ZRS
B	05/14/2018	PRELIM SMALL CELL DWGS	MWH
C	05/17/2018	PRELIM SMALL CELL DWGS	KJM
0	08/21/2018	FINAL SMALL CELL DWGS	MWH
1	08/22/2018	FINAL SMALL CELL DWGS	MWH

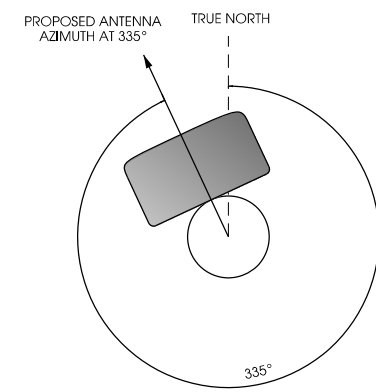
- APPROVED -
 SEE SHEET G-001 FOR
 ENGINEER SEAL

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DUL SUPER ONE SC1 2
DULUTH, MINNESOTA
REPLACEMENT UTILITY POLE
SMALL CELL DRAWINGS

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
T-201



C ANTENNA ORIENTATION
SCALE: NTS

ANTENNAS					
QUANTITY	MAKE	MODEL	CENTERLINE	TIP HEIGHT	AZIMUTH
1	JMA	X7CQAP-FRO-260	22'-0" AGL	23'-0" AGL	335°

EQUIPMENT			
QUANTITY	TYPE	MAKE	MODEL
1	RRU	ERICSSON	RRU 8843
1	RRU	ERICSSON	RRU 4449
2	PSU	ERICSSON	PSU 6302
2	DIPLEXER	COMMSCOPE	CBC1923T-4310 E11F13PO6

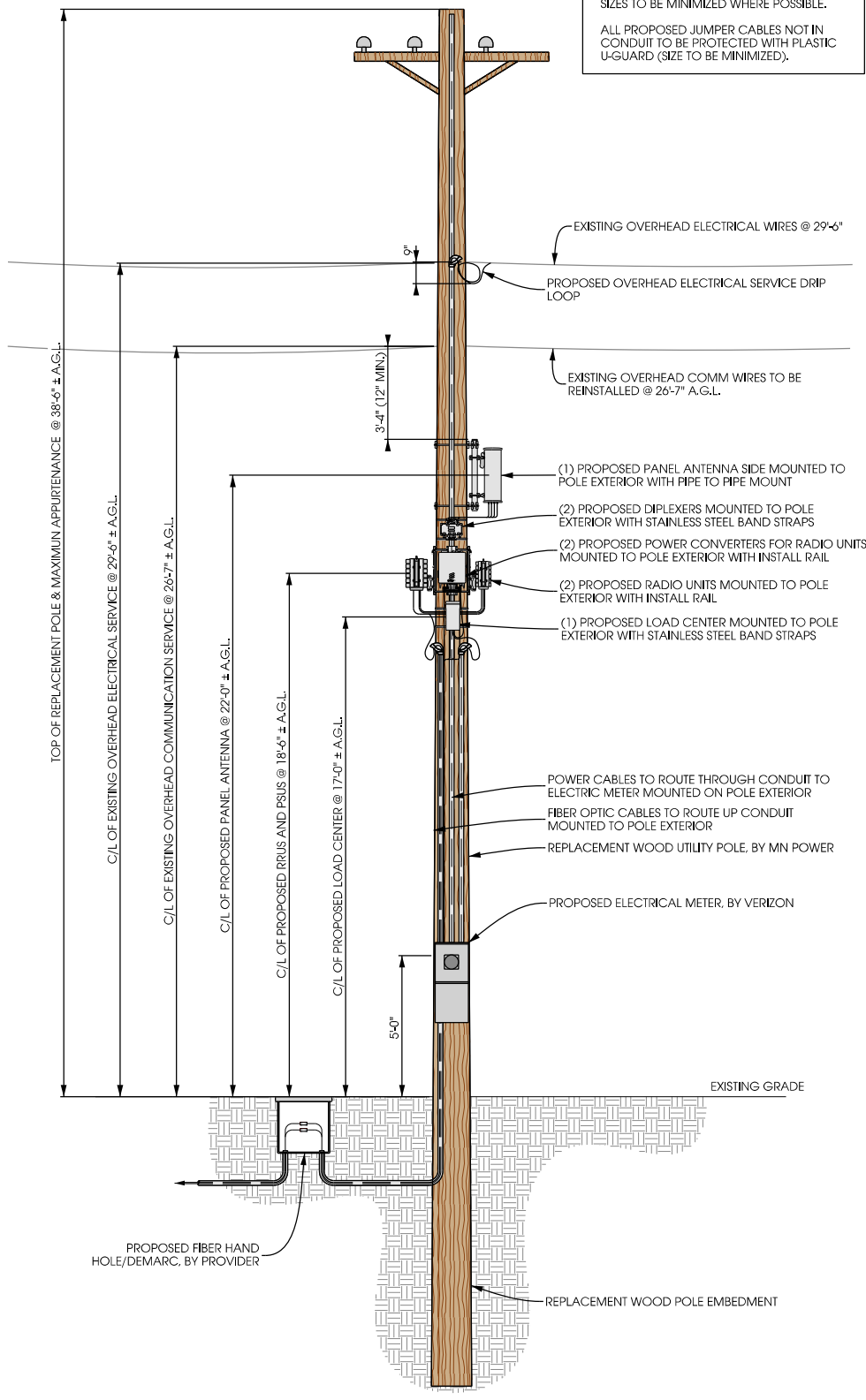
CABLING			
QUANTITY	TYPE	MAKE	MODEL
14	COAX	COMMSCOPE	F4-HMDM-1M-D

D ANTENNA AND CABLING
SCALE: NTS

EXISTING POLE	
POLE HEIGHT:	38'-6" A.G.L.
MAXIMUM APPURTENANCE HEIGHT:	38'-6" A.G.L.

PROPOSED POLE	
POLE HEIGHT:	38'-6" A.G.L.
ANTENNA TIP HEIGHT:	23'-0" A.G.L.
MAXIMUM APPURTENANCE HEIGHT:	38'-6" A.G.L.

NOTES:
 TYPICAL INSTALLATION SHOWN.
 ALL ELEVATIONS ARE ASSUMED TO BE MEASURED FROM ABOVE GRADE LEVEL.
 ALL PROPOSED POLE-MOUNTED EQUIPMENT TO BE PAINTED TO MATCH POLE.
 PROPOSED POWER AND FIBER RISE CONDUITS TO BE GROUPED TOGETHER TO MAXIMIZE AVAILABLE FREE SPACE ON POLE.
 PROPOSED POWER AND FIBER RISE CONDUIT SIZES TO BE MINIMIZED WHERE POSSIBLE.
 ALL PROPOSED JUMPER CABLES NOT IN CONDUIT TO BE PROTECTED WITH PLASTIC U-GUARD (SIZE TO BE MINIMIZED).



A POLE ELEVATION
SCALE: 11" x 17" - 1" = 8'-0"
22" x 34" - 1" = 4'-0"



B SITE ELEVATION

LA:18000\18070\CAD\PE\TCD0A1E201.dgn



Jacobs Engineering Group, Inc.
2727 Patton Road
Roseville, Minnesota 55113
www.jacobs.com



2101 Highway 13 W
Burnsville, MN 55337
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

PROJECT NO: 20171735331
LOCATION CODE: 484030
EDGE PROJECT NO: 18070
CHECKED BY: OGD

REV.	DATE	DESCRIPTION	INT.
A	05/07/2018	PRELIM SMALL CELL DWGS	ZRS
B	05/14/2018	PRELIM SMALL CELL DWGS	MWH
C	05/17/2018	PRELIM SMALL CELL DWGS	KJM
0	08/21/2018	FINAL SMALL CELL DWGS	MWH
1	08/22/2018	FINAL SMALL CELL DWGS	MWH

- APPROVED -
SEE SHEET G-001 FOR
ENGINEER SEAL

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DUL SUPER ONE SC1 2
DULUTH, MINNESOTA
REPLACEMENT UTILITY POLE
SMALL CELL DRAWINGS

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-101

POWER AND FIBER ROUTING NOTE:
THE PROPOSED POWER AND FIBER ROUTES ARE PRELIMINARY, AND WILL BE CONFIRMED WITH THE LANDLORD AND FIBER PROVIDER PRIOR TO CONSTRUCTION. IF THE GENERAL CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ACTUAL SOURCES OF POWER AND FIBER, THE VERIZON CONSTRUCTION ENGINEER AND PROJECT ENGINEER ARE TO BE NOTIFIED PRIOR TO COMMENCING WORK.



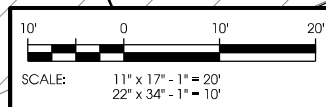
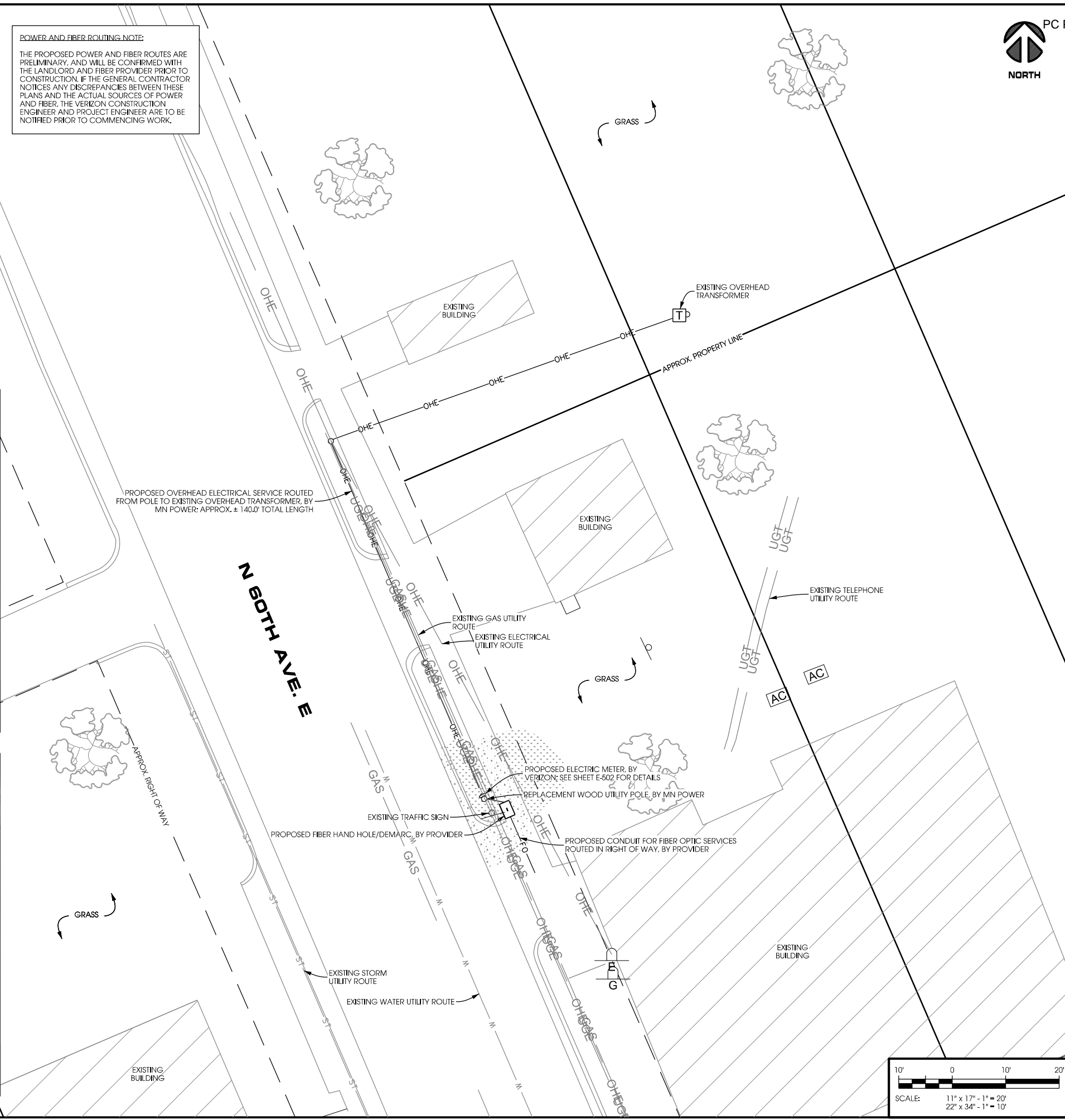
A AERIAL OVERVIEW



B SITE OVERVIEW [LOOKING NORTHWEST]

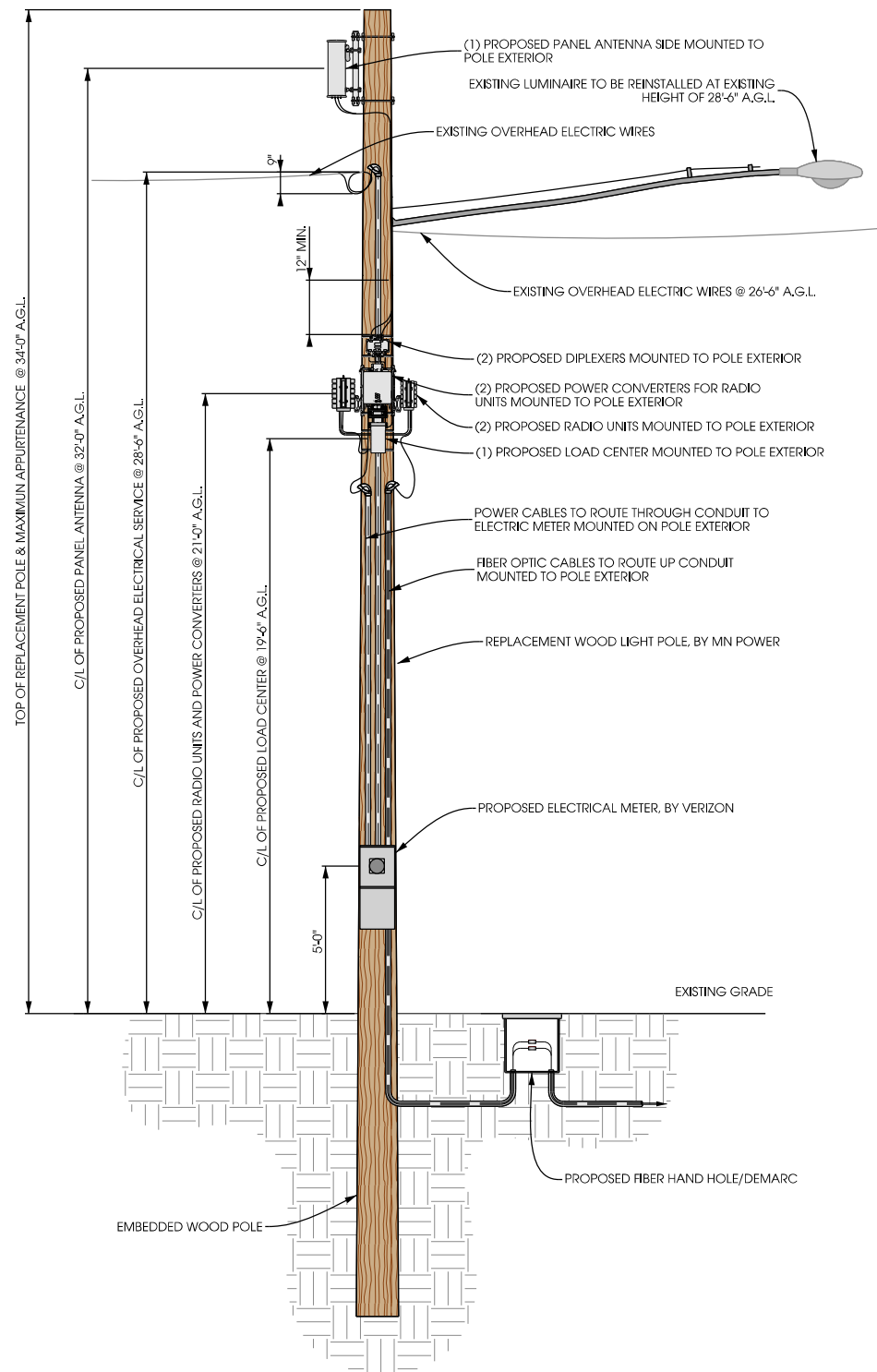


C SITE OVERVIEW [LOOKING NORTHWEST]



LA:18000\18070\CAD\PLT\CDA\C-101.dgn

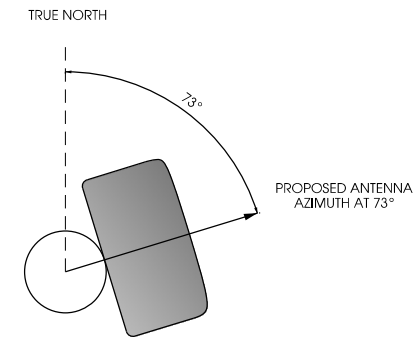
EXISTING POLE	
POLE HEIGHT:	29'-00" A.G.L.
MAXIMUM APPURTENANCE HEIGHT:	29'-00" A.G.L.
PROPOSED POLE	
POLE HEIGHT:	34'-00" A.G.L.
ANTENNA TIP HEIGHT:	33'-02" A.G.L.
MAXIMUM APPURTENANCE HEIGHT:	34'-00" A.G.L.



A POLE ELEVATION
SCALE: 11" x 17" - 1" = 8'-0"
22" x 34" - 1" = 4'-0"



B SITE ELEVATION



C ANTENNA ORIENTATION
SCALE: NTS

ANTENNAS					
QUANTITY	MAKE	MODEL	CENTERLINE	TIP HEIGHT	AZIMUTH
1	JMA	X7CQAP-FRO-260	32' AGL	33'-02" AGL	73°

EQUIPMENT			
QUANTITY	TYPE	MAKE	MODEL
1	RRU	ERICSSON	RRUS8843
1	RRU	ERICSSON	RRUS4449
2	PSU	ERICSSON	PSU 6302
2	DIPLEXER	COMMSCOPE	CBC1923T-4310 E11F13PO6

CABLING			
QUANTITY	TYPE	MAKE	MODEL
16	COAX	COMMSCOPE	F4HMDM-1M-D

D ANTENNA AND CABLING
SCALE: NTS



Jacobs Engineering Group, Inc
2727 Patton Road
Roseville, Minnesota 55113
www.jacobs.com



2101 Highway 13 W
Burnsville, MN 55337
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

PROJECT NO:	20171735332
LOCATION CODE:	484031
EDGE PROJECT NO:	18071
CHECKED BY:	OGD

REV.	DATE	DESCRIPTION	INT.
A	05/07/2018	PRELIM SMALL CELL DWGS	ZRS
B	05/15/2018	PRELIM SMALL CELL DWGS	MWH
0	08/13/2018	FINAL SMALL CELL DWGS	MWH

- APPROVED -
SEE SHEET G-001 FOR
ENGINEER SEAL

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DUL SUPER ONE SC1 3
DULUTH, MINNESOTA
REPLACEMENT LIGHT POLE
SMALL CELL DRAWINGS

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
T-201



Jacobs Engineering Group, Inc
2727 Patton Road
Roseville, Minnesota 55113
www.jacobs.com



2101 Highway 13 W
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PROJECT NO:	20171735332
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REV.	DATE	DESCRIPTION	INT.
A	05/07/2018	PRELIM SMALL CELL DWGS	ZRS
B	05/15/2018	PRELIM SMALL CELL DWGS	MWH
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- APPROVED -
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 ENGINEER SEAL

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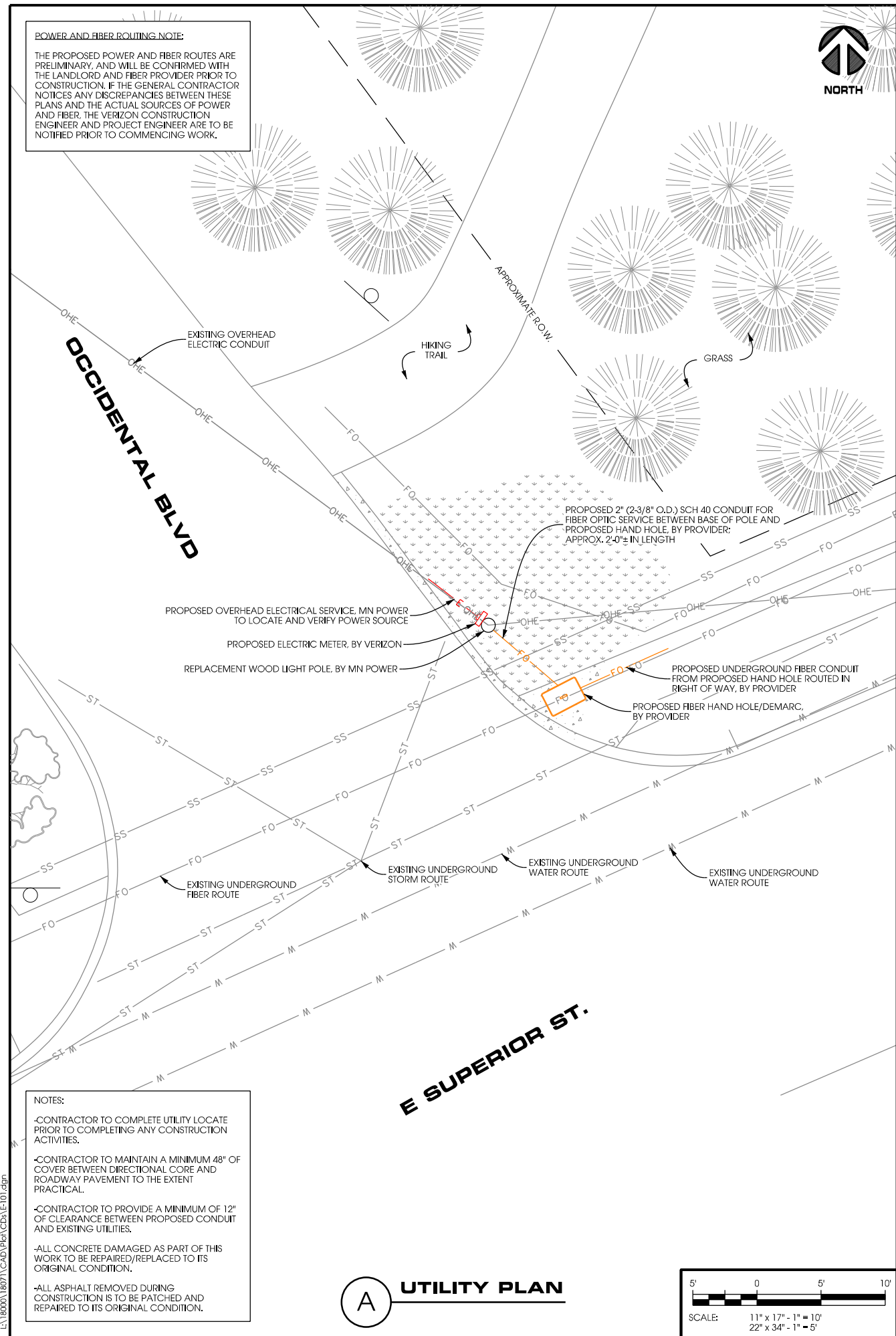
DUL SUPER ONE SC1 3
DULUTH, MINNESOTA
REPLACEMENT LIGHT POLE
SMALL CELL DRAWINGS

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
E-101

- SUBMITTAL OF BID INDICATES CONTRACTOR IS AWARE OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATION TESTS, AND EXAMINE WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
- THESE PLANS ARE DIAGRAMMATIC ONLY. FOLLOW AS CLOSELY AS POSSIBLE.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULLBOX, J-BOX, SWITCH BOX, ETC. IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.)
- CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY THE UNDERWRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL "U" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSL NEMA, AND NBFU.
- CONTRACTOR SHALL CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.
- CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS.
- COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE.
- PROVIDE CONSTRUCTION ENGINEER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
- ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.
- USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES AND DRAWINGS.
- RECEPTACLES SHALL BE 20 AMPERE, 125 VOLT A.C., WHITE AS REQUIRED BY THE ARCHITECT OR APPROVED EQUAL.
- WALL SWITCHES SHALL BE SINGLE-POLE, HUBBELL #1201 OR EQUIVALENT, WHITE AS REQUIRED BY THE ARCHITECT.
- PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS, SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE RACO #800, 1/2" RAISED WORK COVERS.
- WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM, NO BX OR ROMEX CABLE IS PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
- GROUND RODS SHALL BE AS SPECIFIED ON THE GROUNDING DRAWINGS.
- METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY SQUARE D COMPANY OR APPROVED EQUAL. IF HOST FACILITY REQUIRES THE NEW SERVICE TO BE SUB-METERED FROM THE EXISTING SERVICE, SUB-METER SHALL BE OF THE 10x OR 16x TYPE.
- ALL MATERIALS SHALL BE U.L. LISTED.
- CONDUIT:
 - A. SERVICE CONDUITS SHALL BE GRAY SCH.40 PVC BURIED MIN. 36", EXCEPT THAT SCH.80 SHALL BE USED UNDER ROADWAYS AND IN LOCATIONS SUBJECT TO CASUAL IMPACTS. BENDS SHALL BE MADE USING "WIDE SWEEP" (12" MIN. RADIUS) ELBOW FITTINGS. ANY CODE-REQUIRED RIGID STEEL CONDUIT SHALL BE U.L. LABEL, GALVANIZED INSIDE AND OUTSIDE. CONDUIT SHALL EXTEND MIN. 36" BELOW GRADE, WITH "SWEEP" ELBOWS (12" R. MIN.) ENDING IN PVC TRANSITION FITTINGS. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAP-WRAPPED WITH HUNTS PROCESS NO. 3 EXTENDING MIN. 12" ABOVE GRADE.
 - B. INTERIOR CONDUITS SHALL BE ELECTRICAL METALLIC TUBING HAVING U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE.
 - C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE, SEAL TIGHT FLEXIBLE CONDUIT. NO SUCH CONDUIT SHALL EXCEED SIX FEET IN LENGTH.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
- PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH SECTION 712, PENETRATIONS - INTERNATIONAL BUILDING CODE (IBC)
- DRILLING OR CORING HOLES IN CONCRETE WALLS OR DECKS, WHETHER FOR FASTENING OR ANCHORING PURPOSES, REQUIRES THAT TENDONS OR REINFORCING STEEL MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT (X-RAY OR OTHER DEVICE) THAT CAN ACCURATELY LOCATE THEM. TENDONS OR REINFORCING MUST NOT BE DRILLED, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO CONSTRUCTION ENGINEER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF BOTH TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE LABOR AND MATERIALS AS NECESSARY TO COMPLETE THE INSTALLATION OF ANY TOWER LIGHTING SYSTEM DESCRIBED IN THE R.F.Q.

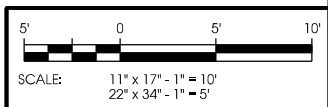
GENERAL ELECTRICAL NOTES



POWER AND FIBER ROUTING NOTE:
 THE PROPOSED POWER AND FIBER ROUTES ARE PRELIMINARY, AND WILL BE CONFIRMED WITH THE LANDLORD AND FIBER PROVIDER PRIOR TO CONSTRUCTION. IF THE GENERAL CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ACTUAL SOURCES OF POWER AND FIBER, THE VERIZON CONSTRUCTION ENGINEER AND PROJECT ENGINEER ARE TO BE NOTIFIED PRIOR TO COMMENCING WORK.

- NOTES:**
- CONTRACTOR TO COMPLETE UTILITY LOCATE PRIOR TO COMPLETING ANY CONSTRUCTION ACTIVITIES.
 - CONTRACTOR TO MAINTAIN A MINIMUM 48" OF COVER BETWEEN DIRECTIONAL CORE AND ROADWAY PAVEMENT TO THE EXTENT PRACTICAL.
 - CONTRACTOR TO PROVIDE A MINIMUM OF 12" OF CLEARANCE BETWEEN PROPOSED CONDUIT AND EXISTING UTILITIES.
 - ALL CONCRETE DAMAGED AS PART OF THIS WORK TO BE REPAIRED/REPLACED TO ITS ORIGINAL CONDITION.
 - ALL ASPHALT REMOVED DURING CONSTRUCTION IS TO BE PATCHED AND REPAIRED TO ITS ORIGINAL CONDITION.

UTILITY PLAN



LA:1800X18071\CAD\REV\CD\A\E-101.dwg



September 7, 2018

Mr. Steven Robertson
City Planner | Community Planning
City of Duluth
411 W. 1st Street, Room 208
Duluth, MN 55802

via FedEx: 7731 6661 9587

Re: Concurrent Use of Streets Permit Application
Verizon Small Cell Sites: DUL Super One SC1-SC3

Dear Mr. Robertson,

Enclosed please find a Concurrent Use of Streets Permit Application for three Verizon Wireless small wireless facility installations. Two are collocations on Minnesota Power wood utility power poles in the right-of-way near the intersection of E. Superior St. and N. 60th Ave. E., and the third is a proposed collocation on a Minnesota Power wood light pole located near the intersection of E. Superior St. and Occidental Blvd. The purpose of these proposed small wireless facility installations is to address the data capacity and coverage in the area as well as addressing capacity issues during Grandma's Marathon and surrounding area that has heavy traffic during that event. Due to the equipment limitations for small wireless facility installations, three individual locations are required to achieve the necessary coverage objectives. A set of the design drawings for each of the proposed installation has been included. The elevation sheet in the design drawings for each of the proposed location contains the proposed distance between the antenna and the remote radio units to meet the Minnesota Power separation requirements.

It is important that cities like the City of Duluth encourage well-developed networks so that cellphones, tablets, and other "smart" devices will work properly when they are needed most. More than 50% of adults in the United States have only a wireless telephone with no traditional landline telephone service at all. That percentage will only rise as the next generation moves into adulthood, since more than 60% of children live in households that have a wireless phone as the only telephone. Here in the Midwest, 52.5% of adults live in households with no landline.¹ With these trends at work, wireless telephone users everywhere – including those in Duluth – require more cell sites to support the voice & data capabilities of their devices.

We look forward to working with the City to improve Verizon Wireless' wireless coverage in the community.

Sincerely,

A handwritten signature in black ink that reads "Amy Dresch".

Amy Dresch

JACOBS | TELECOM | P: (612) 802-0452 | E: amy.dresch@jacobs.com

Enclosure

¹See U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, *Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, January-June 2017(Dec. 2017)* at p.1 available at <https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless201712.pdf>



JACOBS

DUL Super One SC1-SC3
Proposed Site Candidate Locations
Verizon Small Cell

verizon



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August 28, 2018

Mr. Steven Robertson
City Planner | Community Planning
City of Duluth
411 W. 1st Street, room 208
Duluth, MN 55802

Re: Verizon Wireless Small Cell Projects
DUL Spirit Mountain SC1 | MN Power Pole ID 14647195 | Alden Conversation
655239
DUL Super One SC1 | MN Power Pole ID 11329030 | Alden Conversation
655274
DUL Super One SC2 | MN Power Pole ID 11406260 | Alden Conversation
655286
DUL Super One SC3 | MN Power Pole ID 11329005 | Alden Conversation
655291

Dear Mr. Robertson,

As owner of the above referenced utility poles, we consent to allowing Verizon Wireless to apply for City permits for small cell wireless antennas and equipment on these poles.

As an attachment to our poles, Verizon will also be required to obtain an attachment permit from Minnesota Power and meet our attachment design standards.

Sincerely,

A handwritten signature in black ink that reads "Jodi Corrow". The signature is written in a cursive, flowing style.

Jodi Corrow
Distribution Assets Coordinator Sr.
Minnesota Power



August 14, 2018

Mr. Steven Robertson, Senior Planner
City of Duluth – Community Planning
411 W. 1st Street, Room 208
Duluth, MN 55802

Dear Mr. Robertson,

Cellular Inc. Network Corporation d/b/a Verizon Wireless is aware of the interference issues that can arise while co-locating with other carriers. In the event a collocation by an additional carrier is proposed, careful isolation studies will be performed to determine the correct vertical and horizontal separation between Verizon Wireless' antennas and any other carrier. This will avoid the possibility of our frequency interfering with other equipment. In addition, Verizon Wireless has acquired an FCC license, which exclusively entitles the company to operate within an assigned frequency range. This in turn eliminates any interference issues from CB radios, electronic appliances, pacemakers, fire and police equipment as well as other carriers. In the highly unlikely event that interference does occur, Verizon Wireless agrees to fully cooperate with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by its installation.

Sincerely,

Michael Koch

Michael Koch
RF Engineer – Northern MN Market

Optional Local Government Checklist (page 2)

EVALUATION OF CATEGORICAL EXCLUSION

12. Licensed Radio Service (see attached Table 1): Cellular Radiotelephone Service & Personal Communications Svc.
13. Structure Type (free-standing or building/roof-mounted): Utility Pole
14. Antenna Type [omnidirectional or directional (includes sectored)]: Panel/directional
15. Height above ground of the lowest point of the antenna (in meters): 6.7056 meters (22 ft.)
16. Check if all of the following are true:
- (a) This facility will be operated in the Multipoint Distribution Service, Paging and Radiotelephone Service, Cellular Radiotelephone Service, Narrowband or Broadband Personal Communications Service, Private Land Mobile Radio Services Paging Operations, Private Land Mobile Radio Service Specialized Mobile Radio, Local Multipoint Distribution Service, or service regulated under Part 74, Subpart I (see question 12).
 - (b) This facility will not be mounted on a building (see question 13).
 - (c) The lowest point of the antenna will be at least 10 meters above the ground (see question 15).

If box 16 is checked, this facility is categorically excluded and is unlikely to cause exposure in excess of the FCC's guidelines. The remainder of the checklist need not be completed. If box 16 is not checked, continue to question 17.

17. Enter the power threshold for categorical exclusion for this service from the attached Table 1 in watts ERP or EIRP* (note: EIRP = (1.64) X ERP): (see below)
18. Enter the total number of channels if this will be an omnidirectional antenna, or the maximum number of channels in any sector if this will be a sectored antenna: (see below)
19. Enter the ERP or EIRP per channel (using the same units as in question 17): (see below)
20. Multiply answer 18 by answer 19: (see below)
21. Is the answer to question 20 less than or equal to the value from question 17 (yes or no)? (see below)

If the answer to question 21 is YES, this facility is categorically excluded. It is unlikely to cause exposure in excess of the FCC's guidelines.

If the answer to question 21 is NO, this facility is not categorically excluded. Further investigation may be appropriate to verify whether the facility may cause exposure in excess of the FCC's guidelines.

17. 1000 ERP (700 MHz), 2000W ERP (1900 MHz/PCS, 2100 MHz/AWS)
18. 2 bands per block (LTE & AWS)
19. 365.72 ERP + 437.67 ERP (700 MHz + 850 MHz LTE) and 377.59 ERP + 377.59 ERP (2100 MHz AWS1 + AWS3)
20. 803.39 ERP (700 MHz + 850 MHz LTE) + 755.18 ERP (2100 MHz AWS1 + AWS3) = 1558.57 W ERP
21. Yes

*"ERP" means "effective radiated power" and "EIRP" means "effective isotropic radiated power"



CITY OF DULUTH

Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 18-111	Contact	Steven Robertson	
Type	Final Plat	Planning Commission Date	October 9, 2018	
Deadline for Action	Application Date	Sep 13, 2018	60 Days	November 12, 2018
	Date Extension Letter Mailed	Sep 18, 2018	120 Days	January 11, 2019
Location of Subject	Corner of Central Entrance and Anderson Road			
Applicant	Launch Properties	Contact	Dan Regan/Scott Moe	
Agent	Kimley-Horn	Contact	Brian Wurdeman	
Legal Description	See Attached			
Site Visit Date	September 1, 2018	Sign Notice Date	N/A	
Neighbor Letter Date	N/A	Number of Letters Sent	N/A	

Proposal: The Applicant is submitting a final plat to replat an area of approximately 3.5 acres from 7 lots into 3 lots. The Applicant intends to develop a shopping center, and will construct 3 new principle structures for commercial uses (primarily restaurant and retail).

Recommended Action: Recommend approval with conditions.

	<i>Current Zoning</i>	<i>Existing Land Use</i>	<i>Future Land Use Map Designation</i>
Subject	MU-N	Residential/Undeveloped	Neighborhood Mixed Use
North	MU-C	Industrial	Mixed-Use Commercial
South	R-1	Residential	Traditional Neighborhood
East	MU-N	Residential	Neighborhood Mixed Use
West	MU-N/MU-C	Res./Undeveloped/Com.	Neighborhood Mixed Use/Large Scale Com.

Summary of Code Requirements

The planning commission shall approve the application, or approve it with modifications if it determines that:

- (a) Is consistent with the comprehensive land use plan;
- (b) Is consistent with all applicable requirements of MSA 462.358 and Chapter 505;
- (c) Is consistent with all applicable provisions of this Chapter;
- (d) Is consistent with any approved district plan covering all or part of the area of the preliminary plat;
- (e) Is located in an area where adequate police, fire and emergency facilities are available to serve the projected population of the subdivision within the city's established response times, or the applicant has committed to constructing or financing public facilities that will allow police, fire or emergency service providers to meet those response times;
- (f) Will not create material adverse impacts on nearby properties, or if material adverse impacts may be created they will be mitigated to the extent reasonably possible;

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle Principal #1 - Reuse previously developed lands,
 Principle #2 - Declare the necessity and secure the future of undeveloped places,
 Principle #7 - Create and maintain connectivity,
 Principle #8 - Encourage mix of activities, uses and densities,
 Principle #10 - Take sustainable actions,

Future Land Use – Neighborhood Mixed Use. Description: A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live-work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets.
 Density/Intensity/Design: Site design should maintain a largely residential building character; Commercial-only uses should be adjacent to non-residential or other mixed use areas.

History:

1. Prior to the adoption of the UDC in late 2010, this immediate area was predominantly zoned R-1-B (One Family Residential). In the summer of 2012, the immediate area was rezoned to MU-N (Mixed Use Neighborhood (PL 12-0188)). There have been other development proposals of a similar nature proposed/discussed with city staff (most recently in late 2015), but this is the only project to reach the application stage.
2. The Central Entrance Small Area Plan was adopted on September 2009. It identified this general area as a “vacant developable site”. It had also recommended (3.1.1) that the city “explore the possibility of creating a backage road to connect Anderson Road to Mall Drive. This street should be designed for pedestrian and bicycle travel in addition to vehicles and it should be signed as a bike route”. A second recommendation was to consider extending Palm Street (west of Robin Street) to connect Anderson Road, which would connect with (approximately) with the Apple Street right of way.
3. The Applicant held a neighborhood meeting on September 6, 2018.
4. The Planning Commission approved Preliminary Plat for The Jigsaw on September 11, 2018 (PL18-112).

Review and Discussion Items

-Proposal. The Applicant is submitting a final plat to replat an area of approximately 3.5 acres from 7 lots into 3 lots. The Applicant intends to ultimately construct 3 new principle structures for commercial uses (primarily restaurant and retail). The proposed redevelopment will construct a 6,800± square foot multi-tenant building, a 2,700± square foot stand-a-lone restaurant, and a 7,700± square foot multi-tenant building. The Site redevelopment would include construction of new sidewalks/trails, parking, landscaping, utilities, stormwater management, retaining walls, signage, and lighting to support the proposed development.

The platting process starts with the Applicant first submitting a “concept plan”, which is essentially a basic first draft of the potential development. The concept plan is circulated around to various city departments for their review, with comments and suggestions sent back to the Applicant (August 2, 2018). The Applicant makes changes, as appropriate, and submits a preliminary plat, which is reviewed by the Planning Commission at a public hearing. The Applicant takes the information they received and further updates their exhibits, and submits them to the Planning Commission for a final plat review and approval. If the Planning Commission approves the final plat, the Applicant submits the information for review (St. Louis County Surveyor) and recording (County Recorder).

All three proposed lots will meet minimum lot width and lot area required by the MU-N zone district.

Retail stores less than 15,000 square feet are permitted uses in the MU-N district. Restaurants less than 5,000 square feet are allowed as special uses in the MU-N district; special uses require a public hearing and are approved by the Planning Commission. Some of the development standards, such as minimum off-street parking, landscaping, and equipment/dumpster screening, would be reviewed in more detail when the Applicant submits a special use permit application for review.

-Previous Commission Action. The Planning Commission approved the plat at their September 11, 2018, Planning Commission meeting, with the following conditions based on comments heard at the public hearing:

- Applicant submit a revised tree replacement plan for review and approval. *The Applicant has submitted an updated tree replacement plan and traffic study.*
- Applicant work with the City and MnDOT to have a second exit (right out) on Central Entrance. *The Applicant has worked with MnDOT to secure a right in and right out on Central Entrance, with the extension of the median to be paid for by the Applicant.*
- If deemed necessary by the Examiner of Titles, existing right of way in the replat area be vacated concurrent with recording of the plat.
- From MnDOT: The requestor should ensure they and their consultants have accurate property lines. The site plan by RSP Launch and the Landscape Plan by Kimley Horn have different boundaries around the residential property. As a reminder: The request should continue to follow the same permitting and ADA compliance processes as they did with MnDOT for the Myrtle Street Starbucks/Aspen Dental. The requestor needs to be aware it is their responsibility (in accordance with the permitting process being followed already) for restoring MnDOT Right of Way to its original or better condition prior to their project
- Applicant communicate with the remaining property owner to see if there can be an agreement on the purchase of the remaining private parcel. *The Applicant, to the best of staff's knowledge at the time that this report was written, has not come to a mutual agreement with the property owner or his representative(s). The project, if developed as proposed in the final plat exhibit, will not deprive the adjacent residential parcel of access to public right of way nor make it non-conforming. As the parcel is zoned MU-N, a mix of residential and commercial uses are possible as permitted or special uses, including continued use as a single family home.*

-Utilities (Water Pressure). At the September 11, 2018, public hearing, a comment was raised about the potential impact to water pressure on the neighborhood. After discussion the concern with the engineering department, it was pointed out by that his area is served by two different water systems. The area NW of Anderson Road is in the Highland System, which typically has high water pressure. The area SE of Anderson Road is the Woodland System, which typically has low water pressure. This proposed development will feed off of the water main in Central Entrance and it will have no impact on property owners SE of Anderson Road, as it is pulling from a different system.

-Utilities (Easements). There are no utility easements proposed with this plat. The Applicant will record public utility easements (as well as any trail or pedestrian easements needed/as applicable) in the near future, before submitting for building permits. City Engineering standards allows private utilities for developments of no more than one lots; developments of more than one lot require public utilities. The design, detail, and description of public easements must be reviewed and approved by the City Engineer before they will be submitted to the City Council for approval. All easements related to this project, including cross access easements, must be recorded prior to the Applicant submitting a permit application, other than for preliminary site grading or preparation.

Private easements, such as for private utilities (MN Power, phone or cable) will be resolved between the property owner and the private utility provider.

-Site Layout. The development site consists of 7 existing lots. Most of the lots are in two subdivisions: Maple Grove Tracts of Duluth and Central Entrance Addition. The western most tax parcel (010-2710-05872) is not platted. The three new proposed lots will be adjacent to platted public right of way, Central Entrance; it is maintained by Minnesota Department of Transportation which has access management standards (to limit conflicts caused by new or poorly planned driveways or curb cuts).

There are no shoreland or flood plain areas in the proposed plat. There is a wetland of approximately 0.04 acres in a small depression located under the overhead power line along the western edge of the project site that will be impacted. All three proposed lots will meet minimum lot width and lot area required by the MU-N zone district.

A stormwater management plan has been submitted by the Applicant, and has been given preliminary approval.

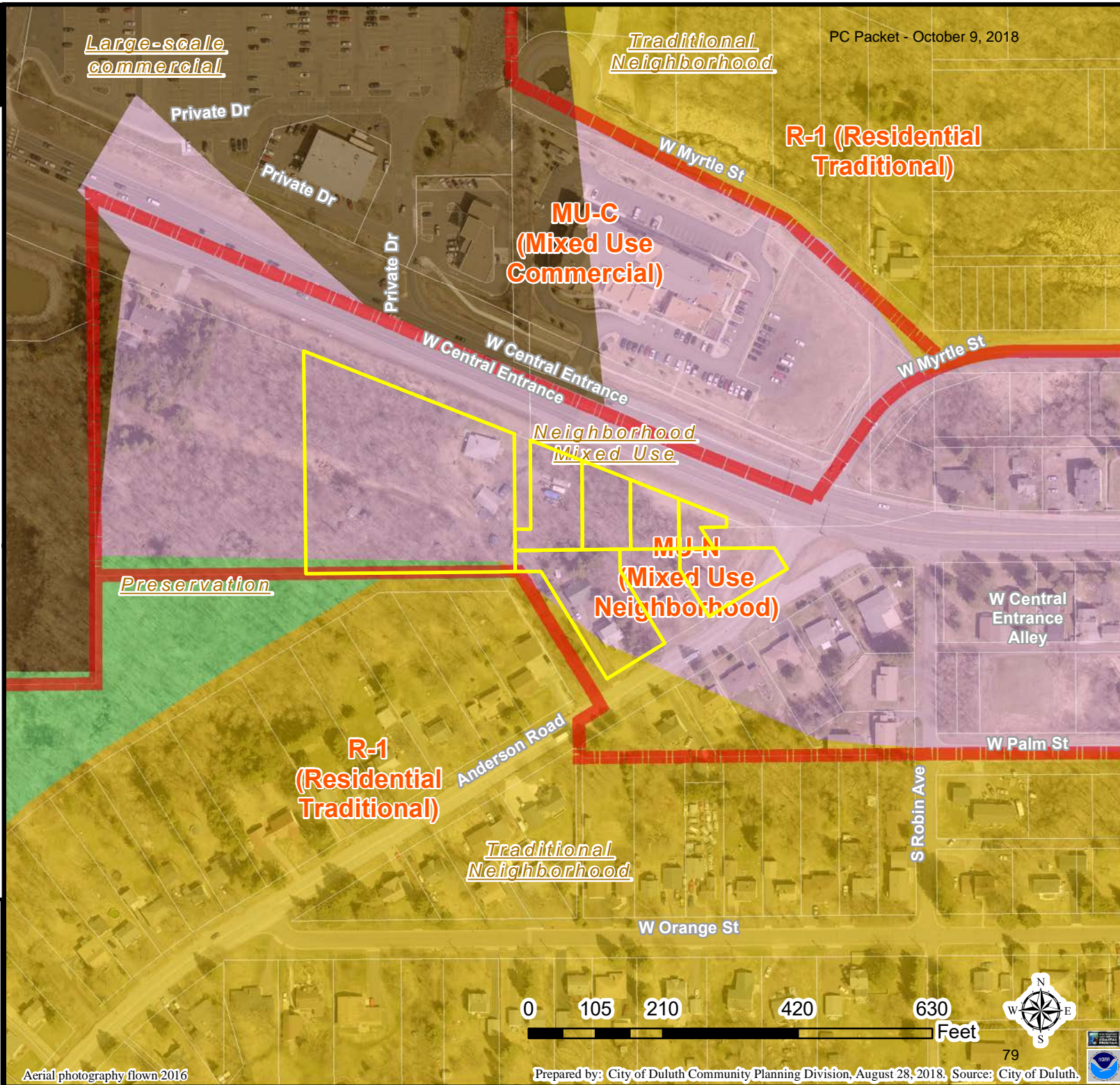
-Traffic Analysis and Access. The Applicant submitted a 32-page traffic impact analysis with the preliminary plat, which was revised after the planning commission hearing. The revised traffic study states that “the proposed development is anticipated to generate 207 driveway trips and 109 net new trips during the PM peak hour...Access to the development is proposed to be located along W Central Entrance, with a right-in/right-out driveway located approximately 500 feet west of Anderson Road and along Anderson Road, with a full access driveway located approximately 400 feet south of W Central Entrance..... Based on the analysis, all intersections are anticipated to operate at an acceptable LOS with the addition of project traffic in the Build-Out Total (2019) analysis, and no off-site mitigation is needed to provide acceptable LOS. it is recommended that an exclusive right-turn lane be constructed at the site access along W Central Entrance, providing a total length of 225 feet (125-foot full lane and 100- foot taper).

-Connectivity. The Applicant is proposing to construct an approximately 350-foot-long public sidewalk along Anderson Road. The Applicant is also proposing an approximately 300-foot-long public bike trail within the right of way of unimproved Apple Street. There will be some private sidewalks within the development to allow customers to move between the three commercial structures, as well as access to the proposed public bike trail and public sidewalk.

-Summary. Staff find that the final plat conforms to the requirements of Sec 50-37.5. The final plat is consistent with the comprehensive land use plan, is consistent with all applicable requirements of MSA 462.358 and Chapter 505.

Staff Recommendation

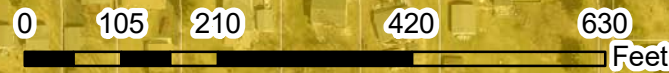
Based on the above findings, staff recommends that Planning Commission approve the Final Plat with the conditions listed in the findings of fact above.



Legend

 Zoning Boundaries

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.





ELLISON DONALD G

CARL LAWRENCE E

CARL LAWRENCE E

WOOD JAMES F

WOOD JAMES F

WOOD JAMES F

WOOD JAMES F

TUOMINEN CHRIS J ETUX

KUTASEVICH STEVEN D & PENELOPE

BRATEK JACOB J & JULIEN C

GARRAMONE EVE M

HILDRETH ELIAS L & CASEY L

WHITE HEATHER L

WOOD MICHAEL K & DANA K

JPK TR DULUTH LLC

MN DEPT OF TRANSPORTATION

NATIONAL RETAIL PROPERTIES, LP

CITY OF DULUTH

CITY OF DULUTH

ST OF MN C278 L35

UNKNOWN

BUSHEY LAWRENCE A

ONKUZU LYNN M

CARLSON CRAIG A

PETRICH WADE & TRACI

HIGHLAND STEVE R

VATALARO CLARA

3" MDPE

3" MDPE

2" MDPE

2" MDPE

8 inch Vitreous Clay Pipe - 255'

8 inch Vitreous Clay Pipe - 269'

3" MDPE

2" MDPE

517 W

501 W

401 W

404 A

411 A

421 A

501 A

408 A

80

W Central Entrance

Anderson Road

W Myrtle St

Private Dr



Highland System

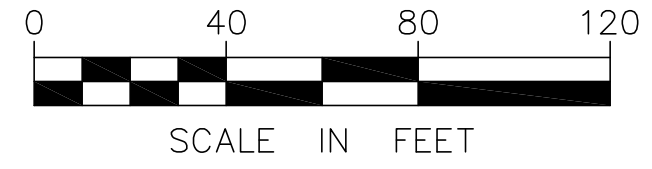
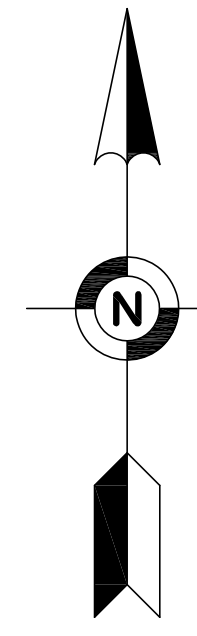
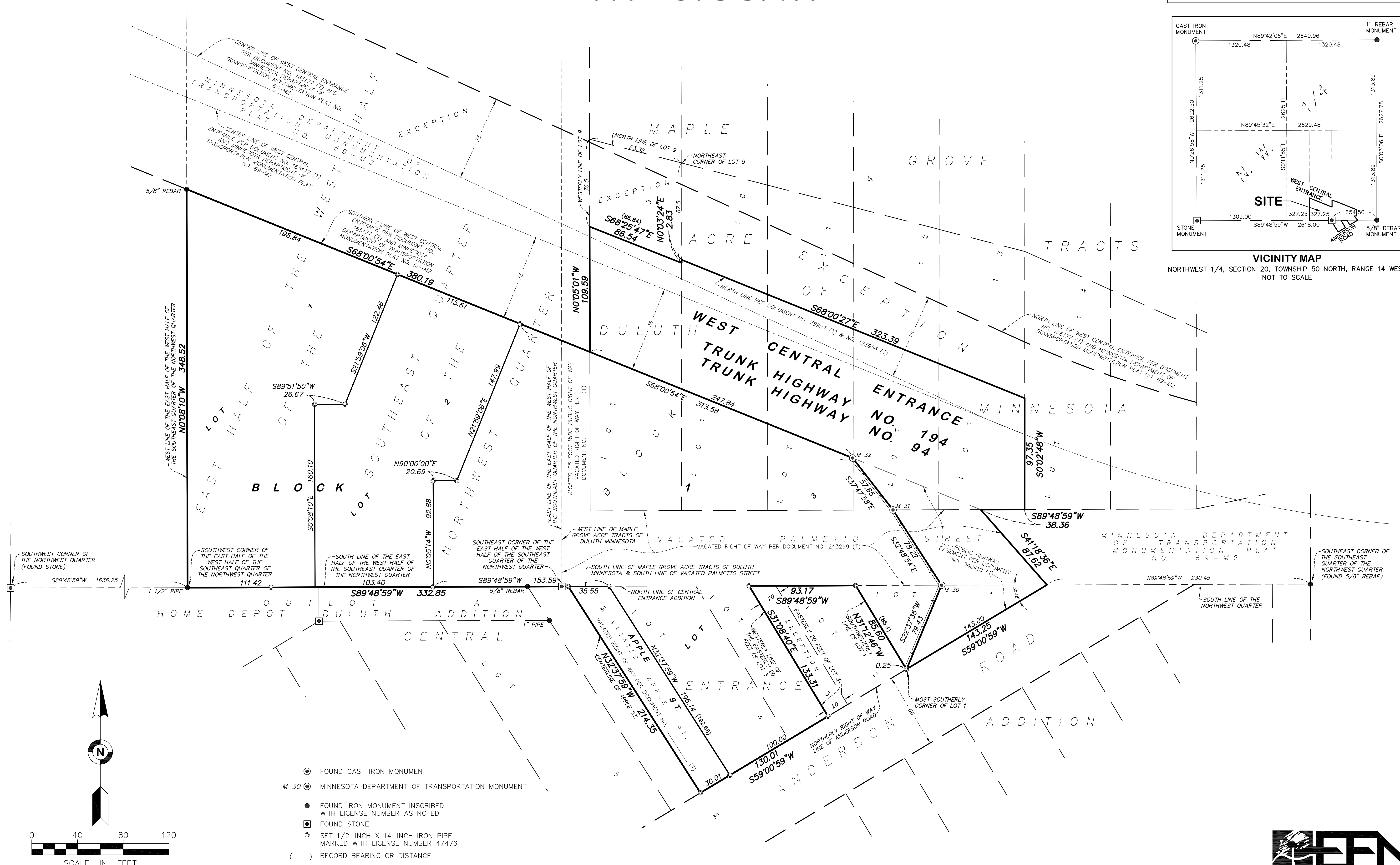
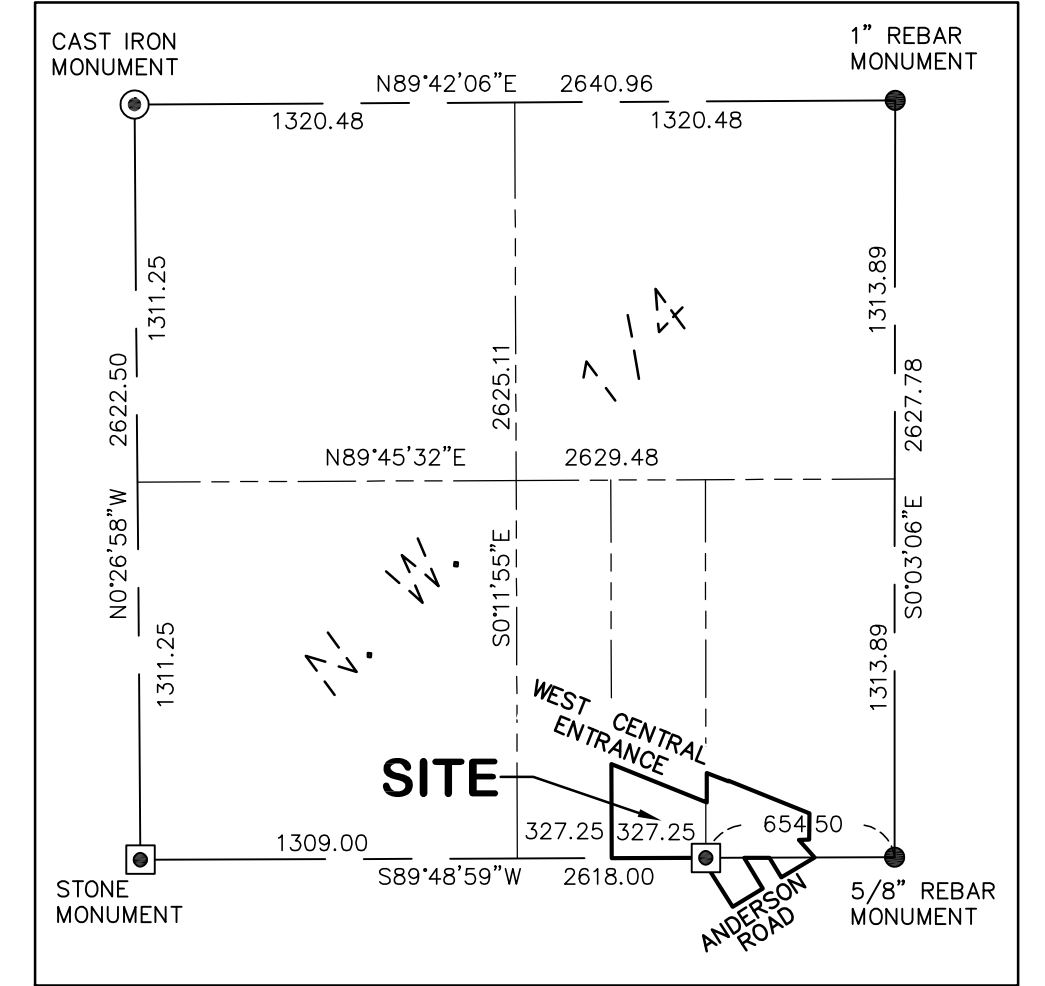
Woodland System

Coffee Creek

Coffee Creek

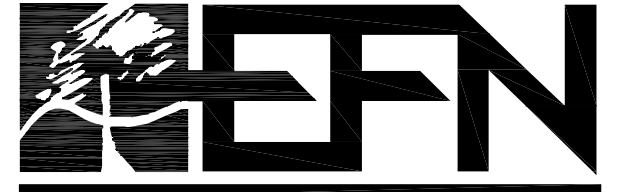
THE JIGSAW

R.T. DOC. NO. _____
C.R. DOC. NO. _____



- FOUND CAST IRON MONUMENT
- M 30 ● MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENT
- FOUND IRON MONUMENT INSCRIBED WITH LICENSE NUMBER AS NOTED
- FOUND STONE
- SET 1/2-INCH X 14-INCH IRON PIPE MARKED WITH LICENSE NUMBER 47476
- () RECORD BEARING OR DISTANCE
- RESTRICTED ACCESS PER MINNESOTA DEPARTMENT OF TRANSPORTATION MONUMENTATION PLAT NO. 69-M2
- (T) INDICATES DOCUMENT FILED IN THE OFFICE OF THE REGISTRAR OF TITLES

THE SOUTH LINE OF THE NORTHWEST QUARTER IS ASSUMED TO BEAR NORTH 89 DEGREES 48 MINUTES 59 SECONDS EAST



Egan, Field & Nowak, Inc.
land surveyors since 1872

THE JIGSAW

R.T. DOC. NO. _____

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Duluth Heights, LLC, a Minnesota limited liability company, fee owner of the following described property situate in the County of St. Louis, State of Minnesota to wit:

That portion of the E 1/4 of W 1/2 of SE 1/4 of NW 1/4, Section 20, in Township 50 North, of Range 14, West of the Fourth Principal Meridian, lying South of State Trunk Highway No. 94, St. Louis County, Minnesota.

(Torrens Property)

AND

All of Lot 9 in Block 4, MAPLE GROVE ACRE TRACTS OF DULUTH, MINNESOTA, except that part of said Lot 9, lying Northerly of the Central Entrance Road as laid out through said Block 4, described as follows: Beginning at the Northeast corner of said Lot 9, running South a distance of 87.5 feet to the North right of way line of said Central Entrance Road, thence in a general Northwesterly direction along the North right of way line of said highway a distance of 86.84 feet, thence due North along the Westerly line of said Lot 9 a distance of 76.5 feet, thence due East along the North line of said Lot 9 a distance of 83.32 feet to the place of beginning, St. Louis County, Minnesota.

(Torrens Property)

AND

Lots 10, 11, 12 and 13, Block 4, MAPLE GROVE ACRES TRACTS OF DULUTH, MINNESOTA EXCEPT that part lying North of the Central Highway Entrance to Duluth, commonly known as the New Miller Trunk Highway, St. Louis County, Minnesota.

(Torrens Property)

AND

Lot 1, CENTRAL ENTRANCE ADDITION, St. Louis County, Minnesota.

(Torrens Property)

AND

Lot 4, CENTRAL ENTRANCE ADDITION and Lot 3, EXCEPT the Easterly 20 feet, Central Entrance Addition, St. Louis County, Minnesota.

(Torrens Property)

AND

All that part of the 25.00 foot wide vacated right of way lying westerly of Block 4, as dedicated in the plat of MAPLE GROVE ACRE TRACTS OF DULUTH, MINNESOTA which lies southerly of the southerly right of way line of Trunk Highway No. 194 as now located and established as described in Registrar of Titles Document No. 165177.

(Torrens Property)

AND

All that part of vacated Palmetto Street, as dedicated in the plat of MAPLE GROVE ACRE TRACTS OF DULUTH, MINNESOTA, extending from the intersection of Anderson Road and Central Entrance, west to the west line of MAPLE GROVE ACRE TRACTS OF DULUTH, MINNESOTA.

(Torrens Property)

AND

The East Half of vacated Apple St. dedicated in the plat of CENTRAL ENTRANCE ADDITION, St. Louis County, Minnesota, lying northerly of the north line of Anderson Road.

(Torrens Property)

Has caused the same to be surveyed and platted as THE JIGSAW and does hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said Duluth Heights, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 201____.

Dan Regan, Principal

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 201____, by Dan Regan, Principal, Duluth Heights, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public _____ County, _____

My commission expires _____

I, Eric A. Roeser, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on the plat; that all public ways are shown and labeled on the plat.

Dated this _____ day of _____, 201____.

Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF MINNESOTA

COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 201____, by Eric A. Roeser.

Notary Public, _____ County, _____

My Commission Expires January 31, 20____

CITY OF DULUTH PLANNING COMMISSION

This plat of THE JIGSAW was approved and accepted by the City Council of Duluth, Minnesota, at a regular meeting thereof held the _____ day of _____, 201____.

President, City of Duluth Planning Commission

Secretary, City of Duluth Planning Commission

COUNTY AUDITOR

St. Louis County, Minnesota

I hereby certify that taxes payable in 201____ and prior years have been paid for the land described on this plat.

Dated this _____ day of _____, 201____.

Donald Dicklich, St. Louis County Auditor

By _____, Deputy

COUNTY SURVEYOR

St. Louis County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 201____.

Nicholas C. Stewart, St. Louis County Surveyor

By _____

COUNTY RECORDER

St. Louis County, Minnesota

I hereby certify that the within plat of THE JIGSAW was recorded in this office this _____ day of _____, 201____, at _____ o'clock ____ M.

Mark A. Monacelli, County Recorder

By _____, Deputy

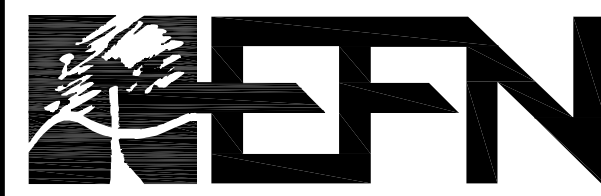
REGISTRAR OF TITLES

St. Louis County, Minnesota

I hereby certify that the within plat of THE JIGSAW was recorded in this office this _____ day of _____, 201____, at _____ o'clock ____ M.

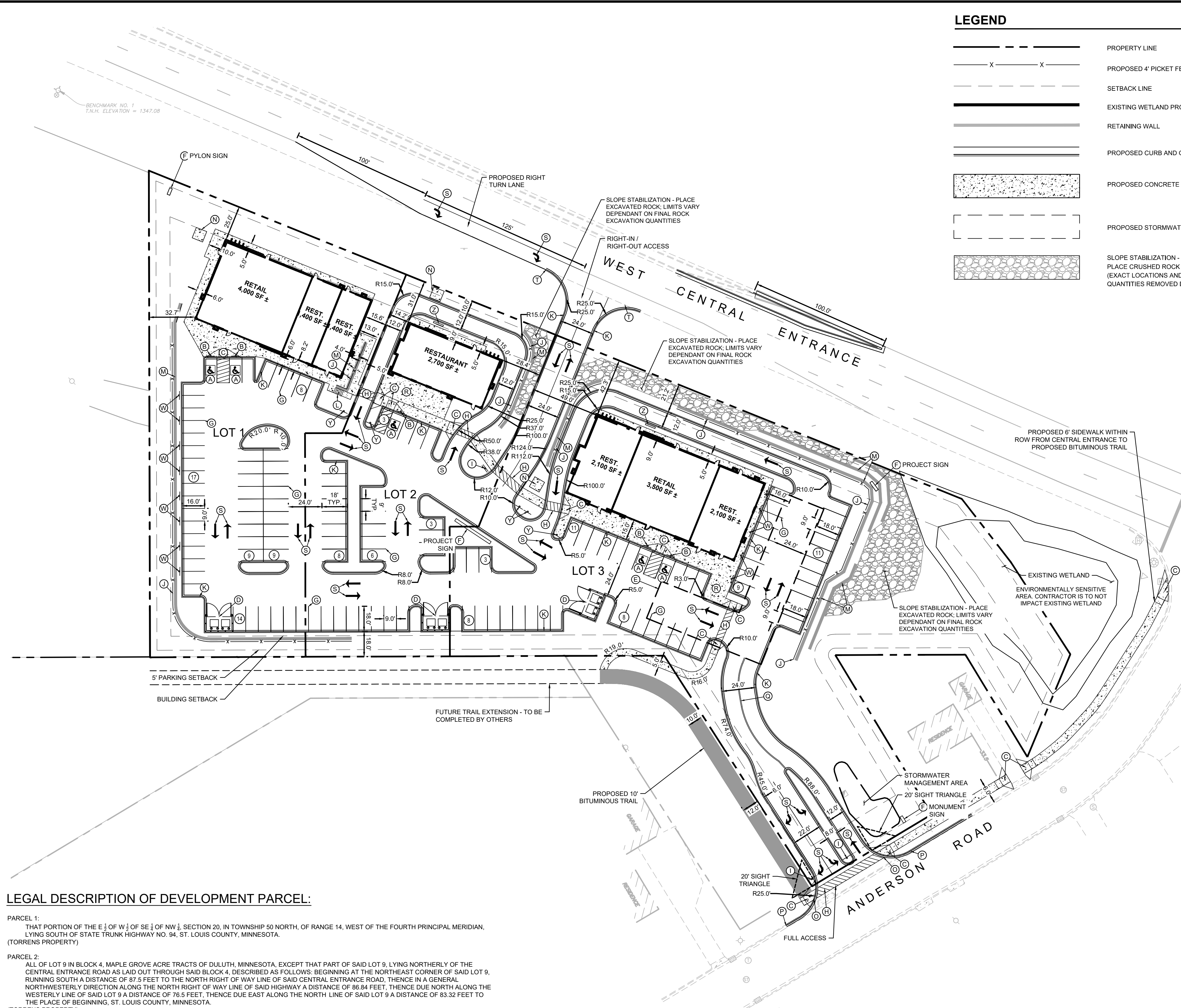
Mark A. Monacelli, Registrar of Titles

By _____, Deputy



Egan, Field & Nowak, Inc.
land surveyors since 1872

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGAL DESCRIPTION OF DEVELOPMENT PARCEL:

PARCEL 1:
THAT PORTION OF THE E 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 SECTION 20, IN TOWNSHIP 50 NORTH, OF RANGE 14, WEST OF THE FOURTH PRINCIPAL MERIDIAN, LYING SOUTH OF STATE TRUNK HIGHWAY NO. 94, ST. LOUIS COUNTY, MINNESOTA. (TORRENS PROPERTY)

PARCEL 2:
ALL OF LOT 9 IN BLOCK 4, MAPLE GROVE ACRE TRACTS OF DULUTH, MINNESOTA, EXCEPT THAT PART OF SAID LOT 9, LYING NORTHERLY OF THE CENTRAL ENTRANCE ROAD AS LAID OUT THROUGH SAID BLOCK 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9, RUNNING SOUTH A DISTANCE OF 87.5 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID CENTRAL ENTRANCE ROAD, THENCE IN A GENERAL NORTHWESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 86.84 FEET, THENCE DUE NORTH ALONG THE WESTERLY LINE OF SAID LOT 9 A DISTANCE OF 76.5 FEET, THENCE DUE EAST ALONG THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 83.32 FEET TO THE PLACE OF BEGINNING, ST. LOUIS COUNTY, MINNESOTA. (TORRENS PROPERTY)

PARCEL 3:
LOTS 10, 11, 12, AND 13, BLOCK 4, MAPLE GROVE ACRES TRACTS OF DULUTH EXCEPT THAT PART LYING NORTH OF THE CENTRAL HIGHWAY ENTRANCE TO DULUTH, COMMONLY KNOWN AS THE NEW MILLER TRUNK HIGHWAY, ST. LOUIS COUNTY, MINNESOTA. (TORRENS PROPERTY)

PARCEL 4:
LOT 1, CENTRAL ENTRANCE ADDITION, ST. LOUIS COUNTY, MINNESOTA. (TORRENS PROPERTY)

PARCEL 5:
LOT 4, CENTRAL ENTRANCE ADDITION AND LOT 3, EXCEPT THE EASTERLY 20 FEET, CENTRAL ENTRANCE ADDITION, ST. LOUIS COUNTY, MINNESOTA. (TORRENS PROPERTY)

TORRENS PROPERTY

OVERALL SITE DATA TABLE

	LOT AREA	BUILDING	PARKING PROVIDED	RATIO PROVIDED	PARKING REQUIRED	RATIO REQUIRED*	MAXIMUM RATIO PERMITTED
LOT 1	0.99 ACRES	6,800 SQ. FT.	49 SPACES	7.21	32 SPACES	4.71	
LOT 2	0.70 ACRES	2,700 SQ. FT.	29 SPACES	10.74	18 SPACES	6.67	
LOT 3	1.94 ACRES	7,860 SQ. FT.	50 SPACES	6.36	39 SPACES	4.96	
	3.63 ACRES	17,360 SQ. FT.	128 SPACES	7.37	89 SPACES	5.13	7.70

*CITY OF DULUTH MINIMUM REQUIRED PARKING RATIOS:
RETAIL - 3.0 / 1,000 SF
RESTAURANT - 6.5 / 1,000 SF
**CITY OF DULUTH MAXIMUM PERMITTED PARKING RATIO: 1.5 TIMES MINIMUM REQUIRED PARKING RATIO

LEGEND

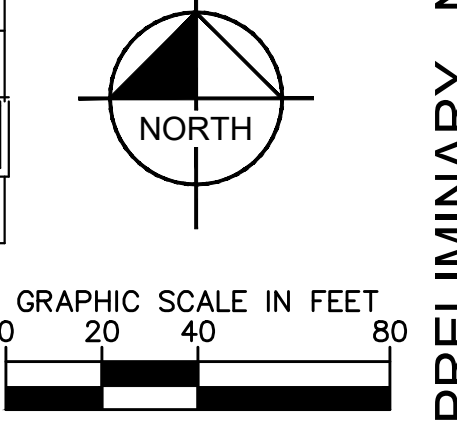
[Dashed line]	PROPERTY LINE
[Line with X's]	PROPOSED 4' PICKET FENCE
[Dashed line]	SETBACK LINE
[Thick solid line]	EXISTING WETLAND PROTECTION BOUNDARY
[Thin solid line]	RETAINING WALL
[Line with dots]	PROPOSED CURB AND GUTTER. SEE DETAILS.
[Stippled area]	PROPOSED CONCRETE PAVEMENT. SEE DETAILS.
[Dashed area]	PROPOSED STORMWATER MANAGEMENT AREA
[Crushed rock pattern]	SLOPE STABILIZATION - PLACE CRUSHED ROCK EXCAVATION (EXACT LOCATIONS AND LIMITS DEPENDENT ON QUANTITIES REMOVED DURING CONSTRUCTION)

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC. DATED 01/31/2018
 - KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
 - PYLON / MONUMENT / PROJECT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
 - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
 - NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
 - REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
 - REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

- KEYNOTE LEGEND**
- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| (A) ACCESSIBLE STALL | (M) SMALL BLOCK RETAINING WALL. CONTRACTOR TO SUBMIT PLANS FOR ENGINEERS REVIEW PRIOR TO CONSTRUCTION. |
| (B) ACCESSIBLE SIGN | (N) TRANSFORMER PAD. COORDINATE WITH MNPOWER |
| (C) CURB RAMP | (O) TRANSITION TO B618 CURB AND GUTTER |
| (D) DUMPSTER ENCLOSURE. REF ARCH PLANS | (P) MATCH TO EXISTING B618 CURB AND GUTTER |
| (E) LIMITS OF UNDERGROUND STORMWATER MANAGEMENT | (Q) PAVEMENT MARKING: 4" DOUBLE YELLOW SOLID LINE |
| GENERAL LOCATION OF MONUMENT/PYLON/PROJECT SIGNS. REF ARCH PLANS. LOCATION PROVIDED FOR REFERENCE ONLY. EXACT LOCATION OF SIGN TO BE PROVIDED WITH SIGN PERMIT | (R) PROPOSED PATIO |
| (G) PAVEMENT MARKING: 4" SOLID WHITE (TYP.) | (S) DIRECTIONAL PAVEMENT MARKING |
| (H) PEDESTRIAN CROSSWALK | (T) MATCH EDGE OF PAVEMENT/FLASH |
| (I) STOP SIGN | (U) FIRE DEPARTMENT CONNECTION |
| (J) PROPOSED 4" ALUMINUM PICKET FENCE ON TOP OF WALL | (V) NOT USED |
| (K) B612 CURB AND GUTTER | (W) "COMPACT CARS ONLY" SIGN |
| (L) PROPOSED STAIRS WITH RAILING | (X) NOT USED |
| | (Y) DO NOT ENTER SIGN |
| | (Z) MENU BOARD |

CODE REQUIREMENTS SUMMARY

PERVIOUS/PARKING SUMMARY		
		COMPLIANCE
INTERIOR PERVIOUS AREA	15% PERVIOUS FOR 50 SPACES OR MORE	YES; PROPOSING 18%
INTERIOR LANDSCAPE AREA WIDTH	MINIMUM 8' WIDTH	YES
COMMERCIAL-RESIDENTIAL BUFFER	MINIMUM 15' LANDSCAPE BUFFER ON SHARED BORDER OR FENCE	YES; PROPOSING LANDSCAPE BUFFER
PARKING STALL SIZE	COMPACT: 8.5'X15' STANDARD: 9'X17'	YES
MAX. ALLOWABLE COMPACT STALLS	45% FOR 100- 149 PROPOSED STALLS	YES; PROPOSING 13.28%
RETAIL PARKING	3 SPACES/ 1,000 SF	YES
RESTAURANT PARKING	6.5 SPACES/ 1,000 SF	YES
SETBACKS SUMMARY		
BUILDING		
SIDE (EAST)	15'	YES
SIDE (WEST)	15'	YES
REAR	25'	YES
STREET FRONTAGE LANDSCAPE		
FRONT	AVERAGE 15'	YES
SIDE	AVERAGE 10'	YES
REAR	AVERAGE 5' ON LOT LINES OF DOUBLE FRONTAGE	YES
SIDEWALK		
SIDEWALK WIDTH	5' MINIMUM WIDTH	YES



PRELIMINARY - NOT FOR CONSTRUCTION

THE JIGSAW
PREPARED FOR
LAUNCH
PROPERTIES

Kimley-Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
2550 UNIVERSITY AVENUE WEST, SUITE 238A, ST. PAUL, MN 55114
PHONE: 651-454-1197
WWW.KIMLEY-HORN.COM

KIM PROJECT: 160734013
DATE: 08/30/2018
SCALE: AS SHOWN
DESIGNED BY: LEC
DRAWN BY: LEC
CHECKED BY: BMW

BRIAN M. WURDEMAN
MIN. LIC. NO.: 5313
DATE: 08/07/2018

SITE PLAN

SHEET NUMBER
C3.0

NO.	REVISIONS	DATE	BY



CITY OF DULUTH
Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 18-122	Contact	Jenn Reed Moses	
Type	MU-W Planning Review	Planning Commission Date	October 9, 2018	
Deadline for Action	Application Date	September 20, 2018	60 Days	November 19, 2018
	Date Extension Letter Mailed	October 1, 2018	120 Days	January 18, 2019
Location of Subject	1033 Minnesota Avenue			
Applicant	Park Point Marina Inn and Suites LLC	Contact	Terry Anderson	
Agent	N/A	Contact	N/A	
Legal Description	010-4390-02090, 010-4400-00780			
Site Visit Date	October 2, 2018	Sign Notice Date	September 25, 2018	
Neighbor Letter Date	October 1, 2018	Number of Letters Sent	23	

Proposal

The applicant is proposing a 3 story, 6,100 square foot, 15 room addition to the southeast side of the existing hotel.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-W	Hotel	Commercial Waterfront
North	MU-W, R-1	Marina, Hotel	Commercial Waterfront, Trad Neighborhood
South	MU-W	Residential	Mixed Use Waterfront, Transp. & Utilities
East	R-1	Residential	Traditional Neighborhood
West	MU-W	Marina	Commercial Waterfront

Summary of Code Requirements

Sec. 50-15.6.E - MU-W Development Standards:

- 2. To protect public views ... all primary structures shall have a maximum width of 200 feet measured along the shoreline and shall be separated from other primary structures by a minimum of 50 feet.
- 4. The quality of façade design ... facing the water shall be comparable to that on any other building façade containing a functioning entrance. The building façade facing the water shall have at least 40 percent transparency, no rectangular area greater than 30 percent of each story may be windowless, and no horizontal distance greater than 15 feet may be windowless;
- 5. The parking requirements in Section 50-24 shall be met, except that where a property is not adjacent to an R zone district, the required parking may be reduced by 30 percent if the applicant can demonstrate that nearby properties provide supplemental on-street or off-street parking.

50-18.1.E Storm Water Management – Addresses water runoff quality and quantity pre- and post-construction.

50-23 Connectivity and Circulation – Focuses on pedestrian and bicycle accommodations.

50-24 Parking and Loading – Addresses required minimum and maximum parking spaces and loading docks, dimensional standards, snow storage, and pedestrian circulation.

50-25 Landscaping and Tree Preservation – Landscaping standards such as materials, plant size, location, and tree preservation.

50-26 Screening, Walls, and Fences – Screening of mechanical equipment, loading areas, and commercial

containers, plus regulations regarding fences and retaining walls.

50-29 Sustainability Standards – Sustainability point system for new development.

50-30 Design Standards – Building standards for multi-family, commercial, institutional, and industrial buildings.

50-31 Exterior Lighting – Directs the minimum and maximum illumination values and lighting fixtures for a site.

50-37.11 Planning Review – Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #1 – Reuse previously developed lands. This site is a former marina.

Governing Principle #4 – Support economic growth sectors. As a hotel, this site provides visitor services.

Future Land Use – Commercial Waterfront: Waterfront-dependent commercial uses, sometimes mixed with residential or adjacent to higher density residential. Includes tourist- or recreation-oriented uses. Commercial areas can be adjacent to industrial waterfront. Abuts other commercial uses and recreation areas, preservation areas. Access to regional arterial traffic and water access.

History: On April 9, 2012, the City Council approved an ordinance to rezone the property to MU-W (PL 12-017). On April 10, 2012, Planning Commission approved an MU-W Planning Review for a 55 room, 3 story hotel (PL12-028), which was revised on May 8, 2012, for 12 additional rooms (PL 12-078). Also on May 8, 2012, Planning Commission approved a variance from the MU-W transparency standards (code required 70%; applicant asked for a reduction to 26.5%) (PL12-079).

In 2015, applicant sought to define maximum width for the structure along Minnesota Avenue. On August 10, 2015, City Council affirmed Planning Commission's decision to deny an appeal of a Land Use Supervisor's decision related to the interpretation of the MU-W zone district and the 200-foot rule (PL 15-030). On December 18, 2015, Planning Commission denied a variance (PL 15-165) from the 200 foot MU-W limit. Applicant submitted an appeal to the City Council, which was later withdrawn. On January 29, 2016, the Land Use Supervisor issued an interpretation related to this hotel and the limits of a possible expansion within the confines of the 200-foot standard. The interpretation omits two trees from the 200-foot calculation, extending the distance by 50 feet. The site plan that was approved by the Land Use Supervisor is attached to this staff report.

On January 9, 2018, Planning Commission approved a minor subdivision (PL 17-181) to combine 15 parcels into 2.

Review and Discussion Items

- 1) The applicant is proposing a 3 story, 6,100 square foot, 15 room addition to the existing hotel. According to the St. Louis County Assessor, the existing structure is three stories, was built in 2014, and has a total area of approximately 48,000 square feet, with a main floor area of approximately 19,800 square feet. There are 68 existing guest rooms. With the 15 additional rooms proposed, this will be an 83 room hotel.
- 2) The MU-W district is intended to provide for waterfront-dependent commercial uses and medium to high density residential development. Intended nonresidential uses include visitor-related retail and services, lodging, recreational facilities and maritime uses, as well retail and service uses that take advantage of the waterfront setting. This project meets the intent of the MU-W district.
- 3) 50-15.6.E (Development Standards) – #2 The proposed expansion will meet the 50 foot setback from adjacent structures. #4 Applicant states the project will meet the minimum 40% transparency requirement along the waterfront. #5 The proposed expansion will add rooms and take away existing off-street parking spaces; see item 5 below.
- 4) 50-18.1 (Natural Resources Overlay District) - Site is within a floodplain and will need to meet elevation requirements. Structure meets the 50 foot shoreland setback requirements. The proposed plan eliminates some stormwater control features (landscape island SE corner of the site). According to City Engineering, this infiltration basin will need to be replaced somewhere else on the site, with plans for its replacement completed prior to issuance of a building permit.

- 5) 50-23 (Connectivity) – No new sidewalk or connection is being proposed. There is an existing connecting sidewalk from the hotel to the Minnesota Avenue right of way. The existing partial public sidewalk is in poor condition on the bay side of Minnesota Avenue (east of 11th Street South right of way).
- 6) 50-24 (Parking) - Off-street parking requirements for hotels are based on the number of rooms and accessory areas. 87 parking spaces are required. The applicant is proposing 74 off-street parking spaces. The 30% reduction is not applicable here because of the site's location related to adjacent R-1 properties. This site was previously developed with the 30% reduction for transit proximity but adding rooms while removing parking will increase parking demand. The application also fails to demonstrate that nearby properties provide supplemental on-street or off-street parking. The site plan indicates that the hotel will rely on the adjacent marina's drive aisle, and that an easement for this use has been recorded.
- 7) 50-25 (Landscaping and Tree Preservation) - Landscape Plan shows project will provide the required tree canopy coverage and frontage landscaping requirements.
- 8) 50-26 (Screening, Walls and Fences) - Applicant is not proposing any ground-mounted or roof-top mechanicals. If any are added, they will need to meet the UDC requirements for screening.
- 9) 50-27 (Signage) - Applicant is not proposing any additional signage; any signs will need to apply for and receive a permit prior to installation.
- 10) 50-29 (Sustainability Standards and Building Design Standards) – This addition has to comply with the standards that the original hotel (PL 12-028 and PL 12-078) had submitted.
- 11) 50-31 (Exterior Lighting) - Applicant is not adding any new lighting, and is removing two existing light poles.
- 12) No public or state agency comments have been received to date on this application.
- 13) Applicant has been advised that this application has been submitted near the expiration date of the previous Land Use Supervisor interpretation for the site (see attached email). Because of this timing, Applicant is granted 90 days from approval date to apply for a building permit. Once a building permit is received, Applicant will have 180 days to begin construction.

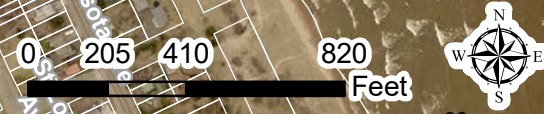
Staff Recommendation

Based on the above information, Staff recommends that Planning Commission approve the MU-W Planning Review for the hotel expansion with the following conditions:

1. This MU-W Planning Review and all previous Land Use Supervisor interpretations related to Subject Property shall expire 90 days after the date of Planning Commission action. Applicant must apply for a building permit within 90 days of approval. No administrative extensions shall be granted.
2. To protect the viability of the current Planning Review and its basis in establishing parameters to protect the health, safety, and welfare of the community, any further applications submitted by Applicant for Planning Commission review related to Subject Property shall nullify the current action of the Planning Commission, if submitted during the 90-day period for submittal of Building Permit application.
3. Prior to issuance of a building permit, Applicant shall submit detailed elevations signed by a Licensed Architect that include measurements demonstrating that the façade facing the water meets the 40% transparency requirement of the UDC.
4. Prior to issuance of a building permit, Applicant shall provide an additional 13 parking spaces, or demonstrate that supplemental parking is available in close proximity.
5. Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.







The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.





Legend

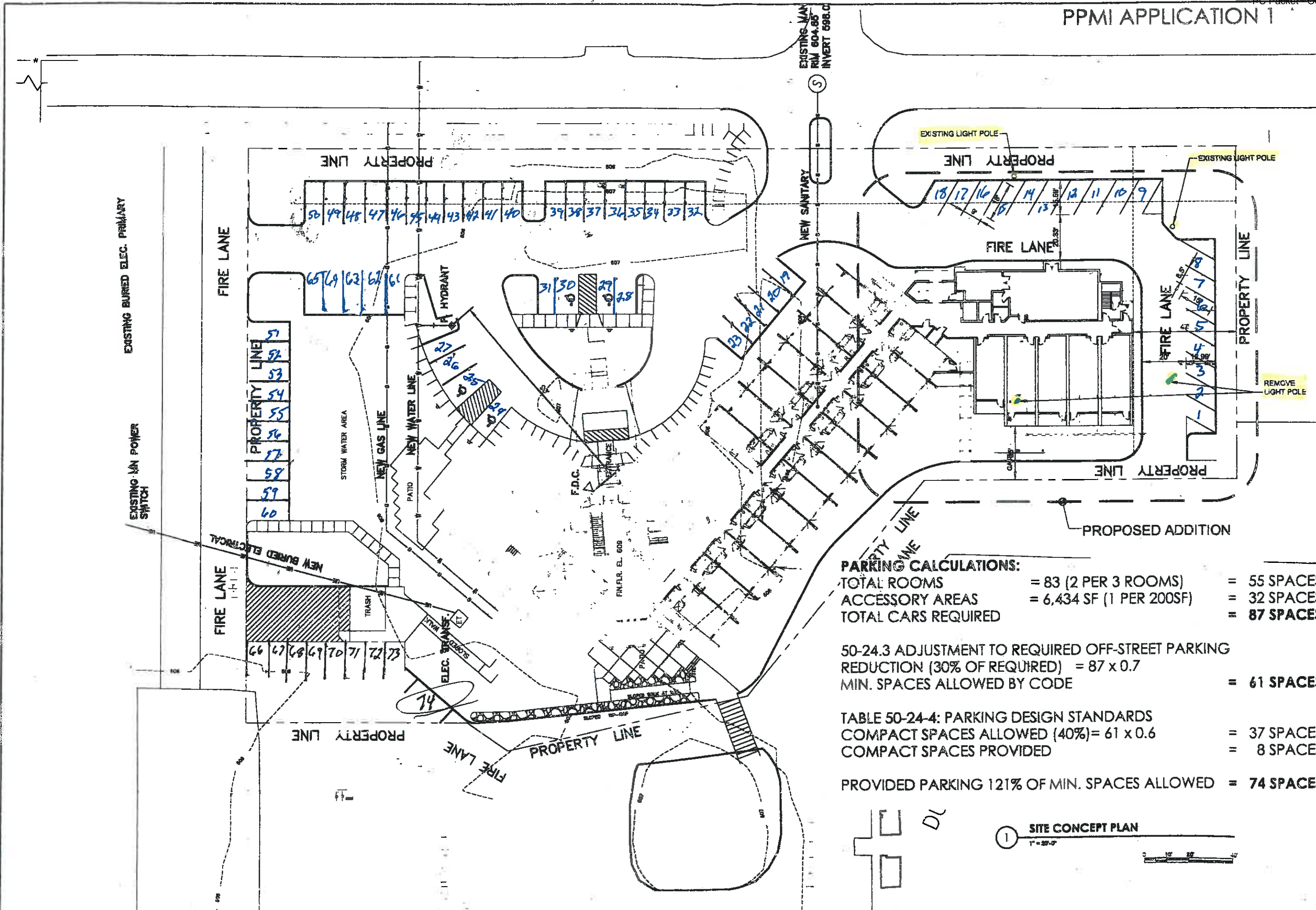
-  Zoning Boundaries
- Floodplain (UDC)**
-  General Flood Plain
-  Flood Way
-  Flood Fringe



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



PPMI APPLICATION 1



PARKING CALCULATIONS:

TOTAL ROOMS	= 83 (2 PER 3 ROOMS)	= 55 SPACES
ACCESSORY AREAS	= 6,434 SF (1 PER 200SF)	= 32 SPACES
TOTAL CARS REQUIRED		= 87 SPACES
50-24.3 ADJUSTMENT TO REQUIRED OFF-STREET PARKING REDUCTION (30% OF REQUIRED) = 87 x 0.7		
MIN. SPACES ALLOWED BY CODE		= 61 SPACES
TABLE 50-24-4: PARKING DESIGN STANDARDS		
COMPACT SPACES ALLOWED (40%) = 61 x 0.6		= 37 SPACES
COMPACT SPACES PROVIDED		= 8 SPACES
PROVIDED PARKING 121% OF MIN. SPACES ALLOWED		= 74 SPACES

1 SITE CONCEPT PLAN
1" = 20'-0"

HERE BY CERTIFY THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER.
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 02/21/2018
LICENSE NO. _____
CONSULTANTS _____

PARK POINT MARINA INN - ADDITION
1033 MINNESOTA AVENUE
DULUTH, MINNESOTA 55802
OWNER: PROJECT OWNER

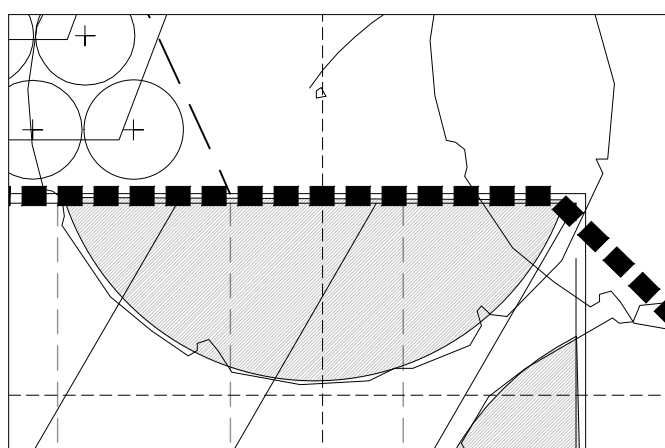
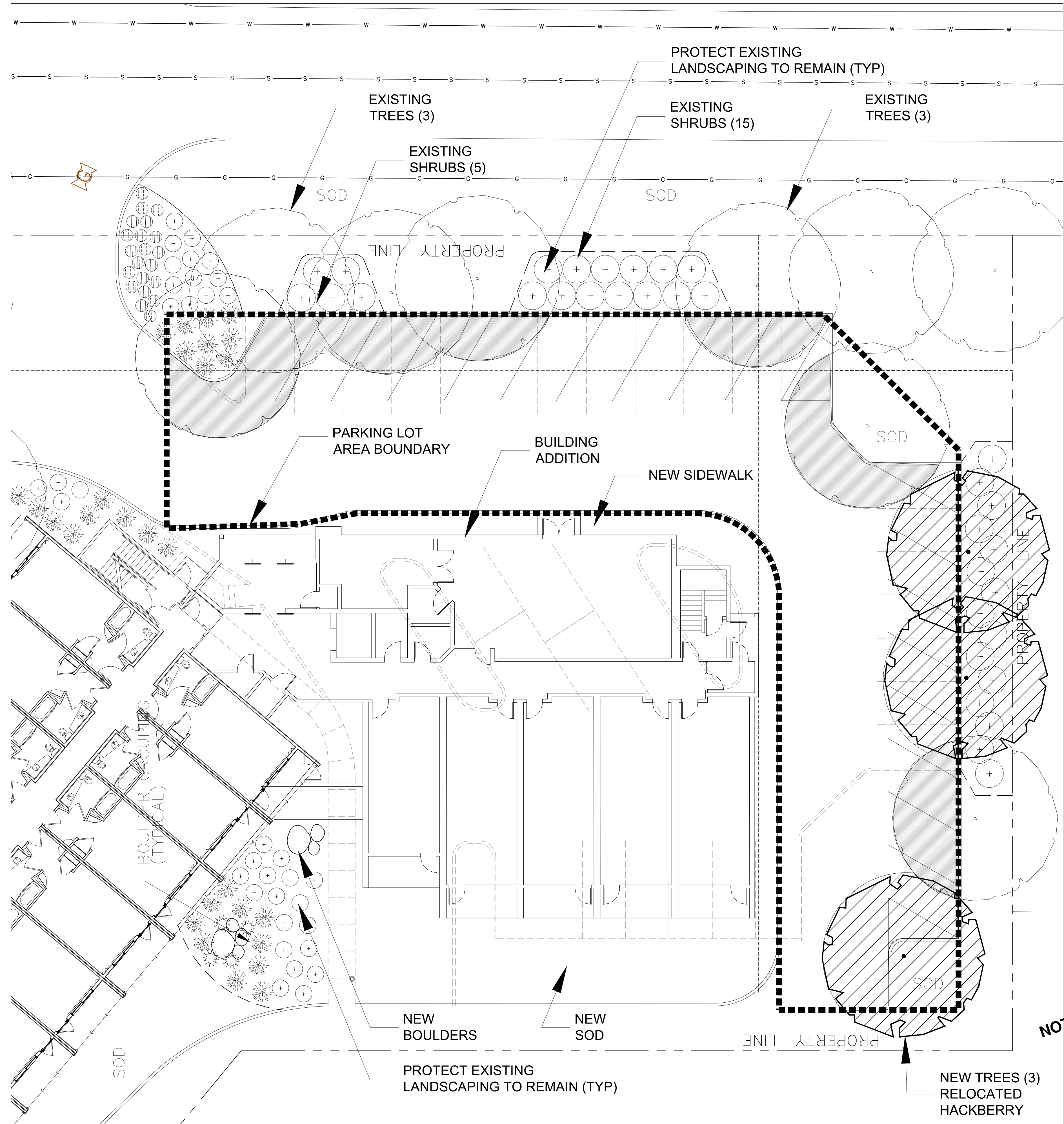
ISSUE DATE: XX-XX-XXXX
REVISIONS:

PROJECT NO. 1609
SHEET NO. 00
SK-1

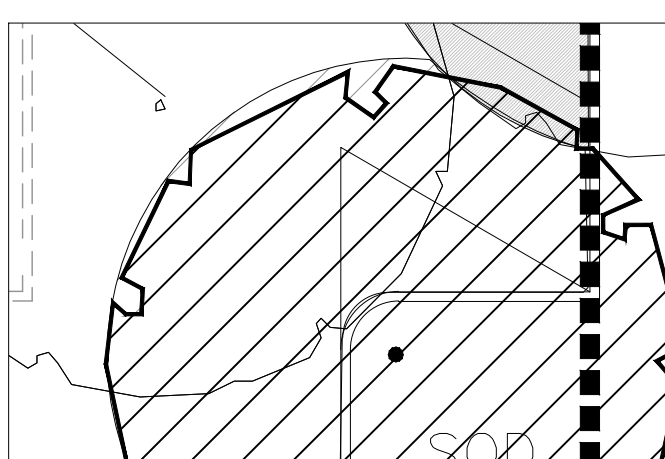
CALCULATIONS

PARKING LOT SIZE:	8234 SF (18 SPACES)
INTERIOR LANDSCAPING:	MINIMUM 30% TREE CANOPY COVERED REQUIRED: 2348 SF PROVIDED: 2398 SF
STREET FRONTAGE #1	Minnesota Ave
LINEAR STREET FOOTAGE: (FOR ADDITION LENGTH)	165 LF
TREES:	1 TREE/35 FT. LINEAR FRONTAGE REQUIRED: 5 TREES PROVIDED: 6 TREES (EXISTING)
SHRUBS:	3 LARGE SHRUBS/25 FT. LINEAR FRONTAGE REQUIRED: 19 LARGE SHRUBS/GRASSES PROVIDED: 20 LARGE SHRUBS/GRASSES (EXISTING)
ALL PLANT SELECTIONS WILL MEET UDC REQUIREMENTS SEE LANDSCAPE SHEET FOR MATERIALS LIST ALL SHRUB PLANTING BEDS TO INCLUDE 3-4" 1" ROCK MULCH WITH LANDSCAPE FABRIC	
ALL DISTURBED AREAS NOT PLANTED WITH SHRUBS/TREES ARE TO BE SODDED	

NO NEW LIGHTING WILL BE REQUIRED FOR THE PARKING LOT.



EXISTING 30% CANOPY COVERAGE



NEW 30% CANOPY COVERAGE

1 PARKING 30% SHADING AREAS
L-3 SCALE: 1"=30'



LANDSCAPE ARCHITECTURE

+ ASSOCIATES

WWW.SASLANDARCH.COM

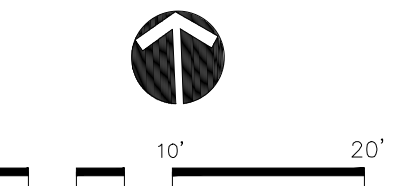
219 WEST FIRST STREET, SUITE 350
DULUTH, MN 55802
(P) 218.391.1335
(F) 218.722.6697

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REVISIONS

UDC SUBMITTAL 2 / 06 / 19

PARK POINT MARINA INN - ADDITION
1003 Minnesota Ave
DULUTH, MN



Sheet Key

NOT FOR CONSTRUCTION

Sheet Title
UDC LANDSCAPE / SHADING

Date: 2/06/2019

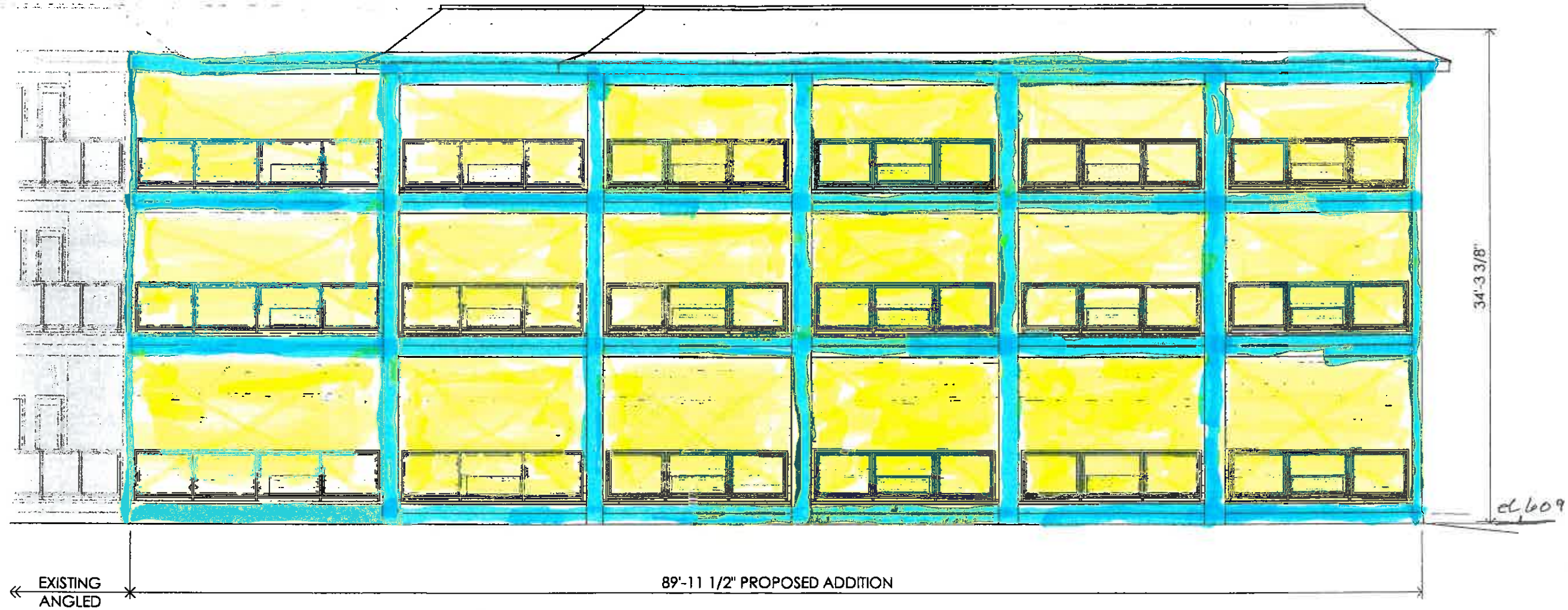
Drawn By: LWS

Checked By: LWS

Project Number: 18050

Sheet Number: **L-3**

Attachment 1-A
TA
9-12-18



1

PROPOSED ADDITION - HARBOR ELEVATION

1/8"=1'-0"

Building façade will be designed to meet 50-15.6 E.4

I HEREBY CERTIFY THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM
PRELIMINARY
NOT FOR CONSTRUCTION
DATE 02/21/2018 LICENSE NO.

PARK POINT MARINA INN - ADDITION
1033 MINNESOTA AVENUE
DULUTH, MINNESOTA 55802
OWNER:
PROJECT OWNER

ISSUE DATE
XX-XX-XXXX

REVISIONS

PROJECT NO.
1609

SHEET NO.

SK-2

Jennifer Moses

From: Terry Anderson <ebittery@gmail.com>
Sent: Sunday, September 30, 2018 12:06 PM
To: Jennifer Moses
Subject: Re: Planning Review - 1033 Minnesota Avenue

I have received your latest email

Sent from my iPhone

On Sep 28, 2018, at 9:45 AM, Jennifer Moses <jmoses@DuluthMN.gov> wrote:

Terry,

We have reviewed the application materials and subsequent submittals for your Planning Review application at 1033 Minnesota Avenue.

Under the required Planning Review, planning commission shall approve it "if it is determined that the application complies with all applicable provisions of this Chapter." This means all development standards related to parking, landscaping, building design, and lighting; any use-specific standards; and, in the MU-W district, the very important standards related to viewsheds of and to the water, and building design along the waterfront. Because of this, the building and site plans need to be complete before they are brought to Planning Commission. In order for staff to recommend approval, we require complete and detailed building elevations with exact measurements related to window sizes and transparency percentages.

We understand that you would like to move this forward to the full design phase and that you have deadlines related to previous Land Use Supervisor interpretations for this property. To be sensitive to these deadlines, we are able to make an exception to our normal submittal requirements and send this to Planning Commission with the materials submitted to date. The recommendation will include conditions for transparency, to be detailed at the time of building permit submittal. However, we want you to be aware of the following matters related to timelines on this project:

- We are unable to extend the Land Use Supervisor approved site plan, originally from 1/29/2016, past the current deadline date which is in December of this year.
- If Planning Commission approves the Planning Review, you will have 90 days from the approval date to apply for a building permit, after which time the Land Use Supervisor interpretation will be null and void.
- Because of the short timeframe between Planning Commission approval and building permit application, you will be unable to apply for any variance to transparency.
- Note that once the building permit is received, you will have 180 days to begin construction.

Please respond to confirm your receipt of this email so we can move this forward and finish compiling the staff report.

Thanks,

Jenn

Per City of Duluth Unified Development Chapter Base Zoning Map Number 18, Revision Date April 1, 2015 this property is in Zone MU-W. Zone MU-W Dimensional Requirements are as follows:

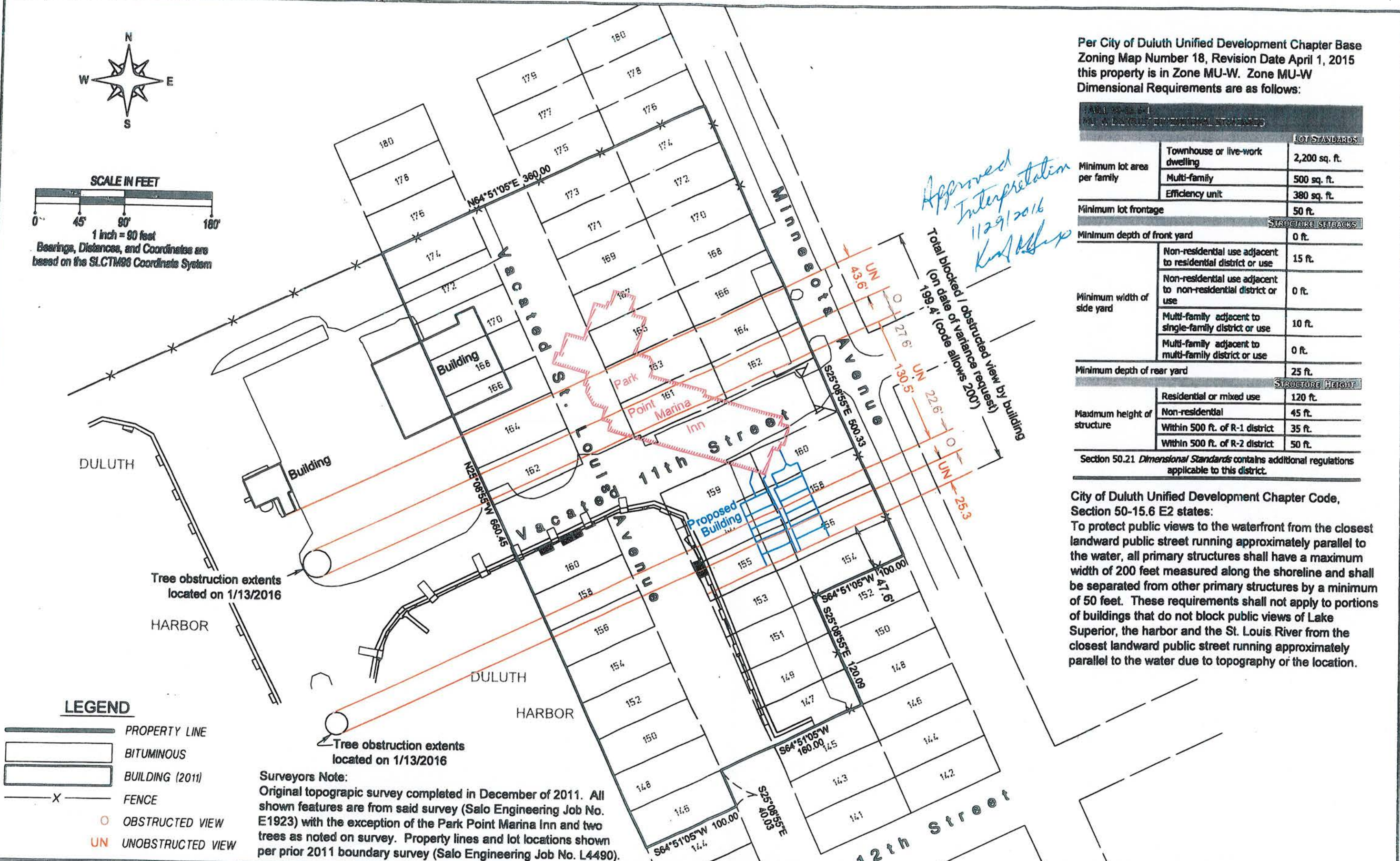
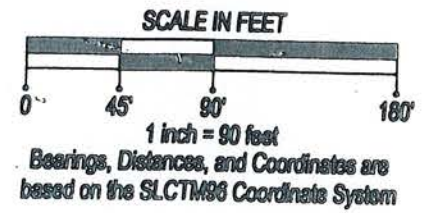
TABLE 50.01 MU-W DISTRICT DIMENSIONAL STANDARDS		
	LOT STANDARDS	
Minimum lot area per family	Townhouse or live-work dwelling	2,200 sq. ft.
	Multi-family	500 sq. ft.
	Efficiency unit	380 sq. ft.
Minimum lot frontage		50 ft.
STRUCTURE SETBACKS		
Minimum depth of front yard		0 ft.
Minimum width of side yard	Non-residential use adjacent to residential district or use	15 ft.
	Non-residential use adjacent to non-residential district or use	0 ft.
	Multi-family adjacent to single-family district or use	10 ft.
	Multi-family adjacent to multi-family district or use	0 ft.
Minimum depth of rear yard		25 ft.
STRUCTURE HEIGHT		
Maximum height of structure	Residential or mixed use	120 ft.
	Non-residential	45 ft.
	Within 500 ft. of R-1 district	35 ft.
	Within 500 ft. of R-2 district	50 ft.

Section 50.21 Dimensional Standards contains additional regulations applicable to this district.

City of Duluth Unified Development Chapter Code, Section 50-15.6 E2 states:
To protect public views to the waterfront from the closest landward public street running approximately parallel to the water, all primary structures shall have a maximum width of 200 feet measured along the shoreline and shall be separated from other primary structures by a minimum of 50 feet. These requirements shall not apply to portions of buildings that do not block public views of Lake Superior, the harbor and the St. Louis River from the closest landward public street running approximately parallel to the water due to topography or the location.

*Approved Interpretation
11/29/2016
Karl Kasper*

Total blocked / obstructed view by building
(On date of variance request)
199.4' (code allows 200')



Tree obstruction extents located on 1/13/2016

Tree obstruction extents located on 1/13/2016

LEGEND

- PROPERTY LINE
- BITUMINOUS
- BUILDING (2011)
- FENCE
- OBSTRUCTED VIEW
- UNOBSTRUCTED VIEW

Surveyors Note:
Original topographic survey completed in December of 2011. All shown features are from said survey (Salo Engineering Job No. E1923) with the exception of the Park Point Marina Inn and two trees as noted on survey. Property lines and lot locations shown per prior 2011 boundary survey (Salo Engineering Job No. L4490).

4560 Norway Pines Place Duluth, MN 55811 218-727-8796 tkda.com 	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.		1	10/13/2015	Removed 'Removed Buildings' from drawing	Topographic Survey / Proposed Building Exhibit of Harbor Cove Marina aka Park Point Marina Inn, City of Duluth, Minnesota For: Globe Duluth Enterprises	JOB NO. 15513.179 FILE NO. E1923C DATE OF FIELD WORK: 12/2011 & 9/2015
	DATE		2	10/28/2015	Added additional dimensions as requested		
	DAVID SZYSZKOSKI MINNESOTA LICENSE NUMBER 47046		3	1/15/2016	Added Tree obstructions and dimensions		
		NO	DATE	REVISION			



CITY OF DULUTH
Community Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

File Number	PL 18-107	Contact	Chris Lee, clee@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit	Planning Commission Date	September 11, 2018	
Deadline for Action	Application Date	August 6, 2018	60 Days	October 5, 2018
	Date Extension Letter Mailed	August 16, 2018	120 Days	December 12, 2018
Location of Subject	3 Mesaba Place			
Applicant	Lake View Land Co., LLC	Contact		
Agent	Heirloom Property Management	Contact		
Legal Description	See Attached, PID: 010-1270-00950			
Site Visit Date	August 27, 2018	Sign Notice Date	August 28, 2018	
Neighbor Letter Date	August 29, 2018	Number of Letters Sent	34	

Proposal

Applicant proposes use of a single family home with 3 legal bedrooms as a vacation rental property. A vacation dwelling unit allows for periods of occupancy of 2 to 29 days, with a minimum stay of 2 nights.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-2	Residential Urban	Traditional Neighborhood
North	R-2	Residential Urban	Traditional Neighborhood
South	R-2	Residential Urban	Traditional Neighborhood
East	R-2	Residential Urban	Traditional Neighborhood
West	R-2	Residential Urban	Traditional Neighborhood

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A Vacation Dwelling Unit is an Interim Use in an R-2 District.

UDC Sec. 50-37.10.B . . . Council shall make, a decision to adopt, adopt with modifications or deny the application based on the criteria in subsection C below. The . . . Council may impose appropriate conditions and safeguards, including but not limited to financial security pursuant to Section 50-37.1.P, a development agreement regarding the design, construction, and operation of the special use, to protect the Comprehensive Land Use Plan, to conserve and protect property and property values in the neighborhood and to ensure that all conditions of the special use permit will continue to meet.

UDC Sec. 50-37.10.E . . . the Council shall only approve an interim use permit, or approve it with conditions, if it determines that:

1. A time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use in that location or to allow the city time to develop a regulation addressing the potential longer term impacts of the requested use in that location;
2. The applicant agrees to sign a development agreement with the city confirming that (a) approval of the permit will not result in increased costs to the city if the property is later

acquired by the city through eminent domain; (b) the use will be terminated at the applicant's expense on the date(s) stated in the permit, (c) the termination of the interim use as stated in the permit will create no rights to a nonconforming use and no rights to compensation for termination of the use or for the value of any structures or improvements related to the use, and (d) the applicant agrees to all conditions imposed by the city. No interim use permit shall be issued until a development agreement confirming these points is executed.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #8 - Encourage mix of activities, uses, and densities

- Econ. Dev. Policy #3 - Build on Existing Economic Strengths & Competitive Advantages
S9: Encourage expansion of the city's tourism economy through efforts to expand in areas of current activity, such as in Canal Park, but also through marketing and investment in destination neighborhoods and iconic tourism experiences unique to Duluth

Future Land Use – Traditional Neighborhood:

Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home-businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth's older neighborhoods, infill projects and neighborhood extensions, and new traditional neighborhood areas.

The site is developed consistent with the future land use as described and the applicant is not proposing alterations to the use.

Review and Discussion Items:

- 1) Applicant's property is located on 3 Mesaba Place. The proposed vacation dwelling unit has 3 bedrooms, which would allow for a maximum of 7 guests.
- 2) Permit holders must designate a managing agent or local contact who resides within 25 miles of the City and who has authority to act for the owner in responding 24 hours a day to complaints from neighbors or the City. Permit holder must provide the contact information for the managing agent or local contact to all property owners within 100 feet of the property boundary. Applicant will serve as the managing agent.
- 3) Parking for the house is located in lot to the east of the house on the parcel. There will be no trailer or motorhome parking at this location.
- 4) The site plan indicates that there is a wooden deck off the back of the house. The site plan shows existing screening/buffering on the west side of the property.
- 5) A time limit on this Interim Use Permit ("IUP") is needed to minimize negative impacts to surrounding residential uses thereby causing damage to the public's health, safety and welfare. Section 50-20.3.U.7 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.
- 6) Applicants have obtained the City of Duluth Tourism Tax license, the Minnesota Department of Health Lodging License, and have a Tax ID number Applicant will need an operational permit with the City's fire prevention office and also need to apply for a Hotel/Motel License.
- 7) Applicant must comply with Vacation Regulations (included with staff report), including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").
- 8) No comments from citizens, City staff, or any other entity were received regarding the application.

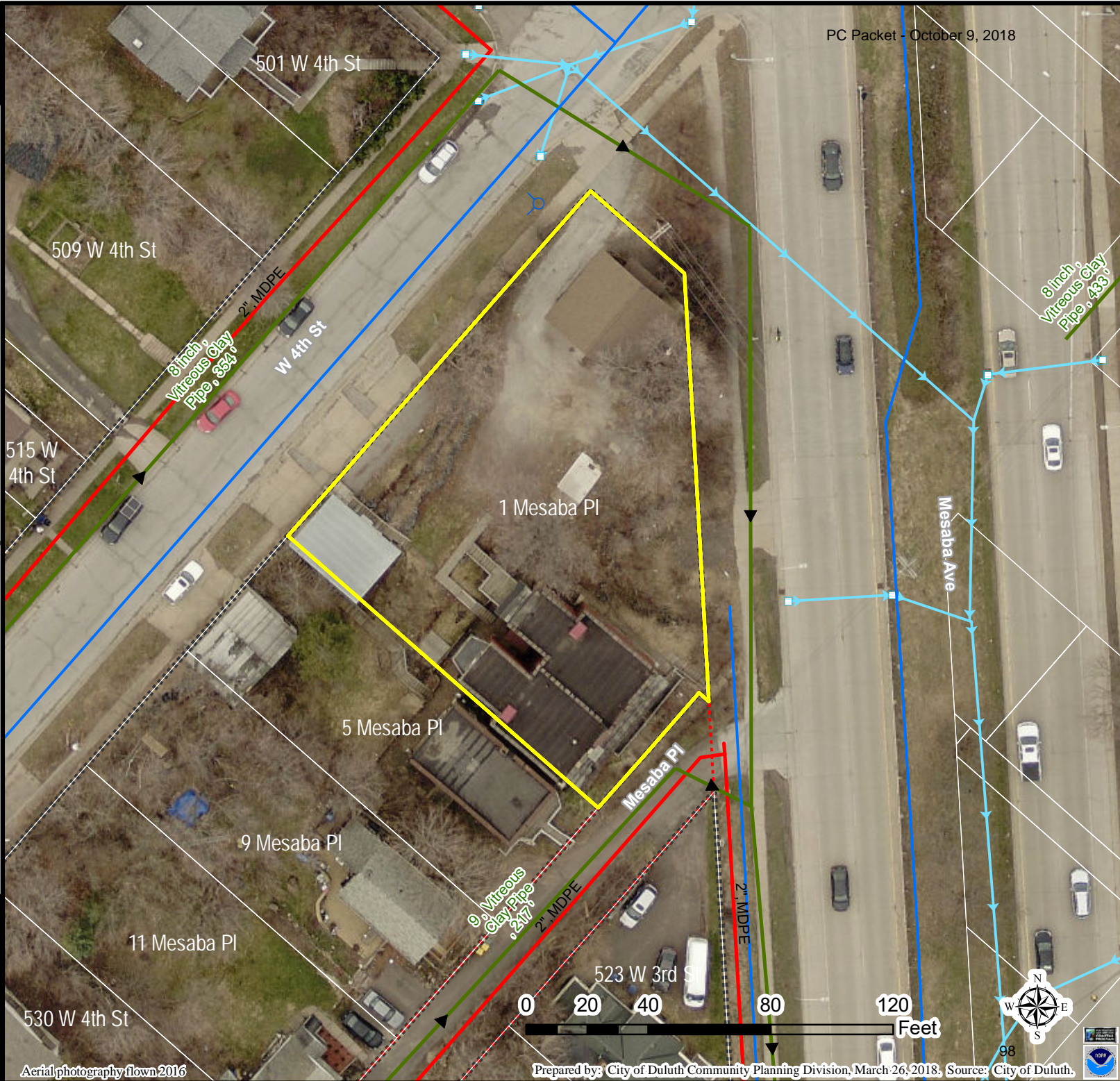
Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission recommend approval subject to the following:

- 1) The Interim Use Permit shall not be effective until the applicant has received all required licenses and permits for operation.
- 2) The applicant shall adhere to the terms and conditions listed in the Interim Use Permit document and provide evidence of compliance, which will be included in the resolution.
- 3) The applicant must provide a written disclosure to all guests stating that quiet hours shall be observed between the hours of 10 p.m. and 8 a.m.



**PL18-107: IUP for Vacation Rental
3 Mesaba Pl.**



Legend

- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains**
- CITY OF DULUTH
- WLSSD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Storm Sewer Mains**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement

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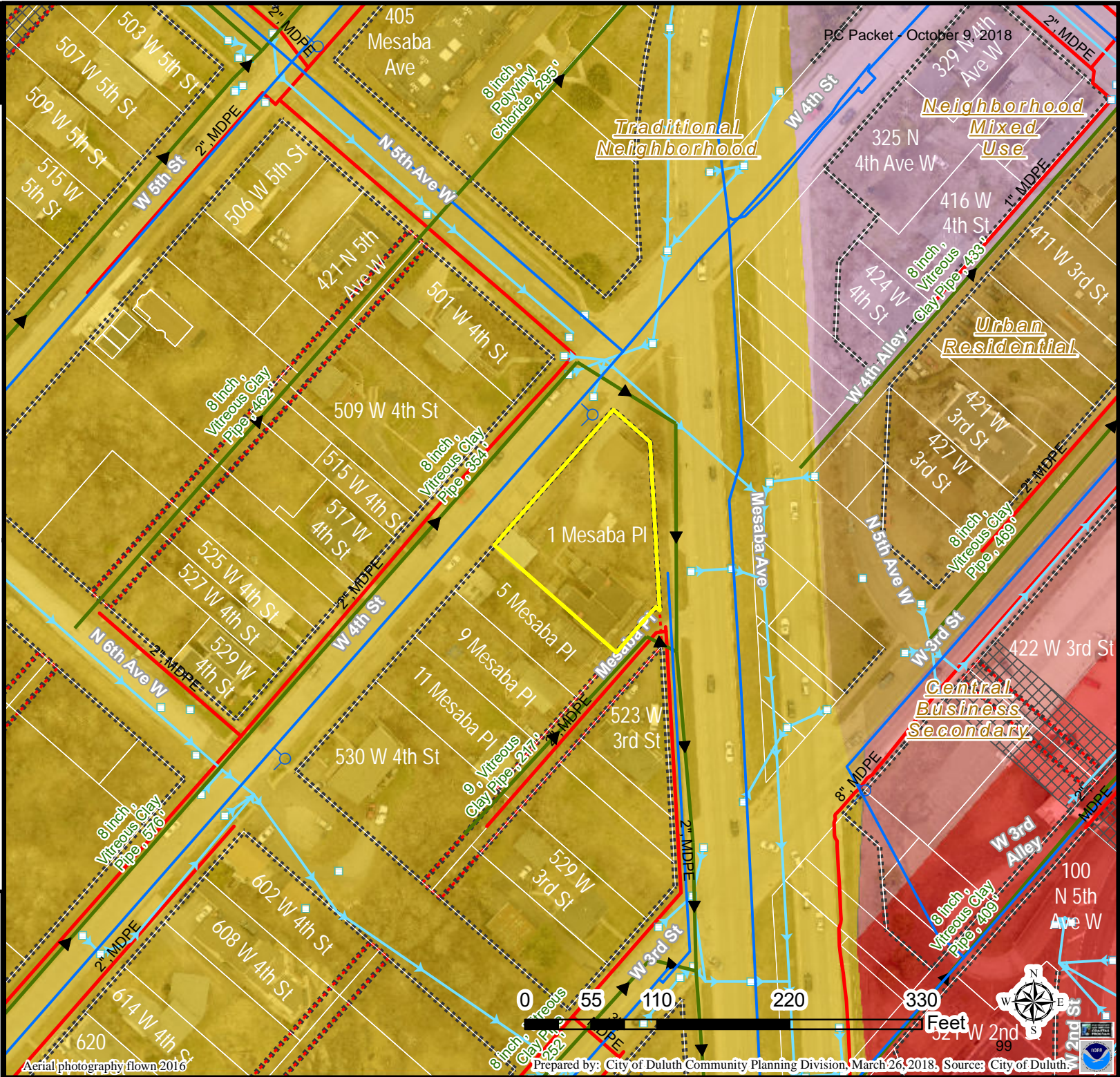
PL18-107: IUP for Vacation Rental
3 Mesaba Pl.

PC Packet - October 9, 2018

Legend

- Gas Main
- Water Main
- Hydrant
- Sanitary Sewer Mains**
- CITY OF DULUTH
- WLSSD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station
- Storm Sewer Mains**
- Storm Sewer Pipe
- Storm Sewer Catch Basin
- Road or Alley ROW
- Vacated ROW
- Easement Type**
- Utility Easement
- Other Easement

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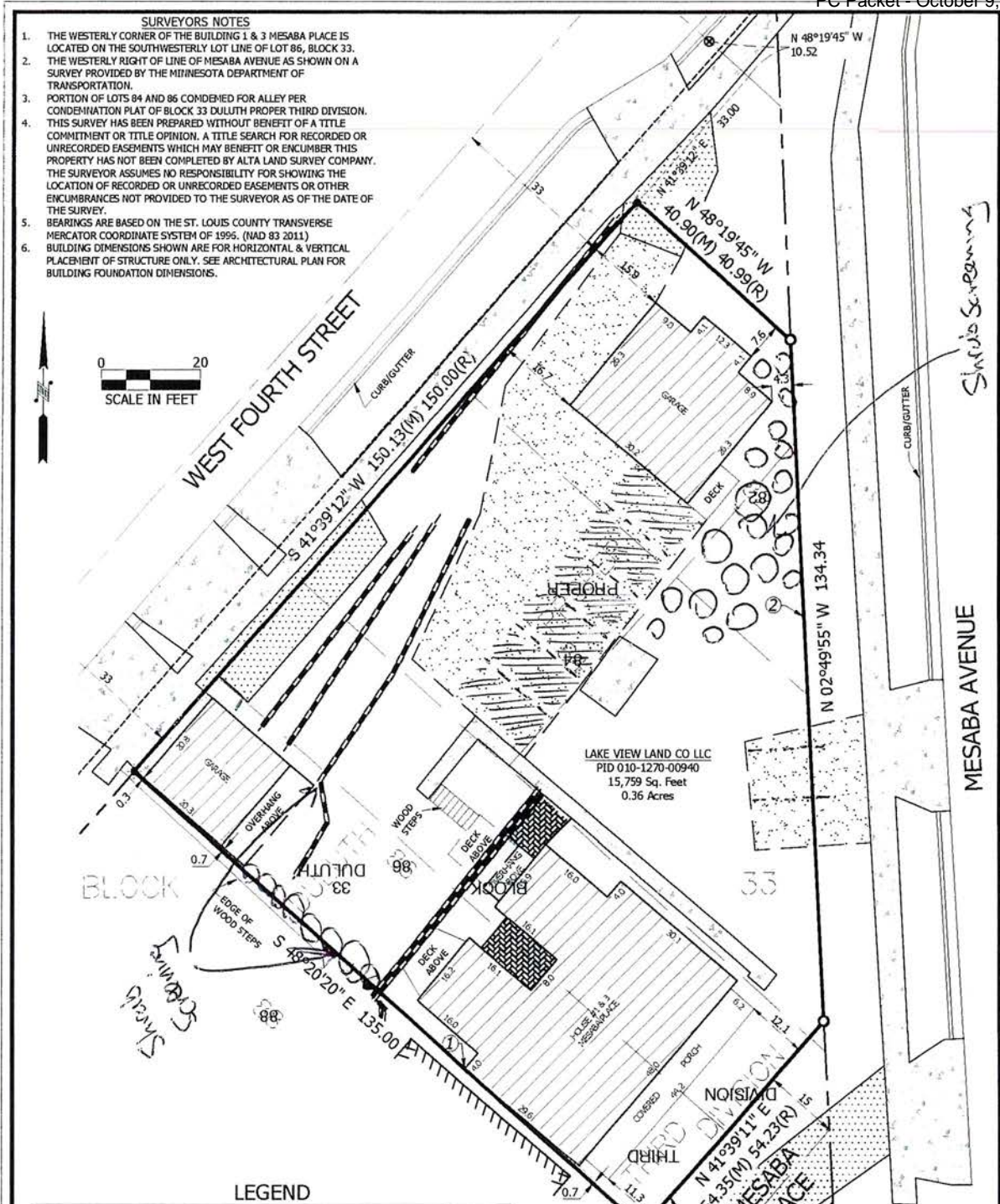
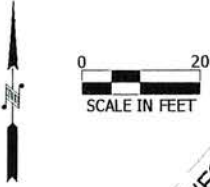


Aerial photography flown 2016

Prepared by: City of Duluth Community Planning Division, March 26, 2018, Source: City of Duluth

SURVEYORS NOTES

1. THE WESTERLY CORNER OF THE BUILDING 1 & 3 MESABA PLACE IS LOCATED ON THE SOUTHWESTERLY LOT LINE OF LOT 86, BLOCK 33.
2. THE WESTERLY RIGHT OF LINE OF MESABA AVENUE AS SHOWN ON A SURVEY PROVIDED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION.
3. PORTION OF LOTS 84 AND 86 CONDEMNED FOR ALLEY PER CONDEMNATION PLAT OF BLOCK 33 DULUTH PROPER THIRD DIVISION.
4. 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. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
5. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
6. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.



LEGEND

	CONCRETE SURFACE	(M)	FIELD MEASURED DIMENSION
	BITUMINOUS SURFACE	(R)	RECORD DIMENSION
	GRAVEL SURFACE		RETAINING WALL
	PAVER SURFACE		ADJACENT BUILDING LINE
	EXISTING BUILDINGS		CENTER LINE
			RIGHT OF WAY LINE
			SURVEY LINE
			BOUNDARY LINE AS SURVEYED
			CHISELED X
			FOUND MAG NAIL
			SET CAPPED REBAR RLS. NO. 49505
			SEE SURVEYOR'S NOTES

LEGAL DESCRIPTION PER DOCUMENT 1302368

The Northerly 55 feet of Lot 82 and 84, Block 33, DULUTH PROPER THIRD DIVISION. Lots 82 and 84, Block 33, DULUTH PROPER THIRD DIVISION, Except the Northerly 55 feet thereof.
 The Ely 1/2 of Lot 86, Block 33, DULUTH PROPER THIRD DIVISION, Except the Southerly 15 feet thereof.
 The Wly 1/2 of Lot 86, Block 33, DULUTH PROPER THIRD DIVISION, Except the Southerly 15 feet thereof, all in St. Louis County, Minnesota.

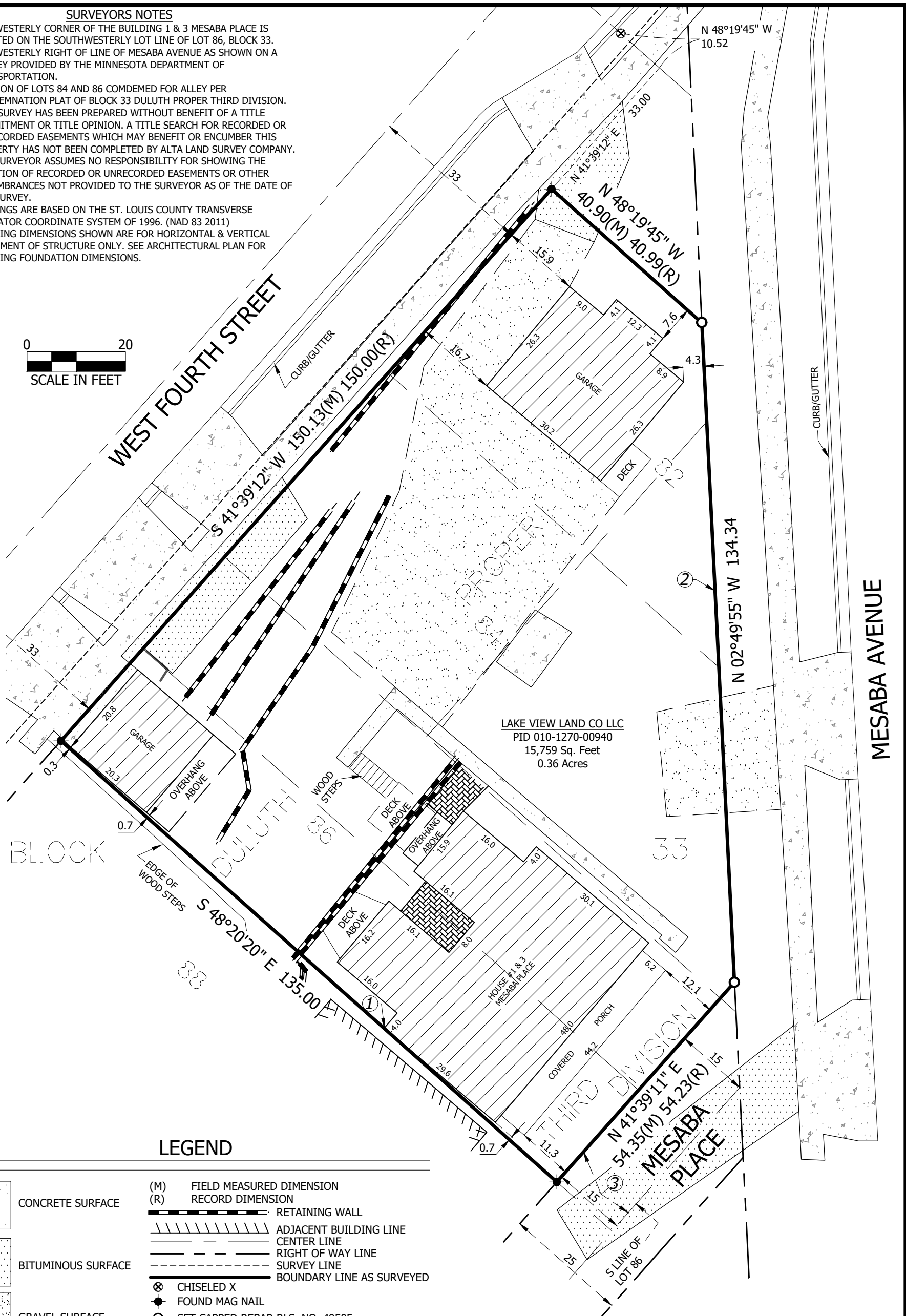
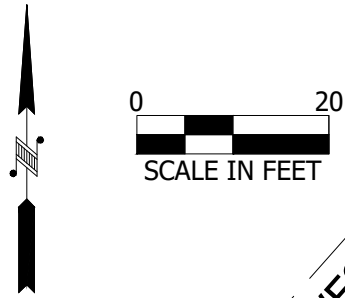
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
David R. Evans
 David R. Evans
 Date: 9-14-2018 NLS Lic. No. 49505

CERTIFICATE OF SURVEY	
CLIENT: MICHAEL SCHREFFER	REVISIONS: 9-14-2018 SHOW COMBED ROAD
DATE: 9-20-2018	
ADDRESS: 1 & 3 MESABA PLACE DULUTH, MN	
JOB NUMBER: 18-234	

ALTA
 LAND SURVEY COMPANY
 * LAND SURVEYING PHONE: 218-727-9211
 * LAND DEVELOPMENT LICENSED IN MN & WI
 * PLATTING CERTIFIED MEASURING SURVEYOR
 * LEGAL DESCRIPTIONS WWW.ALTLANDSURVEYDULUTH.COM
 * PHOTOGRAPHIC STAKING

SURVEYORS NOTES

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LEGEND

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 The W'ly 1/2 of Lot 86, Block 33, DULUTH PROPER THIRD DIVISION, Except the Southerly 15 feet thereof, all in St. Louis County, Minnesota.

I hereby certify that this survey, plan, 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.

 David R. Evanson
 Date: 9-14-2018 MN Lic. No. 49505

CERTIFICATE OF SURVEY	
CLIENT: MICHAEL SCHRAEPPER	REVISIONS: 9-14-2018 SHOW COVERED PORCH
DATE: 8-20-2018	
ADDRESS: 1 & 3 MESABA PLACE DULUTH, MN	
JOB NUMBER: 18-234	

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





CITY OF DULUTH

PLANNING & CONSTRUCTION SERVICES DEPARTMENT
 Community Planning Division
 411 West First Street – Room 208 - Duluth, Minnesota 55802-1197
 218-730-5580 – An Equal Opportunity Employer

DATE: October 2, 2018
TO: President Schraepfer and Planning Commissioners
FROM: Adam Fulton, Community Planning Manager
RE: Status of Ongoing and Upcoming Planning Projects

Projects:

Kenwood & Arrowhead Rezoning

Based on feedback at the last Planning Commission meeting, a supplemental neighborhood meeting for the proposed areas to be rezoned has been scheduled for October 11th. The meeting notice and map is attached. If available, Planning Commissioners may wish to attend this meeting.

Medical District Updates

The previously scheduled meeting related to the Medical District was cancelled. It is in the process of being rescheduled for the end of October or early November. Staff anticipates that the meeting will be held at the Central Hillside Community Center, and that the primary topics will include the scope of changes within the medical district, both within and nearby the medical campuses.

An EAW for the Essentia component of the medical district update is anticipated to begin in October. The City will be the RGU for this project, and Community Planning staff will serve as project managers for the EAW. As the EAW gets underway, more details will be provided to the Planning Commission.

Imagine Canal Park – Summer Pilot Projects

The Imagine Canal Park summer pilot projects concluded on September 28th. A press release by the City was issued on Monday, October 1st, summarizing next steps, and is attached to this memo. A summary report by 8-80 Cities, the project consultant, is expected in mid-November.

Twin Ports Interchange – EAW

Information will be provided in the Presentation segment of the meeting related to the Twin Ports Interchange project (the reconstruction of the Can of Worms intersection at I-35 and US TH 53 in Duluth) and some supplemental work being done associated with the project by the Community Planning division related to a Mn/DOT initiative called *Community Connections*. The EAW for the Twin Ports Interchange is also underway. Mn/DOT is the RGU for this project. You can review the EAW at: <https://www.dot.state.mn.us/d1/projects/twin-ports-interchange/meetings.html>.

Better Block Project – 4th St and 6th Ave E.

Zeitgeist Arts is proposing a temporary pop-up project with the organization A Better Block Initiative, to be located at the intersection of 4th Street and 6th Avenue East. The temporary pop-up will take place on November 2nd and 3rd. More information is available at:

<https://zeitgeistarts.com/community/betterblock/>



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

DATE: October 1, 2018

RE: Notice of second neighborhood planning meeting

Dear Sir or Madam,

You are receiving this letter in order to inform you of a public meeting regarding the proposed land use changes and rezoning in the Kenwood neighborhood. As you may be aware, there was a previous neighborhood meeting held on June 7th, 2018, and a public hearing at the August 14th Planning Commission meeting regarding proposed changes.

Based on public comments and discussions with the Planning Commission and other City representatives, it has been determined that an additional neighborhood meeting is warranted and appropriate to further discuss land use and zoning in the Kenwood area.

We invite your additional input on the proposed future land use changes and rezoning. A special public meeting to discuss the proposal is scheduled for **Thursday, October 11, 2018, at 6:00 – 7:00 pm** in Room 303, third floor, at City Hall, 411 West 1st Street.

Because of this supplemental public meeting, the rezoning and land use changes previously brought for consideration by the Planning Commission will not be considered at the October 9, 2018 Planning Commission meeting. Timing for consideration will be determined after the neighborhood meeting, but it is likely that the actions will come before the Planning Commission in November. Feel free to reach out to our office if you have any questions about the process or other elements regarding this issue.

Thank you for your patience and willingness to participate in this planning evaluation in the neighborhood.

If you have any questions, please email Adam Fulton at afulton@duluthmn.gov or John Kelley at jkelly@duluthmn.gov, or call the general Community Planning phone line at 730-5580.

Respectfully,

Adam Fulton, Manager of Community Planning

Attachments: Map of Rezoning Area



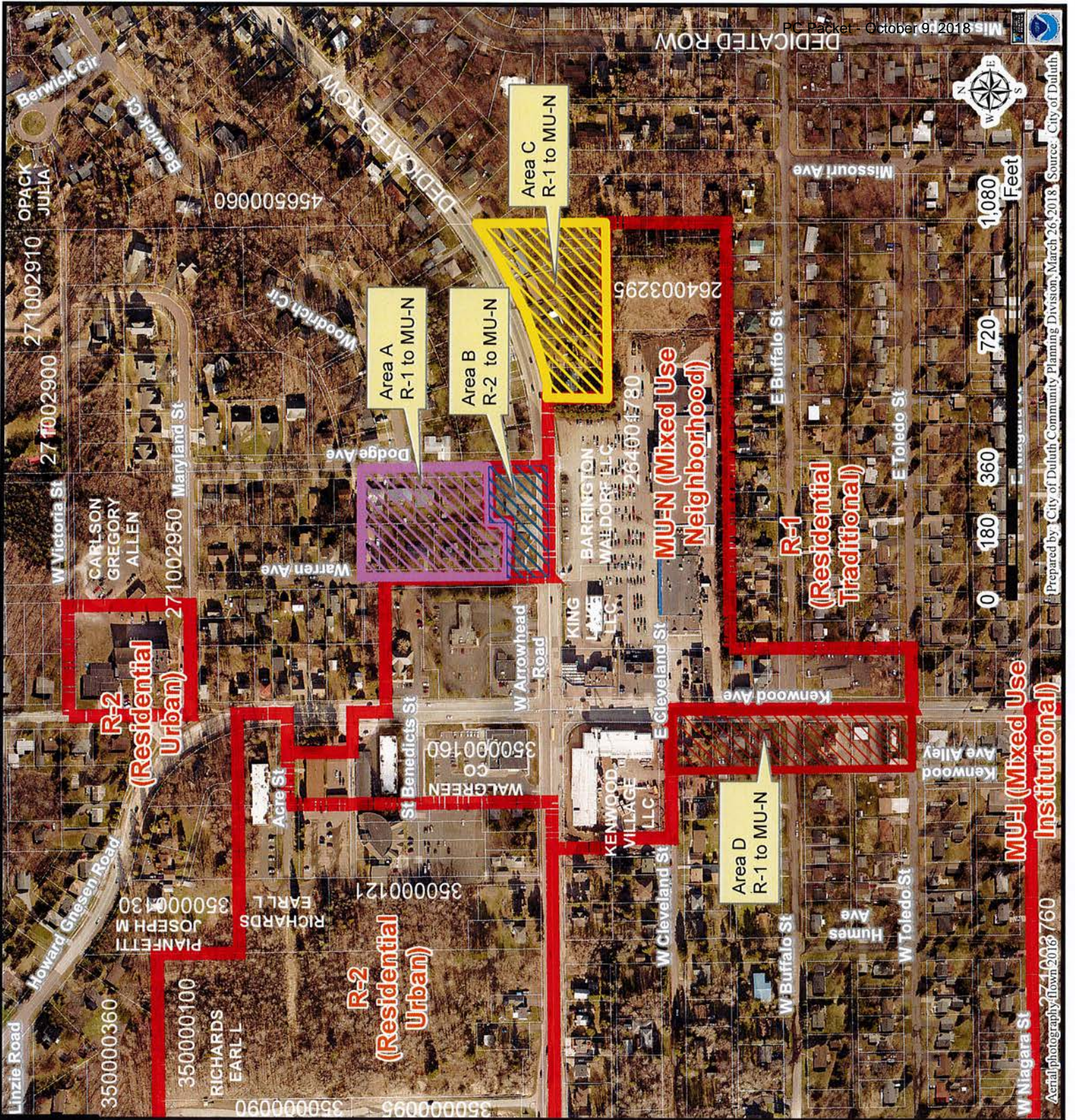
PL 18-068 Rezoning
Zoning Map

Legend



Zoning Boundaries

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FOR IMMEDIATE RELEASE
City of Duluth - Communications Office

411 West First Street, Duluth, Minnesota 55802
218-730-5230 | www.duluthmn.gov | Emily Larson, Mayor

For more information contact Pakou Ly, Public Information Coordinator 218-730-5309

DATE: 10/1/2018

SUBJECT: Imagine Canal Park Pop-Ups Complete, Survey Report to Community Expected in November

BY: Pakou Ly, Communications Office

Imagine Canal Park Pop-Ups Complete; Survey Report to Community Expected in November

[Duluth, MN] – The temporary pop-up project Buchanan Plaza constructed as part of Imagine Canal Park was deconstructed on Friday, September 28, as city employees removed tables, chairs, yard games, and traffic safety cones to resume normal vehicle use of Buchanan Street. This marks the end of the month long pilot aimed at measuring and monitoring transit, pedestrian mobility and public interaction and responses to creative community spaces.

During the month-long trial of temporary changes to Lake Avenue South, Buchanan Plaza, and Lighthouse Park, feedback was provided to the City by pop-up participants and an online survey. Over 600 individuals responded, and many more sent direct emails to the City that will also be incorporated into the results. Feedback was also provided by participants in the initial pop-up kick-off event using "Idea Boards," where 368 people provided ideas about what they liked about the pop-ups and what might be changed to make the area work better. The City plans to share the results in November once all input has been analyzed by the 80 consultants.

Keith Hamre, Director of Planning and Construction Services and Acting Chief Administrative Officer with the City, said "We appreciate the patience of the community during this temporary pilot project in Canal Park. This was a learning opportunity and the results will allow the community to better understand how this important area can best grow and change in the future. We thank our partners at Knight Cities Challenge, 80 Cities, the Duluth Superior Community Foundation, the Canal Park Business Association, Duluth Transit Authority and many others who came together to develop this temporary project."

Removal of the three-lane configuration on Lake Avenue South will begin today, October 1st to eliminate the left turn lane as vehicles approach the lift bridge. Weather permitting, restoration of the original street configuration will occur today. This will restore the on-street parking that was temporarily unavailable during the trial. Parking was cited as a dominant concern by residents during the temporary pop-up events. With the removal of the three-lane configuration, all on-street and other surface parking will be fully restored for use by motorists visiting Canal Park.

Questions about the Imagine Canal Park project can be directed to the Adam Fulton in the Community Planning Division at 730-5580 or compplan@duluthmn.gov

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SKY HARBOR RUNWAY RELOCATION NEWSLETTER

AVIATION SAFETY AND ENVIRONMENTAL PRESERVATION

SEPTEMBER 2018 – VOLUME 7




Learn More:

Project newsletters including construction updates and photos will be distributed and posted on the airport website monthly. If you would like to be emailed the monthly newsletter, please contact Brandon Twedt (contact info below).

 skyharbor.duluthairport.com

Brandon Twedt, PE

Project Engineer
Short Elliott Hendrickson, Inc. (SEH)

 651-329-0133

 btwedt@sehinc.com

Brian Madsen

Sky Harbor Airport Manager
Duluth Airport Authority

 218-733-0078

 bmadsen@duluthairport.com

PROJECT UPDATE

Phase 2 of the Runway Relocation project is underway! This phase builds upon last year's project by adding surcharge material to consolidate lake bottom soils and material that was placed in 2017. Construction is expected to continue through October.

Project Construction began the week of September 4, 2018. The initial construction activities this first couple weeks included installation of erosion control and traffic control measures on the Airport. Barge delivery of sand material and placement on-site for surcharge is ongoing.

The last few weeks of September will consist of barge delivery of sand and placement within Phase 2A. The delivery of sand is anticipated to be completed the 1st week of October 2018.

Topsoil delivery and placement within Phase 2A will commence in early October.

The timber for the submerged crib structure should start be delivered the 1st few weeks of October.

Runway 14/32 and the seaplane base remain open for use.





SKY HARBOR RUNWAY RELOCATION NEWSLETTER

AVIATION SAFETY AND ENVIRONMENTAL PRESERVATION

SEPTEMBER 2018 – VOLUME 7



September 07, 2018 7:48 AM



September 10, 2018 8:40 AM

