





Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802

 218-730-5580

 planning@duluthmn.gov

TO:

Joe Miller, Duluth Parks
Jim Filby Williams, Public Administration
Jim Benning, Duluth Public Works & Utilities
Tom Johnson, Duluth Project Engineer
Chris Kleist, Duluth Utility Operations
Cindy Voigt, Duluth City Engineer
Howard Smith, Chief Engineer of Utilities
Greg Guerro, Duluth Utility Ops Mngr
Peggy Billings, Engineering Technician
Bill Bergstrom, Engineering Technician
Cari Pedersen, Chief Engineer of Transportation
Andy Swanson, Duluth Utility Operations
Ryan Granlund, Duluth Utility Programs Coordinator
Shawn Krizaj, Duluth Fire Chief
Lisa Consie, Fire Marshal
Mike Ceynowa, Duluth Police
Mark Bauer, Duluth Parking
Jim Shoberg, Duluth Parks
Jessica Peterson, Duluth Parks
Cliff Bentley, MnDNR
John Hinzmann, MnDOT
Jim Miles, MnDOT
Clark Christensen, City of Duluth Forester
Ron Chika, MIC

Brandon Kohlts, WLSSD
Jim Foldesi, St Louis Co. Pub. Works
Stacy Caldwell Melcher, SLC County Land Dept.
Jill Helmer, Minnesota Power
Dean Dulinski, Minnesota Power
Sue Larkin, Lumen
Joe Kutter, CenturyLink/Lumen
Michael Coughlin, CenturyLink/Lumen
Darren Kitchak, Charter Spectrum
Chad Lawrence, Charter Spectrum
James Gittemeier, Planning & Development
Chad Ronchetti, Planning and Economic Development Director
Anne Sims, SLC Assessor's Office
Steven Robertson, Duluth Construction Services
Blake Nelson, Building Inspector, CSI
Armella Bijold, Construction Services
Ryan Pervenanze, Planning & Development
Suzanne Kelley, Planning & Development
Jenn Reed Moses, Planning & Development
Kyle Deming, Planning & Development
Chris Lee, Planning & Development
Chris Belden, DTA
Cliff Knettel, Duluth Parks

DATE: February 20, 2025

SUBJECT: Planning Commission Meeting Agenda Items for **March 11, 2025**

The Duluth City Planning Commission has received **7** new application(s) for review. Please review the technical aspects and desirability of the proposals and provide comments at your earliest convenience. **Note that City of Duluth reviewers with access to EPL can view the applications there as well, by searching the project number under "Manage Plans"**

- PLIUP-2502-0002** Interim Use Permit for Vacation Dwelling Unit at 1003 S Lake Ave, for Island Twin Homes LLC
- PLSUP-2501-0015** Special Use Permit for Water Pumping Station at 408 N 34th Avenue E for Lakehead Contractors Inc
- PLSUB-2501-0002** Minor Subdivision at Parcel Number 010-3890-01010 Near Anderson Rd and Fountain Gate Dr for Dirt Inc
- PLSUB-2502-0003** Minor Subdivision at 2125 Abbotsford Ave for Christopher Michael
- PLVAC-2502-0001** Vacation of Right of Way at Mission Creek Cemetery (West Fourth Street platted as Fourth Street and 133rd Avenue platted as Roussain Avenue) for City of Duluth
- PLVAC-2407-0002** Vacation of Right of Way near 1206 W 1st St for Jason Vincent
- PLVAR-2502-0003** Variance to Shoreland Setback at 706 E Superior St for City of Duluth

We appreciate your time and input. If you have any questions, comment or need additional background information, please feel free to call me at 218-730-5326 or e-mail me at nlavenstein@duluthmn.gov. Thank you!

Natalie Lavenstein, Planner I



PLIUP-2502-0002
 Interim Use Permit
 Vacation Dwelling Unit
 1003 S Lake Ave



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Aerial photography flown 2019

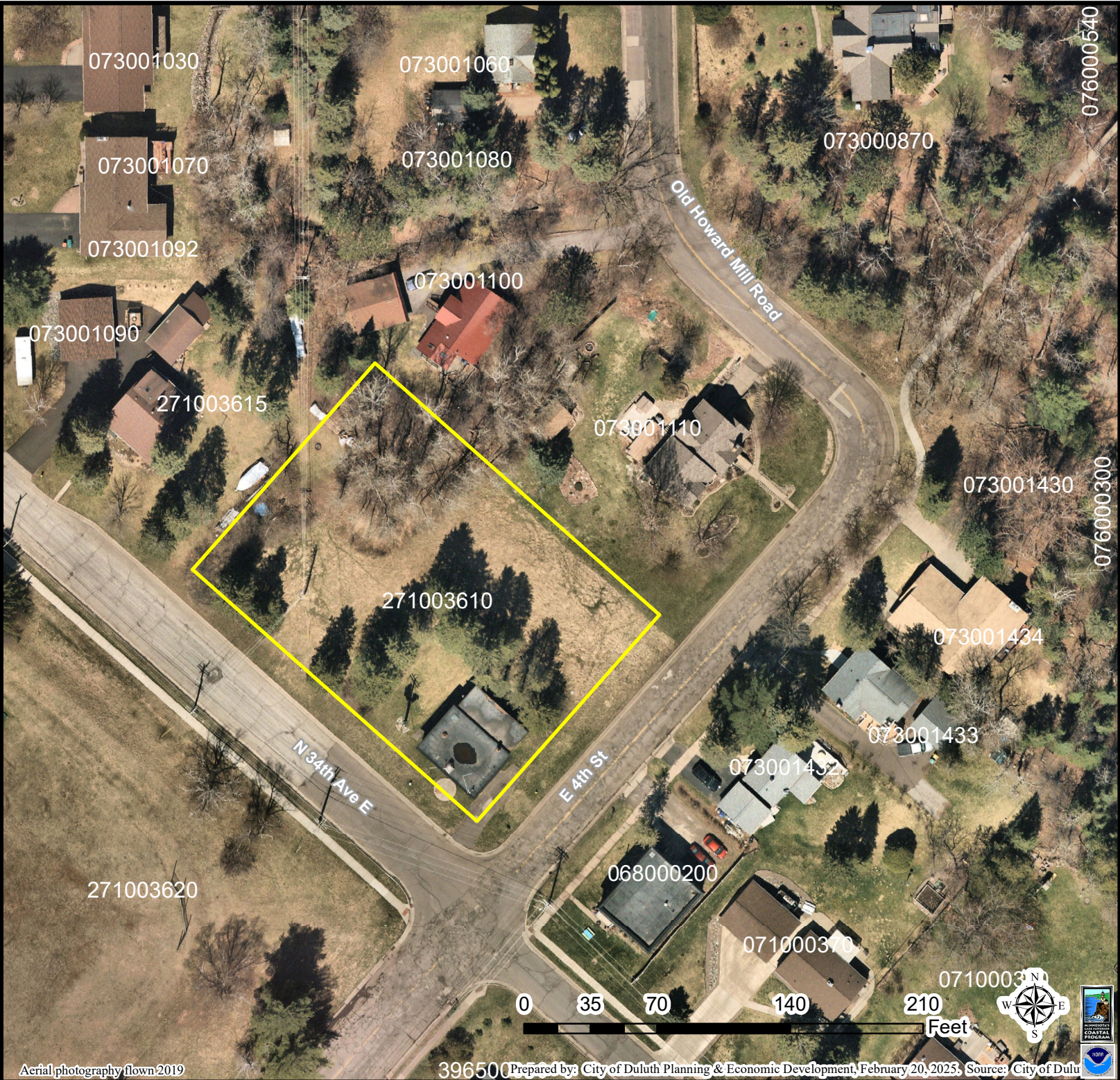
Prepared by: City of Duluth Planning & Economic Development, February 20, 2025. Source: City of Duluth







PLSUP-2501-0015
 Special Use Permit
 Water Pumping Station
 408 N 34th Avenue E



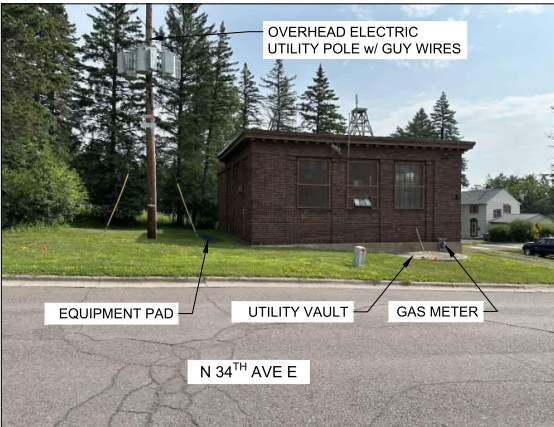
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Aerial photography flown 2019

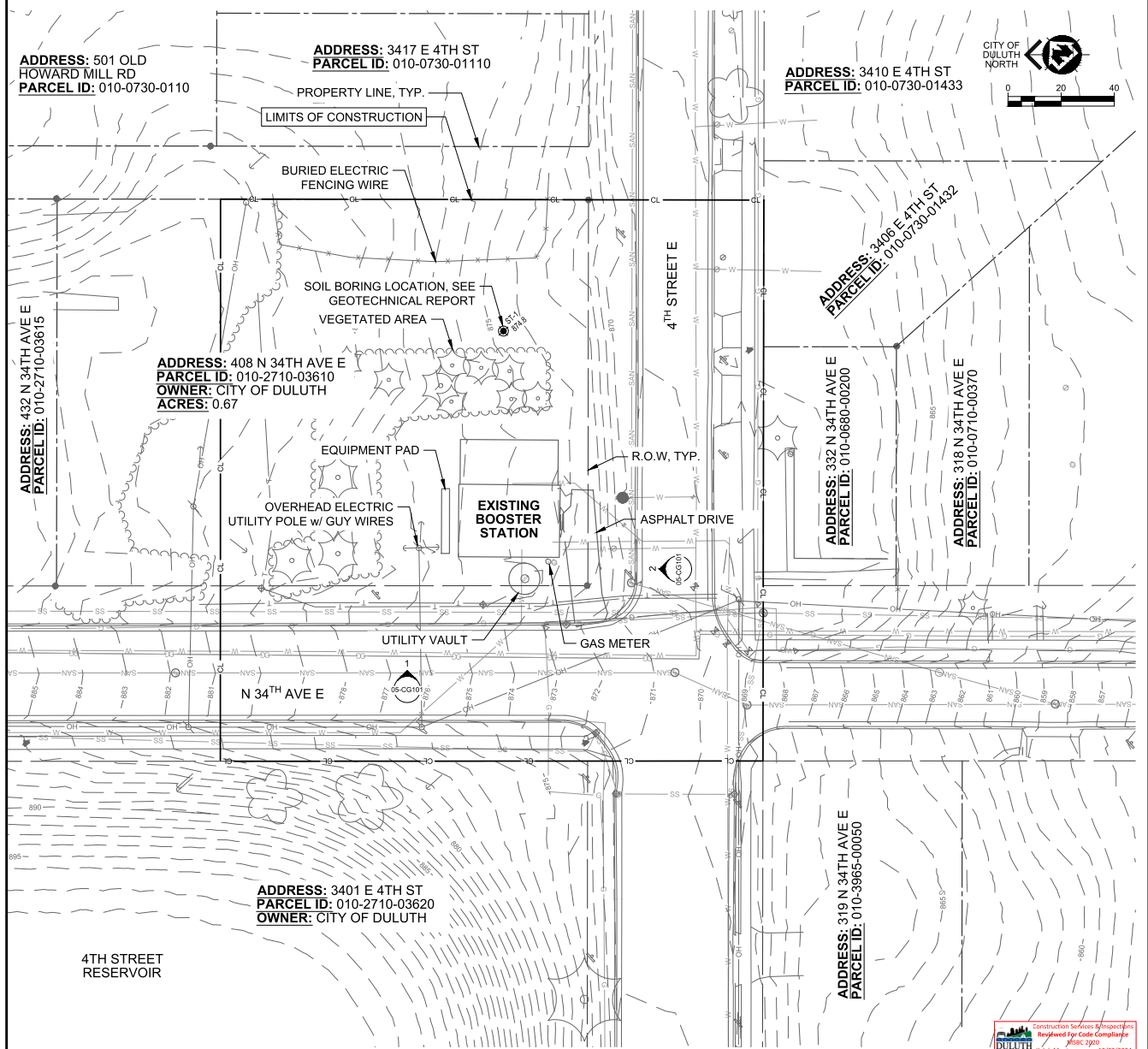




1 EXTERIOR WALL LOOKING NORTH
05-CG101 NO SCALE



2 EXTERIOR WALL LOOKING EAST
05-CG101 NO SCALE



PLOT DATE: 02/28/2024 10:41 AM
 PROJECT: 05-CG101 WOODLAND BOOSTER STATION IMPROVEMENTS
 DRAWN BY: WT
 DESIGNED BY: JA
 CHECKED BY: SRC
 ENGINEER: SCOTT J. CLARKSON
 LICENSE # 2202
 DATE: February 28, 2024

MSA ENGINEERING | ARCHITECTURE | SURVEYING
 FUNDING | PLANNING | ENVIRONMENTAL
 332 W Superior Street, Duluth MN 55802
 (218) 722-9915 www.msa-ps.com
 © MSA Professional Services, Inc.

WOODLAND BOOSTER STATION IMPROVEMENTS
 CITY OF DULUTH
 ST. LOUIS COUNTY, MINNESOTA

SITE-CIVIL
EXISTING SITE PLAN

PROJECT NO.
00616177
 SHEET
05-CG101

DULUTH Construction Services & Inspections
 Reviewed for Code Compliance
 MISC 2900
 Kelen Montgomery 12/07/2024



PLSUB-2501-0002
 Minor Subdivision
 Near Anderson Rd,
 Fountain Gate Dr
 PIN 010-3890-01010



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PARENT LEGAL DESCRIPTION FOR PARCEL NO. 010-3890-01010 PER DOCUMENT NO. 1500904
 Lots 9 through 17, Block 5, Randall's Division of Duluth, St. Louis County, Minnesota.

LEGAL DESCRIPTION FOR PARCEL A

Lot 9 and the Northerly 20.00 feet of Lot 10, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 5,625 Sq. Feet or 0.13 Acres.

LEGAL DESCRIPTION FOR PARCEL B

Lot 10, EXCEPT the Northerly 20.00 feet thereof, Lot 11 and the Northerly 15.00 feet of Lot 12, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 5,625 Sq. Feet or 0.13 Acres.

LEGAL DESCRIPTION FOR PARCEL C

Lot 12, EXCEPT the Northerly 15.00 feet thereof, Lot 13 and the Northerly 10.00 feet of Lot 14, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 5,625 Sq. Feet or 0.13 Acres.




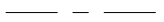







LEGAL DESCRIPTION FOR PARCEL D

Lot 14, EXCEPT the Northerly 10.00 feet thereof, Lot 15 and the Northerly 5.00 feet of Lot 16, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 5,625 Sq. Feet or 0.13 Acres.

LEGAL DESCRIPTION FOR PARCEL E

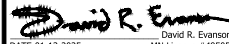
Lot 16, EXCEPT the Northerly 5.00 feet thereof and Lot 17, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 5,625 Sq. Feet or 0.13 Acres.

LEGEND

 BITUMINOUS SURFACE	 TREE/BRUSH LINE	 FOUND IRON PIPE
 SECTION SUBDIVISION LINE	 CENTER LINE	 SET CAPPED REBAR RLS. NO. 49505
 RIGHT OF WAY LINE	 BOUNDARY LINE AS SURVEYED	
 EXISTING PLAT LINE	 PROPOSED PARCEL LINE	
 CONCRETE CURB & GUTTER		

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

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: 01-13-2025 MN License #49505

CERTIFICATE OF SURVEY	
CLIENT: DIRT INC.	REVISIONS:
ADDRESS: XXXX FOUNTAIN GATE DRIVE DULUTH, MN 55811	DATE: 01-13-2025
JOB NO: 25-002	SHEET 1 OF 2

ALTA
 LAND SURVEY COMPANY
 PHONE: 218-727-5211
 LICENSED IN MN & WI
 WWW.ALTLANDSURVEYDULUTH.COM

AUDITOR'S PLAT OF TRINITY ROAD ACRES

ALLEY (NOT BUILT)
N00°03'00"E 225.00

WEST LINE OF RANDALL'S DIVISION OF DULUTH

RANDALL'S

N89°57'34"W 125.00

PARCEL A

5,625 Sq. Feet
0.13 Acres
DIRT INC
PID NO. 010-3890-01010

N 89°57'34" W 125.00

PARCEL B

5,625 Sq. Feet
0.13 Acres
DIRT INC
PID NO. 010-3890-01010

N 89°57'34" W 125.00

PARCEL C

5,625 Sq. Feet
0.13 Acres
DIRT INC
PID NO. 010-3890-01010

N 89°57'34" W 125.00

PARCEL D

5,625 Sq. Feet
0.13 Acres
DIRT INC
PID NO. 010-3890-01010

N 89°57'34" W 125.00

PARCEL E

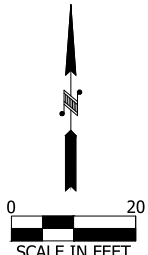
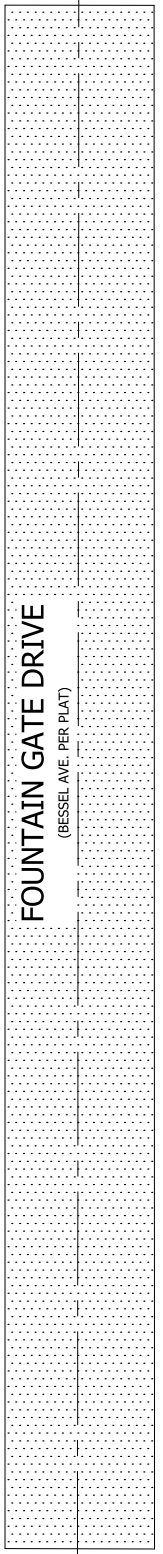
5,625 Sq. Feet
0.13 Acres
DIRT INC
PID NO. 010-3890-01010

S89°57'34"E 125.00

FOUND PIPE
S 85°37'30" W
3.18 FT FROM
COMPUTED CORNER

BLOCK

DULUTH



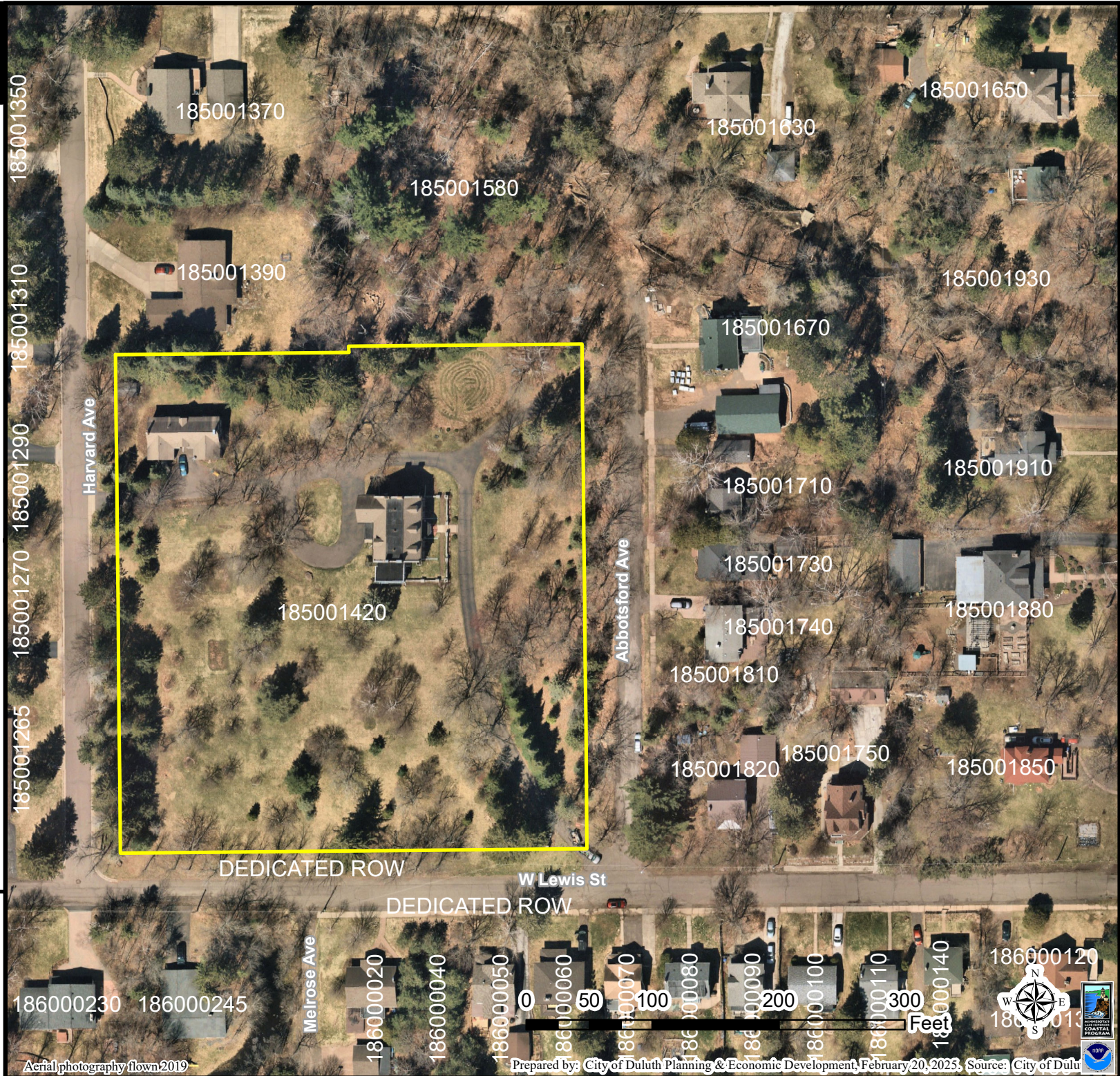
CERTIFICATE OF SURVEY	
CLIENT:DIRT INC.	REVISIONS:
ADDRESS:XXXX FOUNTAIN GATE DRIVE DULUTH, MN 55811	
DATE:01-13-2025	JOB NO:25-002 SHEET 2 OF 2

ALTA
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM



PLSUB-2502-0003
 Minor Subdivision
 2125 Abbotsford Ave



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PARENT LEGAL PER CERTIFICATE OF TITLE NO. 171694

Lot 6, EXCEPT the Northerly 5 feet thereof, Block 13, THIRD GLEN AVON DIVISION OF DULUTH
 Lot 7 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 8 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 9 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 10 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 11 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 12 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 13 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 14 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 15 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 16 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 17 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 18 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 19 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 20 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 21 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 22 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 23 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 24 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 25 Block 13 THIRD GLEN AVON DIVISION OF DULUTH
 Lot 26 Block 13 THIRD GLEN AVON DIVISION OF DULUTH

LEGAL DESCRIPTION OF PARCEL A

Those parts of Lots 6, 7, and 8, Block 13, THIRD GLEN AVON DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Beginning at the Southwest corner of said Lot 8; thence on an assumed bearing of North 89 degrees 53 minutes 50 seconds East, along the South line of said Lot 8 for a distance of 105.00 feet; thence North 28 degrees 44 minutes 16 seconds East 165.54 feet to a line parallel with and distant 5.00 feet South of the North line of said Lot 6; thence South 89 degrees 53 minutes 20 seconds West, along said parallel line 185.00 feet to the West line of said Lot 6; thence South 00 degrees 09 minutes 37 seconds East, along the West lines of said Lots 6, 7 and 8 for a distance of 145.00 feet to the point of beginning. Said parcel contains 21,025 square feet or 0.48 acres.

LEGAL DESCRIPTION OF PARCEL B

Lots 9 through 21, Block 13, THIRD GLEN AVON DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota.





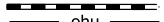


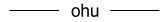



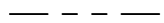

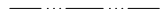

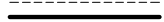









AND

Those parts of Lots 6, 7, and 8, Block 13, THIRD GLEN AVON DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota lying Southeasterly of the following described line:

Commencing at the Southwest corner of said Lot 8; thence on an assumed bearing of North 89 degrees 53 minutes 50 seconds East, along the South line of said Lot 8 for a distance of 105.00 feet to the point of beginning of said line; thence North 28 degrees 44 minutes 16 seconds East 165.54 feet to a line parallel with and distant 5.00 feet South of the North line of said Lot 6 and said line there terminating.

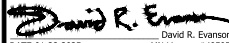
Said parcel contains 126,050 square feet or 2.89 acres.

LEGEND

	CONCRETE SURFACE	(M)-FIELD MEASURED DIMENSION (R)-RECORD DIMENSION		CONCRETE CURB & GUTTER		LIGHT POLE
	BITUMINOUS SURFACE		RETAINING WALL		#	REFER TO SURVEYOR'S NOTES
	EXISTING BUILDINGS		OVERHEAD UTILITIES		⊗	FOUND IRON PIPE
			PLAT DIVISION LINE		⊗	FOUND T-STAKE MONUMENT
			CENTER LINE		⊗	FOUND IRON ROD
			RIGHT OF WAY LINE		⊙	SET MAG NAIL
			EXISTING EASEMENT LINE		⊙	SET CAPPED REBAR RLS. NO. 49505
			SURVEY LINE		⊙	UTILITY POLE
			BOUNDARY LINE AS SURVEYED		⊙	POB-POINT OF BEGINNING
			EXISTING PLAT LINE		⊙	POT-POINT OF TERMINATION
			PROPOSED PARCEL LINE		⊙	POC-POINT OF COMMENCEMENT

SURVEYOR'S NOTES

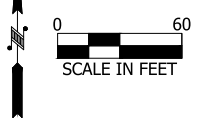
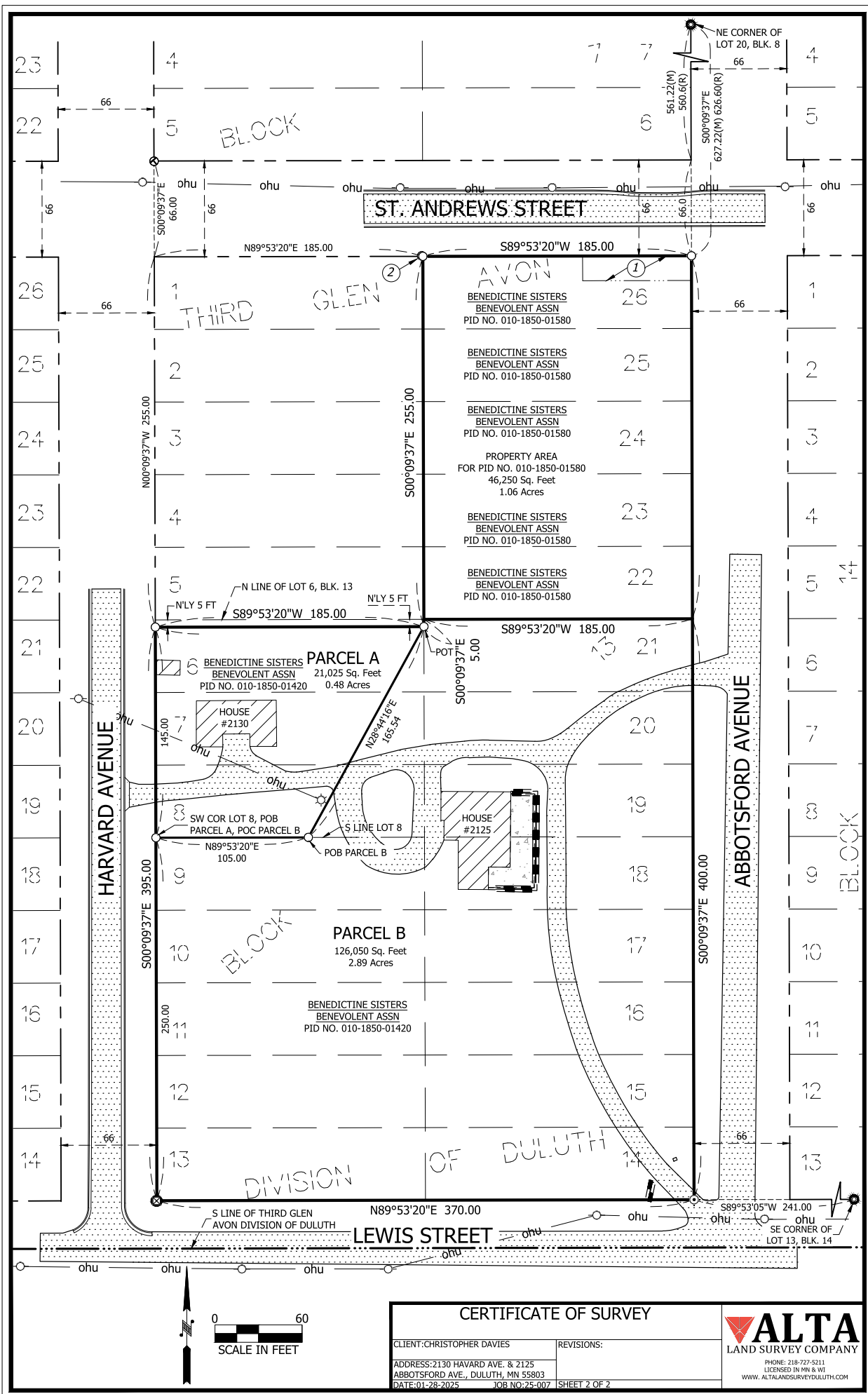
- 17 FOOT WIDE UTILITY EASEMENT PER DOCUMENT NO. 701016.
- FOUND T STAKE MONUMENT NEAR THE NORTHWEST CORNER OF LOT 26, BLOCK 13. THIS CORNER LIES 0.8 FEET WESTERLY OF THE COMPUTED NORTHWEST CORNER OF LOT 26, BLOCK 13 AND DOES NOT FIT WITH OTHER FOUND MONUMENTATION IN THE AREA. A NEW CORNER WAS SET AT THE COMPUTED POSITION FOR THE NORTHWEST CORNER OF LOT 26, BLOCK 13.
- 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)
- DUE TO SNOW AND ICE COVERAGE, SOME FEATURES MAY NOT HAVE BEEN VISIBLE DURING THE COURSE OF THIS SURVEY.

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
 MN License #49505
 DATE: 01-28-2025

CERTIFICATE OF SURVEY

CLIENT: CHRISTOPHER DAVIES
 ADDRESS: 2130 HAVARD AVE & 2125 ABBOTSFORD AVE, DULUTH, MN 55803
 DATE: 01-28-2025
 REVISIONS:
 JOB NO: 25-007
 SHEET 1 OF 2

ALTA
 LAND SURVEY COMPANY
 PHONE: 218-727-5211
 LICENSED IN MN & WI
 WWW.ALTLANDSURVEYDULUTH.COM



CERTIFICATE OF SURVEY	
CLIENT: CHRISTOPHER DAVIES	REVISIONS:
ADDRESS: 2130 HAVARD AVE. & 2125 ABBOTSFORD AVE., DULUTH, MN 55803	
DATE: 01-28-2025	JOB NO: 25-007 SHEET 2 OF 2

ALTA
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM



PLVAC-2407-0002
Right of Way Vacation
1206 W 1st St

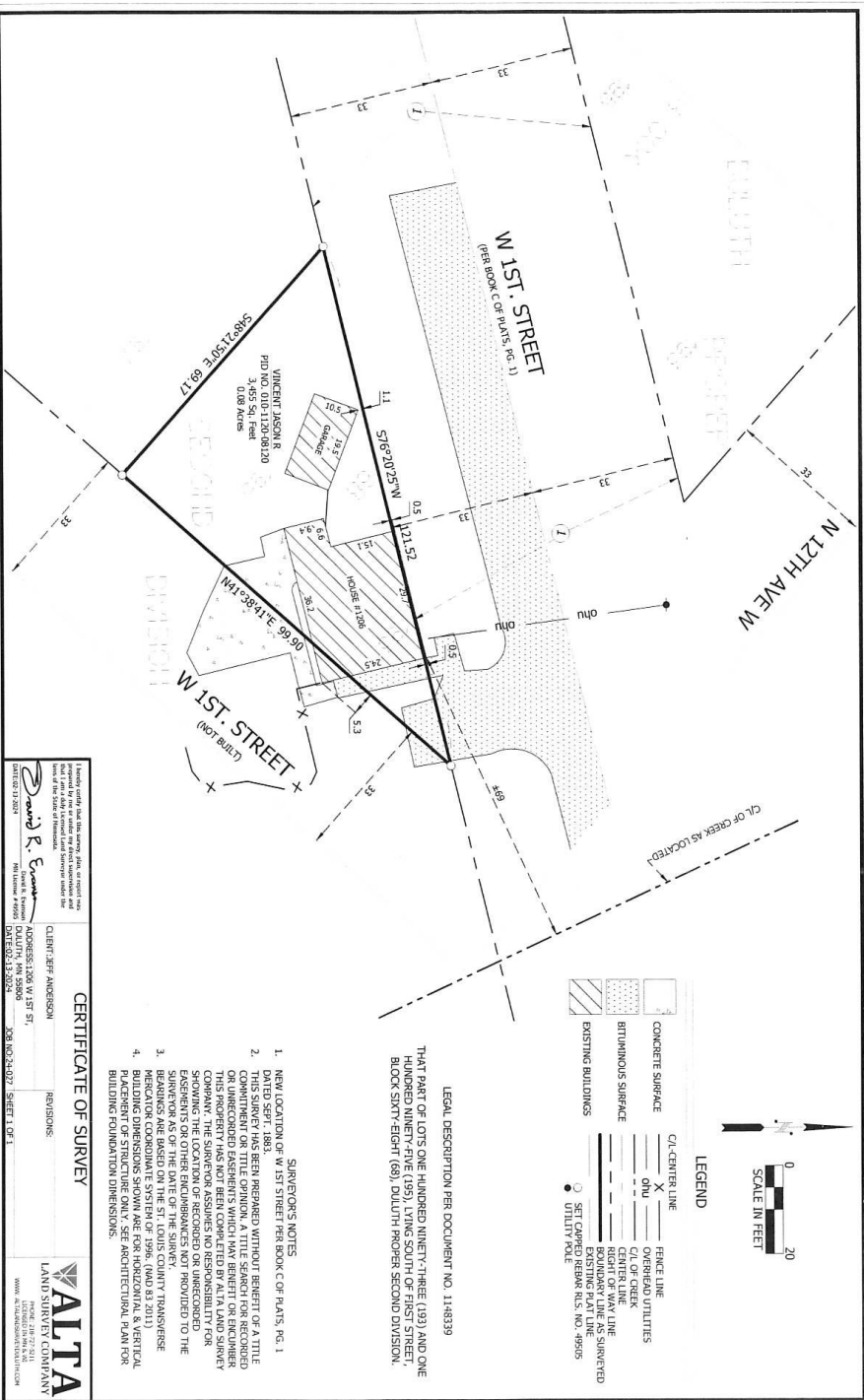


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Aerial photography flown 2019



Prepared by: City of Duluth Planning & Economic Development, October 23, 2023; Source: City of Duluth



LEGAL DESCRIPTION PER DOCUMENT NO. 1148339
 THAT PART OF LOTS ONE HUNDRED NINETY-THREE (193) AND ONE
 HUNDRED NINETY-FIVE (195), LYING SOUTH OF FIRST STREET,
 BLOCK SIXTY-EIGHT (68), DULUTH PROPER SECOND DIVISION,

- SURVEYOR'S NOTES**
1. NEW LOCATION OF W 1ST STREET PER BOOK C OF PLATS, PG. 1 DATED SEPT. 1983.
 2. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED ENCUMBRANCES OR THE DATE OF THE SURVEY. THE SURVEYOR'S BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1986. (NAD 83 2011)
 3. ALL DIMENSIONS SHOWN ON THIS SURVEY ARE VERTICAL DIMENSIONS UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF THE BUILDING FOUNDATION DIMENSIONS.
 4. ALL DIMENSIONS SHOWN ON THIS SURVEY ARE VERTICAL DIMENSIONS UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF THE BUILDING FOUNDATION DIMENSIONS.

CERTIFICATE OF SURVEY

CLIENT: JEFF ANDERSON
 ADDRESS: 1308 W 1ST ST
 DULUTH, MN 55808
 DATE: 02-13-2024

REVISIONS:

ALTA
 LAND SURVEY COMPANY
 1001 W. WASHINGTON AVENUE
 DULUTH, MN 55812
 WWW.ALTA-SURVEYING.COM

Survey made and returned to client on 02/13/2024. The survey was made by Jeff Anderson, a Licensed Professional Surveyor in the State of Minnesota. The survey was made in accordance with the rules and regulations of the State of Minnesota.

02/13/2024

LEGAL DESCRIPTION OF RIGHT OF WAY VACATION

All that part of West 1st Street as dedicated of the recorded plats of DULUTH PROPER SECOND DIVISION and GLEN PLACE DIVISION, according to the recorded plats thereof, St. Louis County, Minnesota. Said West 1st street to be vacated is bounded by the following described lines:

On the Northeast: By the Southeasterly right of way line of West 1st Street per condemnation plat Book C of plats, page 1 dated September 1888.

On the Southeast: By the Southeasterly right of way line of West 1st Street as dedicated on said GLEN PLACE DIVISION.

On the Southwest: By the Southeasterly extension of the Southwesterly line of Lot 195, Block 68, said DULUTH PROPER SECOND DIVISION.

On the Northwest: By the Southeasterly line of Block 68, said DULUTH PROPER SECOND DIVISION.

Said right of way vacation contains 9,741 Sq. Feet or 0.22 Acres.

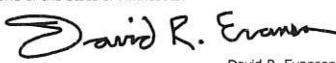
SURVEYOR'S NOTES

1. NEW LOCATION OF W 1ST STREET PER BOOK C OF PLATS, PG. 1 DATED SEPT. 1883.
2. 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.
3. THIS IS NOT A BOUNDARY SURVEY.

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

By _____

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
MN License #49505

DATE:02-132024

RIGHT OF WAY VACATION EXHIBIT

CLIENT:JEFF ANDERSON

REVISIONS:

ADDRESS:1206 W 1ST ST,
DULUTH, MN 55806

DATE:02-13-2024

JOB NO:24-027

SHEET 1 OF 2


ALTA
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW. ALTALANDSURVEYDULUTH.COM



DULUTH PROPER

191

BLOCK 67

N 12TH AVE W

33
33

S'LY R/W LINE
OF W 1ST ST
115.97

1

33

34°42'21"

DIVISION
PER GLEN PLACE

193

W 1ST STREET
(PER BOOK C OF PLAT PG. 1)

1

SE'LY LINE OF BLK. 68
99.92

W 1ST STREET
(NOT BUILT)

195.28

SE'LY R/W LINE OF W 1ST ST. PER GLEN PLACE DIVISION

GLEN PLACE

SW'LY LINE OF
LOT 195, BLK. 68

195

197

SECOND DIVISION

66.00

33

33



RIGHT OF WAY VACATION EXHIBIT

CLIENT: JEFF ANDERSON

REVISIONS:

ADDRESS: 1206 W 1ST ST,
DULUTH, MN 55806

DATE: 02-13-2024

JOB NO: 24-027 SHEET 2 OF 2

ALTA

LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM



PLVAC-2502-0001
 Right of Way Vacation
 W 4th St and 133rd Ave W



Area to be Vacated

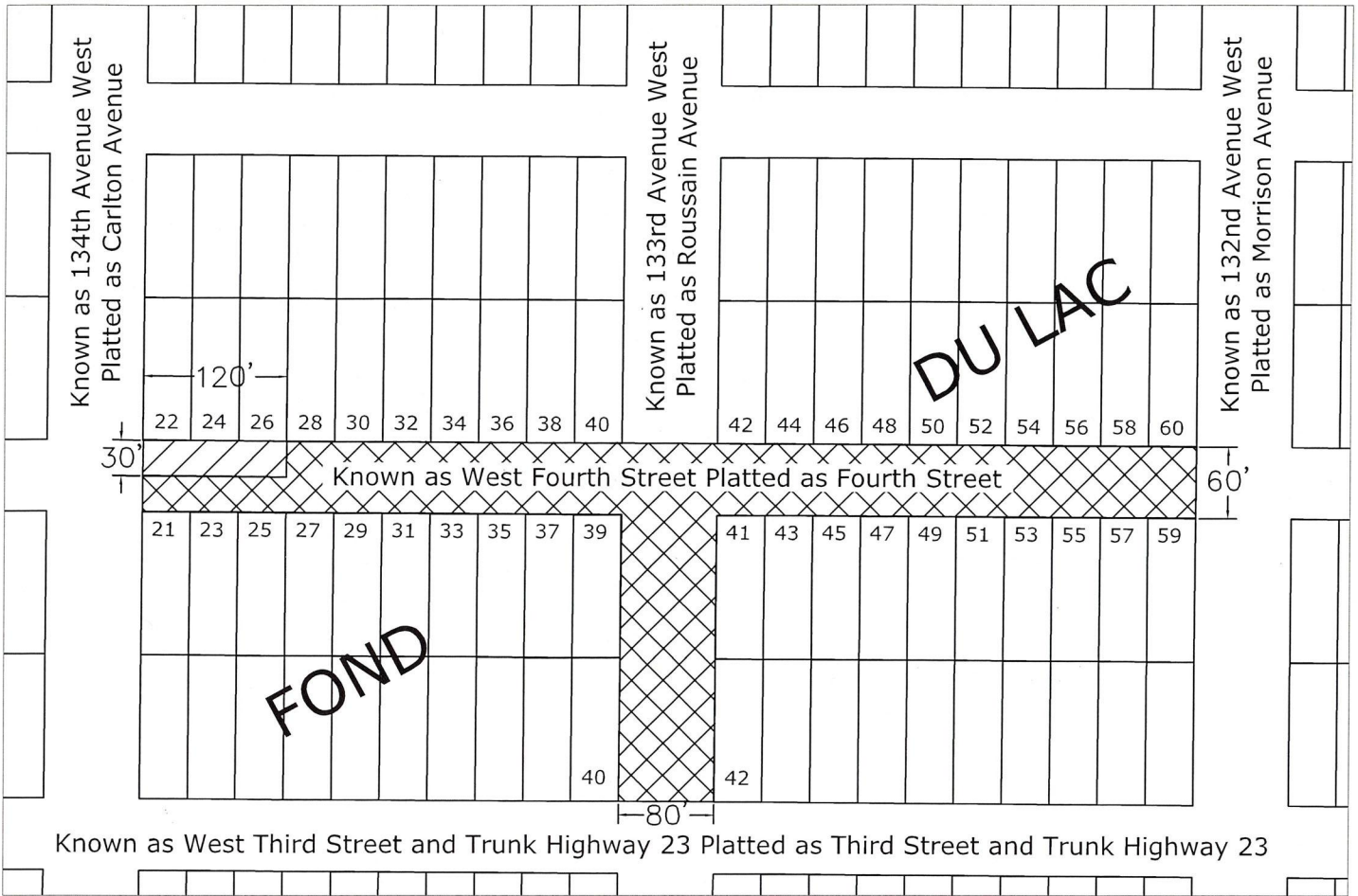
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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 2019

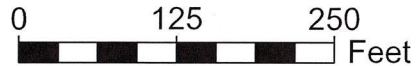


Prepared by: City of Duluth Planning & Economic Development, October 23, 2023; Source: City of Duluth

VACATION EXHIBIT



-  Area to be vacated, with utility easement retained
-  Area previously vacated




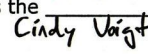
Legal description of vacation of West Fourth Street and 133rd Avenue West

All that part of Fourth Street and Roussain Avenue of FOND DU LAC, according to the recorded plat thereof, St. Louis County, Minnesota, said right of way is also known as West Fourth Street and 133rd Avenue West respectively, described as follows:

That part of Fourth Street bounded on the west by the extension of the east right of way of Carlton Avenue of FOND DU LAC, also known as 134th Avenue West; and bounded on the east by the extension of the west right of way of Morrison Avenue, also known as 132nd Avenue West.

EXCEPT that part of the north half of Fourth Street extending 120 feet east of said 134th Avenue West previously vacated under City of Duluth Resolution No. 03-0680 registered with the St. Louis County Registrar of Titles on May 10, 2004 as Doc. No. 775608 and recorded with the St. Louis County Recorder on May 10, 2004 as Doc. No. 942981

AND that part of Roussain Avenue bounded on the north by the extension of the north right of way of said Fourth Street, and bounded on the south by the extension of the north right of way of Third Street, also known as West Third Street, Trunk Highway 23.

<p>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.</p> <p style="text-align: center;">  _____ Greg Stoewer </p> <p style="text-align: center;"> 21774 Feb. 4, 2025 MN. License # Date </p>	<p>Approved by the City Engineer of the City of Duluth, MN</p> <p>Signed by: _____ February _____ day of _____ 2025.</p> <p>By:  _____</p> <p style="font-size: small;">153BCC1A236A4E8...</p>
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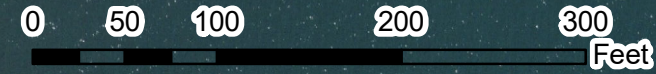


PLVAC-2502-0003
 Shoreland Variance for
 Lakewalk Improvements
 and Restoration
 Segment A



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Aerial photography flown 2019



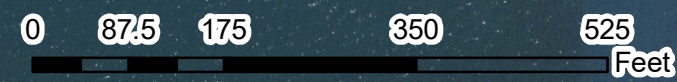


PLVAC-2502-0003
 Shoreland Variance for
 Lakewalk Improvements
 and Restoration
 Segment B



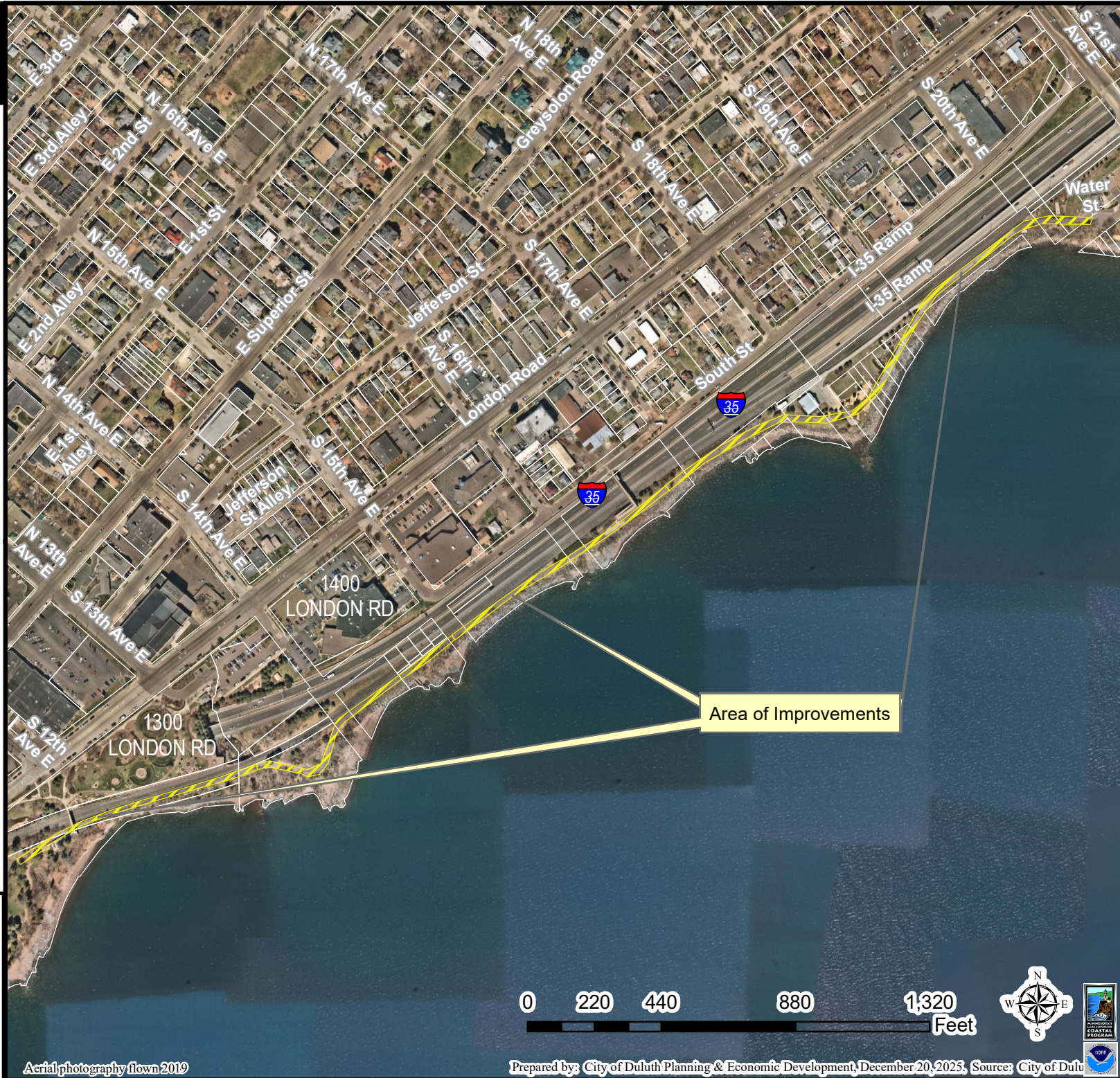
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Aerial photography flown 2019



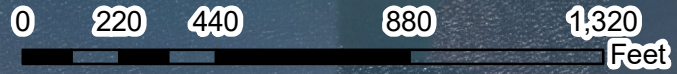


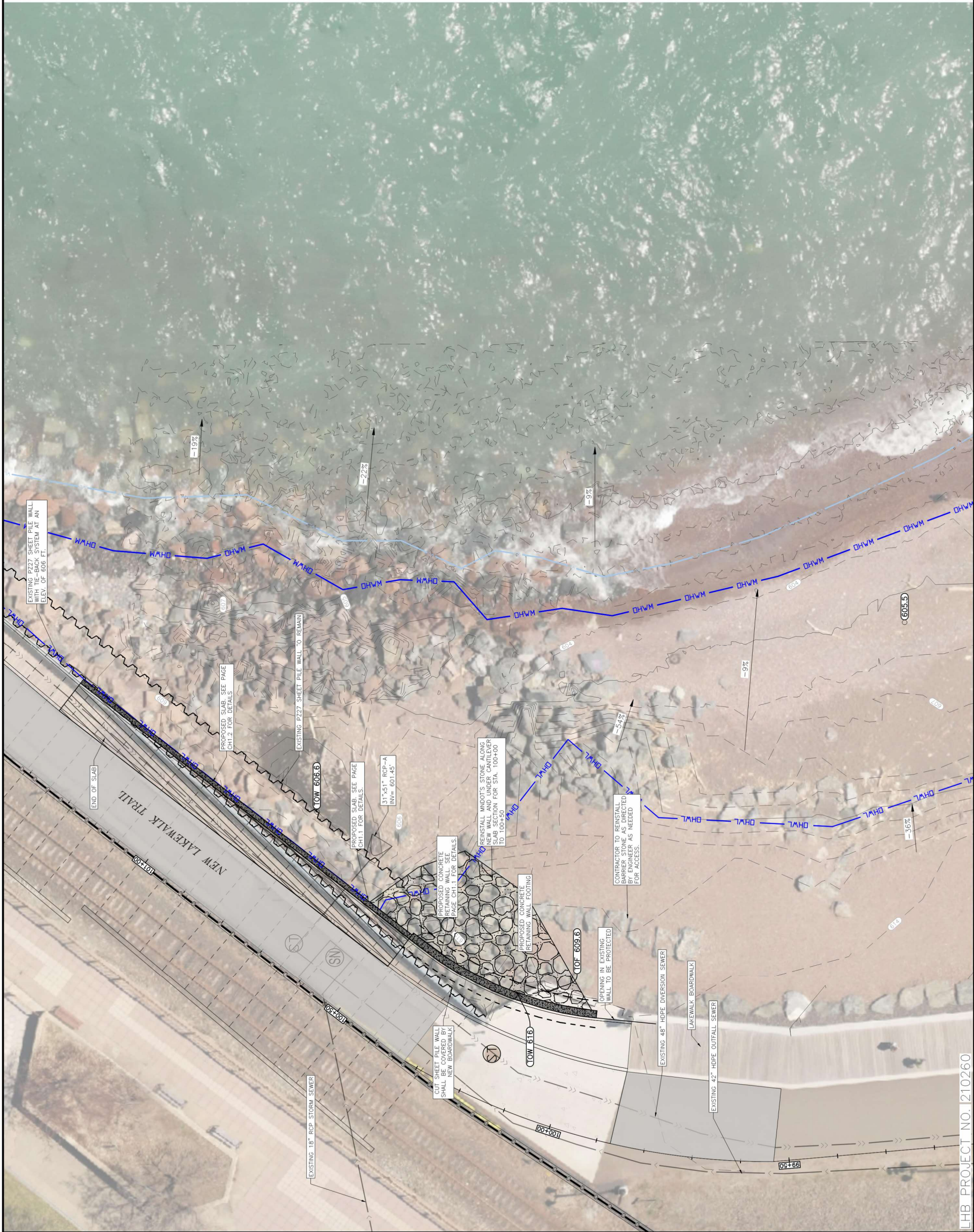
PLVAC-2502-0003
 Shoreland Variance for
 Lakewalk Improvements
 and Restoration
 Segment C



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Aerial photography flown 2019





SITE LEGEND:

- 57%
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- USACE ORDINARY HIGH WATER MARK - 603.5 FT
- MN DNR ORDINARY HIGH WATER LEVEL - 610.0 FT
- LAKE WATERLINE
- CONCRETE ABOVE GROUND
- CONCRETE UNDERGROUND
- MNDOT ROCK REINSTITUTION
- CONCRETE FOOTING EXTENTS

ESTIMATED QUANTITIES BREAKDOWN

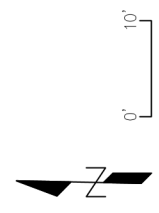
CONCRETE	59 CY
BALLAST STONE	90 TN
3" FREE DRAINING AGGREGATE	28 TN
3" CRUSHED AGGREGATE	5 TN

MN DNR MATERIAL ESTIMATES

APPROXIMATE VOLUME OF MATERIAL TO BE EXCAVATED BELOW THE OHWL	44 CY
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWL	44 CY

USACE MATERIAL ESTIMATES

APPROXIMATE AREA IN PLAN VIEW OF MATERIAL TO BE PLACED BELOW THE OHWM	0 SF
LENGTH OF SHORELINE WITH MATERIAL TO BE PLACED BELOW THE OHWM	0 LF
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWM	0 CY
APPROXIMATE VOLUME OF MATERIAL TO BE TEMPORARILY PLACED BELOW THE OHWM	0 CY



LHB PROJECT NO. 210260

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.

PRINTED NAME _____ SIGNATURE _____

XX-XX-XXXX
DATE

UC. NO.

S.P. 118-090-029

DULUTH LAKEWALK

SHORELINE REHABILITATION PLAN

SHEET NO. CH1.0 OF XX SHEETS



SITE LEGEND:

- 37% [Symbol]
- FLOW ARROW AND GRADE [Symbol]
- EXISTING MINOR CONTOUR [Symbol]
- EXISTING MAJOR CONTOUR [Symbol]
- PROPOSED MINOR CONTOUR [Symbol]
- PROPOSED MAJOR CONTOUR [Symbol]
- USACE ORDINARY HIGH WATER MARK - 603.5 FT [Symbol]
- MN DNR ORDINARY HIGH WATER LEVEL - 610.0 FT [Symbol]
- LAKE WATERLINE [Symbol]
- PROPOSED VEGETATION LINE [Symbol]
- ARMOR STONE [Symbol]
- BEACH RESTORATION ZONE [Symbol]

ESTIMATED QUANTITIES BREAKDOWN

NEW ARMOR STONE	253 CY
SAVAGE STONE	142 CY
TOE STONE ANCHORS	88 EA

MN DNR MATERIAL ESTIMATES

APPROXIMATE VOLUME OF MATERIAL TO BE EXCAVATED BELOW THE OHWL	198 CY
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWL	211 CY

USACE MATERIAL ESTIMATES

APPROXIMATE AREA IN PLAN VIEW OF MATERIAL TO BE PLACED BELOW THE OHWL	0 SF
LENGTH OF SHORELINE WITH MATERIAL TO BE PLACED BELOW THE OHWL	0 LF
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWL	0 CY
APPROXIMATE VOLUME OF MATERIAL TO BE TEMPORARILY PLACED BELOW THE OHWL	0 CY



LHB PROJECT NO. 210260

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SIGNATURE _____

XX-XX-XXXX

DATE

LIC. NO.

S.P. 118-090-029

DULUTH LAKEWALK

SHORELINE REHABILITATION PLAN

SHEET NO. CH2.0 OF XX SHEETS



SITE LEGEND:

- 37% [Symbol]
- FLOW ARROW AND GRADE
- EXISTING MINOR CONTOUR [Symbol]
- EXISTING MAJOR CONTOUR [Symbol]
- PROPOSED MINOR CONTOUR [Symbol]
- PROPOSED MAJOR CONTOUR [Symbol]
- USACE ORDINARY HIGH WATER MARK - 603.5 FT [Symbol]
- MN DNR ORDINARY HIGH WATER LEVEL - 610.0 FT [Symbol]
- LAKE WATERLINE [Symbol]
- ARMOR STONE [Symbol]
- VEGETATION RESTORATION [Symbol]

ESTIMATED QUANTITIES BREAKDOWN

NEW ARMOR STONE	250 CY
SALVAGE STONE	1640 CY
TOE STONE ANCHORS	82 EA

MN DNR MATERIAL ESTIMATES

APPROXIMATE VOLUME OF MATERIAL TO BE EXCAVATED BELOW THE OHWL	790 CY
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWL	908 CY

USACE MATERIAL ESTIMATES

APPROXIMATE AREA IN PLAN VIEW OF MATERIAL TO BE PLACED BELOW THE OHWM	0 SF
LENGTH OF SHORELINE WITH MATERIAL TO BE PLACED BELOW THE OHWM	0 LF
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWM	0 CY
APPROXIMATE VOLUME OF MATERIAL TO BE TEMPORARILY PLACED BELOW THE OHWM	0 CY



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SIGNATURE _____

XX-XX-XXXX
DATE

LC. NO.

S.P. 118-090-029

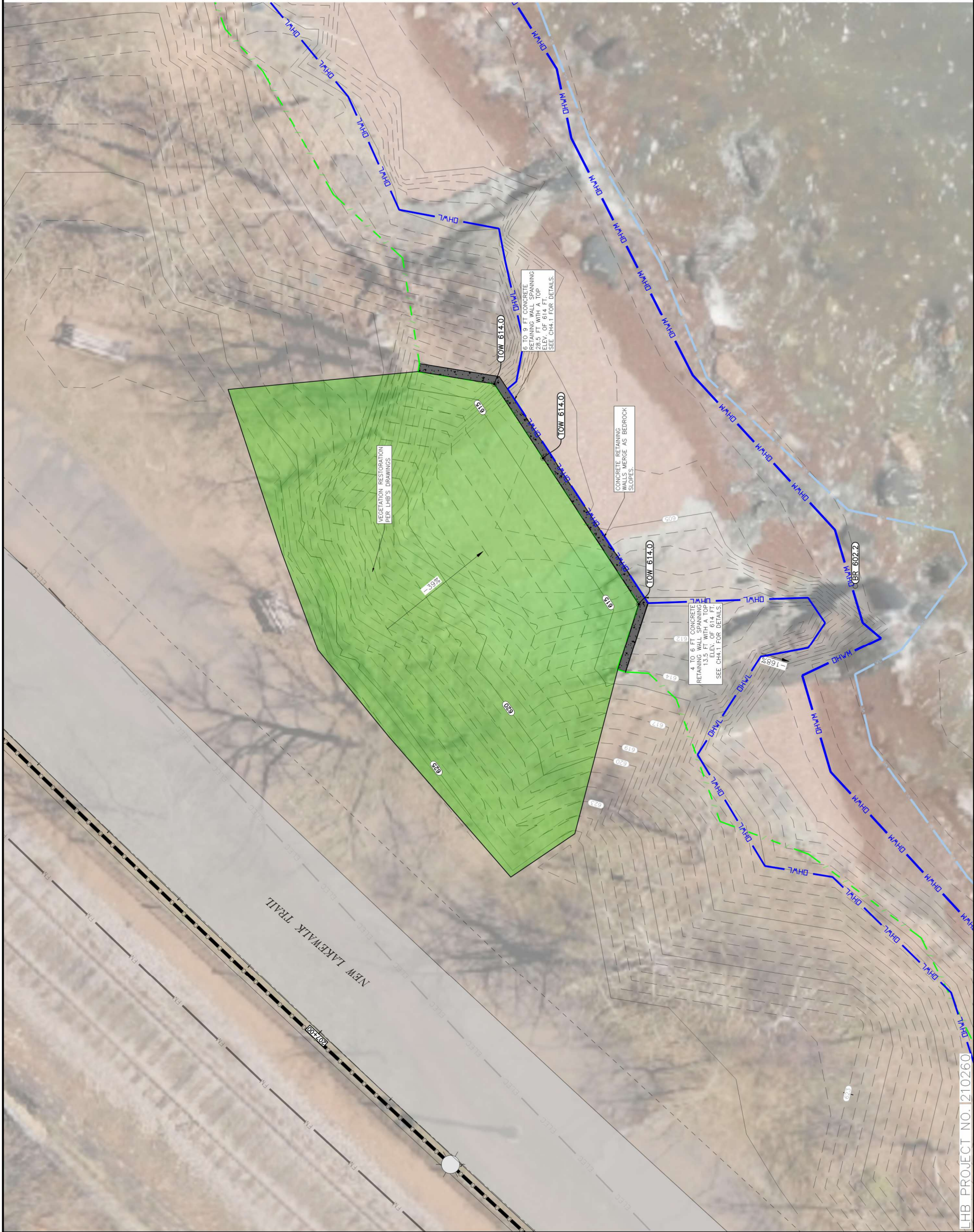
DULUTH LAKEWALK

SHORELINE REHABILITATION PLAN

SHEET NO. CH3.0 OF XX SHEETS

SITE LEGEND:

- 57% [Symbol]
- FLOW ARROW AND GRADE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- USACE ORDINARY HIGH WATER MARK - 603.5 FT
- MN DNR ORDINARY HIGH WATER LEVEL - 610.0 FT
- LAKE WATERLINE
- PROPOSED VEGETATION LINE
- CONCRETE RETAINING WALL
- VEGETATION REESTABLISHMENT
- REQUIRED GREEN SPACE ALONG TRAIL



ESTIMATED QUANTITIES BREAKDOWN

CONCRETE	23 CY
GENERAL FILL	215 CY

MN DNR MATERIAL ESTIMATES

APPROXIMATE VOLUME OF MATERIAL TO BE EXCAVATED BELOW THE OHWM	0 CY
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWM	62 CY

USACE MATERIAL ESTIMATES

APPROXIMATE AREA IN PLAN VIEW OF MATERIAL TO BE PLACED BELOW THE OHWM	0 SF
LENGTH OF SHORELINE WITH MATERIAL TO BE PLACED BELOW THE OHWM	0 LF
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWM	0 CY
APPROXIMATE VOLUME OF MATERIAL TO BE TEMPORARILY PLACED BELOW THE OHWM	0 CY



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SIGNATURE

XX-XX-XXXX
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LC. NO.











S.P. 118-090-029

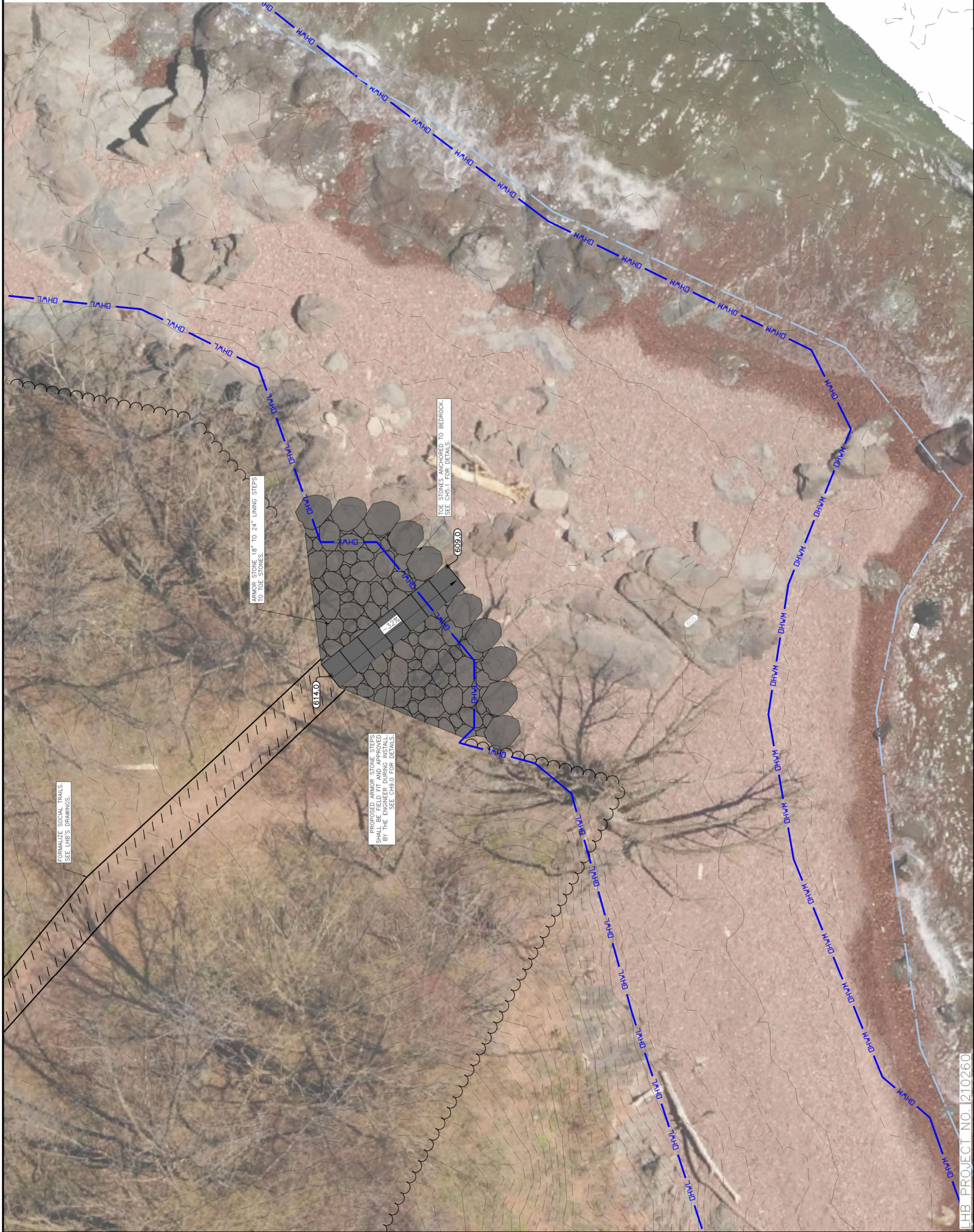
DULUTH LAKEWALK

SHORELINE REHABILITATION PLAN

SHEET NO. CH4.0 OF XX SHEETS

SITE LEGEND:

- 37%  FLOW ARROW AND GRADE
-  EXISTING MINOR CONTOUR
-  EXISTING MAJOR CONTOUR
-  PROPOSED MINOR CONTOUR
-  PROPOSED MAJOR CONTOUR
-  USACE ORDINARY HIGH WATER MARK - 603.5 FT
-  MN DNR ORDINARY HIGH WATER LEVEL - 610.0 FT
-  TREE LINE
-  LAKE WATERLINE
-  ARMOR STONE



ESTIMATED QUANTITIES BREAKDOWN

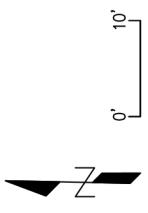
NEW ARMOR STONE	25 CY
SALVAGE STONE	0 CY
TOE STONE ANCHORS	4 EA

MN DNR MATERIAL ESTIMATES

APPROXIMATE VOLUME OF MATERIAL TO BE EXCAVATED BELOW THE OHWL	19 CY
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWL	21 CY

USACE MATERIAL ESTIMATES

APPROXIMATE AREA IN PLAN VIEW OF MATERIAL TO BE PLACED BELOW THE OHWM	0 SF
LENGTH OF SHORELINE WITH MATERIAL TO BE PLACED BELOW THE OHWM	0 LF
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWM	0 CY
APPROXIMATE VOLUME OF MATERIAL TO BE TEMPORARILY PLACED BELOW THE OHWM	0 CY



LHB PROJECT NO. 210260

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PRINTED NAME _____ SIGNATURE _____

XX-XX-XXXX
DATE

LIC. NO.

S.P. 118-090-029

DULUTH LAKEWALK

SHORELINE REHABILITATION PLAN

SHEET NO. CH5.0 OF XX SHEETS

SITE LEGEND:

- 3.7%
- FLOW ARROW AND GRADE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- DHWM
- USACE ORDINARY HIGH WATER MARK - 603.5 FT
- MN DNR ORDINARY HIGH WATER LEVEL - 610.0 FT
- FORCE MAIN
- LAKE WATERLINE
- CREEK CENTERLINE
- EXISTING VEGETATION LINE
- ARMOR STONE
- REQUIRED GREEN SPACE ALONG TRAIL



ESTIMATED QUANTITIES BREAKDOWN

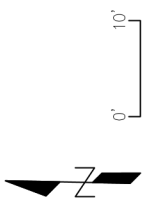
NEW ARMOR STONE	15 CY
SALVAGE STONE	0 CY
TOE STONE ANCHORS	10 EA

MN DNR MATERIAL ESTIMATES

APPROXIMATE VOLUME OF MATERIAL TO BE EXCAVATED BELOW THE OHWL	9 CY
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWL	0 CY

USACE MATERIAL ESTIMATES

APPROXIMATE AREA IN PLAN VIEW OF MATERIAL TO BE PLACED BELOW THE OHWM	0 SF
LENGTH OF SHORELINE WITH MATERIAL TO BE PLACED BELOW THE OHWM	0 LF
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWM	0 CY
APPROXIMATE VOLUME OF MATERIAL TO BE TEMPORARILY PLACED BELOW THE OHWM	0 CY



LHB PROJECT NO. 210260

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PRINTED NAME

SIGNATURE

XX-XX-XXXX
DATE

LIC. NO.

S.P. 118-090-029

DULUTH LAKEWALK

SHORELINE REHABILITATION PLAN

SHEET NO. CH6.0 OF XX SHEETS



SITE LEGEND:

- 37% FLOW ARROW AND GRADE
- 608 EXISTING MINOR CONTOUR
- 605 EXISTING MAJOR CONTOUR
- 608 PROPOSED MINOR CONTOUR
- 605 PROPOSED MAJOR CONTOUR
- BR 605.0 BEDROCK ELEVATION
- DHWM USACE ORDINARY HIGH WATER MARK - 603.5 FT
- DHML MN DNR ORDINARY HIGH WATER LEVEL - 610.0 FT
- LW LAKE WATERLINE
- SS STORM SEWER
- FM FORCE MAIN
- ARMOR STONE
- VEGETATION REESTABLISHMENT
- REQUIRED GREEN SPACE ALONG TRAIL

ESTIMATED QUANTITIES BREAKDOWN	
NEW ARMOR STONE	120 CY
SALVAGE STONE	205 CY
TOE STONE ANCHORS	66 EA

MN DNR MATERIAL ESTIMATES	
APPROXIMATE VOLUME OF MATERIAL TO BE EXCAVATED BELOW THE OHWL	135 CY
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWL	160 CY

USACE MATERIAL ESTIMATES	
APPROXIMATE AREA IN PLAN VIEW OF MATERIAL TO BE PLACED BELOW THE OHWM	0 SF
LENGTH OF SHOULDERLINE WITH MATERIAL TO BE PLACED BELOW THE OHWM	0 LF
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWM	0 CY
APPROXIMATE VOLUME OF MATERIAL TO BE TEMPORARILY PLACED BELOW THE OHWM	0 CY

LHB PROJECT NO. 1210260

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PRINTED NAME

SIGNATURE

XX-XX-XXXX
DATE

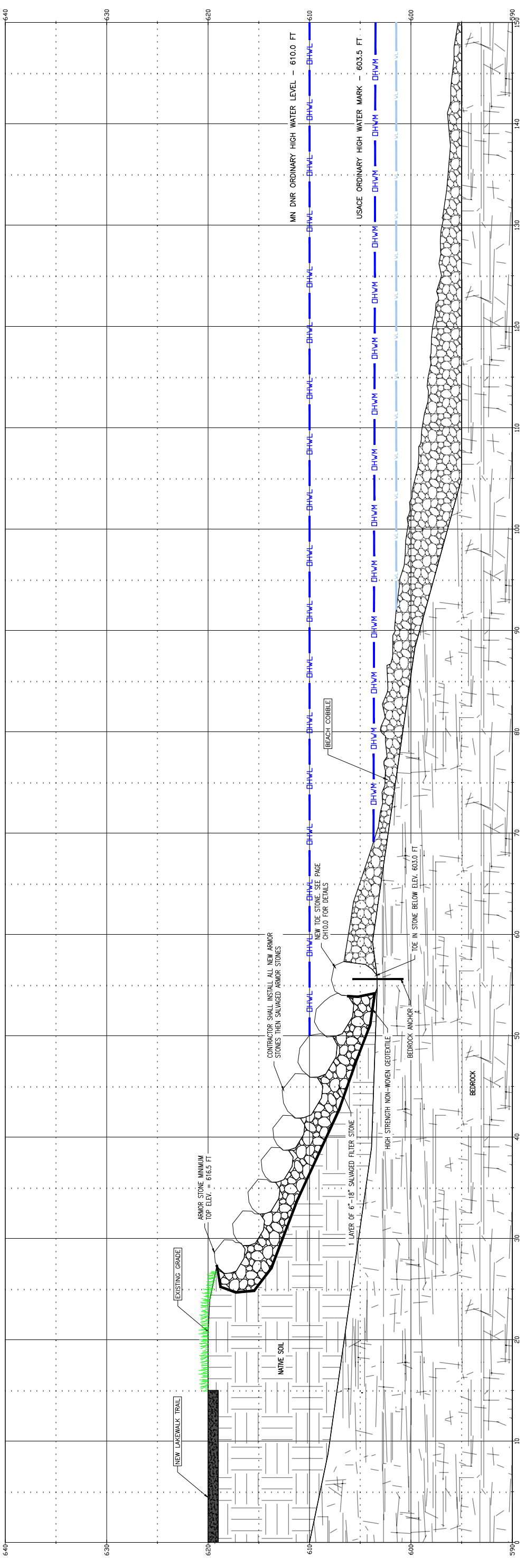
LIC. NO.

S.P. 118-090-029

DULUTH LAKEWALK

SHORELINE REHABILITATION PLAN

SHEET NO. CH7.0 OF XX SHEETS



1 PROPOSED TYPICAL DETAILS
 CH7.1 From STA 244+55 to STA 245+50

LHB PROJECT NO. 210260

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PRINTED NAME _____

SIGNATURE _____

XX-XX-XXXX
 DATE

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S.P. 118-090-029

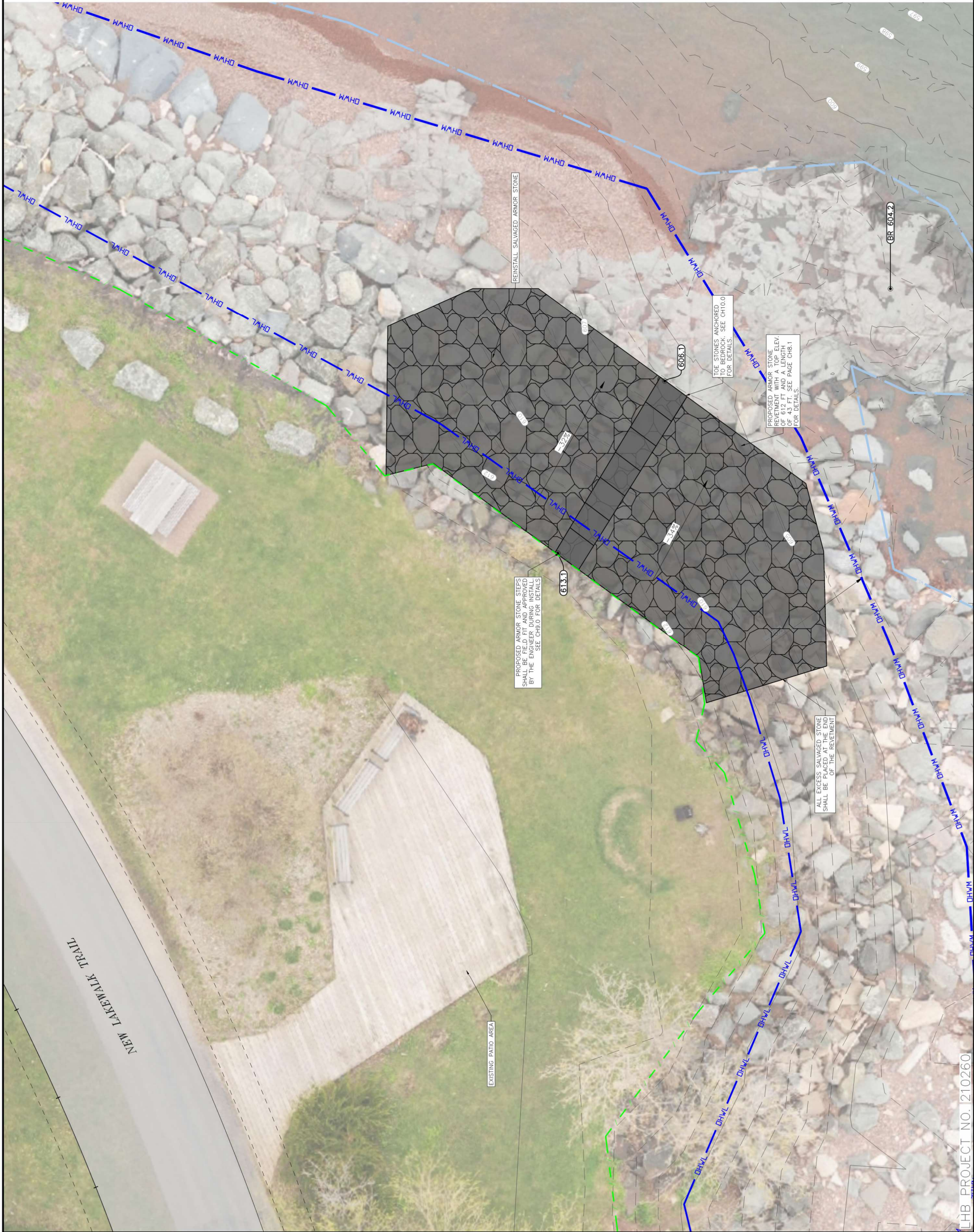
DULUTH LAKEWALK

SHORELINE REHABILITATION CROSS-SECTION

SHEET NO. CH7.1 OF XX SHEETS

SITE LEGEND:

- 3.7%
- FLOW ARROW AND GRADE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- USACE ORDINARY HIGH WATER MARK - 603.5 FT
- MN DNR ORDINARY HIGH WATER LEVEL - 610.0 FT
- LAKE WATERLINE
- PROPOSED VEGETATION LINE
- ARMOR STONE
- REQUIRED GREEN SPACE ALONG TRAIL



ESTIMATED QUANTITIES BREAKDOWN

NEW ARMOR STONE	170 CY
SALVAGE STONE	191 CY
TOE STONE ANCHORS	48 EA

MN DNR MATERIAL ESTIMATES

APPROXIMATE VOLUME OF MATERIAL TO BE EXCAVATED BELOW THE OHWL	218 CY
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWL	226 CY

USACE MATERIAL ESTIMATES

APPROXIMATE AREA IN PLAN VIEW OF MATERIAL TO BE PLACED BELOW THE OHWM	0 SF
LENGTH OF SHORELINE WITH MATERIAL TO BE PLACED BELOW THE OHWM	0 LF
APPROXIMATE VOLUME OF MATERIAL TO BE PLACED BELOW THE OHWM	0 CY
APPROXIMATE VOLUME OF MATERIAL TO BE TEMPORARILY PLACED BELOW THE OHWM	0 CY



LHB PROJECT NO. 210260

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PRINTED NAME _____ SIGNATURE _____

XX-XX-XXXX
DATE
LIC. NO.

S.P. 118-090-029
DULUTH LAKEWALK

SHORELINE REHABILITATION PLAN
SHEET NO. CH8.0 OF XX SHEETS