



**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 Gittermeier, 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 Pervenanz, 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:** March 7, 2025

**SUBJECT:** Planning Commission Meeting Agenda Items for **March 27, 2025**

\*\*Due to the high volume of applications there will be an additional Planning Commission Meeting on March 27th, 2025. This notice covers applications for the March 27th meeting. An additional notice will be sent out with applications for the April 8th meeting.\*\*

The Duluth City Planning Commission has received **6** 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-2502-0003** Interim Use Permit for Vacation Dwelling Unit at 5801 Grand Ave for Tanya Templer  
**PLIUP-2502-0004** Interim Use Permit for Vacation Dwelling Unit at 611 W Skyline for CCL PROPERTIES II LLC  
**PLIUP-2502-0006** Interim Use Permit for Vacation Dwelling Unit at 37 England Ave for Riverside Rentals LLC  
**PLIUP-2502-0007** Interim Use Permit for Vacation Dwelling Unit at 124 N Hawthorne Rd for David and Theresa Hanson  
**PLSUP-2502-0035** Special Use Permit for a Restaurant at 601 N 56<sup>th</sup> Ave for Bailey Builds  
**PLUMA-2502-0001** UDC Map Amendment for a Rezone from R-1 to R-P at 2732 Woodland Ave for FORCE 1 LLC

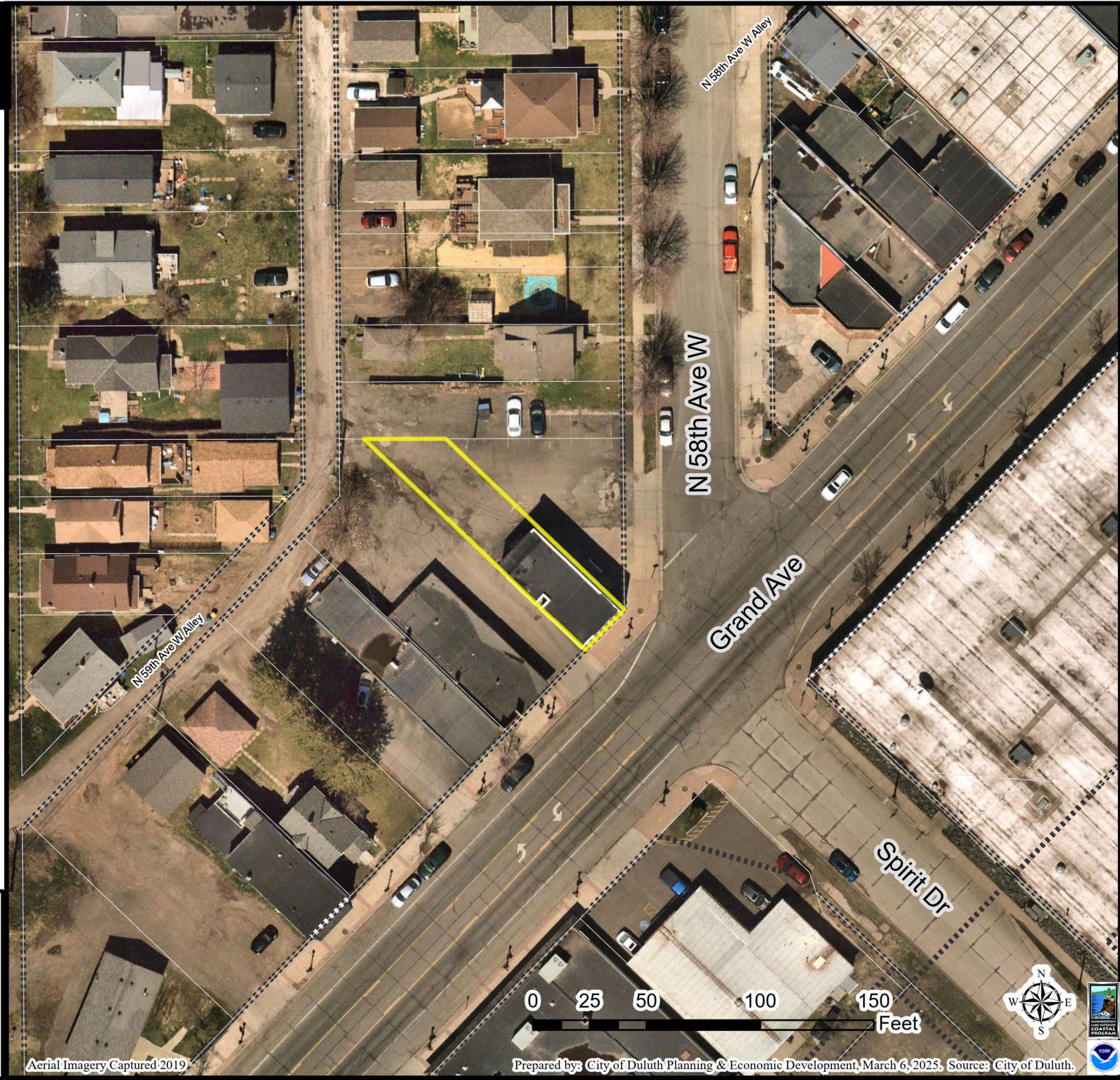
We appreciate your time and input. If you have any questions, comment or need additional background information, please feel free to call me at 218-730-5326 or e-mail me at nlavenstein@duluthmn.gov. Thank you!

Natalie Lavenstein, Planner I



PLIUP-2502-0003

Interim Use Permit  
5801 Grand Ave



# Site Plan

Scale 1" = 20'-0"

Alley

Sidewalk

Commercial

Access / Use Easement Lot 12

Templer Shake Store

58<sup>th</sup> Avenue West

Parking 10 cars

PARKING AND  
HANDICAP STALLS

Sign

Sidewalk

Cert  
I hereby  
was pre  
and the  
laws of

Arch

Draw

Site Plan

Con

Date

Revised

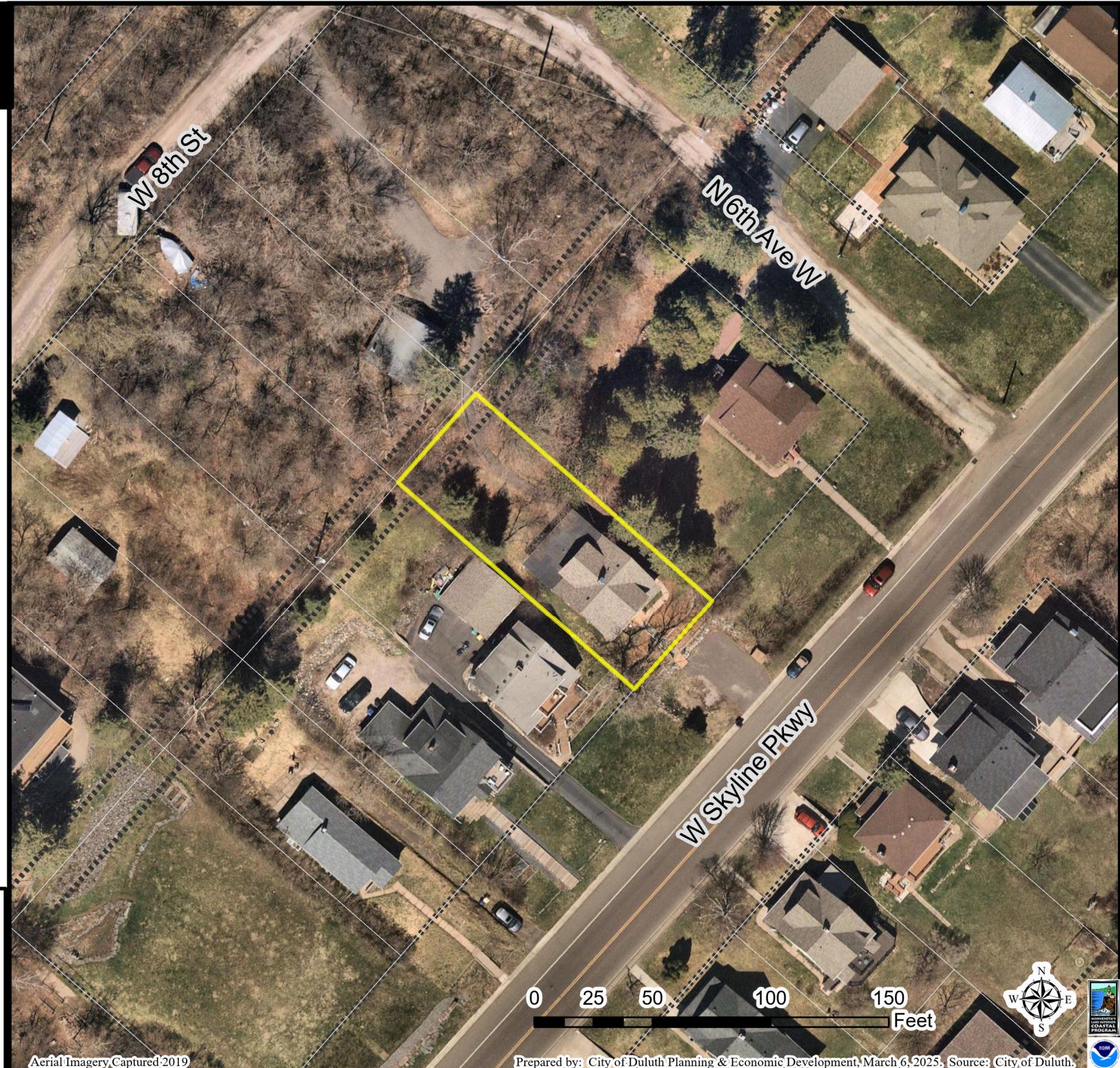
Drawn

Drawn



PLIUP-2502-0004

Interim Use Permit  
611 W Skyline Pkwy



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.





611 West Skyline Parkway  
Duluth, MN



PLIUP-2502-0006

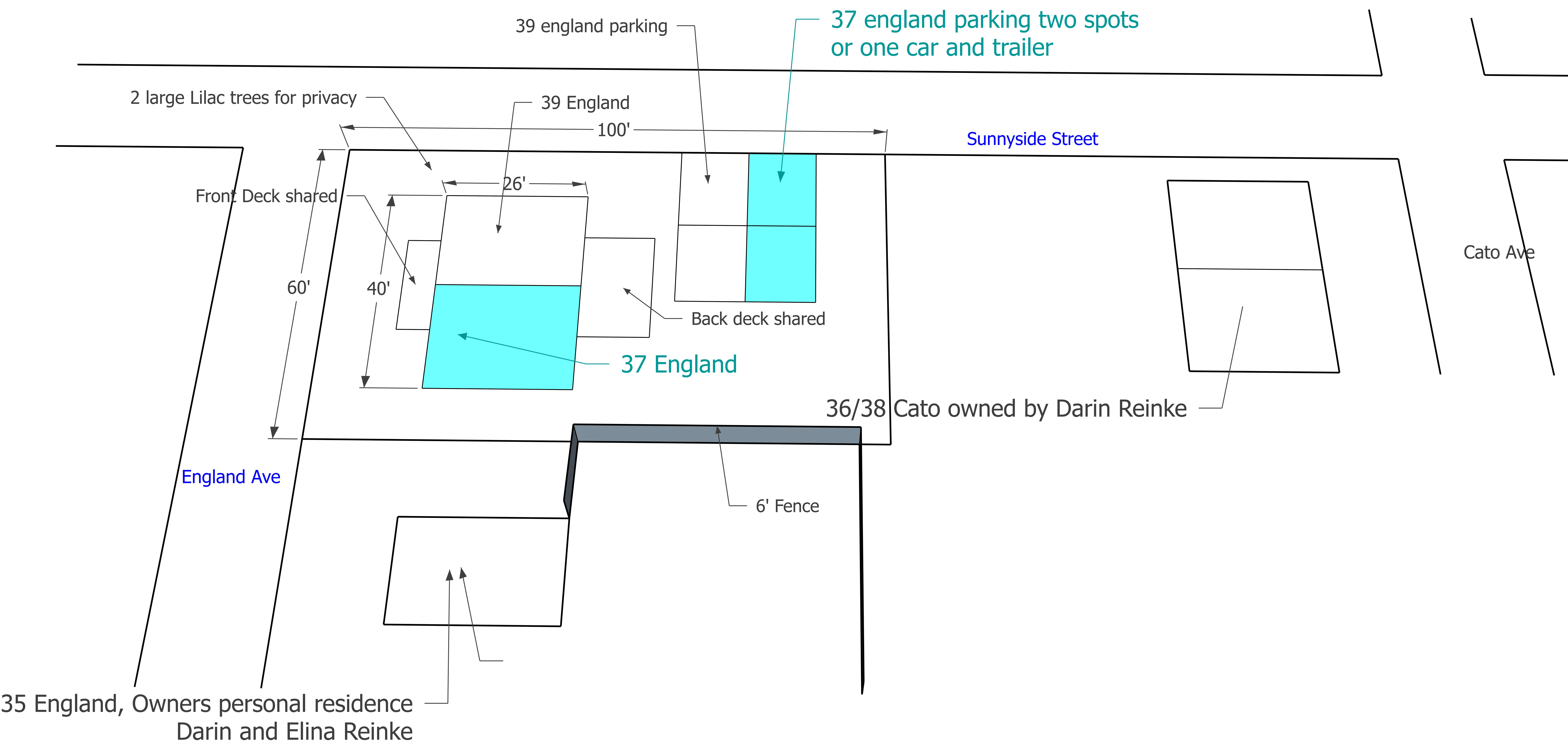
Interim Use Permit  
37 England Ave



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Aerial Imagery Captured 2019

Prepared by: City of Duluth Planning & Economic Development, March 6, 2025. Source: City of Duluth.

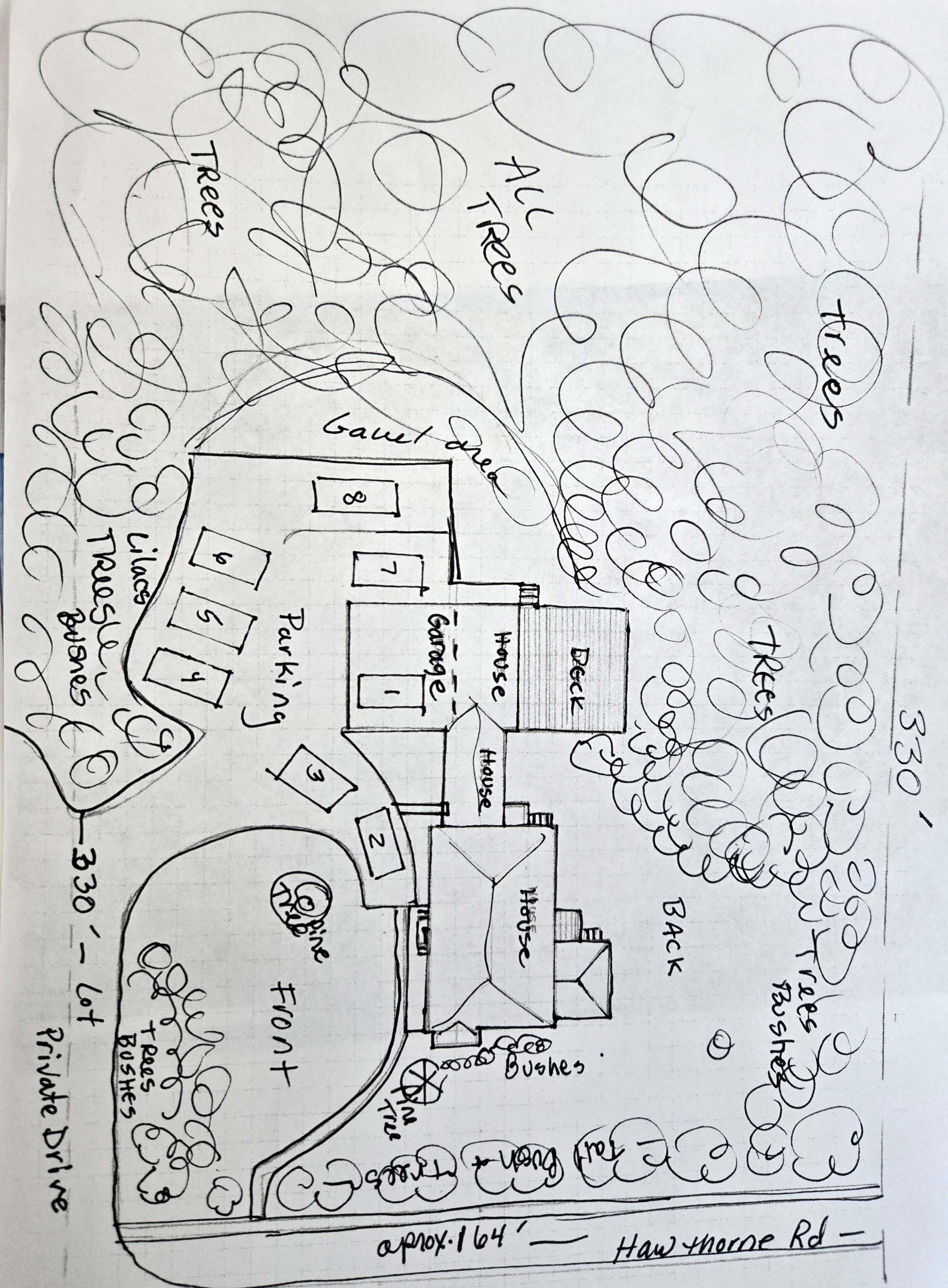




PLIUP-2502-0007

Interim Use Permit  
124 N Hawthorne Rd

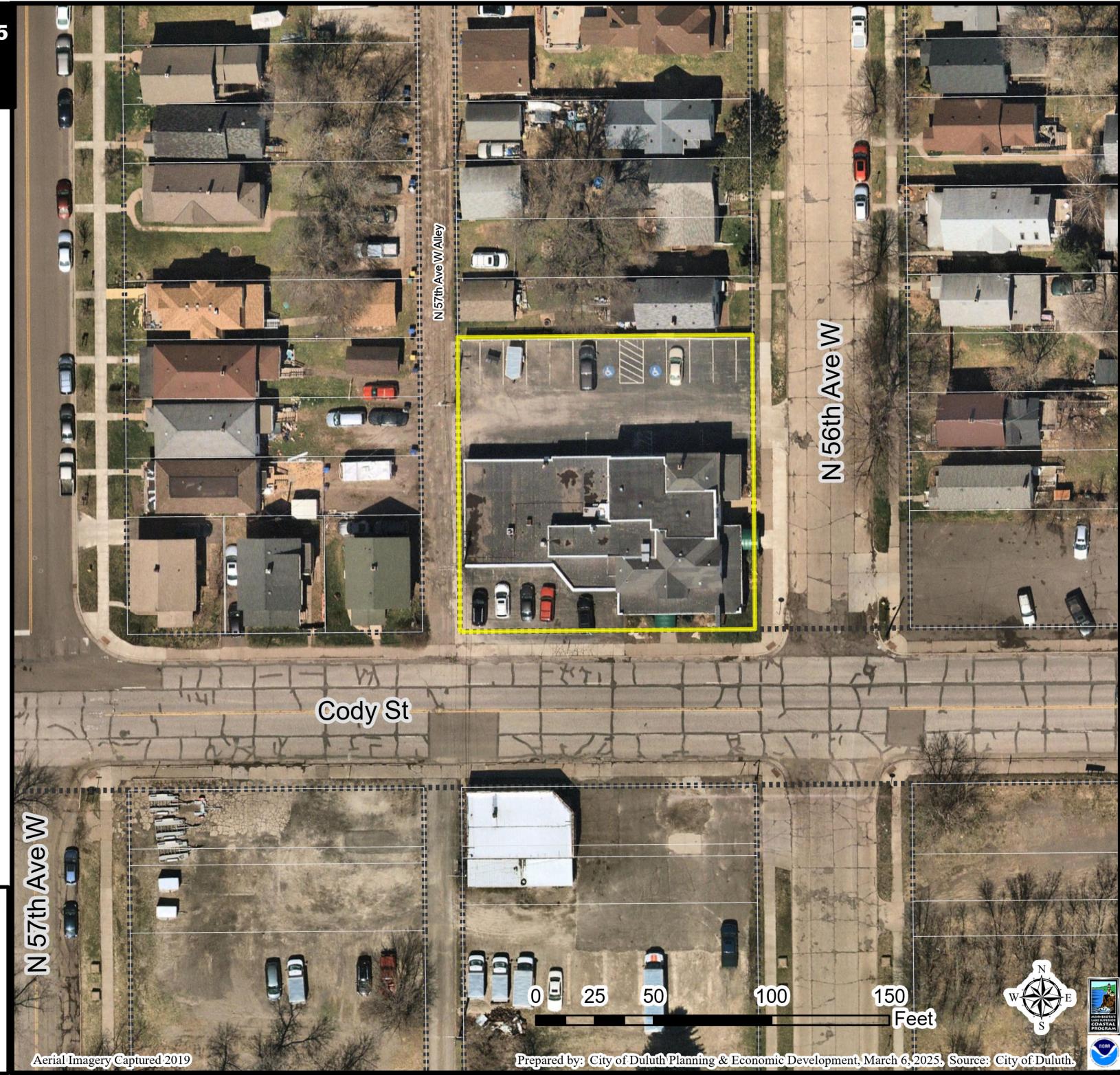






PLSUP-2502-0035

Special Use Permit  
601 N 56th Ave W

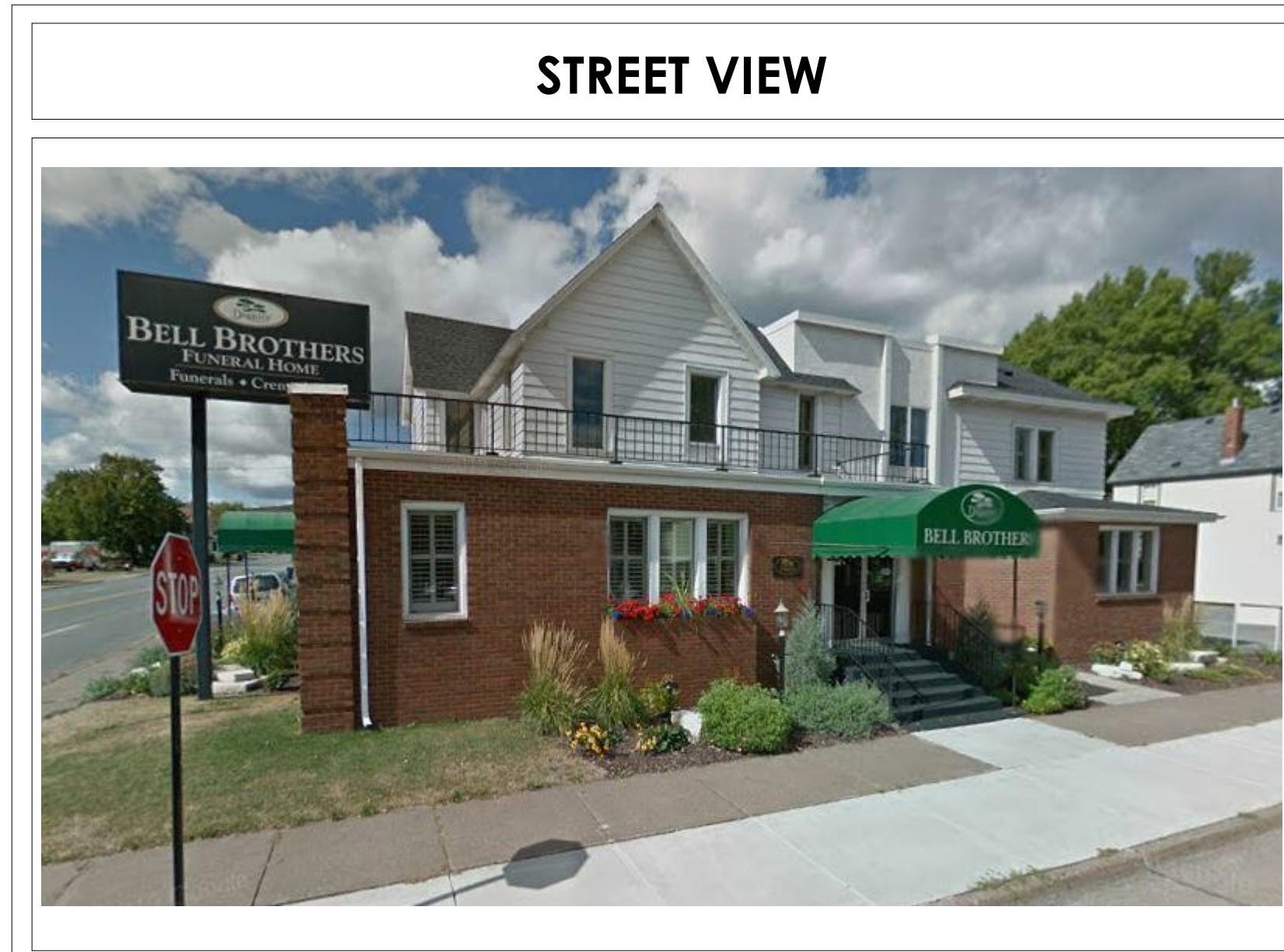
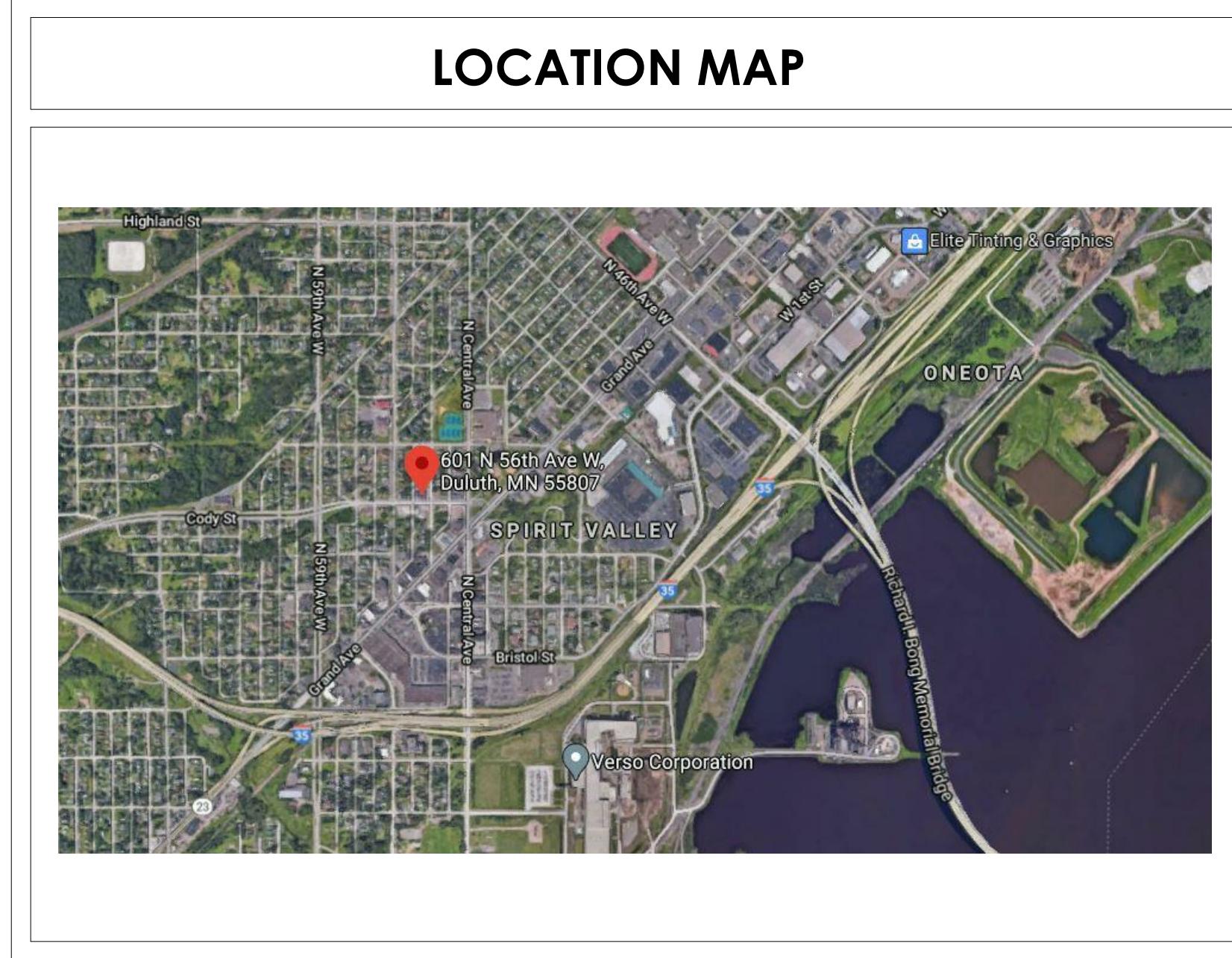


# BAILEY BUILDS COLLECTIVE

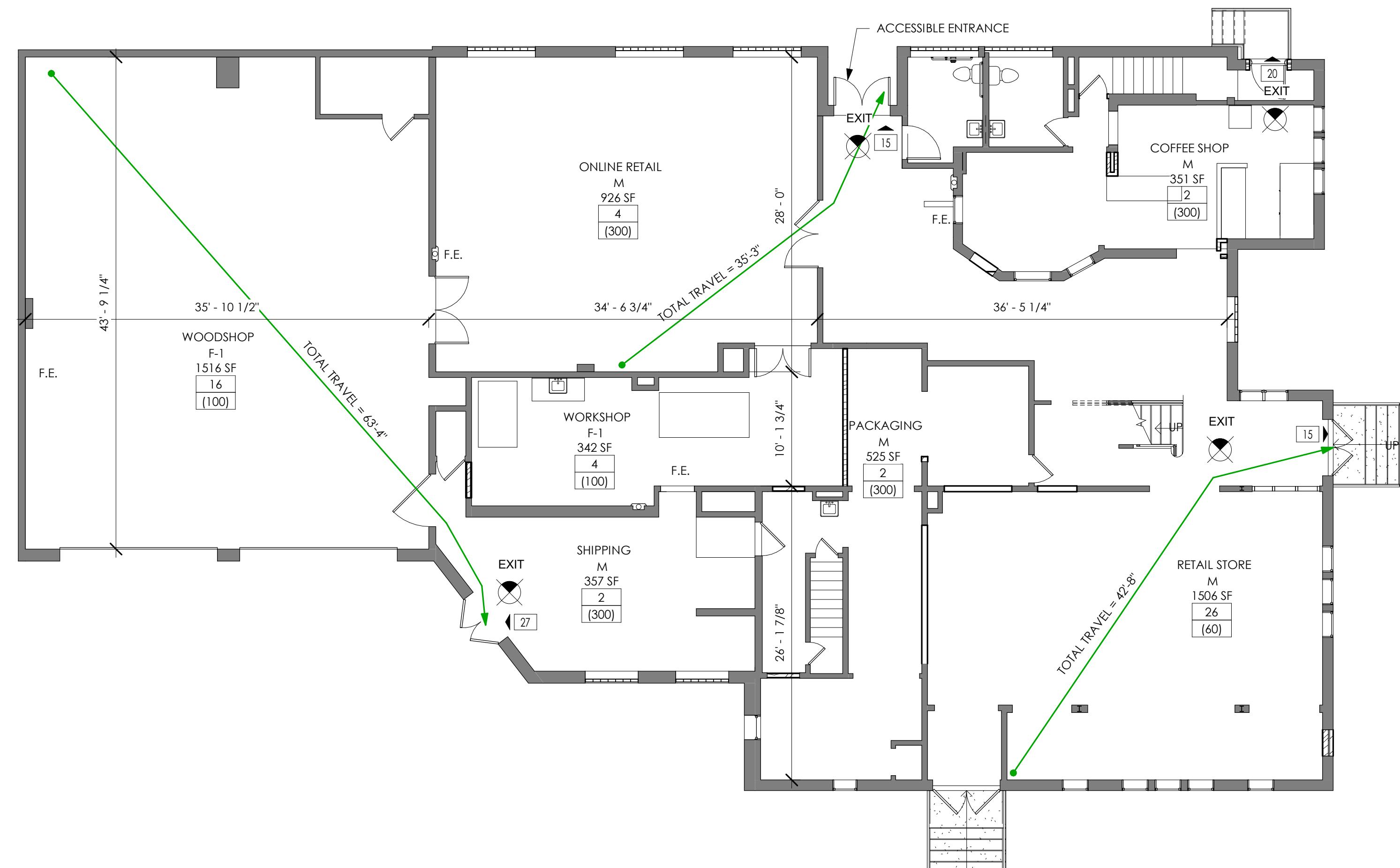
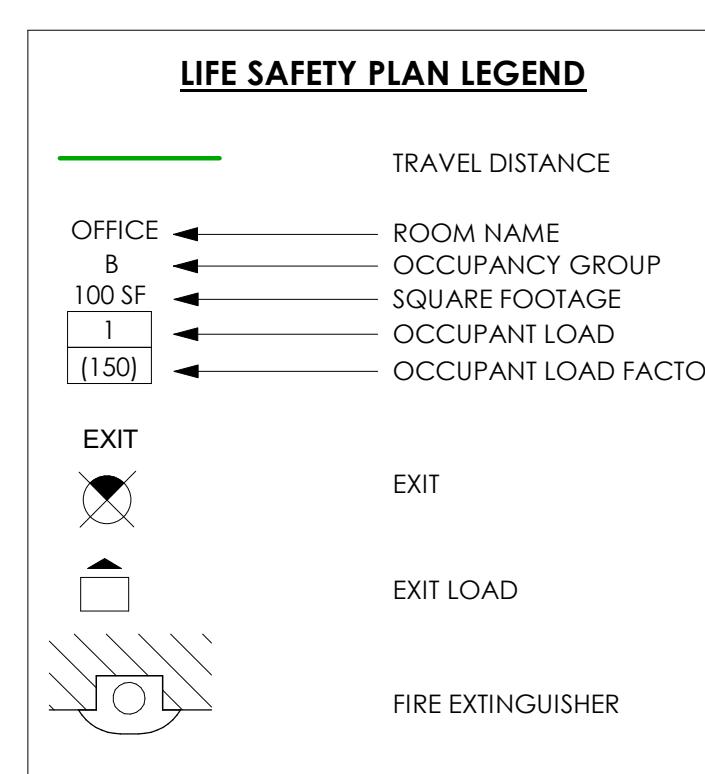
## PHASE IV PERMIT SUBMITTAL - COFFEE SHOP

601 N. 56TH AVE W - DULUTH, MN 55807

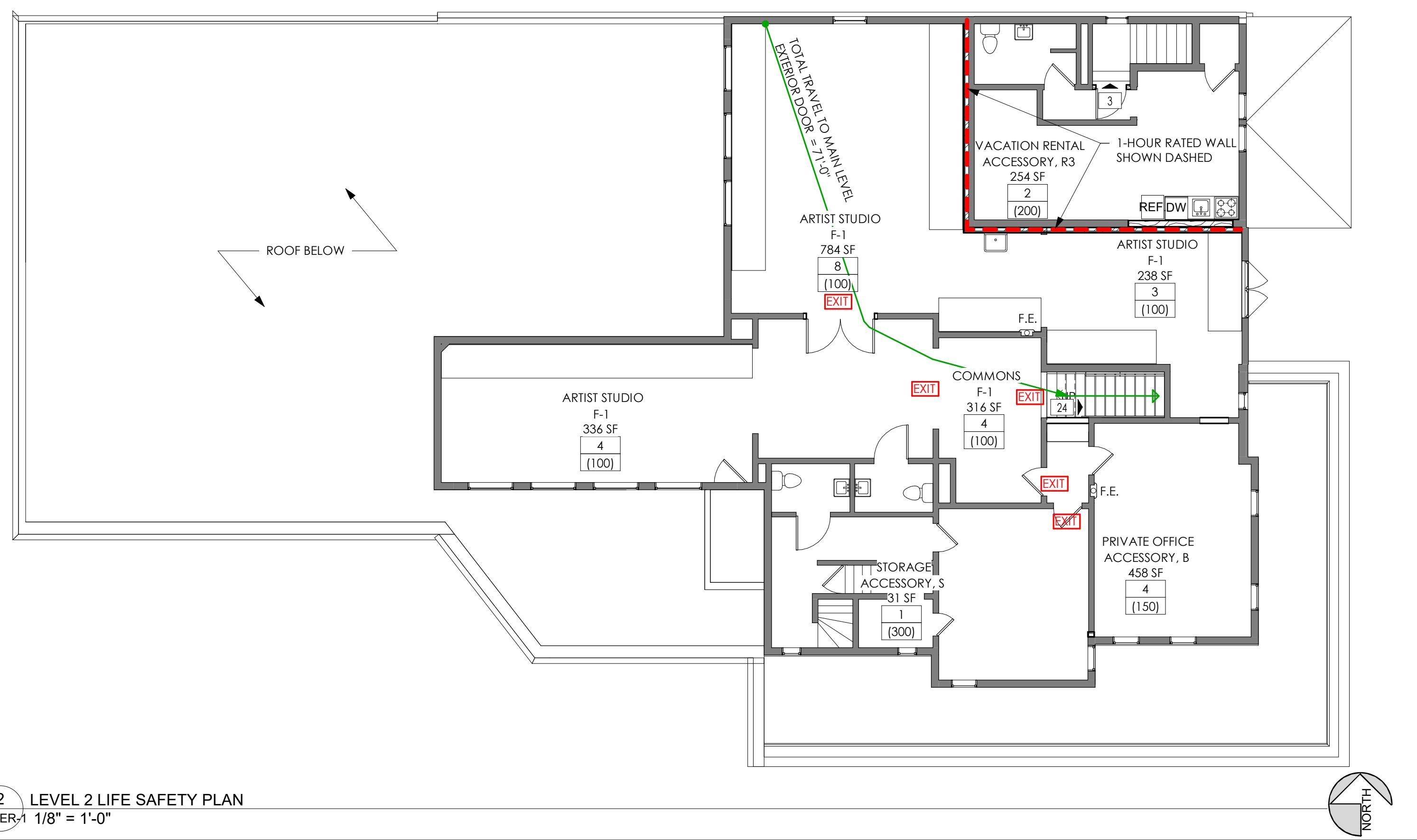
PROJECT TEAM	
OWNER:	ANNA & NATHANIEL BAILEY 601. N. 56TH AVE. W. DULUTH, MN 55807
ARCHITECT:	ARCHITECTURE ADVANTAGE MELISSA GRAFTAAS 2715 PIEDMONT AVE. DULUTH, MN 55811 (218) 724-5568



SHEET INDEX	
SHEET NUMBER	SHEET NAME
A201	ENLARGED FLOOR PLANS AND DETAILS
GENERAL	
COVER-1	COVER SHEET
COVER-2	CODE SUMMARY
ARCHITECTURAL	
A002	LEVEL 2 DEMOLITION PLAN
A101	LEVEL 1 FLOOR PLAN
A102	LEVEL 2 FLOOR PLAN



1 LEVEL 1 LIFE SAFETY PLAN  
COVER-1 1/8" = 1'-0"



2 LEVEL 2 LIFE SAFETY PLAN  
COVER-1 1/8" = 1'-0"

# ARCHITECTURE ADVANTAGE



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a licensed Architect under the laws of the State of Minnesota.  
Signature: Melissa M. Graftaas  
Date: 11/27/24  
License # 44824

**COVER SHEET**

**BAILEY BUILDS COLLECTIVE - PH. IV**

601 N. 56TH AVE. W. DULUTH, MN 55807

PROJECT NO: 2013

RELEASE DATE: 11.27.24

REVISIONS: REV. DATE DESCRIPTION

SET NO.

SHEET NO. OF XX

**COVER-1**

2715 Piedmont Avenue • Duluth, Minnesota 55811  
Phone: 218.724.5568 • Email: info@architectureadvantage.com

2715 Piedmont Avenue • 278 E. 7th Street • St. Paul, MN 55101  
Phone: 651.224.4831 • Email: info@architectureadvantage.com

Certified M/Woman Owned Business

This sheet may be a reduced size copy. The bar above is as long on its full size sheet. Drawing scales apply to full scale sheets.

**COVER SHEET**

CHECKED BY: MMC

DRAWN BY: EMK

PROJECT NO:

RELEASE DATE:

REVISIONS:

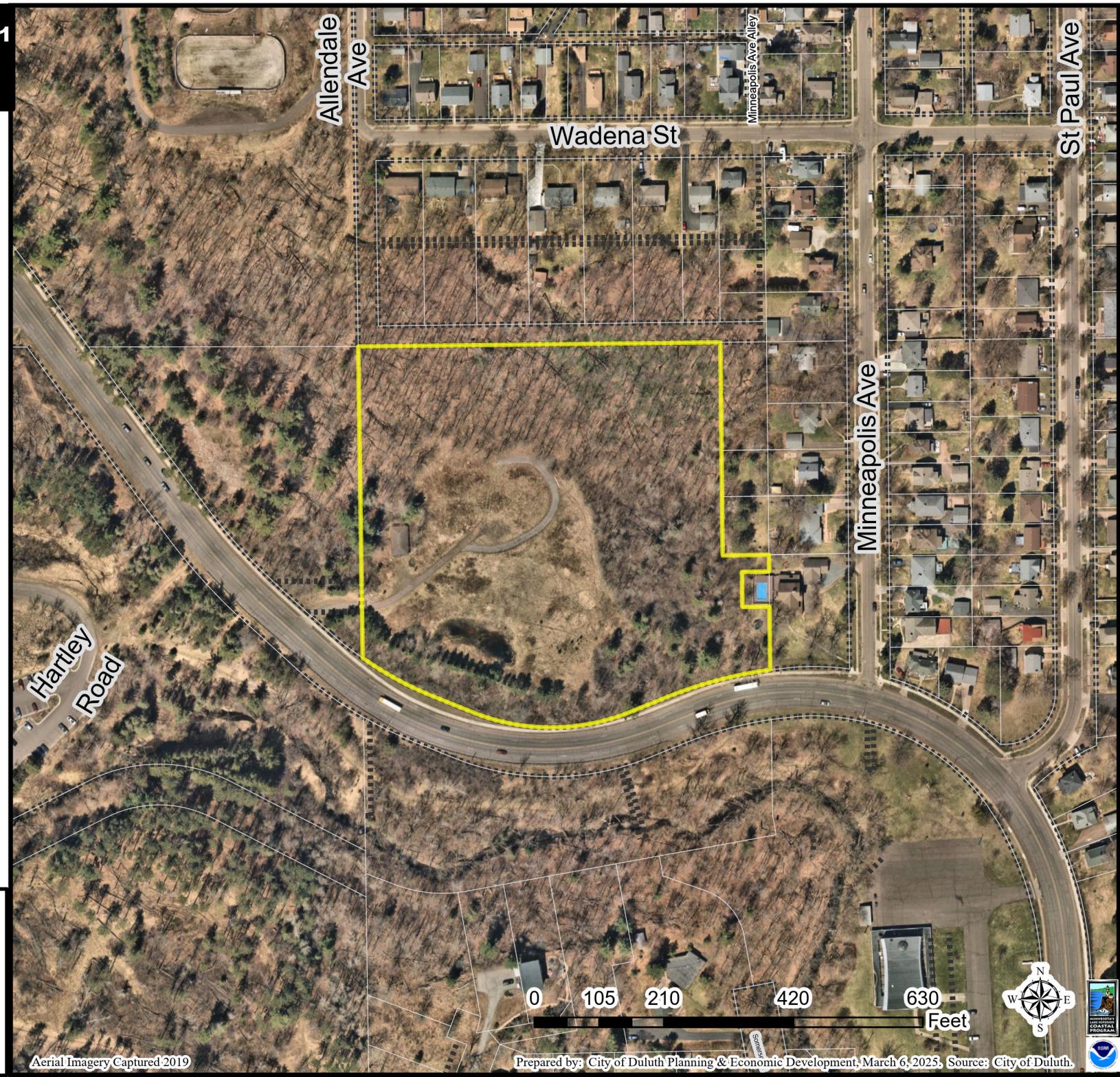
SET NO.

SHEET NO. OF XX

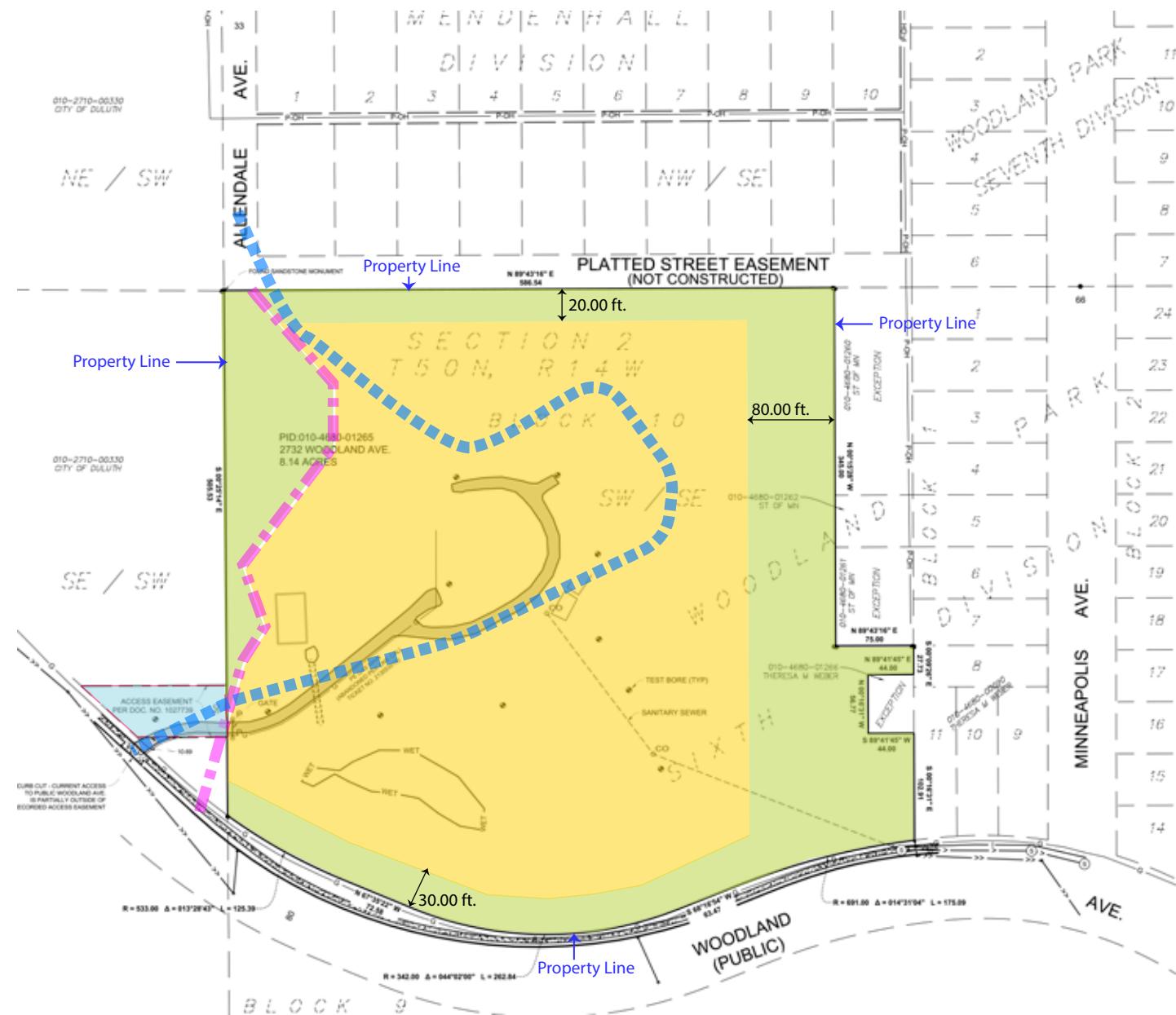


PLUMA-2502-0001

Rezone  
2732 Woodland Ave



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2732 Woodland Avenue



## R-P Development

## Common Space

2.78 acres

**TOTAL SITE AREA  
8.14 ACRES**

## Access Easement

## Shoreland Setback



## Pedestrian Connection between Woodland Ave and Allendale Ave

(final location to be determined during  
project design)



**Development Site Plan**

**TITANIUM**  
PARTNERS



**5130 Woodland**

- Access to Woodland Community Center
- New Pedestrian Trail to Allendale Avenue
- Pedestrian Access to Trails and Hartley Nature Center via Woodland Ave Access



**Neighborhood Site Plan**

(1)	Building -1	30 Condominiums   3 - Floors
		Underground Parking - 50 Spaces
(2)	Building -2	30 Condominiums   3 - Floors
		Underground Parking - 50 Spaces
(3)	New Street Access to Woodland	
(4)	Surface Parking - 20 spaces	
(5)	New Private Street	
(6)	Surface Parking - 20 spaces	
(7)	Trail Access to Allendale	
(8)	Retain Existing Trees for Natural Buffer	