



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

TO:

Erik Birkeland, Provisional Director, Property, Parks and Libraries
Jessica Peterson, Duluth Parks
Cliff Knettel, Duluth Parks
Katie Bennett, Duluth Parks
Jim Shoberg, Duluth Parks
Abbie Hopper, Duluth Parks
Bryan Thoreson, Duluth Property & Facilities
Danielle Erjavec, Duluth Property & Facilities
Henry Martinsen, Duluth Property & Facilities
Amanda Mangan, Duluth Attorney
Nicholas Anderson, Duluth Attorney
Jim Benning, Duluth Public Works & Utilities
Cari Pedersen, Chief Engineer of Transportation
Patrick F. Loomis, Duluth Engineering
Cindy Voigt, Duluth City Engineer
Tom Johnson, Duluth Project Engineer
Howard Smith, Chief Engineer of Utilities
Duncan Schwensohn, Duluth Public Works & Utilities
Branden Heidelberger, Duluth Engineering
Bill Byers, Duluth Engineering
Greg Guerro, Duluth Utility Ops Manager
Chris Kleist, Duluth Utility Operations
Peggy Billings, Engineering Technician
Bill Bergstrom, Engineering Technician
Andy Swanson, Duluth Utility Operations
Ryan Granlund, Duluth Utility Programs Coordinator
Shawn Krizaj, Duluth Fire Chief
John Otis, Duluth Deputy Fire Chief
Lisa Consie, Fire Marshal
Mike Ceynowa, Duluth Police
Mark Bauer, Duluth Parking
John Hinzmann, MnDOT
Jim Miles, MnDOT
Clark Christensen, City of Duluth Forester
Bri Speldrich, Area Hydrologist DNR

Patricia Fowler, DNR Liaison
Cliff Bentley, MnDNR
Brandon Kohlts, WLSSD
Anne Sims, SLC Assessor's Office
Jon Osterberg, SLC Accessors Office
Ron Chicka, MIC
Stacy Caldwell Melcher, SLC County Land Dept
Jim Foldesi, St Louis Co. Public Works
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
Ben VanTassel, Planning and Economic Development Director
Jenn Reed Moses, Duluth Planning & Development
Tricia Hobbs, Duluth Planning & Development
Steven Robertson, Duluth Construction Services (CSI)
Blake Nelson, Building Inspector, CSI
Armella Bijold, Permitting Services Administrator, CSI
Reina Owecke, Permit Coordinator, CSI
Tara Smith, Permit Coordinator, CSI
Emily Schouweiler, Permit Coordinator, CSI
Kyle Deming, Planning & Development
Suzanne Kelley, Planning & Development
Jason Mozol, Planning & Development
Chris Lee, Planning & Development
Tom Church, Duluth Planning & Development
Sam Smith, Duluth Planning & Development
Christian Huelsman, Duluth Planning & Development
James Gittemeier, Duluth Planning & Development
Chris Belden, Duluth Transit Authority
Kariann Payton, Duluth GIS
CoD, Duluth GIS

DATE: November 12, 2025

SUBJECT: Planning Commission Meeting Agenda Items for **December 9, 2025**

The Duluth City Planning Commission has received **5** 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 for the project number under "Manage Plans"**

PLIUP-2510-0043 Interim Use Permit for a Vacation Dwelling Unit at 30 N 25th Ave W by Elisabeth Mohn [CH]

PLIUP-2511-0044 Interim Use Permit for a Vacation Dwelling Unit at 420 S 18th Ave E by Mitchell Ruter [CL]

PLSUB-2510-0014 Minor Subdivision at 3705 Piedmont Ave by Bluemoon Properties [JM]

PLVAC-2509-0008 Vacation of Right-of-Way at 10 94th Ave W by Sumair Sheikh [CH]

PLVAR-2511-0014 Variance to Shoreland Regulations at Palm Street Pond by City of Duluth Engineering [JM]

We appreciate your time and input. If you have any questions, comments or need additional background information, please find the initials of the assigned planner at the end of the application item and contact the planner directly.

Christian Huelsman - chuelsman@duluthmn.gov

Chris Lee - clee@duluthmn.gov

Jason Mozol - jmozol@duluthmn.gov



PLIUP-2510-0043

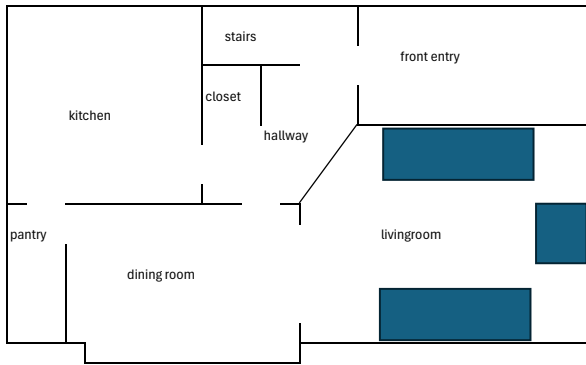
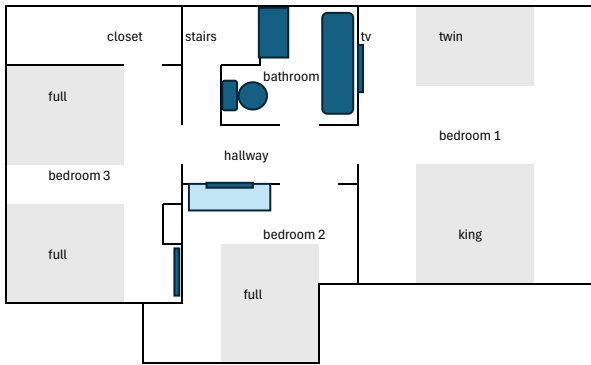
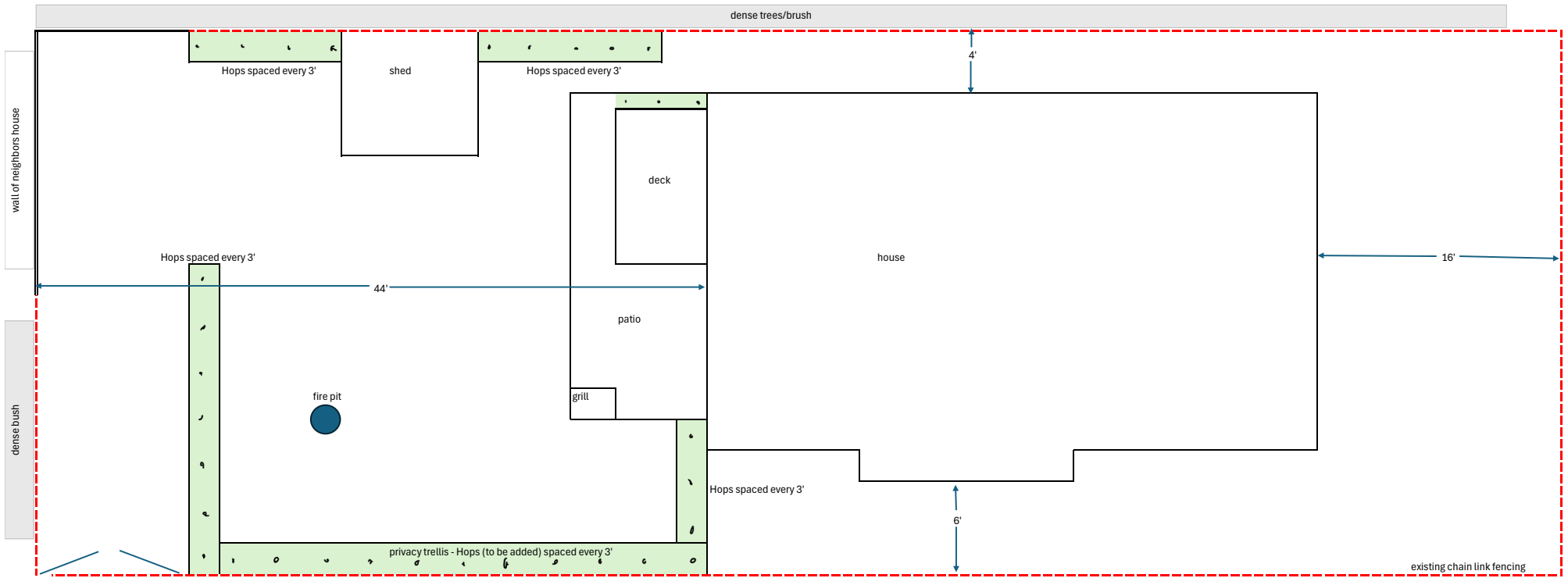
Interim Use Permit for a VDU
30 N 25th Ave W



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Aerial Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, August 13, 2025. Source: City of Duluth.





PLIUP-2511-0044

Interim Use Permit for a VDU
420 S 18th Ave E

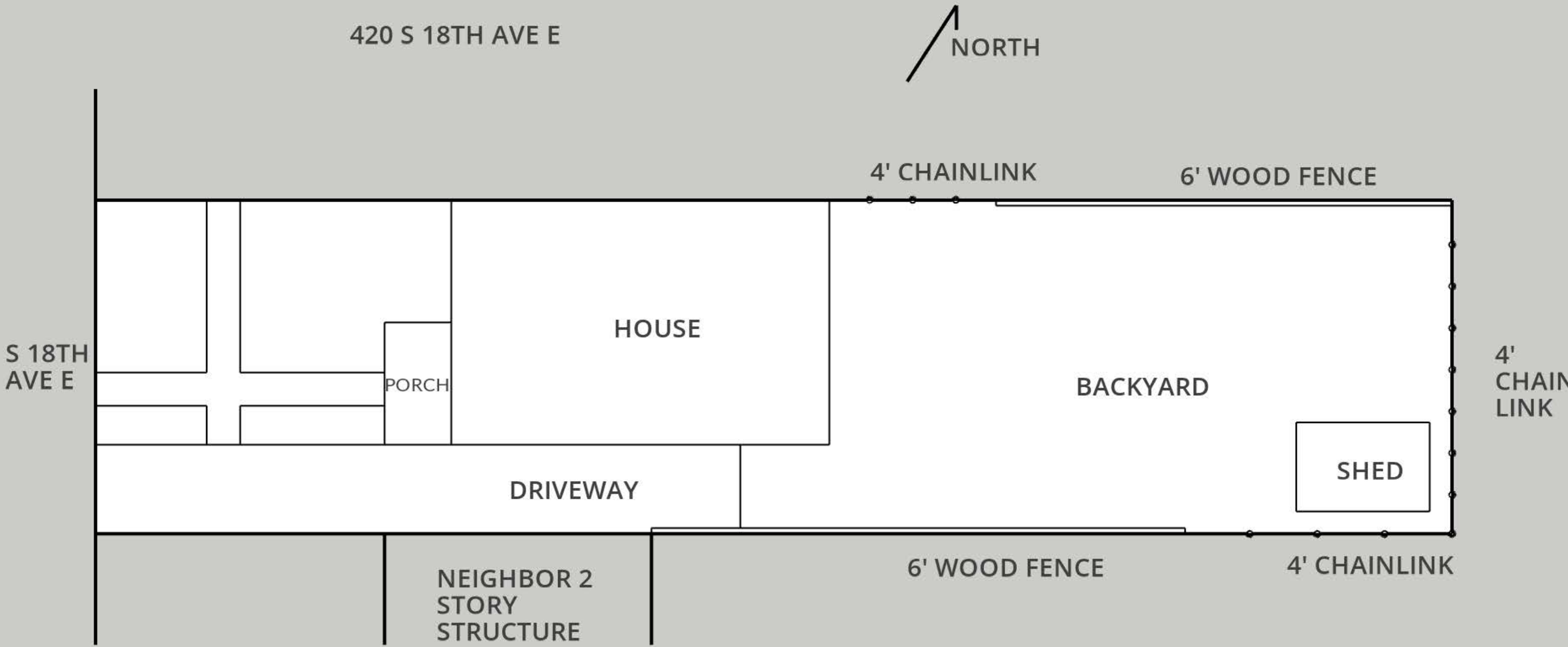


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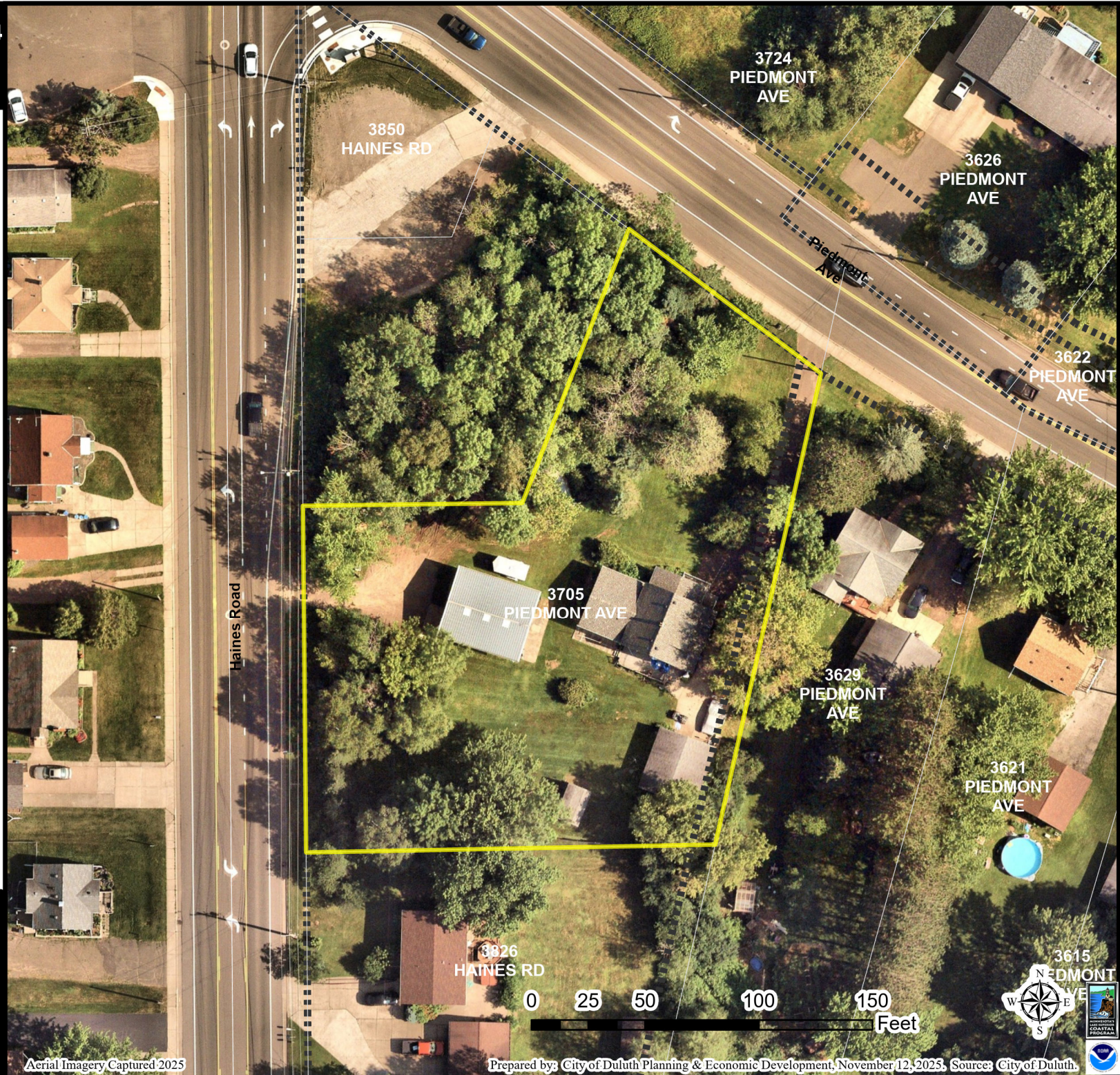


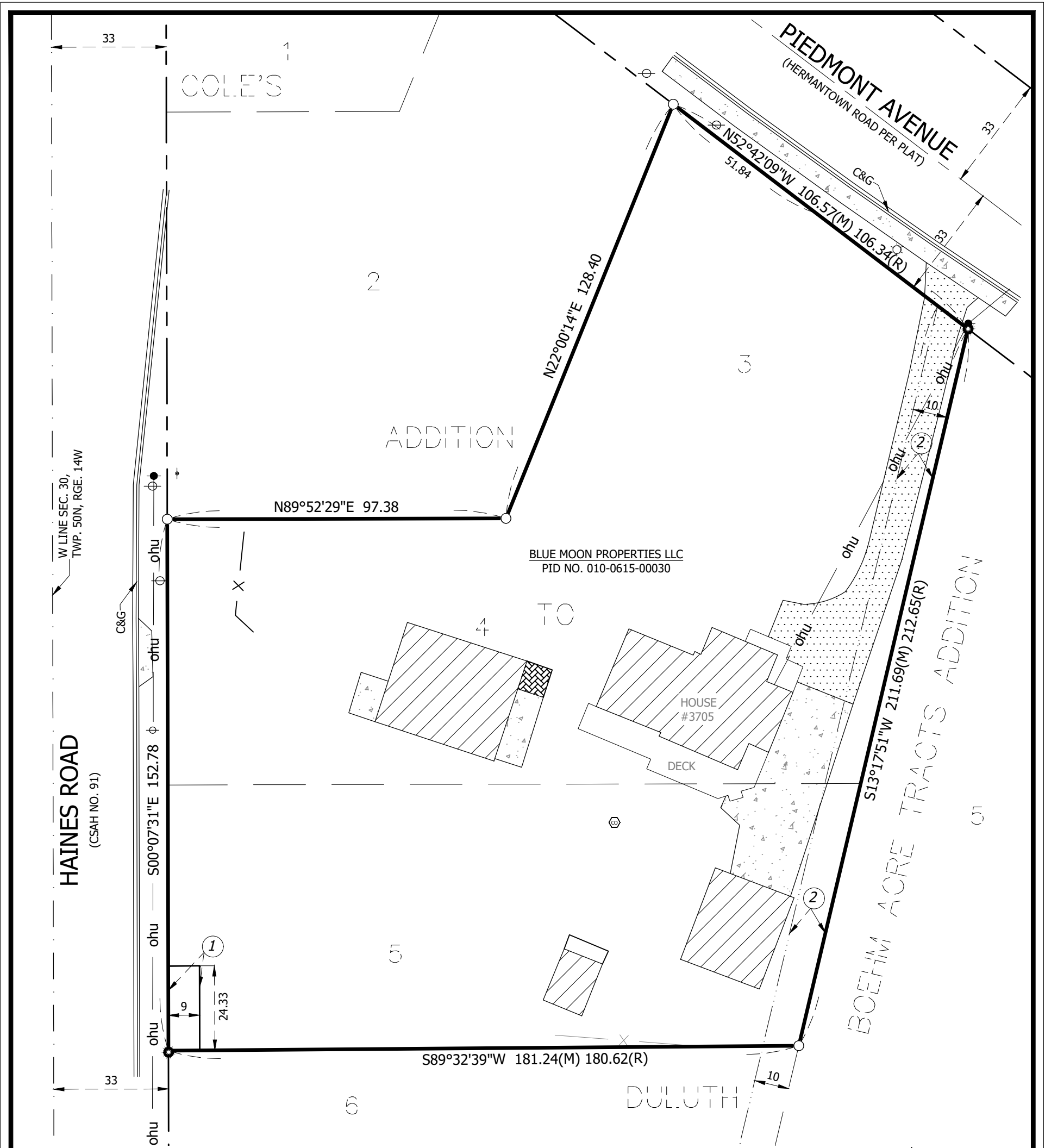
PLSUB-2510-0014

Minor Subdivision
3705 Piedmont Ave

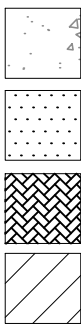
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Aerial Imagery Captured 2025





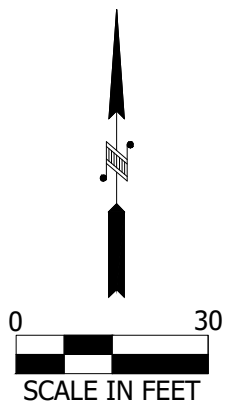
LEGEND



CONCRETE SURFACE
BITUMINOUS SURFACE
PAVER SURFACE
EXISTING BUILDINGS

(M)-FIELD MEASURED DIMENSION
(R)-RECORD DIMENSION
C&G-CONCRETE CURB & GUTTER
X FENCE LINE
SECTION SUBDIVISION LINE
CENTER LINE
RIGHT OF WAY LINE
EXISTING EASEMENT LINE
OVERHEAD UTILITIES
ohu EXISTING PLAT LINE
BOUNDARY LINE AS SURVEYED

LIGHT POLE
SIGN
REFER TO SURVEYOR'S NOTES
SANITARY CLEANOUT
FOUND IRON PIPE
SET CAPPED REBAR RLS. NO. 49505
GUY ANCHOR
UTILITY POLE



SURVEYOR'S NOTES

- EASEMENT FOR HIGHWAY PURPOSES TO ST. LOUIS COUNTY PER TORRENS DOCUMENT NO. 497649.
- UTILITY EASEMENT PER PLAT.
- 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.
- 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.

PARENT LEGAL DESCRIPTION PER
CERTIFICATE OF TITLE NO. 192473
Lots 3, 4, 5, COLE'S ADDITION TO
DULUTH, except a strip of land 33 feet
wide East of and parallel to the West line
of Section 30, Township 50 Range 14,
commencing at the SW corner of said
Section 30, thence north to its
intersection with the Hermantown Road
as the same was laid out and existed on
June 9, 1934, lying within the limits of
Haines Road as platted.

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:08-16-2023
MN License #49505

CERTIFICATE OF SURVEY

CLIENT:ROBB STAUBER

ADDRESS:3705 PIEDMONT AVENUE
DULUTH, MN 55811

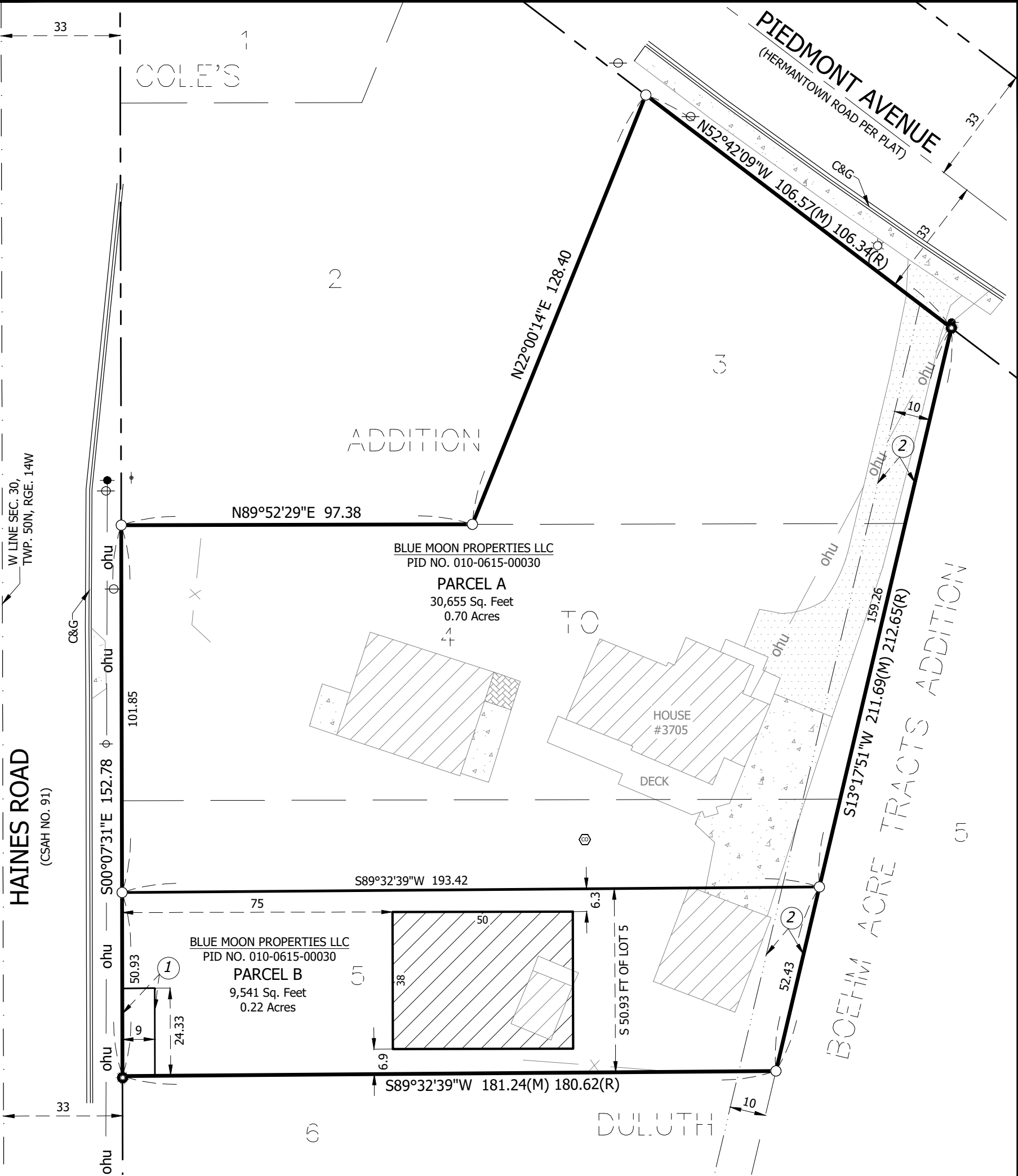
DATE:08-16-2023

REVISIONS:

JOB NO:23-252

SHEET 1 OF 1

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



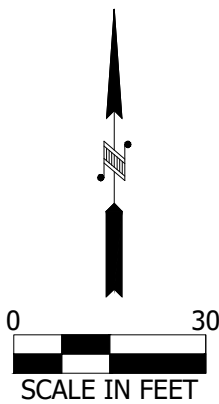
LEGEND



CONCRETE SURFACE
BITUMINOUS SURFACE
PAVER SURFACE
PROPOSED BUILDINGS
EXISTING BUILDINGS

(M)-FIELD MEASURED DIMENSION
(R)-RECORD DIMENSION
C&G-CONCRETE CURB & GUTTER
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SANITARY CLEANOUT
FOUND IRON PIPE
SET CAPPED REBAR RLS. NO. 49505
GUY ANCHOR
UTILITY POLE



CERTIFICATE OF SURVEY

CLIENT:ROBB STAUBER

ADDRESS:3705 PIEDMONT AVENUE
DULUTH, MN 55811
DATE:09-08-2025

REVISIONS:

JOB NO:23-252

SHEET 2 OF 2

ALTA
LAND SURVEY COMPANY
PHONE: 218-727-5211
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WWW. ALTALANDSURVEYDULUTH.COM

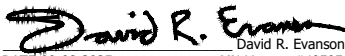
PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 192473
Lots 3, 4, 5, COLE'S ADDITION TO DULUTH, except a strip of land 33 feet wide East of and parallel to the West line of Section 30, Township 50 Range 14, commencing at the SW corner of said Section 30, thence north to its intersection with the Hermantown Road as the same was laid out and existed on June 9, 1934, lying within the limits of Haines Road as platted.

LEGAL DESCRIPTION OF PARCEL A
Lots 3, 4 and 5, COLE'S ADDITION TO DULUTH, except a strip of land 33 feet wide East of and parallel to the West line of Section 30, Township 50 Range 14, commencing at the SW corner of said Section 30, thence north to its intersection with the Hermantown Road as the same was laid out and existed on June 9, 1934, lying within the limits of Haines Road as platted, FURTHER EXCEPTING the South 50.93 feet of said Lot 5.
Said parcel contains 30,655 square feet or 0.70 acres.

LEGAL DESCRIPTION OF PARCEL B
The South 50.93 feet of Lot 5, COLE'S ADDITION TO DULUTH, except a strip of land 33 feet wide East of and parallel to the West line of Section 30, Township 50 Range 14, commencing at the SW corner of said Section 30, thence north to its intersection with the Hermantown Road as the same was laid out and existed on June 9, 1934, lying within the limits of Haines Road as platted. Said parcel contains 9,541 square feet or 0.22 acres.

SURVEYOR'S NOTES

- 1. EASEMENT FOR HIGHWAY PURPOSES TO ST. LOUIS COUNTY PER TORRENS DOCUMENT NO. 497649.
- 2. UTILITY EASEMENT PER PLAT.
- 3. 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.
- 4. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
- 5. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.
- 6. 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 MN License #49505 DATE:09-08-2025	CERTIFICATE OF SURVEY		 ALTA LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN & WI WWW. ALTALANDSURVEYDULUTH.COM
	CLIENT:ROBB STAUBER	REVISIONS:	
	ADDRESS:3705 PIEDMONT AVENUE DULUTH, MN 55811		
	DATE:09-08-2025	JOB NO:23-252 SHEET 1 OF 2	



PLVAC-2509-0008

Vacation of Right-of-Way
10 94th Ave W

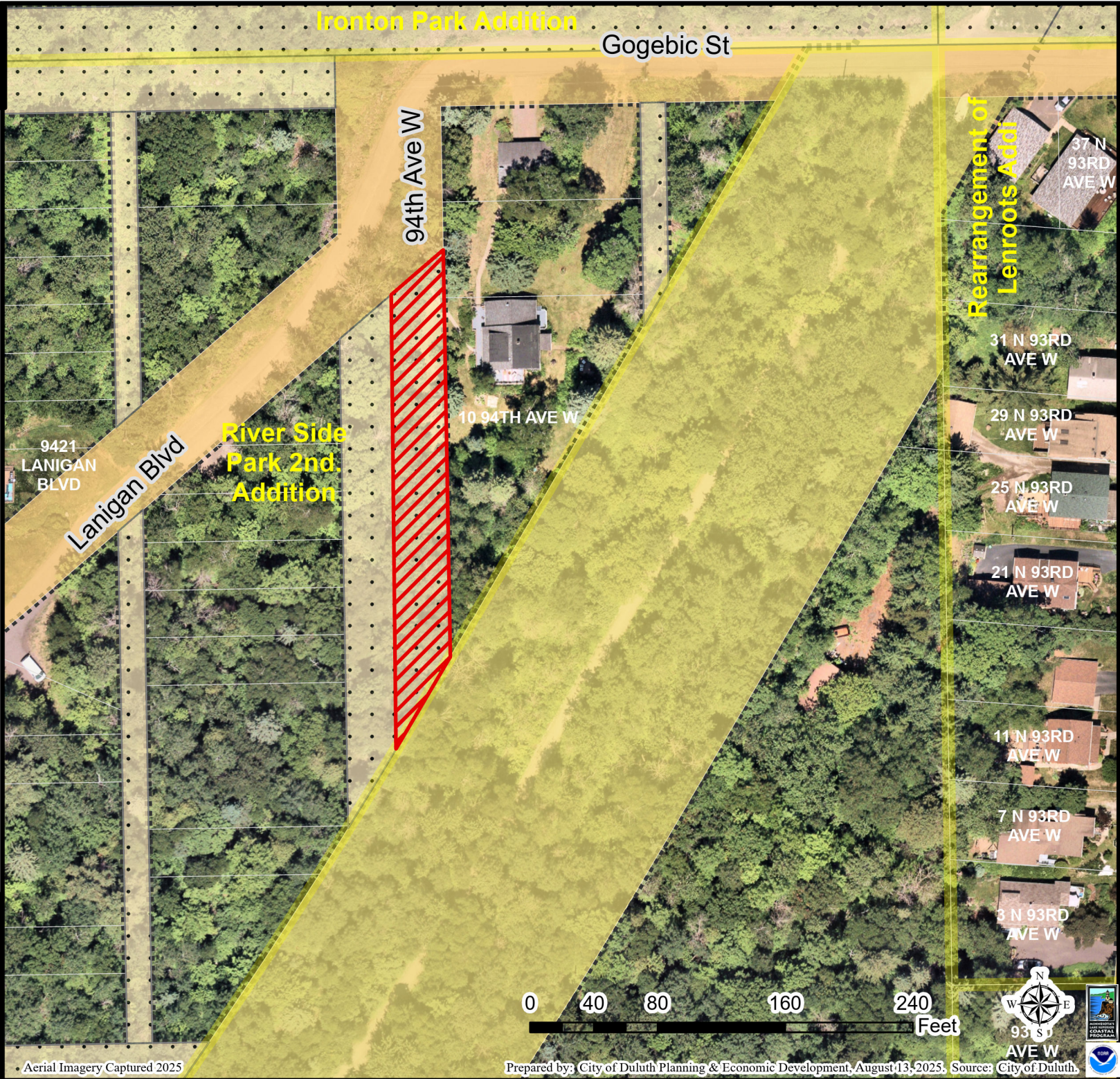
Legend

- Road or Alley ROW
- County Parcel Data
- Vacation Area

ROW

- Railroad, Abandoned - Road and Railroad - not used, not vacated, released to adjacent owners
- Road, Active - currently in use
- Road, Inactive - Dedicated, but not built

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VACATION DESCRIPTION:

That part of 94th Avenue West, as platted and dedicated in RIVER SIDE PARK 2ND ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing at the northwest corner of Lot 1, Block 21, said RIVER SIDE PARK 2ND ADDITION TO DULUTH; thence South 0 degrees 33 minutes 40 seconds East, assumed bearing along the west line of Lots 1, 2, 3 and 4, said Block 21, a distance of 90.49 feet to the point of beginning of the tract to be described; thence continue South 0 degrees 33 minutes 40 seconds East, along the west line of Lots 4, 5, 6, 7 and 8, said Block 21, a distance of 259.73 feet to the to the most southerly corner of said Lot 8; thence South 30 degrees 43 minutes 20 seconds West, along the southwesterly extension of the southeasterly line of said Lot 8, a distance of 7.69 feet; thence southwesterly 54.97 feet, along the northeasterly extension of the southeasterly line of Lot 10, Block 19, said RIVER SIDE PARK 2ND ADDITION TO DULUTH, being a tangential curve, concave to the northwest, having a radius of 2789.90 feet and a central angle of 1 degree 07 minutes 44 seconds to the centerline of said 94th Avenue West; thence North 0 degrees 33 minutes 40 seconds West, along said centerline 284.92 feet to the northeasterly extension of the northwesterly line of Lot 1, said Block 19; thence North 49 degrees 02 minutes 50 seconds East, along the northeasterly extension of the northwesterly line of Lot 1, a distance of 43.33 feet to the point of beginning.

SURVEYOR NOTES:

Orientation of the bearing system is based on the northwesterly line of Lot 1, Block 19, RIVER SIDE PARK SECOND ADDITION TO DULUTH to have a bearing of N 49°02'50" E.

JPJ Engineering has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

Area of vacation is 8,994 square feet or 0.2065 acres ±.

Approved by:

City Engineer

Date

CERTIFICATION:

I hereby certify that 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.

Signed this 8th day of September, 2025 for JPJ Engineering, Inc.


Austin J. Gotchnik, PLS License Number 62293

Revised October 2, 2025
Revised October 27, 2025

VACATION EXHIBIT:

For: Sumair Sheikh

PROJECT NUMBER

25-522

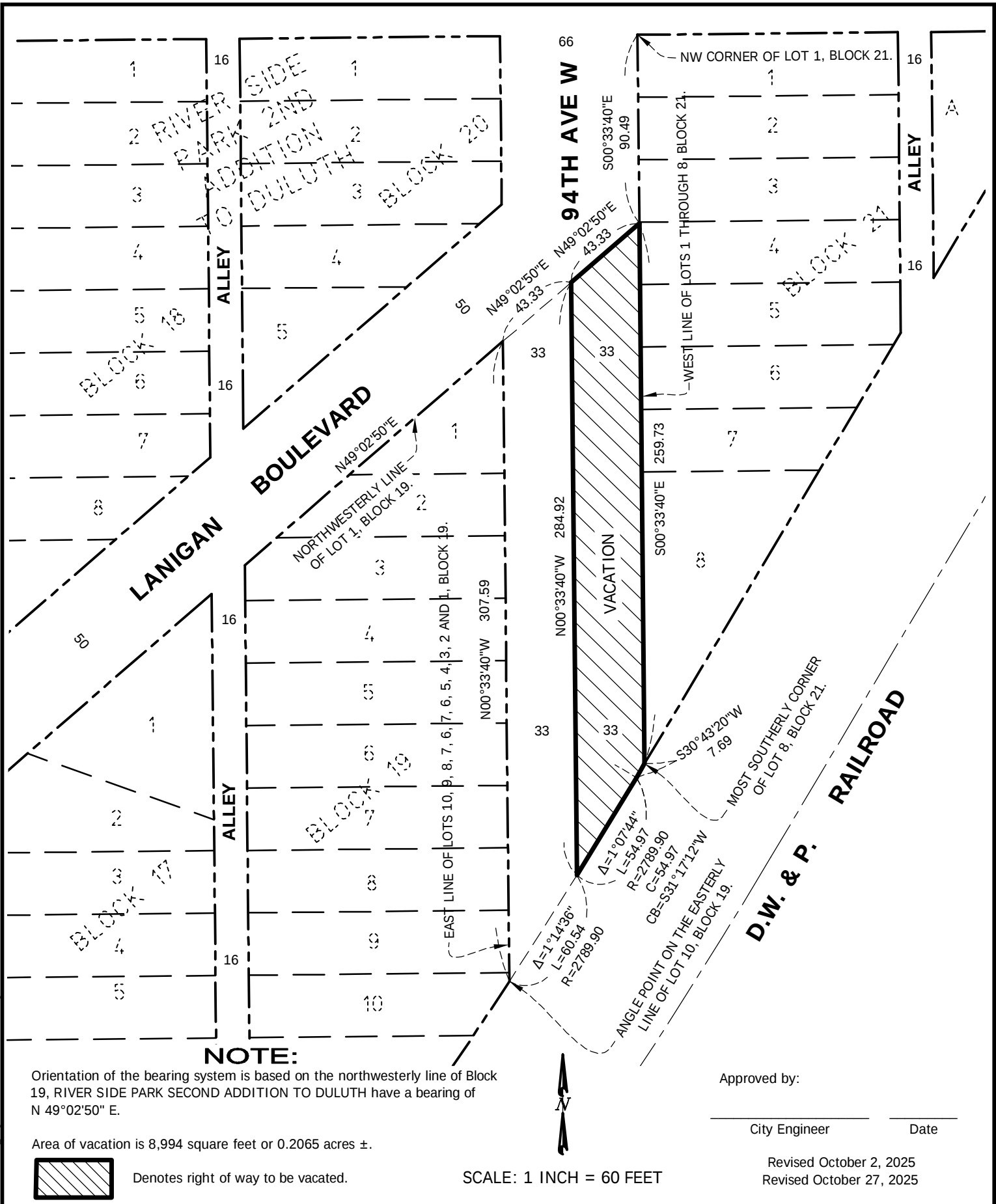
SHEET NUMBER

1 of 2 Sheets



425 Grant Street
PO Box 656
Hibbing, MN 55746
(218) 262-5528
www.jpjeng.com

T:\Sheikh Sumair\25-522 Vacation Duluth\3_dwg\700125-522 Sheikh Vacation.dwg 10/31/2025 10:57 AM



NOTE:

Orientation of the bearing system is based on the northwesterly line of Block 19, RIVER SIDE PARK SECOND ADDITION TO DULUTH have a bearing of N 49°02'50" E.

Area of vacation is 8,994 square feet or 0.2065 acres ±.



Denotes right of way to be vacated.



SCALE: 1 INCH = 60 FEET

Approved by:

City Engineer

Date

Revised October 2, 2025

Revised October 27, 2025



425 Grant Street
PO Box 656
Hibbing, MN 55746
(218) 262-5528
www.jpjeng.com

VACATION EXHIBIT:

For: Sumair Sheikh

PROJECT NUMBER

25-522

SHEET NUMBER

2 of 2 Sheets

Petition to Vacate Street, Alley, or Utility Easement

Name: Sumair Sheikh

Description of street, alley, or easement to vacate: Platted as 94th Ave W. South of Gogebic St. Adjacent (West) to property located at 10 94th Ave W

My request for this vacation is to (indicate purpose of vacation):
The property has limited area to drill a deep well (current need), the vacation would allow more area for this purpose. This also would add to area to the property conforming it closer its current RR-1 zoning.

The City of Duluth will not need this street, alley, or easement in the future because:
The city engineer, Bill Bergstrom, stated that the city has no reason to retain since there are no utilities and available to serve the adjacent property, and the other parcels west of this are not desirable for development given lack of utility access and terrain issues.

PLEASE TAKE NOTICE: Pursuant to Section 50-37.6 of the Duluth City Code, the above-identified applicant(s) petition the Duluth City Council to vacate the street, alley, or easement described in the attached legal description.

This petition is made upon the following facts and reasons (Identify the factual basis and reasons supporting the petition) ¹:

Upon review of the area by and conversation with City Engineer, Bill Bergstrom, the requested area is not desirable for development. For the reason to provide more possible land to drill a deep well and supply reliable and sustainable water for the adjacent property.

This petition is supported by a majority of the person(s) who own a majority of the lineal frontage of the land abutting upon the portion of the public easement proposed to be vacated. A copy of the signatures of these persons is attached hereto and made a part hereof. ²

The petitioner(s) agree to provide the city with a plat of the easement(s) as required by Section 50-37.6B(3) of the Duluth City Code upon approval of the vacation. We understand that the vacation cannot occur without the submission of the required plat. We understand that the cost of producing the plat is the responsibility of the petitioner(s). We also understand that the approval will lapse and be of no effect if the plat and clerk certification is not recorded with the county recorder within 90 days after final approval.

Signature(s):



Date: 9.9.2025

Notice: This is public data.

¹ In order to vacate a public easement it must be demonstrated that the easement is useless for the purpose for which it was

dedicated.

² If a property is owned in joint tenancy or by tenants in common, each individual with an ownership interest will be counted to determine if a majority of owners have signed the petition. An owner cannot sign for another owner unless legally authorized to do so, i.e power of attorney, trustee, or court approved guardianship or conservatorship.

Petition Signature Form

We, the undersigned, do hereby request that the City of Duluth consider vacating: 94th Ave W south of Lanigan Blvd.

Name (Print)	Signature	Property Address	Lot # (if known)
Sumar Sheikh	[Handwritten Signature]	1094 th Ave W	010-3980-02600 -02620 -02640

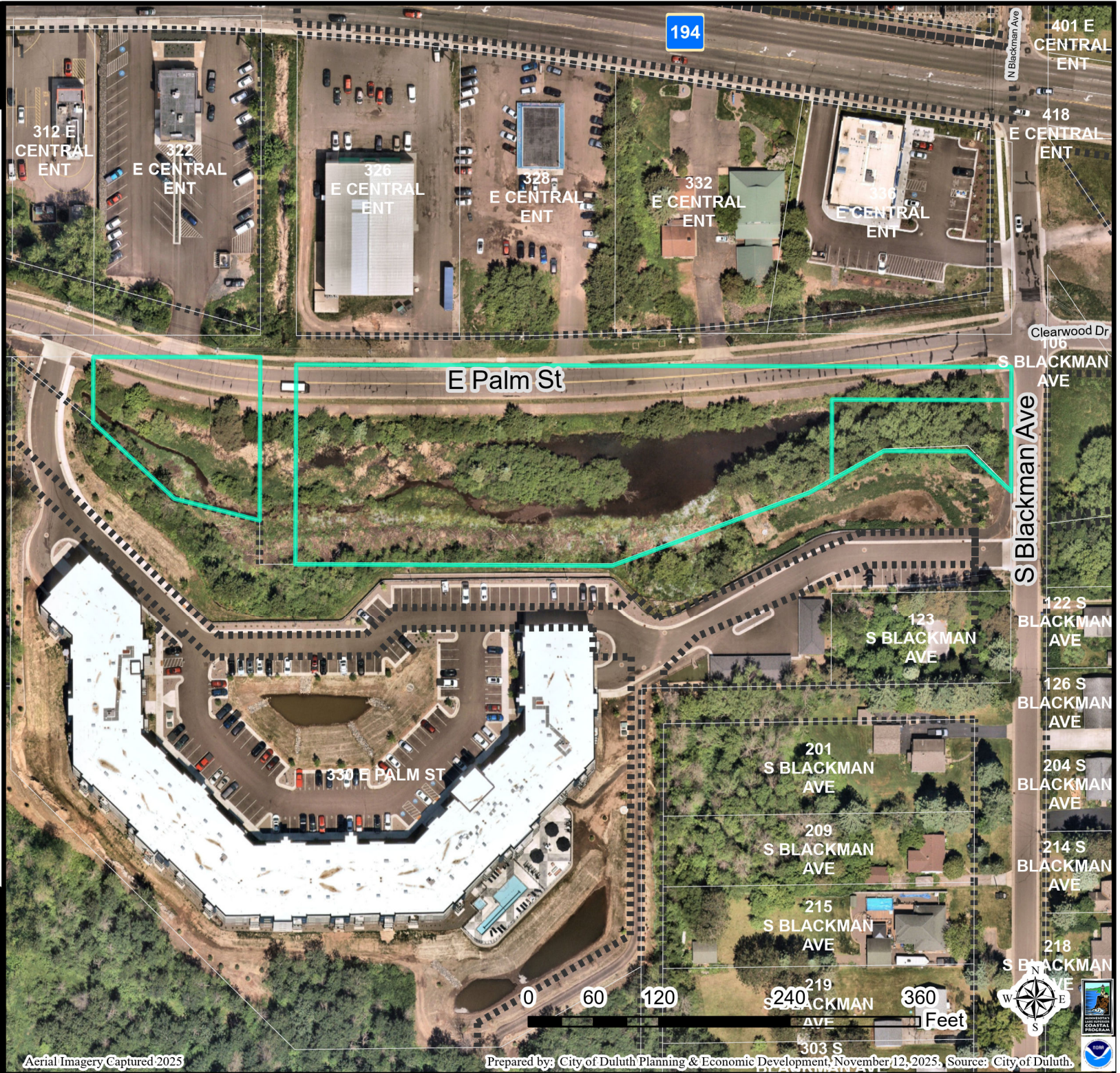
Lots
1-8



PLVAR-2511-0014

Variance to Shoreland Setbacks
Palm Street Pond

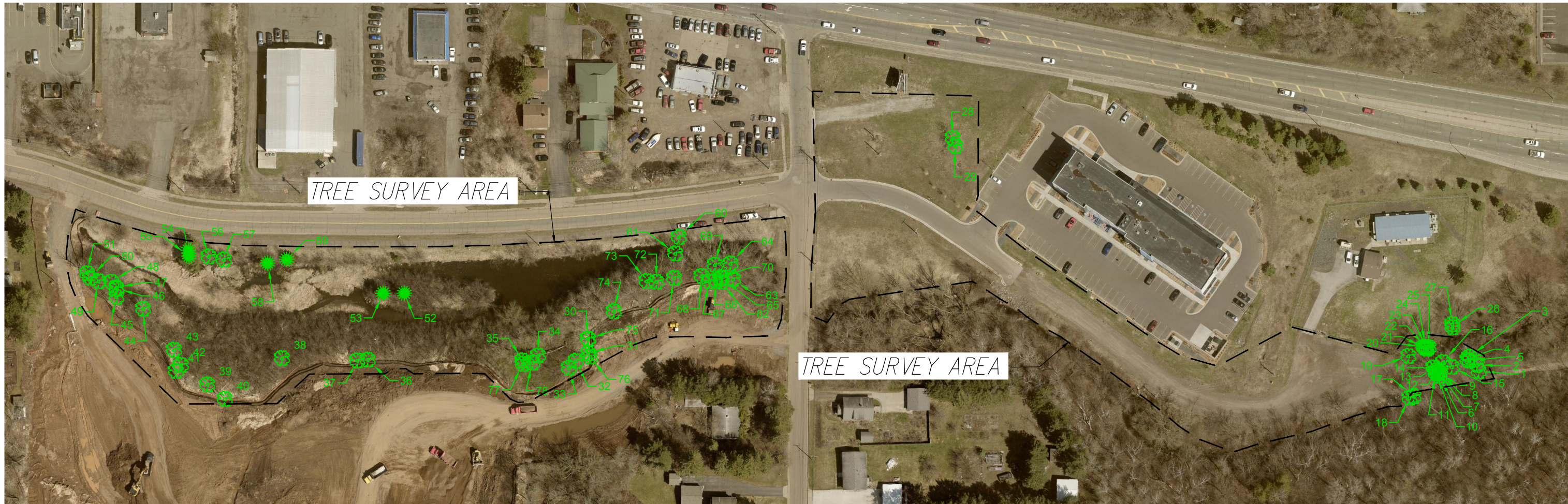
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Tree Survey

PALM STREET POND PROJECT

Duluth, MN



TREE NO.	SIZE/TYPE
1	7 Inch ASPEN
2	7 Inch ASPEN
3	8 Inch ASPEN
4	7 Inch ASPEN
5	6 Inch ASPEN
6	8 Inch WILLOW
7	6 Inch WILLOW
8	8 Inch WILLOW
9	8 Inch WILLOW
10	12 Inch WILLOW
11	10 Inch WILLOW
12	6 Inch WILLOW
13	6 Inch WILLOW
14	6 Inch WILLOW
15	12 Inch ASPEN
16	10 Inch ASPEN
17	12 Inch ASPEN
18	12 Inch ASPEN
19	10 Inch WILLOW
20	14 Inch WILLOW
21	10 Inch WILLOW
22	6 Inch WILLOW
23	6 Inch WILLOW
24	12 Inch WILLOW
25	12 Inch WILLOW
26	10 Inch WILLOW
27	8 Inch WILLOW

TREE NO.	SIZE/TYPE
28	10 Inch ASPEN
29	14 Inch ASPEN
30	8 Inch BOXELDER
31	8 Inch BOXELDER
32	10 Inch COTTONWOOD
33	10 Inch COTTONWOOD
34	10 Inch ASH
35	10 Inch MAPLE
36	6 Inch ALDER
37	6 Inch ALDER
38	12 Inch ASH
39	6 Inch ASPEN
40	6 Inch ASPEN
41	10 Inch ASPEN
42	10 Inch ASPEN
43	7 Inch ASPEN
44	14 Inch ASPEN
45	6 Inch MNTN-ASH
46	10 Inch MNTN-ASH
47	6 Inch MNTN-ASH
48	10 Inch MNTN-ASH
49	10 Inch ASH
50	8 Inch ASH
51	16 Inch ASPEN
52	8 Inch BLACK-SPRUCE
53	10 Inch BLACK-SPRUCE
54	14 Inch SCOTCH-PINE

TREE NO.	SIZE/TYPE
55	16 Inch SCOTCH-PINE
56	9 Inch TWIN-BIRCH
57	13 Inch BIRCH
58	12 Inch SPRUCE
59	13 Inch SPRUCE
60	7 Inch ELM
61	10 Inch ELM
62	21 Inch TWIN-WILLOW
63	25 Inch WILLOW
64	8 Inch TWIN-WILLOW
65	10 Inch WILLOW
66	14 Inch WILLOW
67	27 Inch WILLOW
68	22 Inch WILLOW
69	26 Inch WILLOW
70	8 Inch WILLOW
71	9 Inch WILLOW
72	24 Inch WILLOW
73	9 Inch WILLOW
74	22 Inch WILLOW
75	7 Inch TWIN-ELM
76	9 Inch ELM
77	11 Inch ELM
78	9 Inch ELM

NOTE:

TREES LOCATED AND SHOWN HEREON ARE BASED ON CITY OF DULUTH TREE PRESERVATION REPORT REQUIREMENTS:

SIGNIFICANT TREES: ALL TREES OF MORE THAN 10 INCHES DBH, AND ALL SPECIAL TREE SPECIES OF MORE THAN 6 INCHES DBH.

SPECIAL TREES: WHITE PINES, RED(NORWAY) PINES, WHITE CEDARS, WHITE SPRUCES, EASTERN HEMLOCKS, SUGAR MAPLES, AMERICAN BASSWOODS, AMERICAN ELMS, YELLOW BIRCHES, AND ALL OAK SPECIES.

NOTE:

BACKGROUND IMAGERY SHOWN IS FROM SPRING 2023.

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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 Landscape Architect under the laws of the State of Minnesota.

Print Name: Heidi S. Bringman

License # 46914

Signature: Heidi S. Bringman

Date: 7/17/2025

DATE PREPARED: 7/17/25

PROJ NO: 240078

FILE: 240078 Tree

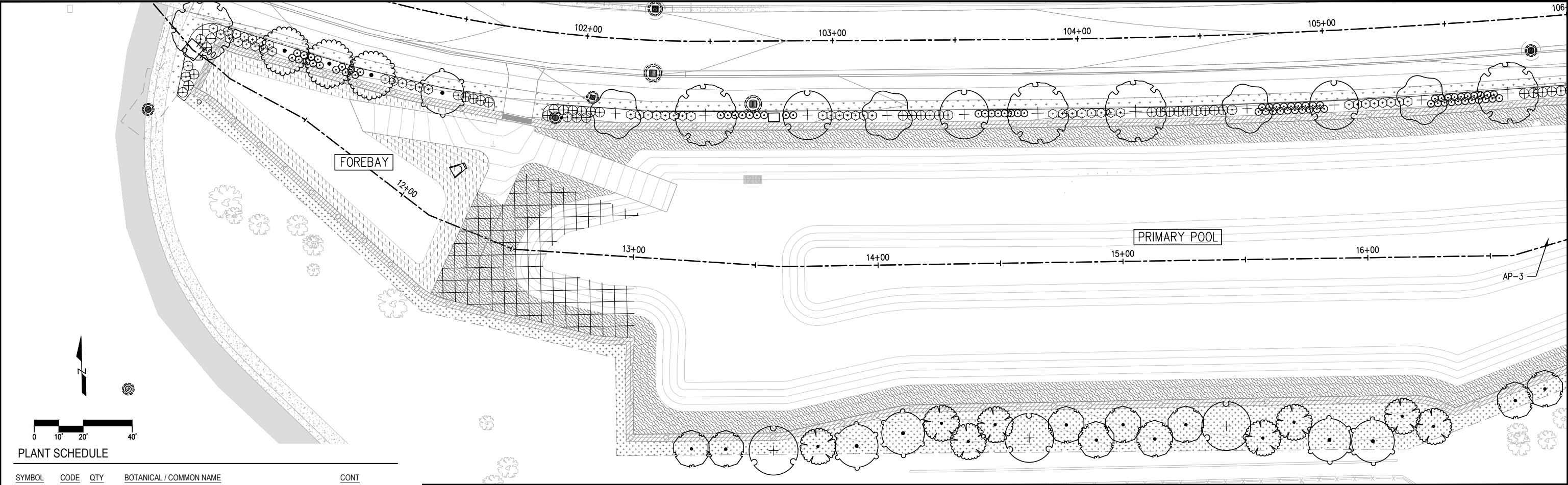
SHEET 1 of 1 SHEETS



21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

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 LHB PROJECT NO. 240078



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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TREES

	AX	6	Aesculus x 'Bergeson' / Prairie Torch® Buckeye	2" CAL.
	AH	5	Alnus hirsuta 'Harbin' / Prairie Horizon® Manchurian Alder	2" CAL.
	AG	13	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	1.5" CAL.
	BR	16	Betula nigra / River Birch	2" CAL.
	CM	8	Crataegus x mordenensis 'Toba' / Toba Hawthorn	1.5" CAL.
	QB	7	Quercus bicolor / Swamp White Oak	2" CAL.
	UA	7	Ulmus x 'Accolade' / Accolade Elm	2" CAL.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
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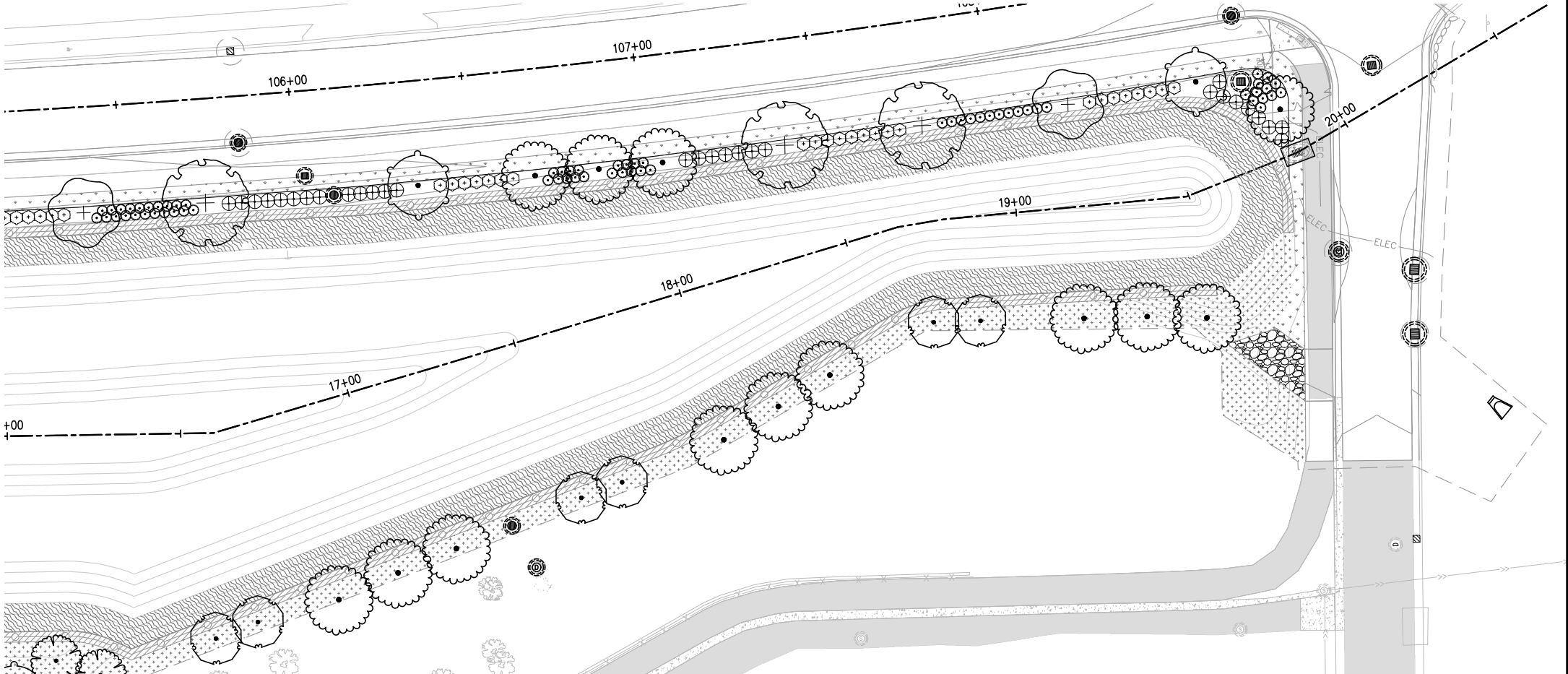
SHRUBS

	CK	114	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	#5 CONT.
	SP3	68	Salix purpurea 'Nana' / Dwarf Purple Osier Willow	#5 CONT.
	SW	75	Symphoricarpos x doorenbosii 'White Hedge' / White Hedge Snowberry	#5 CONT.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
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GROUND COVERS

	AT	14,151 sf	Aquatic/Transitional Ledge / Seed and Plugs	See Details
	SB	4,434 sf	Shrub Bed w/ Living Mulch	See Specifications
	TS	4,295 sf	Turf Sod	See Specifications
	SS2	13,734 sf	Upland / Seed and Plugs	See Details
	SS	7,340 sf	Wet Ditch Seed Mix / 2575.608 Seed Wet Ditch	See Specifications
	WS	3,164 sf	Willow Stake/Bundle Zone	See Details



PRELIMINARY
 NOT FOR CONSTRUCTION

CITY PROJECT NO. 2208

PALM STREET PERMANENT STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS

LANDSCAPE PLANS
 SHEET NO. LA02 OF 3 SHEETS