



**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:** December 17, 2025

**SUBJECT:** Planning Commission Meeting Agenda Items for **January 13, 2025**

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 for the project number under "Manage Plans"**

**PLSUB-2512-0016** Minor Subdivision at 010-4500-03900 (N 59<sup>th</sup> Ave W) [RO]

**PLUMA-2512-0007** Rezone R-1 to R-P for Arris Townhomes [JM]

**PLUTA-2510-0003** Comprehensive Zoning Code Modernization

**PLVAC-2512-0012** Vacation of Slopes and Fills Easement at 404 E 5<sup>th</sup> St by Hanft Fride PA [CH]

**PLVAR-2512-0015** Variance to Shoreland Setbacks for the Chester Creek Ski Chalet and addition by LHB Inc. [RO]

**PLVAR-2512-0016** Variance to Side Yard Setbacks at 702 S 63<sup>rd</sup> Ave W by Theresa Corey [CH]

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](mailto:chuelsman@duluthmn.gov)  
Chris Lee - [clee@duluthmn.gov](mailto:clee@duluthmn.gov)  
Jason Mozol - [jmozol@duluthmn.gov](mailto:jmozol@duluthmn.gov)  
Reina Owecke – [rowecke@duluthmn.gov](mailto:rowecke@duluthmn.gov)

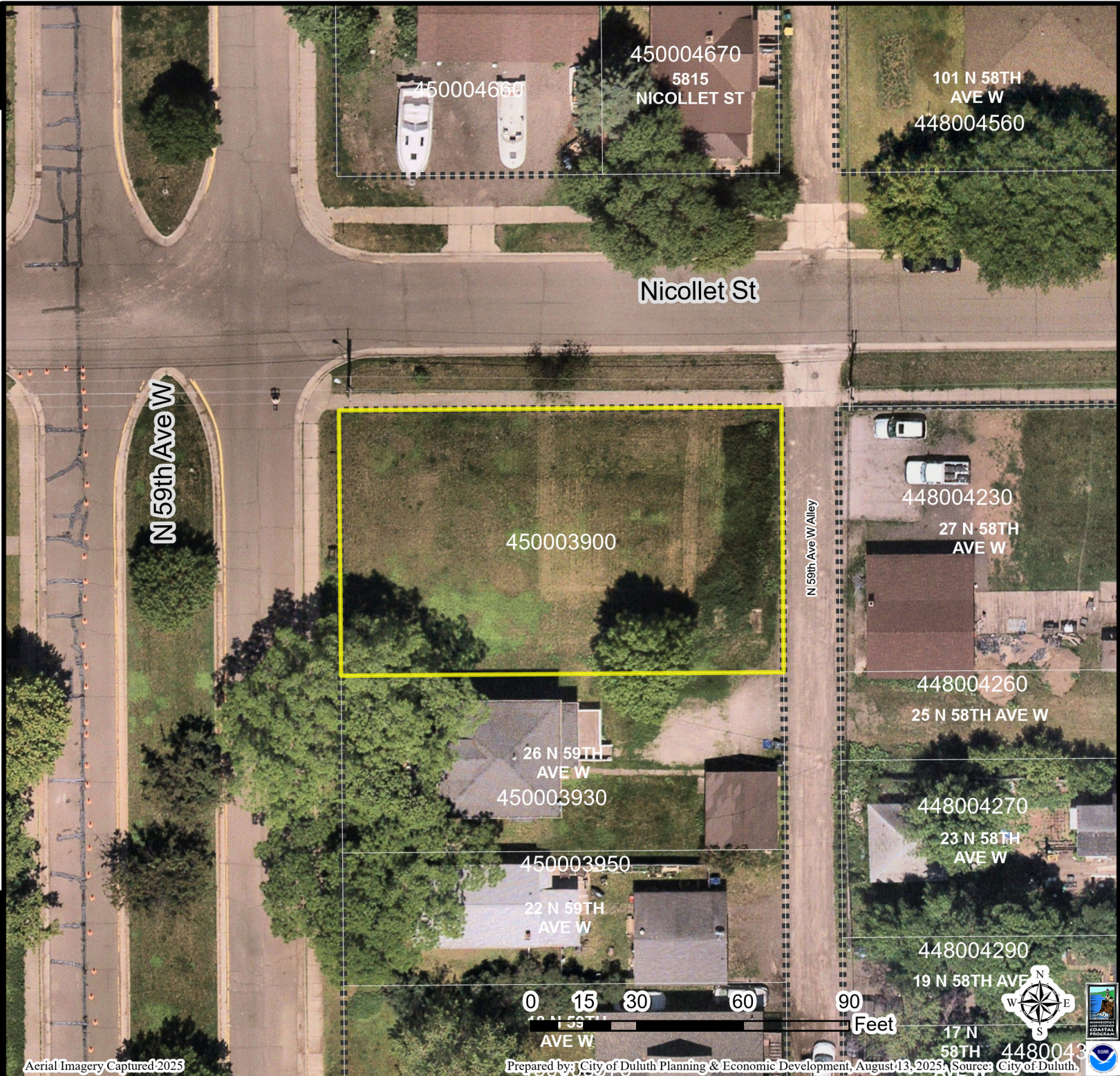




**PLSUB-2512-0016**

Minor Subdivision  
010-4500-03900 (N 59th Ave W)

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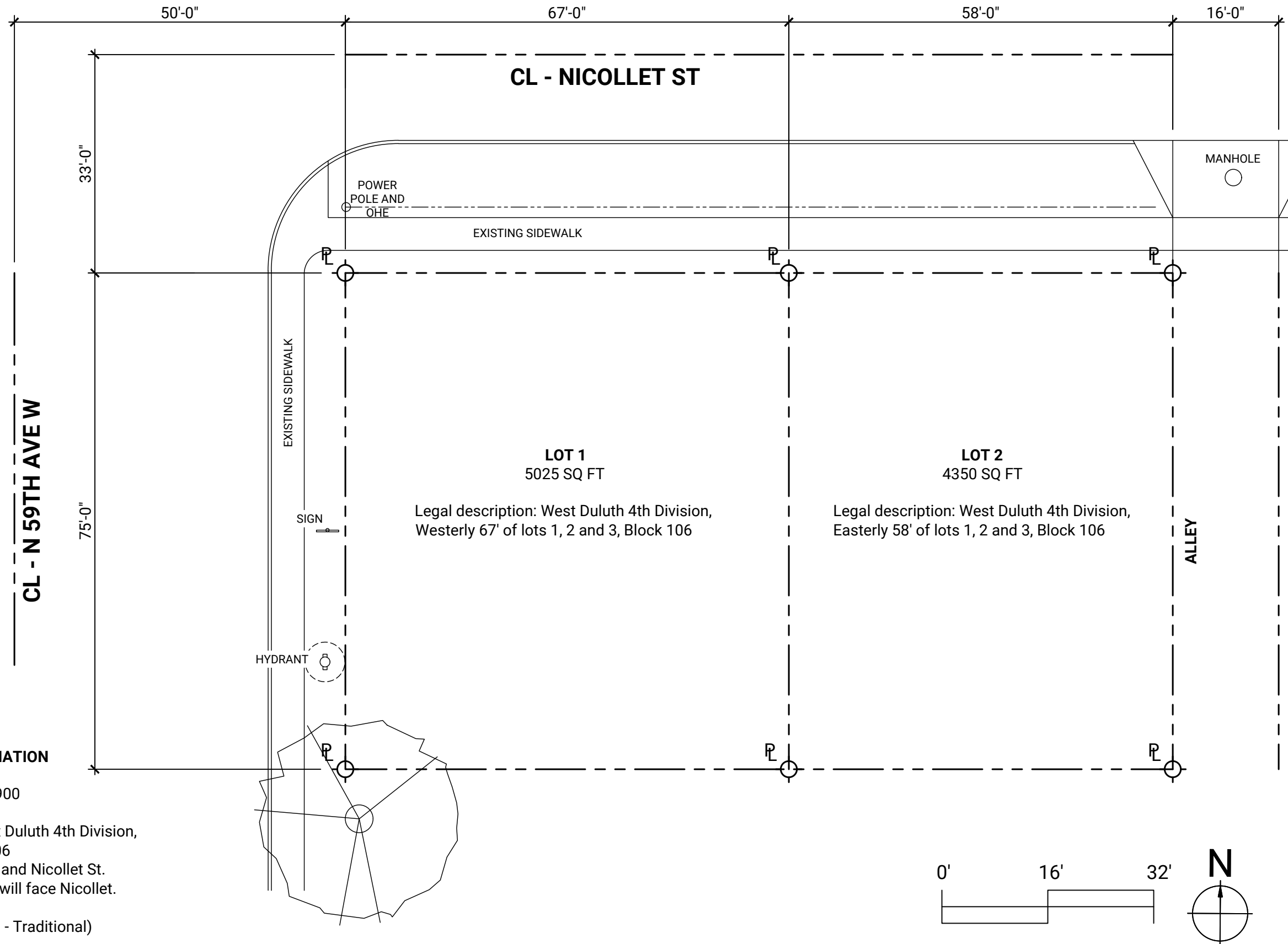


Just Housing  
2201 W 1st Street  
Duluth, MN 55806  
218-722-4323  
just-housing.org

**COMFORT AND JOY  
DUPLEXES**

Divine Konnections, Inc.  
2122 Woodland Ave  
Duluth, MN 55803  
218-940-0480

**DATE:**12/1/25



**PLAT PLAN: PROPOSED MINOR SUBDIVISION**  
1/16"=1'-0"

**EXISTING SITE INFORMATION**

**Parcel ID:** 010-4500-03900

**Legal Description:** West Duluth 4th Division,  
Lots 1,2, and 3, Block 106  
Corner of N 59th Ave W and Nicollet St.  
Proposed development will face Nicollet.

**Zoning:** R-1 (Residential - Traditional)

**R-1 DIMENSIONAL STANDARDS,  
TWO FAMILY DWELLING**

**Minimum Lot Area per Family:** 2,000 sq ft  
**Minimum Lot Frontage:** 40'





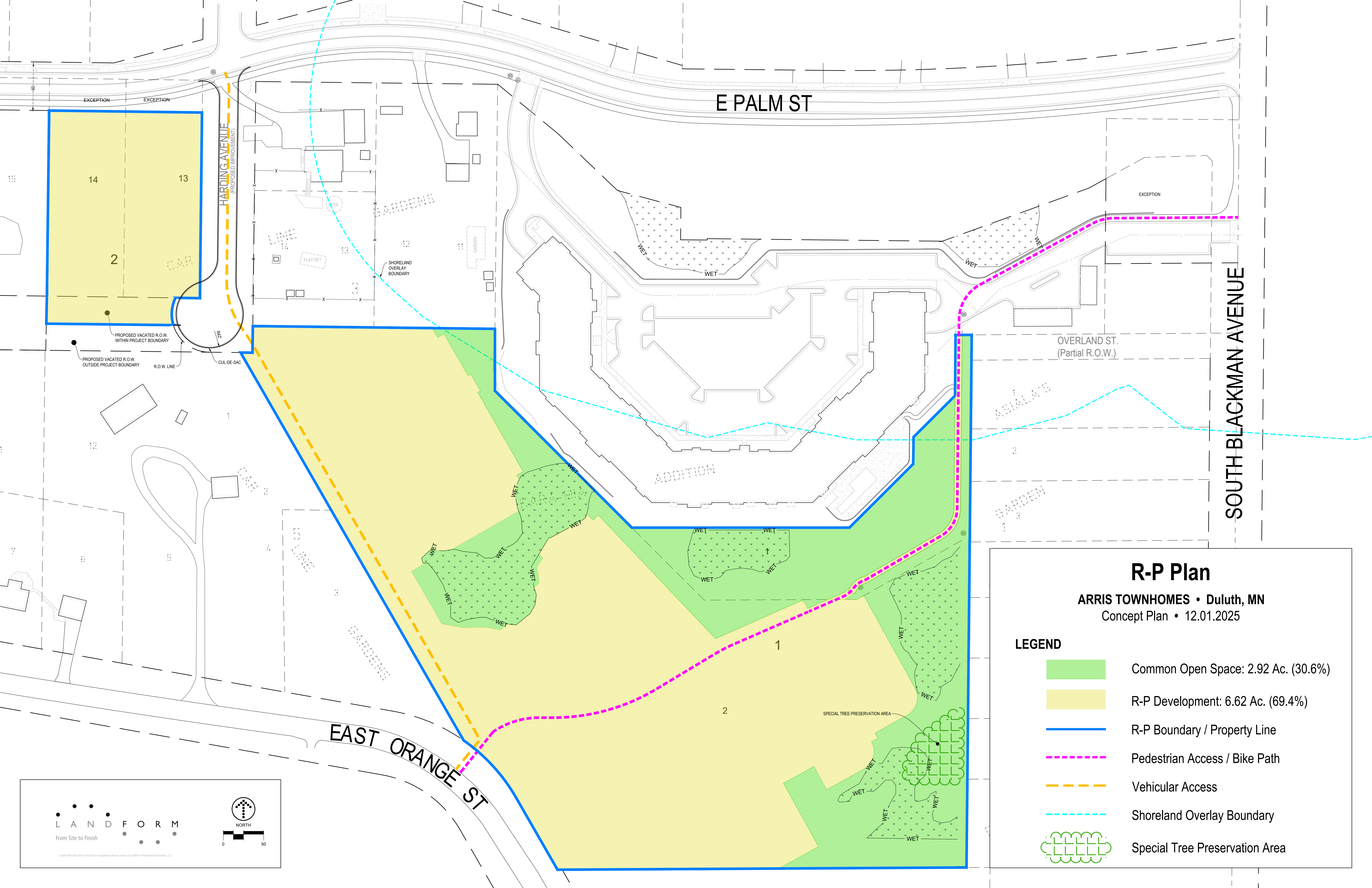
**PLUMA-2512-0007**

Rezone R-1 to R-P  
Arris Townhomes

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E PALM ST

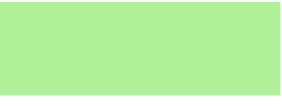






SOUTH BLACKMAN AVENUE

EAST ORANGE ST

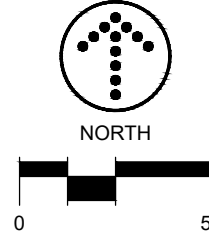
# R-P Plan

ARRIS TOWNHOMES • Duluth, MN  
Concept Plan • 12.01.2025

## LEGEND

-  Common Open Space: 2.92 Ac. (30.6%)
-  R-P Development: 6.62 Ac. (69.4%)
-  R-P Boundary / Property Line
-  Pedestrian Access / Bike Path
-  Vehicular Access
-  Shoreland Overlay Boundary
-  Special Tree Preservation Area

LANDFORM  
From Site to Finish



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**PLUTA-2510-0003- UDC Text Amendments per Council  
Resolution 25-0520R**

Final code language will be available for review when the Planning Commission is published the week of January 5th. That packet can be found in the “Agendas” section at the below link.

<https://duluthmn.gov/boards-commissions/planning-commission/>





## Legislation Details (With Text)

<b>File #:</b>	25-0520R	<b>Name:</b>	
<b>Type:</b>	Resolution	<b>Status:</b>	Passed
<b>File created:</b>	6/12/2025	<b>In control:</b>	Finance
<b>On agenda:</b>	6/16/2025	<b>Final action:</b>	6/16/2025
<b>Enactment date:</b>		<b>Enactment #:</b>	
<b>Title:</b>	RESOLUTION IN SUPPORT OF COMPREHENSIVE ZONING AND CODE MODERNIZATION TO INCREASE HOUSING SUPPLY ACROSS ALL INCOME LEVELS.		
<b>Sponsors:</b>	Arik Forsman, Tara Swenson, Lynn Nephew, Azrin Awal		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>			

Date	Ver.	Action By	Action	Result
6/16/2025	1	City Council	adopted	

RESOLUTION IN SUPPORT OF COMPREHENSIVE ZONING AND CODE MODERNIZATION TO INCREASE HOUSING SUPPLY ACROSS ALL INCOME LEVELS.

BY COUNCILORS FORSMAN, SWENSON, NEPHEW AND AWAL:

WHEREAS, it is the policy of the city of Duluth to increase housing supply for residents across all income levels in all neighborhoods; and

WHEREAS, fostering a dynamic and accessible housing market that provides diverse housing options helps create a thriving community and stabilizes housing prices; and

WHEREAS, only by intentionally creating and implementing policies to increase housing supply and support new developments across the community, in all council districts, will the city create a culture of growth, diversity, and affordability for all; and

WHEREAS, existing zoning codes and development standards, while well-intentioned, may inadvertently create unnecessary complexities, increase development costs, slow the timely creation of housing, and create a reliance on public incentives to help make housing development economical; and

WHEREAS, modernizing Duluth's land use regulations can streamline processes, optimize staff time, and encourage innovative housing solutions that align with contemporary urban planning principles; and

WHEREAS, other leading municipalities have successfully implemented comprehensive zoning reforms to address housing shortages by reducing regulatory burdens and promoting greater flexibility in development;

NOW, THEREFORE, BE IT RESOLVED, that the council requests that the city administration undertake a comprehensive review and propose amendments to the city's Unified Development Chapter (UDC) and related codes, with a focus on easing unnecessary restrictions and simplifying standards to facilitate housing development and increase housing access across all income levels.

BE IT FURTHER RESOLVED that the city administration is requested to evaluate and bring back for city council consideration proposals including, but not limited to, the following:

(a) Proposals for simplifying and modernizing zoning regulations, including:

(1) Recommendation to reduce or eliminate overly complex and time-consuming standards within the UDC to make the development process more predictable and efficient for developers, thereby allowing for more efficient use of city staff time in review and approval processes.

(2) Recommendation to expand "by-right" development opportunities for a wider range of

housing types, ensuring that projects strictly conforming to objective standards can proceed without discretionary review or special approvals from the planning commission or city council.

(b) Proposals to increase housing density and diversity, including:

(1) Recommendation related to allowing for increased height and density in appropriate areas, particularly along transit corridors and in mixed-use zones, to maximize development potential and accommodate more housing units.

(2) Recommendation relating to facilitating the development of "missing middle" housing types, such as duplexes and townhomes, by permitting them by-right in more residential zones and simplifying associated development standards, including clarifying zero-foot setbacks for shared walls.

(3) Recommendation promoting high-density, low-rise housing options in suitable neighborhoods to provide diverse housing forms that contribute to vibrant walkable communities.

(4) Recommendation relating to expedited review processes or additional by-right considerations for housing developments that include affordable units.

(c) Proposals to implement modern zoning tools and streamlining processes, including:

(1) Recommendation related to transitioning existing "Form Districts" to "Main Street Districts" or similar designations that encourage mixed-use, pedestrian-friendly development with a clear emphasis on ground-floor commercial spaces and upper-story residential units, as well as limiting Vacation Dwelling Unit (VDU) development.

(2) Recommendation relating to simplifying height and setback restrictions across various residential and mixed-use districts to provide greater flexibility for developers while maintaining appropriate urban design standards.

(3) Recommendation to evaluate and potentially eliminate confusing or overly burdensome provisions, such as certain Planned Unit Developments (PUD), where standard zoning regulations can achieve similar or better outcomes with less administrative complexity.

(4) Recommendation to Implement modern zoning tools like Transit-Oriented Development (TOD), by establishing targeted zoning overlays or districts that encourage higher-density, mixed-use development within a half-mile radius of major transit stops.

(d) Proposals to enhance efficiency and predictability, including:

(1) Recommendation to reviewing and update the entire Unified Development Chapter to reduce duplication, simplify language, and ensure consistency, thereby making it easier for developers and staff to navigate.

(2) Recommendation to establish clear and objective criteria for administrative approvals for a broader range of housing projects, thereby reducing the number of projects requiring formal Planning Commission and City Council review and expediting timelines.

BE IT FURTHER RESOLVED that the city administration is requested to engage with residents, developers, the Affordable Housing Coalition, and other stakeholders to gather input and ensure that proposed changes promote efficiency while supporting vibrant, diverse neighborhoods that balance growth within our community.

BE IT FURTHER RESOLVED that the city administration is requested to present its findings and specific recommendations, including any necessary amendments to the city's Unified Development Chapter or administrative procedures, to the council for further consideration within 150 days from passage of this resolution.

**STATEMENT OF PURPOSE:** The purpose of this resolution is to affirm the city of Duluth's commitment to expanding housing supply and diversity across all neighborhoods and income levels. By modernizing and streamlining our zoning and development codes, the goal is to remove unnecessary barriers that delay or complicate housing production, promote innovative and inclusive housing solutions, and foster thriving, connected communities. This resolution requests that the city administration undertake a comprehensive review and propose thoughtful amendments to the city's land use regulations-grounded in community engagement and best practices to create a more predictable, efficient, and equitable development process. Through these efforts, Duluth will cultivate a culture of growth, diversity, and housing opportunity that meets the needs of all residents today and in the future.





# PLVAC-2512-0012

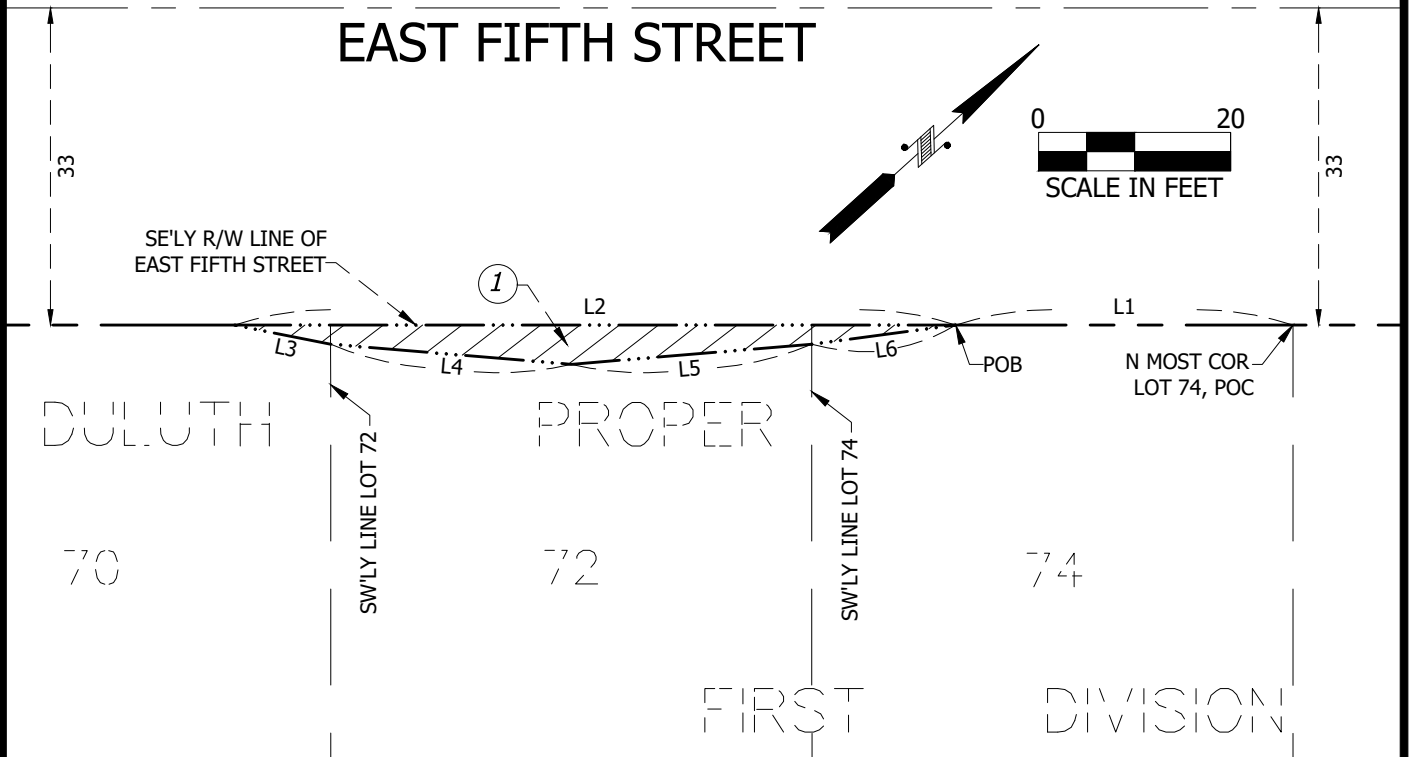
Vacation of Slopes and Fills Easement  
010-1010-01710 + 010-1010-01760  
(E 5th St)

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# EAST FIFTH STREET



LINE	BEARING	DISTANCE
L1	S41°37'52"W	35.11
L2	S41°37'52"W	75.11
L3	N52°56'25"E	10.20
L4	N46°25'19"E	25.14
L5	N36°50'23"E	25.14
L6	N34°02'10"E	15.13

## LEGEND

	EASEMENT VACATION AREA
	R/W-RIGHT OF WAY
	POC-POINT OF COMMENCEMENT
	POB-POINT OF BEGINNING
	CENTER LINE
	RIGHT OF WAY LINE
	EASEMENT VACATION LINE
	EXISTING PLAT LINE

## LEGAL DESCRIPTION OF SLOPE EASEMENT VACATION

All that part of Lots 70, 72 and 74, DULUTH PROPER FIRST DIVISION, EAST FIFTH STREET, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the North most corner of said Lot 74; thence on an assumed bearing of South 41 degrees 37 minutes 52 seconds West, along the Southeasterly right of way line of said East Fifth Street 35.11 feet to the point of beginning; thence continue South 41 degrees 37 minutes 52 seconds West, along said Southeasterly right of way line 75.11 feet; thence North 52 degrees 56 minutes 25 seconds East 10.20 feet to the Southwesterly line of said Lot 72; thence North 46 degrees 25 minutes 19 seconds East 25.14 feet; thence North 36 degrees 50 minutes 23 seconds East 25.14 feet to the Southwesterly line of said Lot 74; thence North 34 degrees 02 minute 10 seconds East 15.13 feet to the point of beginning. Said parcel contains 178 square feet.

## SURVEYOR'S NOTES

1. PORTION OF LOTS 70, 72 AND 74, DULUTH PROPER FIRST DIVISION, EAST FIFTH STREET CONDEMNED BY THE CITY OF DULUTH FOR SLOPE EASEMENT PER INSTRUMENT RECORDED IN THE OFFICE OF THE ST. LOUIS COUNTY RECORDER ON MAY 10, 1890 IN BOOK C OF CONDEMNATION PLATS, PAGE 211.
2. 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: 11-11-2025

## VACATION EXHIBIT

CLIENT: ONE ROOF COMMUNITY HOUSING  
ADDRESS: EAST 5TH STREET  
DULUTH, MN 55805  
DATE: 11-11-2025  
REVISIONS:  
JOB NO: 24-048  
SHEET 1 OF 1

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

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 signature of these persons is attached hereto and made a part hereof.<sup>2</sup>

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): Ken J. B.  
\_\_\_\_\_, as Vice President, Finance  
of St. Mary's Medical Center

Date: December 2, 2025.

Notice: This is public data.

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<sup>2</sup> 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: Slopes easement

[illegible]





**PLVAR-2512-0015**

Variance to Shoreland Setbacks  
Chester Park Ski Chalet

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# Topographic Survey

CHESTER BOWL IMPROVEMENT CLUB

part of the NW 1/4 of the SE 1/4  
Section 15, T50N, R14W of the 4th P.M.  
City of Duluth, St. Louis County, Minnesota

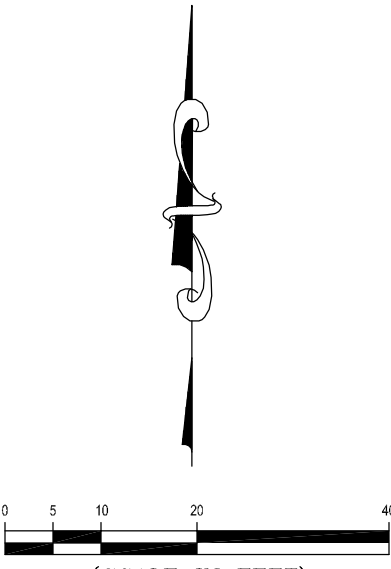
## NOTES

1. PROPERTY ADDRESS: 1801 EAST SKYLINE PARKWAY, DULUTH, MINNESOTA.
2. DATE OF SURVEY: AUGUST 11, 2017.
3. BASIS OF BEARING IS GRID NORTH, ST. LOUIS COUNTY TRANSVERSE MERCATOR 96 COORDINATE SYSTEM.
4. HORIZONTAL DATUM = ST. LOUIS TRANSVERSE MERCATOR 1996 (SLCTM 96).
5. VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
6. UNDERGROUND UTILITY LOCATIONS ARE BASED UPON A GOPHER STATE ONE CALL NON-EXCAVATION DESIGN SURVEY TICKET NUMBER 172263485, DATED AUGUST 14, 2017, AND MAPS SENT BY RESPECTIVE UTILITIES:

CHARTER COMMUNICATIONS (800) 778-9140  
CITY OF DULUTH - ENGINEERING (218) 730-5200  
CITY OF DULUTH - TRAFFIC (218) 730-4420  
DULUTH ENERGY SYSTEMS - STEAM (218) 723-3601  
CENTURYLINK (855) 742-6062  
MINNESOTA POWER (218) 720-2757

## LEGEND

- BITUMINOUS SURFACE
- BUILDING
- CONCRETE SURFACE
- 5 FOOT CONTOUR
- 1 FOOT CONTOUR
- GRAVEL SURFACE
- ROCK SURFACE
- FENCE LINE
- BURIED CABLE TELEVISION
- OVERHEAD ELECTRIC
- BURIED ELECTRIC
- BURIED GAS
- BURIED SANITARY SEWER
- OVERHEAD TELEPHONE
- BURIED TELEPHONE
- BURIED WATER
- CREEK EDGE
- TREE LINE/ EDGE
- SIGN
- BOLLARD
- EXISTING SANITARY MANHOLE
- LIGHT POLE
- GUY WIRE OR ANCHOR
- POWER POLE/ LIGHT POLE
- POWER POLE
- WATER VALVE
- HYDRANT
- TELEPHONE PEDESTAL
- GAS VALVE
- GAS METER
- EVERGREEN TREE
- DECIDUOUS TREE
- BUSH



(SCALE IN FEET)  
Basis of Bearing is Grid North,  
St. Louis County Transverse  
Mercator 96 Coordinate System.

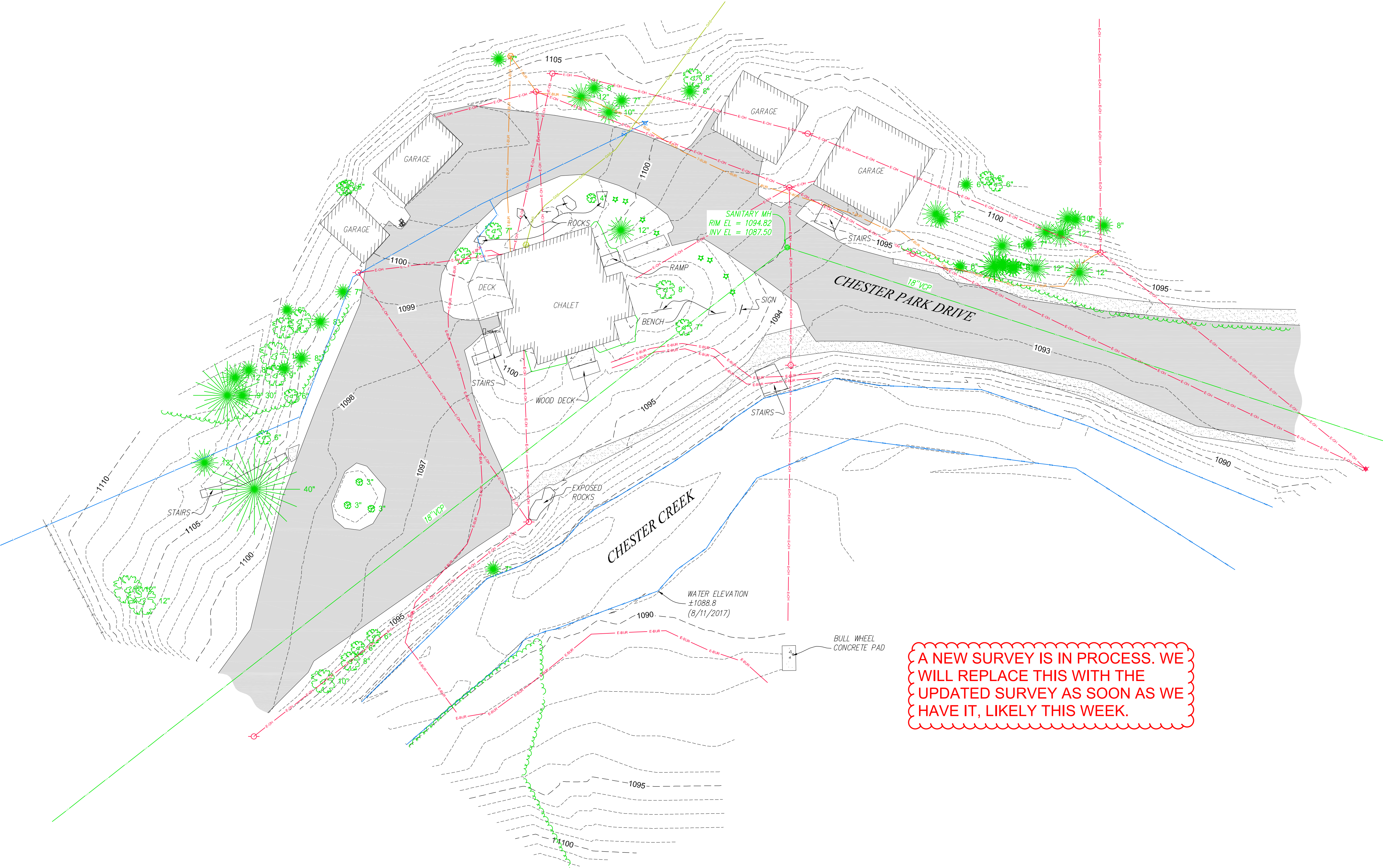
COPYRIGHT 2017 BY LHB, INC. ALL RIGHTS RESERVED.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
Print Name: Paul A. Vogel License # 44075  
Signature: Date: 09/07/2017

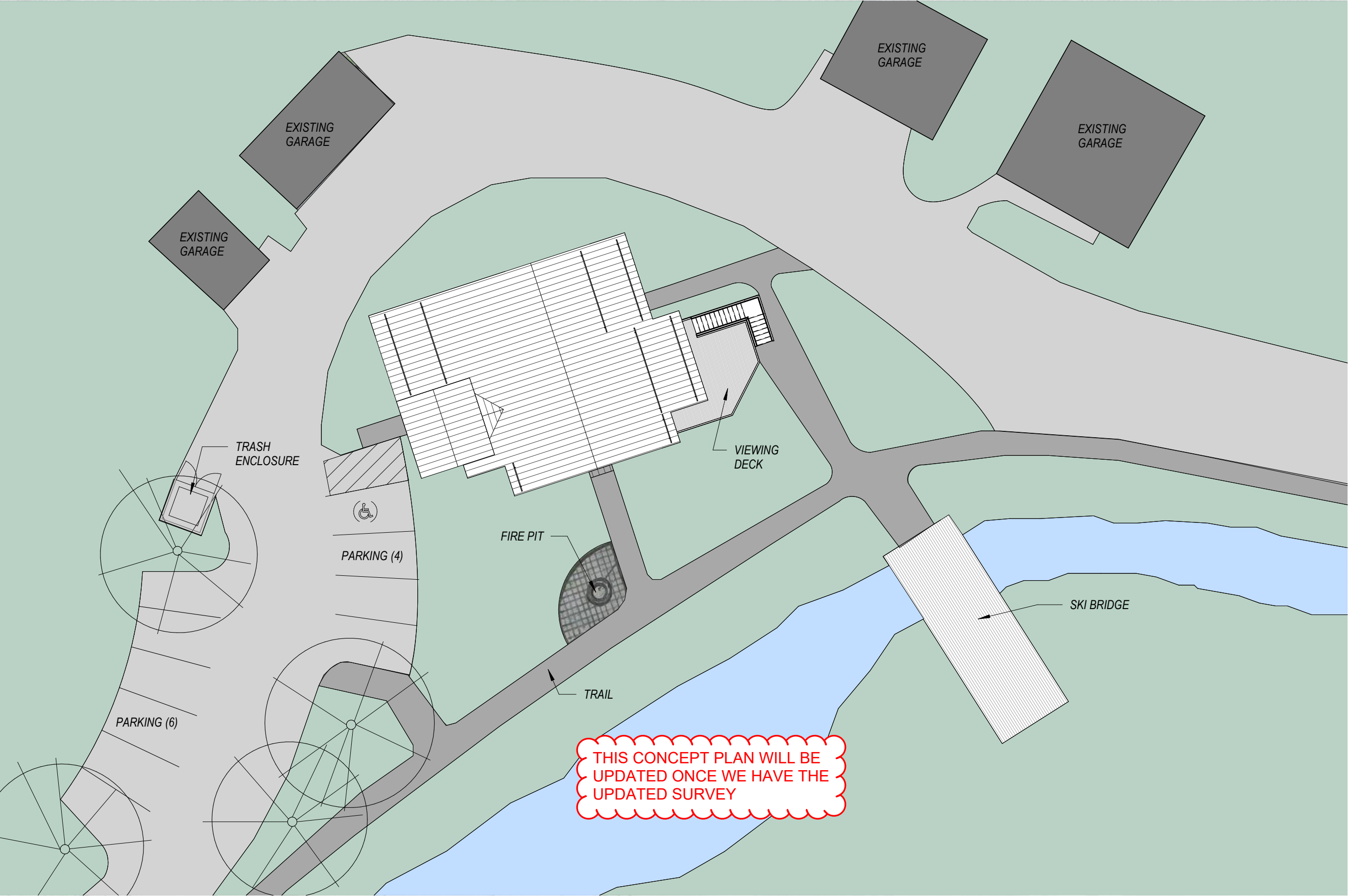
DATE PREPARED: 09/07/17  
PROJ NO: 150582  
FILE: 150582\SURV.  
SHEET 1 of 1 SHEETS

LHB  
PERFORMANCE  
DRIVEN DESIGN.  
LHBcorp.com

21 W. Superior St., Ste. 500 | DULUTH, MN 55802 | 218.727.8446  
FILE: J:\150582\000 Drawing\SURV\150582\SURV.dwg







PROPOSED SITE PLAN

150582 | Chester Bowl Renovation

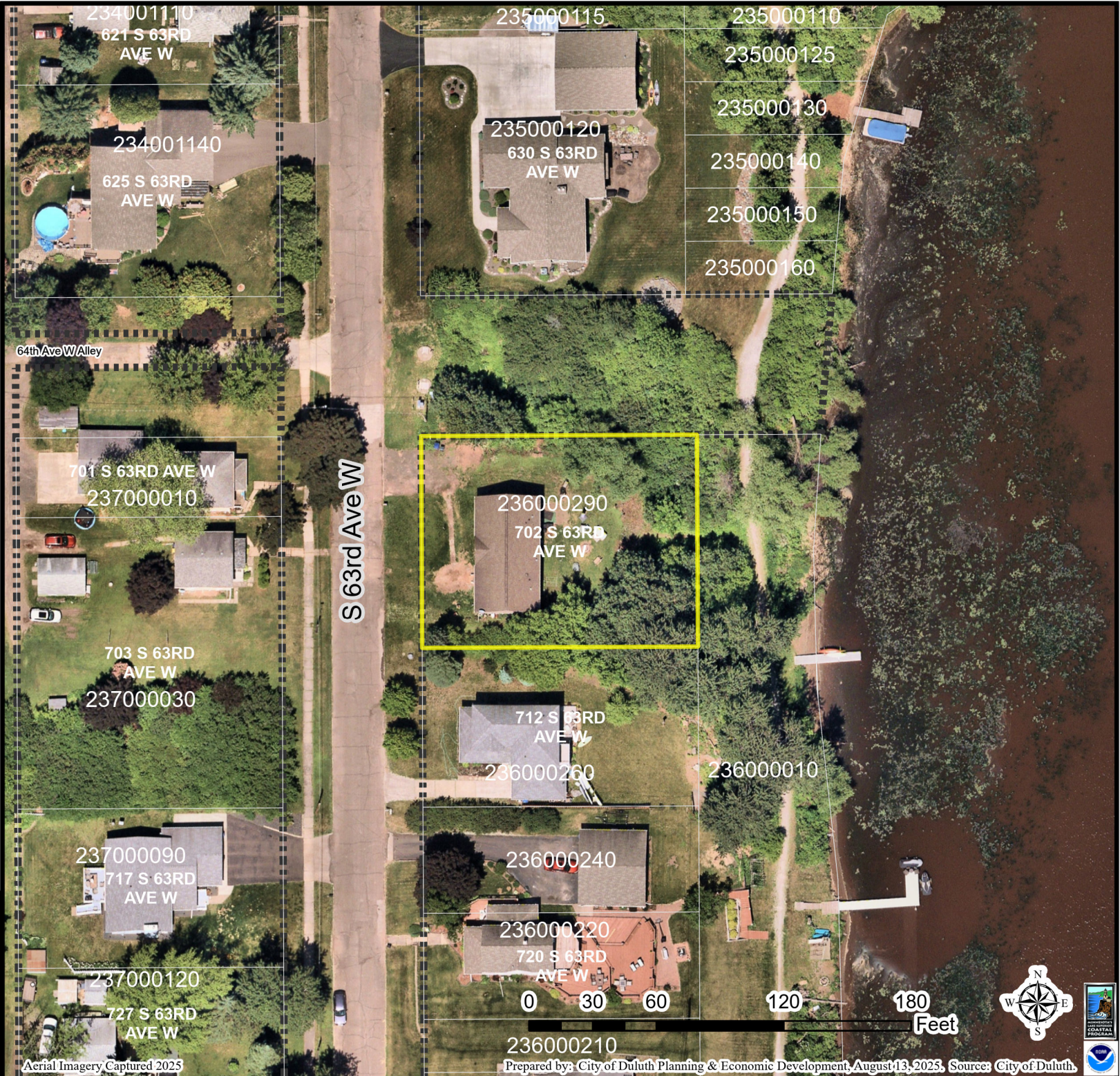




**PLVAR-2512-0016**

Variance to Side Yard Setbacks  
702 S 63rd Ave W

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63RD AVENUE WEST

(MONROE AVE PER PLAT)

33

S00°06'32"W 100.00

EXISTING DRIVEWAY

20'

5'

DECK

25

18.6

52.2

28

PROPOSED

GARAGE

28' x 33.2'

EXISTING HOUSE #702

DECK

28.2

18.5

115.00

S89°53'28"E 130.00

NATCHEZ ST

N89°53'28"W 130.00

63.40

OF BLOCK 24  
32

EROSION CONTROL

31

COREY THERESA R  
PID NO. 010-2360-00290  
13,000 Sq. Feet  
0.30 Acres

30

REARR/BLK 24 HUNTERS GRASSY  
POINT ADD TO DULUTH  
LOTS 29 THRU 32 INC PARTS  
OF VAC FARRELL ST.

76.8

29

15.00

15

15

1

VACATED FARRELL ST  
VACATED WATER STREET

N00°06'32"E 100.00

15.00

N

SITE PLAN  
SCALE 1"=12'  
702 S. 63RD AVE W  
R-1 ZONE