



**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 Knittel, 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 Schweser, 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 Assessors 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:** January 14, 2026

**SUBJECT:** Planning Commission Meeting Agenda Items for **February 10, 2026**.

The Duluth City Planning Commission has received **2** 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-2512-0017** Minor Subdivision at 010-2121-00020 (E 4<sup>th</sup> St) (CL)

**PLSUB-2601-0001** Minor Subdivision at 010-3890-00930 (Fountain Gate Dr) (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  
Chris Lee - clee@duluthmn.gov  
Jason Mozol - jmozol@duluthmn.gov  
Reina Owecke - rowecke@duluthmn.gov



**PL SUB-2512-0017**  
Minor Subdivision  
010-2121-00020



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 Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, January 13, 2026. Source: City of Duluth.

**PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 370902**

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota lying Southerly of the following described Line "A":

Said Line "A" commencing at the East most corner of said Lot 3; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2, said point being the point of beginning of said Line "A"; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2 and there terminating.

**LEGAL DESCRIPTION PER CERTIFICATE OF PARCEL A**

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the East most corner of Lot 3, Block 1, said HAWTHORNE DIVISION; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2; thence Southwesterly and Southerly, along said Westerly line 106.55 feet, along a non-tangential curve, concave to the Southeast, said curve having a radius of 292.85 feet and delta angle of 20 degrees 50 minutes 45 seconds, the chord of said curve bears South 16 degrees 02 minutes 54 seconds West for a chord distance of 105.96 feet to the point of beginning of the parcel herein described; thence South 69 degrees 35 minutes 07 seconds East 115.99 feet; thence South 18 degrees 03 minutes 03 seconds East 175.93 feet to the Southeasterly line of said Lot 2; thence Southwesterly 51.71 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 500.00 feet and a delta angle of 05 degrees 55 minutes 31 seconds, the chord of said curve bears South 52 degrees 50 minutes 11 seconds West for a chord distance of 51.68 feet; thence continue Southwesterly 23.41 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 333.00 feet and a delta angle of 04 degrees 01 minutes 40 seconds, the chord of said curve bears South 49 degrees 06 minutes 32 seconds West for a chord distance of 23.40 feet to the Westerly line of said Lot 2; thence North 48 degrees 06 minutes 01 seconds West, along said Westerly line 9.31 feet; thence Northwesterly and Northerly 276.67 feet, along said Westerly line, along a non-tangential curve, concave to the East, said curve having a radius of 292.85 feet and a delta angle of 54 degrees 07 minutes 46 seconds, the chord of said curve bears North 21 degrees 26 minutes 21 seconds West for a chord distance of 266.49 feet to the point of beginning. Said parcel contains 24,156 square feet or 0.55 acres.

**LEGAL DESCRIPTION OF PARCEL B**

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the East most corner of Lot 3, Block 1, said HAWTHORNE DIVISION; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2, said point being the point of beginning of the parcel herein described; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2; thence Southwesterly and Southerly, along said Westerly line 106.55 feet, along a non-tangential curve, concave to the Southeast, said curve having a radius of 292.85 feet and delta angle of 20 degrees 50 minutes 45 seconds, the chord of said curve bears South 16 degrees 02 minutes 54 seconds West for a chord distance of 105.96 feet; thence South 69 degrees 35 minutes 07 seconds East 115.99 feet; thence South 18 degrees 03 minutes 03 seconds East 175.93 feet to the Southeasterly line of said Lot 2; thence Northeasterly 32.20 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 500.00 feet and a delta angle of 03 degrees 41 minutes 23 seconds, the chord of said curve bears North 57 degrees 38 minutes 38 seconds East for a chord distance of 32.19 feet to the Easterly line of said Lot 2; thence North 08 degrees 10 minutes 39 seconds West, along said Easterly line 145.56 feet to an Easterly of said Lot 2; thence North 62 degrees 09 minutes 41 seconds West, along said Easterly line 38.13 feet to an Easterly of said Lot 2; thence North 05 degrees 26 minutes 07 seconds East, along said Easterly line 131.03 feet to the point of beginning. Said parcel contains 24,163 square feet or 0.55 acres.

**LEGAL DESCRIPTION OF EASEMENT**

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the East most corner of Lot 3, Block 1, said HAWTHORNE DIVISION; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2; thence Southwesterly and Southerly, along said Westerly line 106.55 feet, along a non-tangential curve, concave to the Southeast, said curve having a radius of 292.85 feet and delta angle of 20 degrees 50 minutes 45 seconds, the chord of said curve bears South 16 degrees 02 minutes 54 seconds West for a chord distance of 105.96 feet; thence South 69 degrees 35 minutes 07 seconds East 100.02 feet to the point of beginning of the easement herein described; thence South 18 degrees 03 minutes 03 seconds East 189.65 feet to the Southeasterly line of said Lot 2; thence Northeasterly 26.03 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 500.00 feet and delta angle of 01 degrees 58 minutes 58 seconds, the chord of said curve bears North 55 degrees 47 minutes 36 seconds East for a chord distance of 26.03 feet; thence North 18 degrees 03 minutes 03 seconds West 182.41 feet; thence South 71 degrees 56 minutes 57 seconds West 25.00 feet to the point of beginning. Said easement contains 4,648 square feet or 0.11 acres.

**LEGEND**

POC-POINT OF COMMENCEMENT	IRON PIPE
POB-POINT OF BEGINNING	SANDSTONE MONUMENT
— — — — — CENTER LINE	CAPPED REBAR
— — — — — RIGHT OF WAY LINE	○ SET CAPPED REBAR RLS. NO. 49505
— — — — — EXISTING EASEMENT LINE	
— — — — — PROPOSED EASEMENT LINE	
— — — — — BOUNDARY LINE AS SURVEYED	
— — — — — EXISTING PLAT LINE	
— — — — — PROPOSED PARCEL LINE	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	292.85	106.55	105.96	S16°02'54"W	20°50'45"
C2	292.85	276.67	266.49	N21°26'21"W	54°07'46"
C3	500.00	26.03	26.03	N55°47'36"E	1°58'58"
C4	500.00	32.20	32.19	N57°38'38"E	3°41'23"
C5	500.00	51.71	51.68	S52°50'11"W	5°55'31"

**SURVEYOR'S NOTES**

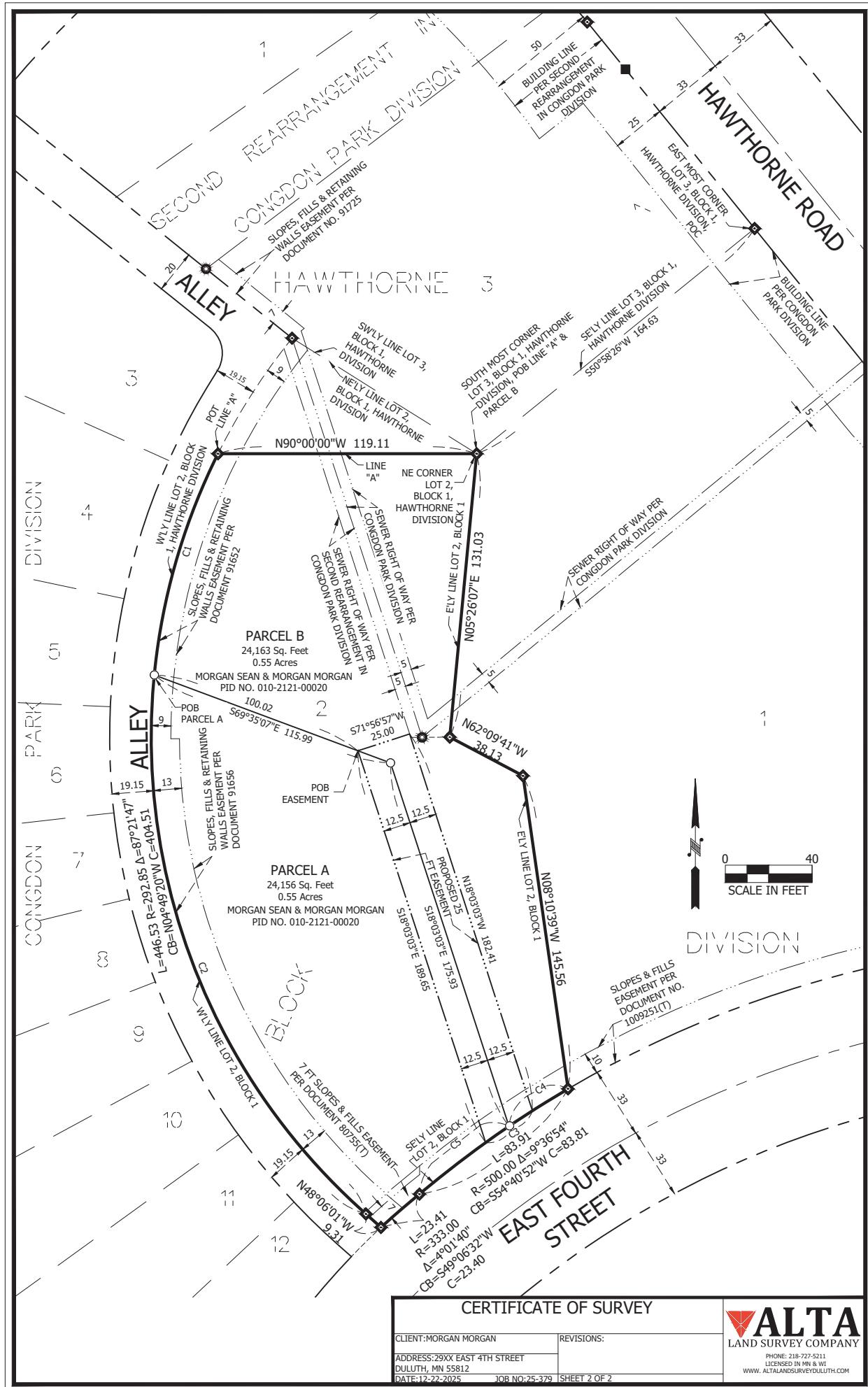
1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
3. 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: 12-22-2025  
MN License #49505

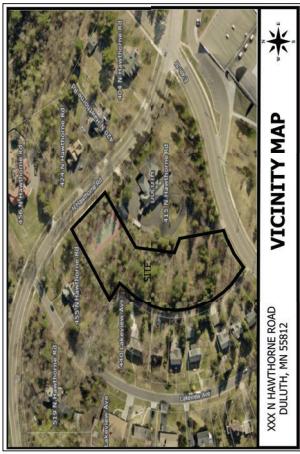
**CERTIFICATE OF SURVEY**

CLIENT: MORGAN MORGAN	REVISIONS:
ADDRESS: 29XX EAST 4TH STREET DULUTH, MN 55812	
DATE: 12-22-2025	JOB NO: 25-379 SHEET 1 OF 2

**ALTA**  
LAND SURVEY COMPANY  
PHONE: 218-227-5211  
LICENSED IN MN & WI  
WWW.ALTLANDSURVEYDULUTH.COM

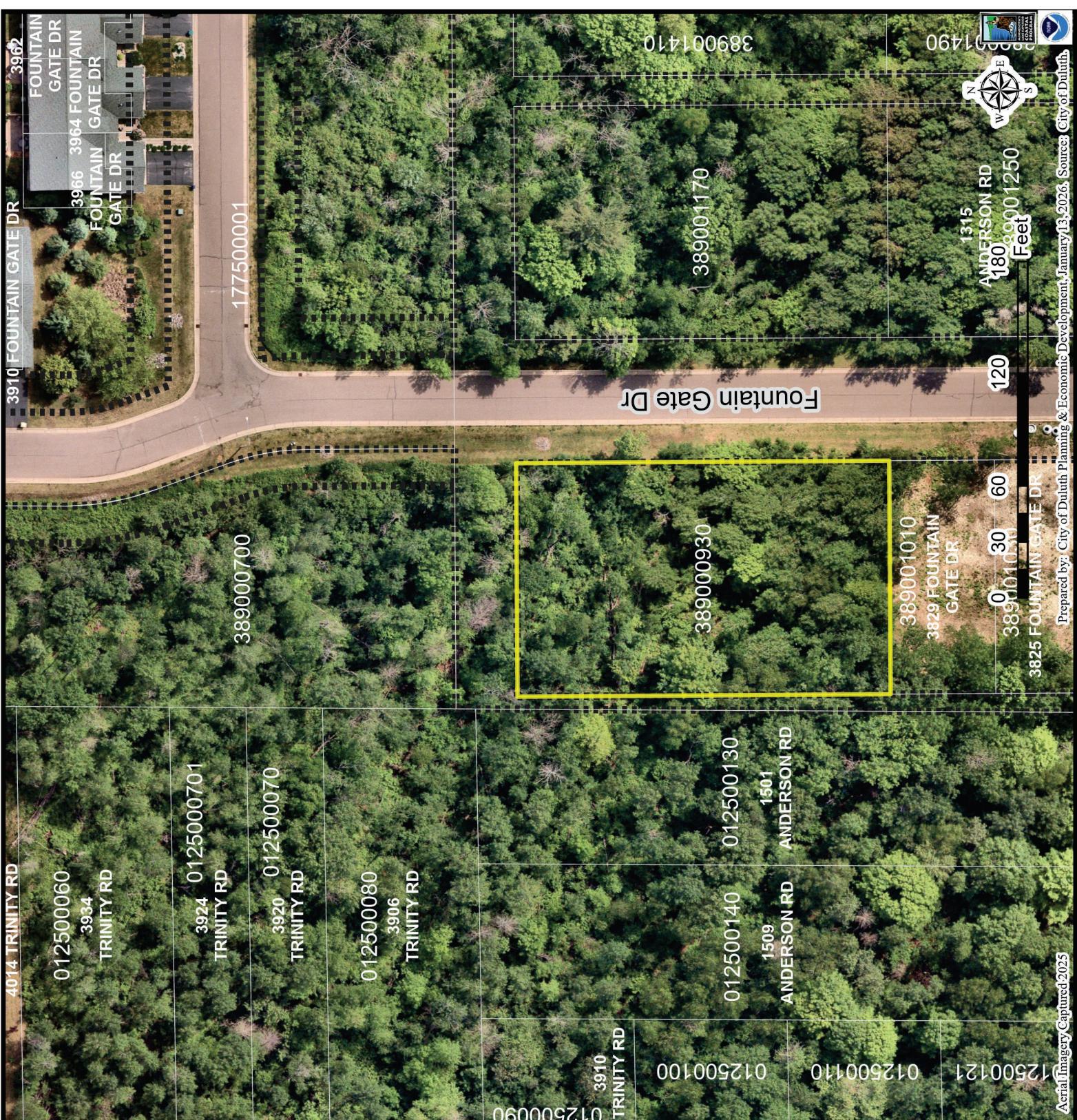


<b>CERTIFICATE OF SURVEY</b>	
CLIENT: MORGAN MORGAN	REVISIONS:
ADDRESS: 29XX EAST 4TH STREET DULUTH, MN 55812	
DATE: 12-22-2025	JOB NO: 25-379
SHEET 2 OF 2	



## VICINITY MAP

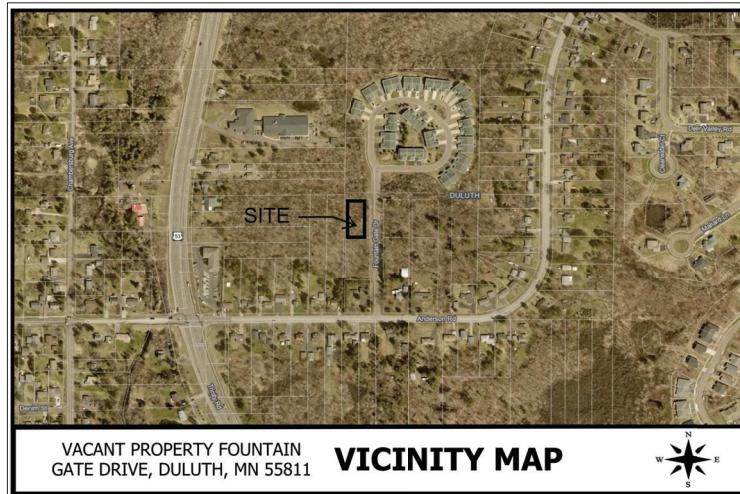
K N HAWTHORNE ROAD  
BILTMORE MN 55812



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Aerial Imagery Captured 2025





VACANT PROPERTY FOUNTAIN  
GATE DRIVE, DULUTH, MN 55811

PARENT LEGAL DESCRIPTION FOR PARCEL NO. 010-3890-00930 PER DOCUMENT NO. 1093699  
LOTS 1 THRU 8, BLOCK 5, RANDALS DIVISION OF DULUTH

LEGAL DESCRIPTION FOR PARCEL A

LEGAL DESCRIPTION FOR PARCEL A  
Lot 1 and Lot 2, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

LEGAL DESCRIPTION FOR PARCEL B

Lot 3 and Lot 4, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

LEGAL DESCRIPTION FOR PARCEL C

Lot 5 and Lot 6, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

LEGAL DESCRIPTION FOR PARCEL D

Lot 8 and Lot 8, Block 5, RANDALL'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 6,250 Sq. Feet or 0.14 Acres.

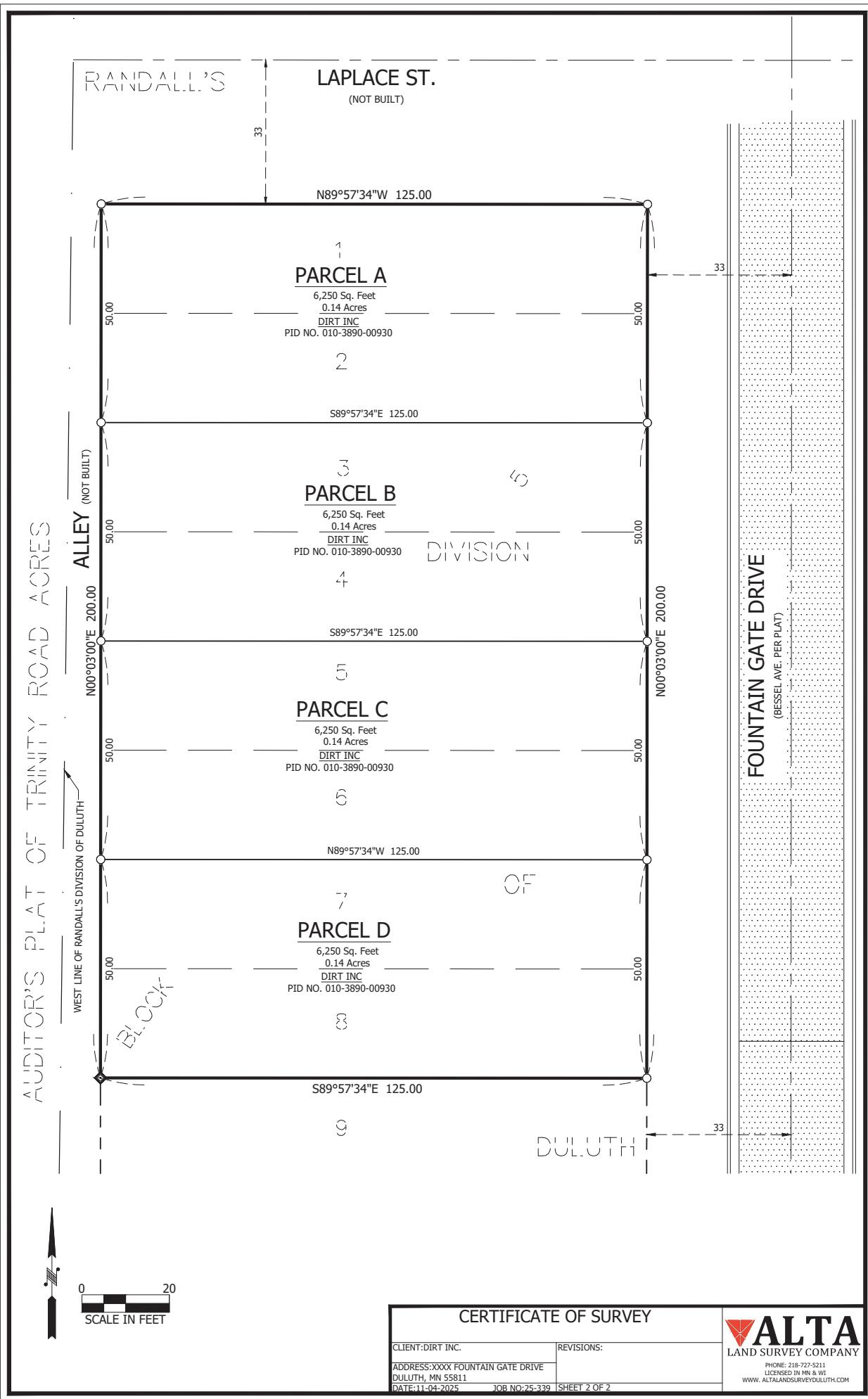
## LEGEND

	BITUMINOUS SURFACE		SECTION SUBDIVISION LINE		FOUND CAPPED REBAR
			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

1. 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.
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<p>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.</p> <p> David R. Evans DATE:11-04-2025</p>	<h2 style="text-align: center;">CERTIFICATE OF SURVEY</h2>	
<p>CLIENT:DIRT INC.</p>	<p>REVISIONS:</p>	
<p>ADDRESS:XXXX FOUNTAIN GATE DRIVE DULUTH, MN 55811</p>		
<p>DATE:11-04-2025</p>	<p>JOB NO:25-339</p>	<p>SHFT 1 OF 2</p>
<p> <b>ALTA</b> LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN &amp; WI WWW.ALTA LANDSURVEYDULUTH.COM</p>		



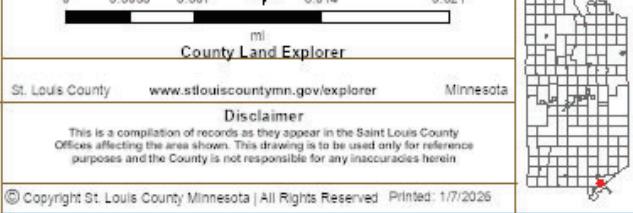


# County Land Explorer

St. Louis County, Minnesota



DIRT INC

**BEFORE PARCEL SPLIT**Map created using County Land Explorer  
[www.stlouiscountymn.gov/explorer](http://www.stlouiscountymn.gov/explorer)



# County Land Explorer

St. Louis County, Minnesota



DIRT INC

AFTER PARCEL SPLIT

Map created using County Land Explorer  
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