



Planning & Development Division
Planning & Economic Development Department

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TO:

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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
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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
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Duncan Schwensohn, Duluth Public Works & Utilities
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Bill Byers, Duluth Engineering
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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: 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 4th St) (CL)

PLSUB-2601-0001 Minor Subdivision at 010-3890-00930 (Fountain Gate Dr) (CH)

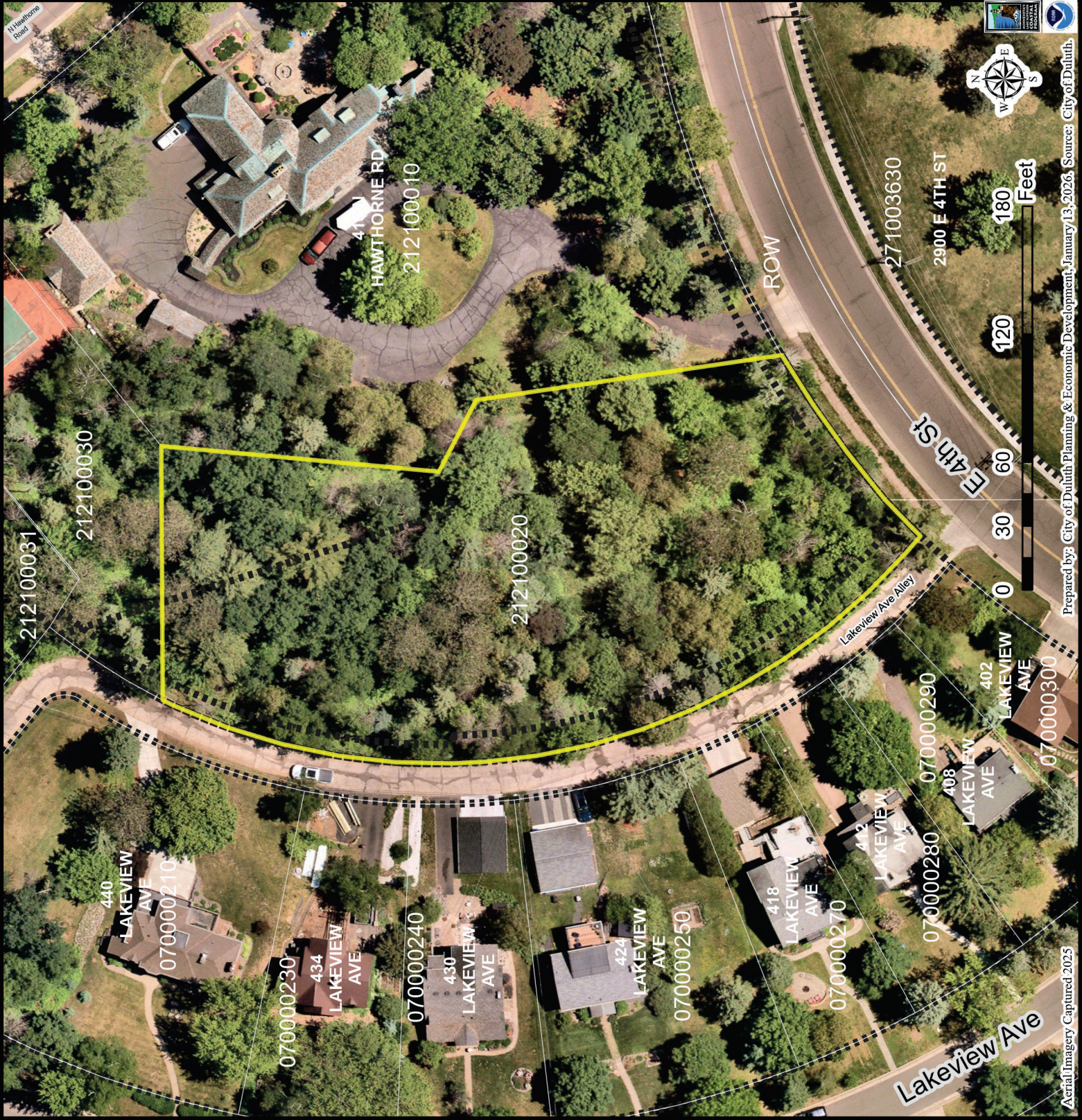
We appreciate your time and input. If you have any questions, comments or need additional background information, please find the initials of the assigned planner at the end of the application item and contact the planner directly.

Christian Huelsman - chuelsman@duluthmn.gov

Chris Lee - cleee@duluthmn.gov

Jason Mozol - jmozol@duluthmn.gov

Reina Owecke – rowecke@duluthmn.gov



PLSUB-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.

PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 370907

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

- 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. Evans
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

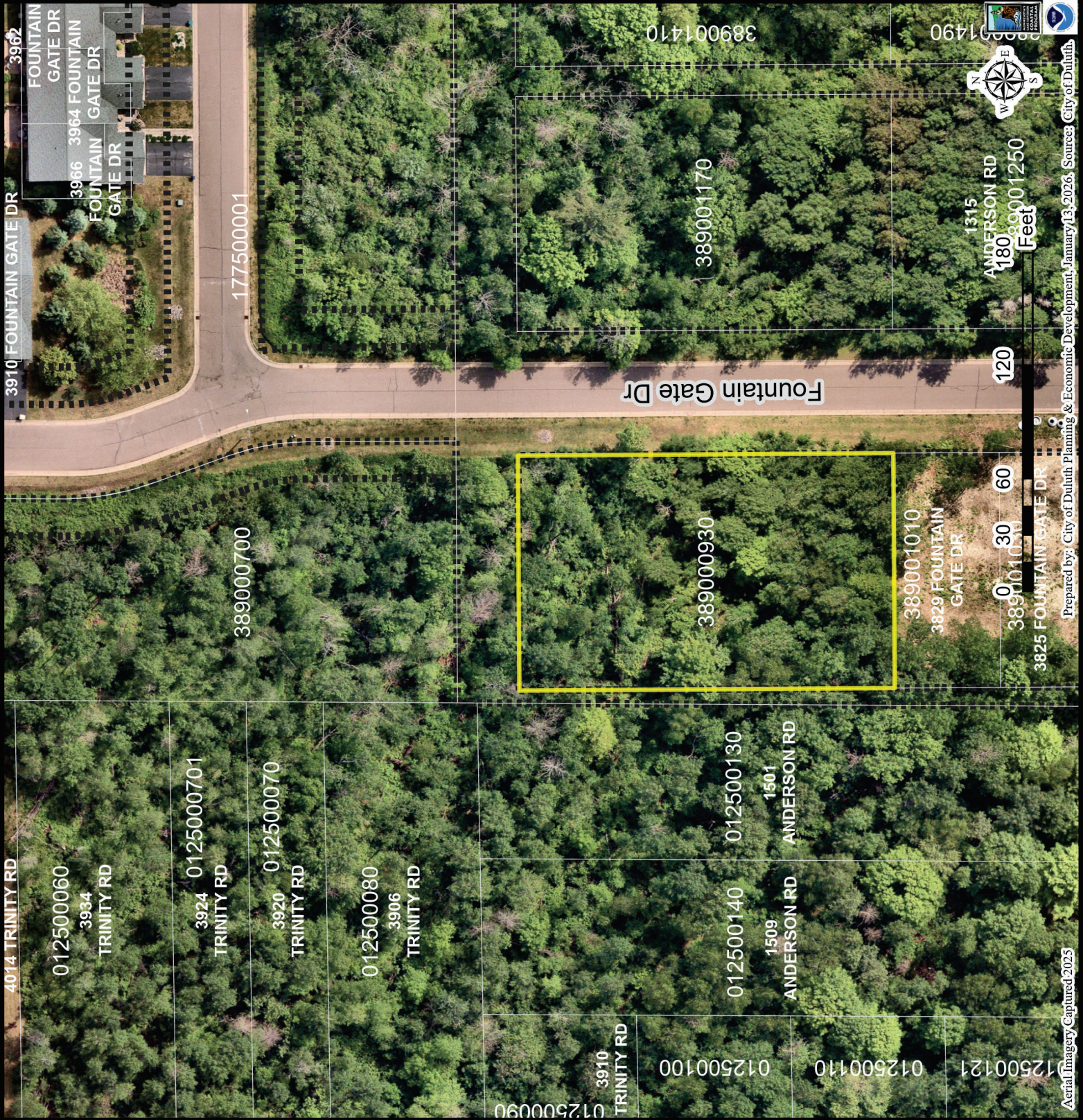

ALTA
LAND SURVEY COMPANY
PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM



PLSUB-2601-0001

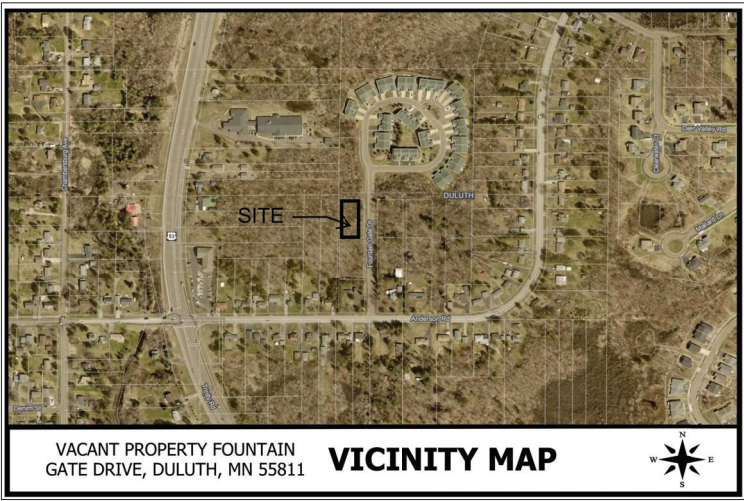
Minor Subdivision
010-3890-00930 (Fountain Gate Dr)

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Aerial Imagery Captured 2025

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



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

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

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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: 11-04-2025

CERTIFICATE OF SURVEY

CLIENT: DIRT INC.

ADDRESS: XXXX FOUNTAIN GATE DRIVE
DULUTH, MN 55811
DATE: 11-04-2025

REVISIONS:

JOB NO: 25-339 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

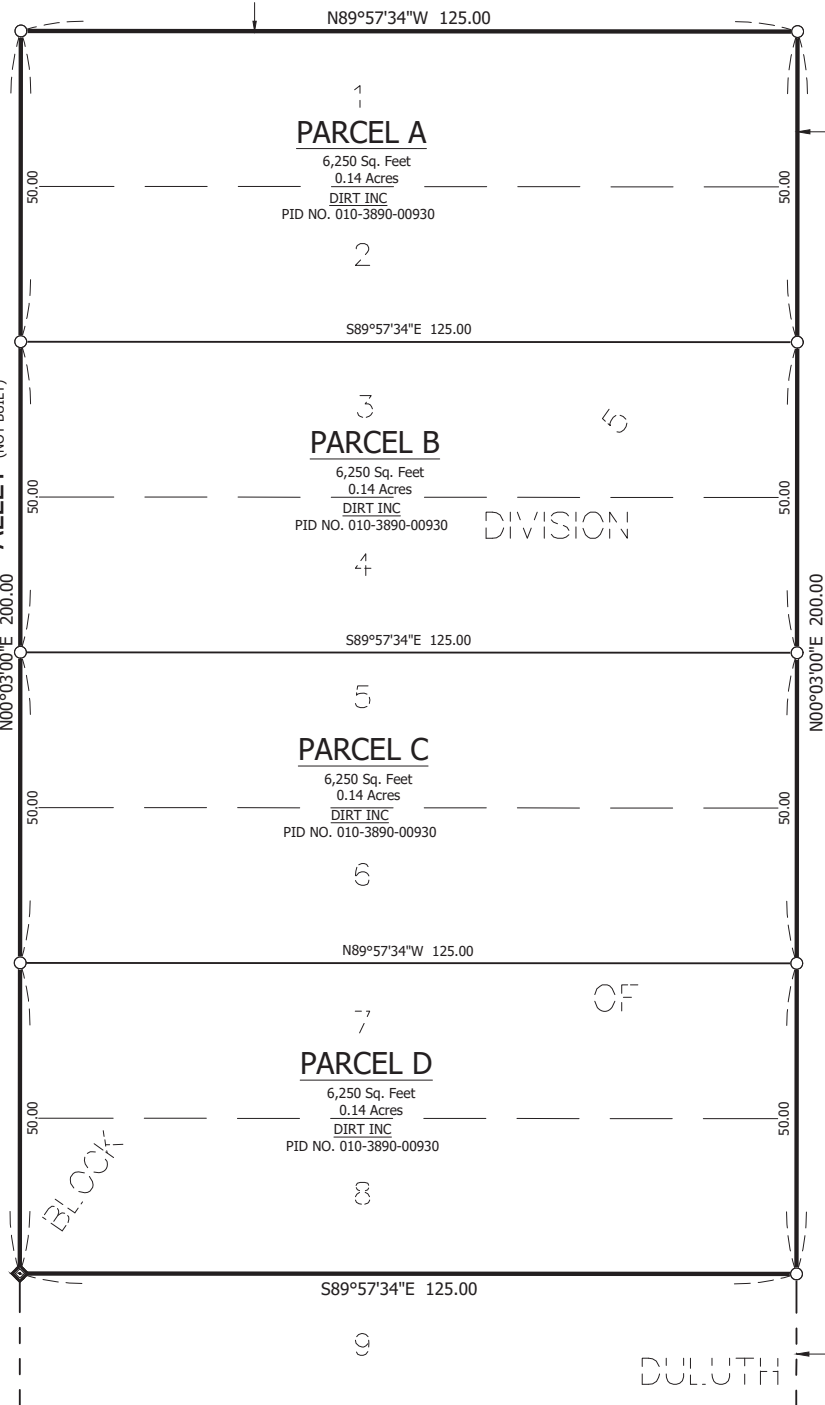
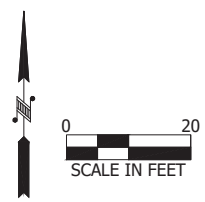
RANDALL'S

LAPLACE ST.
(NOT BUILT)

ALLEY
(NOT BUILT)

WEST LINE OF RANDALL'S DIVISION OF DULUTH

FOUNTAIN GATE DRIVE
(BESSEL AVE. PER PLAT)



CERTIFICATE OF SURVEY

CLIENT: DIRT INC.	REVISIONS:
ADDRESS: XXXX FOUNTAIN GATE DRIVE DULUTH, MN 55811	
DATE: 11-04-2025	JOB NO: 25-339 SHEET 2 OF 2

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