



## To:

Kariann Payton, GIS Specialist  
City of Duluth GIS  
Shawn Krizaj, Duluth Fire Chief  
John Otis, Duluth Deputy Fire Chief  
Lisa Consie, Fire Marshal  
Amanda Mangan, Attorney's Office  
Danielle Erjavec, Senior Property Services Specialist  
Ben VanTassel, Planning and Economic Development Director  
Steven Robertson, Construction Services Manager  
Jenn Reed Moses, Planning & Community Development Mgr.  
Tricia Hobbs, Economic Development and DEDA Manager  
Blake Nelson, Building Inspections Supervisor  
Armella Bijold, Permitting Services Administrator  
Tom Church, Senior Housing Developer  
Kyle Deming, Senior Planner  
Carolyn Gurske, Construction Services Permit Coordinator  
Dehli Heikes, Construction Services Permit Coordinator  
Emily Schouweiler, Construction Services Permit Coordinator  
James Gittemeier, Senior Transportation Planner  
Christian Huelsman, Planner II  
Suzanne Kelley, Senior Planner  
Chris Lee, Planner II  
Jason Mozol, Senior Planner  
Reina Owecke, Planner II  
Sam Smith, Administrative Info Specialist  
Tara Smith, Plans Examiner  
Mike Ceynowa, Duluth Police Chief  
Mark Bauer, Parking Manager  
Erik Birkeland, Director, Property, Parks and Libraries Director  
Jessica Peterson, Parks & Recreation Manager  
Abbie Hopper, Parks & Grounds Maintenance Manager  
Cliff Knettel, Parks & Recreation Assistant Manager  
Hank Martinsen, Property Services Supervisor  
Bryan Thoreson, Facility Operations & Maintenance Supr.  
Jill Helmer, Minnesota Power

Clark Christensen, City Forester  
Katie Bennett, Senior Parks Planner  
Jim Shoberg, Senior Landscape Architect  
Jim Benning, Public Works and Utilities Director  
Cindy Voigt, City Engineer  
Cari Pedersen, Chief Engineer of Transportation  
Howard Smith, Chief Engineer of Utilities  
Greg Guerrero, Utility Operations Manager  
Chris Kleist, Utility Operations Supervisor  
Bill Bergstrom, Senior Engineering Specialist  
Peggy Billings, Senior Engineering Specialist  
Ryan Granlund, Utility Programs Coordinator  
Tom Johnson, Senior Engineer  
Patrick Loomis, Senior Engineer  
Duncan Schwensohn, Senior Engineer  
Andy Swanson, Sanitary I/I Programs Coordinator

Chris Belden, Duluth Transit Authority  
Ron Chicka, MIC Director  
John Hinzmann, MnDOT District 1 Land Mgmt Supr.  
Jim Miles, MnDOT District 1 Traffic Engineer  
Cliff Bentley, MnDNR EWR District Manager  
Patricia Fowler, MnDNR Liaison  
Brianna Speldrich MnDNR Region 2 Area Hydrologist  
Anne Sims, St. Louis County Assessor's Office  
Jon Osterberg, St. Louis County Assessor's Office  
Stacy Caldwell Melcher, St. Louis County Land & Minerals  
Jim Foldesi, St Louis Co. Public Works & Transportation  
Brandon Kohlts, WLSSD Dir. of Planning & Tech Services  
Michael Coughlin, CenturyLink  
Chad Lawrence, Charter Communications  
Bill Byers, Lumen  
Daniel Scribner, Lumen  
Dean Dulinski, Minnesota Power

**Date:** March 18, 2026

**Subject:** Planning Commission Meeting Agenda Items for April 14, 2026

The Duluth City Planning Commission has received **15** 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"**

- PLCUP-2602-0001** Concurrent Use Permit for Wireless Utility near 212 N 40<sup>th</sup> Ave W by Smartlink Group [CL]
- PLCUP-2602-0002** Concurrent Use Permit for Wireless Utility near 2904 Parkwood Ln by Smartlink Group [CL]
- PLCUP-2602-0003** Concurrent Use Permit for Wireless Utility near 5302 Oneida St by Smartlink Group [CL]
- PLCUP-2602-0004** Concurrent Use Permit for Wireless Utility near 5004 Glendale St by Smartlink Group [CL]
- PLCUP-2602-0005** Concurrent Use Permit for Wireless Utility near 5804 Tioga St by Smartlink Group [CL]

**PLCUP-2602-0006** Concurrent Use Permit for Paving the front parking lot at 715 101st Ave W by ISD 709 [RO]  
**PLOR-2602-0001** TIF District Establishment Conformance to Comprehensive Plan by Sherman Associates [JM]  
**PLSUP-2602-0002** Special Use Permit for Telecom at 2299 Commonwealth Ave by Smartlink Group [CL]  
**PLVAC-2603-0002** Vacation of Right of Way near E 4th St by Morgan Morgan [CL]  
**PLVAR-2602-0005** Variance of Shoreland Setbacks at 3605 Minnesota Ave by Corey Behlke [CH]  
**PLVAR-2603-0006** Variance of Shoreland Setbacks at 2929 Minnesota Ave by Benjamin Potter [RO]  
**PLIUP-2603-0001** Interim Use Permit for Outdoor Living Site at 1533 W Arrowhead Rd by Vineyard Christian Fellowship [JM]  
**PLVAR-2603-0007** Variance from Shoreland Setbacks along Knowlton Blvd by City of Cloquet [JM]  
**PLSUP-2603-0005** Special Use Permit for Pump Station along Knowlton Blvd by City of Cloquet [JM]  
**PLSUP-2603-0004** Special Use Permit for Pump Station at 010-2750-00170 by City of Cloquet [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](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)

# Staff Report Map for PLCUP-2602-0001:



**Figure 1.**

Aerial imagery captured in 2024, showing a proposed Concurrent Use area near 212 N 40th Ave W, along the boulevard of N 40th Ave W, located within the right-of-way northeast of 215 N 40th Ave W.

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.

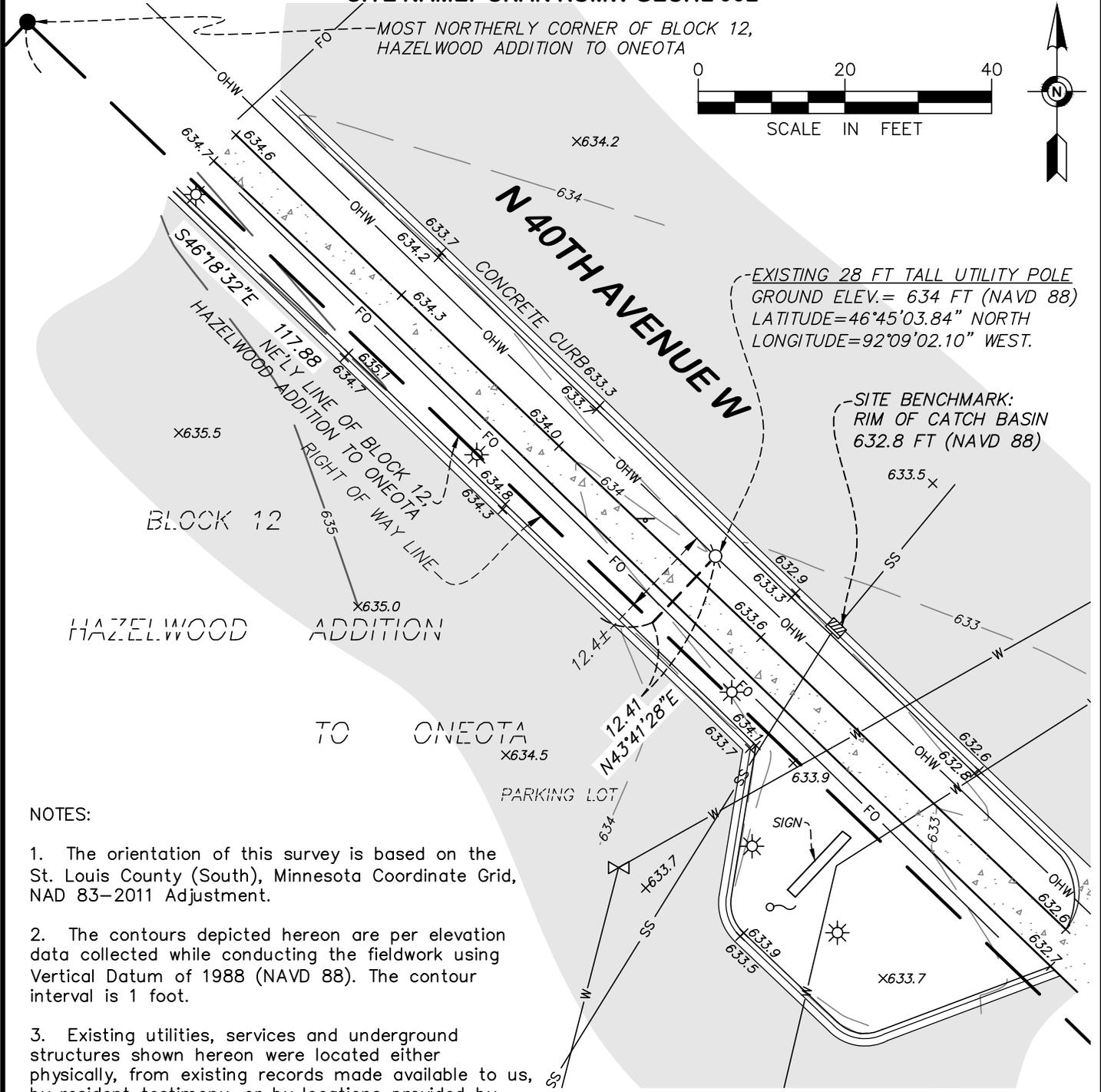
## Disclaimer for Externally Sourced Application Files

We strive to ensure digital accessibility for all users and comply with the Americans with Disabilities Act (ADA) and Web Content Accessibility Guidelines (WCAG) standards. The following documents are provided in the original format in which they were submitted. If you require an accessible version or alternative format, please contact us at [info@duluthmn.gov](mailto:info@duluthmn.gov).

**SITE LOCATION SURVEY FOR:  
EDGE CONSULTING ENGINEERS, INC.**

**SITE LOCATION: N 40th Avenue W and Grand Avenue, Duluth, Minnesota**

**SITE NAME: CRAN RUMW GECHL 002**



**NOTES:**

1. The orientation of this survey is based on the St. Louis County (South), Minnesota Coordinate Grid, NAD 83-2011 Adjustment.
2. The contours depicted hereon are per elevation data collected while conducting the fieldwork using Vertical Datum of 1988 (NAVD 88). The contour interval is 1 foot.
3. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 253111912. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

**DESCRIPTION**

A point located within North 40th Avenue West, dedicated as Collingwood Avenue on the plat of Hazelwood Addition to Oneota, St. Louis County, Minnesota described as follows:

Commencing at the most northerly corner of Block 12, Hazelwood Addition to Oneota; thence South 46 degrees 18 minutes 32 seconds East, assumed bearing, along the northeasterly line of said Block 12, a distance of 117.88 feet; thence North 43 degrees 41 minutes 28 seconds East, a distance of 12.41 feet to said point.

Dated this 25th day of February, 2026

**LEGEND**

	OR		CATCH BASIN
			GATE VALVE
			LIGHT
			UTILITY POLE
			FLAGPOLE
	SS		STORM SEWER
	W		WATERMAIN
	FO		UNDERGROUND FIBER OPTIC
	OHW		OVERHEAD WIRE
	X 920.1		SPOT ELEVATION
	920		EXISTING CONTOUR LINE
			BITUMINOUS SURFACE
			CONCRETE SURFACE

**SITE LOCATION SURVEY FOR:**

**EDGE CONSULTING ENGINEERS, INC.**

**SITE LOCATION: N 40th Avenue W  
and Grand Avenue, Duluth, Minnesota**



**Egan, Field & Nowak, Inc.**  
land surveyors since 1872

475 Old Highway 8 NW, Suite 200  
New Brighton, Minnesota 55112  
PHONE: (612) 466-3300  
WWW.EFNSURVEY.COM

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**GENERAL NOTES: (THIS SHEET)**

1. ALL HARDWARE SHALL BE STAINLESS STEEL.
2. ALL CABLES SHALL BE SECURED TO POLE EVERY 36" OR LESS.
3. LIGHTNING RODS SHALL BE INCLUDED WHERE REQUIRED.
4. ALL HEIGHTS ARE LISTED ABOVE GRADE LEVEL (A.G.L.).

**ENGINEER SEAL:**

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: \_\_\_\_\_

TYPED OR PRINTED NAME: \_\_\_\_\_

LIS. NO. \_\_\_\_\_

DATE: \_\_\_\_\_

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**SITE ELEVATION  
CRAN\_RUMW\_GECHL\_002  
DULUTH, MINNESOTA**

**SUBMITTAL:**

INT.	DATE:	DESCRIPTION:
TJT	12/05/25	REV A
MJM	02/26/26	REV B

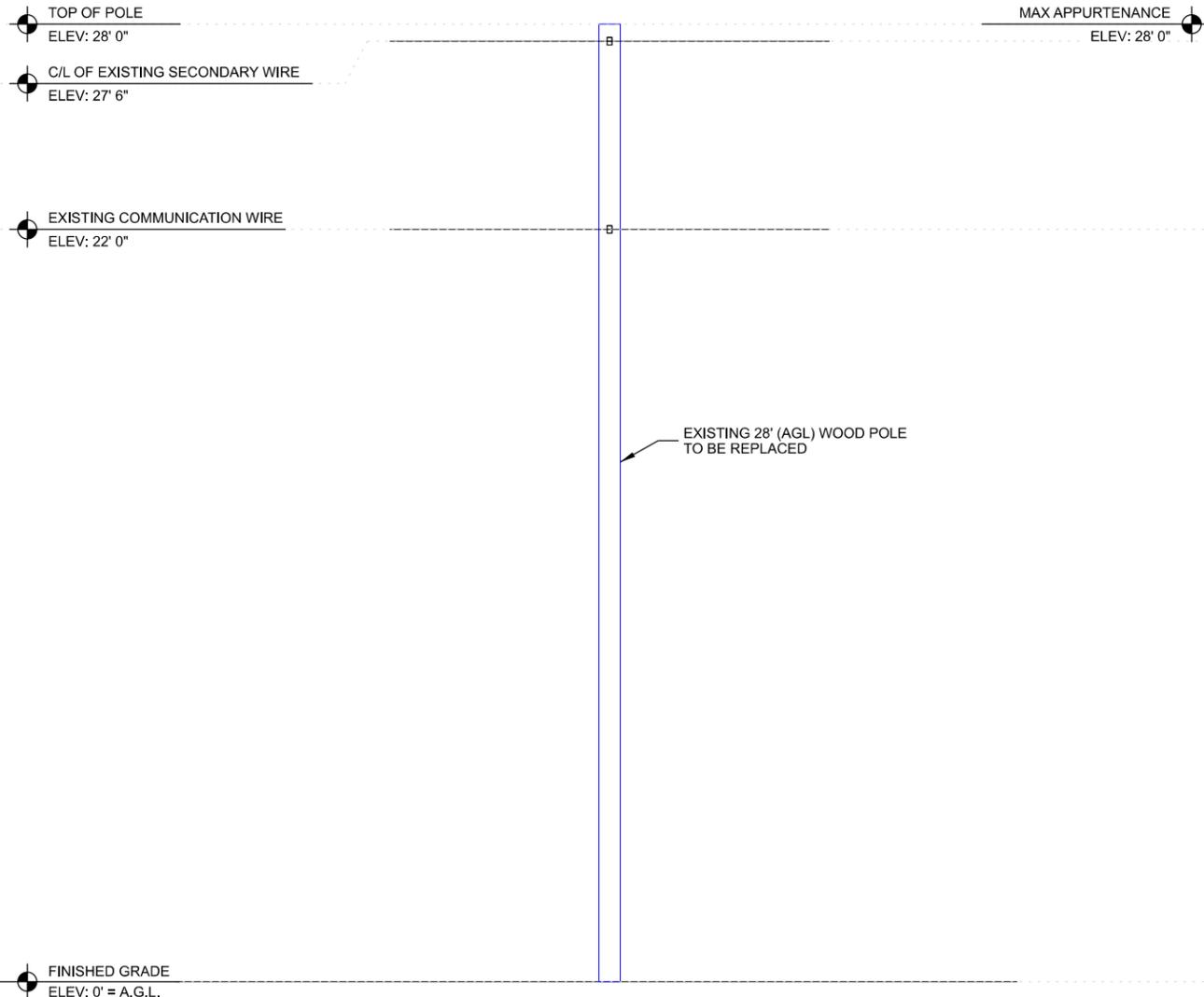
CHECKED BY: MJM

EDGE SITE ID: S18109

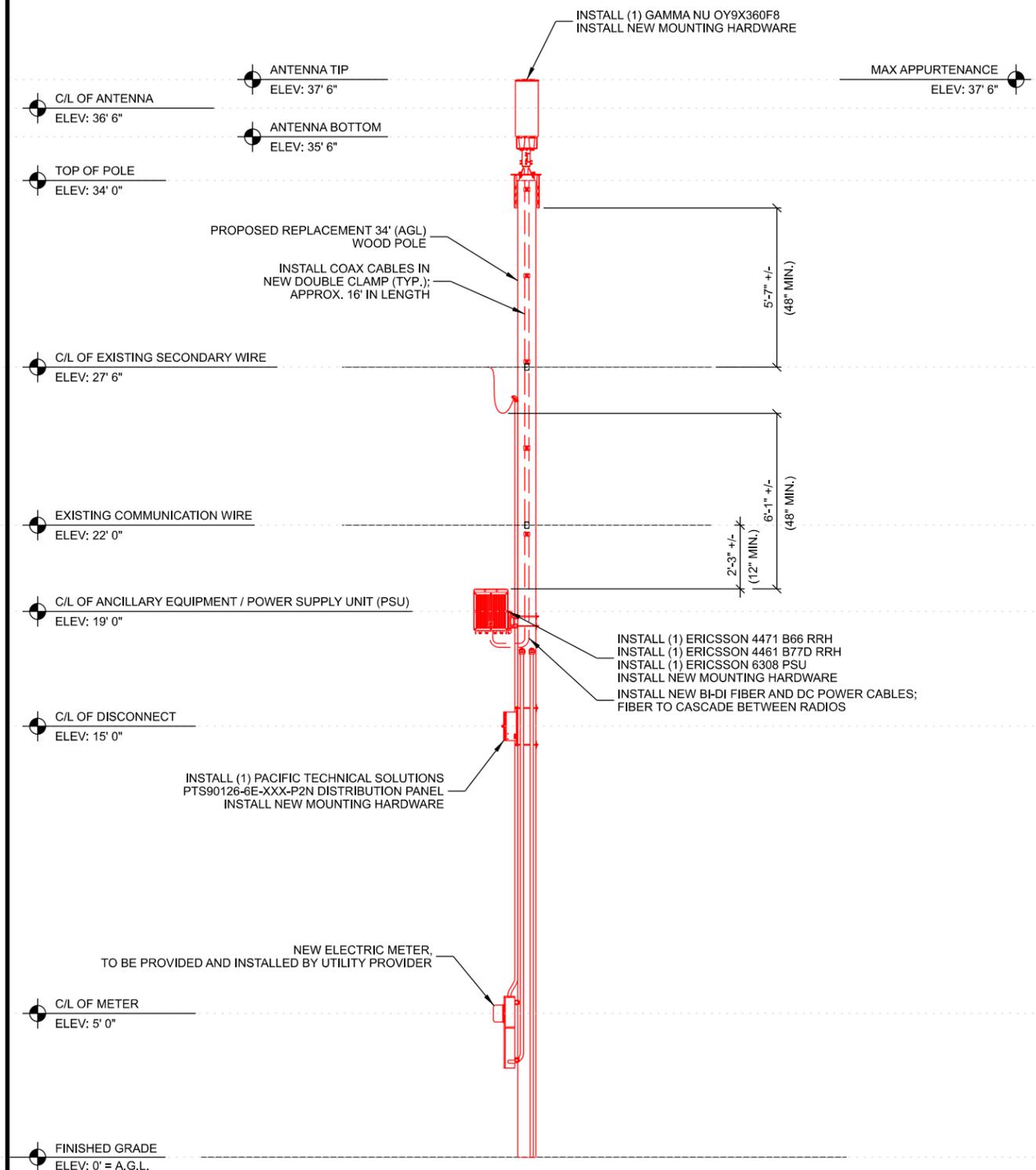
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SET TYPE: PRELIM

SHEET NUMBER: **T-201**

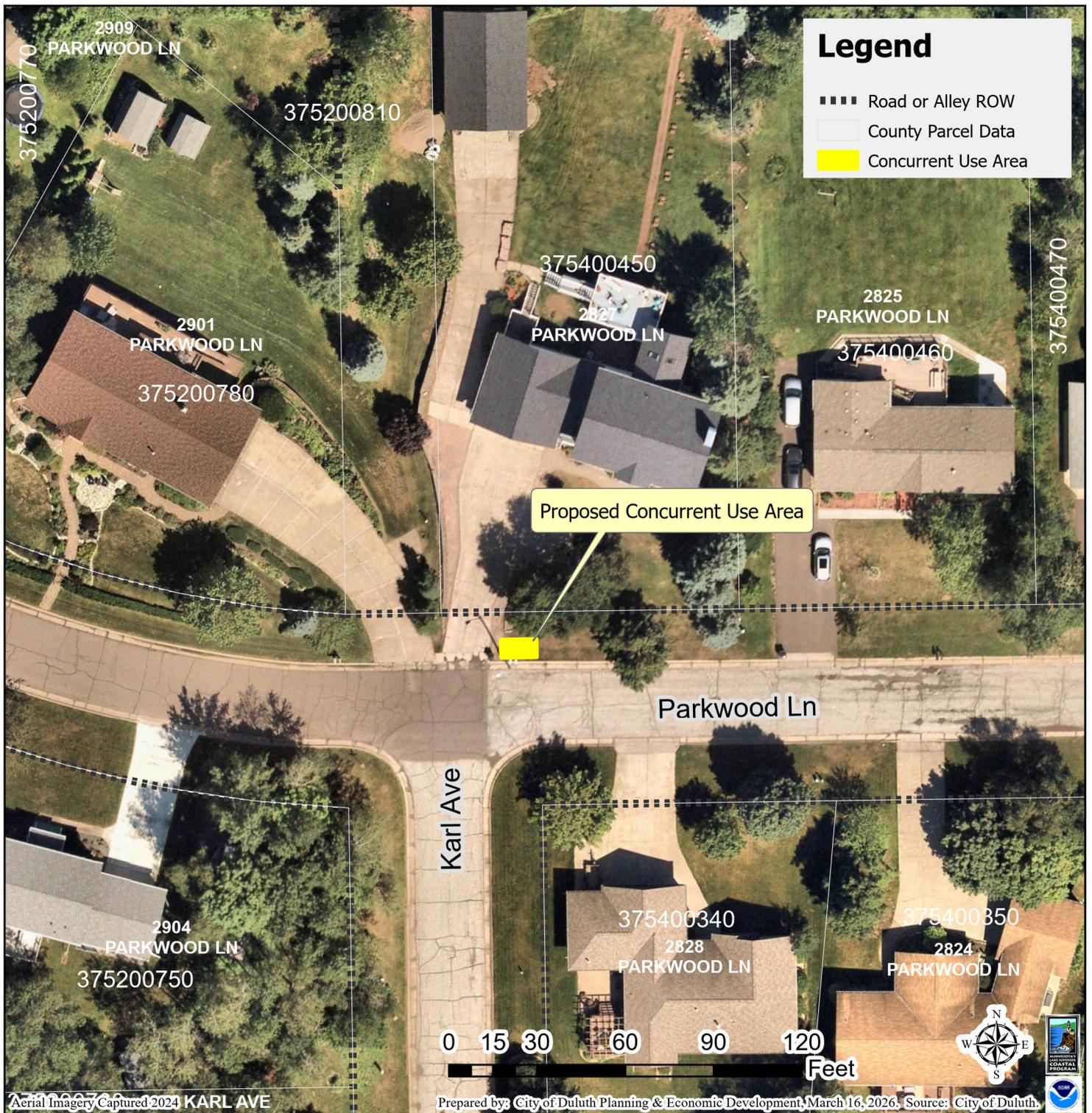


**A EXISTING ELEVATION**



**B PROPOSED ELEVATION**

# Staff Report Map for PLCUP-2602-0002:



**Figure 1.**

Aerial imagery captured in 2024, showing a proposed Concurrent Use area near 2904 Parkwood Ln, along the boulevard of Parkwood Ln, located within the right-of-way northeast of 2828 Parkwood Ln.

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**SITE LOCATION SURVEY FOR:  
EDGE CONSULTING ENGINEERS, INC.**

**SITE LOCATION: Parkwood Lane and Karl Avenue, Duluth, Minnesota**

**SITE NAME: CRAN RUMW GECHL 012**

SECOND ADDITION TO PARKWOOD

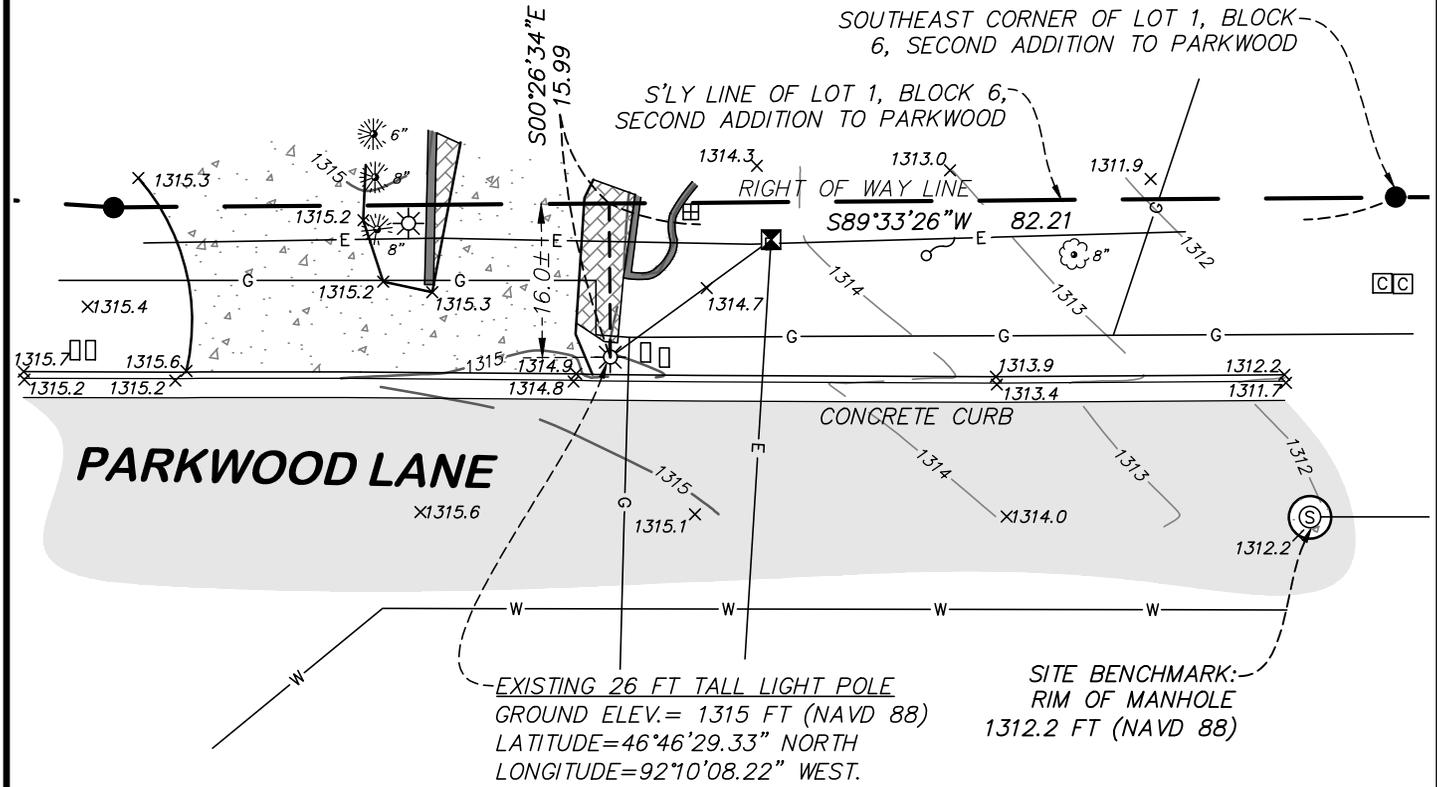
BLOCK 6

LOT 1

SOUTHEAST CORNER OF LOT 1, BLOCK 6, SECOND ADDITION TO PARKWOOD

S'LY LINE OF LOT 1, BLOCK 6, SECOND ADDITION TO PARKWOOD

RIGHT OF WAY LINE  
S89°33'26"W 82.21



EXISTING 26 FT TALL LIGHT POLE  
GROUND ELEV.= 1315 FT (NAVD 88)  
LATITUDE=46°46'29.33" NORTH  
LONGITUDE=92°10'08.22" WEST.

SITE BENCHMARK:  
RIM OF MANHOLE  
1312.2 FT (NAVD 88)

**NOTES:**

- The orientation of this survey is based on the St. Louis County (South), Minnesota Coordinate Grid, NAD 83-2011 Adjustment.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork using Vertical Datum of 1988 (NAVD 88). The contour interval is 1 foot.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 253112028. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

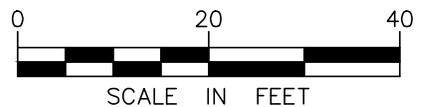
**DESCRIPTION**

A point located within that part of Parkwood Lane as dedicated on the SECOND ADDITION TO PARKWOOD, St. Louis County, Minnesota described as follows:

Commencing at the southeast corner of Lot 1, Block 6, SECOND ADDITION TO PARKWOOD; thence South 89 degrees 33 minutes 26 seconds West, assumed bearing, along the southerly line of said Lot 1, a distance of 82.21; thence South 00 degrees 26 minutes 34 seconds East, a distance of 15.99 feet to said point.

Dated this 25th day of February, 2026

**SITE LOCATION SURVEY FOR:  
EDGE CONSULTING ENGINEERS, INC.**  
SITE LOCATION: Parkwood Lane  
and Karl Avenue, Duluth, Minnesota



**LEGEND**

- FOUND IRON MONUMENT
- ⊙ SANITARY MANHOLE
- ⊠ ELECTRIC BOX
- ⊞ ELECTRIC METER
- ☀ LIGHT
- ⊕ FLAGPOLE
- MAILBOX
- ⊕ POWER POLE WITH LIGHT
- ⊞ COMMUNICATION BOX
- S— SANITARY SEWER
- W— WATERMAIN
- E— UNDERGROUND ELECTRIC
- G— UNDERGROUND GAS
- x 920.1 SPOT ELEVATION
- 920 EXISTING CONTOUR LINE
- ☀ OR ☀ TREE
- ▒ BITUMINOUS SURFACE
- ▒ CONCRETE SURFACE
- ▒ PAVER SURFACE
- ▒ RETAINING WALL



**Egan, Field & Nowak, Inc.**  
land surveyors since 1872

475 Old Highway 8 NW, Suite 200  
New Brighton, Minnesota 55112  
PHONE: (612) 466-3300  
WWW.EFNSURVEY.COM

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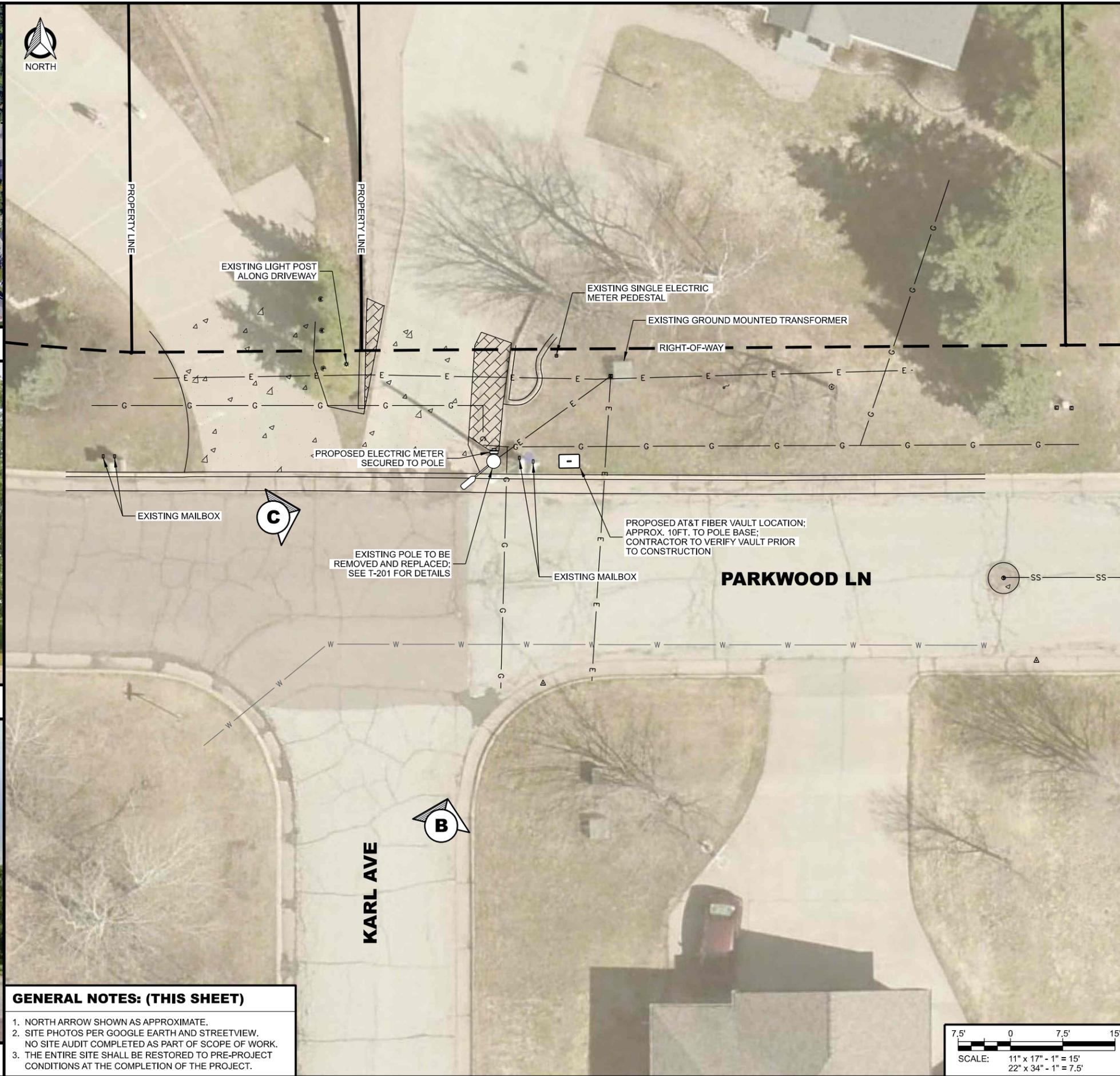
**A AERIAL OVERVIEW**



**B OVERVIEW OF SITE**

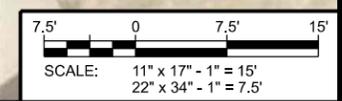


**C OVERVIEW OF SITE**



**GENERAL NOTES: (THIS SHEET)**

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. SITE PHOTOS PER GOOGLE EARTH AND STREETVIEW. NO SITE AUDIT COMPLETED AS PART OF SCOPE OF WORK.
3. THE ENTIRE SITE SHALL BE RESTORED TO PRE-PROJECT CONDITIONS AT THE COMPLETION OF THE PROJECT.



**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578

**smartlink**  
10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401

**at&t**  
7900 XERXES AVE. S., 3RD FLR  
BLOOMINGTON, MN 55431

**ENGINEER SEAL:**  
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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
SIGNATURE: \_\_\_\_\_  
TYPED OR PRINTED NAME: \_\_\_\_\_  
LIS. NO. \_\_\_\_\_  
DATE: \_\_\_\_\_

**PRELIMINARY - NOT FOR CONSTRUCTION**

**SITE PLAN**  
**CRAN RUMW GECHL 012**  
**DULUTH, MINNESOTA**

**SUBMITTAL:**

INT.	DATE:	DESCRIPTION:
TJT	12/16/25	REV A
MJM	02/26/26	REV B

CHECKED BY	MJM
EDGE SITE ID	S18113
EDGE PROJ. #	44861
SET TYPE	PRELIM
SHEET NUMBER	<b>C-101</b>

I:\44861\44861.dwg

- GENERAL NOTES: (THIS SHEET)**
1. ALL HARDWARE SHALL BE STAINLESS STEEL.
  2. ALL CABLES SHALL BE SECURED TO POLE EVERY 36" OR LESS.
  3. LIGHTNING RODS SHALL BE INCLUDED WHERE REQUIRED.
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SIGNATURE: \_\_\_\_\_  
TYPED OR PRINTED NAME: \_\_\_\_\_  
LIS. NO. \_\_\_\_\_  
DATE: \_\_\_\_\_

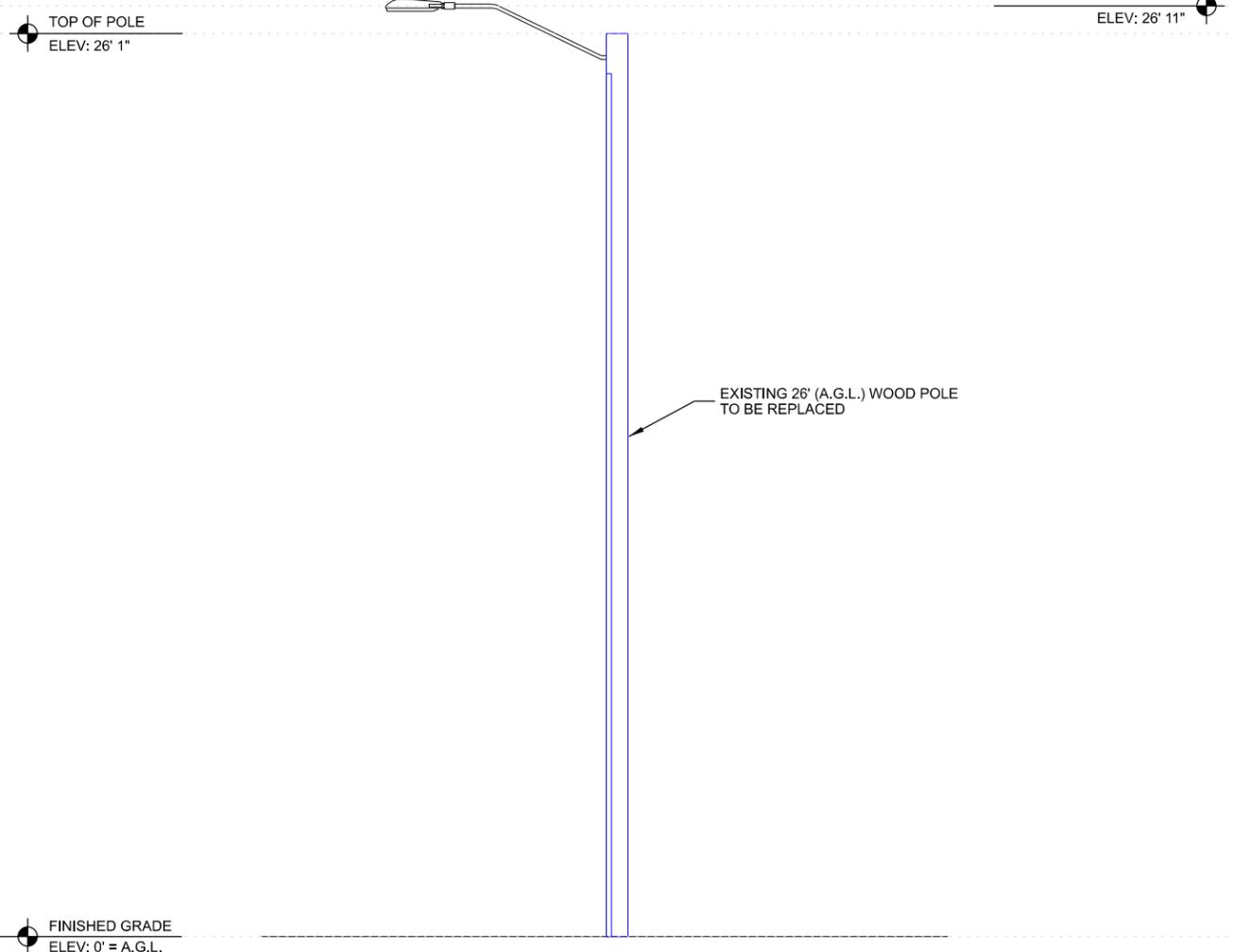
**PRELIMINARY - NOT FOR CONSTRUCTION**

**SITE ELEVATION  
CRAN RUMW GECHL 012  
DULUTH, MINNESOTA**

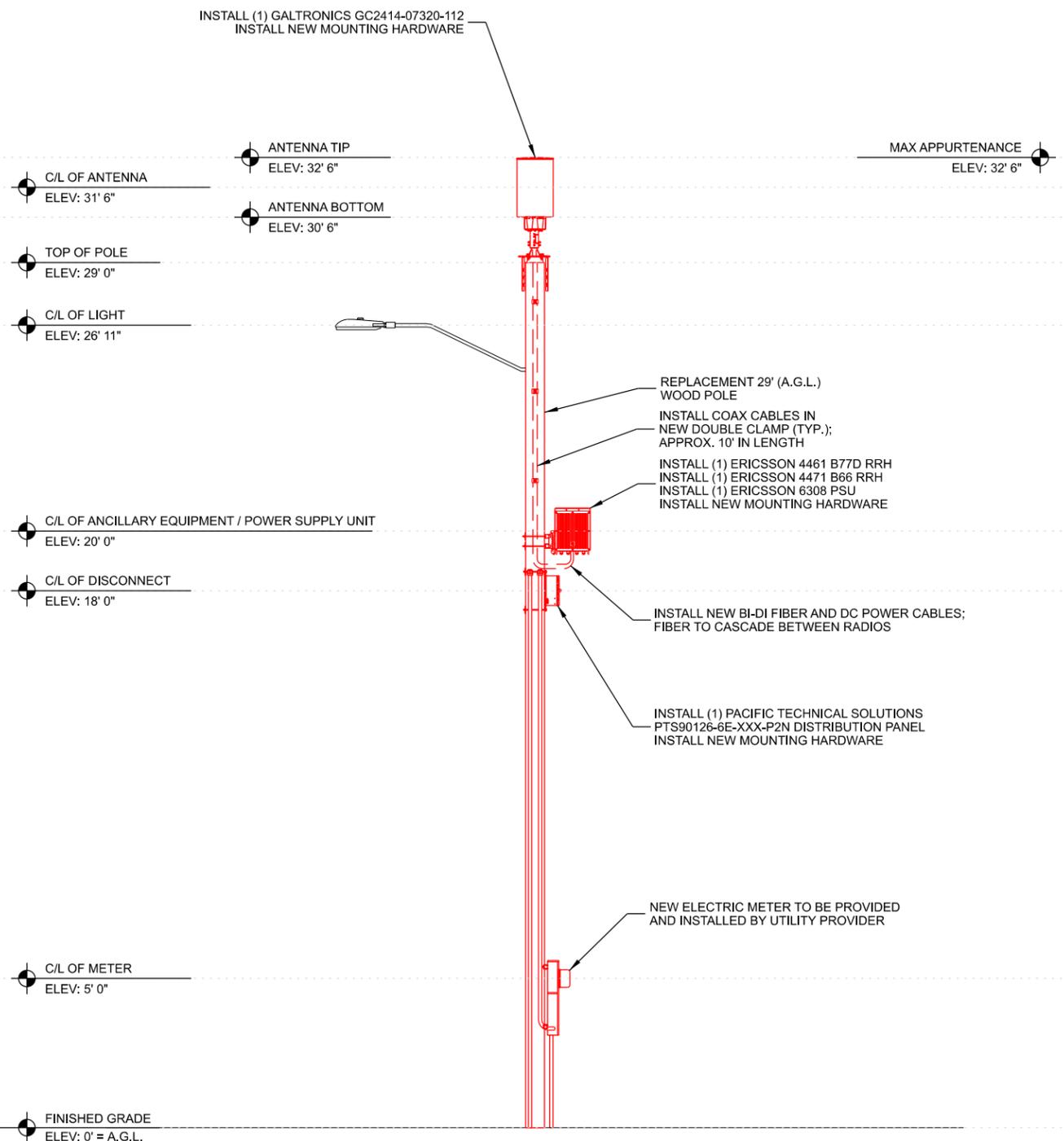
**SUBMITTAL:**

INT.	DATE:	DESCRIPTION:
TJT	12/16/25	REV A
MJM	02/26/26	REV B

CHECKED BY	MJM
EDGE SITE ID	S18113
EDGE PROJ. #	44861
SET TYPE	PRELIM
SHEET NUMBER	<b>T-201</b>



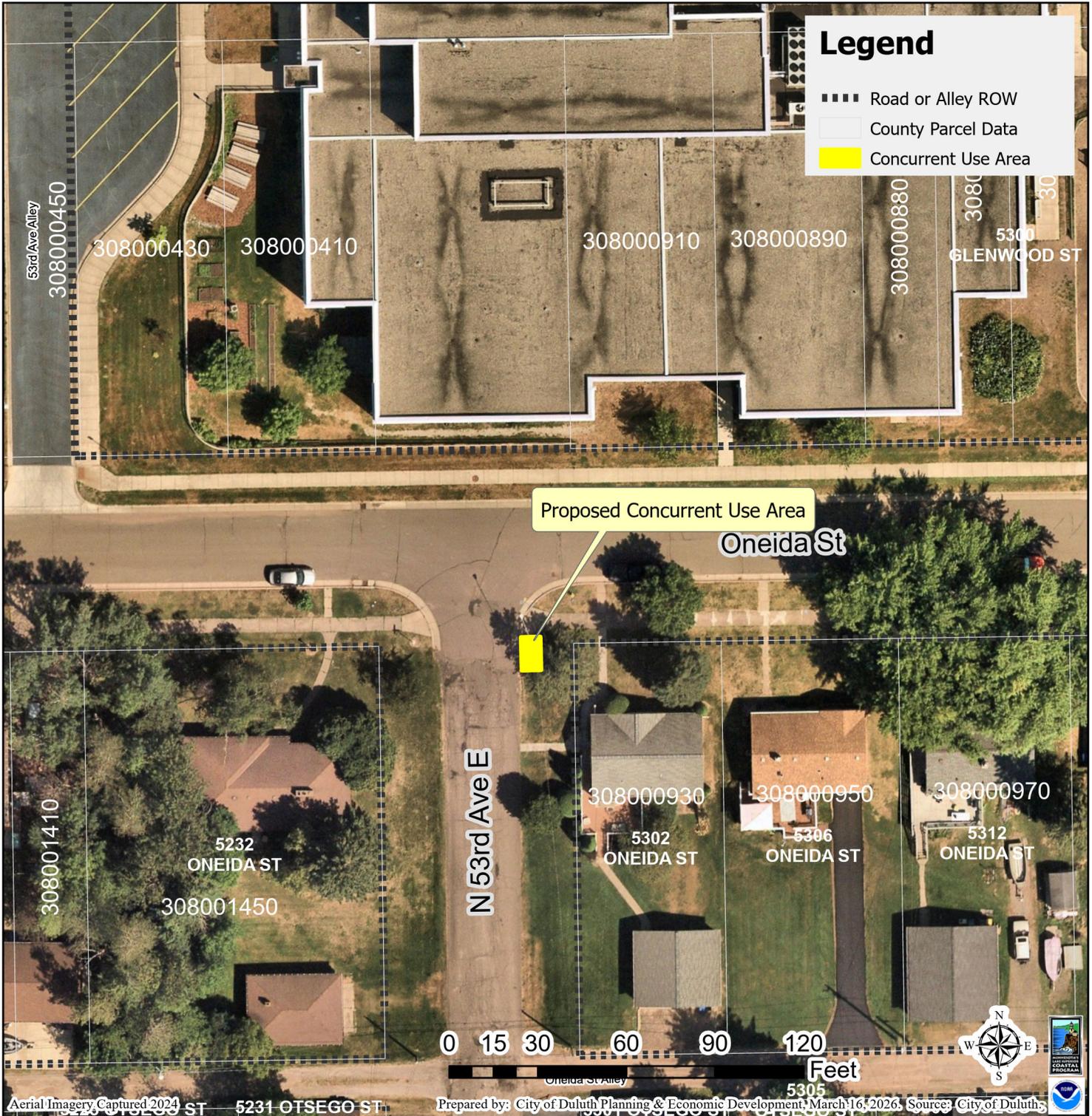
**A EXISTING ELEVATION**



**B PROPOSED ELEVATION**

I:\44800\44861\Drawings\CAD\CDD\Print\T-201.dgn

**Staff Report Map for PLCUP-2602-0003:**



**Figure 1.** Aerial imagery captured in 2024, showing a proposed Concurrent Use area near 5302 Oneida St, along the boulevard of N 53rd Ave E, located within the right-of-way west of 5302 Oneida St.

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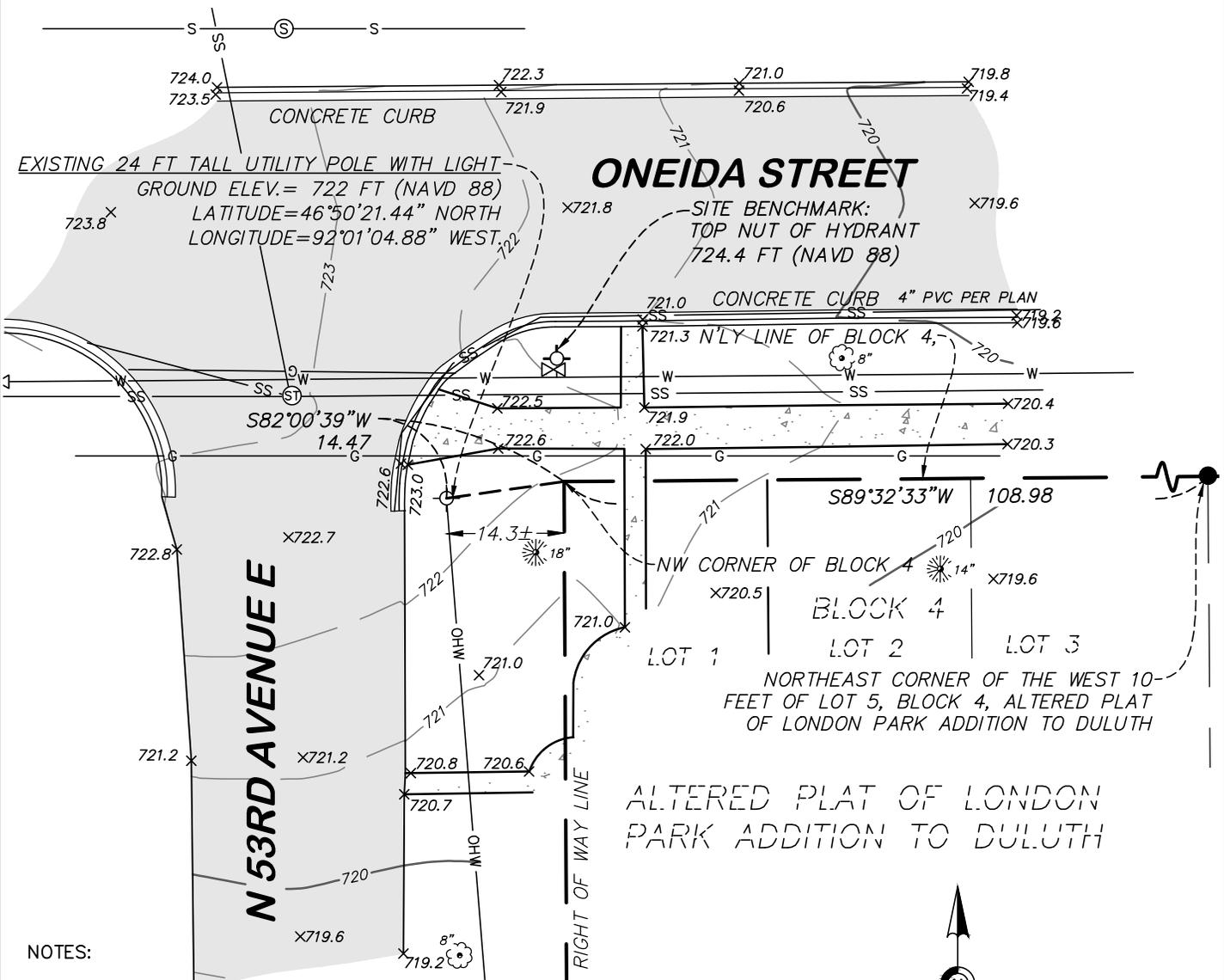
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**SITE LOCATION SURVEY FOR:  
EDGE CONSULTING ENGINEERS, INC.**

**SITE LOCATION: Oneida Street and N 53rd Avenue E, Duluth, Minnesota**

**SITE NAME: CRAN RUMW LESTR 006**



**NOTES:**

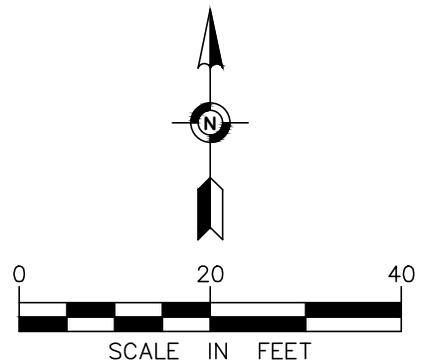
1. The orientation of this survey is based on the St. Louis County (South), Minnesota Coordinate Grid, NAD 83-2011 Adjustment.
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**DESCRIPTION**

A point located within that part of North 53rd Avenue East, dedicated as Finlay Avenue on the Altered Plat of London Park Addition to Duluth, St. Louis County, Minnesota described as follows:

Commencing at the northeast corner of the west 10 feet of Lot 5, Block 4, Altered Plat of London Park Addition to Duluth; thence South 89 degrees 32 minutes 33 seconds West, assumed bearing, along the northerly line of said Block 4, a distance of 108.98 feet to the northwest corner of said Block 4; thence South 82 degrees 00 minutes 39 seconds West, a distance of 14.47 feet to said point.

Dated this 25th day of February, 2026



**LEGEND**

- FOUND IRON MONUMENT
- ⊙ SANITARY MANHOLE
- ⊕ STORM MANHOLE
- ⊗ GATE VALVE
- ⊕ HYDRANT
- ⊕ POWER POLE WITH LIGHT
- SS STORM SEWER
- W WATERMAIN
- OHW OVERHEAD WIRE
- G UNDERGROUND GAS
- S SANITARY SEWER
- X 920.1 SPOT ELEVATION
- 920 EXISTING CONTOUR LINE
- OR TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE

**SITE LOCATION SURVEY FOR:**

**EDGE CONSULTING ENGINEERS, INC.**

**SITE LOCATION: Oneida Street and  
N 53rd Avenue E, Duluth, Minnesota**



**Egan, Field & Nowak, Inc.**  
land surveyors since 1872

**475 Old Highway 8 NW, Suite 200  
New Brighton, Minnesota 55112  
PHONE: (612) 466-3300  
WWW.EFNSURVEY.COM**

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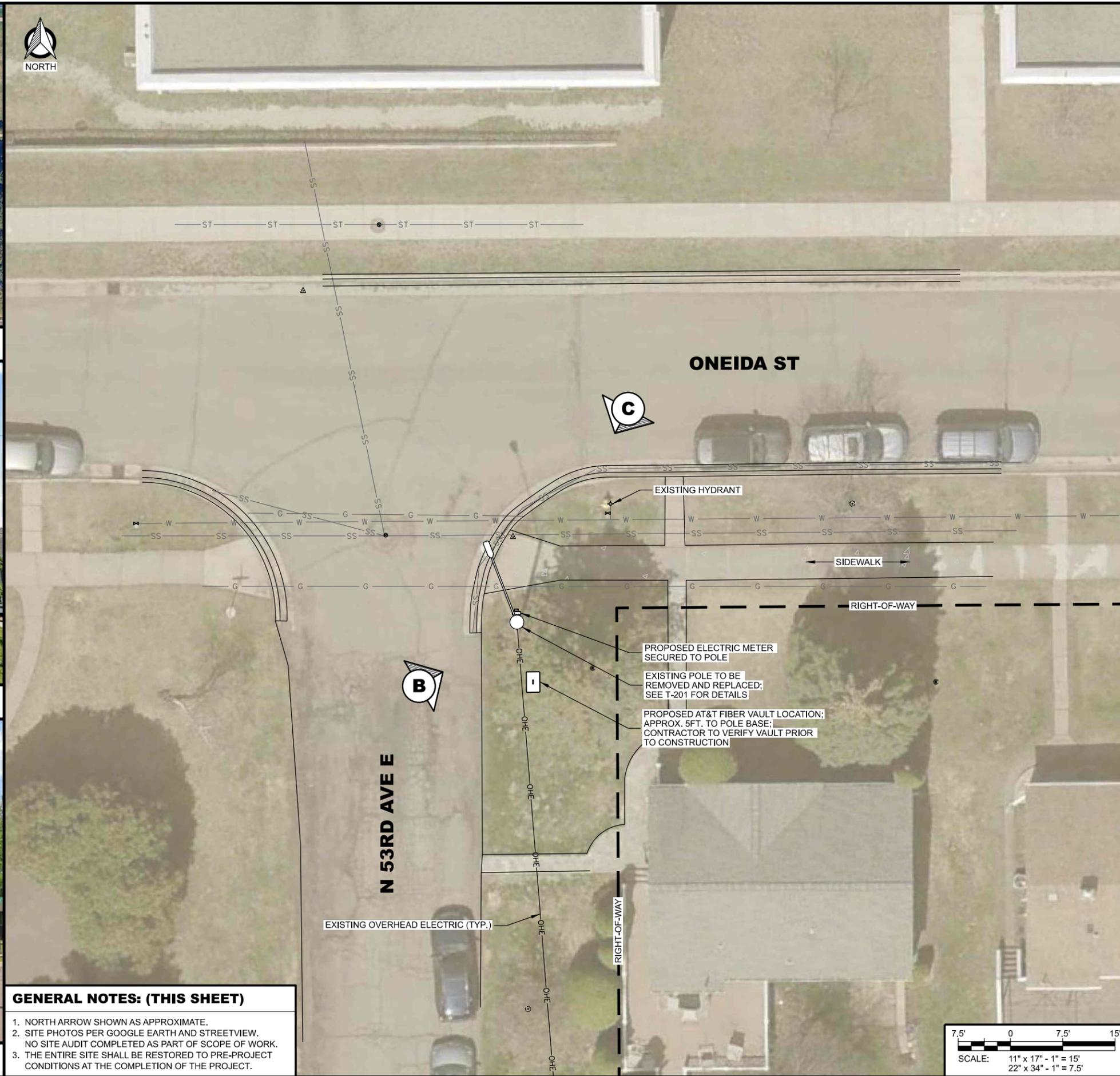
**A AERIAL OVERVIEW**



**B OVERVIEW OF SITE**

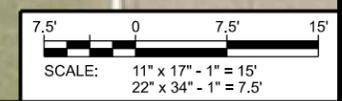


**C OVERVIEW OF SITE**



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7900 XERXES AVE. S., 3RD FLR  
BLOOMINGTON, MN 55431

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SIGNATURE: \_\_\_\_\_

TYPED OR PRINTED NAME: \_\_\_\_\_

LIS. NO. \_\_\_\_\_

DATE: \_\_\_\_\_

**PRELIMINARY - NOT FOR CONSTRUCTION**

**SITE PLAN**  
**CRAN RUMW LESTR 006**  
**DULUTH, MINNESOTA**

**SUBMITTAL:**

INT.	DATE:	DESCRIPTION:
TJT	12/09/25	REV A
MJM	02/26/26	REV B

CHECKED BY	MJM
EDGE SITE ID	S18114
EDGE PROJ. #	44864
SET TYPE	PRELIM
SHEET NUMBER	<b>C-101</b>

I:\44800\44864\des\plan\CAD\CDD\PlanC-101.dgn

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  2. ALL CABLES SHALL BE SECURED TO POLE EVERY 36" OR LESS.
  3. LIGHTNING RODS SHALL BE INCLUDED WHERE REQUIRED.
  4. ALL HEIGHTS ARE LISTED ABOVE GRADE LEVEL (A.G.L.).

**ENGINEER SEAL:**  
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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: \_\_\_\_\_  
TYPED OR PRINTED NAME: \_\_\_\_\_  
LIS. NO. \_\_\_\_\_  
DATE: \_\_\_\_\_

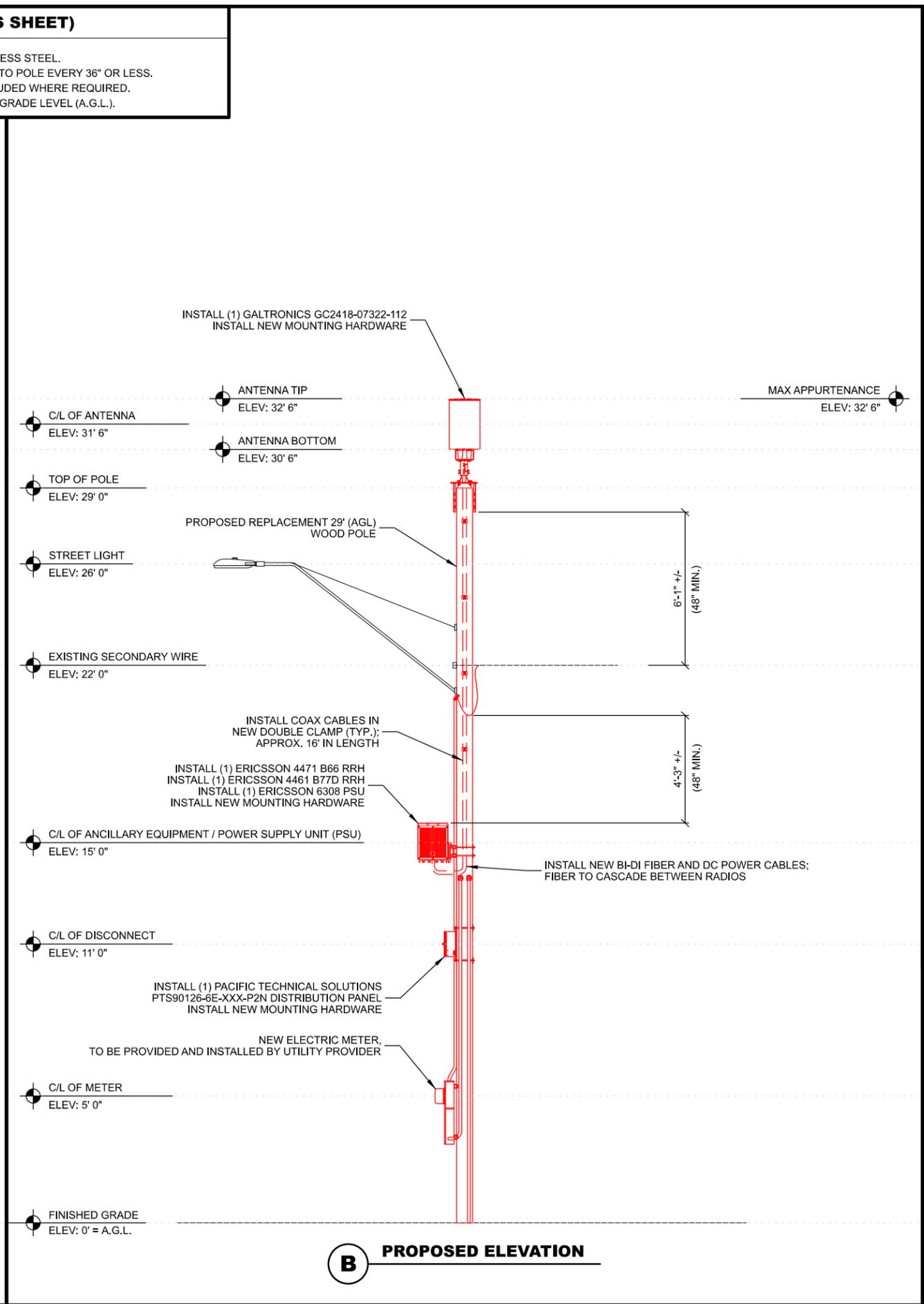
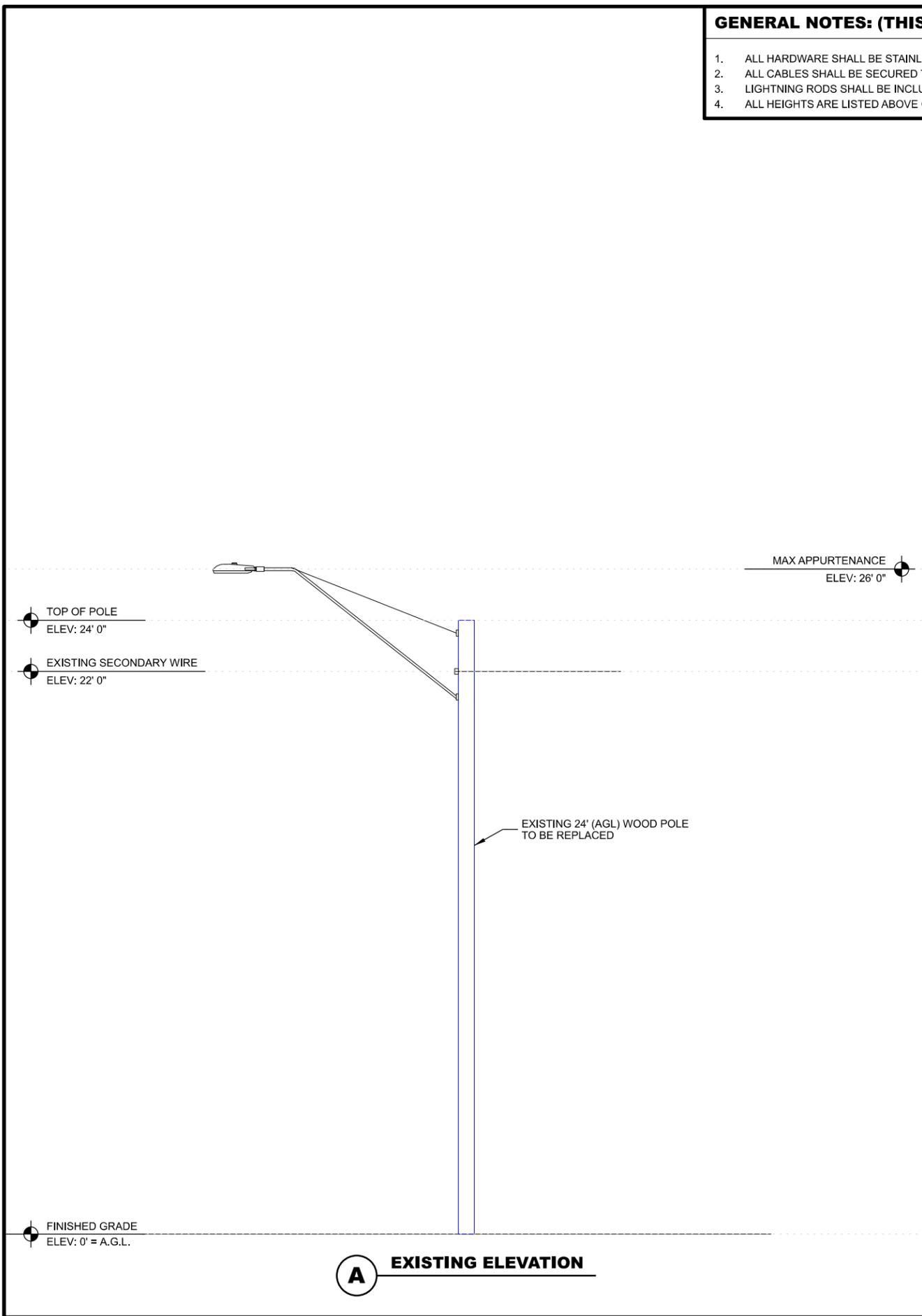
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**SITE ELEVATION  
CRAN RUMW LESTR 006  
DULUTH, MINNESOTA**

**SUBMITTAL:**

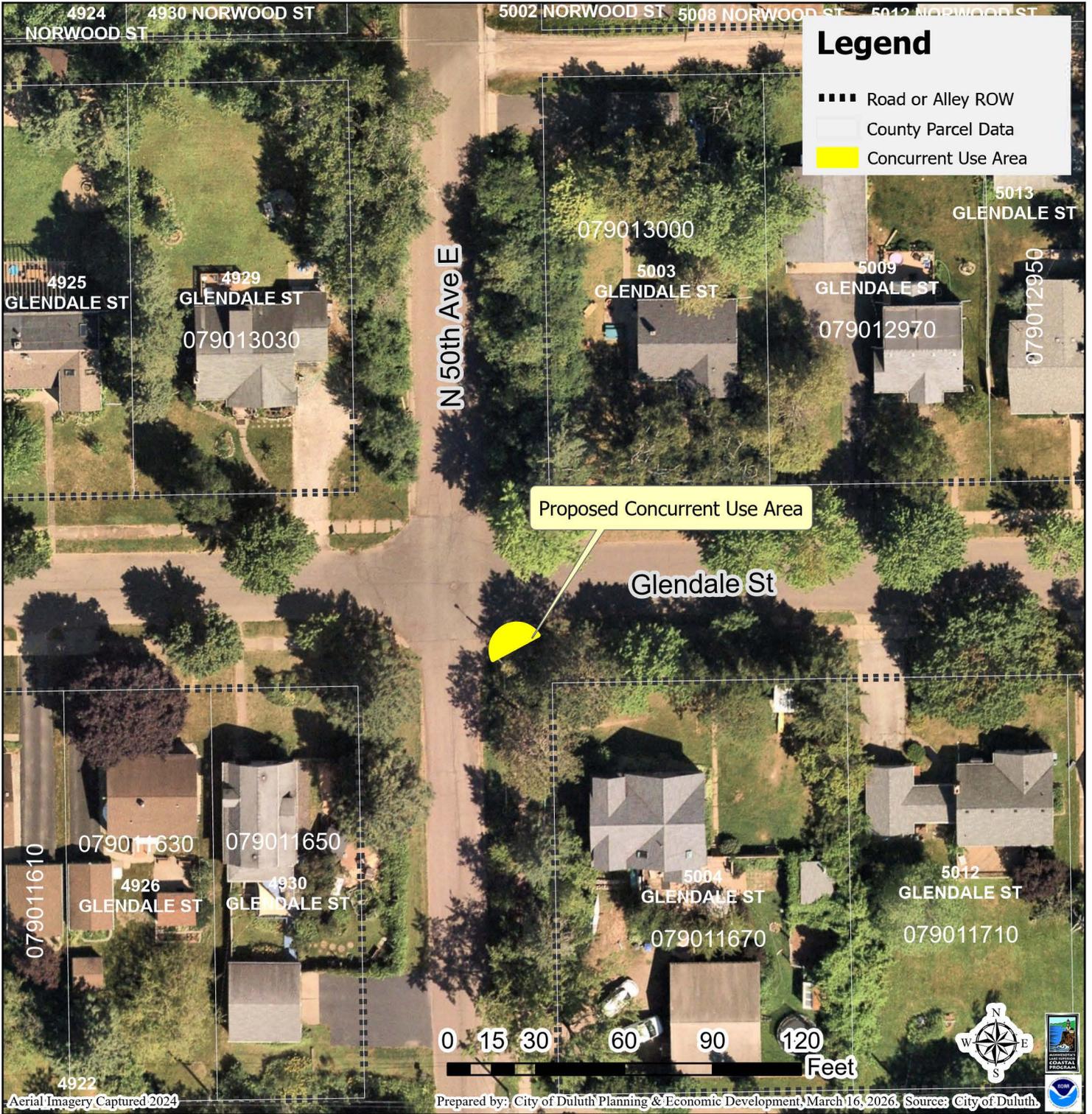
INT.	DATE:	DESCRIPTION:
TJT	12/09/25	REV A
MJM	02/26/26	REV B

CHECKED BY	MJM
EDGE SITE ID	S18114
EDGE PROJ. #	44864
SET TYPE	PRELIM
SHEET NUMBER	<b>T-201</b>



I:\44800\44864\des\gn\CAD\CDD\Print\T-201.dgn

# Staff Report Map for PLCUP-2602-0004:



**Figure 1.**

Aerial imagery captured in 2024, showing a proposed Concurrent Use area near 5004 Glendale St, along the respective boulevards of N 50th Ave E and Glendale St, located within the right-of-way northwest of 5004 Glendale St.

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.

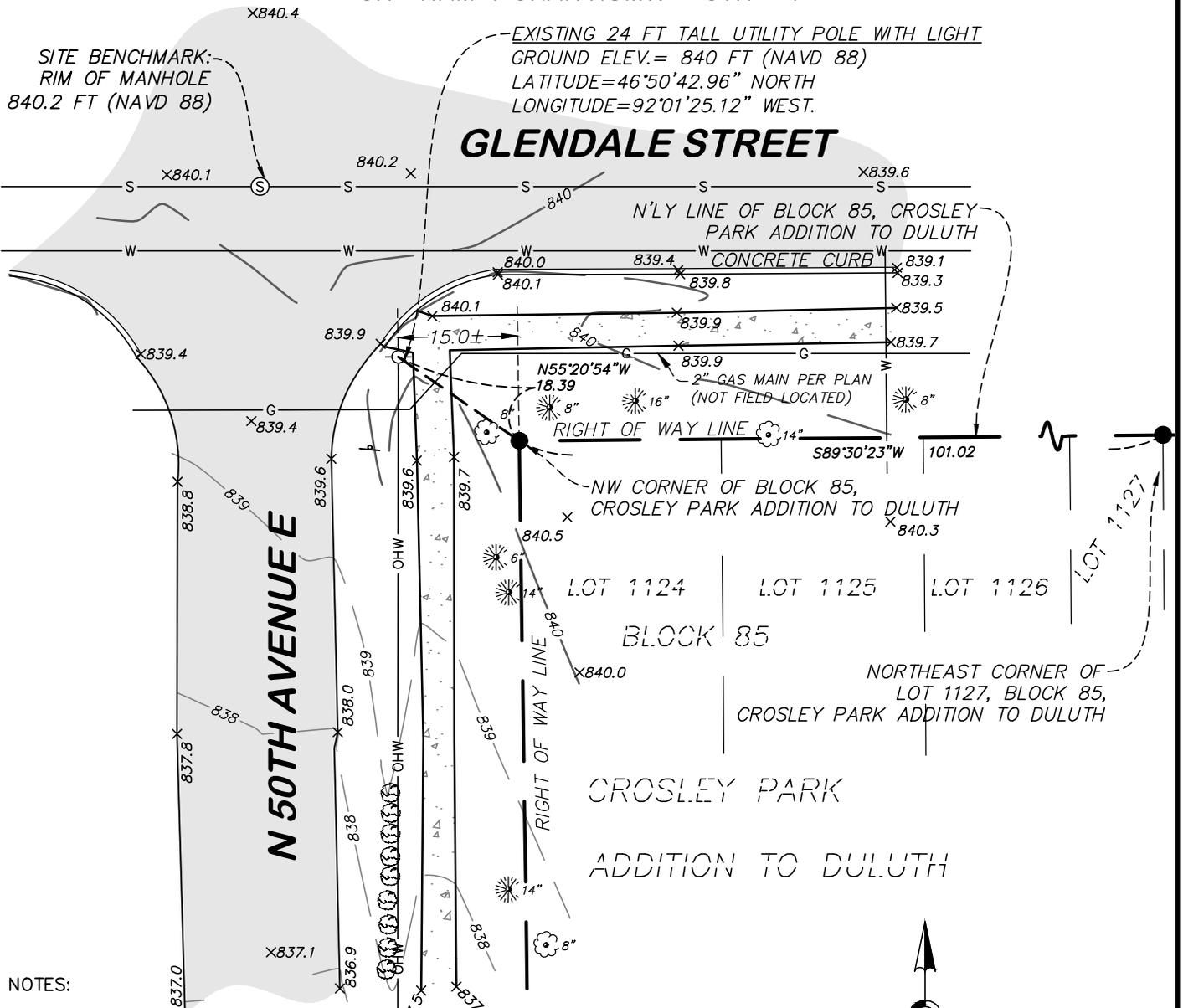
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**SITE LOCATION SURVEY FOR:  
EDGE CONSULTING ENGINEERS, INC.**

**SITE LOCATION: Glendale Street and N 50th Avenue E, Duluth, Minnesota**

**SITE NAME: CRAN RUMW LESTR 001**



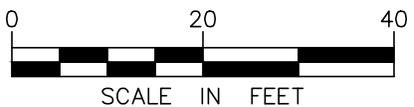
**NOTES:**

1. The orientation of this survey is based on the St. Louis County (South), Minnesota Coordinate Grid, NAD 83-2011 Adjustment.
2. The contours depicted hereon are per elevation data collected while conducting the fieldwork using Vertical Datum of 1988 (NAVD 88). The contour interval is 1 foot.
3. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 253112095. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

**DESCRIPTION**

A point located within that part of Glendale Street as dedicated in the plat of Crosley Park Addition to Duluth, St. Louis County, Minnesota described as follows:  
Commencing at the northeast corner of Lot 1127, Block 85, Crosley Park Addition to Duluth; thence South 89 degrees 30 minutes 23 seconds West, assumed bearing, along the Northerly line of said Block 85, a distance of 101.02 feet to the northwest corner of said Block 85; thence North 55 degrees 20 minutes 54 seconds West, a distance of 18.39 feet to said point.

Dated this 25th day of February, 2026



SCALE IN FEET

**LEGEND**

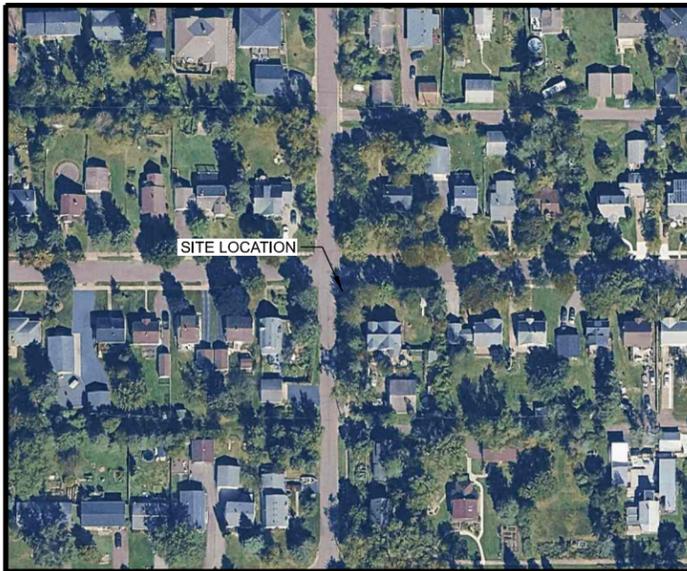
- FOUND IRON MONUMENT
- ⊙ POWER POLE WITH LIGHT
- ⊢ SIGN
- ⊗ SHRUB
- S— SANITARY SEWER
- W— WATERMAIN (PER PLAN)
- OHW— OVERHEAD WIRE
- G— UNDERGROUND GAS (PER PLAN)
- x 920.1 SPOT ELEVATION
- 920 EXISTING CONTOUR LINE
- ⊗ OR ⊙ TREE
- ▭ BITUMINOUS SURFACE
- ▭ CONCRETE SURFACE

**SITE LOCATION SURVEY FOR:  
EDGE CONSULTING ENGINEERS, INC.**  
SITE LOCATION: Glendale Street and  
N 50th Avenue E, Duluth, Minnesota



475 Old Highway 8 NW, Suite 200  
New Brighton, Minnesota 55112  
PHONE: (612) 466-3300  
WWW.EFNSURVEY.COM  
COPYRIGHT © 2025 By EGAN, FIELD & NOWAK, INC.

**Egan, Field & Nowak, Inc.**  
land surveyors since 1872



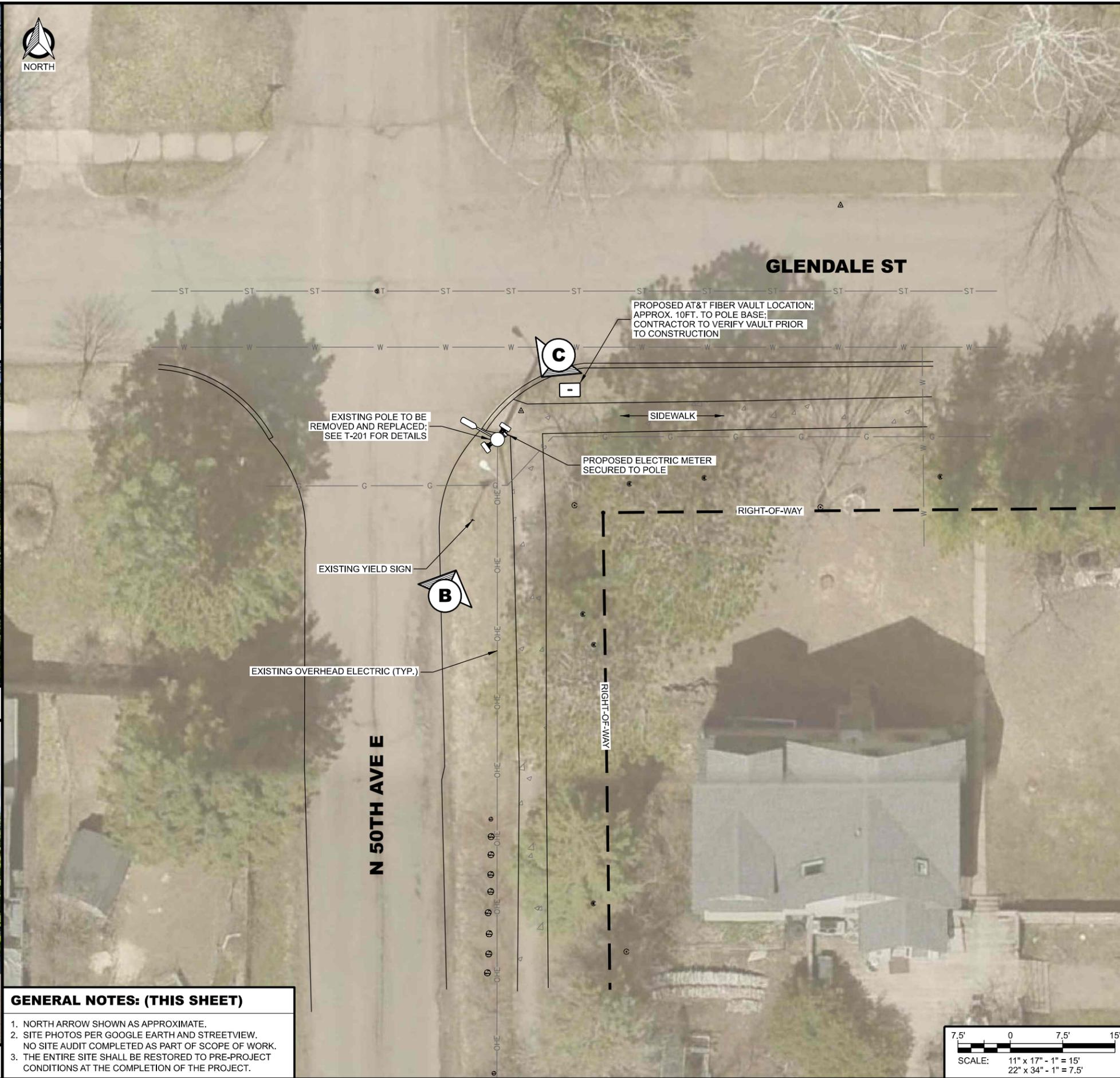
**A AERIAL OVERVIEW**



**B OVERVIEW OF SITE**

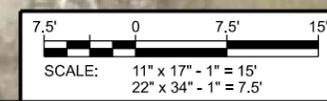


**C OVERVIEW OF SITE**



**GENERAL NOTES: (THIS SHEET)**

1. NORTH ARROW SHOWN AS APPROXIMATE.
2. SITE PHOTOS PER GOOGLE EARTH AND STREETVIEW.  
NO SITE AUDIT COMPLETED AS PART OF SCOPE OF WORK.
3. THE ENTIRE SITE SHALL BE RESTORED TO PRE-PROJECT  
CONDITIONS AT THE COMPLETION OF THE PROJECT.



**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578

**smartlink**  
10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401

**at&t**  
7900 XERXES AVE. S., 3RD FLR  
BLOOMINGTON, MN 55431

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THE STATE OF MINNESOTA.

SIGNATURE: \_\_\_\_\_  
TYPED OR  
PRINTED NAME: \_\_\_\_\_  
LIS. NO. \_\_\_\_\_  
DATE: \_\_\_\_\_

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**SITE PLAN**  
**CRAN\_RUMW\_LESTR\_001**  
**DULUTH, MINNESOTA**

**SUBMITTAL:**

INT.	DATE:	DESCRIPTION:
TJT	12/09/25	REV A
MJM	02/26/26	REV B

CHECKED BY	MJM
EDGE SITE ID	S18116
EDGE PROJ. #	44866
SET TYPE	PRELIM
SHEET NUMBER	<b>C-101</b>

I:\44800\44866\Design\CAD\CDD\Plot\C-101.dgn

- GENERAL NOTES: (THIS SHEET)**
1. ALL HARDWARE SHALL BE STAINLESS STEEL.
  2. ALL CABLES SHALL BE SECURED TO POLE EVERY 36" OR LESS.
  3. LIGHTNING RODS SHALL BE INCLUDED WHERE REQUIRED.
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TYPED OR PRINTED NAME: \_\_\_\_\_

LIS. NO. \_\_\_\_\_

DATE: \_\_\_\_\_

**PRELIMINARY - NOT FOR CONSTRUCTION**

**SITE ELEVATION  
CRAN\_RUMW\_LESTR\_001  
DULUTH, MINNESOTA**

**SUBMITTAL:**

INT.	DATE:	DESCRIPTION:
TJT	12/09/25	REV A
MJM	02/26/26	REV B

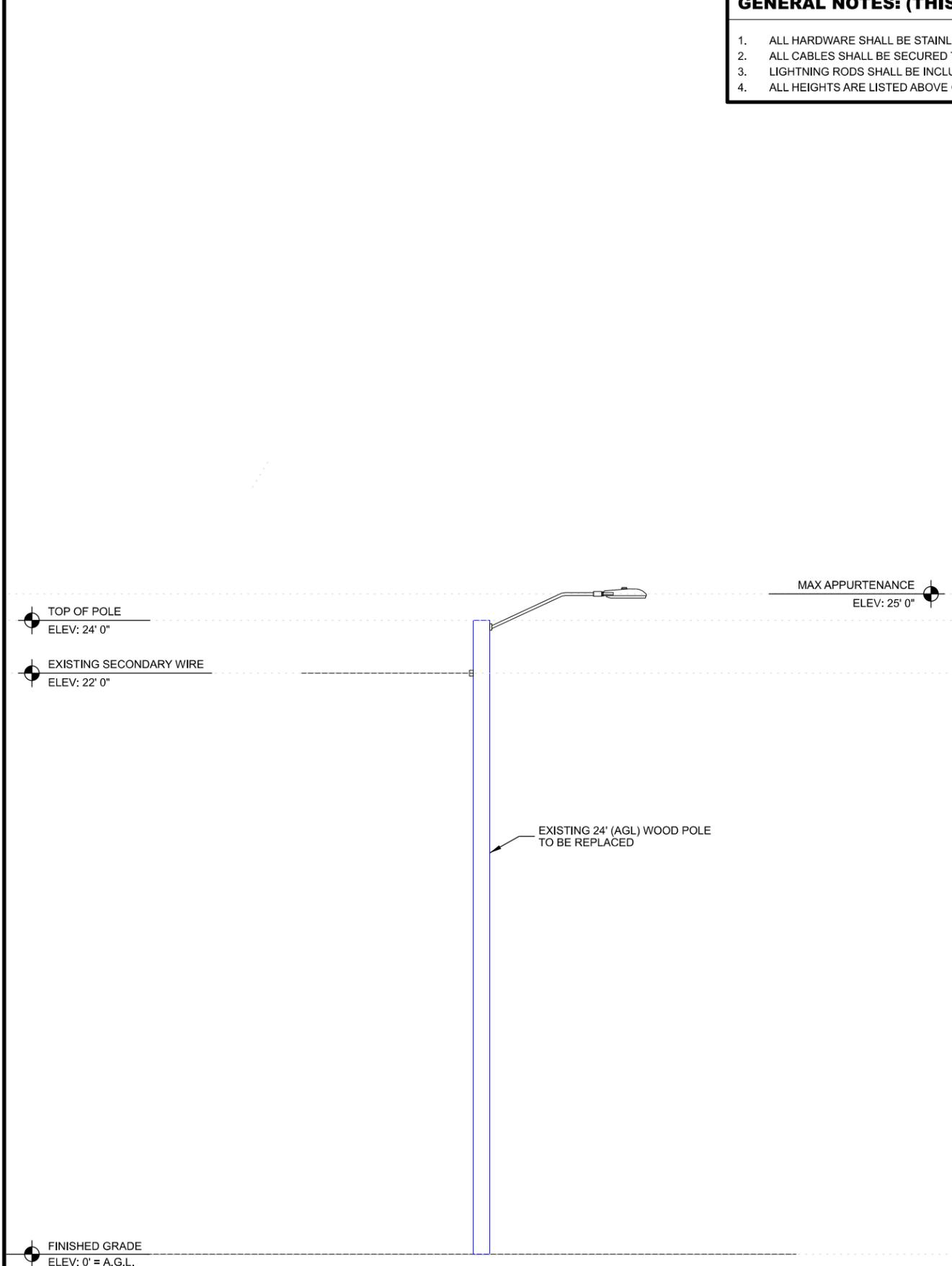
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EDGE SITE ID: S18116

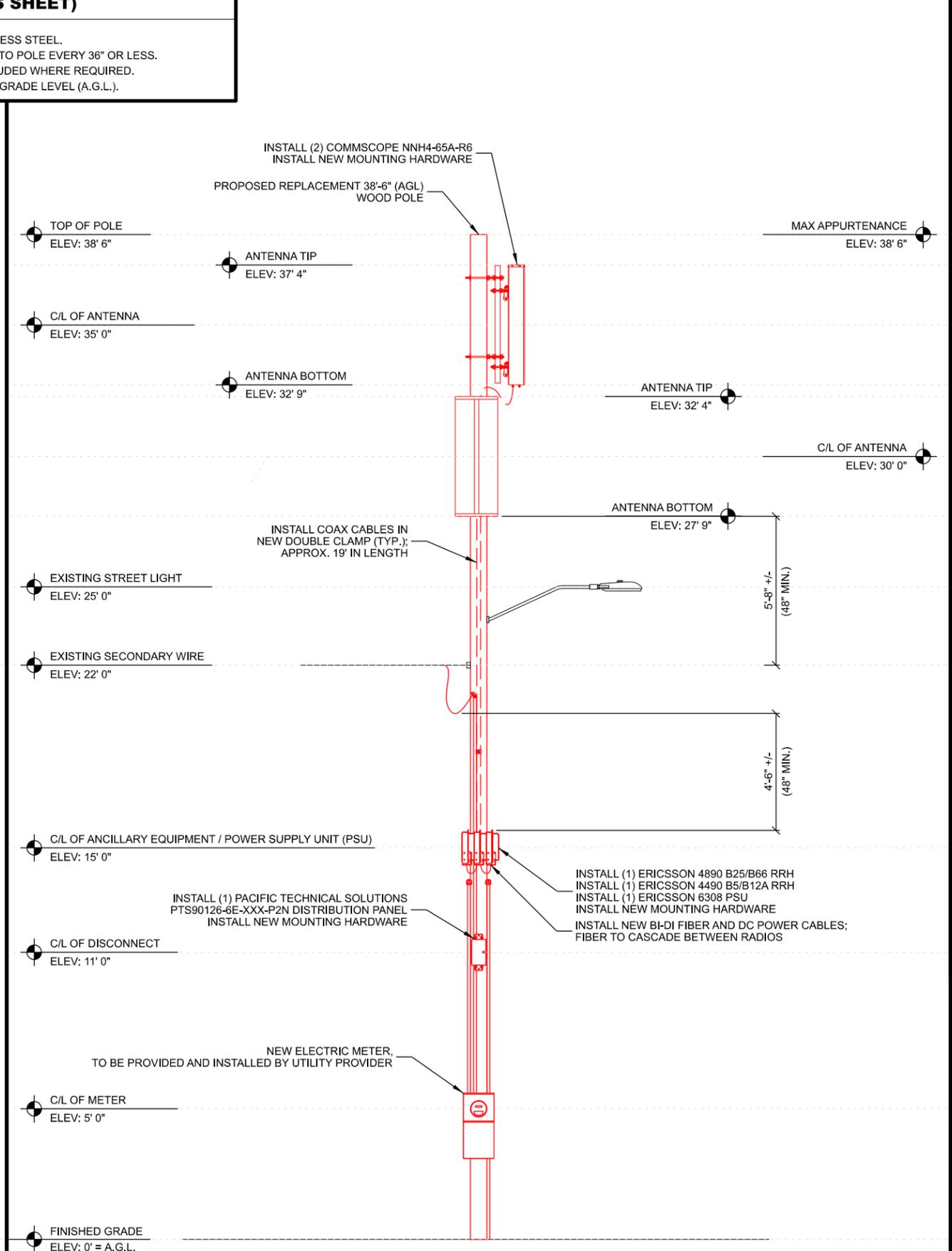
EDGE PROJ. #: 44866

SET TYPE: PRELIM

SHEET NUMBER: **T-201**



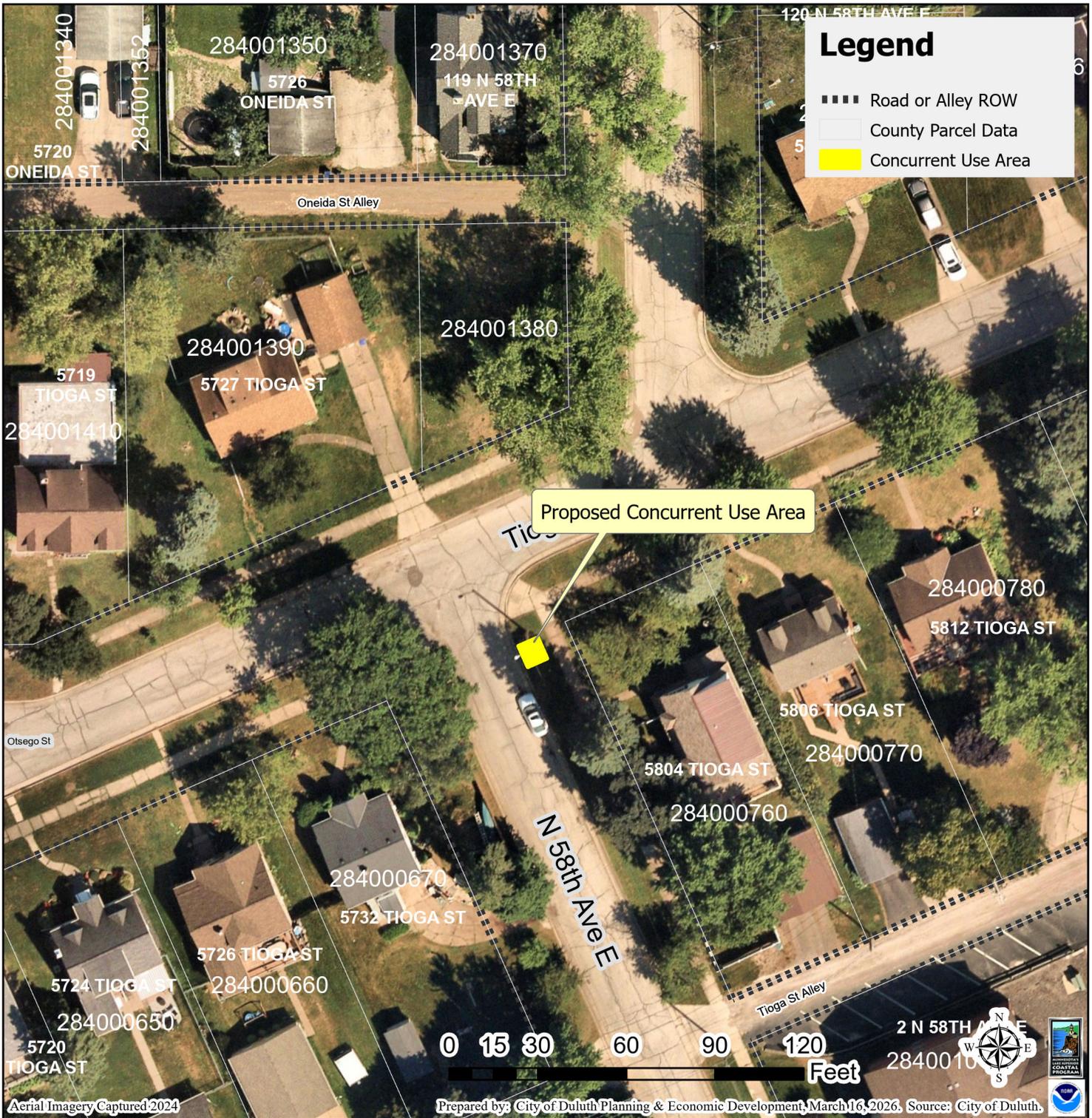
**A EXISTING ELEVATION**



**B PROPOSED ELEVATION**

I:\44800\44866\Des\In\CAD\CDD\Print\T-201.dgn

# Staff Report Map for PLCUP-2602-0005:



**Figure 1.**

Aerial imagery captured in 2024, showing a proposed Concurrent Use area near 5004 Glendale St, along the respective boulevards of N 50th Ave E and Glendale St, located within the right-of-way northwest of 5004 Glendale St.

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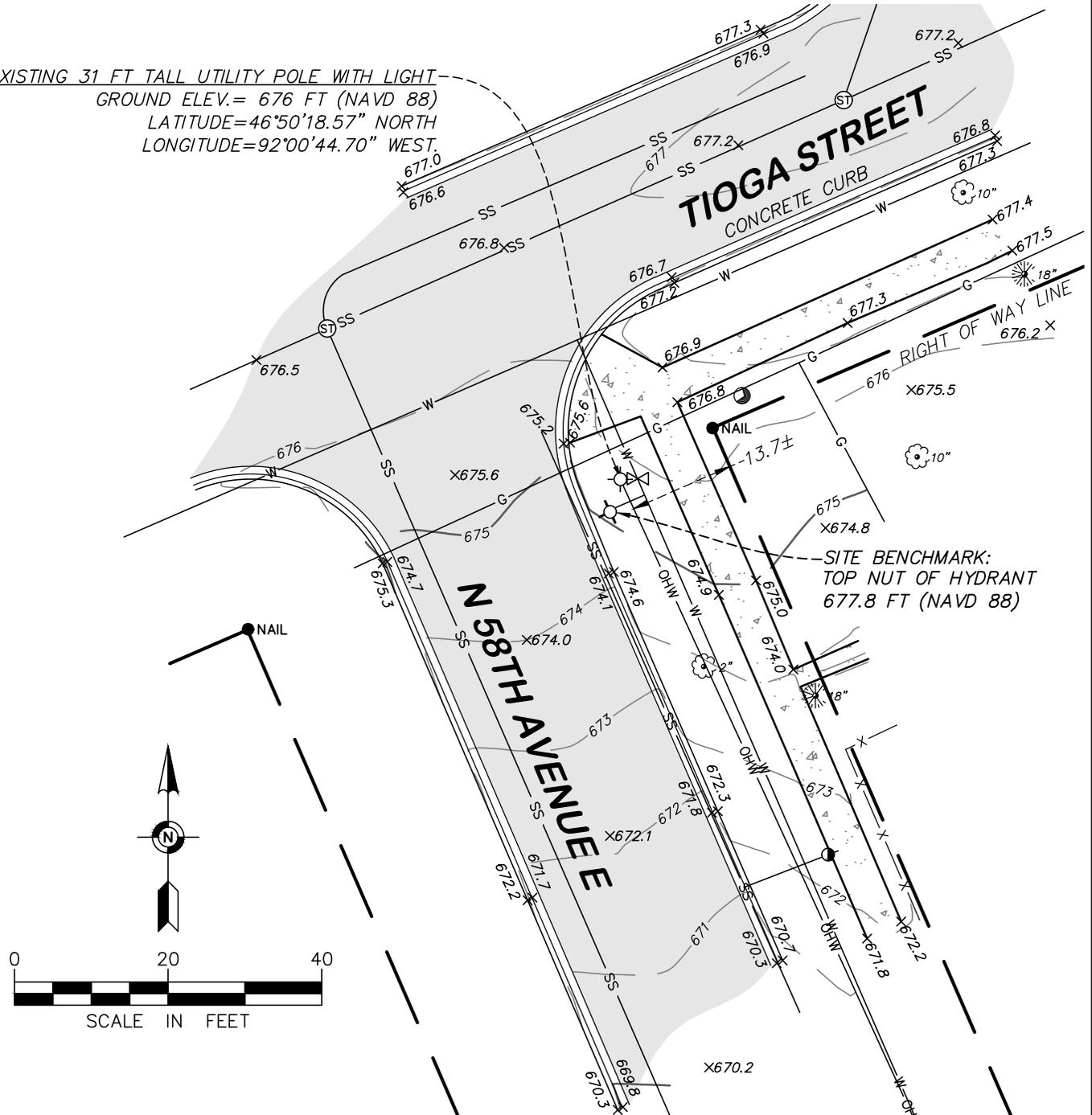
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**SITE LOCATION SURVEY FOR:  
EDGE CONSULTING ENGINEERS, INC.**

**SITE LOCATION: Tioga Street and N 58th Avenue E, Duluth, Minnesota**

**SITE NAME: CRAN RUMW LESTR 007**

EXISTING 31 FT TALL UTILITY POLE WITH LIGHT  
GROUND ELEV.= 676 FT (NAVD 88)  
LATITUDE=46°50'18.57" NORTH  
LONGITUDE=92°00'44.70" WEST.



**NOTES:**

1. The orientation of this survey is based on the St. Louis County (South), Minnesota Coordinate Grid, NAD 83-2011 Adjustment.
2. The contours depicted hereon are per elevation data collected while conducting the fieldwork using Vertical Datum of 1988 (NAVD 88). The contour interval is 1 foot.
3. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 253112084. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

**LEGEND**

NAIL ●	FOUND NAIL
⊕	STORM MANHOLE
⋈	GATE VALVE
⊙	HYDRANT
— SS —	STORM SEWER
— W —	WATERMAIN
— OHW —	OVERHEAD WIRE
— G —	UNDERGROUND GAS
— X — X — X —	FENCE
X 920.1	SPOT ELEVATION
920	EXISTING CONTOUR LINE
⊙ OR ⊙	TREE
●	TREE STUMP
■	BITUMINOUS SURFACE
■	CONCRETE SURFACE

Dated this 21st day of November, 2025

**SITE LOCATION SURVEY FOR:**

**EDGE CONSULTING ENGINEERS, INC.**

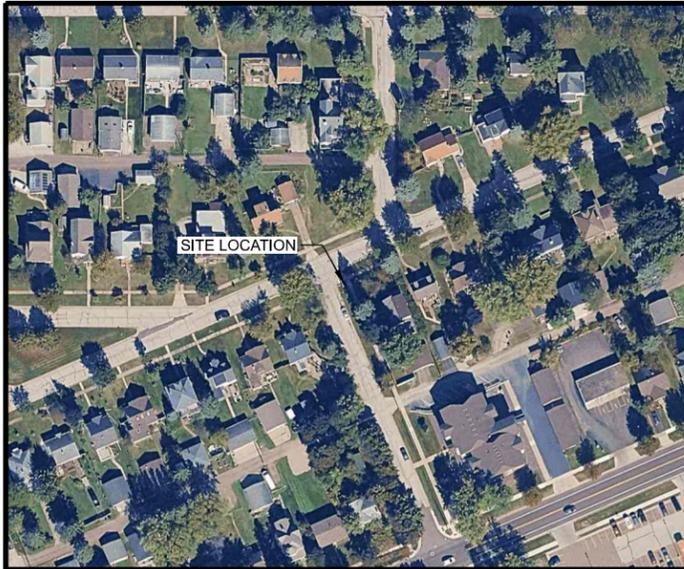
**SITE LOCATION: Tioga Street and  
N 58th Avenue E, Duluth, Minnesota**



**Egan, Field & Nowak, Inc.**  
land surveyors since 1872

475 Old Highway 8 NW, Suite 200  
New Brighton, Minnesota 55112  
PHONE: (612) 466-3300  
WWW.EFNSURVEY.COM

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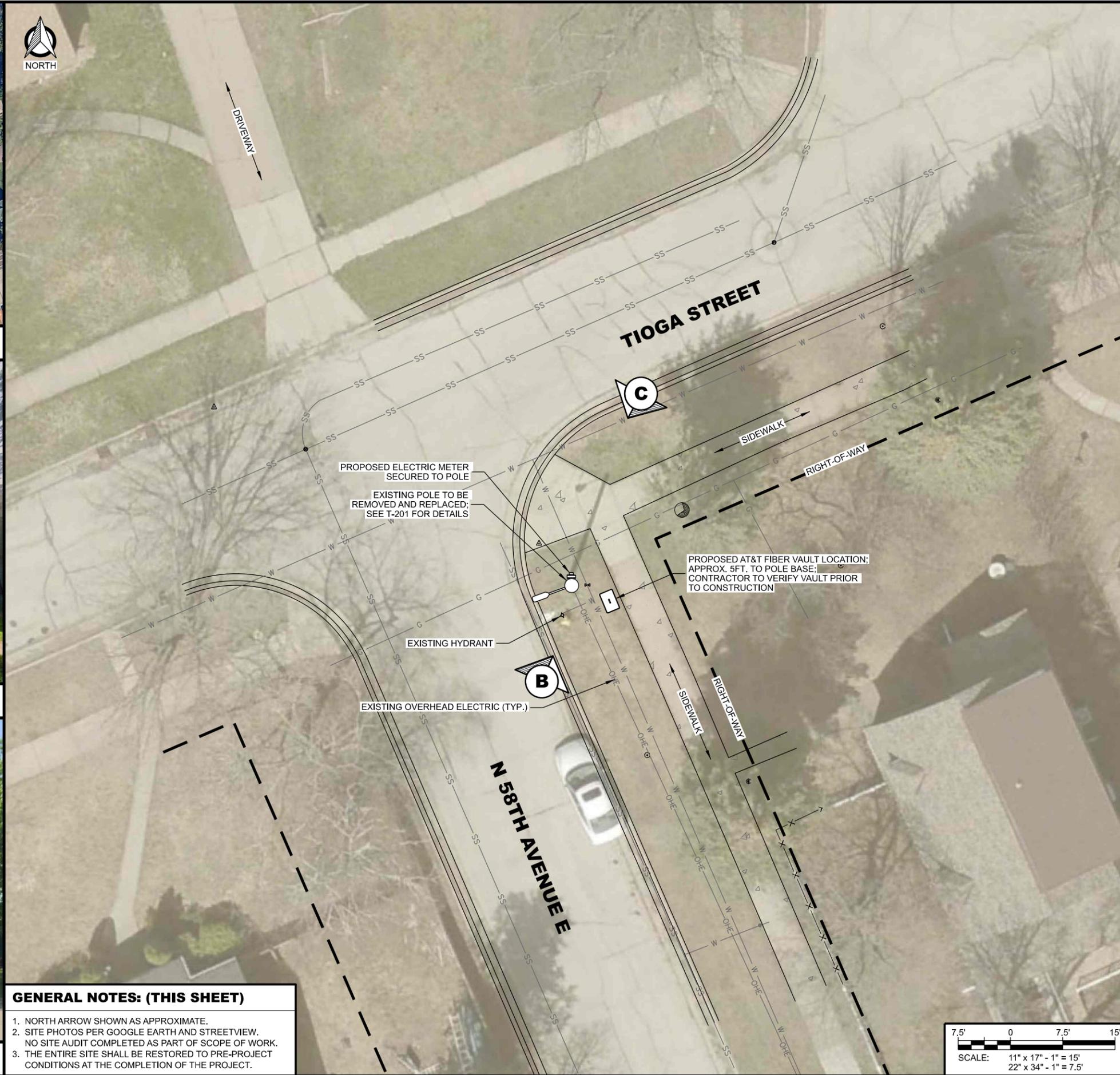
**A AERIAL OVERVIEW**



**B OVERVIEW OF SITE**

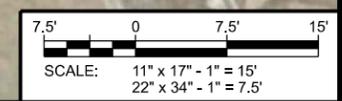


**C OVERVIEW OF SITE**



**GENERAL NOTES: (THIS SHEET)**

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**Edge**  
Consulting Engineers, Inc.  
624 WATER STREET  
PRAIRIE DU SAC, WI 53578

**smartlink**  
10 CHURCH CIRCLE  
ANNAPOLIS, MD 21401

**at&t**  
7900 XERXES AVE. S., 3RD FLR  
BLOOMINGTON, MN 55431

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SIGNATURE: \_\_\_\_\_

TYPED OR PRINTED NAME: \_\_\_\_\_

LIS. NO. \_\_\_\_\_

DATE: \_\_\_\_\_

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**SITE PLAN  
CRAN RUMW LESTR 007  
DULUTH, MINNESOTA**

**SUBMITTAL:**

INT.	DATE:	DESCRIPTION:
TJT	12/05/25	REV A
MJM	02/26/26	REV B

CHECKED BY	MJM
EDGE SITE ID	S18115
EDGE PROJ. #	44865
SET TYPE	PRELIM
SHEET NUMBER	<b>C-101</b>

I:\44865\44865-Design\CAD\CDD\Plan\C-101.dgn

- GENERAL NOTES: (THIS SHEET)**
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TYPED OR PRINTED NAME: \_\_\_\_\_

LIS. NO. \_\_\_\_\_

DATE: \_\_\_\_\_

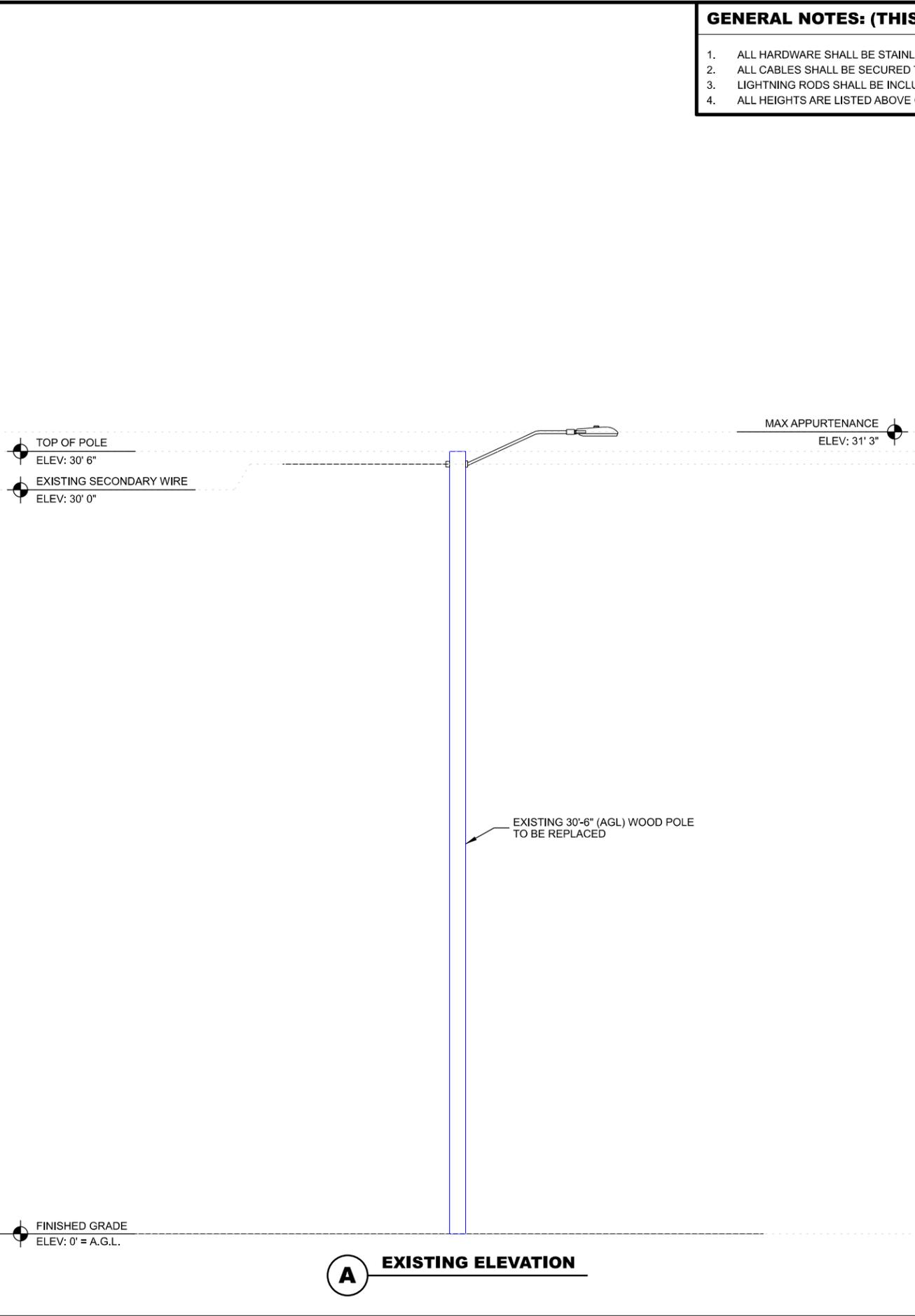
**PRELIMINARY - NOT FOR CONSTRUCTION**

**SITE ELEVATION  
CRAN RUMW LESTR 007  
DULUTH, MINNESOTA**

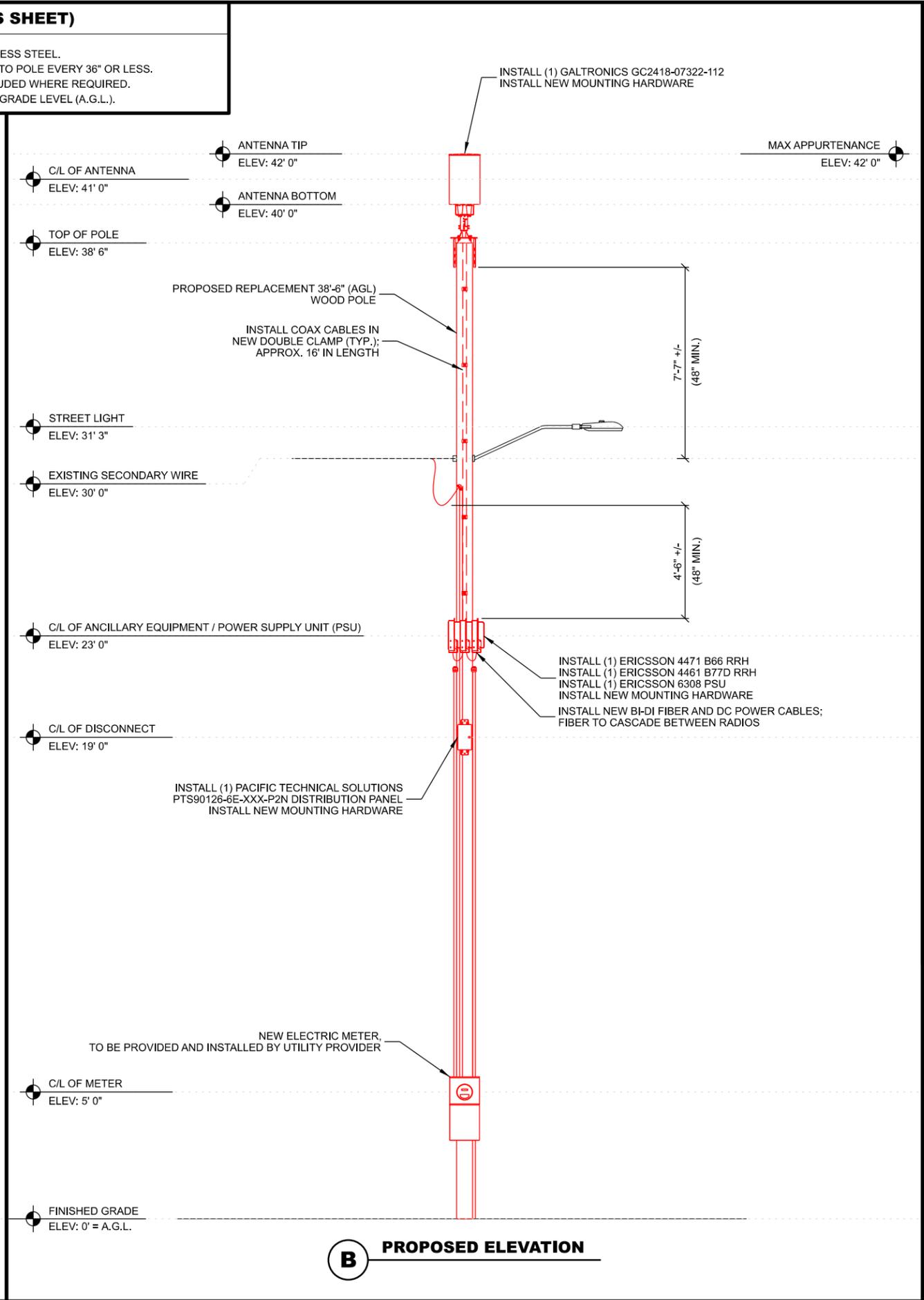
**SUBMITTAL:**

INT.	DATE:	DESCRIPTION:
TJT	12/05/25	REV A
MJM	02/26/26	REV B

CHECKED BY	MJM
EDGE SITE ID	S18115
EDGE PROJ. #	44865
SET TYPE	PRELIM
SHEET NUMBER	<b>T-201</b>



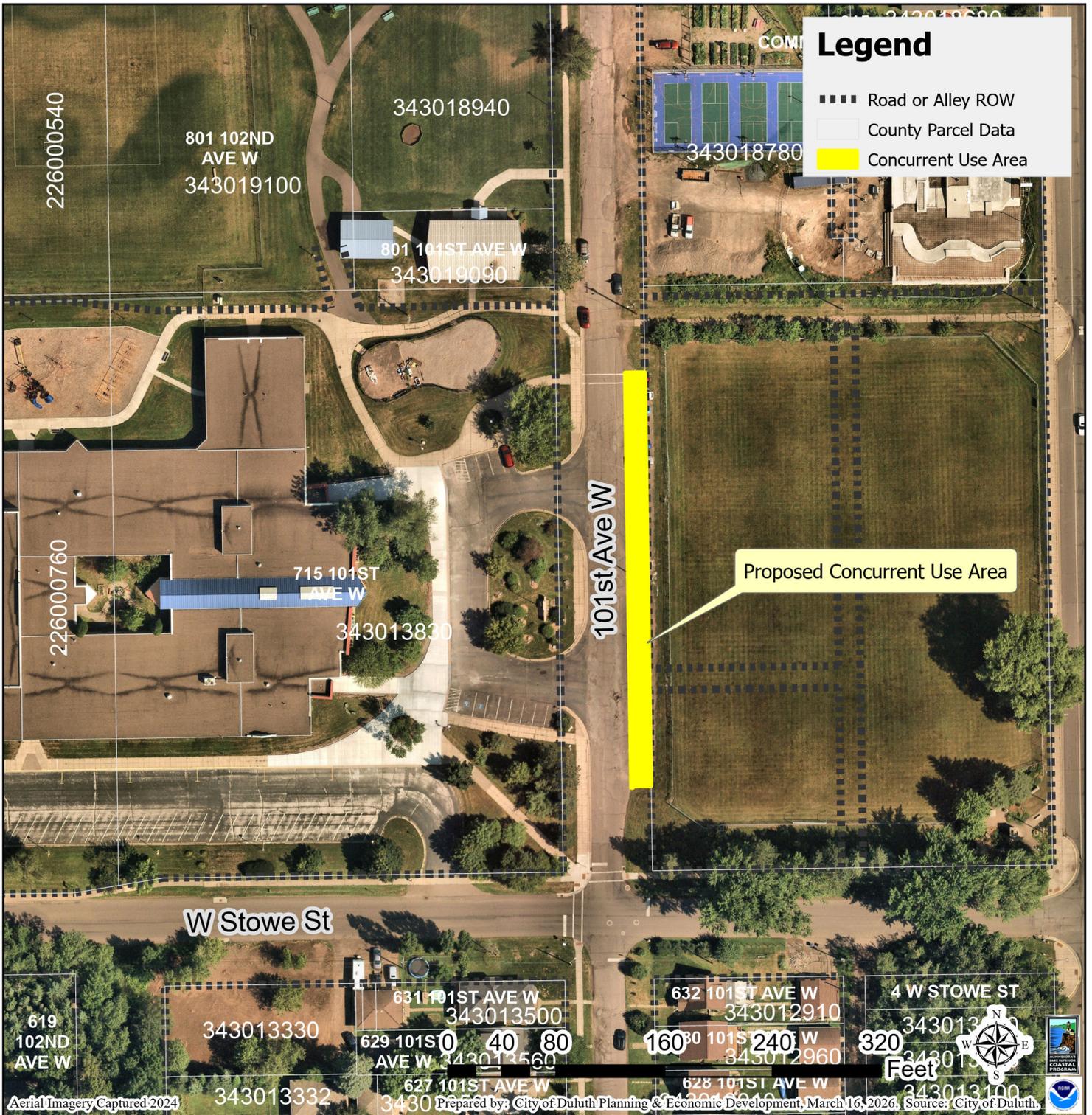
**A EXISTING ELEVATION**



**B PROPOSED ELEVATION**

I:\44800\44865\des\gn\CAD\CDD\PRINT\T-201.dgn

# Staff Report Map for PLCUP-2603-0006:



**Figure 1.**

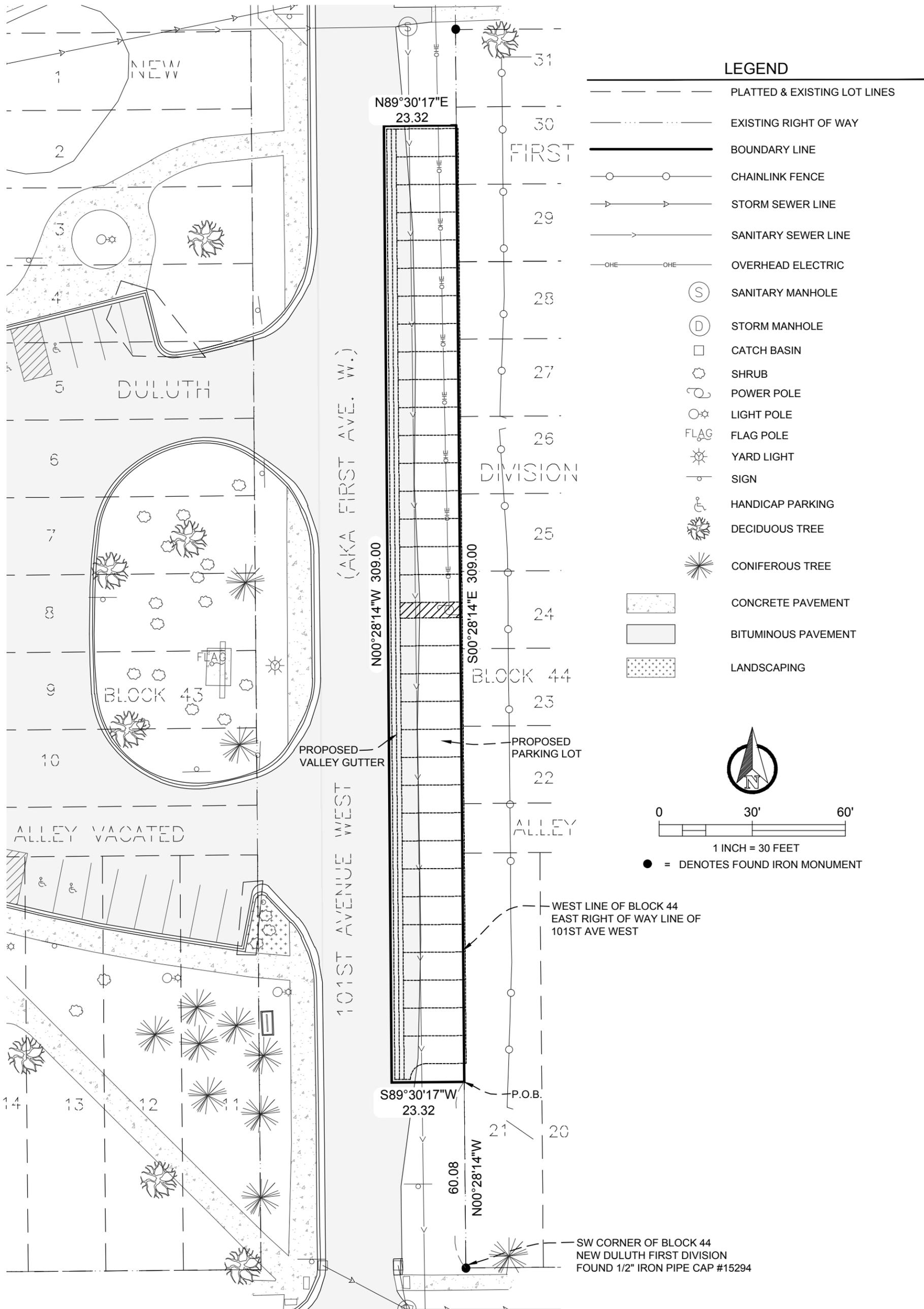
Aerial imagery captured in 2024, showing a proposed Concurrent Use area near 715 101st Ave W, located within the right-of-way west of 715 101st Ave W.

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# EXHIBIT CONCURRENT USE



NO.	DATE	DESCRIPTION	DATE:	3/3/2026
			SCALE:	AS SHOWN
			DRAWN BY:	CWK
			CHECKED BY:	JDS
			PROJECT NO.	12525002

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*Jonathan D. Schuette*  
Jonathan D. Schuette 45352 DATE: 3/3/2026

PREPARED FOR:  
ISD 709  
STOWE ELEMENTARY  
SCHOOL

**DESIGN TREE**  
engineering + land surveying  
Corporate Office  
170 71st Ave W, Albertville, MN 56308  
888-216-1916



Stowe Elementary

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: MICHAEL J. GERBER

DATE: XX-XX-25 LICENSE #: 56653

**STOWE ELEMENTARY**



DULUTH MN, 55808

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DRAWN BY: JEN

CHECKED BY: MJG

PROJECT NO.: 10925004

NO.	DATE	DESCRIPTION

**SITE PLAN**

DRAWING NO.

**C201**

**NOTES:**

- ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL CROSSWALK STRIPING SHALL BE WHITE IN COLOR.
- ALL INTERIOR PARKING STALL STRIPING SHALL BE 4" AND YELLOW IN COLOR.
- ACCESSIBLE PARKING STALL STRIPING, ACCESS AISLE, SYMBOL, AND SIGNAGE SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
- GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

**SITE LEGEND**

- LIGHT DUTY BITUMINOUS PAVEMENT
- MILL AND OVERLAY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- TRAFFIC CONTROL SIGNAGE
- PAINTED DIRECTIONAL ARROW
- PAINTED ACCESSIBLE PARKING SYMBOL

**PROPERTY INFORMATION**

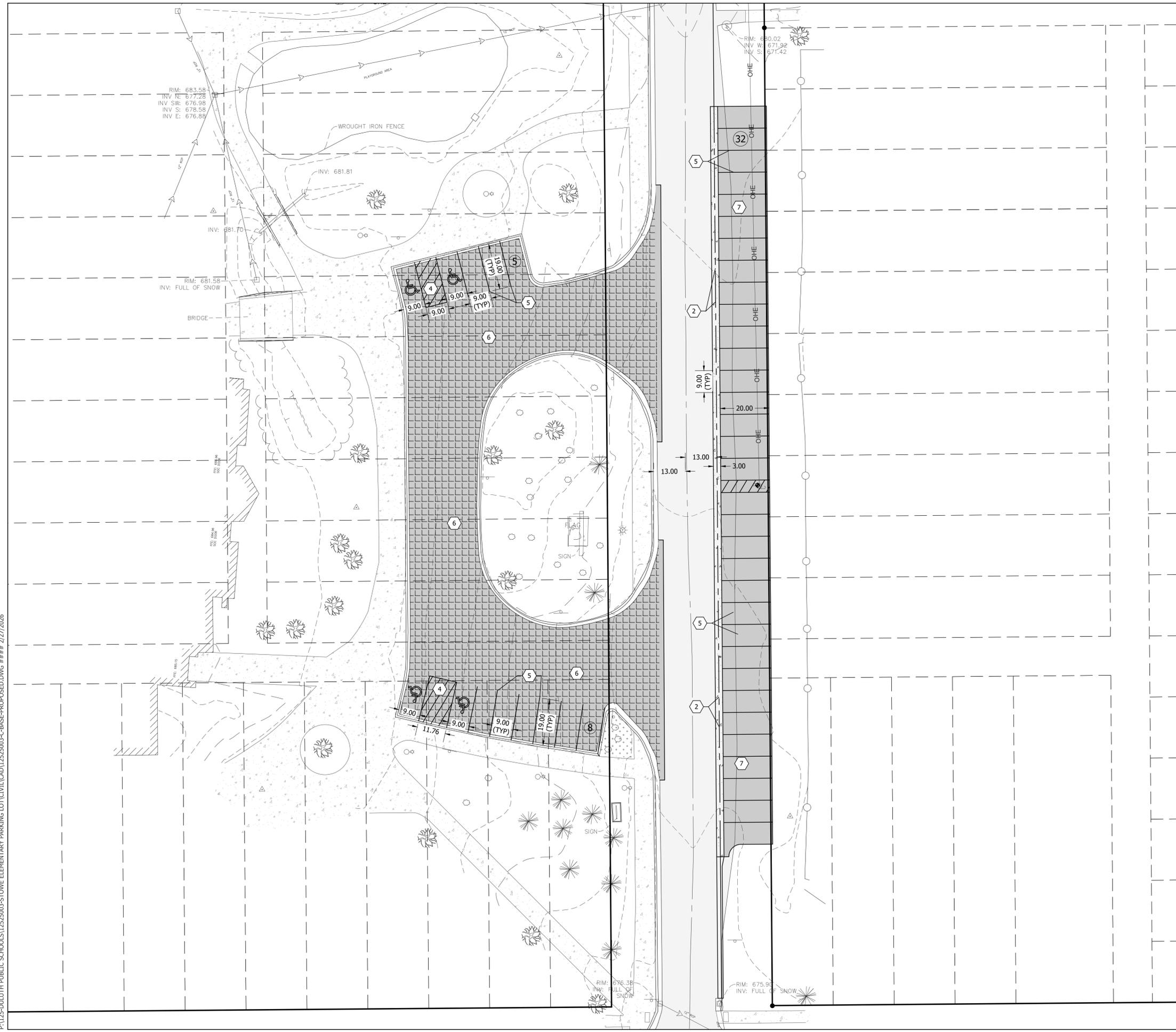
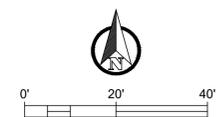
TOTAL PROPERTY AREA	X AC
DISTURBED AREA	X ±AC
EXISTING IMPERVIOUS AREA	X AC
PROPOSED IMPERVIOUS AREA	X AC

**PARKING INFORMATION**

PARKING STALLS	43 STALLS
ACCESSIBLE STALLS	4 STALLS
TOTAL STALLS	47 STALLS

**KEY NOTES:**

- 1 612 CURB AND GUTTER CURB TRANSITION
- 2 VALLEY GUTTER
- 3 CONCRETE DRIVE APRON
- 4 CROSSWALK STRIPING
- 5 PARKING STRIPING
- 6 1.5" MILL & OVERLAY
- 7 BITUMINOUS PAVEMENT



P:\125-DULUTH PUBLIC SCHOOLS\12525003-STOWE ELEMENTARY PARKING LOT\CIVIL\CAD\12525003-C-BASE-PROPOSED.DWG ## 2/27/2025

# Staff Report Map for PLOR-2602-0001:

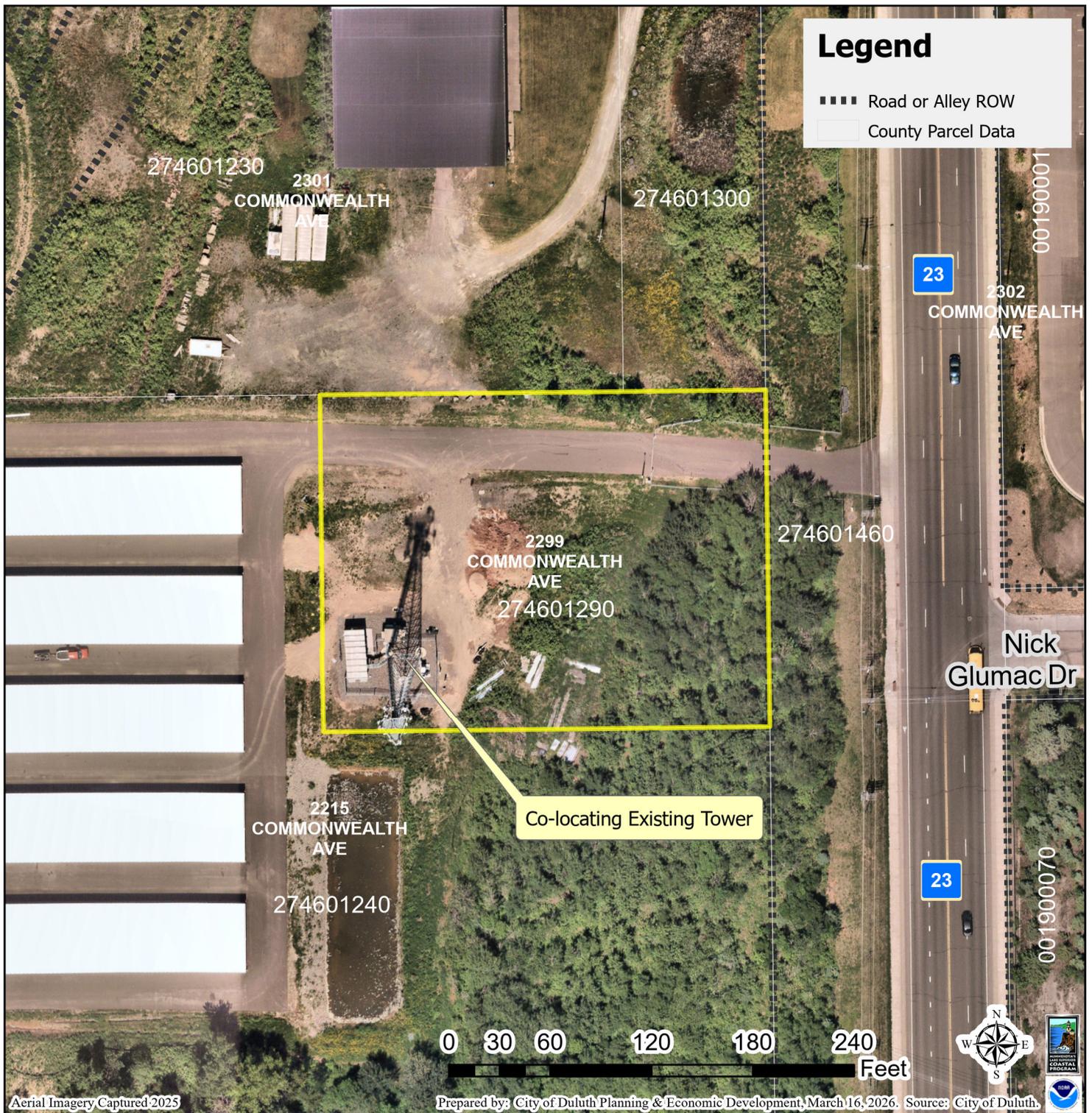


**Figure 1.**

Aerial imagery captured in 2025, showing a proposed establishment of a TIF District area at 1325 London Rd, the site of the Historic Duluth Armory, bound by London Rd, S 13th Ave E, Jefferson St, and S 14th Ave E.

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# Staff Report Map for PLSUP-2602-0003:



**Figure 1.**

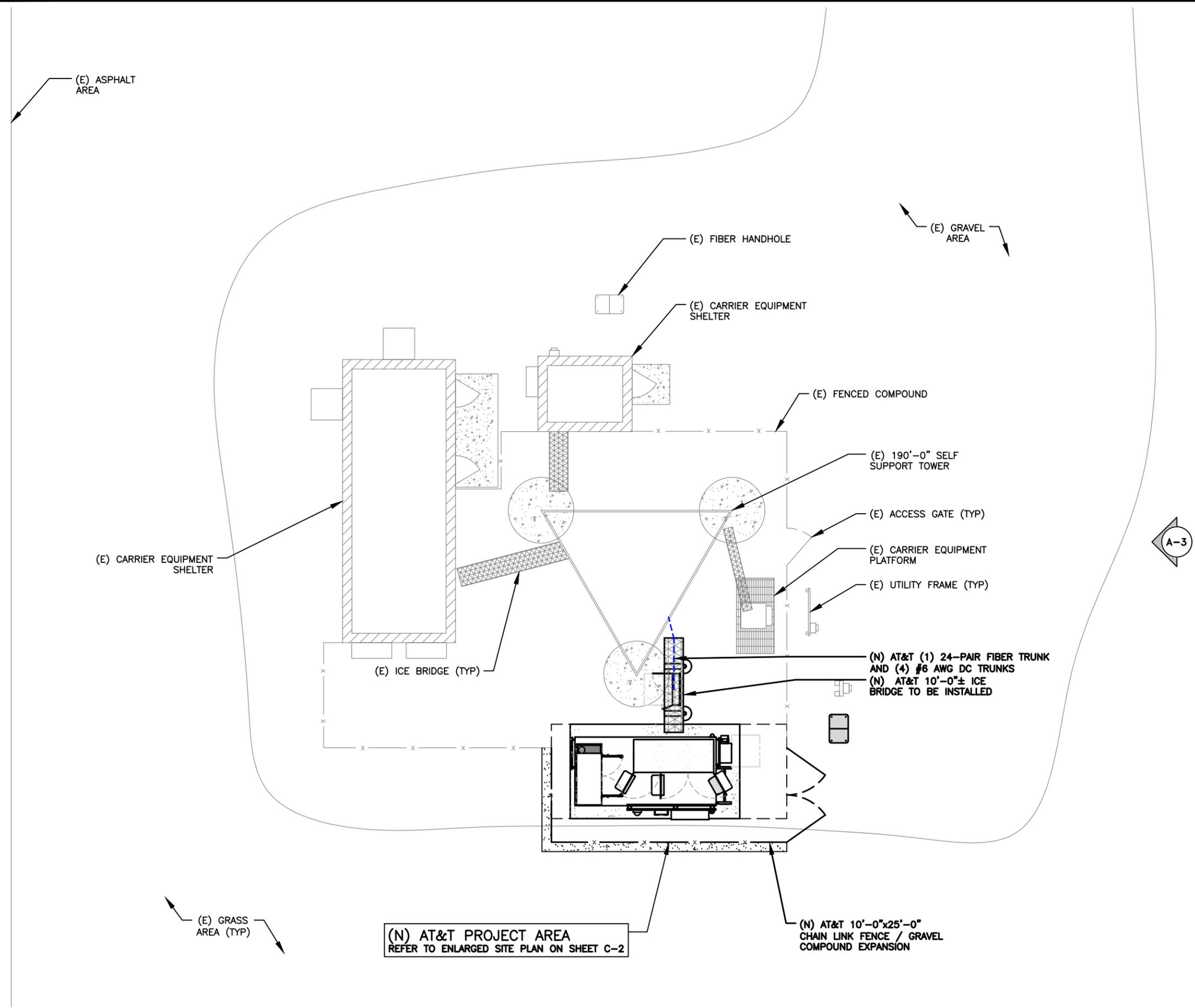
Aerial imagery captured in 2025, showing a proposed co-location by AT&T on an existing tower on the southwest corner of 2299 Commonwealth Ave. No change to tower height or ground space.

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THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



REVISIONS			
REV.	DATE	DESCRIPTION	BY
A	09/18/25	ISSUED FOR REVIEW	ATK
B	09/24/25	REVISION	ATK
C	11/21/25	REVISION	JM
D	01/15/26	REVISION	CG

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A REGISTERED ARCHITECT, TO ALTER THIS DOCUMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

SITE NUMBER: MNL98601A  
 SITE NAME: DULUTH BECKS RD  
 FA#: 15201479  
 2299 COMMONWEALTH AVENUE  
 DULUTH, MN 55808

SHEET TITLE  
**PROPOSED COMPOUND PLAN**

SHEET NUMBER  
**C-1.1**

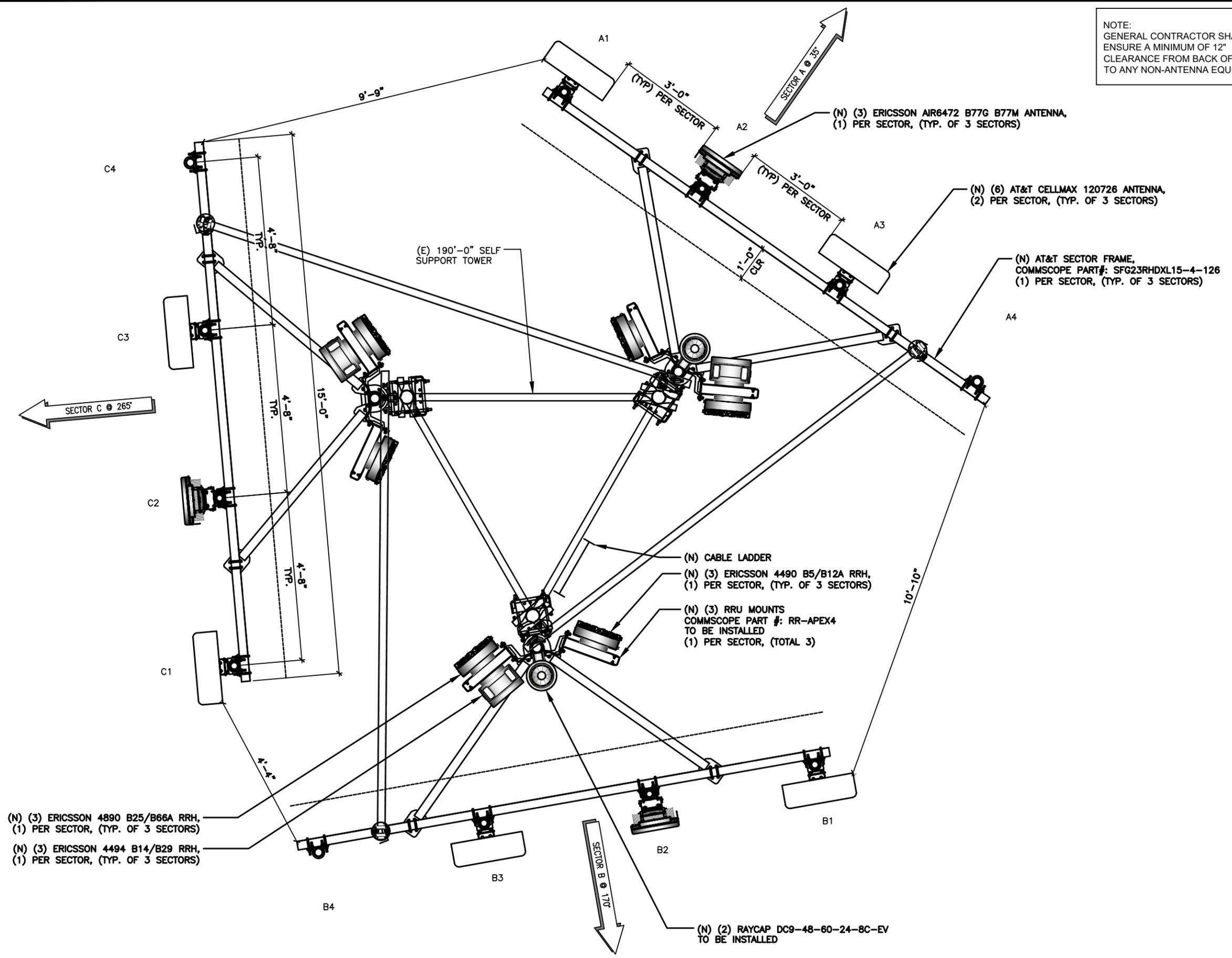
1 PROPOSED COMPOUND PLAN

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)  
 (OR) 3/32" = 1'-0" (11x17)



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NOTE:  
GENERAL CONTRACTOR SHALL  
ENSURE A MINIMUM OF 12"  
CLEARANCE FROM BACK OF MOUNT  
TO ANY NON-ANTENNA EQUIPMENT



**WESTCHESTER SERVICES LLC**

604 FOX GLEN  
BARRINGTON, IL 60010  
PHONE: 847-277-0070  
EMAIL: AE@Westchesterservices.com

**JOHN M. BANKS ARCHITECT**

604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-212-8354

REVISIONS			
REV.	DATE	DESCRIPTION	BY
A	09/18/25	ISSUED FOR REVIEW	ATK
B	09/24/25	REVISION	ATK
C	11/21/25	REVISION	JM
D	01/15/26	REVISION	CG

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THE STATE OF MINNESOTA"

SITE NUMBER: MNL98601A  
SITE NAME: DULUTH BECKS RD  
FA#: 15201479  
2299 COMMONWEALTH AVENUE  
DULUTH, MN 55808

SHEET TITLE

**ANTENNA PLAN**

SHEET NUMBER

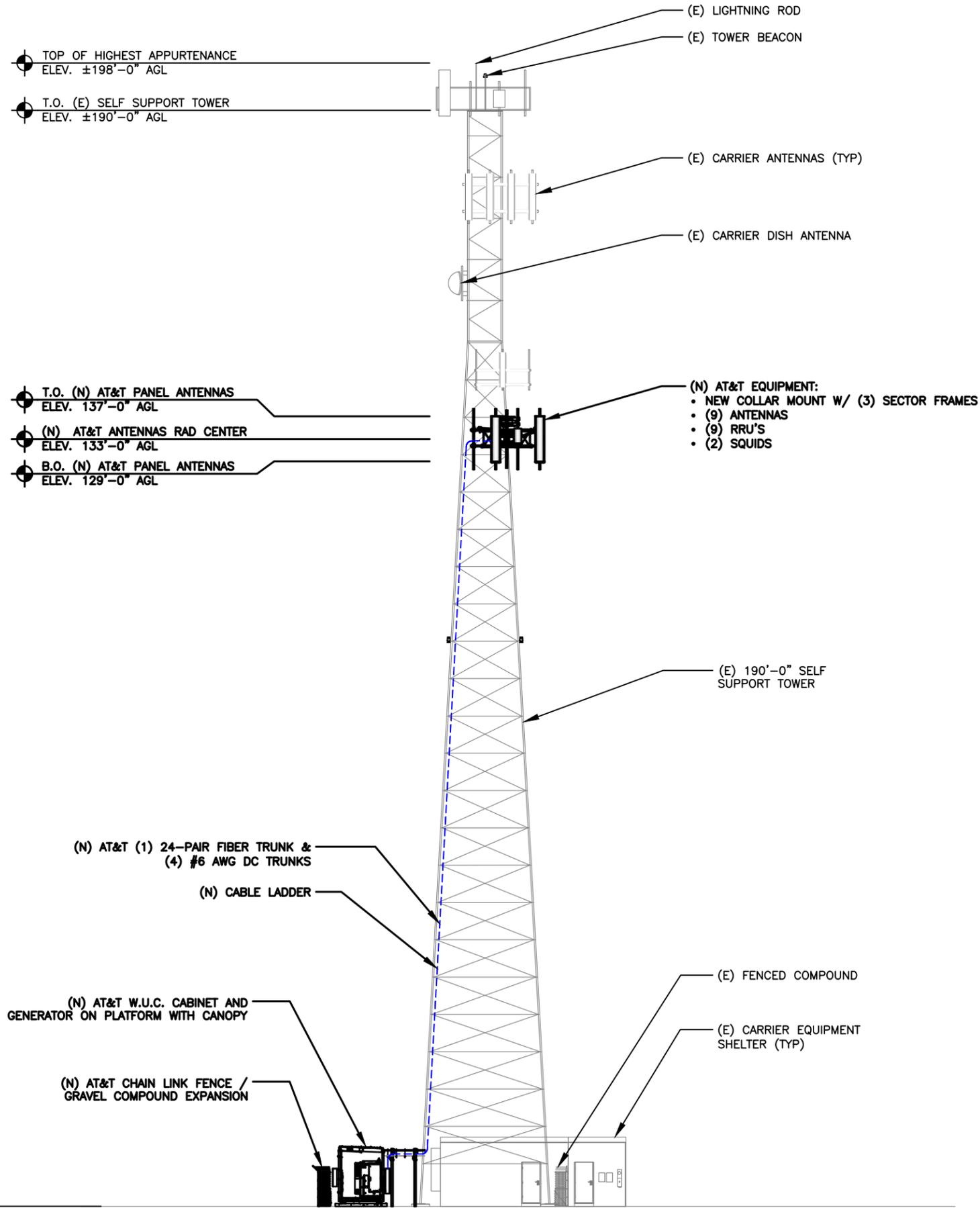
**A-1**

1 ANTENNA PLAN

0 3/8" 1" SCALE: 3/4 = 1'-0" (24x36)  
(OR) 3/8" = 1'-0" (11x17)



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1 ELEVATION

GROUND LEVEL  
0'-0"



REVISIONS			
REV.	DATE	DESCRIPTION	BY
A	09/18/25	ISSUED FOR REVIEW	ATK
B	09/24/25	REVISION	ATK
C	11/21/25	REVISION	JM
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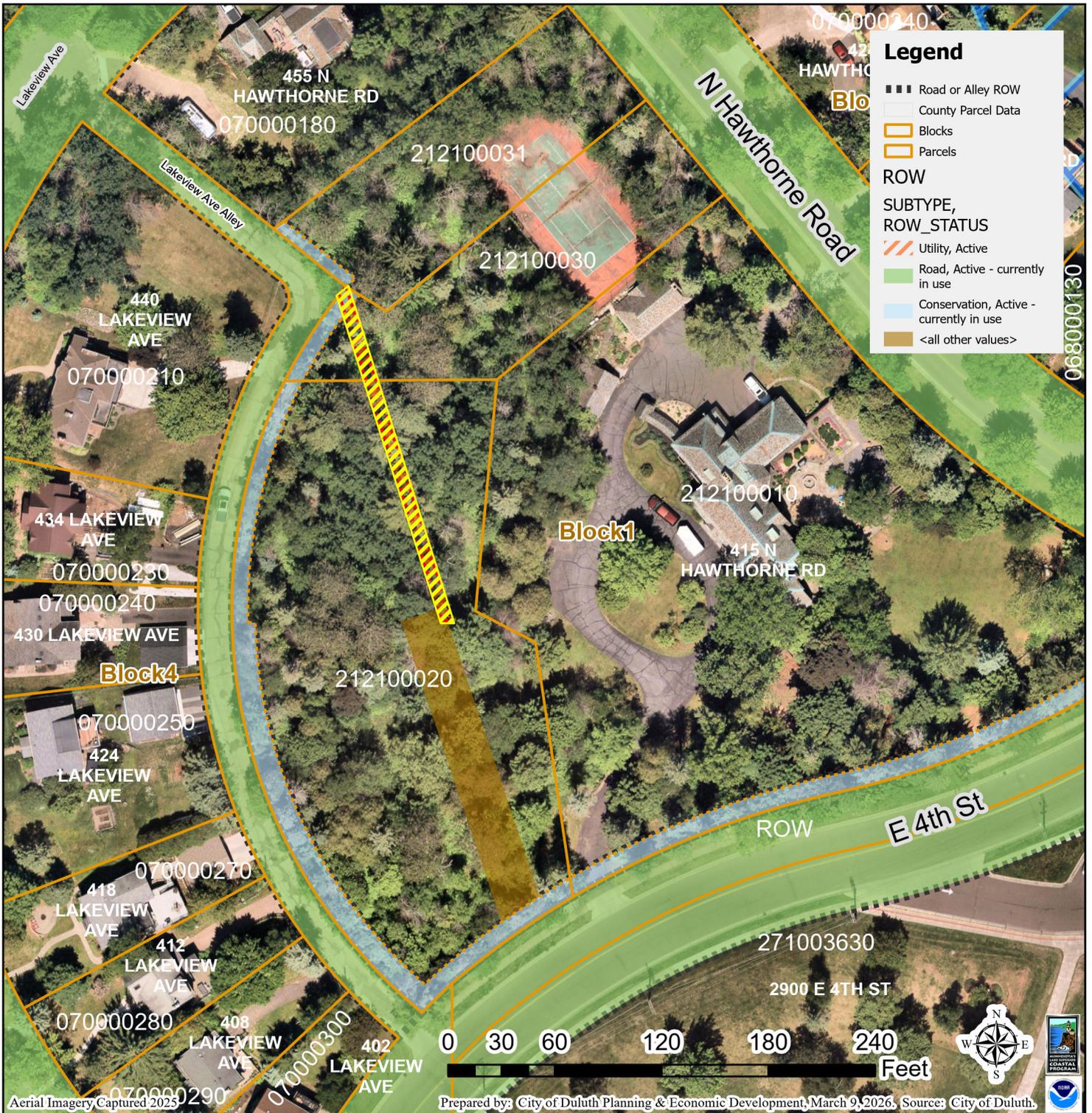
SITE NUMBER: MNL98601A  
SITE NAME: DULUTH BECKS RD  
FA#: 15201479  
2299 COMMONWEALTH AVENUE  
DULUTH, MN 55808

SHEET TITLE  
**ELEVATION**

SHEET NUMBER  
**A-3**

SCALE  
N.T.S.

# Staff Report Map for PLVAC-2603-0002:



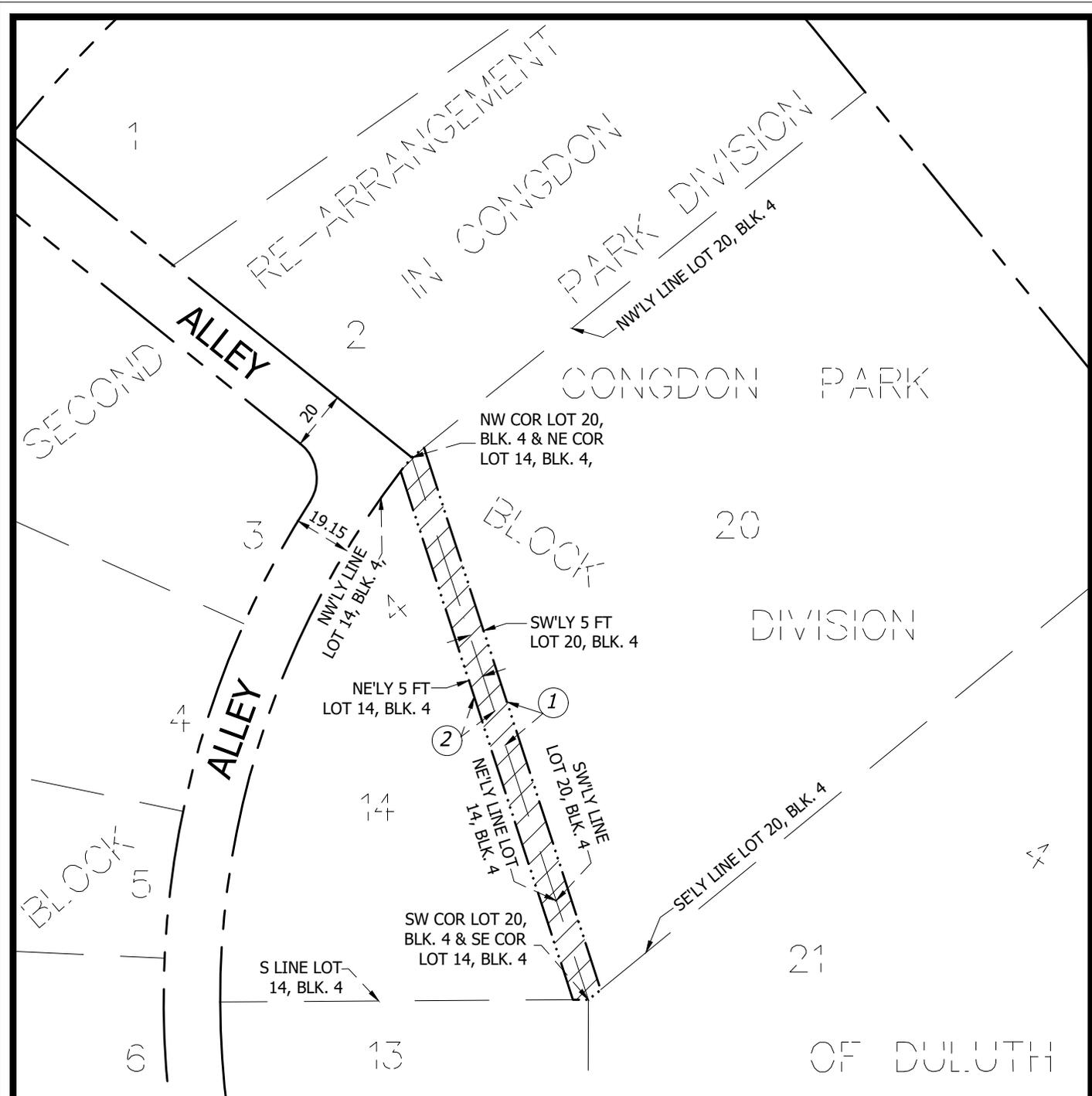
**Figure 1.**

Aerial imagery captured in 2025, showing Parcels #010-2121-00030 and #010-2121-00020 outlined north of East 4th Street and south of North Hawthorne Road with a yellow outline marking the area to be vacated starting at the north end of parcel #010-2121-00020 and running in a north south orientation to the midpoint of said parcel.

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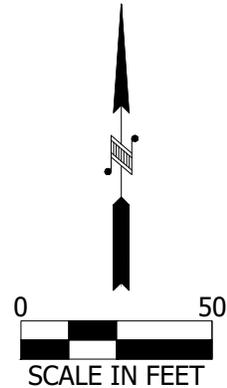
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**LEGEND**

-  RIGHT OF WAY LINE
-  VACATION LINE
-  PLAT LINE
-  VACATION AREA
-  REFER TO SURVEYOR'S NOTES



VACATION EXHIBIT		 <b>ALTA</b> LAND SURVEY COMPANY <small>PHONE: 218-727-5211            LICENSED IN MN &amp; WI            WWW.ALTLANDSURVEYDULUTH.COM</small>
CLIENT: MORGAN MORGAN	REVISIONS:	
ADDRESS: XXXX EAST 4TH STREET DULUTH, MN 55812		
DATE: 03-09-2026	JOB NO: 25-379 SHEET 2 OF 2	

LEGAL DESCRIPTION OF VACATION

All that part of the sewer right of way lying across the Southwesterly 5 feet of Lot 20, Block 4, CONGDON PARK DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota.

AND

All that part of the sewer easement lying across the Northeasterly 5 feet of Lot 14, Block 4, SECOND RE-ARRANGEMENT IN CONGDON PARK DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota.

Said vacation area contains 1,920 square feet or 0.04 acres.

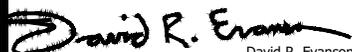
Approved by the City Engineer of the  
City of Duluth, MN this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_

By \_\_\_\_\_

SURVEYOR'S NOTES

1. SEWER RIGHT OF WAY PER PLAT OF CONGDON PARK DIVISION OF DULUTH.
2. SEWER EASEMENT PER PLAT OF SECOND RE-ARRANGEMENT OF CONGDON PARK DIVISION.
3. THIS IS NOT A BOUNDARY SURVEY.

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:03-09-2026

**VACATION EXHIBIT**

CLIENT:MORGAN MORGAN

REVISIONS:

ADDRESS:XXXX EAST 4TH STREET  
DULUTH, MN 55812

DATE:03-09-2026

JOB NO:25-379

SHEET 1 OF 2

  
**ALTA**  
LAND SURVEY COMPANY

PHONE: 218-727-5211  
LICENSED IN MN & WI  
WWW. ALTALANDSURVEYDULUTH.COM

# Staff Report Map for PLVAR-2602-0005:



**Figure 1.**

Aerial imagery captured in 2025, showing Parcels #010-3110-01780, #010-3110-01780, and #010-3120-03940 outlined at the southwest corner of South Lake Avenue and South 36th Street, a property shown to exist within the General Development Shoreland Overlay Zone.

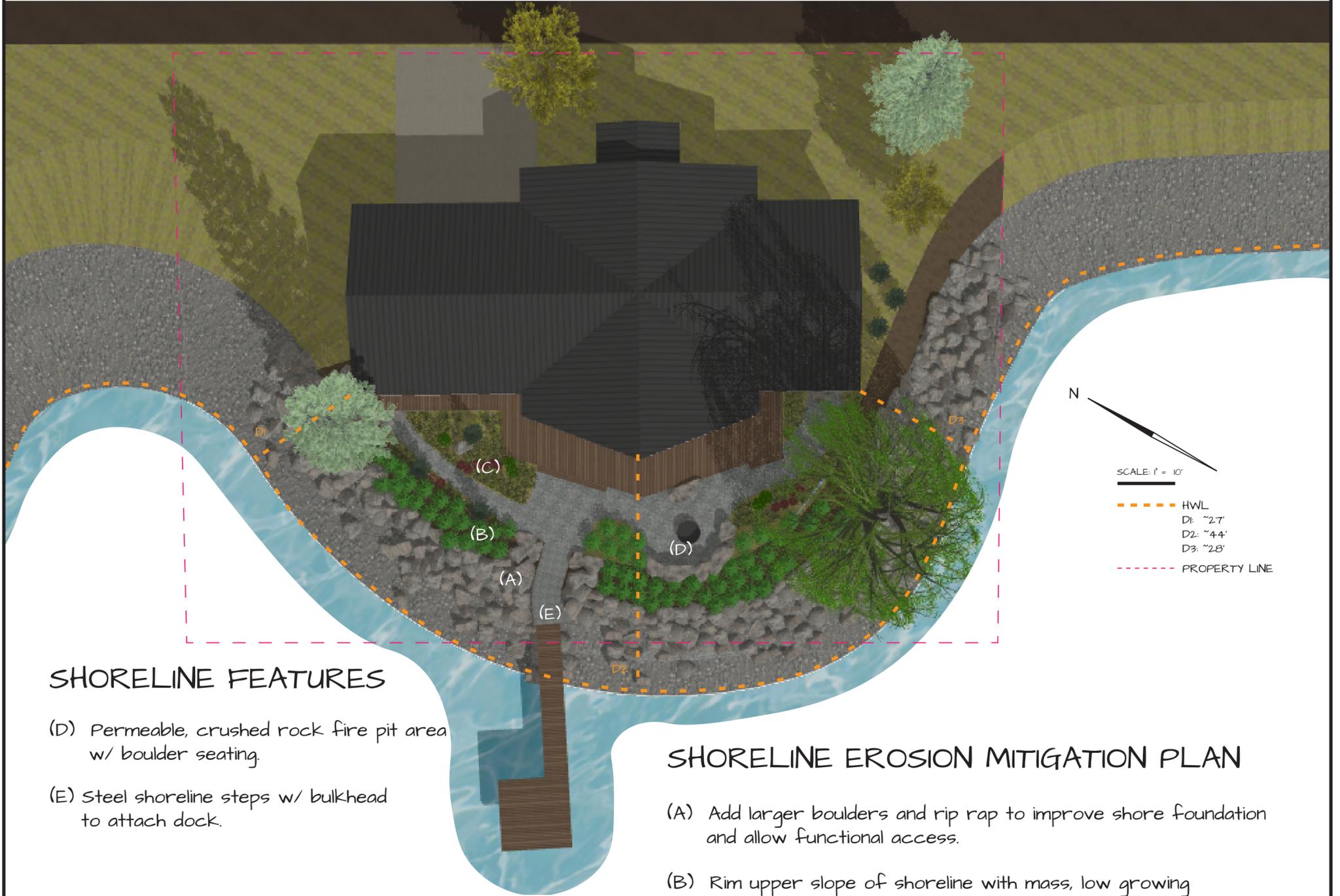
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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.

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# PROPOSED BUILDING LAYOUT FOR 3605 Minnesota Ave.



## SHORELINE FEATURES

- (D) Permeable, crushed rock fire pit area w/ boulder seating.
- (E) Steel shoreline steps w/ bulkhead to attach dock.

## SHORELINE EROSION MITIGATION PLAN

- (A) Add larger boulders and rip rap to improve shore foundation and allow functional access.
- (B) Rim upper slope of shoreline with mass, low growing foundation planting.
- (C) Native grass/perennial meadow with permeable rock path.

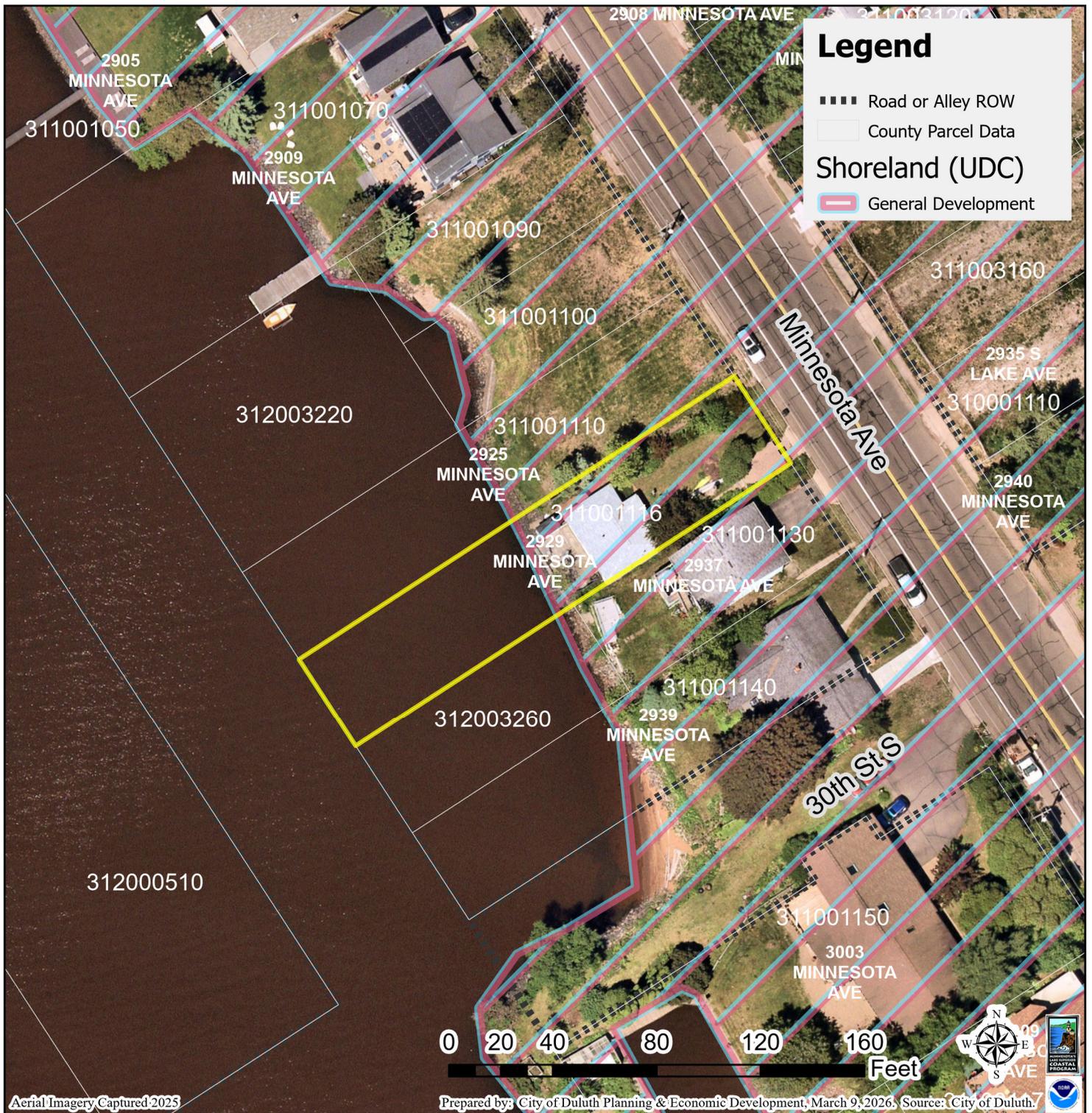


## CONCEPTUAL LANDSCAPE DESIGN - BEHLKE RENDERING

This conceptual drawing is a representation of what the landscape could look like. Saline Landscape Company reserves the right to slightly modify dimensions and/or concepts to accommodate site conditions and installation. This design plan is property of Saline Landscape Company. Until approval and full payment is received, the copyrights to all materials created by us for a client will be owned entirely and without reservation by Saline Landscape Company. Saline Landscape Company retains the unlimited, non-exclusive right to use copies of your project at our discretion for promotional and marketing purposes.

PROJECT: Corey Behlke  
3427 Minnesota Ave  
OWNER: Corey Behlke  
DATE: 02/23/25  
DRAWN BY: TKE

## Staff Report Map for PLVAR-2603-0006:



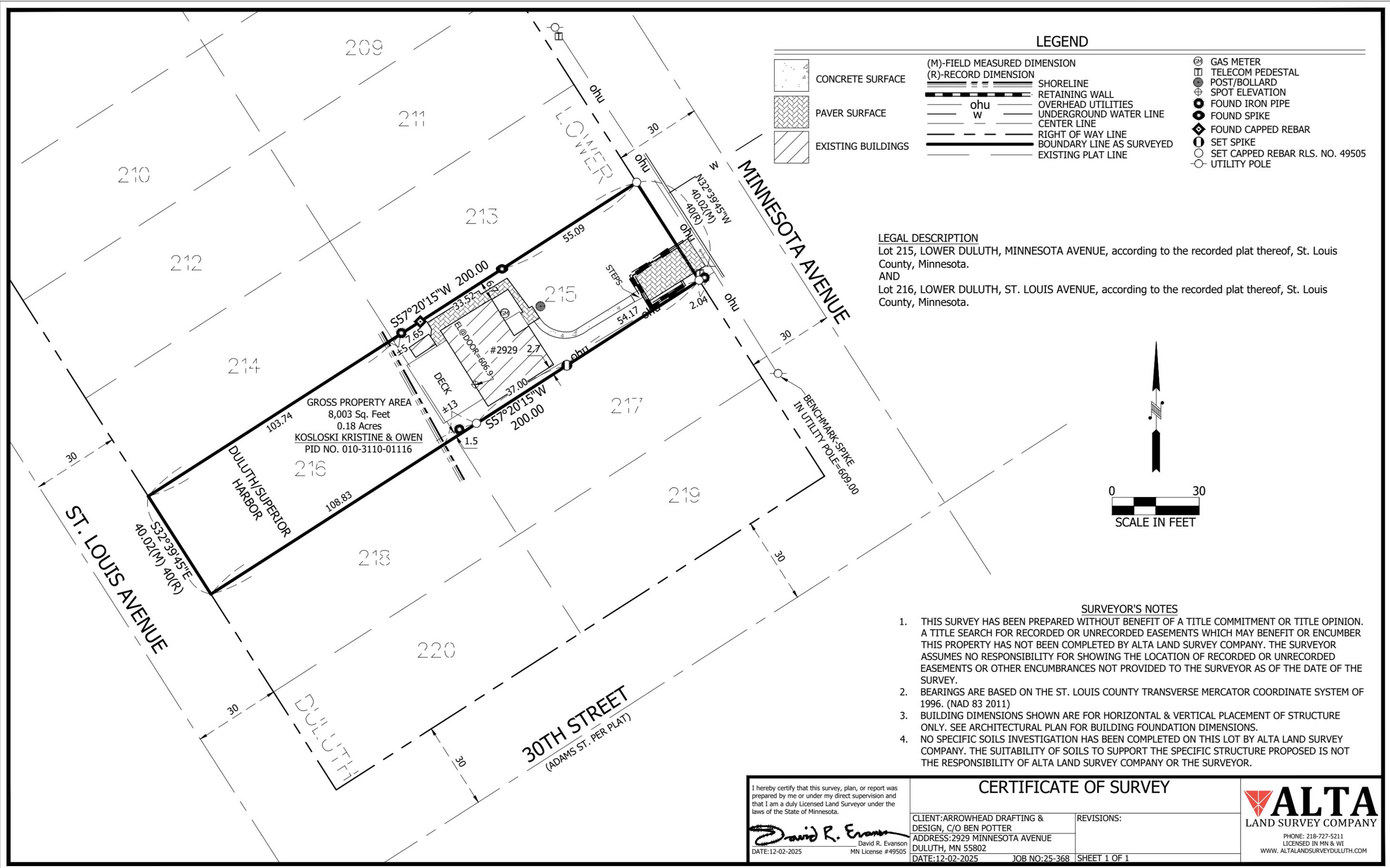
**Figure 1.**

Aerial imagery captured in 2025, showing Parcel #010-3110-01116 outlined on the west side of South Lake Avenue north of 30th Street, a property shown to exist within the General Development Shoreland Overlay Zone.

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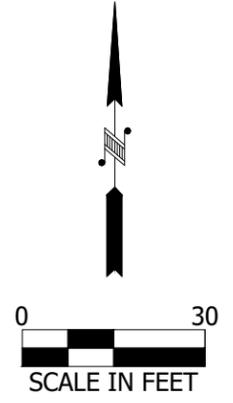
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**LEGEND**

- |  |                    |                              |  |                                 |
|--|--------------------|------------------------------|--|---------------------------------|
|  | CONCRETE SURFACE   | (M)-FIELD MEASURED DIMENSION |  | GAS METER                       |
|  | PAVER SURFACE      | (R)-RECORD DIMENSION         |  | TELECOM PEDESTAL                |
|  | EXISTING BUILDINGS |                              |  | POST/BOLLARD                    |
|  |                    |                              |  | SPOT ELEVATION                  |
|  |                    |                              |  | FOUND IRON PIPE                 |
|  |                    |                              |  | FOUND SPIKE                     |
|  |                    |                              |  | FOUND CAPPED REBAR              |
|  |                    |                              |  | SET SPIKE                       |
|  |                    |                              |  | SET CAPPED REBAR RLS. NO. 49505 |
|  |                    |                              |  | UTILITY POLE                    |

**LEGAL DESCRIPTION**  
 Lot 215, LOWER DULUTH, MINNESOTA AVENUE, according to the recorded plat thereof, St. Louis County, Minnesota.  
 AND  
 Lot 216, LOWER DULUTH, ST. LOUIS AVENUE, according to the recorded plat thereof, St. Louis County, Minnesota.



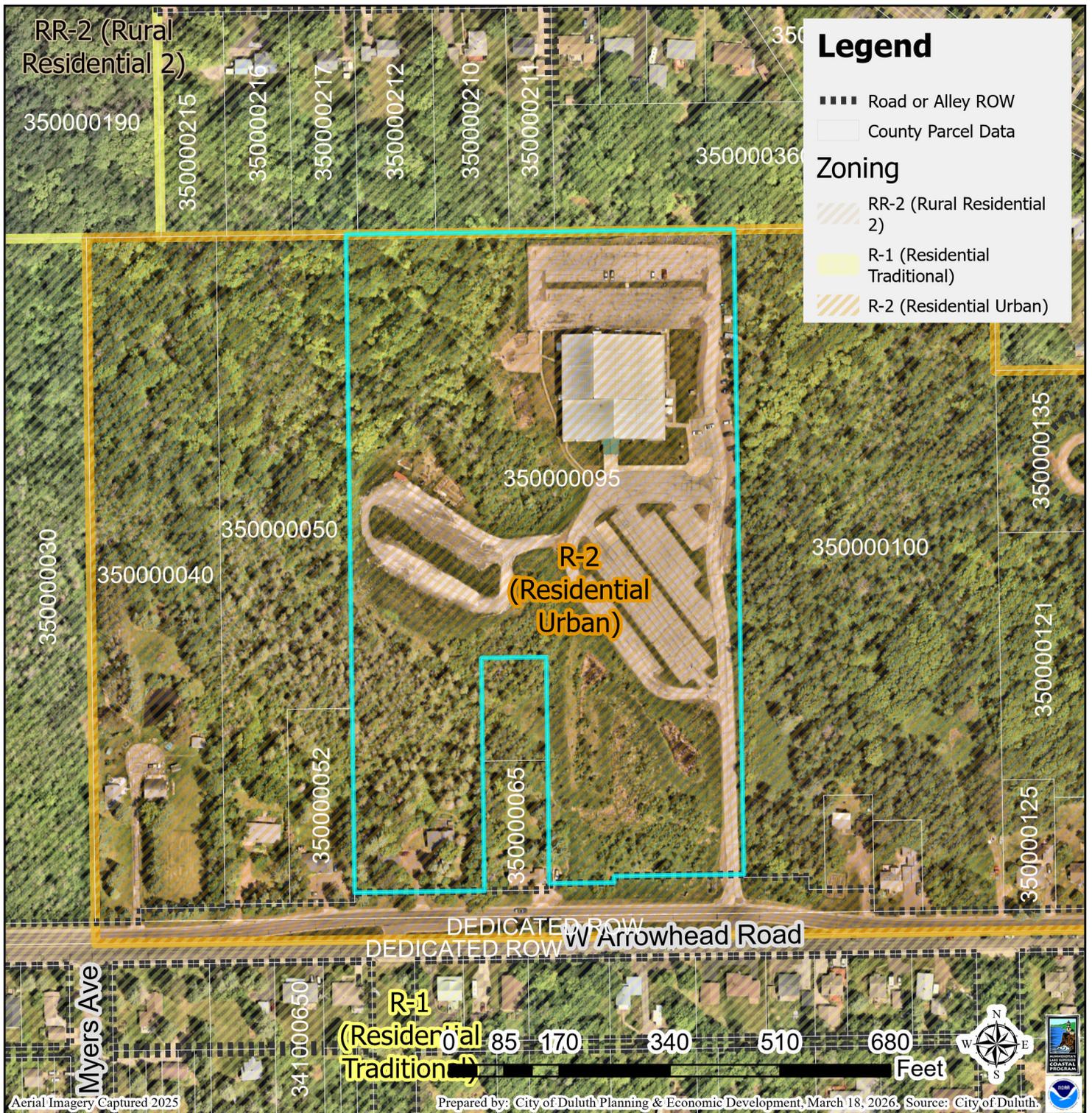
**SURVEYOR'S NOTES**

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. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.
4. 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:12-02-2025	<b>CERTIFICATE OF SURVEY</b>		 <b>ALTA</b> LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN & WI WWW. ALTALANDSURVEYDULUTH.COM
	CLIENT: ARROWHEAD DRAFTING & DESIGN, C/O BEN POTTER ADDRESS: 2929 MINNESOTA AVENUE DULUTH, MN 55802 DATE: 12-02-2025	REVISIONS:	



# Staff Report Map for PLIUP-2603-0001:

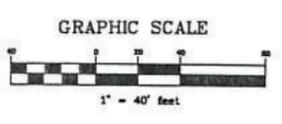
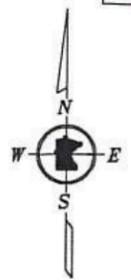


**Figure 1.** Aerial imagery captured in 2025, showing Parcels #010-3500-00095 outlined along the north side of W Arrowhead Rd.

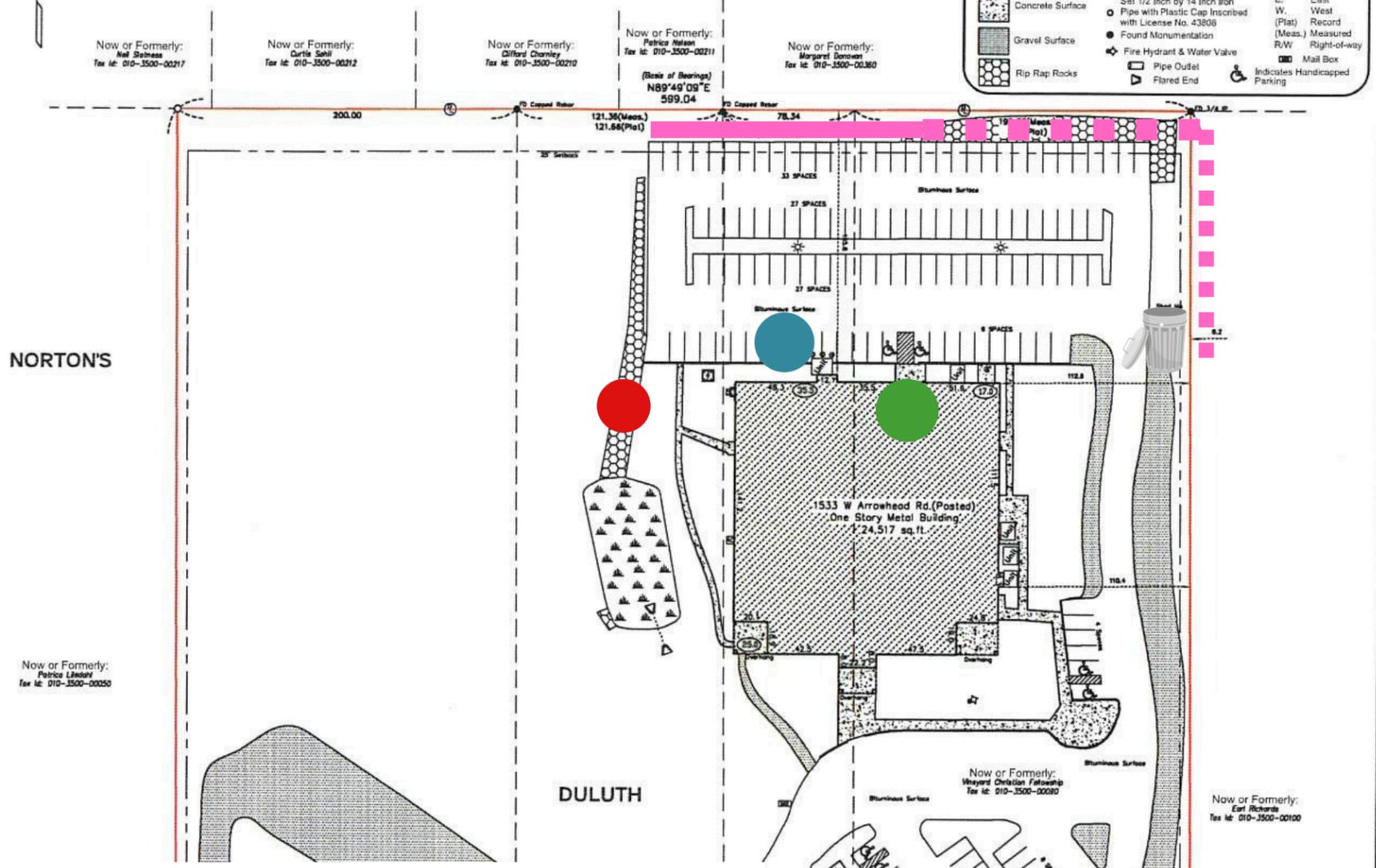
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Light Pole	Sanitary Sewer	Gas Valve
Water Valve	Wall Mount Gas Meter	Storm Inlet (Square)
Fire Hydrant	Property Line	Storm Inlet (Round)
Stamess Fire Hydrant- Stand Pipe	Telephone Pedestal	Indicates Building Height at That Spot
Wall Mount Electric Meter	Low Area	Overhead Line
Electric Transformer	PVC Pipe	Hand Hole
Building Foot Print	Site Access	Fence Line
Concrete Surface	Utility Pole	N. North
Gravel Surface	Utility Pole w/ Transformer	S. South
Rip Rap Rocks	Guy Wire	E. East
	Set 1/2 inch by 14 inch iron Pipe with Plastic Cap Inscribed with License No. 43806	W. West
	Found Monumentation	(Plat) Record
	Fire Hydrant & Water Valve	(Meas.) Measured
	Pipe Outlet	R/W Right-of-way
	Flared End	Mail Box
		Indicates Handicapped Parking



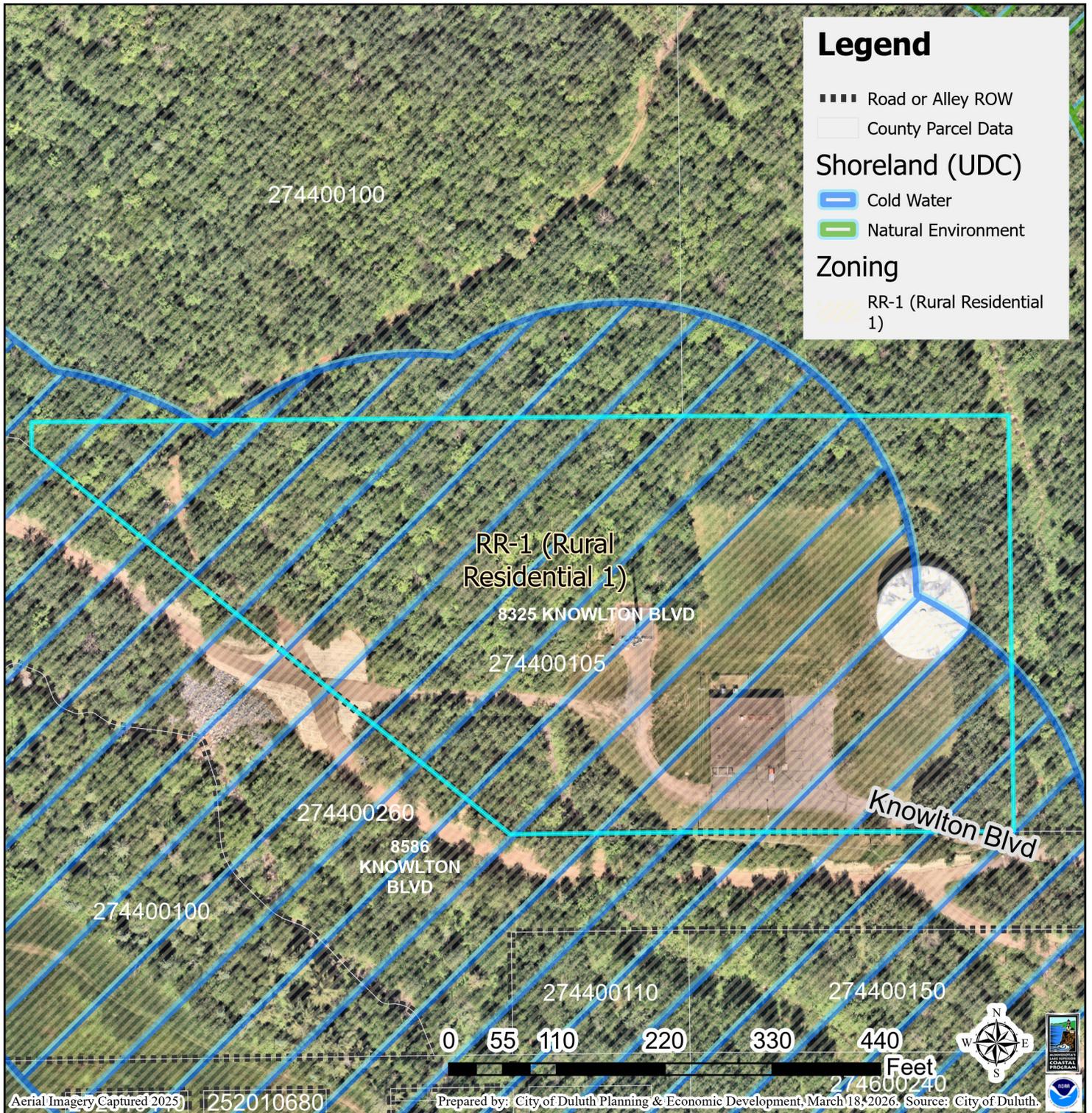
**Safe Bay at Vineyard Church**

Outdoor areas designated for the program includes the north parking lot and exercise/play area, from the church to the north property line and from the exercise area to the east property line.

-  Program entrance
-  Building entrance. Open during all Safe Bay hours. Includes access to staff desk and intake area, bathrooms, garbage, shower, sharps containers and potable water
-  Trash disposal. Marker indicates location of existing wildlife proof dumpster. Garbage cans with lids will be placed outside during early evening hours and morning cleanup and kept indoors overnight
-  Exercise area. Includes children's playground and designated pet walking area to the west of the parking lot within sight of staff
-  Smoking area with smokers post. 25' from building entrance.
-  Property line markers
-  6' privacy screening to be replaced by 6' permanent fencing



# Staff Report Map for PLVAR-2603-0007:



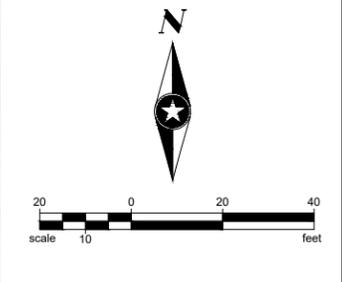
**Figure 1.**

Aerial imagery captured in 2025, showing Parcels #010-2744-00105 outlined along the north side of Knowlton Blvd, a property shown to exist within the Cold-Water Shoreland Overlay Zone.

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NOTE:  
SEE STRUCTURAL PLANS FOR CABLE TRAY SUPPORTS

Save: 3/4/2026 4:19 PM Iglendinning Plot: 3/7/2026 2:28 PM X:\PT\SSAGPA\186212\5-final-dsgn\5-1-drawings\10-Civil\caddwg\sheet\SA186212\_STATION2\_GEN\_LAYOUT.dwg

SEH Project	SAGPA 186212	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
Drawn By	KLG						
Designed By	MH						
Checked By	##						

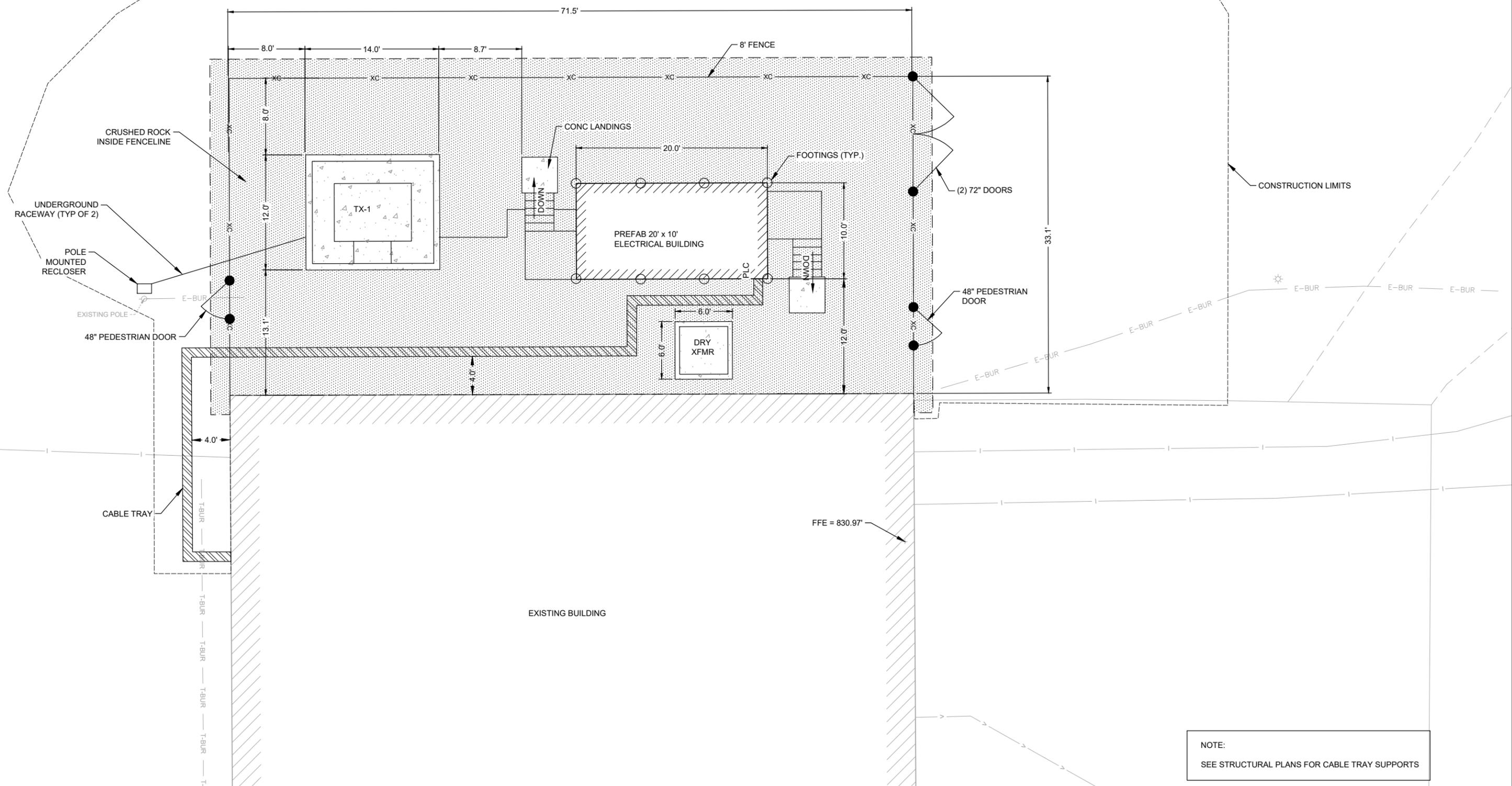
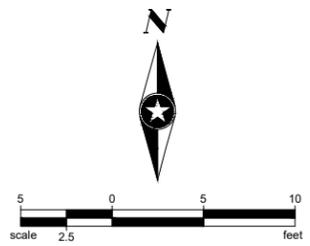
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE \_\_\_\_\_ LICENSE NO. \_\_\_\_\_



**WATER PUMP STATION 2  
IMPROVEMENTS**  
DULUTH, MINNESOTA

**GENERAL LAYOUT  
STATION 2**



NOTE:  
SEE STRUCTURAL PLANS FOR CABLE TRAY SUPPORTS

Save: 3/4/2026 4:33 PM Iglendmring Plot: 3/7/2026 2:28 PM X:\PT\T\S\SAGPA\186212\5-final-dsgn\51-drawings\10-Civil\caddwg\sheet\SA186212\_STATION2\_SITE.dwg

SEH Project	SAGPA 186212	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
Drawn By	KLK						
Designed By	MH						
Checked By	##						

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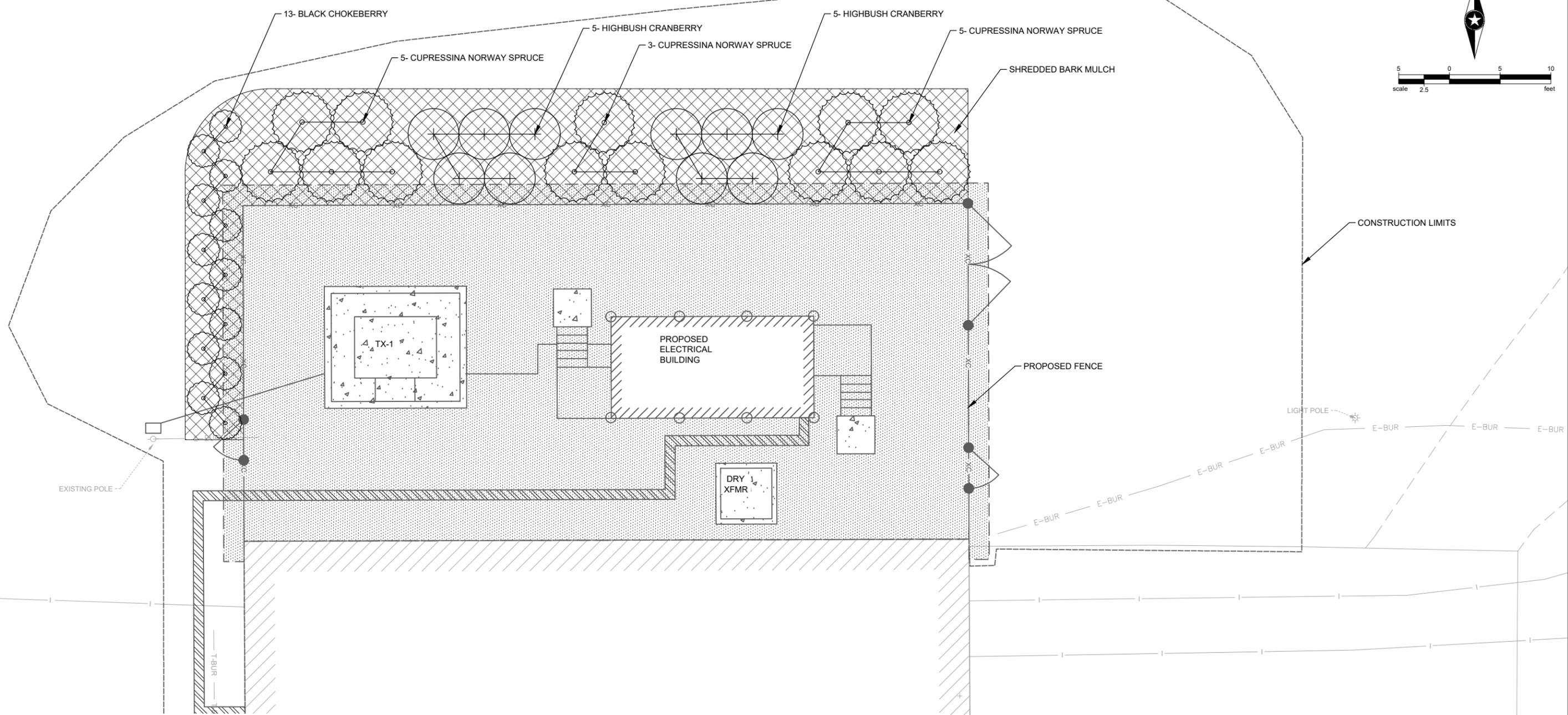
DATE \_\_\_\_\_ LICENSE NO. \_\_\_\_\_



**WATER PUMP STATION 2**  
**IMPROVEMENTS**  
DULUTH, MINNESOTA

**SITE LAYOUT PLAN**  
**STATION 2**

**C004**  
of 17



**STATION 2 PLANTING SCHEDULE**

Quantity	Common Name	Scientific Name	Size	Notes
13	Black Chokeberry	<i>Aronia melanocarpa</i>	#5 Cont.	
13	Cupressina Norway Spruce	<i>Picea abies 'Cupressina'</i>	#5 Cont.	
10	Highbush Cranberry	<i>Viburnum trilobum</i>	#5 Cont.	

1,000 SQFT SHREDDED BARK MULCH

Save: 3/4/2026 4:16 PM Iglendmring Plot: 3/7/2026 2:30 PM X:\PT\ISS\SAGPA\186212\5-final-dsgn\51-drawings\10-Civil\cdwg\sheet\SA186212\_STATION2\_LANDSCAPE.dwg

SEH Project	SAGPA 186212	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
Drawn By	VT						
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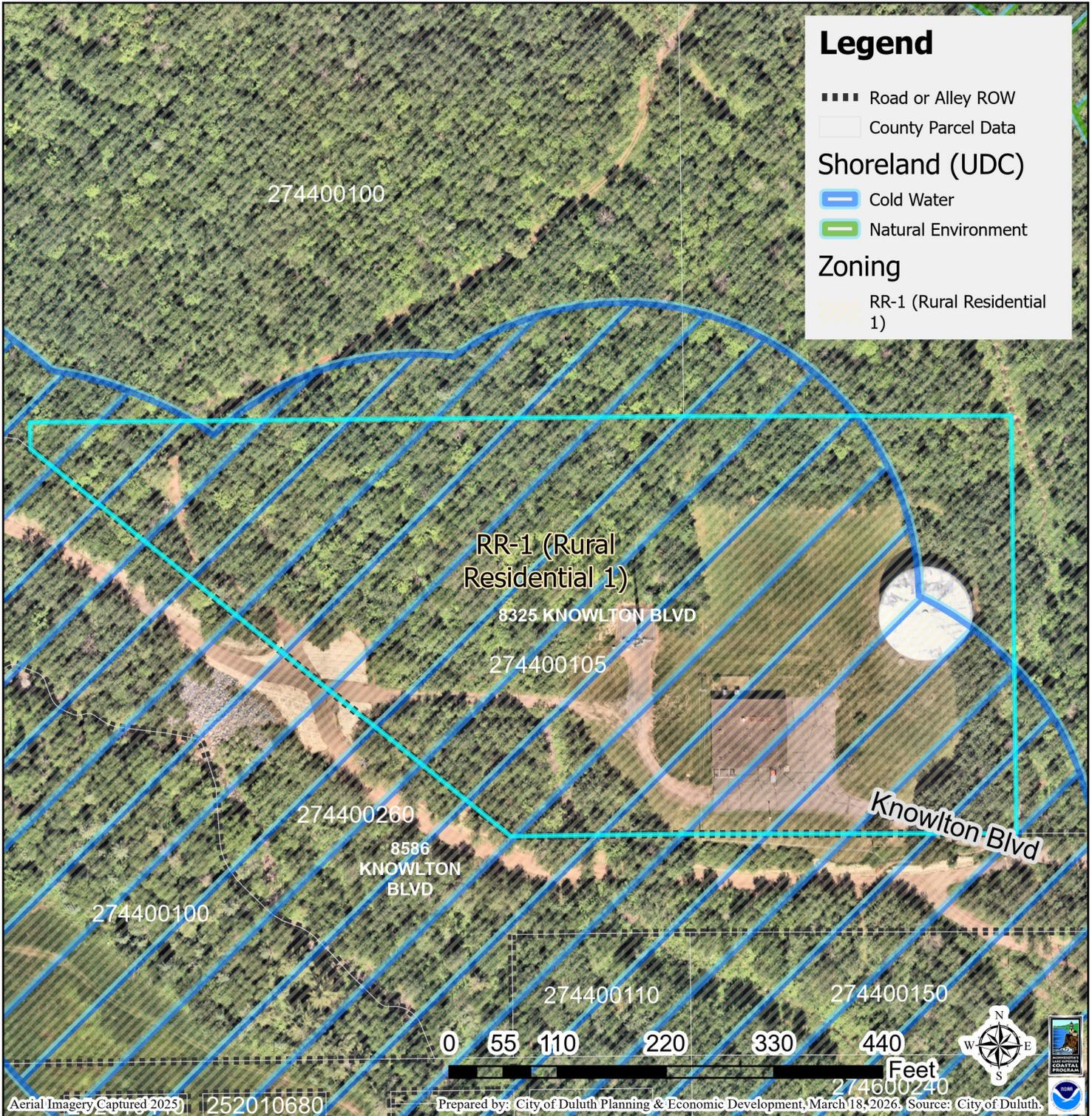


**WATER PUMP STATION 2**  
**IMPROVEMENTS**  
 DULUTH, MINNESOTA

**LANDSCAPE PLAN**  
**STATION 2**

**C010**  
 of 17

# Staff Report Map for PLSUP-2603-0005:

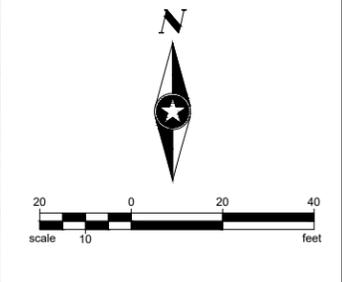


**Figure 1.** Aerial imagery captured in 2025, showing Parcels #010-2744-00105 outlined along the north side of Knowlton Blvd, a property shown to exist within the Cold-Water Shoreland Overlay Zone.

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NOTE:  
SEE STRUCTURAL PLANS FOR CABLE TRAY SUPPORTS

Save: 3/4/2026 4:19 PM Iglendinning Plot: 3/7/2026 2:28 PM X:\PT\SSAGPA\186212\5-final-dsgn\5-1-drawings\10-Civil\caddwg\sheet\SA186212\_STATION2\_GEN\_LAYOUT.dwg

SEH Project	SAGPA 186212	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
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Designed By	MH						
Checked By	##						

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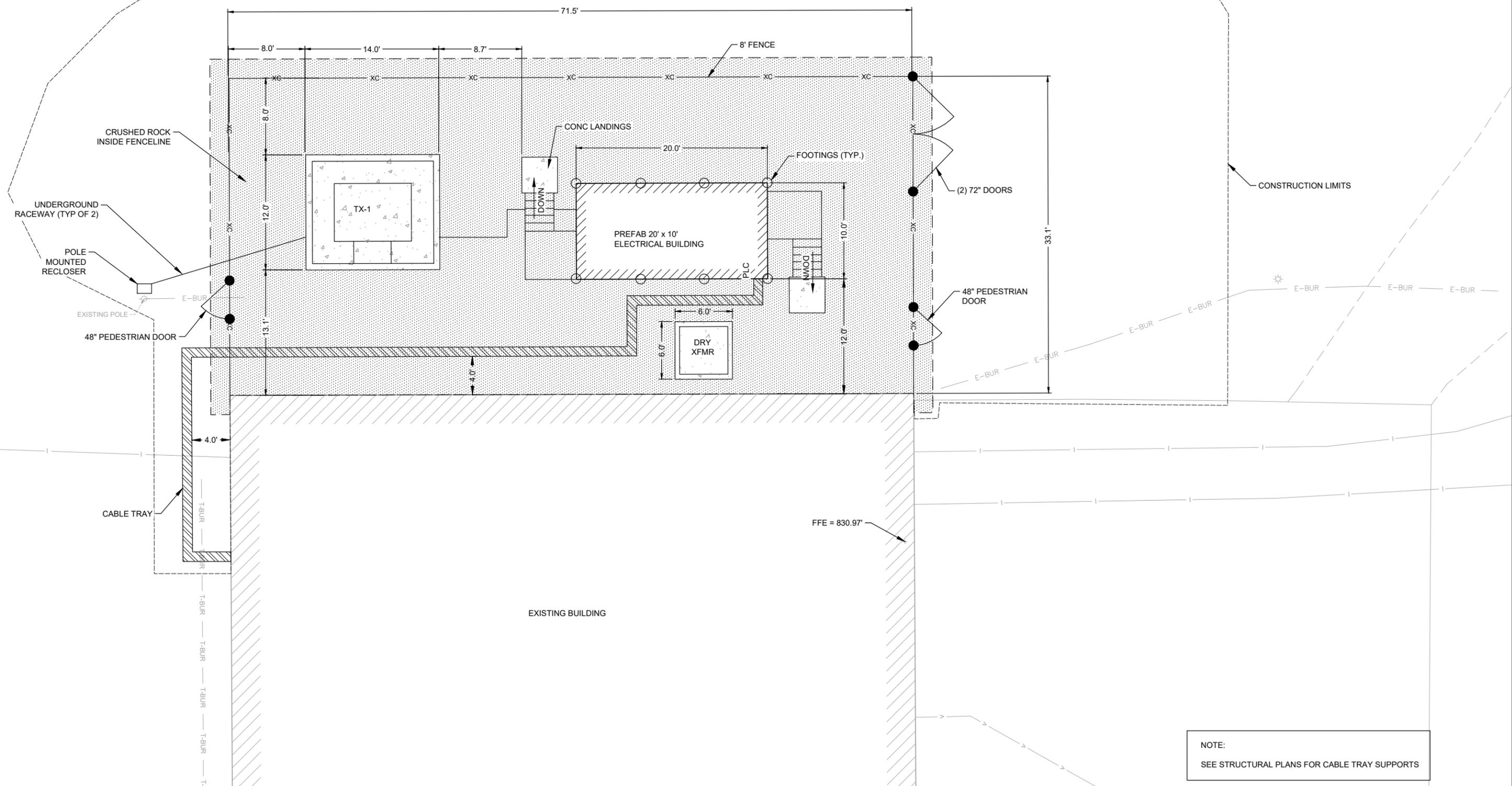
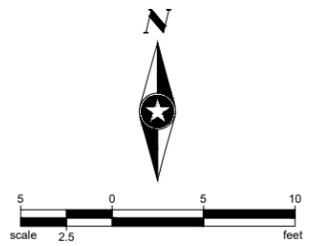
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**WATER PUMP STATION 2  
IMPROVEMENTS**  
DULUTH, MINNESOTA

**GENERAL LAYOUT  
STATION 2**

**C002**  
of 17



NOTE:  
SEE STRUCTURAL PLANS FOR CABLE TRAY SUPPORTS

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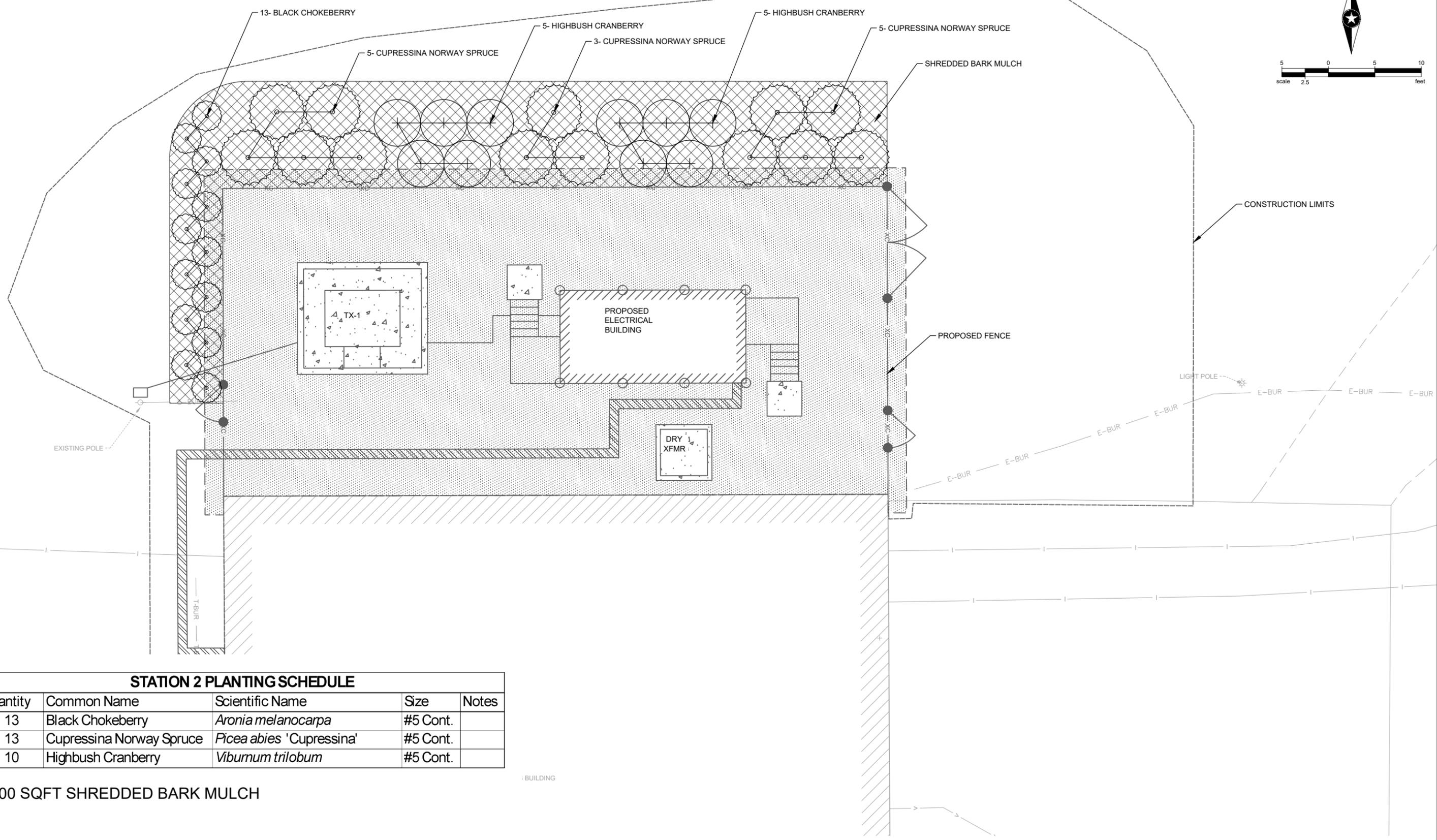
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**WATER PUMP STATION 2**  
**IMPROVEMENTS**  
DULUTH, MINNESOTA

**SITE LAYOUT PLAN**  
**STATION 2**

**C004**  
of 17



### STATION 2 PLANTING SCHEDULE

Quantity	Common Name	Scientific Name	Size	Notes
13	Black Chokeberry	<i>Aronia melanocarpa</i>	#5 Cont.	
13	Cupressina Norway Spruce	<i>Picea abies 'Cupressina'</i>	#5 Cont.	
10	Highbush Cranberry	<i>Viburnum trilobum</i>	#5 Cont.	

1,000 SQFT SHREDDED BARK MULCH

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**WATER PUMP STATION 2**  
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 DULUTH, MINNESOTA

**LANDSCAPE PLAN**  
**STATION 2**

**C010**  
 of 17

## Staff Report Map for PLSUP-2603-0004:



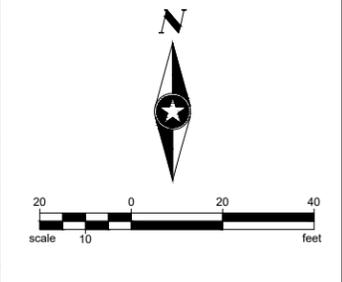
**Figure 1.**

Aerial imagery captured in 2025, showing Parcels #010-2750-00170 outlined on Minnesota Point, a property shown to exist within the General Development Shoreland Overlay Zone.

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NOTE:  
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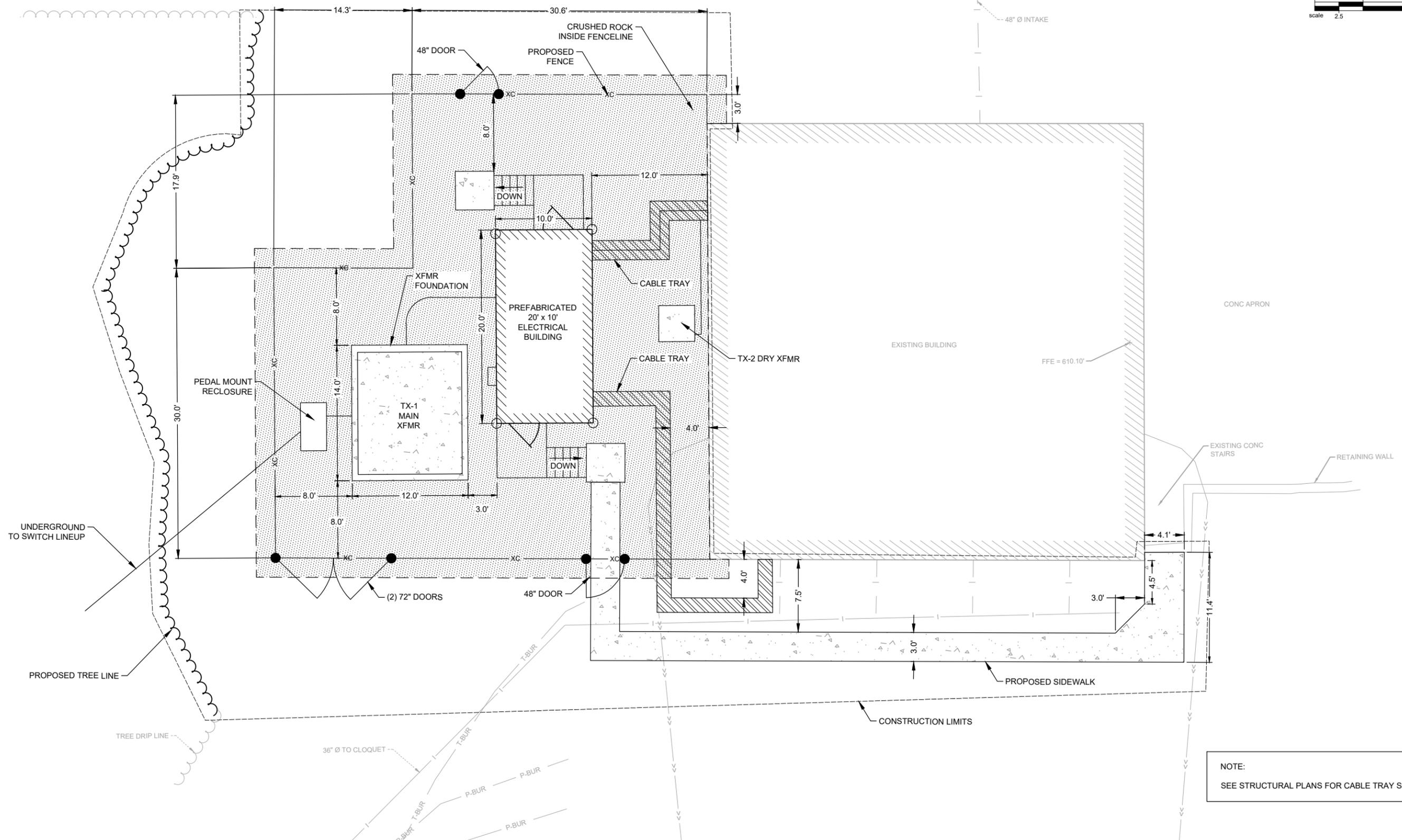
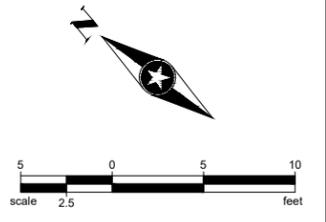
SEH Project	SAGPA 186212	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
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Designed By	MH						
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**WATER PUMP STATION 1  
IMPROVEMENTS**  
DULUTH, MINNESOTA

**GENERAL LAYOUT  
STATION 1**



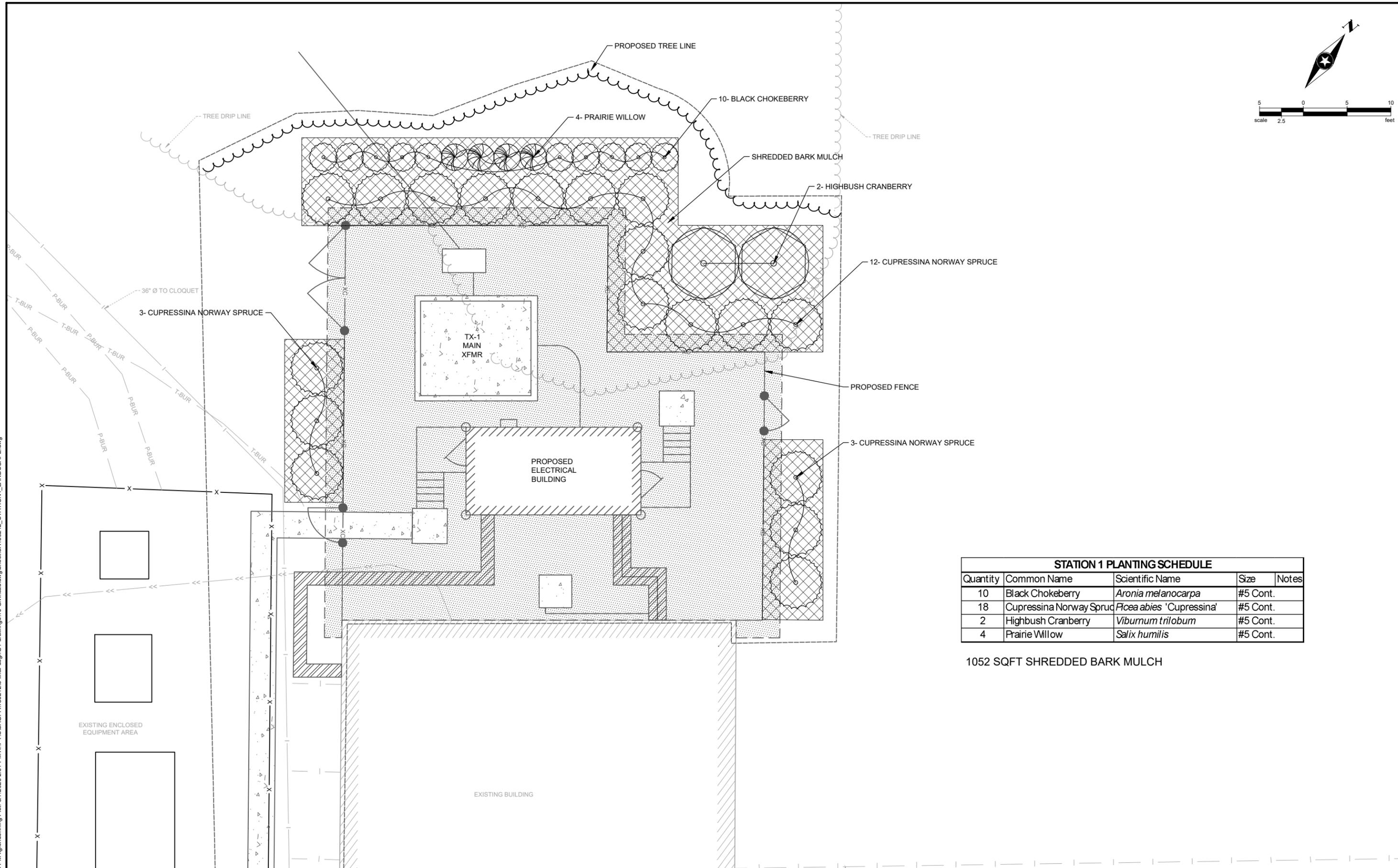
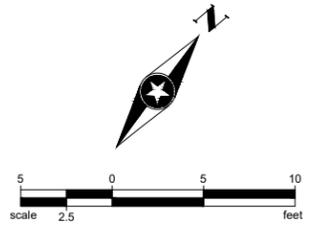
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**WATER PUMP STATION 1**  
**IMPROVEMENTS**  
 DULUTH, MINNESOTA

**SITE LAYOUT PLAN**  
**STATION 1**



STATION 1 PLANTING SCHEDULE				
Quantity	Common Name	Scientific Name	Size	Notes
10	Black Chokeberry	<i>Aronia melanocarpa</i>	#5 Cont.	
18	Cupressina Norway Spruce	<i>Picea abies</i> 'Cupressina'	#5 Cont.	
2	Highbush Cranberry	<i>Viburnum trilobum</i>	#5 Cont.	
4	Prairie Willow	<i>Salix humilis</i>	#5 Cont.	

1052 SQFT SHREDDED BARK MULCH

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**WATER PUMP STATION 1**  
**IMPROVEMENTS**  
 DULUTH, MINNESOTA

**LANDSCAPE PLAN**  
**STATION 1**

C010  
 of 17