

Documentation of Public Notice



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802

 218-730-5580

 planning@duluthmn.gov

March 18, 2025

RE: Public Hearing Notice for a UDC Map Amendment/Rezoning on Woodland Ave, from R-1 to R-P, by City of Duluth (PLUMA-2502-0001)

Dear Neighbor,

This letter is to inform you of a proposal for a site near your property. State statute requires that the City provide written notice to property owners within 350 feet of a project area when certain zoning applications are submitted. If you have tenants at a property near the proposal, we also ask that you share this letter with your tenants.

The City is proposing a UDC Map Amendment (rezoning) along Woodland Ave, between Hartley Rd to Minneapolis Ave, from Residential Traditional (R-1) to Residential Planned (R-P), as shown in the attached map. This rezoning is consistent with zoning already in place to the east and west of this area. The City's review of this project is to ensure it complies with the City's regulations as established in the Unified Development Chapter (Legislative Code Sec. 50-37.3).

This matter is scheduled to be reviewed by the Planning Commission at **5:00 pm, on Thursday, March 27, 2025**, in Rm 330 at City Hall. If you wish to speak on this item you must do so in person or send comments to planning@duluthmn.gov or 411 West First Street, Room 160, Duluth, MN 55802.

A previous version of this letter was sent to you that erroneously stated the day of the week and location the meeting is to be held. The correct meeting date, time and location is 5:00 pm, on Thursday, March 27, 2025, in Rm 330, as stated above.

Please note that staff reports on agenda items, including more detailed information such as public agency comments and staff conclusions, are typically available on the Planning Division's Web Site at <http://www.duluthmn.gov/boards-commissions/planning-commission/> about 5 or 6 days before the Planning Commission meeting.

If you have any questions or would like more information, please send an email to jmozol@duluthmn.gov or planning@duluthmn.gov, or call 218-730-5331.

Respectfully,

Jason Mozol
Planner II

Attachment: Area Map

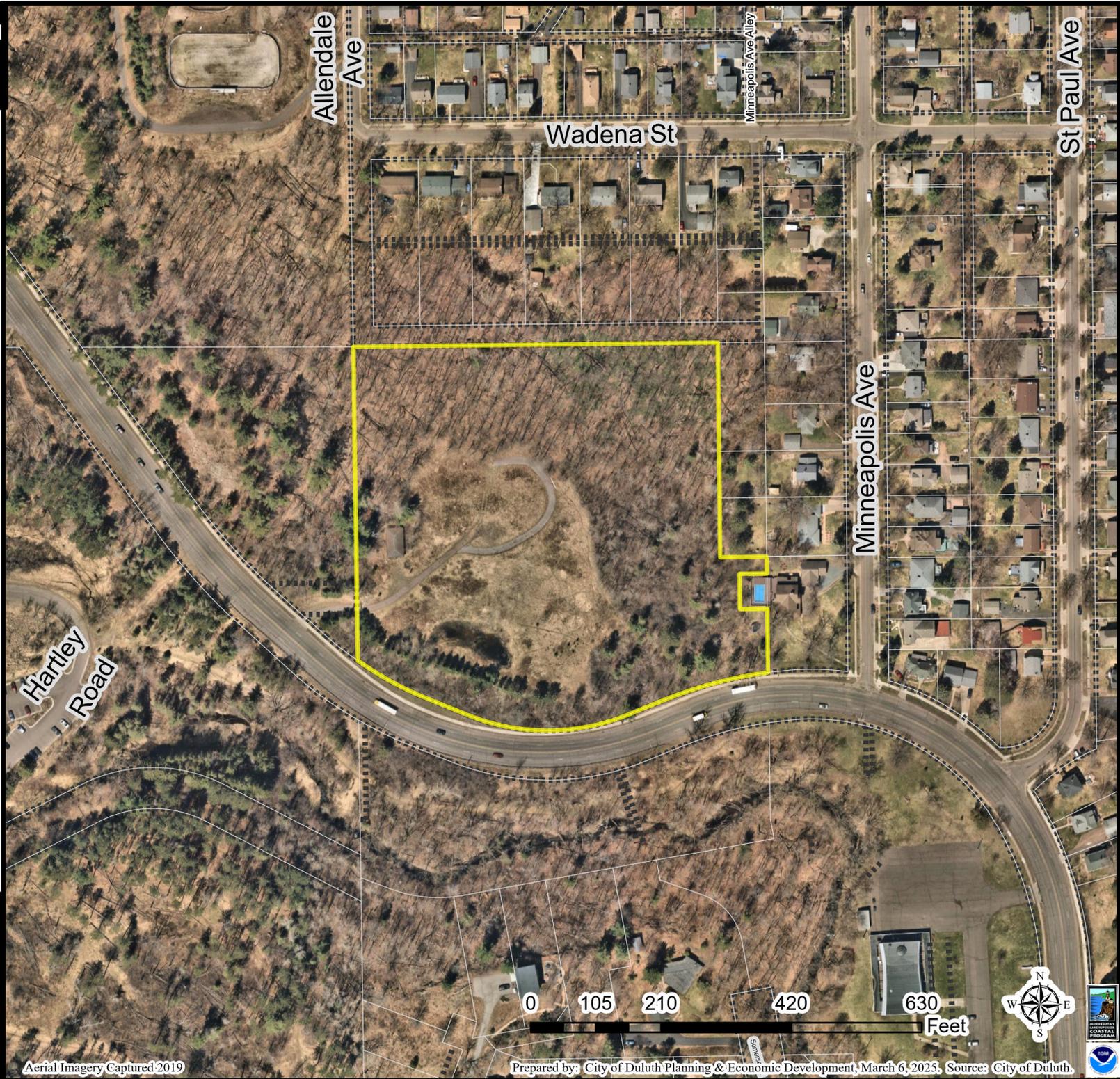
www.duluthmn.gov

The City of Duluth is an Equal Opportunity Employer.



PLUMA-2502-0001

Rezone
2732 Woodland Ave



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 2019



Prepared by: City of Duluth Planning & Economic Development, March 6, 2025; Source: City of Duluth.





RE: Woodland Ave R-P Rezoning

From Jesse Carlson <jcarlson@titaniumpartners.com>

Date Tue 3/11/2025 3:09 PM

To Jason Mozol <jmozol@DuluthMN.gov>; Katherine Gerzina <KGerzina@dsgw.com>; Jenn Moses <jmoses@DuluthMN.gov>; David Bolf <david@nce-duluth.com>; Brian Forcier <bforcier@titaniumpartners.com>; Pete Pavlovich <pete@t2co.com>

Cc John Gerzina <JGerzina@dsgw.com>; John Erickson <JErickson@dsgw.com>; Ben VanTassel <bvantassel@DuluthMN.gov>

Notice notice sign has been updated.





Public Notice

Published in Duluth News Tribune on March 22, 2025



Share

Copy Link

Location

St. Louis County, Minnesota

Notice Text

CITY OF DULUTH
 PUBLIC HEARING NOTICE
 Notice is hereby given that the Duluth Planning Commission will have a meeting and conduct a public hearing on Thursday, March 27, 2025, starting at 5:00 p.m. in the Rm 330 on the third floor of City of Duluth City Hall, and will consider the following items:
 PLUMA-2502-0001 UDC Map Amendment Rezoning parcel #010-4680-01265 from Residential Traditional (R-1) to Residential Planned (R-P) located along Woodland Ave.
 Additional information can be found at the City's website at: <https://duluthmn.gov/boards-commissions/planning-commission/>
 This meeting will be held in-person. Those wishing to comment must either attend the meeting in person, or submit written comments in advance of the meeting.
 Written comments may be emailed to planning@duluthmn.gov or mailed to Planning and Development Division, Room 160 City Hall, 411 W. First St., Duluth, MN 55802.
 TO BE PUBLISHED ON: March 8, March 15, and March 22
 For questions about this ad, please contact:
 City of Duluth Planning and Development
 Room 160 City Hall
 Duluth, MN 55802
 Phone 218-730-5295
planning@duluthmn.gov
 (Mar. 8 & 15 & 22, 2025)

ED BY THIS ACTION. NOTICE IS HEREBY GIVE
ad mortgage: DATE OF MORTGAGE: October
/MORTGAGOR(S): Roseanne M. Dey, a single p
nominee for Alerus Financial, N.A. d/b/a Aler

2025-03-22

Estate of: HELEN H. MATUSCHAK Decedent.
OTICE AND ORDER FOR HEARING ON PETITI
TMENT OF SPECIAL ADMINISTRATOR A Peti
ment of Special Administrator has been filed
an three years ago, leaving property in Minn

2025-03-22

Certificate of Assumed Name Minnesota Sta
ster with exclusive rights to that name. The fil
> be able to identify the true owner of a busi
: Minnesota Secretary of State for the followi
ce of Business: 623 N Huqo Ave, Duluth, MN

2025-03-22

laconstruction. More information is available
Bid documents are available at www.bidexp

2025-03-22

the Duluth Planning Commission will have a
irting at 5:00 p.m. in the Rm 330 on the third
LUMA-2502-0001 UDC Map Amendment – R
Residential Planned (R-P) located along Woo
<https://duluthmn.gov/boards-commissions/>

2025-03-22

Additional Information from Applicant
for PLUMA-2502-0001

3/24/2025

Jason Mozol
Planner II City of Duluth
411 West 1st Street, City Hall Rm 160
Duluth, MN 55802

RE: Response to Rezoning Application Staff Report

Dear Jason:

In response to the recently received Staff Report and the included community letters from City of Duluth Planning & Development Division, we think it is important to offer the following clarifications.

1. In response to the concern about increased traffic:
 - a. Recent County improvements made on Woodland Ave included city input.
 - b. A left turn lane was added at the proposed project site in anticipation of future development
 - c. Proposed development will exit onto Woodland Ave similar to Minneapolis and St. Paul Avenues .
 - d. Current Traffic count is 9,000+ cars per day on Woodland Avenue. An addition of approximately 150 car trips / day from this development is not considered a significant additional amount.
2. Environmental Concerns:
 - a. The project is required to meet the storm water section of the UDC. Runoff for 1,10 and 100yr events can not exceed predeveloped conditions.
3. Rezoning from R-1 to R-P:
 - a. R-P will be less disturbance to the site, storm water, habitat, and infrastructure than R-1 due to a consolidation of multiple units into less buildings as opposed to the requirements to create multiple single family lots.
4. Market:
 - a. The proposed development price point has not yet been established but the intention is to primarily be affordable housing opportunities for empty nesters

- interested in selling their single family homes, thereby opening up housing stock for families.
- b. The price point is intended to be more affordable and in the range of the cost of a new starter home, not luxury condos.
5. Wildlife habitat :
 - a. The R-P zoning change actually allows for the preservation of more of the existing forested areas than a R-1 development would.
 6. Developer's plan to finish the project:
 - a. Titanium Partners is a local company that has a proven track record of successfully completing both residential and commercial development projects in the City of Duluth.
 7. Pedestrian safety and trail access:
 - a. Most trails that connect to the Hartley Nature Center area are on City of Duluth property and will not be affected. Development will include new trail connections to existing city property.
 8. Connection to Allendale:
 - a. COD's UDC states development shall plan for connectivity to existing neighborhoods. In coordination with Planning staff a pedestrian path/trail meets that requirement. Neither the COD or developer desire Allendale road to be connected to be extended to the site.
 9. Project Development Density:
 - a. The project fits within the long range plan to provide housing options of various densities along major transportation routes.
 10. City utility infrastructure:
 - a. The proposed development fits within the guidelines for existing utility infrastructure

Additional Comments Relating to
PLUMA-2502-0001



Sent: Friday, March 21, 2025 6:10 PM

To: planning <planning@DuluthMN.gov>

Cc: Council <Council@duluthmn.gov>

Subject: Titanium Partners Rezoning -PLUMA 2502-0001

Hello, Commissioners:

I urge you to consider the following regarding the Titanium Partners rezoning application:

Titanium Partners seeks to rezone an 8-acre parcel off Woodland Avenue from R-1 to R-P. Two 30-unit condo buildings are proposed for this parcel. The area is designated in the city's land use plan as appropriate for low-density traditional neighborhood development. The uses allowed in an R-P zone with R-1 underlying zoning is misunderstood by Titanium Partners.

The idea behind the R-P zone is to allow for a development project to make several adjustments to the requirements of the underlying zoning district. The adjustments are limited to the following(50-14.7.1):

- Building Distance from property lines
- Building Lot frontage
- Building Lot area, general
- Building height
- Parking
- Landscaping
- Street cross-section

These "modifications", if any, are included in a "Regulating Plan" that also describes how the development project meets at least 3 of the priorities of an R-P zone district as described in Part C: *Modifications*.

The Titanium proposal seeks an "end run" around the uses allowed in the existing R-1 zone(the underlying zone) by proposing a high-density multi-family development. However, the modifications allowed by the R-P ordinance simply don't include allowed uses. Therefore, only uses already allowed in the underlying R-1 zone can be part of an RP zone.

The proposal narrative notes that allowable uses include multi-family. However, this is only true if the underlying zoning allows multi-family, which is not an allowable use in an R-1 zoning district.

I urge you to reject this proposal until it meets the actual requirements of the R-P zoning provision of the UDC.

Thank you!

Mark A. Baker



Sent: Monday, March 24, 2025 10:43 AM

To: planning <planning@DuluthMN.gov>

Subject: Woodland Development zoning change proposal

Hello,

I live on Butte Avenue in Hunters Park. I am very familiar with the property that the developer is asking for a zoning change.

I will not be attending the meeting regarding that zoning change for the development of the condos, but I'm also a bit confused about exactly when it will be. It keeps changing.

In any case, I do want to register my concerns. I am **conditionally in support of the zoning change** to multi family, because we need more multi family housing in Duluth, and in Woodland, and the project will likely result in the retention of the woods buffer between the houses on Minneapolis Ave and the buildings. I'm also not particularly concerned about traffic, **unless the "trail" that they are proposing morphs into another entrance at Wadena/ Allendale**. Increased traffic downhill as a way to avoid turning left onto Woodland in the mornings cannot be accommodated on Minneapolis or St. Paul Avenues.

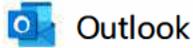
I also have concerns about **impervious surface/parking lots**, and its proximity to the wash that flows into Tischer Creek, which flows along the western side of the property. How big will the parking lots be? Will they be using asphalt or something else?

Also, these **should not just become another place for vacation rentals**. I'm not sure how likely that is, but the last thing this city needs is more of that nonsense.

Any zoning change should be contingent upon agreements about vacation rentals and ensuring no run off into Tischer.

Thanks for your attention,

Heidi Bakk-Hansen
2308 Butte Ave
Duluth MN



Sent: Thursday, March 20, 2025 12:19 PM
To: planning <planning@DuluthMN.gov>
Subject: Proposed Development @ 2732 Woodland Ave.

Good Morning:
My name is Diana Fry and I live at 428 W. Redwing St. in Duluth 55803.

I do not think the proposed luxury condo development at 2732 Woodland Avenue is a good idea. I do not support this development.

I have concerns with the increased traffic on Woodland Avenue. The current traffic at many times of the day is already heavy in the area around Hartley Nature Center. In my opinion we do not need more traffic.

Regarding the Hartley Nature Center. Hartley is one of the crown jewels of Duluth. With more traffic and less "woods" in the area, we harm this important community asset.

Speaking of the "woods"... The Woodland area is home to many mammals that are a joy to be able to see so close to our home. We frequently see deer pass through our yard, there is an owl just two doors down. I could go on... Removal of a significant amount of trees AND the increased traffic will not help this wonderful habitat.

Thank you very much for reading my email and listening to my concerns. Please have a fantastic rest of your day.

Diana L. Fry
428 W Redwing Street
Duluth, MN. 55803
[REDACTED]



Outlook

FW: Woodland condo development

To

Sent: Sunday, March 23, 2025 5:47 PM
To: planning <planning@DuluthMN.gov>
Subject: Woodland condo development

Hello

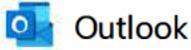
I am writing as a neighbor of the proposed condo development on Woodland Ave across from Hartley.

I am in support of the development. We need all the housing we can get in Duluth, to help grow our population and workforce and broaden the tax base.

The developer is local and wants to invest in our community. My understanding is that the project will maintain the wooded character of the lot, and benefit from being near Hartley and other trails.

I am not concerned about traffic or any other issues. I look forward to living near this development.

Thank you
Elena Foshay
Morley Heights



Sent: Thursday, March 20, 2025 12:07 PM
To: planning <planning@DuluthMN.gov>
Subject: 2732 Woodland Ave. Proposed Development

Good Morning:
My name is James Fry and I live at 428 W. Redwing St. in Duluth 55803.

I'm writing to express my concerns over the proposed luxury condo development at 2732 Woodland Avenue. I do not support this development for the following reasons:

1. Increased traffic on Woodland Avenue. I am VERY pleased with the improvements to the street this past summer. Thank you. That being said, traffic at many times of the day is already heavy in the area around Hartley Nature Center. In my opinion we do not need more traffic.
2. Speaking of the Hartley Nature Center. It is one of the jewels of Duluth. We are so lucky to have it in the Woodland area. Again, more traffic just across the street does not enhance the park. In fact more traffic would detract.
3. We are so lucky in the Woodland area to have woods. They are home to many mammals that are a joy to be able to see so close to home. Removal of a significant amount of trees AND the increased traffic will not help the habitat.

Thank you very much for reading my email and listening to my concerns. Please have a fantastic rest of your day.

James Lowell Fry
428 W Redwing Street
Duluth, MN. 55803
[REDACTED]

Outlook

First Name

Janice

Last NameHille

Hello: I'm just writing to voice opposition to rezoning the 2732 Woodland Avenue property from R1 to R-P. While some argue that we need housing, it doesn't appear that this is the first-time home buyer housing people suggest we need. I feel strongly that rezoning sets a precedent that the zoning code is only a suggestion, not a requirement. I value some of the green space we have in the city and don't think we should aspire to fill every corner as soon as possible. P.S., this is not in my backyard - I am at 1002 Grandview., in the east hillside.

- Outlook

FW: Woodland Condos

Sent: Monday, March 24, 2025 4:55 PM
To: planning <planning@DuluthMN.gov>
Subject: Woodland Condos

Dear folks:

I got a flyer in my mailbox today encouraging me to "email my concerns" to this email address. I live at 2230 Woodland Ave., and have been living here since August, 1979, so 45 1/2 years.

I have nothing against the condos. I love woods more than most anyone else, but I recognize that this is private property, and Duluth surely needs housing! I would have preferred if it were affordable housing, but I recognize that folks moving into upscale condos might be freeing up middle-income housing, which might free up some affordable housing as folks move on up.

One "concern" I have is that the folks behind the flyer I got, would deny to others what they are enjoying, housing in what once was woods in this beautiful neighborhood. I also am concerned that they make a big deal about the "well used path" that goes through the property. Surely this was not a path when the Archer brothers lived there, and was just made by locals trespassing on private property after those Archer houses were removed.

We can all be thankful for Hartley Park, and hope that Duluth is sufficiently wise to maintain and improve it.

Thanks for all the work you folks put in trying to do what is best and right!

Tim

Timothy B Holst
Professor Emeritus of Geology
University of Minnesota Duluth



Re: UDC Map Amendment for a Rezone from R-1 to R-P at 2732 Woodland Ave by FORCE 1 LLC

Date Sun 3/23/2025 11:52 AM

23 March 2025

To the Planning Commission, Re: 2732 Woodland Avenue rezoning:

Duluth has a housing crisis. Our city has been stuck with a population in the 80,000 range for the past 30 years contrasted with growth in all surrounding communities. Duluth additionally has very low turnover in existing housing stock impacting those entering, upgrading, or downsizing homeownership. Having the oldest housing stock in the state doesn't help either. As an older person looking to downsize, where would I go to find accessible living in outdoor accessible space?

Attitudes in our community about home development also impact our growth. Of course, there have been economic restrictions on growth but equally difficult is an historically negative view of new housing development in Duluth. It is well known inside and outside of our community: we have a reputation for being unfriendly to development. I know first-hand, since my husband, George, was involved in developing property in Duluth for his 60-year career. The recent petition drive against development in Woodland is an example of Duluth's storied NIMBY behavior. These attitudes have created the housing crisis Duluth now faces.

I have a personal interest in the proposed development at 2732 Woodland Avenue. My husband and I purchased the property from Hartley Nature Center when the Center, for a variety of very good reasons, decided it had no use for it. George and I were excited about the possibilities associated with these 8+ acres. Its size and "insulated" nature well-separates it from surrounding houses, making it ideal for a self-contained development. We worked on a number of plans, including "condominiumized" housing ideas platted by Kent Worley, Landscape Architect to preserve the existing woods. Each approach reflected the best use of this land as well as the preservation of its best features – vistas and woods. When George became ill, he and I felt that we didn't have the energy

to pursue a development to its conclusion. It would have been a rare feat for a 90+ year old person. Additionally, we felt it important to wait until the safety and traffic improvements were made to Woodland Avenue. After his death, I sold the property to a highly reputable development group, hoping that it would add to the range of homes needed in Duluth. I am pleased with what they are proposing, especially since it represents a good option and for those not wanting to tend single family homes.

Since George and I were stewards of this property, I want to address some of the notions presented about how “pristine” this property is. First, there was a rather sprawling house and pool building on this property. A substantial, “bowling alley” length garage was also on the property, and that remained. After the fire, debris was removed and what was left is a quite rocky, sloped property topped by oaks and maples. We posted the property as No Trespassing but regularly had to remove people and their remaining junk, garbage, and beer party residue from the property. A few times, this included human excrement and “personal products,” not meeting anyone’s definition of pristine. As I read the plan, the trees and the trail running through it will remain and serve as an upper buffer to single family homes above the lot and to the Minneapolis Avenue side. This will be ideal for those living on surrounding streets and also for those living in the buildings themselves. The best of what is “pristine” about this property will be preserved.

Lastly, I want to comment on traffic. All over the city, we notice traffic when people are going to or returning from work. The intent of this development is for a mixed population, but based on the market analysis that we did, it appeals greatly to retired people. Most retired people will not be traveling in the morning and late afternoon so the “terrible traffic problems” predicted do not seem realistic – it is not how older people move about in the city. The recent changes to Woodland Avenue seem to have slowed traffic and provided safer turning lanes and better bus movement and turn-ins.

I urge approval, not only because it is a good idea, but also because Duluth (and its tax base) need housing like this in order to grow.

Jane Hovland



FW: 60 condo unit

Sent: Tuesday, March 25, 2025 7:57 PM
To: planning <planning@DuluthMN.gov>
Subject: 60 condo unit

I oppose this project because of the increased water run off in Tisser creek which causes erosion and flooding in the yards of homes which boarder the creek.

Allowing this project and allowing additional development above the dam in Hartley field will increase flooding and erosion on the lots on the creek below the condo project. This will mean that the bridges will have to be rebuilt to accommodate the additional water run off.

Why should the tax payers in woodland be assessed additional amounts of money because of the granting of the condo project developement above heartily and bridge replacement?

The additional salt will enter Tissue creek which comes from salting the roads and parking lots of this project.

The additional traffic on woodland avenue overloads the already busy road.

The 60 unit condo defeats the intent of the covenants of the subdivisions of glen avon as they were put in place to provide an individual family setting and not a high rise apartment like building.

Why should this land be developed?



FW: Woodland Condos

Sent: Monday, March 24, 2025 5:24 PM
To: planning <planning@DuluthMN.gov>
Subject: Woodland Condos

We live at 2135 Woodland Avenue. We are extremely concerned about the possibility of a change in zoning to allow condos to be built near Hartley Nature Center. There are so many reasons that this is a bad idea.

The traffic on Woodland is already infamously bad...too fast, too dangerous, and too loud. Foremost is the law. What is the purpose of building codes? The overcrowding of the area which would result would certainly not warrant an exception to the rules.

We would be losing another Duluth neighborhood...especially the homes abutting this monstrous development...homes on Wadena St. and Minneapolis Avenue...all of whom could look forward to a precipitous drop in home values.

How many of these condos would end up being rental units? AirBnbs? Student rentals? There would be an horrific wildlife and forest degradation including removal of a vital bird habitat.

In short, the entire environment of the Woodland area will be negatively affected.

I strongly hope there is some wisdom involved in this important decision.

Thank you

Richard L. Kronzer



FW: Luxury condos in woodland

Sent: Monday, March 24, 2025 8:19 PM
To: planning <planning@DuluthMN.gov>
Subject: Luxury condos in woodland

Hello,

I am a resident of Duluth and live in the Woodland neighborhood. I'm emailing you today to ask that you say No to the condos that are proposed to be built across from Hartley nature center in Woodland. Specifically at 2732 Woodland Ave.

Woodland is a beautiful neighborhood full of stately older homes, and has tons of people walking the paths, sidewalks, and trails in and around Hartley nature center daily. I see so many wild animals in the woods up here, many of whom take a path to Hartley right through the land where the proposed condos are located.

These condos not only do not belong in this neighborhood, but they would be a huge disturbance and disruption to what makes this area so peaceful and unique. Besides that the last thing the road around Hartley nature center needs is more traffic. The road was just converted to one lane in each direction, when it was previously two. It makes it more pedestrian and snow plow friendly, but it has changed the pace of traffic during all hours of the day. Why would we now want a multi-unit housing development to congest the traffic right in the middle of this new traffic pattern?

On top of the myriad of practical reasons that I, and many other members of my neighborhood can tell you about, please consider that this a neighborhood that is beautiful because of the nature that surrounds it. Mowing down a forested hillside for condos is both ugly and unwanted.

Please, do not take the woods out of Woodland. Preserve our neighborhood, and it's natural beauty. There have to be plenty of other spaces to choose from for condos that don't feature as a major visual staple in Woodland. I get that that hillside has a desirable view of Hartley, but only a limited number of families or individuals would get to enjoy it. For the rest of us, it would be an eye sore and a disruption to the beauty and charm that led us to move to this neighborhood in the first place. Don't urbanize woodland with condos. It's not beneficial to anyone.

Please, say No to the condos in Woodland.

Thank you for your time,
Libby Anderson



FW: Luxury Condo's in Woodland

Sent: Wednesday, March 19, 2025 10:25 PM

To: planning <planning@DuluthMN.gov>

Subject: Luxury Condo's in Woodland

Hello, like many I am reaching out to speak against the development of the condos in upper Woodland. I do so with the utmost respect for my city's leaders and decision makers. I can only imagine the lack of civility over an issue like this in such divided and rivalrous times. I'm sure there isn't enough time in the day to read all of these but please hear this.

As a Woodland Duluth local born and raised, of course I have the best interest of the city. I can recognize that this area has been underutilized and uninhabited for many years. To develop luxury condos would draw in higher income individuals and probably have a positive economic impact on the area. That sounds like a great financial move. However it is only a luxury. These resources could be used effectively for other issues, specifically housing for those in desperation for it.

I truly believe this sets a dangerous precedent. You don't have to care about our environment/nature to acknowledge Duluth is an outdoors town. Locals and tourists alike enjoy the beauty and splendor Duluth has to offer. Woodland specifically offers a large portion of that outdoor recreation and relaxation. Woodland is known for its neighborly and calm demeanor. To disturb that peace is to encourage an urban and deforested path for Duluth down the road.

Residents already find the city to have lost some of its charm. We all miss the times before phones, before the political climate became what it is. We miss the days neighbors would knock on each other's doors, exchange meals, cookies and enjoy a BBQ. Woodland still holds a little bit of that magic. Some of that resides within the fact that space is just space. The woods are just woods, and life gets to just be life for once.

Be different, be the town that didn't bend and follow the lead of every other city. Be the place that stands out for its natural beauty in 50 years when everywhere else is grey and dull. Be the place that heard its residents and sided with them. Be the place I loved living in as a kid. Do it so that after a long and terrible day of work, politics and just life, we all get to let that kid out for a moment and breathe. Breathe with comfort and peace in each breath knowing this town will always be a slice of paradise.

Thank you,
Dustin Meyer

DON'T TAKE THE WOODS OUT OF WOODLAND!

*Thurs
3/20/20*



MORE PEOPLE! MORE TRAFFIC!

Plans for 2 luxury condo buildings in the heart of
WOODLAND across from HARTLEY NATURE CENTER.
2732 WOODLAND AVE

*100
condos
3 stories*

YOUR SIGNATURE NEEDED

*411 1st St
City
Hall
Duluth
55802*

*Room
160*

SCAN HERE



**BY
3/24**



*Prissy J.
Anderson
406 W. Pack
St
Duluth
MN
55803*

TO SAY NO TO THE CONDOS

ALL ZIP CODES ENCOURAGED

Email concerns to: planning@duluthmn.gov

Development Dept.



FW: Condos on Woodland Ave

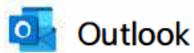
Sent: Saturday, March 22, 2025 10:47 AM

To: planning <planning@DuluthMN.gov>

Subject: Condos on Woodland Ave

We don't need more luxury housing destroying the natural beauty. We need more affordable housing in every single other part of Duluth. Don't degrade the nature center to make apartments half the city won't be able to afford.

Alex Pilon



FW: Woodland Rezoning

Sent: Wednesday, March 19, 2025 2:05 PM

To: planning <planning@DuluthMN.gov>

Subject: Woodland Rezoning

I am concerned about a zoning change to allow a 60 unit condo development across from Hartley Nature Center due to traffic safety with access being onto the S-curve on Woodland Avenue.

Also concerned about the destruction of land and trees which make this area special.

Thank you.

Marianne Ritari
3302 Kolstad Ave
Duluth, MN 55803
[REDACTED]



Sent: Saturday, March 22, 2025 10:53 AM
To: planning <planning@DuluthMN.gov>
Subject: Supportive of 2732 Woodland Ave Condo Development

I am very supportive of the 2732 Woodland Ave Condo development.

Some people or person living on Wadena Street are circulating a flyer urging people to take a position against the development. This is typical of NOT IN MY BACKYARD mentality of Duluthians when it comes to housing developments adjacent to or in the area of their homes. Duluth needs housing and this proposed development will not cut any trees down and traffic would be contained to Woodland Ave.

I have walked the property and it is very apparent that Wadena St is at least 1/2 block away from the proposed development. No one on Wadena Street complained when the lot in question was cleared of trees when the house was built many years ago.

James Seitz
1701 Trai Drive
Duluth





Sent: Sunday, March 23, 2025 9:33 AM
To: planning <planning@DuluthMN.gov>
Subject: Support for proposed condos across from Hartley

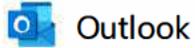
I received a flier in my mailbox encouraging me to voice opposition to the proposed condos across from Hartley at 2732 Woodland Ave, but I disagree with this group's stance. Fortunately, they included the email address for the Duluth Planning Commission so now I can email and show my support for this project.

I have lived in Woodland at 240 W Faribault St. for 24 years and I support this project. I think it will be a great way for older adults to stay in the neighborhood, move into maintenance-free housing, and open up their homes for young families to purchase. Many people who live in the neighborhood cannot imagine moving away because it has the perfect mix of amenities. Having these condos in the neighborhood will be a great option for people to stay in the neighborhood while they downsize. Plus, selling their homes to younger families will help keep the neighborhood vibrant and potentially increase the odds of gaining another restaurant or store near the intersection of Woodland and Calvary.

I appreciate that the developer has mapped out positioning of the condo buildings that will require very few trees to be removed and will allow a feeling of privacy for neighboring houses and the condos. I am not concerned about additional traffic because I think it will be negligible, plus it will be positioned on a bus line. In other neighborhoods, people have expressed fears of unmanageable traffic with housing developments &/or restaurants but these fears have proven unfounded in nearly every situation. Condos will add significantly less traffic than a retail store or restaurant.

Thanks to the Duluth Planning Commission for continued support of smart, reasonable, and responsible developments that keep our city vibrant and livable.

Christopher Thorson
240 W. Faribault St.
Duluth, MN 55803



FW: proposed Woodland condos

Sent: Monday, March 24, 2025 1:14 PM
To: planning <planning@DuluthMN.gov>
Subject: proposed Woodland condos

I would like to share concerns about the proposed condos along Woodland Avenue in the Woodland neighborhood of Duluth. This development could impact the character of the neighborhood, traffic flow and congestion, and environmental health. A transparent and full assessment, including opportunity for robust public input, are needed before any plans move forward.

Often the public, especially neighborhood residents, are not properly informed about planning processes and input provided is not fully addressed. As a long-term resident of the neighborhood, I would like to remain informed on any processes that proceed. Thank you.

Darren Vogt
325 E. Chisholm Street
Duluth, MN 55803
[REDACTED]



Table zoning ammendment for 2732 Woodland Ave

From Pasha Kahn <[REDACTED]>
Date Thu 3/27/2025 2:28 PM
To planning <planning@DuluthMN.gov>; Jason Mozol <jmozol@DuluthMN.gov>
Cc Wendy Durrwachter <wdurrwachter@DuluthMN.gov>

Zoning and Planning,

As a Woodland resident next to the proposed project at 2732 Woodland Ave, I would like to request that you table the zoning proposal at this time. Here are my reasons:

- a) The developer, Titanium, has done the absolute bare minimum to reach this stage. Their first notice of a community meeting was set for a date that had already happened. They followed up with a note that clarified a new date, but did not fully resolve time and location. This created confusion and whether accidental or intentional, does not suggest that the developer was dealing with the community in a straightforward manner.
- b) The community meeting was scheduled for one hour midday on a Monday. For people with regular working hours such as myself, it was impossible to attend. This seems likely done intentionally to suppress the turnout.
- c) a follow up mailer from Titanium arrived much, much later. It can be described as a low information document.
- d) Titanium has suggested that if they do not receive the zoning for this project, their backup plans would involve razing the surrounding forest. For a community that is composed of many young children and their families who enjoy the forested areas, this can be considered akin to a form of emotional blackmail. It does not suggest any kind of good faith engagement from the developer.

Considering the size and scope of the project, and Titanium's apparent lack of good faith in communicating with residents, I'd request that the Zoning and Planning Commision table the issue and request that Titanium call an additional community meeting to answer questions in person before proceeding to this stage. By moving forward with the amendment, the Commision is giving a green light to both this developer and others that the rules for community engagement can be avoided by scheduling a meeting at difficult to attend times, and obfuscating the time, place, and location, and by sharing minimal information. This sets a dangerous precedent in the city of Duluth that the guidelines can be manipulated. Thank you for your consideration of the issue.

-Ove Kahn



FW: Rezoning Request for Proposed Luxury Condo Development in Woodland

From planning <planning@DuluthMN.gov>
Date Wed 3/26/2025 3:54 PM
To Jason Mozol <jmozol@DuluthMN.gov>

1 attachment (71 KB)
planning letter woodland.pdf;

Public comment

From: Jennie Lindberg [REDACTED]
Sent: Wednesday, March 26, 2025 3:07 PM
To: planning <planning@DuluthMN.gov>
Cc: Council <Council@duluthmn.gov>
Subject: Rezoning Request for Proposed Luxury Condo Development in Woodland

Jennie Lindberg
1207 Minneapolis Ave.
Duluth, MN 55803

Duluth Planning Commission
411 W. 1st St STE 402
Duluth, MN 55802

Re: Rezoning Request for Proposed Luxury Condo Development in Woodland

Planning Commission,

After prolonged reflection, I feel strongly that the proposed luxury condo project across from Hartley Nature Center does not belong there.

This project does not merit an exemption to the existing zoning in place for the site.

I would feel differently if the proposal was for affordable housing that blends in with the existing neighborhood, but it is not.

Three-story tall buildings of \$500,000 apiece condos are inappropriate for the site and for the neighborhood. The current zoning reflects that. Single-family homes, or even duplexes or triplexes, would be more appropriate.

The recent history of planned luxury real estate development in town is one of developers playing fast and loose with permits and zoning -- the bankrupt rectangles on London Road were built taller than they were allowed to be, the Beacon Point condos were, again, built taller than they were supposed to be. The Lincoln Park Flats housing-to-boutique hotel mess. We continue to witness repeated instances of developers asking for forgiveness rather than permission.

The [change.org](#) petition on this issue with more than 1,000 signatures makes it clear that a very large portion of the residents in the neighborhood agree that this proposal is not a project that belongs in our neighborhood.

I grew up about four blocks from where I live now in Woodland. I've gone from West Faribault to East Faribault.

In between, I lived in the Chesapeake Bay area of Virginia, greater Boston, coastal California, and suburban Seattle. My ex-husband was on active duty with the military.

I am very, very familiar with the sort of soul-sucking, planned development being proposed for the site. It came for Seattle twenty-plus years ago, it came for the Twin Cities metro before that.

I was so happy to move back home to Duluth a few years ago, where the town still had some character.

This proposed development feels like the gross sameness trends that I've already seen play out across the country coming for our own neighborhood. It's a shame. It's also at least ten years behind the times.

Other parts of the country have already found out that this is not how to build a strong, vibrant community.

It's a cash grab. It's not thoughtful. It's not deliberate. It's an attempt to make Duluth into a boring, cookie-cutter Eden Prairie lite.

I am all for building more housing in town. Do not mistake me for a NIMBY. The housing should be affordable. It should make sense. It should make an attempt to fit in with existing neighborhoods.

It is disingenuous to suggest that expensive luxury condos are a valid way to ease the housing shortage. The median income in Duluth does not reflect a need for this type of housing. The population needs affordable housing.

I love the new skinny house plans for small infill lots. I love the idea of getting thoughtful housing into existing neighborhoods.

Boston, and New England in general, is exemplary about getting the most use possible out of existing footprints. As an area, they love architecturally interesting second-story garage apartments and building on to century-old houses in historically appropriate ways. It's a great example to take in. It's also a part of the country that puts a premium on parks and public space – the Trustees of Reservations does amazing work to that end.

Preserving quality of life for an entire community is what makes towns strong for generations.

But all that takes thought and work and a desire to preserve communities.

Plopping luxury condos in is the laziest possible solution.

The graphic being circulated with this proposal has a line drawn to connect Allendale to the condos and then to Woodland Avenue.

It has been reported that the developers are not requesting public money, but I have a difficult time believing that will remain true if they plan to connect Allendale.

That piece of land is currently basically a creek. It is not easily accessible terrain. All that drainage connects to Tischer Creek. I don't understand how they plan to connect that public road without public money, and without major work to divert the water or build a bridge.

I have two school-age children. The school bus stops for the bulk of the neighborhood are located on Allendale.

Ever since the Woodland road construction diverted drivers onto Allendale regularly, motorists have been treating it like a 45 mph road instead of a 30 mph road. For safety, particularly the safety of children, we do not need more traffic on Allendale.

My younger daughter attends Hartley Nature Preschool. I value the park, as does my whole family, and it would be a tremendous loss to the public to overshadow the park with the hustle and bustle of aspirational housing. It's already been said how much we do not need more traffic on the S curve of Woodland Avenue.

Selfishly, we walk our dog on Allendale, with little kids in tow, and I don't think Allendale can handle the extra traffic.

This luxury condo proposal is not right for the neighborhood. It's a cash grab by the developers.

Thank you,

Jennie Lindberg



Outlook

FW: Thursday special planning mtg.

From planning <planning@DuluthMN.gov>
Date Thu 3/27/2025 3:11 PM
To Jason Mozol <jmozol@DuluthMN.gov>

Public comment

From: kathleen peippo [REDACTED]
Sent: Thursday, March 27, 2025 3:09 PM
To: planning <planning@DuluthMN.gov>
Subject: Thursday special planning mtg.

Please find a way to bring affordable housing to neighborhoods such as Woodland. Moderate and low income people also deserve living in healthy safe places. Thank you.



FW: Additional Comments from Woodland Resident

From planning <planning@DuluthMN.gov>
Date Thu 3/27/2025 12:29 PM
To Jason Mozol <jmozol@DuluthMN.gov>

Public comments

-----Original Message-----

From: Jerry Solon [REDACTED]
Sent: Thursday, March 27, 2025 12:24 PM
To: planning <planning@DuluthMN.gov>; Council <Council@duluthmn.gov>
Subject: Additional Comments from Woodland Resident

Greetings council & planning,

As the petition starter I have received this series of comments from a resident of Woodland that I'm sharing with you below.

Thank you for your time & best regards,
Jerry Solon

Hello Jerry,

I moved from West Duluth to Woodland 45 years ago when I was married in 1980. I love Woodland. I have signed this petition and have shared it. Thank you for starting this petition. I am appalled at the notion that this is even being considered as a great place to build 60 Luxury Condominiums! Exactly how will these condominiums help our city's housing needs? Not!

Among all of the many many reasons why this development is SO WRONG, I haven't heard much about light pollution, which impacts migratory birds and also wildlife.

45 years ago I could stand in my backyard and see the northern lights and meteorites and so many stars. Not anymore.

You grew up in this neighborhood and I'm sure that you were privy to the gorgeous night skies we used to enjoy.

I'm so disappointed that once again, the residents seem to be disregarded. Enough is enough.

I live on Redwing Street across the street from the old Cobb School. So happy that this school has been saved.

Thank you again!

Regards,
Robin Mainella

Hello Jerry,

Thank you for your reply and kind words.

I'm hoping to attend.

Im not sure about speaking but we'll see. The most important thing to accomplish is to completely

eliminate any possibility of that land being re-zoned to accommodate such a ridiculous development. I looked up the property owner and developer Titanium Partners LLC. They are from Duluth and one would hope they would know better. But money talks. Shame on them.

I fought like hell for five years to make sure that the Catholic Diocese didn't flatten St. Peter's Italian Church in Duluth's Little Italy. LONG STORY. That fight took a huge toll on my health but it was worth it. I'd do it all again in a heartbeat. Today, the stone church is home to the Great Lakes Academy of Fine Art, AND is forever protected because it was designated as a Local Historic Landmark. That's better than National Register.

Unfortunately I was unable to do anything to protect and save the beautiful Grotto of Our Lady of Lourdes that still stands on the property that was once St. Peter's Catholic School. It has enormous history that very few are even aware of despite the fact that it played a significant part in the story of Italian American boys who served in WWII, seven of whom lost their lives. It was a monument to them. It's actually a beautiful story and in my opinion that Grotto is still a Sacred Place. Unfortunately the building and property is currently for sale. I'm currently losing sleep over the fate of that property. All of my documents regarding the Grotto reside at Duluth's Veterans Memorial Hall, saved for posterity. I'm very pleased about that.
We must all choose our battles.

Thank you for alerting the public to this ill conceived notion to change the landscape of our beloved Woodland.

This is one of those battles.

Regards,
Robin

Hello Jerry,

I was just talking to my neighbor and she mentioned something that I hadn't thought of. Her husband actually thought of it. Our #11 Firehouse only has two guys there which is not enough. How will 60 condominiums affect this situation?

The whole thing is just very disturbing.

I'll think about what you said.

~ Robin



FW: Woodland Condos Petition Totals & Comments

From planning <planning@DuluthMN.gov>
Date Thu 3/27/2025 12:12 PM
To Jason Mozol <jmozol@DuluthMN.gov>

📎 1 attachment (48 KB)
petition_comments_jobs_490449017_20250327030545.pdf;

Public comment + attachment

From: Jerry Solon [REDACTED]
Sent: Thursday, March 27, 2025 11:57 AM
To: planning <planning@DuluthMN.gov>; Council <Council@duluthmn.gov>
Subject: Woodland Condos Petition Totals & Comments

Dear Planning commission,

Thank you for all you do. Please vote to oppose the rezoning of the lot 2732 Woodland.

Attached are documents showing a petition of almost 1200 signees plus 20 comments explaining our reasons for opposition.

Best,
Jerry Solon



[Sign the Petition](#)
[change.org](#)



Outlook

FW: 2732 Woodland Ave. Proposed Rezoning

From planning <planning@DuluthMN.gov>
Date Thu 3/27/2025 2:33 PM
To Jason Mozol <jmozol@DuluthMN.gov>

Public comment

From: heather trieschmann [REDACTED]
Sent: Thursday, March 27, 2025 2:33 PM
To: planning <planning@DuluthMN.gov>
Subject: 2732 Woodland Ave. Proposed Rezoning

Dear Planning Commission,

We are writing in regards to the proposed rezoning of this area. We are opposed to the size and scope of this project. We are open to it but on a much smaller scale. But this project appears to be about cramming as many units in a small area as possible.

The density of this proposed project is problematic. The potential of 60 units jammed into 5.14 usable acres seems extreme. Yes we need housing but this appears to be over the top for the amount of land there is to work with. There are also conflicting reports from the commission and the architect. One saying 8 units per acre the other saying 14 per acre, which is it? Either way it is quite dense for the space. How big are these units? We did not see any renderings of the proposed units in the agenda.

We are concerned about the environmental impact. It sounds like blasting will be involved, how will that affect the residents, nature and the water shed. Even with the work just done in Hartley to protect Tischer creek how will all this increased "waste" not impact it? How will the height of the units affect the overall quality of the community/environment?

The traffic there appears to be one entrance and exit. Woodland Ave has gone through extensive construction recently. It does not appear that this project was in mind when it was designed. It went from two lanes to one lane and a bike path. That entrance/exit will be dangerous. Traffic is already congested, on quite a curve and the turn for Hartley is less than a block away from the property entrance. Crossing the road and taking a bus will be even more dangerous than it is now. In the winter when it is slick this will become even more hazardous. If/When it does who will be responsible for fixing that? The city or the developer?

Are these condos going to really be for people who live and work here? Will they be short/long term rentals? Is it Titanium Partners (heard that on the news) or Force 1 LLC who is developing this project. This project does not appear to be as transparent as it could be. Before proceeding with it there are many other questions to be answered for the environment and the community.

Sincerely,
Heather and Cindy Trieschmann
Area Residents

Dear Planning and Development

Our family has lived in Woodland since 1975. Our first home was on East Mankato. In 1986 we moved to East Anoka St. to have a home that would accommodate our growing family. Because we loved the Woodland area, we decided we did not want to move out of Woodland. As we have aged, we knew we would need to consider modifying our current home or move. After much consideration and discernment, we decided to remain on East Anoka and make a few modifications so we could continue to age in place in the neighborhood we love.

A few months ago, we learned about the proposed rezoning of the section of Woodland next to the Woodland Community Center/Fryberger Hockey Arena and across from the Hartley Nature Center. We are extremely concerned about this proposed development for a multitude of reasons related to public safety, neighborhood integrity and environmental issues.

Safety concerns

+ Woodland Ave. is the main entry/exit for residents in Woodland and beyond. Last summer it had an extensive repair/remodel which reduced the size from a two-lane road in each direction to a one lane road. As we understand the proposed plan, there will only be one entry/exit driveway/? road in and out of the proposed development. It appears this is planned to connect with Woodland slightly above a particularly hazardous curve in the road. We estimate the new development will add 60 to 120 additional vehicles to the area which will all be entering or exiting onto Woodland. We don't know if there will be children/families in these Condos but if so, we are concerned about safety of children utilizing school buses and also about other residents that may choose to use city buses.

+ Who will be responsible for snow removal on the new entry road, the sidewalk below the complex and the bus boarding areas. Will there be a crossing signal allowing people to cross Woodland at the site? The sidewalk below the proposed area is not always plowed adequately so pedestrians often walk in the street which is very dangerous. Only having one entry/exit road could pose problems. Woodland often gets a huge amount of snow. People who live in Woodland have learned which alternate roads to take when driving is hazardous. For example, our home has at least three alternate streets we can take to get to our home if the weather is bad. The new complex would be compromised if they only have one entry/exit road.

+ Fire/Emergency responders - Is the city Fire Department prepared and is staffing adequate to provide services to the increased population and the three-story buildings?

Environmental concerns

+ Increase in rainwater runoff due to increased asphalt/concrete/buildings. Instead of being absorbed by vegetation, rainwater will cascade down the hill into the roadway eroding the hillside along the way and leaving massive debris on the sidewalk and road. It's hard to imagine that parking for this project can be developed without cutting an extensive number of trees, taking the wood out of Woodland.

+ Noise pollution during construction and from the increased number of residents/cars in a congested complex. We imagine there will need to be some blasting during construction as the hill is a rocky outcropping. As proposed this project is going to spread out over several years extending the amount of time alternate routes will be needed. When the Woodland repair was done last summer it created dangerous situations for the streets used as detours. Increased traffic and persistent speeding by drivers endangered the neighborhoods children.

+ Increase in CO exhaust from cars. Increased congestion, particularly during commute times.

+ Light pollution. This complex will be built on the top of a ridge across from Hartley Park. This part of Woodland has been appreciated as an area where people can enjoy the dark sky attributes and nighttime wildlife. Not only will the new complex add a substantial amount of extra light but because it is on a hill it will act as a beacon.

+ Loss of habitat for deer, geese/migrating birds, raccoons, fox, bats, turtles, bears, butterflies etc. The added noise, light and air pollution from the 60+ congested units will negatively impact our wildlife. We are concerned that it could have a disrupting effect on migration routes.

+ Is this project subject to an environmental impact statement? If so, has one been done?

Neighborhood Integrity

+ Who is responsible for the costs of bringing water, gas, sewer, electricity to the new complex? Will there be assessments made to Woodland residents?

+ Loss of green space and historic land. We have watched as the Woodland neighborhood slowly had slices of green spaces, developed and removed from public use. Woodland residents are proud of our neighborhood and particularly our green spaces. Much of them were gifted to the people of Duluth by G.G. Hartley to be used for public recreation and the common good in perpetuity. We are the guardians of these precious spaces. We have a duty to honor Mr. Hartley's incredible gift by preserving the integrity and the unique characteristics of the neighborhood. Woodland has the look and feel of a small town, yet it is just minutes away from vital small businesses and services (Fire Station, grocery, hardware, restaurants, churches, gas station, bank, laundromat, hair salon and even a golf course).

+ As we have seen in other areas of Duluth, too frequently projects like this one, promise to bring in much needed housing options to a neighborhood. We understand like many cities, Duluth is in need of additional housing. A major problem, however, is that what is being built tends to be housing for the wealthy, not low or middle- income people. Middle income people cannot afford a \$600,00 or higher home.

Another problem is the purchase of available housing by out of city or out of state people who snatch up desirable housing units but often do not actually live here as a Duluth resident. They use these homes as 2nd or 3rd homes and often operate them as rental, Air B and B or similarly operated enterprises. This type of behavior does not add to a neighborhood as the owners do not really want to be long-term or permanent residents.

Summary

+ Woodland was built to be a neighborhood of overwhelmingly single- family houses. When the 1918 Fire hit the area many Woodland people were killed and homes destroyed. During the fires, neighbors helped other neighbors escape to safety. Some people stayed behind, tying themselves to their chimney so they could continue to spray water on their and their neighbors' homes to save them. After the fires, the people of Woodland courageously remained and rebuilt their single- family homes. To our knowledge we have only one or two apartment style complexes in Woodland to this day. We are concerned that the zoning change for this one project, from residential single to residential planned will open the door for many more such endeavors. We strongly object as this will destroy the peaceful character of Woodland. We ask that it be allowed to remain a neighborhood of primarily single- family homes - not a compound of gigantic monolithic buildings.

Sincerely,

Ramona and Gary Kruchowski

109 E. Anoka St.

Duluth



FW: Woodland housing development

Woodland rezoning public comment

Subject: Woodland housing development

I live a few blocks from the proposed housing development across from Hartley park. Should this pass, please ask the developer create a public space within the property, where neighbors can still enjoy a view of Lake Superior and connect with nature and each other. Currently, the area is home to owls, deer and bear. I will cherish the memory of this, should they be displaced, and hope for a connection with any potential new neighbors.

Please also keep in mind the impact of increased traffic on quality of life. The Woodland Ave. traffic was re-routed onto my street during reconstruction, degrading air quality and pedestrian safety and elevating noise and light pollution.

Thank you for considering my point of view. Kathleen Peippo



FW: Woodland condo concerns

Woodland rezoning public comment

Sent: Friday, April 18, 2025 5:25 PM

Subject: Woodland condo concerns

Hello again. I continue to have concerns about the Woodland development planned for my neighborhood. In addition to the footprint of the buildings themselves, trees will be impacted by utilities: water, sewage, gas lines, electric lines and fiber optics. Even if trees are not cut down, root systems can be harmed by how the work is done, ultimately killing or weaken the trees left in the area. Thank you for considering my concerns. Kathleen Peippo