



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PLCUP-2503-0001	Contact	Chris Lee, clee@duluthmn.gov	
Type	Concurrent Use Permit	Planning Commission Date	May 13, 2025	
Deadline for Action	Application Date	March 13, 2025	60 Days	May 12, 2025
	Date Extension Letter Mailed	March 14, 2025	120 Days	July 11, 2025
Location of Subject		Alley adjacent to 333 E Superior St		
Applicant	Lakeview Properties LLC	Contact	Gregg Johnson	
Agent	LHB	Contact		
Legal Description		PIN: 010-3830-00200		
Site Visit Date		April 2, 2025	Sign Notice Date	April 16, 2025
Neighbor Letter Date		N/A	Number of Letters Sent	N/A

Proposal: The applicant is seeking a concurrent use permit to construct a private skywalk above the First Street Alley adjacent to the Lakeview building currently under construction.

Recommended Action: Staff recommends that Planning Commission recommend approval to the City Council.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	F-8	Mixed Use Building	Central Business Primary
North	MU-I	Hospital	Institutional
South	F-8	Mixed Use	Central Business Primary
East	F-8	Undeveloped, Interstate	Central Business Primary
West	MU-I	Parking Ramp	Institutional

Summary of Code Requirements:

UDC Section 50-37.7.C. The planning commission shall review the application, and council shall approve the application or approve it with modifications, if it determines that:

1. The proposed concurrent use will not harm or inconvenience the health, safety and general welfare of the city;
2. Any proposed skywalk will significantly improve the circulation of pedestrians in the city without exposure to weather conditions;
3. No portion of a public easement proposed for use is being physically used or occupied by the public.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #7: Create and Maintain Connectivity: This project supports a connection to a high density residential development to existing city facilities.

Future Land Use – Central Business Primary: Encompasses a broad range of uses and intensities: governmental campus, significant retail, entertainment and lodging, opportunities for high - density housing, central plaza, public/ open space, public parking facilities.

History: The property is currently under construction and will be 15 story multi-use structure consisting primarily of residential units.

Review and Discussion Items:

Staff finds that:

- 1) The applicant is seeking a concurrent use permit to construct a private skywalk connection above the First Street Alley.
- 2) The proposed skywalk will be approximately 27' above the alley road surface. No structural parts of the skywalk will be at or below grade for the alley.
- 3) The proposed skybridge connection will have 70% transparency and be constructed with spandrel glass on the exterior surfaces.
- 4) The applicant is proposing to use 300 square feet of the First Street Alley right of way, as described in the attached legal description.
- 5) The area proposed for the concurrent use permit will not take away from the public's ability to use the public right-of-way, nor will it harm or inconvenience the health, safety and general welfare of the city.
- 6) Concurrent use permits are approved by the City Council via an ordinance. Unlike street right-of-way vacations, concurrent use permits are not recorded at with St. Louis County as they are voidable agreements between the City and property owners.
- 7) The City of Duluth requires concurrent use permits to include liability insurance to indemnify the City against all occurrences in the right-of-way. Other protections for the city and the public may be included in any ordinance approving a concurrent use permit adopted by the City Council.
- 8) Staff have coordinated with City Engineering in the review of the application. City engineering has indicated that they have no concerns with this proposal. No other comments were received from the public or other government agencies at the time this staff report was written.
- 9) Per UDC Sec. 50-37.1.N, approved concurrent use permits lapse if the project or activity authorized by the permit has not begun within one year.

Staff Recommendation

Based on the above findings, Staff recommends that Planning Commission approve the concurrent use permit with the following conditions:

- 1) Applicant construct and maintain the project as identified in the attached exhibits.
- 2) Applicant provide annual proof of liability insurance to indemnify the City against any occurrences in the right of way that are due to items covered under this permit.
- 3) Applicant will remove the obstructions at the applicant's expense if directed to by the City with appropriate notice.
- 4) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.



PLCUP-2503-0001
Concurrent Use Permit
333 E Superior St

Legend

 Zoning Boundaries

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 photography flown 2019



Prepared by: City of Duluth Planning & Economic Development, March 11, 2025. Source: City of Duluth

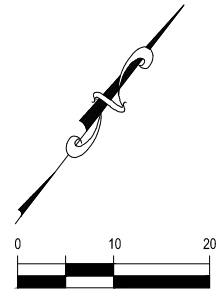
EXHIBIT CONCURRENT USE

SKYWALK

part of FIRST STREET ALLEY
PORTLAND DIVISION OF DULUTH

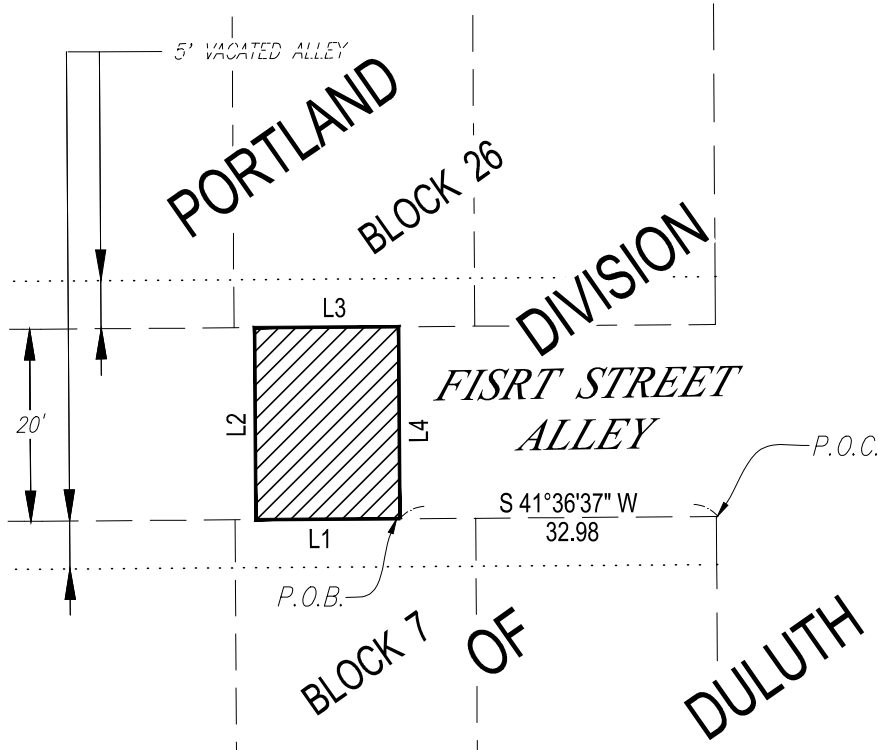
LEGEND

 = CONCURRENT USE AREA



APPROVED BY:

CITY ENGINEER



FOURTH AVENUE EAST

BLOCK 25

BLOCK 8

DESCRIPTION

THAT PART OF THE 20 FOOT WIDE FIRST STREET ALLEY BETWEEN ELEVATIONS 691.50 AND 709.00 (NORTH AMERICAN DATUM OF 1988 (NAVD 88) COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF BLOCK 7, PORTLAND DIVISION OF DULUTH, CITY OF DULUTH, ST. LOUIS COUNTY, MINNESOTA AND THE SOUTHEASTERLY LINE OF FIRST STREET ALLEY; THENCE SOUTH 41 DEGREES 36 MINUTES 37 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE OF FIRST STREET ALLEY, A DISTANCE OF 32.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 41 DEGREES 36 MINUTES 37 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE OF SAID FIRST STREET ALLEY, A DISTANCE OF 15.00 FEET; THENCE NORTH 48 DEGREES 23 MINUTES 04 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE NORTHWESTERLY LINE OF SAID FIRST STREET ALLEY; THENCE NORTH 41 DEGREES 36 MINUTES 37 SECONDS EAST ALONG SAID NORTHWESTERLY LINE OF SAID FIRST STREET ALLEY, A DISTANCE OF 15.00 FEET; THENCE SOUTH 48 DEGREES 23 MINUTES 04 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 41°36'37" W	15.00
L2	N 48°23'23" W	20.00
L3	N 41°36'37" E	15.00
L4	S 48°23'23" E	20.00

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: Paul A. Vogel

License # 44075

Signature: 

Date: 03/10/2025

DATE PREPARED: 03/10/25

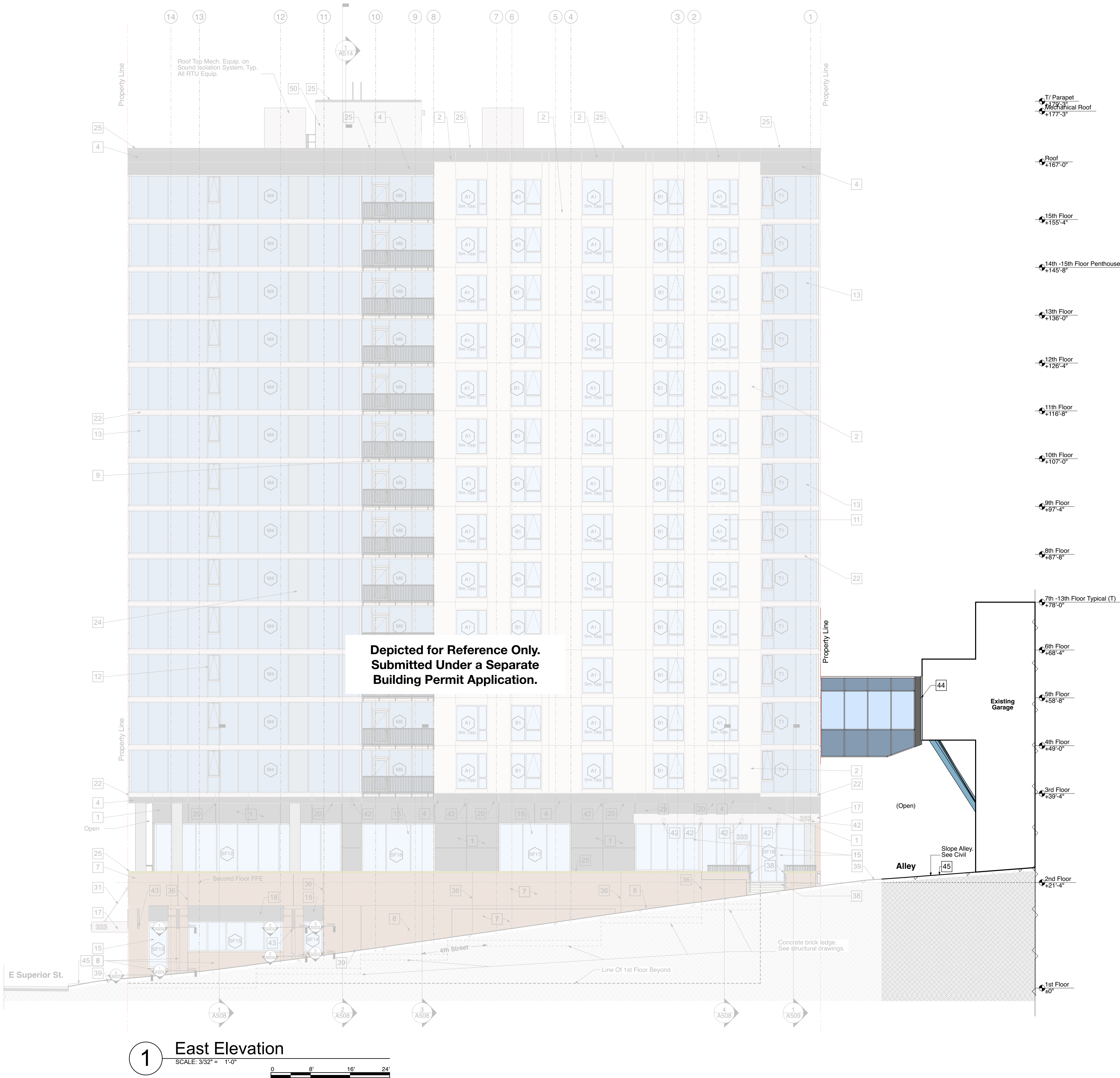
PROJ NO: 220747

FILE: 220747 Skywa

SHEET 1 of 1 SHEETS



21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446



- EIFS Stucco Exterior Wall. Color A. Color by architect
- Light-Colored, Pre-Manufactured Precast Conc. Panel w/ Panel Joints Sealed & Weeped, Typ. (IES Panel w/ Factory Installed Windows)
- Dark-Colored, Pre-Manufactured Precast Conc. Panel w/ Panel Joints Sealed & Weeped, Typ. (IES Panel w/ Factory Installed Windows)
- EIFS Stucco Exterior Wall. Color B. Color by architect
- Masonry Face Brick Veneer cladding. Color, finish and size specified by architect
- Painted Concrete. Modac. Color specified by architect.
- Masonry Face Norman Brick Veneer cladding, Brick Color 1. Color, finish and size specified by architect.
- Masonry Face Norman Brick Veneer cladding, Brick Color 2. Color, finish and size specified by architect.
- Balcony Slab. Traffic Coating on Edge & Top. Paint underside with Modac. Color specified by architect.
- Not Used
- Pre-finished Alum. Punched Window System, Factory Installed into Pre-Manufactured Wall Panel, Typ.
- Operable Window, Typ.
- Pre-finished Aluminum tinted glass Window Wall System w/ Thermally Broken Aluminum outswing balcony door where indicated - Color by Architect, Typ.
- Pre-finished Alum. Retail exhaust louver. Architectural grade louver. Color to match storefront window system or adjacent wall. Verify with Architect.
- Thermally Broken Pre-finished Alum. Storefront System w/ Thermally Broken aluminum Door where indicated - Color by Architect, Typ. Vision Glass.
- Thermally Broken Pre-finished Alum. Storefront System w/ Thermally Broken aluminum Door where indicated - Color by Architect, Typ. Laminated/Frosted Glass.
- Thermally Broken Alum. storefront frame, Color to match adjacent storefront frame.
- Projecting Pre-finished Alum. Clad Canopy-Color by Architect w/ Recessed Lighting, Typ.
- Signage Band on Pre-finished Metal Panel, Typ. @ Storefront Entry. Provide signage power immediately behind panel for future installation. Color to match storefront window system.
- Building Signage @ Main Entrance. Signage hung from canopy.
- EIFS Stucco vented Soffit Panel, Typ. Color to match adjacent stucco.
- Metal, Overhead Roll Up Door
- Insulated Slab Edge Cover w/ W/P Slab Edge, Color to Match Window Wall System, Typ.
- Insulated Metal Spandrel Panel @ Skyway
- Insulated Spandrel Glass Panel, Typ. See detail. Fritt to be located on 4th glass surface.
- Pre-finished Alum. Coping, Typ. Color by architect.
- Pre-finished Alum. Open picket Railing, Typ. Metal color to match adjacent window wall.
- Continuous coping/ flashing detail with expansion joint @ connection to existing building.
- Not Used
- Commercial Space Signage, Typ. Provide power to sign. Coordinate with signage contractor.
- Masonry Control Joint Per Mfr. Specs. Max. Distance 30' Between Control Joints.
- Stainless steel rod, Typ. Provide galvanized and painted knife plate w/ embed w/ clevis at masonry wall.
- Bollards
- Gas Meters - See Plumbing Dwg.
- Service Connection Cabinets
- Generator Screen Wall
- Masonry control joint.
- Clear Graffiti Coating @ 1st & 2nd Floor
- Concrete Steps and ramp w/ stainless steel handrails as indicated @ East Commercial Entrance. Coordinate ramp with civil engineering plans to ensure ADA compliance.
- Sidewalk - See Civil
- Line of Existing Building
- Concrete- Poured in place. Painted MODAC finish. Color by architect.
- Recessed LED exterior grade can light.
- Exterior wall mounted light fixture
- Expansion Joint System Where Ends of Skyway Meet Tower & Existing Garage
- Slope at Street / Sidewalk / Alley
- 7'-0" Tall Metal Fence w/ Screening & Egress Gate w/ Panic Bar Hardware, Key Fob Access Control, and Req. Exit Signage. Provide Power
- Wall Mounted Security Lighting
- Architectural Louvers, Color and Finish by Architect
- EIFS Stucco Exterior Wall. Color D. Color by Architect. Provide power each bay for future tenant signage.
- EIFS Stucco Exterior Wall. Color C. Color by architect.
- Paint exposed concrete black.
- Synthetic Cementitious Panel
- Metal Chain Link Fence
- 8-Rib Smooth Architectural CMU Block
- Raincap at Door Head Frame. Color /Finish to be approved by Architect at each location.

640 N LaSalle Suite 400 Chicago Illinois 60654 312 337 3344 Architecture Urban Planning

Pappageorge Haymes Partners www.pappageorgehaymes.com

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I hereby certify that these plans were prepared under my direct supervision and I am a duly Licensed Architect under the laws of the state of Minnesota.

Name: Jeffrey Allen Renterghem License No.: 59865

The Lakeview 333 E Superior St Duluth, MN 55802

The Lakeview Properties LLC Owner

date	description
5/6/2022	Issue for Consultant Coordination
5/27/2022	Issue for GMP
8/22/2023	DD VE Progress Set
11/07/2023	Issue for Foundation Permit
12/22/2023	Issue for Bldg Permit
02/15/2024	Issue for Building Permit
05/24/2024	Issue for Revised Full Building Permit
06/07/2024	Issue for Foundation Permit - Revised
07/11/2024	Issue for Revisions Post Full Bldg Permit
07/29/2024	Issue Permit Comments
08/07/2024	Issue for Construction
08/20/2024	Pedestrian Bridge Permit
10/31/2024	Issue for Revisions Post Full Bldg Permit
01/27/2025	Skybridge Permit

orientation

project number 182576

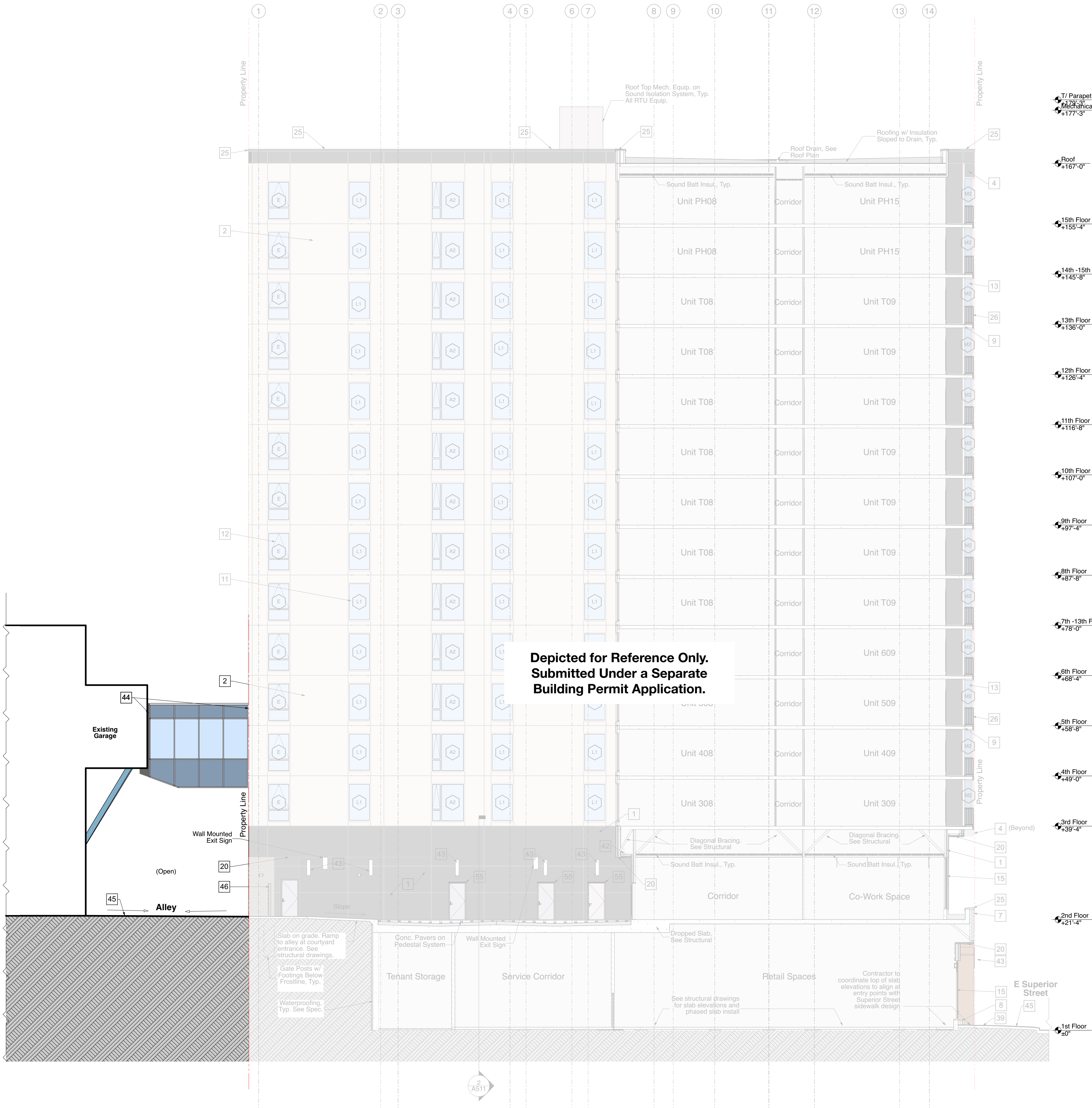
scale As Noted

date 1/27/25

sheet title East Elevation

sheet number

A403



1 West Elevation-Courtyard
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

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Architecture
Urban Planning

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orientation	
project number	182576
scale	As Noted
date	1/27/25
sheet title	West Elevation- Courtyard
sheet number	