

**From:** [Katherine Gerzina](#)  
**To:** [Jason Mozol](#); [Jenn Moses](#); [David Bolf](#); [Brian Forcier](#); [Pete Pavlovich](#)  
**Cc:** [John Gerzina](#); [John Erickson](#); [Ben VanTassel](#)  
**Subject:** RE: Woodland Ave R-P Rezoning  
**Date:** Wednesday, February 26, 2025 12:55:02 PM

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Hi Jason,

We do not have any additional comments as a follow up from the community meeting. What was noted as our meeting minutes from the community meetings were just that.

Thank you,  
Kat

**Katherine Gerzina** AIA, NCARB, FITWEL AMBASSADOR, LFA  
Senior Architect / Associate  
**DSGW Architecture**

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**From:** Jason Mozol <jmozol@DuluthMN.gov>  
**Sent:** Tuesday, February 25, 2025 10:37 AM  
**To:** Katherine Gerzina <KGerzina@dsgw.com>; Jenn Moses <jmoses@DuluthMN.gov>; David Bolf <david@nce-[duluth.com](https://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>  
**Subject:** Re: Woodland Ave R-P Rezoning

Thanks Kat, one other item. Could you provide the comments that were received at the community meeting? There was a list of discussion topics submitted with the application, if there is any further notes, that would be helpful.

That being said, the application is deemed complete and will be placed on the April Planning Commission agenda. Attached is an applicant letter identifying some of the next steps of the process. Please update the sign notice on the property to identify the April 8th meeting date.

Let me know if there are questions!

**Jason Mozol** | Planner II | **City of Duluth** | 411 West First Street, City Hall Rm 160, Duluth, MN 55802 | 218-730-5331 | [jmozol@duluthmn.gov](mailto:jmozol@duluthmn.gov)

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**From:** Katherine Gerzina <[KGerzina@dsgw.com](mailto:KGerzina@dsgw.com)>

**Sent:** Monday, February 24, 2025 11:48 AM

**To:** Jenn Moses <[jmoses@DuluthMN.gov](mailto:jmoses@DuluthMN.gov)>; Jason Mozol <[jmozol@DuluthMN.gov](mailto:jmozol@DuluthMN.gov)>; David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; Brian Forcier <[bforcier@titaniumpartners.com](mailto:bforcier@titaniumpartners.com)>; Pete Pavlovich <[pete@t2co.com](mailto:pete@t2co.com)>

**Cc:** John Gerzina <[JGerzina@dsgw.com](mailto:JGerzina@dsgw.com)>; John Erickson <[JErickson@dsgw.com](mailto:JErickson@dsgw.com)>; Ben VanTassel <[bvantassel@DuluthMN.gov](mailto:bvantassel@DuluthMN.gov)>

**Subject:** RE: Woodland Ave R-P Rezoning

Hi Jason and Jenn,

Please see attached for revised documents, per your additional comments below, for the Woodland Ave project. Let us know if you have any questions or need further clarification on anything.

Thank you,

Kat

**Katherine Gerzina** aia, ncarb, fitwel ambassador, lfa

Senior Architect / Associate

**DSGW Architecture**

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**From:** Jenn Moses <[jmoses@DuluthMN.gov](mailto:jmoses@DuluthMN.gov)>  
**Sent:** Wednesday, February 19, 2025 12:04 PM  
**To:** Katherine Gerzina <[KGerzina@dsgw.com](mailto:KGerzina@dsgw.com)>; Jason Mozol <[jmozol@DuluthMN.gov](mailto:jmozol@DuluthMN.gov)>; David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; [DGREEN@TITANIUMPARTNERS.COM](mailto:DGREEN@TITANIUMPARTNERS.COM)  
**Cc:** John Gerzina <[JGerzina@dsgw.com](mailto:JGerzina@dsgw.com)>; John Erickson <[JErickson@dsgw.com](mailto:JErickson@dsgw.com)>; Ben VanTassel <[bvantassel@DuluthMN.gov](mailto:bvantassel@DuluthMN.gov)>  
**Subject:** RE: Woodland Ave R-P Rezoning

When we get the materials, we will work to put on the next available planning commission agenda. Officially, the deadline for the April commission is March 4, but we can work with you on deadlines to be flexible with that if needed.

Go ahead and send additional materials to Jason Mozol and he will attach to your application.

Jenn

**Jenn Reed Moses, AICP** | Manager | **Planning and Development Division** | City of Duluth |  
411 W 1<sup>st</sup> Street Room 160, Duluth, MN 55802 | 218-730-5328 | [jmoses@duluthmn.gov](mailto:jmoses@duluthmn.gov) |  
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**From:** Katherine Gerzina <[KGerzina@dsgw.com](mailto:KGerzina@dsgw.com)>  
**Sent:** Wednesday, February 19, 2025 12:02 PM  
**To:** Jenn Moses <[jmoses@DuluthMN.gov](mailto:jmoses@DuluthMN.gov)>; Jason Mozol <[jmozol@DuluthMN.gov](mailto:jmozol@DuluthMN.gov)>; David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; [DGREEN@TITANIUMPARTNERS.COM](mailto:DGREEN@TITANIUMPARTNERS.COM)  
**Cc:** John Gerzina <[JGerzina@dsgw.com](mailto:JGerzina@dsgw.com)>; John Erickson <[JErickson@dsgw.com](mailto:JErickson@dsgw.com)>  
**Subject:** RE: Woodland Ave R-P Rezoning

Hi Jenn and Jason,

Thank you for reviewing our application. We will work on the items below as soon as we can and get those back to you. Could you tell me when the next deadline is to re-submit? And do we re-submit online or email to you?

Thank you,

Kat

**Katherine Gerzina** aia, ncarb, fitwel ambassador, lfa

Senior Project Architect/Associate

**DSGW Architecture**

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**From:** Jenn Moses <[jmoses@DuluthMN.gov](mailto:jmoses@DuluthMN.gov)>

**Sent:** Wednesday, February 19, 2025 11:48 AM

**To:** Jason Mozol <[jmozol@DuluthMN.gov](mailto:jmozol@DuluthMN.gov)>; David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>;  
[DGREEN@TITANIUMPARTNERS.COM](mailto:DGREEN@TITANIUMPARTNERS.COM); Katherine Gerzina <[KGerzina@dsgw.com](mailto:KGerzina@dsgw.com)>

**Subject:** RE: Woodland Ave R-P Rezoning

Hi all,

I want to also say that as soon as we can get these items attached to the application we will move it forward. Thanks for your help and attention to these bullets.

Jenn

**Jenn Reed Moses, AICP** | Manager | **Planning and Development Division** | City of Duluth |  
411 W 1<sup>st</sup> Street Room 160, Duluth, MN 55802 | 218-730-5328 | [jmoses@duluthmn.gov](mailto:jmoses@duluthmn.gov) |  
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**From:** Jason Mozol <[jmozol@DuluthMN.gov](mailto:jmozol@DuluthMN.gov)>  
**Sent:** Wednesday, February 19, 2025 10:18 AM  
**To:** [david@nce-duluth.com](mailto:david@nce-duluth.com); [DGREEN@TITANIUMPARTNERS.COM](mailto:DGREEN@TITANIUMPARTNERS.COM); Katherine Gerzina <[KGerzina@dsgw.com](mailto:KGerzina@dsgw.com)>  
**Cc:** Jenn Moses <[jmoses@DuluthMN.gov](mailto:jmoses@DuluthMN.gov)>  
**Subject:** Woodland Ave R-P Rezoning

Hello,

The initial review of the application to rezone the property along Woodland Ave, 010-4680-01265, to R-P is complete. Due to the below reasons, the application has been deemed incomplete.

- To qualify for the public benefit of preservation of open space, site must demonstrate a minimum of 30% of the area will be conserved as permanent open space, Sec 50-14.7.F.4. Please provide a site plan demonstrating how a minimum of 30% of the area will remain in open space.
- To qualify for the R-P district, the connections to transit and access to bike lanes/trails must be better than what would otherwise be provided under the base zone district of R-1. Please include how the connections to mass transit and bike lanes/ trails will be better under the proposed R-P.
- Please provide information about how the trails and pedestrian amenities will serve the public and not just the residents of the development.
- Under density on page 1 of the narrative, please define the proposed project

density in units per acre.

- Please list any modifications requested for this development, choosing from Table 50-14.7-1, “Modifications Allowed.” If no modifications are requested, please include that in the narrative.

Please reach out with any questions.

Best,

**Jason Mozol** | Planner II | **City of Duluth** | 411 West First Street, City Hall Rm 160, Duluth, MN 55802 | 218-730-5331 | [jmozol@duluthmn.gov](mailto:jmozol@duluthmn.gov)

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**From:** [Brian Forcier](#)  
**To:** [Jenn Moses](#)  
**Cc:** [Jason Mozol](#)  
**Subject:** Re: density  
**Date:** Monday, March 3, 2025 2:42:36 PM

---

You will get the revised site map Tuesday morning I'm told...thanks!!

Brian

On Mar 3, 2025, at 1:23 PM, Jenn Moses <jmoses@duluthmn.gov> wrote:

sounds good. Any word on the concept map?

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**From:** Brian Forcier <bforcier@titaniumpartners.com>  
**Sent:** Monday, March 3, 2025 11:59:09 AM  
**To:** Jenn Moses <jmoses@DuluthMN.gov>  
**Cc:** Jason Mozol <jmozol@DuluthMN.gov>  
**Subject:** Re: density

Let's go with up to the 75 units allowed in the narrative and thank you for double checking on this!

Brian

On Mar 3, 2025, at 11:46 AM, Jenn Moses <jmoses@duluthmn.gov> wrote:

Brian,

The narrative states 10 units per acre for total site acreage and 15 units per acre for developable area. This equates to 80 units/75 units total. We are ok leaving as is if that's what you want to propose, but just wanted to flag this for you.

Jenn

**Jenn Reed Moses, AICP** | Manager | **Planning and Development Division** | City of Duluth | 411 W 1<sup>st</sup> Street Room 160, Duluth, MN

55802 | 218-730-5328 | [jimoses@duluthmn.gov](mailto:jimoses@duluthmn.gov) | she/her/hers

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**From:** [Jenn Moses](#)  
**To:** [Jason Mozol](#)  
**Subject:** FW: Shoreland Buffer- Woodland Ave  
**Date:** Wednesday, April 2, 2025 1:44:04 PM

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Make sure to double check whether this means that a) they are changing their exhibits or b) they are doing an EAW

**Jenn Reed Moses, AICP** | Manager | **Planning and Development Division** | City of Duluth | 411 W 1<sup>st</sup> Street Room 160, Duluth, MN 55802 | 218-730-5328  
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**From:** David Bolf <david@nce-duluth.com>  
**Sent:** Wednesday, April 2, 2025 1:43 PM  
**To:** Jason Mozol <jmozol@DuluthMN.gov>  
**Cc:** Jenn Moses <jmoses@DuluthMN.gov>; Brian Forcier <bforcier@titaniumpartners.com>; Jesse Carlson <jcarlson@titaniumpartners.com>; Pete Pavlovich <pete@t2co.com>; John Erickson <JErickson@dsgw.com>  
**Subject:** RE: Shoreland Buffer- Woodland Ave

Jason, after discussing with owners yesterday, they want to move forward with rezoning. Please put this on the city council agenda at the next possible meeting.

Thanks

Bolf

---

**From:** Jason Mozol <[jmozol@DuluthMN.gov](mailto:jmozol@DuluthMN.gov)>  
**Sent:** Monday, March 31, 2025 4:23 PM  
**To:** David Bolf <david@nce-[duluth.com](mailto:david@nce-duluth.com)>  
**Cc:** Jenn Moses <[jmoses@DuluthMN.gov](mailto:jmoses@DuluthMN.gov)>  
**Subject:** Re: Shoreland Buffer- Woodland Ave

Hi David,

Following up on our call, below is a link to the mandatory EAW thresholds from state statute.

<https://www.revisor.mn.gov/rules/4410.4300/>

The section pertaining to this project is subpart 19.a "Residential development in shoreland outside of the seven-county Twin Cities metropolitan area."

This is a sensitive shoreland since Tischer is a trout stream. The threshold for the project as proposed is 15 units. It appears that if 50% of the shoreland area was designated open space that would raise the threshold to 25 units.

Do you have any idea how many units would fall in the shoreland area?

Please reach out tomorrow and we can touch base.

Best,

**Jason Mozol** | Planner II | **City of Duluth** | 411 West First Street, City Hall Rm 160, Duluth, MN 55802 | 218-730-5331 | [jmozol@duluthmn.gov](mailto:jmozol@duluthmn.gov)

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**From:** Jason Mozol  
**Sent:** Monday, March 31, 2025 4:05 PM  
**To:** [david@nce-duluth.com](mailto:david@nce-duluth.com) <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Subject:** Shoreland Buffer- Woodland Ave

**Jason Mozol** | Planner II | **City of Duluth** | 411 West First Street, City Hall Rm 160, Duluth, MN 55802 | 218-730-5331 | [jmozol@duluthmn.gov](mailto:jmozol@duluthmn.gov)

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**From:** [Chase Ernste](#)  
**To:** [Jason Mozol](#)  
**Cc:** [David Bolf](#); [Katherine Gerzina](#); [John Gerzina](#); [Brian Forcier](#); [Jenn Moses](#); [Ben VanTassel](#)  
**Subject:** RE: Woodland Ave Rezoning- Exhibit Amendments  
**Date:** Tuesday, April 22, 2025 11:09:47 AM  
**Attachments:** [image001.png](#)  
[Woodland Rezone Site Plan Graphic REVISED FOR COUNCIL 4.22.2025.pdf](#)  
**Importance:** High

---

Jason,

See revised exhibit.

Thanks,

Chase Ernste

Northland Consulting Engineers

[chase@nce-duluth.com](mailto:chase@nce-duluth.com)

(218) 623-7511 (direct)

(218) 727-5995 (office)



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Duluth, MN 55806

---

**From:** Jason Mozol <jmozol@DuluthMN.gov>  
**Sent:** Tuesday, April 22, 2025 10:48 AM  
**To:** Chase Ernste <[chase@nce-duluth.com](mailto:chase@nce-duluth.com)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; Katherine Gerzina <[KGerzina@dsgw.com](mailto:KGerzina@dsgw.com)>; John Gerzina <[JGerzina@dsgw.com](mailto:JGerzina@dsgw.com)>; Brian Forcier <[bforcier@titaniumpartners.com](mailto:bforcier@titaniumpartners.com)>; Jenn Moses <[jmoses@DuluthMN.gov](mailto:jmoses@DuluthMN.gov)>; Ben VanTassel <[bvantassel@DuluthMN.gov](mailto:bvantassel@DuluthMN.gov)>  
**Subject:** Re: Woodland Ave Rezoning- Exhibit Amendments

Thanks all for the quick turnaround! This is looking good, a couple changes needed, see below.

- Please change the title of the table clouded in green in the attached document to "Development Density" and instead of stating TBD for the non-shorland area. Enter "Max 75 units minus units located in shoreland"
- In the footnote, there's also an extra "L" in shoreland and it should state "common open space" instead of "public space"

Best,

218-730-5331 | [jmozol@duluthmn.gov](mailto:jmozol@duluthmn.gov)

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**From:** Chase Ernste <[chase@nce-duluth.com](mailto:chase@nce-duluth.com)>  
**Sent:** Tuesday, April 22, 2025 10:24 AM  
**To:** Jason Mozol <[jmozol@DuluthMN.gov](mailto:jmozol@DuluthMN.gov)>  
**Cc:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; Katherine Gerzina <[KGerzina@dsgw.com](mailto:KGerzina@dsgw.com)>; John Gerzina <[JGerzina@dsgw.com](mailto:JGerzina@dsgw.com)>; Brian Forcier <[bforcier@titaniumpartners.com](mailto:bforcier@titaniumpartners.com)>; Jenn Moses <[jmoses@DuluthMN.gov](mailto:jmoses@DuluthMN.gov)>; Ben VanTassel <[bvantassel@DuluthMN.gov](mailto:bvantassel@DuluthMN.gov)>  
**Subject:** RE: Woodland Ave Rezoning- Exhibit Amendments

Hi Jason,

See attached R-P Rezoning Concept Map. Please let us know if you need anything further!

Thank you,

Chase Ernste

Northland Consulting Engineers

[chase@nce-duluth.com](mailto:chase@nce-duluth.com)

(218) 623-7511 (direct)

(218) 727-5995 (office)



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Duluth, MN 55806

---

**From:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>  
**Sent:** Monday, April 21, 2025 1:31 PM  
**To:** Chase Ernste <[chase@nce-duluth.com](mailto:chase@nce-duluth.com)>  
**Subject:** Fw: Woodland Ave Rezoning- Exhibit Amendments

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**From:** Jason Mozol <[jmozol@DuluthMN.gov](mailto:jmozol@DuluthMN.gov)>

**Sent:** Monday, April 21, 2025 12:39:18 PM

**To:** David Bolf <[david@nce-duluth.com](mailto:david@nce-duluth.com)>; Katherine Gerzina <[KGerzina@dsgw.com](mailto:KGerzina@dsgw.com)>; 'John Gerzina (John Gerzina)' <[JGerzina@dsgw.com](mailto:JGerzina@dsgw.com)>

**Cc:** Brian Forcier <[bforcier@titaniumpartners.com](mailto:bforcier@titaniumpartners.com)>; Jenn Moses <[jmoses@DuluthMN.gov](mailto:jmoses@DuluthMN.gov)>; Ben VanTassel <[byantassel@DuluthMN.gov](mailto:byantassel@DuluthMN.gov)>

**Subject:** Woodland Ave Rezoning- Exhibit Amendments

Hi all,

Sorry for the last minute request, but a few changes need to be made **TODAY** to the concept map to get it on the agenda for the next City Council meeting.

The intent of these changes is to make it very clear where the shoreland area is and how many units are intended to be located there. Attached is the older version of the concept plan with the necessary changes drawn in. Please use the more recent version of the document (also attached for reference) and make the below edits.

- Add a title stating "R-P Rezoning Concept Map"
- Add in the full shoreland buffer in the west and south areas of the property (300' from Tischer Creek and its tributary streams)
- Create two types of developable space. One within shoreland and one outside of shoreland
- Adjust the legend to show separate non-shoreland and shoreland development areas and how many acres fall within each area
- Create a new table that states the units allowed in each shoreland and non-shoreland development zones.

Feel free to call or email with any questions.

Best,

**Jason Mozol** | Planner II | **City of Duluth** | 411 West First Street, City Hall Rm 160, Duluth, MN 55802 | 218-730-5331 | [jmozol@duluthmn.gov](mailto:jmozol@duluthmn.gov)

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