



Council Agenda Item 25-0824R

MEETING DATE: October 27, 2025

SUBJECT/TITLE: RESOLUTION FOR A PARTIAL VACATION OF A DRAINAGE EASEMENT IN LOT 1, BLOCK 2 OF THE ATLAS INDUSTRIAL PARK PLAT.

SUBMITTED BY: Ben Van Tassel, Planning and Economic Development Director

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND:

This resolution vacates a section of an existing drainage easement along the east side of Lot 1, Block 2 in the Atlas Industrial Park. This property is currently owned by the Duluth Economic Development Authority (DEDA). There is a purchase agreement between DEDA and Fitwel Investments Limited Partnership for future development of the site as a multi-tenant commercial/industrial use. Fitwel Investments Limited Partnership initiated this vacation process to provide more developable land to support completion of their project. DEDA is listed as the applicant for this request since it is the current owner of the property.

On October 16, 2025, the Duluth city planning commission held a public hearing on the proposal, as shown in the staff report in Exhibit B, and voted 6 yeas, 0 nays, and 0 abstention to recommend the city council approve the vacation petition.

The motion to approve the vacation by the city council must prevail with at least six affirmative votes.

BUDGET/FISCAL IMPACT: Development has the potential to increase the tax revenue generated by a property.

OPTIONS: Approve or deny the vacation application

NECESSARY ACTION: N/A

ATTACHMENTS:

- Attachment 1- Vacation Exhibit
- Attachment 2- Staff Report and Attachments