

11435 Gull Lake Drive SW
Brainerd, MN 56401
March 1, 2016

City of Duluth, City Clerk
411 West First Street, Room 105
Duluth, MN 55802

Joel Sipress, Duluth City Council
411 West First Street, Room 105
Duluth, Mn 55802

Re: 706 Woodland Ave
Public Hearing on Assessment Roll

Dear Councilor Sipress and members of the Duluth City Council:

We are writing in regard to the Assessment Roll of Woodland Ave from 4th Street to Kent Rd Mill & Overlay. We would like our concerns included in the record of the hearing of the Duluth City Council on March 14, 2016. We are opposed to the assessment that is being placed on property owners along Woodland Ave. for the completion of the Mill and Overlay. Our reasons are listed below:

While considered a residential street, Woodland Ave has become an extremely busy road that is used by a multitude of large trucks, buses, fire department equipment, ambulances, police vehicles, and a significant number of private vehicles. Those vehicles are accessing UMD, the 99 unit Bluestone Lofts, the BlueStone shopping mall with their variety of stores and restaurants, including Tavern on the Hill. In addition, construction is proceeding for another 142 housing units at the BlueStone Lofts. During several hours of the day, traffic in front of our house is bumper to bumper.

The City of Duluth authorized the building of Bluestone Lofts and further development in our neighborhood. Those businesses were not necessarily welcome to the local residents.

Since the construction of the new Bluestone development, it has been difficult to access our property in a safe manner. In addition, St. Louis County has lowered the market value of our property since that time, presumably due to the added construction near our house.

It goes without saying that the semi-trucks and other commercial vehicles, as well as UMD students, residents and customers of the Bluestone property, have caused deterioration of the street. We believe that we should not be asked to finance what you have authorized and that has caused harm and difficulty to us and our property.

Sincerely,

Jerome M. Nelson
Margaret K Nelson

Jerome and Margaret Nelson