



Planning & Development Division
Planning & Economic Development Department

Room 160
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 Duluth, Minnesota 55802

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File Number	PLIUP-2411-0021	Contact	Chris Lee, clee@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit - Renewal	Planning Commission Date		February 11, 2025
Deadline for Action	Application Date	November 21, 2024	60 Days	January 20, 2025
	Date Extension Letter Mailed	December 12, 2024	120 Days	March 21, 2025
Location of Subject	3 Mesaba Place			
Applicant	Heirloom Properties	Contact	Michael Schraepfer	
Agent	Seth Sutherland	Contact		
Legal Description	PIN: 010-4510-03590			
Site Visit Date	December 19, 2024	Sign Notice Date		January 2, 2025
Neighbor Letter Date	January 21, 2025	Number of Letters Sent		39

Proposal

The applicant proposes to renew a 3-bedroom dwelling as a vacation dwelling unit. This property was previously approved as permit PL18-107.

Recommended Action: Staff recommends that Planning Commission approve the interim use permit.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-2	Residential	Traditional Neighborhood
North	R-2	Residential	Traditional Neighborhood
South	R-2	Residential	Traditional Neighborhood
East	R-2	Mesaba Ave	Traditional Neighborhood
West	R-2	Residential	Traditional Neighborhood

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the R-2 zone district.

UDC Section 50-20.3. Use-Specific Standards. Lists all standards specific to vacation dwelling units.

UDC Sec. 50-37.10.E . . . the commission shall only approve an interim use permit, or approve it with conditions, if it determines that: 1. A time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use in that location; 2. The applicant agrees to sign a development agreement with the city.

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

Governing Principle #4- Support economic growth sectors

A short-term rental supports the tourism industry and provides a service for visitors.

Future Land Use – Traditional Neighborhood: Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home businesses. Parks and open space areas are scattered through or adjacent to the neighborhood.

History: The subject property is currently a vacation dwelling unit and residential use. The property had an existing vacation dwelling unit that expired in October 2024.

Review and Discussion Items:

Staff finds that:

- 1) Applicants' property is located at 3 Mesaba Place. The dwelling unit contains 3 bedrooms, which allow for a maximum of 7 guests.
- 2) The minimum rental period will be two nights.
- 3) The applicant is proposing two off street parking stalls.
- 4) The applicant has indicated they will not allow motorhome or trailer parking.
- 5) The site plan does not indicate any outdoor amenities and has acceptable screening.
- 6) Permit holders must designate a managing agent or local contact who resides within 25 miles of the City and who has authority to act for the owner in responding 24 hours a day to complaints from neighbors or the City. Permit holders must provide the contact information for the managing agent or local contact to all property owners within 100 feet of the property boundary. The applicant has listed themselves to serve as the managing agent.
- 7) A time limit is needed on this Interim Use Permit ("IUP") to protect the public health, safety and welfare from potential longer-term impacts of the requested use at the location of the subject property. Section 50-20.3.U.7 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.
- 8) Applicant must comply with the City's vacation dwelling unit regulations, including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").
- 9) There are currently 167 licensed vacation dwelling units in the city, with 82 of those in form districts; the remaining 85 are subject to the cap of 100. The subject property is located within a residential district and is subject to the cap.
- 10) No City, public or agency comments were received.
- 11) The permit will lapse if no activity takes place within 1 year of approval.

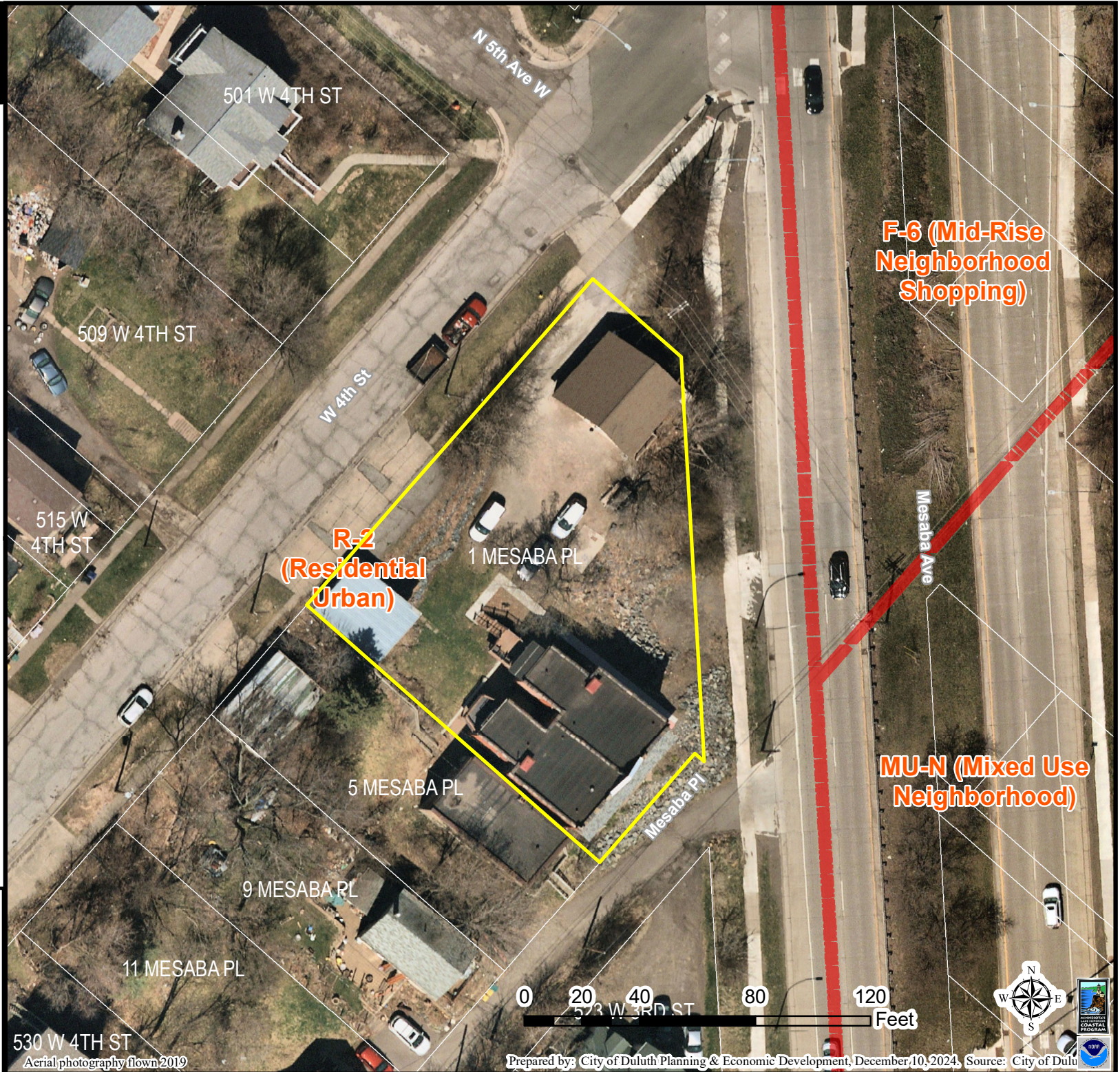
Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission approve the permit subject to the following conditions:

- 1) The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.
- 2) Any alterations to the approved plans that do not alter major elements of the plan and do not constitute a variance from the provisions of Chapter 50 may be approved by the Land Use Supervisor without further Planning Commission review.



PLIUP-2411-0021
Interim Use Permit
3 Mesaba Pl



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.

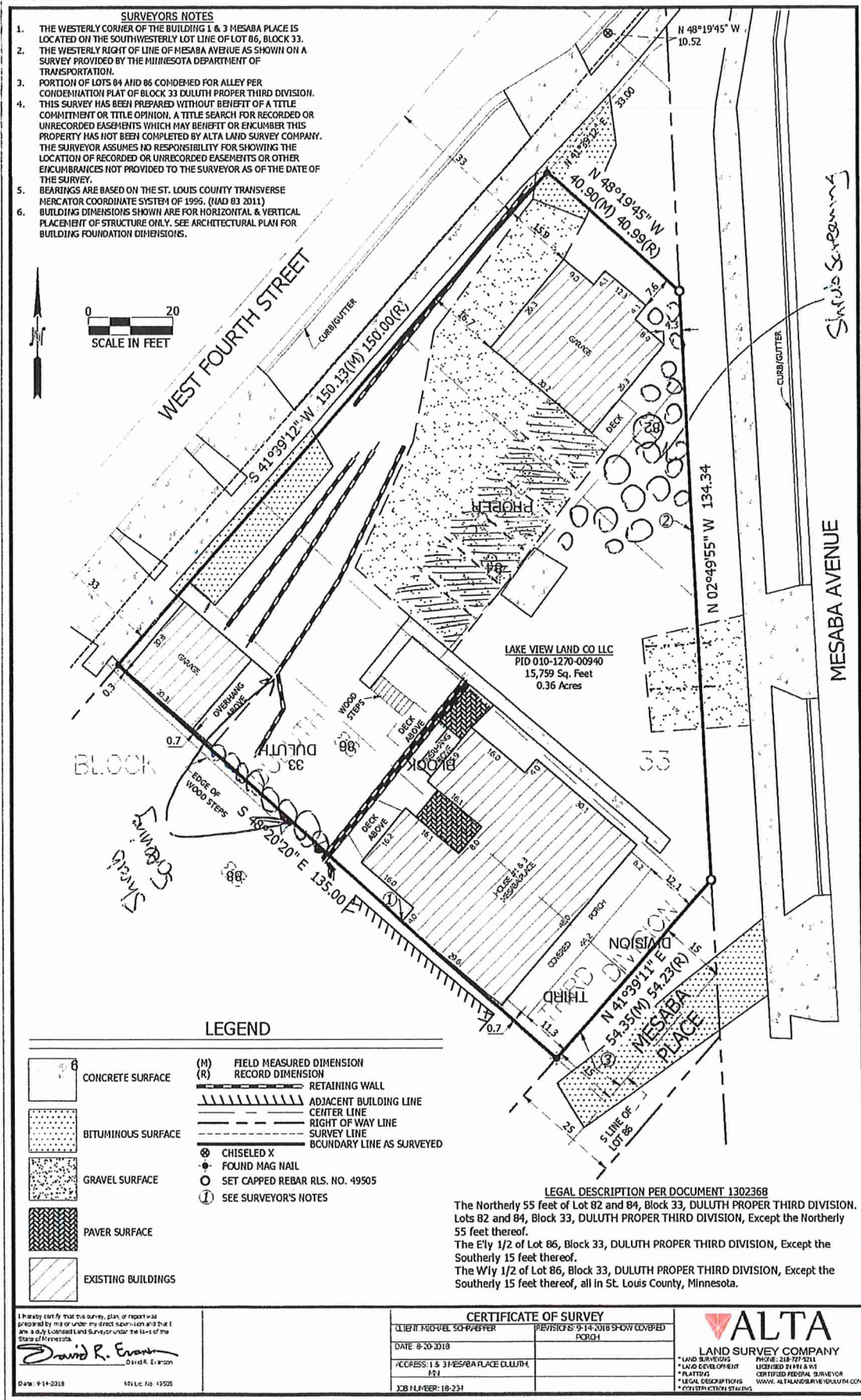
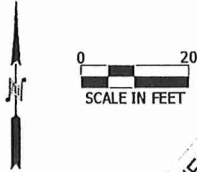
Aerial photography flown 2019

Prepared by: City of Duluth Planning & Economic Development, December 10, 2024, Source: City of Duluth



SURVEYOR'S NOTES

1. THE WESTERLY CORNER OF THE BUILDING 1 & 3 MESABA PLACE IS LOCATED ON THE SOUTHWESTERLY LOT LINE OF LOT 86, BLOCK 33.
2. THE WESTERLY RIGHT OF WAY LINE OF MESABA AVENUE AS SHOWN ON A SURVEY PROVIDED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION.
3. PORTION OF LOTS 84 AND 86 COMBINED FOR ALLEY PER CONDEMNATION PLAT OF BLOCK 33 DULUTH PROPER THIRD DIVISION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCLUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY ALTA LAND SURVEY COMPANY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR SHOWING THE LOCATION OF RECORDED OR UNRECORDED EASEMENTS OR OTHER ENCUMBRANCES NOT PROVIDED TO THE SURVEYOR AS OF THE DATE OF THE SURVEY.
5. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1995. (IAD 83 2011)
6. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.



LEGEND

	CONCRETE SURFACE	(M) FIELD MEASURED DIMENSION (R) RECORD DIMENSION
	BITUMINOUS SURFACE	RETAINING WALL
	GRAVEL SURFACE	ADJACENT BUILDING LINE CENTER LINE RIGHT OF WAY LINE
	PAVER SURFACE	SURVEY LINE BOUNDARY LINE AS SURVEYED
	EXISTING BUILDINGS	CHISELED X FOUND MAG NAIL SET CAPPED REBAR RLS. NO. 49505 SEE SURVEYOR'S NOTES

LEGAL DESCRIPTION PER DOCUMENT 1302368

The Northerly 55 feet of Lot 82 and 84, Block 33, DULUTH PROPER THIRD DIVISION. Lots 82 and 84, Block 33, DULUTH PROPER THIRD DIVISION, Except the Northerly 55 feet thereof.
The Ely 1/2 of Lot 86, Block 33, DULUTH PROPER THIRD DIVISION, Except the Southerly 15 feet thereof.
The Wly 1/2 of Lot 86, Block 33, DULUTH PROPER THIRD DIVISION, Except the Southerly 15 feet thereof, all in St. Louis County, Minnesota.

I hereby certify that this survey, plan, 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.
David R. Erwin
David R. Erwin

039: 9-14-2018 NY Lic. No. 49205

CERTIFICATE OF SURVEY

CLIENT: MICHAEL SCHAEFFER	REVISIONS: 9-14-2018 SHOW COVERED PORCH
DATE: 8-20-2018	
ADDRESS: 1 & 3 MESABA PLACE DULUTH, MN	
JOB NUMBER: 18-234	



ALTA
LAND SURVEY COMPANY
LAND SURVEYING PHONE: 218-727-2211
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