



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802

218-730-5580

planning@duluthmn.gov

File Number	PL 22-041	Contact	Kyle Deming	
Type	Vacation of alley	Planning Commission Date	April 12, 2022	
Deadline for Action	Application Date	March 9, 2022	60 Days	May 8, 2022
	Date Extension Letter Mailed	April 5, 2022	120 Days	July 7, 2022
Location of Subject	Alley west of 71 st Ave. W. between Raleigh St. and Redruth St.			
Applicant	HRA Duluth	Contact	Jacob Morgan	
Agent	Jill Keppers	Contact	HRA Duluth	
Legal Description	See Attached			
Site Visit Date	April 1, 2022	Sign Notice Date	March 29, 2022	
Neighbor Letter Date	March 23, 2022	Number of Letters Sent	25	

Proposal

Vacation of the platted alley between Block 13 and 14, Carlton Place Addition.

Staff Recommendation

Staff recommends approval with conditions. Vacations are recommended by the Planning Commission, and approved by the City Council via resolution.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1/R-2	Vacant	Traditional Residential/Urban Residential
North	R-1/R-2	Vacant	Traditional Residential/Urban Residential
South	R-1/ R-2	Dwellings	Traditional Residential/Urban Residential
East	R-1	Dwellings	Traditional Residential
West	R-2	Vacant	Urban Residential

Summary of Code Requirements:

Vacation of public rights of way and/or easements require a Planning Commission public hearing with a Recommendation to City Council. City Council action is to approve or deny by resolution. Resolutions approving either a full or partial vacation require a 6/9's vote of the council.

UCD Sec. 50-37.6.C – The Planning Commission shall review the proposed vacation, and Council shall approve the proposed vacation, or approve it with modifications, if it determines that the street, highway, or easement proposed for vacation:

1. Is not and will not be needed for the safe and efficient circulation of automobiles, trucks, bicycles, or pedestrians or the efficient supply of utilities or public services in the city;
2. Is not otherwise needed to promote the public health, safety, or welfare of the citizens of Duluth.

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

Governing Principle #5 – Promote reinvestment in neighborhoods. Vacating this alley will allow previously unused property to be improved which increases the City’s tax base.

Governing Principle #7 – Create and maintain connectivity. Vacating this alley will not reduce connectivity since it has never been improved and will not be needed by the planned development.

Governing Principle #12 – Create efficiencies in delivery of public services. Vacating the alley will reduce future costs to the City because it won’t need to be maintained by the City.

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. Includes many of Duluth ’s older neighborhoods, infill projects, neighborhood extensions, and new traditional neighborhood areas.

Urban Residential: Greatest variety of residential building types, medium to high densities. Applicable to larger infill areas close to downtown, entertainment or activity centers, and waterfront residential areas. May include student housing areas, live/work units, and limited neighborhood retail. Connected or adjacent to parks and open space.

Review and Discussion Items:

1. The applicant is requesting to vacate the 16-foot-wide platted alley between Blocks 13 and 14, Carlton Place Addition.
2. The purpose of vacating the alley is in preparation for development on the site.
3. The alley will not be needed by the City for the efficient supply of utilities or public services in the City, nor for the promotion of public health, safety, or welfare of the citizens of Duluth since the alley is currently unimproved and City Engineering does not expect to need it in the future.
4. No other public or City comments have been received at the time of drafting this report.
5. Vacations of rights of way and easements lapse unless the vacation is recorded with the county recorder within 90 days after final approval. The vacation recording is facilitated by the City of Duluth.

Staff Recommendation:

Based on the above findings, staff recommends that Planning Commission recommend to City Council approval of the petitioned alley vacation with the following condition:

1. The vacation must be recorded within 90 days of final approval by City Council, or such approval will lapse.



PL 22-041 & -042
 Special Use Permit & Vacation
 010-0370-01170

Legend

- Gas Main
- Water Main
- Hydrant

Sanitary Sewer Mains

- CITY OF DULUTH
- WLLSSD; PRIVATE
- Sanitary Sewer Forced Main
- Storage Basin
- Pump Station

Storm Sewer Mains

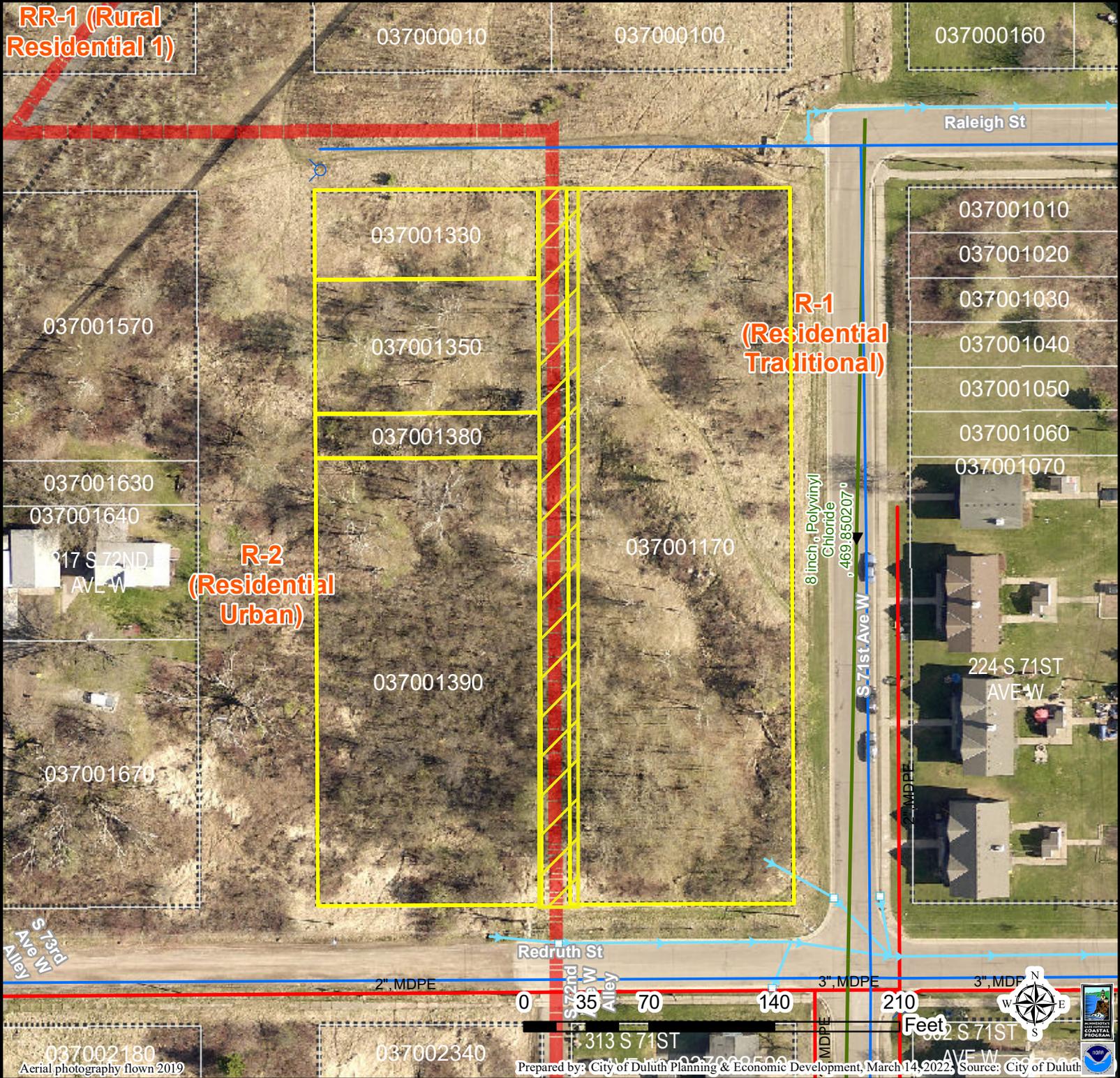
- Storm Sewer Pipe
- Storm Sewer Catch Basin

Road or Alley ROW
 Zoning Boundaries

RR-1 (Rural Residential 1)

R-1 (Residential Traditional)

R-2 (Residential Urban)



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 14, 2022. Source: City of Duluth



**HOUSING AND REDEVELOPMENT AUTHORITY
OF DULUTH, MINNESOTA**

222 East Second Street | PO Box 16900

Duluth, MN 55816-0900

Phone: (218) 529-6300 | Fax: (218) 529-6344

MN Relay 7-1-1

www.duluthhousing.com

03/08/2022

City of Duluth, Minnesota
Planning and Development Division
411 W 1st St., Room 160
Duluth, MN 55802

The Housing and Redevelopment Authority of Duluth, Minnesota, seeks the vacation of the street described in the attached exhibit to develop and build an 18-unit cottage home village in the Fairmount neighborhood of Duluth. The cottage village will provide 18 brand new, single family homes of which the HRA will maintain ownership and rent at various levels of affordability. The City of Duluth has identified a need for affordable, new housing in Duluth, and this project will help to address that need in the community.

This application will be submitted concurrently with the application for a special use permit for the site.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jacob Morgan". The signature is fluid and cursive.

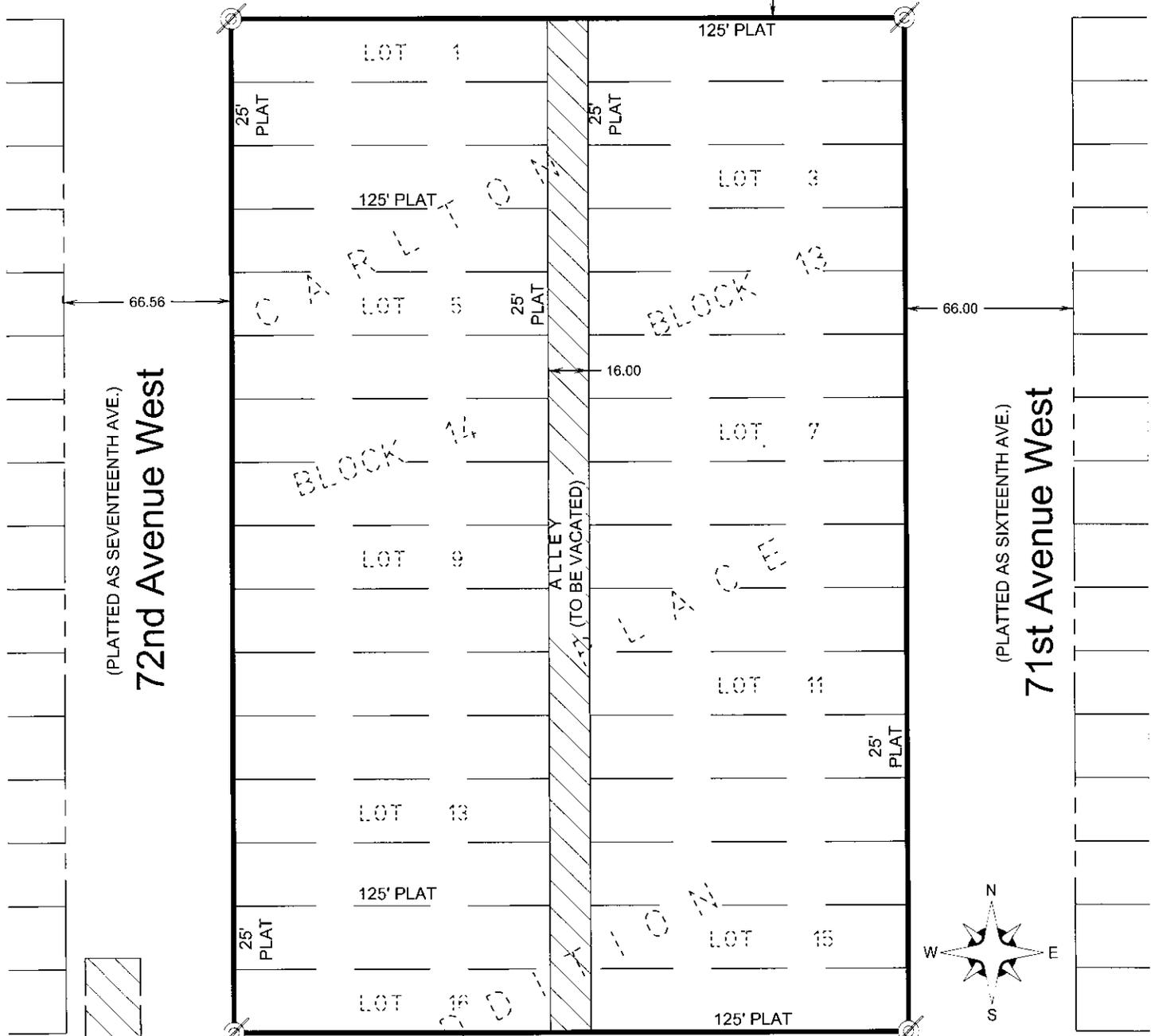
Jacob Morgan
HRA of Duluth
Director of Real Estate and Rehabilitation

BECAUSE EVERYONE SHOULD HAVE A HOME



Raleigh Street
(PLATTED AS SECOND ST. S.)

00.99



(PLATTED AS SEVENTEENTH AVE.)
72nd Avenue West

(PLATTED AS SIXTEENTH AVE.)
71st Avenue West

ALLEY
(TO BE VACATED)

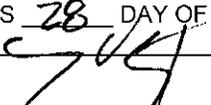
 AREA TO BE VACATED

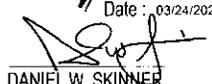
Redruth Street
(PLATTED AS THIRD ST. S.)

SCALE IN FEET
0 30 60 120

1 inch = 60 feet

Bearings, Distances, and Coordinates are based on the St Louis County TM96 Coordinate System

APPROVED BY THE CITY ENGINEER OF THE CITY OF DULUTH, MINNESOTA, THIS 28 DAY OF MARCH 2022, BY 

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.
Date: 03/24/2022

DANIEL W. SKINNER
MINNESOTA LICENSE NO. 40827

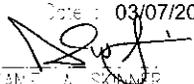

TKDA
11 East Superior Street
Suite 420
Duluth, MN 55802
218-724-8578
tkda.com
Job Number: 18451.000

VACATION EXHIBIT in
CARLTON PLACE ADDITION
TO DULUTH
Sheet 1 of 2 Sheets

DESCRIPTION OF LAND TO BE VACATED:

THE ALLEY BETWEEN BLOCK 13 & BLOCK 14,
IN CARLTON PLACE ADDITION TO DULUTH,
ACCORDING TO THE RECORDED PLAT THEREOF,
ST. LOUIS COUNTY, MINNESOTA.

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.

Date: 03/07/2022

JAMES M. SKINNER
MINNESOTA LICENSE NO. 40877



11 East Superior Street
Suite 420
Duluth, MN 55802
218-724-8578
tkda.com
Job Number: 184571001

VACATION EXHIBIT in
CARLTON PLACE ADDITION
TO DULUTH
Sheet 2 of 2 Sheets