



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
 411 West First Street  
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

|                      |                              |                    |                          |                               |                |
|----------------------|------------------------------|--------------------|--------------------------|-------------------------------|----------------|
| File Number          | PLSUB-2504-0005              |                    | Contact                  | Chris Lee, cleee@duluthmn.gov |                |
| Type                 | Minor Subdivision            |                    | Planning Commission Date |                               | May 13, 2025   |
| Deadline for Action  | Application Date             |                    | April 4, 2025            | 60 Days                       | June 3, 3025   |
|                      | Date Extension Letter Mailed |                    | April 18, 2025           | 120 Days                      | August 2, 2025 |
| Location of Subject  |                              | 930 Swan Lake Road |                          |                               |                |
| Applicant            | Alvin Berg                   |                    | Contact                  |                               |                |
| Agent                |                              |                    | Contact                  |                               |                |
| Legal Description    |                              | 010-0890-00650     |                          |                               |                |
| Site Visit Date      |                              | April 25, 2025     | Sign Notice Date         |                               | N/A            |
| Neighbor Letter Date |                              | N/A                | Number of Letters Sent   |                               | N/A            |

**Proposal**

Applicant is proposing a minor subdivision to subdivide the property to create 2 separate lots.

**Recommended Action:** Approve with conditions.

|                | <b>Current Zoning</b> | <b>Existing Land Use</b> | <b>Future Land Use Map Designation</b> |
|----------------|-----------------------|--------------------------|--|
| <b>Subject</b> | R-1                   | Residential              | Traditional Neighborhood               |
| <b>North</b>   | R-1                   | Residential              | Low Density Residential                |
| <b>South</b>   | R-1                   | Residential              | Traditional Neighborhood               |
| <b>East</b>    | R-1                   | Residential              | Traditional Neighborhood               |
| <b>West</b>    | R-1                   | Residential              | Traditional Neighborhood               |

**Summary of Code Requirements:**

50-33.1 General: All subdivision plats and replats, and all registered land surveys, shall create lots, streets and walkways and open spaces consistent with the requirements of the zone district within which the land is located.

50-37.5, D 1. The planning commission shall approve the application if it determines that: (a) The lot or lots to be subdivided or combined have frontage on an improved public street; (b) Each proposed lot meets the minimum zoning requirements of the district that it is in; (c) If an existing structure on a lot complies with the requirements of this Chapter, then after the minor subdivision structures on each of the resulting lots will still comply with the requirements of this Chapter; and (d) If one or more of the existing lots, or a structure on one or more of those lots, does not comply with the requirements of this Chapter, the proposed relocation will not create any new nonconformity or increase any existing nonconformity between the requirements of this Chapter.

50-14.5-1 R-1 minimum lot area: 4,000 square ft for a one family dwelling or average on block face, 2,000 sq ft per family for a two-family dwelling; minimum lot frontage: 40 ft for one or two family or average of developed lots on block face

and 20 ft for townhome.

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

**Principle #1- Reuse Previously Developed Land-** This subdivision will allow the applicant to divide a larger parcel to densify housing.

**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 existing parcel was platted as part of Duluth Heights 6<sup>th</sup> Division. The parcel has a single-family home on it.

**Review and Discussion Items:**

Staff finds:

1. Applicant is requesting a Minor Subdivision to divide one parcel into 2 parcels. The land is owned by the applicant. The parcel currently contains a residential structure. Dividing the parcel will create a 205'x 153' Parcel B with a single-family home and a Parcel A measuring 125' x 85.5'. Parcel A will have 31,365 sq. ft. and Parcel B will have 10,687 sq. ft.
2. Lots created by this subdivision are subject to the zoning requirements of the R-1 district. All parcels will meet the frontage and lot area requirements for the R-1 district.
3. Parcel B will have frontage on Swan Lake Road. Parcel A will have frontage on N. Basswood Avenue.
4. The proposed subdivision, if approved, would not make the parcels non-conforming due to lot frontage, lot area, or similar bulk standard.
5. No other public, agency, or other City comments were received.
6. The attached exhibit demonstrates compliance with Minnesota statutes 462.358 as applicable.
7. Approval of this Minor Subdivision signifies that City of Duluth UDC standards are met. St. Louis County may have additional requirements. This subdivision approval lapses if deeds are not recorded with St. Louis County within 180 days. Applicant must provide the City with proof of recording.

**Staff Recommendation:**

Based on the above findings, Staff recommends that Planning Commission approve the minor subdivision with the following conditions:

1. Appropriate deeds be filed with St. Louis County within 180 days. Prior to recording the deed that results from this adjustment, the Planning Division will need to stamp the deed, indicating compliance with the local zoning code.
2. Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission approval; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.





PLSUB-2504-0005  
Minor Subdivision  
930 Swan Lake Rd

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 11, 2025, Source: City of Duluth





OAK ST  
(NOT BUILT)

SWAN LAKE ROAD

CL OF SWAN LAKE RD  
AS TRAVELLED

PARCEL B  
31,859 Sq. Feet  
0.73 Acres  
BERG ALVIN & NELSON VINCENT  
PID NO. 010-0890-00650

HOUSE #930  
DECK

MAPLE GROVE ROAD  
(NOT BUILT)

S89°36'39"W 286.01

PARCEL A  
11,223 Sq. Feet  
0.26 Acres  
BERG ALVIN & NELSON VINCENT  
PID NO. 010-0890-00650

VACATED ALLEY

N00°04'20"E 125.00

83.78(M) 84.4(R)  
N00°04'20"E 83.85  
83.91(M) 84.4(R)

S89°55'40"E 133.00

BASSWOOD AVE  
(HIGHLAND AVENUE PER PLAT)

CERTIFICATE OF SURVEY

CLIENT: ALVIN BERG

ADDRESS: 330 SWAN LAKE ROAD

SUITY: 1N 55E11

DATE: 10/2/2024

REVISIONS:

JOB NO: 24-297

SHEET 7 OF 7

ALTA

LAND SURVEY COMPANY

1000 N. 15TH AVE. SUITE 100

MINNEAPOLIS, MN 55412

WWW.ALTA-SURVEYING.COM

LEGEND

- CONCRETE SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- EXISTING BUILDINGS
- (M)-FIELD MEASURED DIMENSION
- (R)-RECORD DIMENSION
- C/-CENTER LINE
- ohu
- OVERHEAD UTILITIES
- SECTION SUBDIVISION LINE
- CENTER LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- BOUNDARY LINE AS SURVEYED
- EXISTING PLAT LINE
- PROPOSED PARCEL LINE
- ⊕ GAS METER
- ⊕ REFER TO SURVEYOR'S NOTES
- ⊕ AC UNIT
- ◆ FOUND CAPPED REBAR RLS. NO. 49505
- ◆ SET CAPPED REBAR RLS. NO. 49505
- ⊕ ELEC METER
- UTILITY POLE

PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 365364

Lot 25 Block 2 DULUTH HEIGHTS SIXTH DIVISION  
Lot 27 Block 2 DULUTH HEIGHTS SIXTH DIVISION  
Lot 29 Block 2 DULUTH HEIGHTS SIXTH DIVISION

PARENT LEGAL DESCRIPTION PER DOCUMENT NO. 1447664

Lot 31 and Lot 33, Block 2, DULUTH HEIGHTS SIXTH DIVISION

PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 353760

Lot 35 Block 2 DULUTH HEIGHTS SIXTH DIVISION  
Lot 36 Block 2 DULUTH HEIGHTS SIXTH DIVISION  
Lot 37 Block 2 DULUTH HEIGHTS SIXTH DIVISION  
Lot 38 Block 2 DULUTH HEIGHTS SIXTH DIVISION  
Lot 39 Block 2 DULUTH HEIGHTS SIXTH DIVISION  
Lot 40 Block 2 DULUTH HEIGHTS SIXTH DIVISION

LEGAL DESCRIPTION FOR PARCEL A

Lots 36, 38 and 40, Block 2, DULUTH HEIGHTS SIXTH DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota, including the East 8 feet of the vacated 16 foot wide alley adjacent. Said parcel contains 11,223 Sq. Feet or 0.26 Acres.

LEGAL DESCRIPTION FOR PARCEL B

Lots 25, 27, 29, 31, 33, 35, 37 and 39, Block 2, DULUTH HEIGHTS SIXTH DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota, including the West 8 feet of the vacated 16 foot wide alley adjacent.

Said parcel contains 31,895 Sq. Ft or 0.73 Acres.

SURVEYOR'S NOTES

1. STREET AND UTILITY EASEMENT PER TORRENS DOCUMENT NO. 1061361.
2. VACATED ALLEY LYING BLOCK 2 PER DOCUMENT NO. 1077536.
3. 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 ENCUMBER 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.
4. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
5. NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.

CERTIFICATE OF SURVEY

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 Professional Surveyor under the laws of the State of Minnesota.

DATE: 10-02-2024

David R. Evanson  
David R. Evanson  
PLN License # 49505

CLIENT: ALVIN BERG  
ADDRESS: 930 SUWAN LAKE ROAD  
DULUTH, MN 55811  
DATE: 10-02-2024

REVISIONS:

JOB NO: 24-092 SHEET 1 OF 2

ALTA LAND SURVEY COMPANY  
PHONE: 718-272-5211  
L2C10852310 PWS & WI  
WWW.ALTA.MN.SURVEYING.COM