



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-2508-0011	Contact	Chris Lee	
Type	Minor Subdivision	Planning Commission Date		October 14, 2025
Deadline for Action	Application Date	August 15, 2025	60 Days	October 14, 2025
	Date Extension Letter Mailed	September 2, 2025	120 Days	December 13, 2025
Location of Subject		1806 Rice Lake Road		
Applicant	G&D Developers, LLC	Contact		
Agent	Terri Crossmon	Contact	Hanft Fride	
Legal Description		See Attached		
Site Visit Date		September 24, 2025	Sign Notice Date	N/A
Neighbor Letter Date		N/A	Number of Letters Sent	N/A

Proposal

Applicant is requesting a Minor Subdivision to divide a parcel and create 3 new parcels in the R-1 zone district.

Recommended Action: Staff recommends approval.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Twin Home	Low-density Neighborhood
North	R-1	Residential	Low-density Neighborhood
South	R-1	Residential	Traditional Neighborhood
East	R-1	Residential	Low-density Neighborhood
West	R-1	Residential	Low-density 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.A. R-1 minimum lot area: 4,000 square feet; minimum lot frontage: 40 feet.

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

Principle #5- Promote Reinvestment in Neighborhoods- This subdivision will allow the applicant to build infill housing in the neighborhood.

Future Land Use: Low Density Neighborhood – Single family housing with urban services. Typified by curvilinear streets, houses with longer dimension parallel to street, and attached garages. It includes a range of house sizes and lot sizes.

History: The parcels previously contained a single family home that has been demolished. There is currently a twin home on the property. The property previously was approved for a minor subdivision (PL24-056) that was not recorded and the approval lapsed.

Review and Discussion Items

Staff finds that:

1. Applicant is requesting a Minor Subdivision to divide one parcel and create three parcels. The land is owned by the applicant. All three parcels are currently vacant and undeveloped.
2. The subdivision will create lots that meet the zoning requirements of the R-1 district. Parcel A is 24,345 square feet, Parcel B is 17,734 square feet, and Parcel C is 33,947 square feet. Dimensional standards for each lot meet minimum frontage and lot area requirements.
3. All parcels have the required street frontage along Rice Lake Road.
4. All parcels have access to gas, water and sanitary sewer utilities in the Rice Lake Road right-of-way.
5. No public, agency, or other City comments were received.
6. 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 for the proposed parcels A, B, and C are not recorded by the Applicant 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 by the Applicant 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-2508-0011

Minor Subdivision
1806 Rice Lake Rd

Legend

- Road or Alley ROW
- County Parcel Data

Zoning

UDC Zoning

- 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.



PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 364624
Lot 2 Block 25 TRIGGS & KENNEDYS ADDITION TO DULUTH
Lot 4 Block 25 TRIGGS & KENNEDYS ADDITION TO DULUTH
Lot 6 Block 25 TRIGGS & KENNEDYS ADDITION TO DULUTH
Lot 8 Block 25 TRIGGS & KENNEDYS ADDITION TO DULUTH
Lot 10 Block 25 TRIGGS & KENNEDYS ADDITION TO DULUTH
Lot 12 Block 25 TRIGGS & KENNEDYS ADDITION TO DULUTH
Lot 13 Block 25 TRIGGS & KENNEDYS ADDITION TO DULUTH
Lot 14 Block 25 TRIGGS & KENNEDYS ADDITION TO DULUTH

East 20 feet of the South 40 feet of Lot 7 Block 25 TRIGGS AND KENNEDYS ADDITION TO DULUTH
East 20 feet of Lots 9 and 11 Block 25 TRIGGS AND KENNEDYS ADDITION TO DULUTH

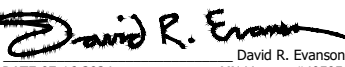
PARENT LEGAL DESCRIPTION PER DOCUMENT NO. 1003353
Lot 16, Block 25, together with that part of Connecticut Ave Adjacent thereto, TRIGG'S AND KENNEDY'S ADDITION TO DULUTH

LEGEND

	PROPOSED BUILDING	R/W-RIGHT OF WAY
	CROSS ACCESS EASEMENT	(M)-FIELD MEASURED DIMENSION
	REFER TO SURVEYOR'S NOTES	(R)-RECORD DIMENSION
	FOUND IRON PIPE	POC-POINT OF COMMENCEMENT
	FOUND CAPPED REBAR RLS. NO. 49505	POB-POINT OF BEGINNING
	FOUND REBAR	_____ X _____ FENCE LINE
	FOUND CAPPED REBAR RLS. NO. 15294	_____ SECTION SUBDIVISION LINE
	FOUND CONCRETE MONUMENT	_____ - - - - - CENTER LINE
	SET CAPPED REBAR RLS. NO. 49505	_____ - - - - - RIGHT OF WAY LINE
		_____ - - - - - SURVEY LINE
		_____ BOUNDARY LINE AS SURVEYED
		_____ EXISTING PLAT LINE
		_____ PROPOSED PARCEL LINE
		_____ PROPOSED EASEMENT LINE

SURVEYOR'S NOTES

- THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 1, BRISTOLWOOD AS MONUMENTED. THIS LINE IS ALSO THE CENTERLINE OF VACATED KELLY STREET PER TRIGGS & KENNEDY'S ADDITION TO DULUTH.
- VACATION OF PARTRIDGE STREET, CONNECTICUT AVENUE AND KELLY STREET IN THE PLAT OF TRIGGS & KENNEDY'S ADDITION TO DULUTH PER DOCUMENT NO. 618847.
- LOCATION OF LARGE OAK TREE AS REQUESTED BY CLIENT.
- 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.
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)

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. Evanson MN License #49505 DATE:07-16-2024	CERTIFICATE OF SURVEY		 ALTA LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN & WI WWW. ALTALANDSURVEYDULUTH.COM
	CLIENT:GEORGE GOLDFARB	REVISIONS:	
	ADDRESS:VACANT PROPERTY RICE LAKE RD, DULUTH, MN 55811		
	DATE:07-16-2024	JOB NO:24-093	
	SHEET 1 OF 3		

LEGAL DESCRIPTION OF PARCEL A

All that part of Lots 4, 6, 8, 10, 12, 14 and 16, Block 25, TRIGGS AND KENNEDY'S ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota including that part of vacated Conneticut Avenue lying adjacent to said lots as dedicated on said TRIGGS AND KENNEDY'S ADDITION TO DULUTH, described as follows:

Beginning at the Southwest corner of said Lot 16; thence on an assumed bearing of North 00 degrees 34 minutes 27 seconds West, along the West line of said Lot 16 for a distance of 21.96 feet; thence North 30 degrees 17 minutes 50 seconds East 251.36 feet; thence South 89 degrees 02 minutes 52 seconds East 34.04 feet to the centerline of said vacated Conneticut Avenue; thence South 00 degrees 34 minutes 27 seconds East, along said centerline 235.06 feet to the Easterly extension of the South line of said Lot 16; thence South 88 degrees 48 minutes 46 seconds West, along said Easterly extension and along said South line of Lot 16 for a distance of 163.01 feet to the point of beginning. Said parcel contains 24,676 square feet or 0.57 acres.

SUBJECT TO AND TOGETHER WITH: An easement for shared driveway purposes lying over, under and across part of Lot 12, Block 25, TRIGGS AND KENNEDY'S ADDITION TO DULUTH, according to the recorded plat thereof described as follows:

Commencing at the Southwest corner of said Lot 16; thence on an assumed bearing of North 00 degrees 34 minutes 27 seconds West, along the West line of said Lot 16 for a distance of 21.96 feet; thence North 34 degrees 25 minutes 36 seconds East 95.98 feet to the South line of said Lot 12, said point being the point of beginning of said easement; thence North 30 degrees 17 minutes 50 seconds East 44.40 feet; thence North 59 degrees 42 minutes 10 seconds West 14.00 feet; thence South 30 degrees 17 minutes 50 seconds West 52.99 feet to the South line of said Lot 12; thence North 88 degrees 46 minutes 57 seconds East 16.42 feet to the point of beginning. Said easement contains 682 square feet or 0.02 acres.

LEGAL DESCRIPTION OF PARCEL B

All that part of Lots 4, 6, 8, 10, 12, 13, 14 and 16, Block 25, TRIGGS AND KENNEDY'S ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota including that part of vacated Conneticut Avenue lying adjacent to said lots as dedicated on said TRIGGS AND KENNEDY'S ADDITION TO DULUTH, described as follows:

Commencing at the Southwest corner of said Lot 16; thence on an assumed bearing of North 00 degrees 34 minutes 27 seconds West, along the West line of said Lot 16 for a distance of 49.96 feet to the South line of said Lot 13; thence South 88 degrees 46 minutes 57 seconds West 12.11 feet to the point of beginning of the parcel herein described; thence North 32 degrees 50 minutes 34 seconds East 60.35 feet to the South line of said Lot 12; thence North 00 degrees 34 minutes 27 seconds West 100.00 feet to the South line of said Lot 8; thence North 24 degrees 34 minutes 13 seconds East 79.20 feet; thence North 62 degrees 50 minutes 30 seconds East 121.02 feet to the centerline of said vacated Conneticut Avenue; thence South 00 degrees 34 minutes 27 seconds East, along said centerline 89.25 feet; North 89 degrees 02 minutes 52 seconds West 34.04 feet; thence South 30 degrees 17 minutes 50 seconds West 251.36 feet to the West line of said Lot 16; thence North 00 degrees 34 minutes 27 seconds West, along said West line 28.00 feet to the South line of said Lot 13; thence South 88 degrees 46 minutes 57 seconds West, along said South line 12.11 feet to the point of beginning. Said parcel contains 17,370 square feet or 0.40 acres.

SUBJECT TO AND TOGETHER WITH: An easement for shared driveway purposes lying over, under and across part of Lot 12, Block 25, TRIGGS AND KENNEDY'S ADDITION TO DULUTH, according to the recorded plat thereof described as follows:

Commencing at the Southwest corner of said Lot 16; thence on an assumed bearing of North 00 degrees 34 minutes 27 seconds West, along the West line of said Lot 16 for a distance of 21.96 feet; thence North 34 degrees 25 minutes 36 seconds East 95.98 feet to the South line of said Lot 12, said point being the point of beginning of said easement; thence North 30 degrees 17 minutes 50 seconds East 44.40 feet; thence North 59 degrees 42 minutes 10 seconds West 14.00 feet; thence South 30 degrees 17 minutes 50 seconds West 52.99 feet to the South line of said Lot 12; thence North 88 degrees 46 minutes 57 seconds East 16.42 feet to the point of beginning. Said easement contains 682 square feet or 0.02 acres.

LEGAL DESCRIPTION OF PARCEL C

All that part of Lots 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 16, Block 25, TRIGGS AND KENNEDY'S ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota including that part of vacated Conneticut Avenue and that part of vacated Partridge Street lying adjacent to said lots as dedicated on said TRIGGS AND KENNEDY'S ADDITION TO DULUTH, described as follows:

Commencing at the Southwest corner of said Lot 16; thence on an assumed bearing of North 00 degrees 34 minutes 27 seconds West, along the West line of said Lot 16 for a distance of 49.96 feet to the South line of said Lot 13; thence South 88 degrees 46 minutes 57 seconds West 12.11 feet to the point of beginning of the parcel herein described; thence North 32 degrees 50 minutes 34 seconds East 60.35 feet to the South line of said Lot 12; thence North 00 degrees 34 minutes 27 seconds West 100.00 feet to the South line of said Lot 8; thence North 24 degrees 34 minutes 13 seconds East 79.20 feet; thence North 62 degrees 50 minutes 30 seconds East 121.02 feet to the centerline of said vacated Conneticut Avenue; thence North 00 degrees 34 minutes 27 seconds West, along said centerline 108.76 feet to the centerline of said vacated Partridge Street; thence South 88 degrees 46 minutes 57 seconds West, along said centerline 163.01 feet to the Northerly extension of the West line of said Lot 2; thence South 00 degrees 34 minutes 27 seconds East, along said Northerly extension and along the West line of said Lots 2, 4, 6 and 8 for a distance of 193.01 feet to a line parallel with and distant 10.00 feet South of the North line of said Lot 7; thence South 88 degrees 46 minutes 57 seconds West, along said parallel line 20.00 feet to a line parallel with and distant 20.00 feet West of the East line of said Lots 7, 9 and 11; thence South 00 degrees 34 minutes 27 seconds East, along said parallel line 140.01 feet to the South line of said Lot 11; thence South 88 degrees 46 minutes 57 seconds West, along said South line 55.55 feet to the Northeasterly right of way line of St. Louis County Highway Right of Way Plat No. 6, according to the recorded plat thereof, St. Louis County, Minnesota; thence Southeasterly 67.74 feet, along said Northeasterly right of way line, along a non-tangential curve, concave to the Northeast, said curve having a radius of 1213.24 feet and a delta angle of 03 degrees 11 minutes 56 seconds, the chord of said curve bears South 43 degrees 38 minutes 07 seconds East for a chord distance of 67.73 feet to the South line of said Lot 13; thence North 88 degrees 46 minutes 57 seconds East, along said South line 17.19 feet to the point of beginning. Said parcel contains 33,980 square feet or 0.78 acres.

LEGAL DESCRIPTION OF CROSS ACCESS EASEMENT AFFECTING PARCELS A, B & C

SUBJECT TO AND TOGETHER WITH: An easement for cross access purposes lying over, under and across part of Lots 13, 14 and 16, Block 25, TRIGGS AND KENNEDY'S ADDITION TO DULUTH, according to the recorded plat thereof described as follows:

Commencing at the Southwest corner of said Lot 16; thence on an assumed bearing of North 00 degrees 34 minutes 27 seconds West, along the West line of said Lot 16 for a distance of 21.96 feet to the point of beginning of said easement; thence North 34 degrees 25 minutes 36 seconds East 95.98 feet to the South line of said Lot 12; thence South 88 degrees 46 minutes 57 seconds West, along said South line 130.60 feet to the Northeasterly right of way line of St. Louis County Highway Right of Way Plat No. 6, according to the recorded plat thereof, St. Louis County, Minnesota; thence Southeasterly 67.74 feet, along said Northeasterly right of way line, along a non-tangential curve, concave to the Northeast, said curve having a radius of 1213.24 feet and a delta angle of 03 degrees 11 minutes 56 seconds, the chord of said curve bears South 43 degrees 38 minutes 07 seconds East for a chord distance of 67.73 feet to the South line of said Lot 13; thence North 88 degrees 46 minutes 57 seconds East, along said South line 29.30 feet to the West line of said Lot 16; thence South 00 degrees 34 minutes 27 seconds East, along said West line 28.00 feet to the point of beginning. Said easement contains 4,790 square feet or 0.11 acres.

CERTIFICATE OF SURVEY

CLIENT:GEORGE GOLDFARB

ADDRESS:VACANT PROPERTY RICE LAKE RD, DULUTH, MN 55811

DATE:07-16-2024

REVISIONS:

JOB NO:24-093

SHEET 2 OF 3

ALTA

LAND SURVEY COMPANY

PHONE: 218-727-5211

LICENSED IN MN & WI

WWW. ALTALANDSURVEYDULUTH.COM

LINE	BEARING	DISTANCE
L1	N34°25'36"E	95.98
L2	S88°46'57"W	130.60
L3	N30°17'50"E	44.40
L4	N59°42'10"W	14.00
L5	S30°17'50"W	52.99
L6	N88°46'57"E	16.42



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SHEET 3 OF 3

ALTA
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LEGAL DESCRIPTION OF PARCEL B

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line of said Lot 13; thence South 88 degrees 46 minutes 57 seconds West, along said South line 12.11 feet to the point of beginning. Said parcel contains 17,370 square feet or 0.40 acres.

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LEGAL DESCRIPTION OF PARCEL C

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South line 17.19 feet to the point of beginning. Said parcel contains 33,980 square feet or 0.78 acres.

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