



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PLIUP-2504-0023		Contact	Chris Lee, clee@duluthmn.gov	
Type	Interim Use Permit - Adaptive Resue		Planning Commission Date		May 13, 2025
Deadline for Action	Application Date		April 3, 2025	60 Days	June 2, 2025
	Date Extension Letter Mailed		April 18, 2025	120 Days	August 1, 2025
Location of Subject		2403 W 6 th St			
Applicant	Festies Inc		Contact	David Sundberg	
Agent			Contact		
Legal Description		PIN: 010-1220-02190			
Site Visit Date		April 18, 2025	Sign Notice Date		April 29, 2025
Neighbor Letter Date		April 15, 2025	Number of Letters Sent		97

Proposal

The applicant proposes to use the existing historic structure as a laundromat on the main floor with 6 residential units on the upper floor. Adaptive reuse of a historic structure is allowed under an Interim Use Permit

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

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood
North	R-1	Residential	Traditional Neighborhood
South	R-1	Residential	Traditional Neighborhood
East	R-1	Residential	Traditional Neighborhood
West	R-1	Residential	Traditional Neighborhood

Summary of Code Requirements:

UDC Section 50-20.7 Adaptive Reuse of a local historic landmark. Allowed uses: All uses that are permitted in the MU-N zone district shall be considered as eligible for an interim use permit in R-1, R-2, or R-P district;

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 #1 - Reuse previously developed lands. The parcel contains a dilapidated historic structure that will be renovated as part of this project.

Governing Principle #5 - Promote reinvestment in neighborhoods. The existing brick building has been part of the neighborhood in 1916 but has fallen into disrepair; this proposal will bring a neighborhood service and additional housing to the community.

Governing Principle #8 - Encourage mix of activities, uses, and densities. The project will allow for a commercial use on the ground floor with multi-family housing above.

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 primary structure on the property was constructed in 1916 and is called the F. Belanger Block. The property was locally designated as a historic property in February 2024. There is a preservation plan that was done by New History in June 2024 (PL23-224).

Review and Discussion Items:

Staff finds that:

- 1) In 2024, the current owner of the property submitted applications to designate the property as a local historic landmark. This designation allows for the property to have a variety of uses via an Interim Use Permit for Adaptive Reuse, which would allow the applicant flexibility in restoration and preservation.
- 2) The proposed uses are a small footprint laundromat on main floor and a 6 unit multi-family use on the upper floor. The operating hours of the laundromat will be 6am to 11pm.
- 3) Interior and exterior building renovation are needed to restore the building to create the laundromat and apartments. There are no planned additions or expansion to the structure aside from renovations to the stoop for an accessible ramp. All building renovations will need to comply with the historic preservation plan and will be required to receive a historic construction permit from the Heritage Preservation Commission.
- 4) There are 6 proposed parking stalls in the rear of the property with access off the alley; per UDC requirements, parking area will be paved. These parking stalls will be for the tenants of the apartments.
- 5) The building abuts a residential property and will need to meet the screening requirements between land uses.
- 6) The applicant held a public meeting on March 25, 2025. The meeting comments and summary are included in this report.
- 7) Staff is recommending this interim use permit be valid for 10 years. This time limit is to ensure there are no impacts on the surrounding uses. Staff has determined that 10 years is an acceptable expiration date based on the substantial financial investment the owner is making into the property.
- 8) In addition to meeting the historic requirements, all proposed building changes will need to meet UDC requirements for any exterior trash enclosures and exterior lighting. The use is expected to have minimal impacts with noise, light, and traffic to the surrounding area.
- 9) The proposed uses are not expected to alter the essential character of the neighborhood.
- 10) One public comment was received concerning parking
- 11) No other City, public or agency comments were received.
- 12) The permit will lapse if no activity takes place within 1 year of approval.

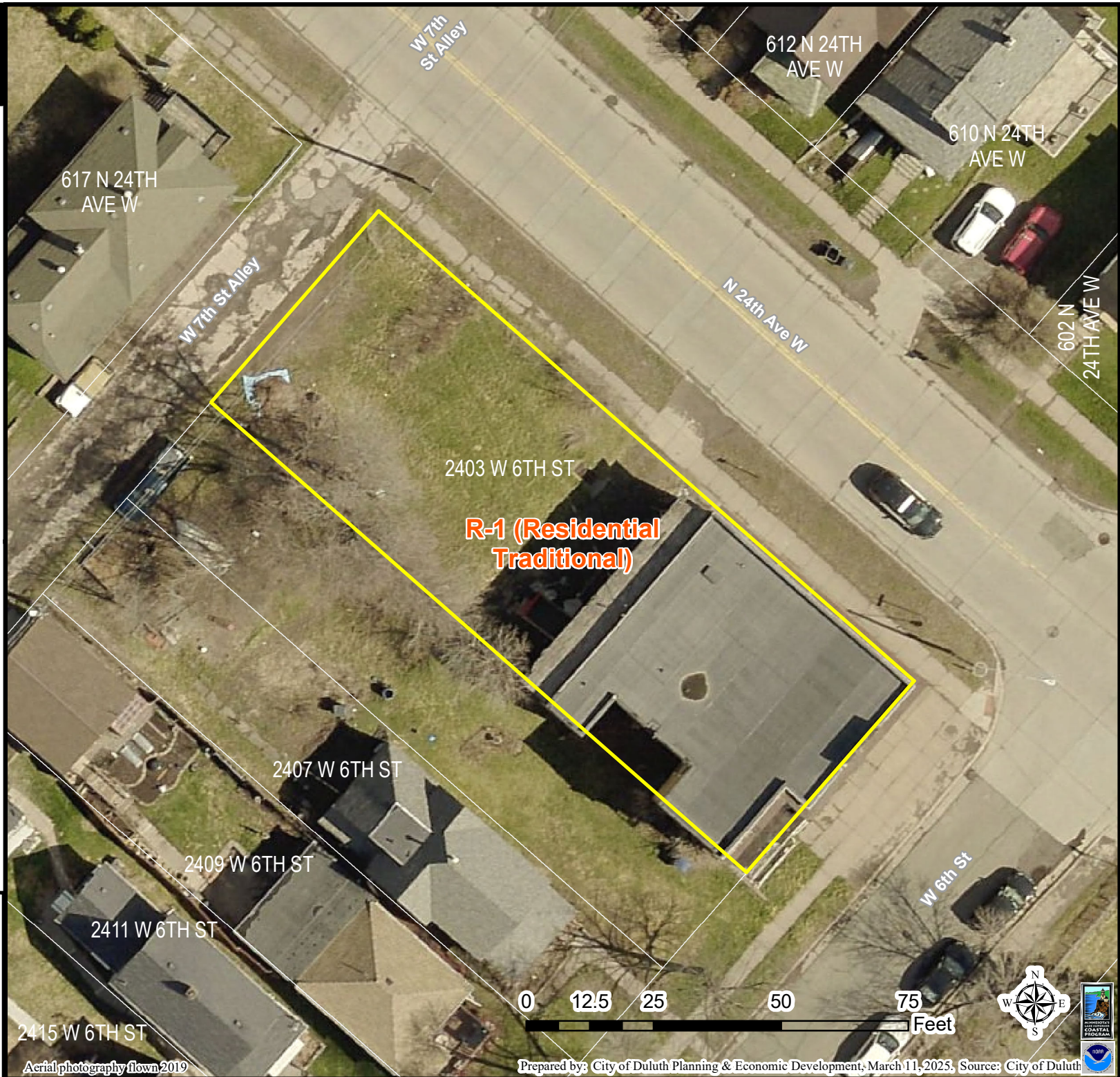
Staff Recommendation:

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

- 1) The Interim Use Permit be in effect for a period of 10 years. Applicant may apply for a subsequent Interim Use Permit prior to expiration of this permit.
- 2) Project shall comply with all UDC requirements, including but not limited to exterior lighting, screening, landscaping, and parking lot requirements. These shall be confirmed at the time of building permit.
- 3) 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-2504-0023
Interim Use Permit
Adaptive Reuse
2403 W 6th St



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Aerial photography flown 2019

Prepared by: City of Duluth Planning & Economic Development, March 11, 2025, Source: City of Duluth



County Land Explorer

St. Louis County, Minnesota



Title... **FESTIES INC**
ADAPTIVE RE-USE PARKING
(6) ADDED PARKING EA 9'X17'
LANDSCAPING PLAN

Map created using County Land Explorer
www.stlouiscountymn.gov/explorer

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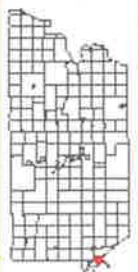
County Land Explorer

St. Louis County www.stlouiscountymn.gov/explorer Minnesota

Disclaimer

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Hi Chris,

There were two couples at the meeting and they had concerns.

1. Parking for a 6 plex. They didn't think there was adequate off street space on the lot and I discussed this with them that we believe there is.
2. Meeting was held in the afternoon so some that may have showed up weren't able to. I apologized and expressed that it was a mistake promising that any who were interested could call or meet with me to express concerns.
3. Slumlord doing a quick rehab and flipping or bringing in tenants to the neighborhood that would be a problem. I discussed how we are local business owners and not interested in dealing with tenants that cause problems.

Hope this helps. It seemed like parking was the biggest concern.

Thanks Chris.

Dave Sundberg

From: [planning](#)
To: [Chris Lee](#)
Subject: FW: Interim use permit for 2403 W 6th Street
Date: Monday, April 21, 2025 11:48:19 AM

Public comment for PLIUP-2504-0023

From: Millie Rounsville [REDACTED]
Sent: Monday, April 21, 2025 11:34 AM
To: planning <planning@DuluthMN.gov>
Subject: Re: Interim use permit for 2403 W 6th Street

Thank you for the quick response. I do not believe the location provides enough parking for 6 units off street let alone where those using the laundromat mat would park. Parking congestion has been a huge concern for myself and neighbors. Often no onstreet parking is available as other community amenities are utilizing this block due to its location; 24th has no off-street parking and 25th is permit required.

While I support the needs to address affordable housing the impacts of the Lincoln School converted to apartments are still very much felt. The density of rental units within the smaller neighborhood in many ways has not been a positive experience. I do not believe that 6 units and a business within an established block of single family homeowners will blend seamlessly.

Millie

On Mon, Apr 21, 2025 at 10:44 AM planning <planning@duluthmn.gov> wrote:

Hello,

Here is some language from the application that was submitted for this project:

“The proposed development, consisting of six small rental units with convenient on-site laundromat, will not have a negative impact on the community. Instead, it will provide much-needed affordable housing options and an essential service, enhancing the neighborhood’s convenience, economic activity, and land use efficiency.

Each of the six units will have a dedicated off-street parking spot to ensure tenants have convenient and secure parking which will also help alleviate parking congestion in the neighborhood by ensuring that tenants will not need to park their vehicles on the street. The renovation includes a small (walk up) brand new laundromat with 5 washers and dryers that will be available not only to our tenants but also anyone in the community who needs

laundry facilities. The laundromat will only be accessible during the hours of 6 am and 11 pm via card access system. Applicant is committed to maintain the building historic brick exterior, ensuring it blends seamlessly into the neighborhood while also giving it a fresh updated look.”

If you have other questions, comments, or concerns regarding this project, please feel free to send those my way.

Thank you,
Sam

From: Millie Rounsville [REDACTED]
Sent: Monday, April 21, 2025 10:16 AM
To: planning <planning@DuluthMN.gov>
Subject: Interim use permit for 2403 W 6th Street

Good morning,

I received notification of a conditional use permit for the address in the subject line. My understanding is this would be for multifamily housing and a laundromat.

I would like additional information regarding the proposal. I have owned and occupied a home at 2414 W 6th Street and had longstanding concerns with the property.

Millie Rounsville



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MEMORANDUM

DATE: February 29, 2024

TO: Historic Preservation Commission

FROM: John Kelley, Planner II

SUBJECT: Application for Historic Resource Designation – Local landmark nomination (PL 23-224) – Multifamily Residential/Commercial Store Front building (Belanger Block – 1916) at 2403 West 6th Street.

Proposal:

The applicant is seeking an Historic Resource Designation – Local landmark nomination (PL 23-224) for a Multifamily Residential/Commercial Store Front building (Belanger Block – 1916) at 2403 West 6th Street in the Lincoln Park Neighborhood.

Designation process:

Per UDC Section 50-37.8, the HPC can nominate properties for historic designation and, in so doing, shall report on the historical, cultural, and architectural significance of the proposal, as well as economic status of the property. The Planning Commission shall forward comments on the potential effects on the surrounding neighborhood, economics, environment, and other planning considerations.

On February 12, 2024, the HPC discussed the Multifamily Residential/Commercial Store Front building (Belanger Block – 1916) at 2403 West 6th Street for historic designation. The nomination form with all appendices is available under the HPC section of the City's web site, at <http://www.duluthmn.gov/community-planning/commissions-committees/> and is attached to this memo. On February 13, 2018, the Planning Commission discussed the nomination.

A public hearing is scheduled at the HPC meeting on March 11, 2024, after which the HPC can formally vote on the recommendation. City Council will make the final decision to approve, approve with modifications, or deny the designation based on the historic criteria in UDC 50-37.8.C.

If approved, the next step is writing and submitting a Preservation Plan to the HPC for adoption. This Preservation Plan would define how to proceed with maintenance, improvements, and changes to the railroad in the future. Any future change to the railroad would require a Historic Construction and Demolition Permit, which would need to be approved by the HPC. Historic Construction and Demolition Permits require conformance with the Preservation Plan for the site as well as with historic resource criteria developed by the National Park Service.

Background

The Multifamily Residential/Commercial Store Front building (Belanger Block – 1916) at 2403 West 6th Street was constructed in 1916. The building is 4,432 square feet and is located on the northwest corner of West 6th Street and North 24 Avenue West in the Lincoln Park Neighborhood.



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The commercial building has two principle exterior elevations, one facing West 6th Street and the other facing North 24th Avenue West. The masonry of the exterior elevations consists of hardfired dark brown brick. The ground level storefront has a recessed entrance reflective of 1916 storefront treatments. The west side of the front façade has a recessed covered porch for the lower level apartment while the upper porch unit has an enclosed structure with metal siding and aluminum windows. The building housed an operating grocery store for approximately 35 years with 3 apartments, one on the lower level and two on the upper level. The building has been vacant for a number of years.

Staff Findings

1. Per the attached nomination form, the Multifamily Residential/Commercial Store Front building (Belanger Block – 1916) meets the following historic criteria:
 - a. Criterion A: It has character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Duluth, State of Minnesota, or the United States.
 - The City of Duluth historically had many grocery stores located in neighborhoods. The Belanger Block represents a fine example of an iconic corner store in a traditional neighborhood. The property meets criterion A.
 - b. Criterion B: Its location was the site of a significant historical event.
 - The property was not the site a significant historical event. The property does not meet Criterion B.
 - c. Criterion C: It is identified with a person or persons who significantly contributed to the cultural development of the City of Duluth, State of Minnesota, or the United States.
 - The property is not known to be associated with person or persons who significantly contributed to the cultural development of the City of Duluth. The property does not meet Criterion C.
 - d. Criterion D: It embodies a distinguishing characteristic of an architectural type;
 - The building does have an identifiable architectural style as a commercial corner store with a brick façade but does it does reflect a distinctive architectural style. The property does not meet Criterion D.
 - e. Criterion E: It is identified as the work of an architect or master builder whose individual work has influenced the development of the city or state;
 - According to the application materials the architect and builder are not know. The property does not meet Criterion E.
 - f. Criterion F: It embodies elements of architectural design, detail, materials or craftsmanship that represents significant architectural innovation;
 - The property does not embody elements of architectural design, detail, materials or craftsmanship that represents significant architectural innovation. The property does not meet Criterion F.
 - g. Criterion G: Its unique location or singular physical characteristics represent an established and familiar visual feature of a neighborhood, community, or the City as a whole.
 - As previously stated grocery stores were located throughout many neighborhoods in Duluth that served nearby residents. The buildings basic form as an iconic corner store with apartments has remained in tact for over 100 years. As stated in the applicant's documents "these corner store markets strengthened and solidified traditional neighborhoods, and by there presence were an essential part of the fabric of the city." The property meets criterion A.



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Economic impacts: Designating the property a Duluth Historic Landmark may provide assistance in funding opportunities to have the building restored and repurposed, which will further promote the site and provide potential financial benefits.

Environmental impacts: The building is surrounded by a residential neighborhood. Designation as a Duluth Historic Landmark is not expected to change the building or site and will have no environmental impact.

Recommendation

The Multifamily Residential/Commercial Store Front building (Belanger Block – 1916) meets satisfactory criteria for historic resources. Designating the building and property as a Duluth Historic Landmark will provide opportunities to have the building renovated and repurposed for residential and possible commercial uses.