



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-2508-0010	Contact	Christian Huelsman, chuelsman@duluthmn.gov	
Type	Minor Subdivision	Planning Commission Date		October 15, 2025
Deadline for Action	Application Date	August 11, 2025	60 Days	October 10, 2025
	Date Extension Letter Mailed	August 19, 2025	120 Days	December 9, 2025
Location of Subject		Swan Lake Rd, northeast of Swan Lake Pl		
Applicant	Adam Schminski	Contact		
Agent	Darren Weets	Contact	3W Properties, Inc.	
Legal Description		PIN: 010-0803-00020		
Site Visit Date		October 2, 2025	Sign Notice Date	October 1, 2025
Neighbor Letter Date		September 19, 2025	Number of Letters Sent	29

Proposal:

Subdivide the parcel to create 4 separate lots through a minor subdivision between Swan Lake Rd and Swan Lake Ln.

Recommended Action: Staff recommends approval.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Vacant Land	Low-density Neighborhood
North	MU-N	Vacant Land	Rural Residential
South	R-1	Residential	Low-density 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 for a one family dwelling, 2,000 square feet per family for a two-family dwelling, 2500 square feet for a townhouse; minimum lot frontage: 40 feet for one or two family, and 20 feet for a townhouse.

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

Governing Principle #5 - Promote reinvestment in neighborhoods.

New development or redevelopment should maximize public investment that strengthens neighborhood commercial centers or diversifies residential opportunities that fit the neighborhood's character.

Future Land Use: Low-density neighborhood – Single-family housing with urban services. Typified by curvilinear streets, houses with longer side parallel to street, and attached garages. Includes a range of house sizes and lot sizes. 3 to 4 units per acre.

History: The existing parcel was platted as part of Crystal Village in 2003, rearrangement of part of Block 2, Blocks 3, 4, 5, 6, 7, Outlot A, Outlot B, and the vacated streets in the official plat of Crystal Tree. It was platted as part of Crystal Tree in 1991. The parcel has not previously been developed.

Review and Discussion Items:

Staff finds:

1. Applicant is requesting a Minor Subdivision to divide one parcel into 4 parcels. The parcel currently contains no structures. Dividing the parcel will create 0.26-acre, irregular shaped Parcel A, a 0.28-acre, irregular shaped Parcel B, a 0.27-acre, irregular shaped Parcel C, and a 0.61-acre, irregular shaped Parcel D.
2. Lots created by this subdivision are subject to the zoning requirements of the R-1 district. All parcels will satisfy the minimum area and frontage requirements contained in UDC Table 50-15.2.1.
3. Parcels A, B, C and D will have frontage on Swan Lake Rd.
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 City, public or agency comments were received at the time of drafting this report.
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, C, and D 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-2508-0010

Minor Subdivision
010-0803-00020 (Swan Lake Rd)

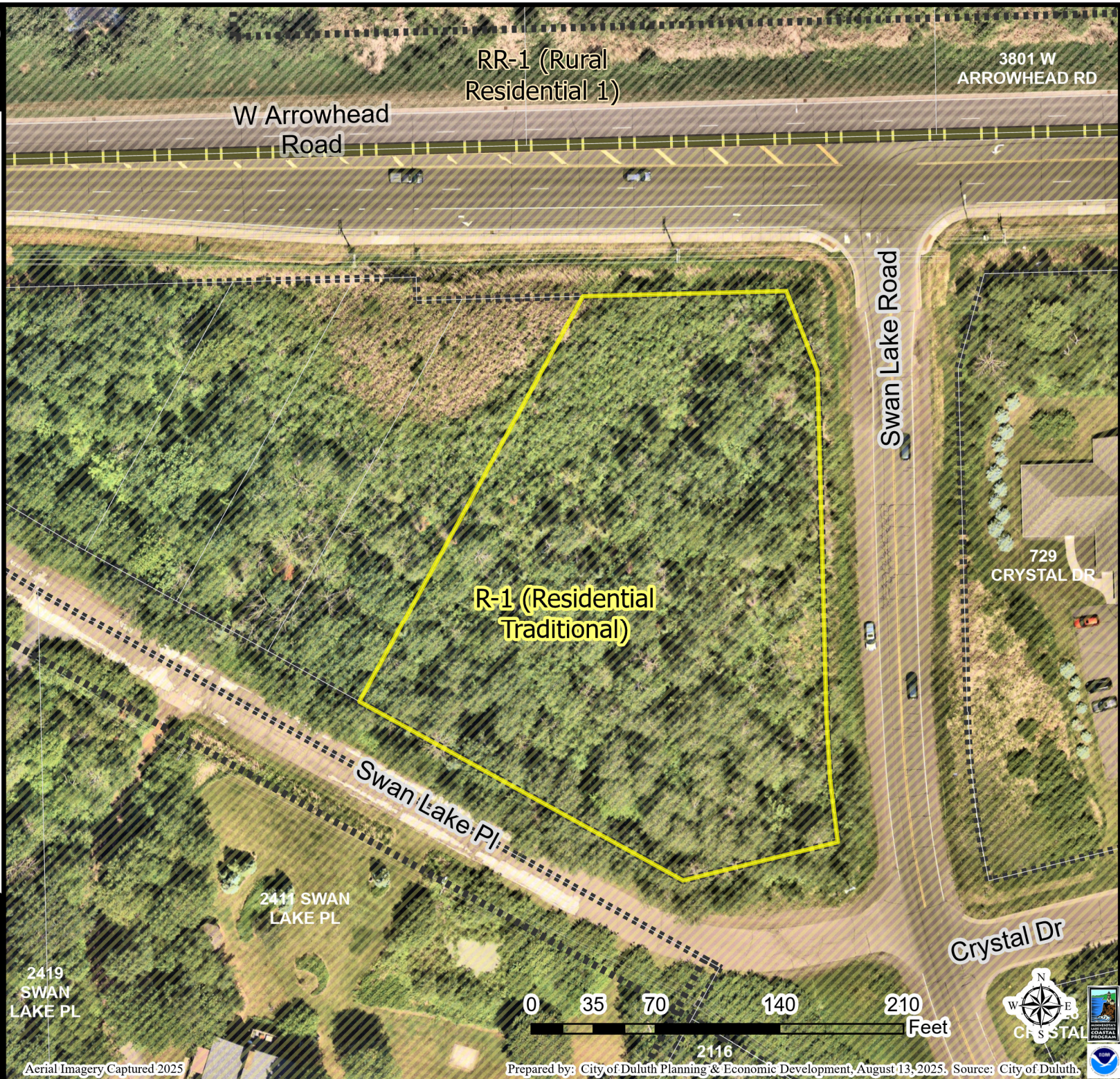
Legend

-  Zoning Boundaries
-  Road or Alley ROW
-  County Parcel Data

Zoning

UDC Zoning

-  RR-1 (Rural Residential 1)
-  R-1 (Residential Traditional)



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.

WEST ARROWHEAD ROAD

S88°52'45"W
114.75

SURVEYOR NOTES:

1. APEX LAND SURVEYING, LLC PREPARED THIS SURVEY WITHOUT THE BENEFIT OF CURRENT TITLE WORK. THE PROPERTY SHOWN IS BASED ON A LEGAL DESCRIPTION PROVIDED BY YOU THE CLIENT OR A GENERAL REQUEST AT THE APPROPRIATE COUNTY RECORDER'S OFFICE. EASEMENT, SITE RESTRICTION OR ADJOINING DEED CONFLICTS MAY EXIST WHICH AFFECT SUBJECT PROPERTY AND ARE NOT SHOWN BY THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THE SURVEY UPON RECEIPT OF A CURRENT TITLE COMMITMENT OR TITLE OPINION.

PARCEL D

Lot 2
BLOCK 1

N88°52'45"E
220.63

PARCEL C

N88°52'45"E
249.97

PARCEL B

N88°52'45"E
217.42

PARCEL A

SWAN LAKE PLACE

53.50
S60°43'15"E
(Point of Commencement)

26.58
N29°16'45"E
(Southwest corner of Lot 2)

84.55
N29°16'45"E

57.97
N29°16'45"E

176.87
S29°16'45"W

25.00 foot setback line

Point of Beginning Line A

Point of Beginning Line B

Point of Beginning Line C

20.00 foot setback line

106.67
N1°07'15"W

50.00
S1°07'15"E

37.54
S1°07'15"E

59.38, R=560.00
L=59.38, R=560.00
Δ=6°04'31"

32.3
26.3
90.03
N76°25'44"E

SWAN LAKE ROAD

L=12.46, R=560.00
Δ=1°16'29"

PROPOSED LEGAL DESCRIPTIONS:

Parcel A:

That part of Lot 2, Block 1 of CRYSTAL VILLAGE, as of public record, St Louis County, Minnesota, lying Southerly of the following described line; Commencing at the Southwesterly corner of said Lot 2; thence on an assumed bearing of South 60 degrees 43 minutes 15 seconds East, along the Southerly line of said Lot 2, a distance of 53.50 feet to the point of beginning of the line herein described; thence North 88 degrees 52 minutes 45 seconds East, 217.42 feet to the Easterly line of said Lot 2 and there terminating.

Containing 0.26 acres, more or less.
Subject to easements of record.

Parcel B:

That part of Lot 2, Block 1 of CRYSTAL VILLAGE, as of public record, St Louis County, Minnesota, lying Northerly of Line A as described below and Southerly of Line B as described below; Line A described as follows; Commencing at the Southwesterly corner of said Lot 2; thence on an assumed bearing of South 60 degrees 43 minutes 15 seconds East, along the Southerly line of said Lot 2, a distance of 53.50 feet to the point of beginning of the line herein described; thence North 88 degrees 52 minutes 45 seconds East, 217.42 feet to the Easterly line of said Lot 2 and there terminating. Line B described as follows; Commencing at the Southwesterly corner of said Lot 2; thence on an assumed bearing of North 29 degrees 16 minutes 45 seconds East, along the Westerly line of said Lot 2, a distance of 26.58 feet to the point of beginning of the line herein described; thence North 88 degrees 52 minutes 45 seconds East, 249.97 feet to the Easterly line of said Lot 2 and there terminating.

Containing 0.28 acres, more or less.
Subject to easements of record.

Parcel C:

That part of Lot 2, Block 1 of CRYSTAL VILLAGE, as of public record, St Louis County, Minnesota, lying Northerly of Line B as described below and Southerly of Line C as described below; Line B described as follows; Commencing at the Southwesterly corner of said Lot 2; thence on an assumed bearing of North 29 degrees 16 minutes 45 seconds East, along the Westerly line of said Lot 2, a distance of 26.58 feet to the point of beginning of the line herein described; thence North 88 degrees 52 minutes 45 seconds East, 249.97 feet to the Easterly line of said Lot 2 and there terminating. Line C described as follows; Commencing at the Southwesterly corner of said Lot 2; thence on an assumed bearing of North 29 degrees 16 minutes 45 seconds East, along the Westerly line of said Lot 2, a distance of 84.55 feet to the point of beginning of the line herein described; thence North 88 degrees 52 minutes 45 seconds East, 220.63 feet to the Easterly line of said Lot 2 and there terminating

Containing 0.27 acres, more or less.
Subject to easements of record.

Parcel D:

That part of Lot 2, Block 1 of CRYSTAL VILLAGE, as of public record, St Louis County, Minnesota, lying Northerly of Line C as described below; Line C described as follows; Commencing at the Southwesterly corner of said Lot 2; thence on an assumed bearing of North 29 degrees 16 minutes 45 seconds East, along the Westerly line of said Lot 2, a distance of 84.55 feet to the point of beginning of the line herein described; thence North 88 degrees 52 minutes 45 seconds East, 220.63 feet to the Easterly line of said Lot 2 and there terminating

Containing 0.61 acres, more or less.
Subject to easements of record.

SURVEYORS CERTIFICATION:

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

KALEB J. KADELBACH (LICENSE NO. 57070) 8/18/2025 DATE



● FOUND IRON MONUMENT



CLIENT INFORMATION:
JDL Development
Parcel: 010-0803-00013
Duluth, MN

FIELD DATE: 06/30/2025
APEX JOB NO. 25336

Split of Lot 2, Block 1 CRYSTAL VILLAGE,
as of public record St. Louis County, Minnesota.

kaleb.kadelbach@apex-landsurveying.com PH: (763) 388-0056

