



## Staff Report for PLSUB-2603-0004

### Application Information:

**Application Type:** Minor Subdivision  
**Location of Subject:** 902 N Arlington Ave  
**Legal Description:** 010-0390-00280

**Applicant:** Karl Tarnowski  
**Applicant Contact:** N/A  
**Agent:** N/A  
**Agent Contact:** N/A

**Staff Contact:** Jason Mozol, [jmozol@duluthmn.gov](mailto:jmozol@duluthmn.gov)

### Deadline for Action:

**Application Date:** March 30, 2026  
**Date Extension Letter Mailed:** April 29, 2026  
**60 Days:** May 29, 2026  
**120 Days:** July 28, 2026

**Site Visit Date:** April 7, 2026  
**Sign Notice Date:** N/A

**Neighbor Letter Date:** N/A  
**Number of Letters Sent:** N/A

### Proposal:

Applicant is requesting a Minor Subdivision to create a parcel for a new home.

### Recommended Action:

Staff recommends approval with conditions.

### Zoning and Land Use:

	Current Zoning	Existing Land Use	Future Land Use Map Designation
<b>Subject</b>	R-1	Residential	Traditional Neighborhood
<b>North</b>	R-1	Open Space	Open Space
<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. Minor Subdivision.** 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 Standards:** 4,000 square ft for a one family dwelling, 2,000 sq ft per family for a two-family dwelling, and 2,500 sq ft for a townhouse unit; minimum lot frontage: 40 ft for one or two family and 20 ft for townhomes.

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

Principle #5- Promote reinvestment in neighborhoods- This application creates an infill lot that will allow for a home to be constructed and add value to the neighborhood.

**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.

**History:** The neighborhood was platted as Central Acres Duluth in 1915. A two-bedroom home was constructed on the property in 1951. Detached garages have been constructed in 1995 and 2002.

## Review and Discussion Items:


Staff finds:

1. Applicant is requesting a Minor Subdivision to divide portions of two parcels into three separate parcels. The proposed Parcel A is occupied by a single-family dwelling and a garage. Parcel B is occupied by a detached garage. Parcel C is occupied by a single-family dwelling and a garage.
2. The garage on Parcel B is not principal structure and may not remain as the only structure on Parcel B. The applicant has expressed an interest in renovating the garage on Parcel B into a single-family dwelling that will transition to being an accessory dwelling unit after construction of a separate single family dwelling elsewhere on the property. Staff recommends that approval of this minor subdivision be conditioned on the applicant providing the City escrow or a letter of credit to cover the cost of demolition of the existing garage and sign an access agreement with the City. These conditions will allow the City to access the site and remove the garage if the applicant does not renovate it into a dwelling in a timely manner.
3. Lots created by this subdivision are subject to the zoning requirements of the R-1 district in UDC Table 50-14.5-1. Parcels A, B, and C will meet minimum frontage and lot area requirements.
4. All parcels have access to gas, water and sanitary sewer utilities in E Willow St.
5. After renovation of the garage on Parcel B, the proposed subdivision would not make the parcels or existing structures non-conforming due to lot frontage, lot area, setbacks or similar bulk standard.
6. St Louis County commented that they prefer access to these parcels comes from Willow St rather than Arlington Ave. This request aligns with the owner's preferred use of the property. Any changes that involve access directly from Arlington Ave should include early coordination with St Louis County.
7. No other public, agency, or City comments were received.
8. 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. The applicant must provide the City with proof of recording.

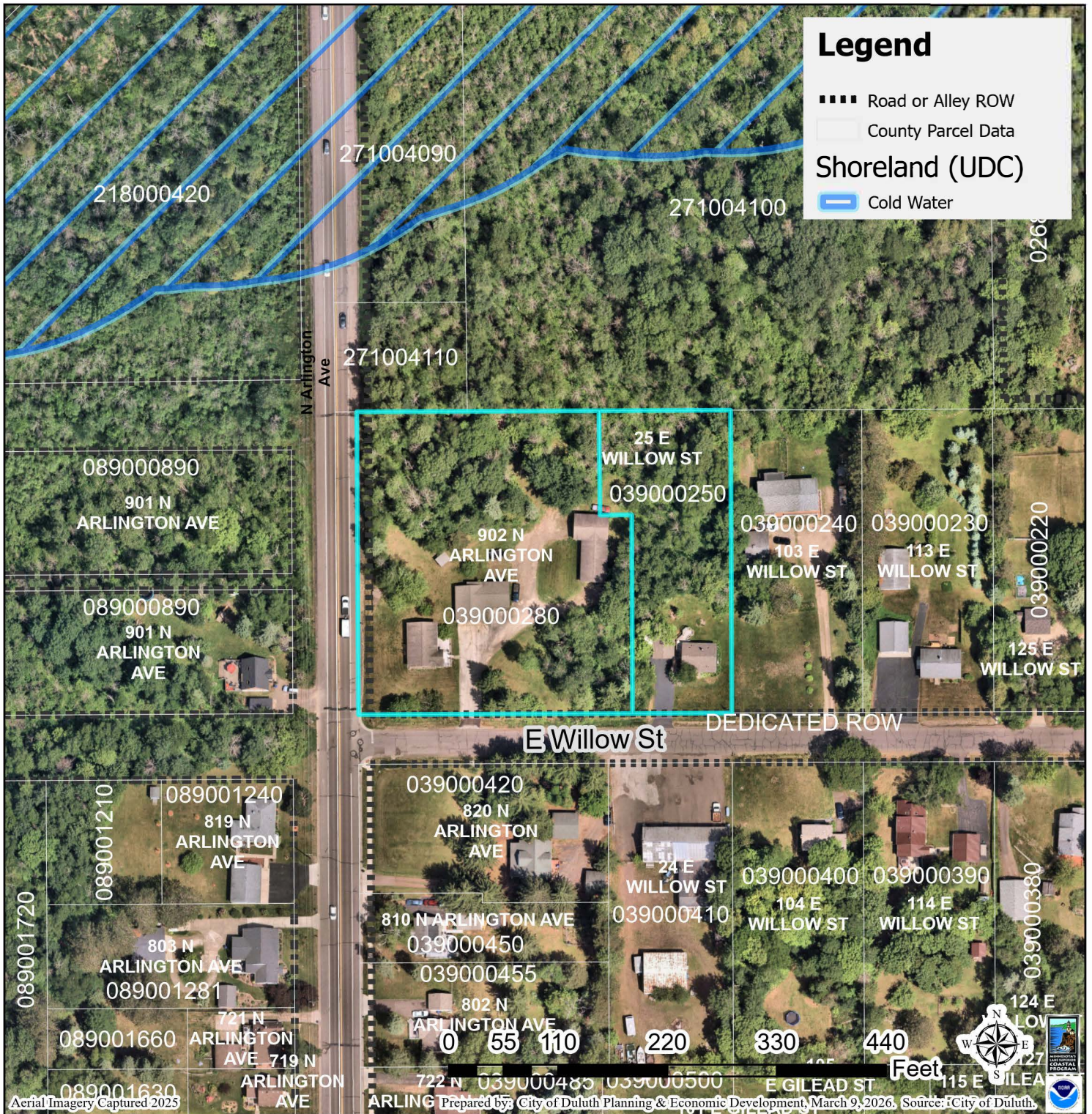
## Staff Recommendation:

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

1. Prior to recording the minor subdivision, the applicant must provide escrow or a letter of credit equal to the cost of removal of the garage on Parcel B and enter into an access agreement with the City to allow removal of the structures.

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2. 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.
  3. 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.

# Map for PLSUB-2603-0004:



**Figure 1.**

Aerial imagery captured in 2025, showing Parcels #010-0390-00280 and #010-0390-00250 outlined at the corner of E Willow St and N Arlington Ave.

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 OF PID NO. 010-0390-00250

The Northerly 105 feet of the Lot 8 and the Easterly 100 feet of the Southerly 200 feet of Lot 8, Block 2 ,  
CENTRAL ACRES.

PARENT LEGAL DESCRIPTION OF PID NO. 010-0390-00280

The Westerly 32 feet of the Southerly 200 feet of Lot 8 and all of Lots 9 and 10, Block 2, CENTRAL ACRES.

LEGAL DESCRIPTION OF PARCEL A

The Easterly 110 feet of Lot 8, Block 2, CENTRAL ACRES, according to the recorded plat thereof, St. Louis  
County, Minnesota. Said parcel contains 33,550 square feet or 0.77 acres.

LEGAL DESCRIPTION OF PARCEL B

Lot 8, Block 2, CENTRAL ACRES, according to the recorded plat thereof, St. Louis County, Minnesota, EXCEPT the  
Easterly 110 feet thereof.

AND

The Easterly 79 feet of the Southerly 200 feet of Lot 9, Block 2, CENTRAL ACRES, according to the recorded plat  
thereof, St. Louis County, Minnesota.

AND

The Northlerly 105 feet of Lot 9, Block 2, CENTRAL ACRES, according to the recorded plat thereof, St. Louis  
County, Minnesota.

Said parcel contains 36,370 square feet or 0.83 acres.

LEGAL DESCRIPTION OF PARCEL C

The Southerly 200 feet of Lot 9, Block 2, CENTRAL ACRES, according to the recorded plat thereof, St. Louis  
County, Minnesota, EXCEPT the Easterly 79 feet of said Southerly 200 feet.

AND

Lot 10, Block 2, CENTRAL ACRES, according to the recorded plat thereof, St. Louis County, Minnesota

Said parcel contains 41,366 square feet or 0.95 acres.

PORTION OF PID NO. 010-0390-00280 TO BE CONVEYED TO PID NO. 010-0390-00250

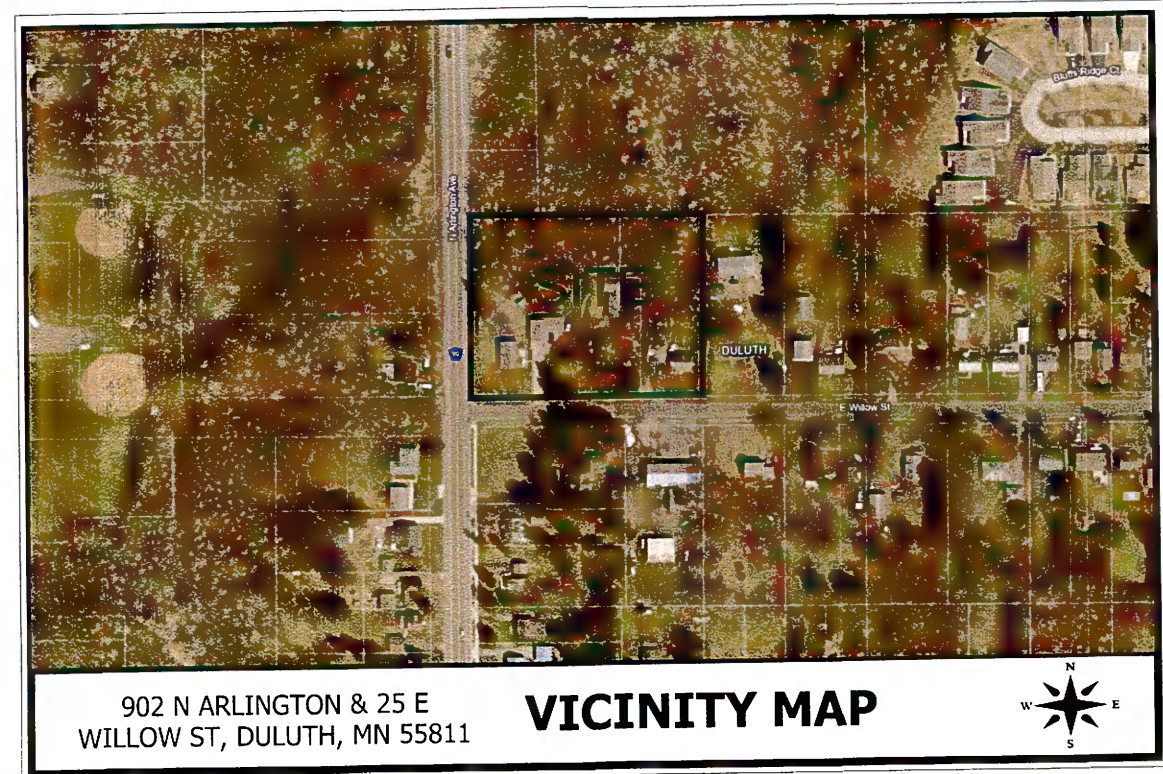
The Westerly 10 feet of the Easterly 110 feet of the Southerly 200 feet of Lot 8, Block 2, CENTRAL ACRES,  
according to the recorded plat thereof, St. Louis County, Minnesota. Said parcel contains 2,000 square feet or  
0.05 acres.



PORTION OF PID NO. 010-0390-00250 TO BE CONVEYED TO PID NO. 010-0390-00280

The Westerly 22 feet of the Northerly 105 feet of Lot 8, Block 2, CENTRAL ACRES, according to the recorded plat  
thereof, St. Louis County, Minnesota. Said parcel contains 2,310 square feet or 0.05 acres.

**SURVEYOR'S NOTES**

1. 11.4 FEET WIDE PUBLIC HIGHWAY EASEMENT PER TORRENS DOCUMENT NO. 128709.
2. 11.3 FOOT WIDE PUBLIC HIGHWAY EASEMENT PER TORRENS DOCUMENT NO. 128713.
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. DUE TO SNOW AND ICE COVERAGE, SOME FEATURES MAY NOT HAVE BEEN VISIBLE  
DURING THE COURSE OF THIS 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 Land Surveyor under the laws of the State of Minnesota.  David R. Evanson MN License #49505 DATE: 03-12-2026	<b>CERTIFICATE OF SURVEY</b>		 ALTA LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN & WI WWW.ALTALANDSURVEYDULUTH.COM
	CLIENT: KARL & KURT TARNOWSKI ADDRESS: 902 ARLINGTON AVE. & 25 E WILLOW ST., DULUTH, MN 55811 DATE: 03-12-2026	REVISIONS: JOB NO: 26-035 SHEET 1 OF 2	

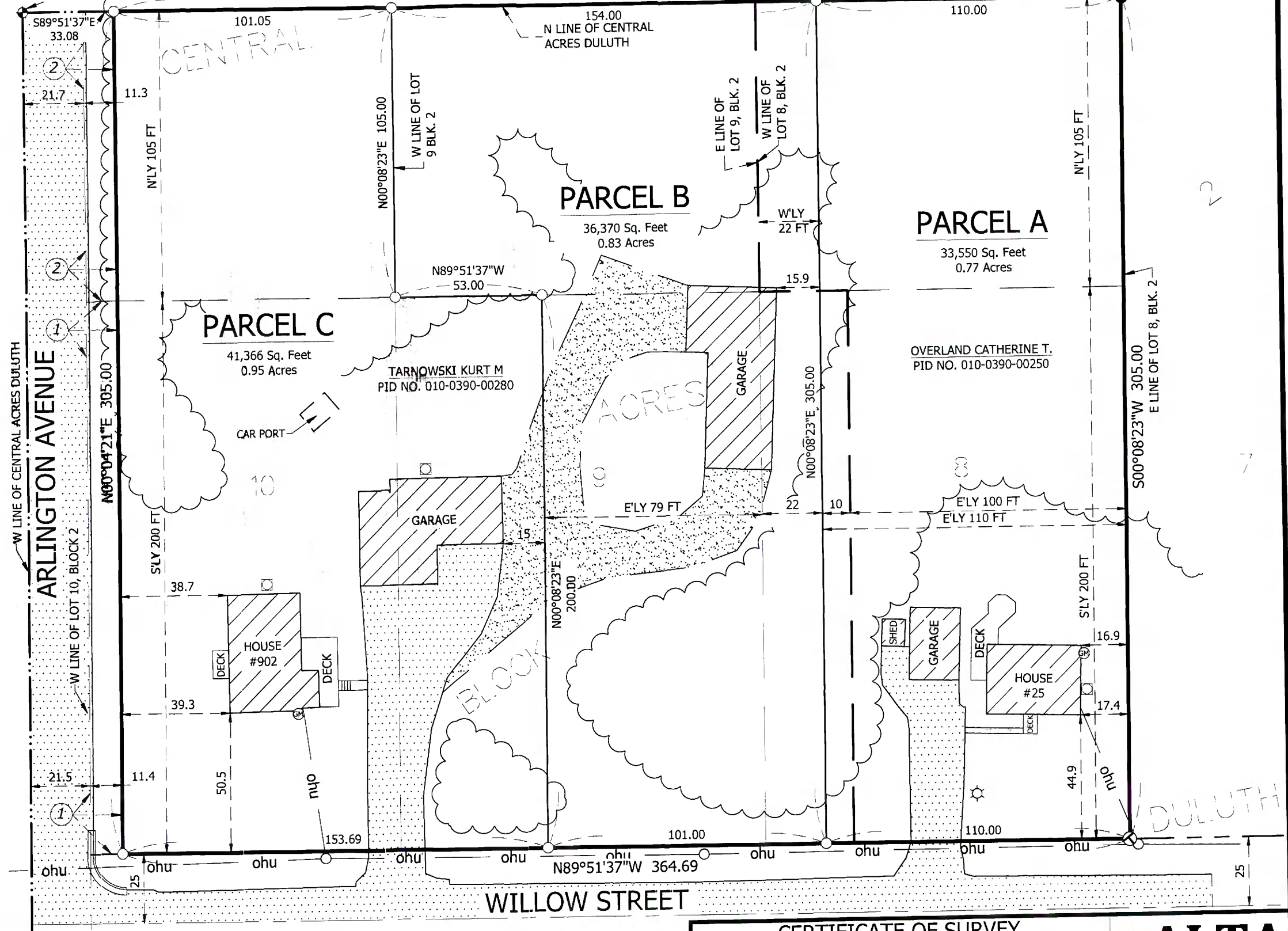
SW 1/4 OF SEC. 16, TWP. 50N, RGE. 14W  
 S89°51'37"E 365.05

NW COR SEC. 21, TWP. 50N,  
 RGE. 14W PER DOC. NO. 1298627



LEGEND

- CONCRETE SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- EXISTING BUILDINGS
- CONCRETE CURB & GUTTER
- TREE/BRUSH LINE
- OVERHEAD UTILITIES
- PLAT DIVISION LINE
- CENTER LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE AS SURVEYED
- EXISTING PLAT LINE
- UNDERLYING LINE
- ADJACENT PARCEL LINE
- PROPOSED PARCEL LINE
- GAS METER
- AC UNIT
- REFER TO SURVEYOR'S NOTES
- ALUM CAPPED MONUMENT
- FOUND IRON PIPE
- FOUND T-STAKE MONUMENT
- SET CAPPED REBAR RLS. NO. 49505
- UTILITY POLE



CERTIFICATE OF SURVEY

CLIENT: KARL & KURT TARNOWSKI  
 ADDRESS: 902 ARLINGTON AVE. & 25 E  
 WILLOW ST., DULUTH, MN 55811  
 DATE: 03-12-2026

**ALTA**  
 LAND SURVEY COMPANY  
 PHONE: 218-727-5211  
 LICENSED IN MN & WI  
 WWW.ALTLANDSURVEYDULUTH.COM

REVISIONS:  
 SHEET 2 OF 2



**Fw: May Pending Items Notice**

**From:** Victor Lund <LundV@StLouisCountyMN.gov>  
**Sent:** Monday, April 20, 2026 4:45 PM  
**To:** Christian Huelsman <chuelsman@DuluthMN.gov>  
**Subject:** RE: May Pending Items Notice

Good Afternoon, Christian,

The St. Louis County Public Works Department has comments on the following planning item...

**PLSUB-2603-0004** Minor Subdivision at 902 N Arlington Ave by Karl Tarnowski [JM]  
Comments: CSAH 91 (Arlington Ave) is a county road owned and maintained by St. Louis County. Access for this subdivision should be provided on Willow St. Please coordinate early with St. Louis County (Vic Lund, Traffic Engineer at [lundv@stlouiscountymn.gov](mailto:lundv@stlouiscountymn.gov)) if access onto Arlington Ave is being considered.

Let me know if you have any questions.

Thanks.

Vic

**Victor Lund, PE, PTOE | Traffic Engineer**  
St. Louis County Public Works Department  
**Office:** 218-625-3873 | **Main:** 218-625-3830  
[4787 Midway Rd | Duluth, MN 55811](http://4787MidwayRd.com)  
[lundv@stlouiscountymn.gov](mailto:lundv@stlouiscountymn.gov)  
[www.stlouiscountymn.gov](http://www.stlouiscountymn.gov)  
[St. Louis County Traffic Engineering](#)

