



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-2503-0013	Contact	Jason Mozol, jmozol@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit	Planning Commission Date	April 8, 2025	
Deadline for Action	Application Date	March 3, 2025	60 Days	May 2, 2025
	Date Extension Letter Mailed	March 21, 2025	120 Days	July 1, 2025
Location of Subject	1 Mesaba Place, Unit A			
Applicant	Lake View Land Co LLC	Contact	Michael Schraepfer	
Agent	Heirloom Property Management	Contact	Seth Sutherland	
Legal Description	PIN: 010-1270-00940			
Site Visit Date	March 28, 2025	Sign Notice Date	March 25, 2025	
Neighbor Letter Date	March 20, 2025	Number of Letters Sent	33	

Proposal

The applicant proposes to use Unit A, a 1-bedroom dwelling, as a vacation dwelling unit.

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

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-2	Residential	Traditional Neighborhood
North	R-2	Residential	Traditional Neighborhood
South	R-2	Residential	Traditional Neighborhood
East	F-6	Transportation	Traditional Neighborhood
West	R-2	Residential	Traditional Neighborhood

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the R-2 zone district.

UDC Section 50-20.3. Use-Specific Standards. Lists all standards specific to vacation dwelling units.

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 #8 - Encourage mix of activities, uses, and densities.

A short-term rental allows property owners to generate income and provides a service for tourists.

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: This property consists of three units. A separately permitted vacation dwelling unit operates on this parcel in Unit 3. The third unit on this parcel is a residential use.

Review and Discussion Items:

Staff finds that:

- 1) Applicants' property is located at 1 Mesaba Place. The dwelling unit, Unit A, contains one bedroom, which allow for a maximum of 3 guests.
- 2) The minimum rental period will be two nights.
- 3) The applicant is proposing one off-street parking stalls; the minimum required is one.
- 4) The applicant has indicated they will not allow motorhome or trailer parking.
- 5) The site plan does not indicate any outdoor amenities. Screening is required along the west property line from the rear of the building to the garage facing 4th street. Screening meeting the definition of a dense urban screen must be in place prior to permit issuance.
- 6) Permit holders must designate a managing agent or local contact who resides within 25 miles of the City and who has authority to act for the owner in responding 24 hours a day to complaints from neighbors or the City. Permit holders must provide the contact information for the managing agent or local contact to all property owners within 100 feet of the property boundary. The applicant has listed Heirloom Property Management to serve as the managing agent.
- 7) A time limit is needed on this Interim Use Permit ("IUP") to protect the public health, safety and welfare from potential longer-term impacts of the requested use at the location of the subject property. Section 50-20.3.U.7 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.
- 8) Applicant must comply with the City's vacation dwelling unit regulations, including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").
- 9) There are currently 170 licensed vacation dwelling units in the city, with 84 of those in form districts; the remaining 86 are subject to the cap of 110. The subject property is located within a residential district and is subject to the cap.
- 10) This property was previously rented as a short-term unit without a permit. Upon receiving notification of non-compliance from the Planning Department, the owner removed the listing and brought the unit into compliance.
- 11) No City, public or agency comments were received.
- 12) The permit will lapse if no activity takes place within 1 year of approval.

Staff Recommendation:

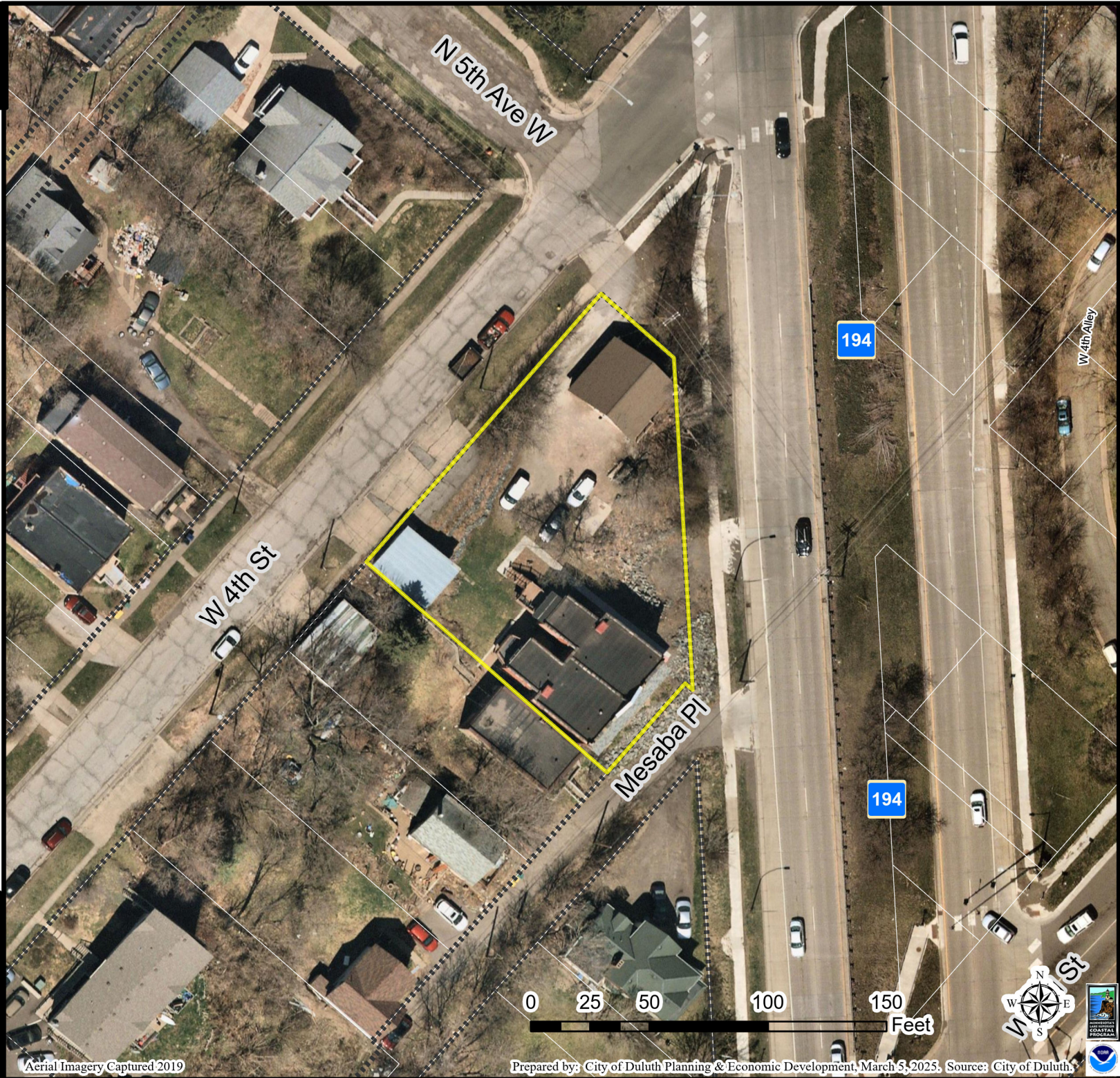
Based on the above findings, Staff recommends that Planning Commission approve the permit subject to the following conditions:

- 1) The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.
- 2) Screening meeting the standard of a dense urban screen must be installed prior to permit issuance.
- 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-2503-0013

Interim Use Permit
1 Mesaba Pl

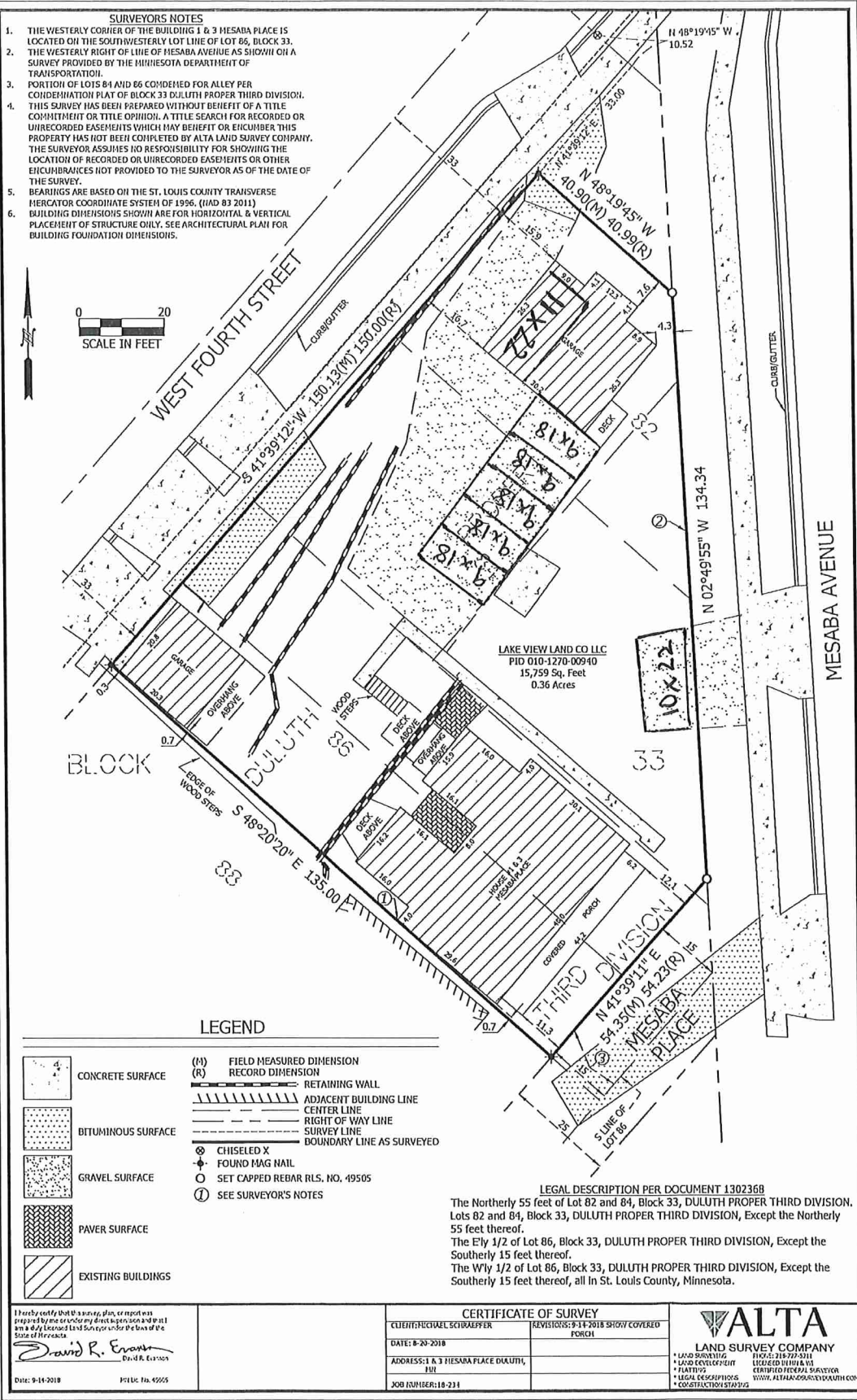


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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 Imagery Captured 2019

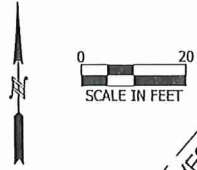
Prepared by: City of Duluth Planning & Economic Development, March 5, 2025. Source: City of Duluth.





SURVEYOR'S NOTES

1. THE WESTERLY CORNER OF THE BUILDING 1 & 3 MESABA PLACE IS LOCATED ON THE SOUTHWESTERLY LOT LINE OF LOT 86, BLOCK 33.
2. THE WESTERLY RIGHT OF LINE OF MESABA AVENUE AS SHOWN ON A SURVEY PROVIDED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION.
3. PORTION OF LOTS 84 AND 86 CONDEMNED FOR ALLEY PER CONDEMNATION PLAN OF BLOCK 33 DULUTH PROPER THIRD DIVISION.
4. 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.
5. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1956. (NAD 83 2011)
6. BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.



LEGEND

	CONCRETE SURFACE	(M)	FIELD MEASURED DIMENSION		RETAINING WALL
	BITUMINOUS SURFACE	(R)	RECORD DIMENSION		ADJACENT BUILDING LINE
	GRAVEL SURFACE		CENTER LINE		RIGHT OF WAY LINE
	PAVER SURFACE		SURVEY LINE		BOUNDARY LINE AS SURVEYED
	EXISTING BUILDINGS		CHISELED X		FOUND MAG NAIL
			SET CAPPED REBAR RLS. NO. 49505		SEE SURVEYOR'S NOTES

LEGAL DESCRIPTION PER DOCUMENT 1302368
 The Northerly 55 feet of Lot 82 and 84, Block 33, DULUTH PROPER THIRD DIVISION, Lots 82 and 84, Block 33, DULUTH PROPER THIRD DIVISION, Except the Northerly 55 feet thereof.
 The Ely 1/2 of Lot 86, Block 33, DULUTH PROPER THIRD DIVISION, Except the Southerly 15 feet thereof.
 The Wly 1/2 of Lot 86, Block 33, DULUTH PROPER THIRD DIVISION, Except the Southerly 15 feet thereof, all in St. Louis County, Minnesota.

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. Evans
 D.L.S. No. 49505
 Date: 9-14-2018 P.L.L.C. No. 42255

CERTIFICATE OF SURVEY

CLIENT: PECTRALECT, SCHROEDER	REVISOR'S: 14-2018 SHOW COVERED FORGIT
DATE: 8-20-2018	
ADDRESS: 1 A & 3 MESABA PLACE DULUTH, MN	
JOB NUMBER: 18-234	

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