

November 9, 2015

RE: Morgan Park Rezoning and Rental Development

Dear City Council Members,

Attached you will find copies of signatures and letters from individuals who oppose the rezoning of Morgan Park High School and the mass building of rental projects. Morgan Park is a tiny enclave in a unique location. The original design reflects One Hundred (100) year old traditional housing with a unique design. The footprint of this project would devastate our Community. It would turn it from a family friendly Community into a transient zone of constantly changing tenants with every lease cycle.

You are already supporting the creation of homeowner opportunities in the Hillside, due to the abundance of rental properties. Why create the same problem in Morgan Park that you are trying to eliminate in another neighborhood.

The Community of Morgan Park would support single-family homeownership and green space.

Council Members, this is your opportunity to support our neighborhood, where we live!

Thank you.

Cc: Jay Fosle

1. Sharon Ruetzel 1424 90th W 10/23
2. Fred Flum 1436 90th Ave WEST
3. Janet Jacobs 1440 90th Ave west
- 4 HAROLD LEDOUX 930 89th AVE WEST
- 5 Matt Baker 8743 Arbor St
- 6 Shari Krizelo 977- 87th Ave. W
- 7 Kayla & Sean Anderson 1068 87th AV. west
8. Stephani Severin 1422 90th Ave W.
9. ROBERT & PATRICIA GIERDETT 9032 FALCON ST.
9105 FALCON ST.
10. MIKE & JOAN PETERSON
- 11 Wayne Osberg 1237 90th AVE W
- 12 Matt Clithorn - 1432 90th Ave W
- 13 EUGENE A. CARTER 1438 90th AVE W.
- 14 David Hazel 1434 90th Ave. W.
- 15 June Bothum 1432 - 90 Ave. W.
- 16 Sharon Wagner 1420 90th Ave W
- 17 Danell Wagner 1420 90th Ave W.
- 18 Earlene Martin 1331 - 90th Ave. W.
- 19 Joan Petersen 9105 Falcon St.
- 20 Thomas R. Stanley 1251 - 91st ave. west
- 21 Keith & Katherine Zumhagen 1259 92nd Ave West

- | | | | |
|----|-------------------------|--------------------------|----------|
| 22 | Tammara Bastie | 1204 HILTON ST | 626 2611 |
| 23 | WALTER CODER | 965 84TH AVE | 626 2625 |
| 24 | Yvonne Baer | 1418 - 89TH AV. WEST | |
| 25 | Bruce Snyder | 1316 93 Ave West | 626-1520 |
| 26 | Rich Borch | 1231 90TH AVE WEST | 626-378 |
| 27 | Susie Borch | 1231 90TH AVE WEST | |
| 28 | Sevgi A. Puetzsch | 1424 90 AVE W. | |
| 29 | J. J. — | 323 103rd Ave W | |
| 30 | anton Vanvlymen | 1220 91st AVE W | |
| 31 | Benjamin Smolnikar | 1443 88th Ave. W. | |
| 32 | LLOYD ETHIER | 1433 89th AV. WEST | |
| 33 | M. J. K. — | 1443 88th ave W | |
| 34 | M. J. K. — | | |
| 35 | 45 M. J. K. — | 1210-93rd AVE WEST | |
| 36 | 46 Steve Blazich | 1211 90th AVE W | |
| 37 | 47 Jen Blazich | 1211 90th AVE W | |
| 38 | 48 Roxanne Esler | 1304 92nd Ave W | |
| 39 | 49 Bob Masich | 1304 92 AV. W | |
| 40 | 50 Jeff + Luanne Taylor | 1236-93 RD | |
| 41 | 51 Chuck Horton | 605 Nth 34th AVE East | |
| 42 | 52 Lynne & Snyder | 1316 93 Ave W Duluth, MN | |

Shen Shen 1418 90 Ave W 30823

53 43

Tiffany Korn 1109 87 Ave W

54 44

Mary Washecke 1323-90th Ave W

55 45

Jeff Washecke 1323-90th Ave W

56 46

Konty Chipm 8925 Falcon St

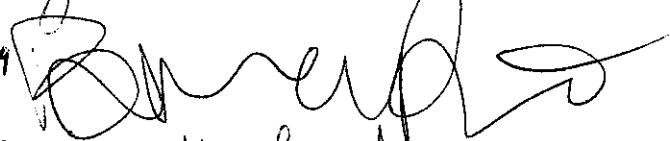
57 47

Brandon Chipm 8925 Falcon St

58 48

Janie McHerniman 8526 Beverly St.

59 49

 1077 86th Ave. W.

60 50

Janettha Ford 970 88th Ave. W

61

Heather Huber 9211 Keene Ave

62

Al Men 4 Ericksen Rd.

63

Duan Macan 1429 90th Ave W

64

Carole Huff

65

Ernie Johnson

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Susan Munnis

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Chris Johnson

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Jessica Holderness 1134 87th Ave W

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Jessica Holderness

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28 Penton

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Jean-Paul Bayak

72

Kelly Jones

73

4851 S. 93rd

74

5 Korda Drive

75

Andrew Palfrey

76

Andrew Palfrey

63 Penny J Dieryck Penny J Dieryck

64 Erin Walsburg Mly

65 Kristi Nygard

66 Gladys Eral 709 N. 7th St. Superior, WI 54880

67 [Signature]

68 [Signature]

69 Gay M

70 Monique Hopkins 3034 7th Ave, Anoka, MN

71 Scott Lehi 3034 7th Ave, Anoka, MN

72 Kim Petersen

73 Penny H.R. White

74 Sharon Strohmeier

75 Penny Mack 3321 Common near 12

76 Penny Mack

77 Jackie [Signature]

78 David Jlin

79 John Turk

80 [Signature]

- 82 Jackie Peterson
- 83 Paul M. Larsen
- 84 ~~Bo K. B.~~
- 85 ~~Steve Lee~~
- 86 Ardy Martine
- 87 Melanie M. Sever
- 88 Nancy M. Flores
- 889 Claudia Maki
- 90 Peggy Ohme
- 91 Kaitlyn Thompson
- 92 Sally Supri
- 93 ~~John W.~~
- 94 ~~Bill P.~~
- 95 Dawn Jordan
- 97 J. A. Shi

98

Tony Allen

99

Kelly Effinger

100

Morgan

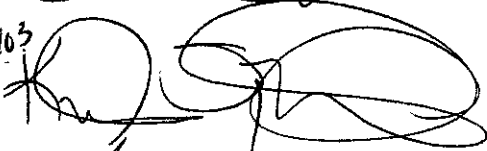
101

Seymour Compere

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Burt Schu

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104



105

Russell Johnson

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Robert G. Smith

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Barbara Bennett

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Mike Habert

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Murray Guss

111

Jeffery McWhirer

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Paula August

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Robert Person

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Bellyf

115
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Jim Conley

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124117
24

Linda Mc Knight

118
27

Stewart Verrell

119
24

Patricia Dufort

126

Nichole Dauliano

121
29

Kenneth Smith

136
122

Guy Peterson

123
31

Dae W. Smith

124
32

Amy Bulger

125
33

Lolly Ruckenberg

126
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Lamara Brust

127
36

[Signature]

128
37

Heather Blix

129
38

Kayla Mott

130
139

Wesley Norton

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131

Bill Iou

132
141

DEAN HEROLD

- ⁴⁶
 133 Daniel Lucie
⁴⁷
 134 Dawn Jones
⁴⁸
 135 John Cordero
⁴⁹
 136 John R. Sibbick
⁵⁰
 137 Ann Sibbick
⁵¹
 138 Henry Cordero
⁵²
 139 Debra Hinninkamp
⁵³
 140 Debra Hinninkamp
⁵⁴
 141 Susan J. Nordin
⁵⁵
 142 Alice Nordin
⁵⁶
 143 Neta Johnson
⁵⁷
 144 LEO JEWETT
⁵⁸
 145 Edward E. Bjork
⁵⁹
 146 Jeffery
⁶⁰
 147 Bruce Brown
⁶¹
 148 Jerry Brown
⁶²
 149 Jerry Brown
⁶³
 150 Nels L.
⁶⁴
 151 Aracelis Piretti
⁶⁵
 152 Emma Bisset

- ⁰³153 Robert Olson
⁰⁴154 Sheldon Lou
⁰⁵155 R. White
⁰⁶156 Cheryl Johnson
⁰⁷157 ~~Mrs~~
⁰⁸158 Linda Hart
⁰⁹159 Bob Hart
¹⁰160 Ann Habert
¹¹161 Sue Zofem
¹²162 Deb Packingham
¹³163 Lisa Packingham
¹⁴164 Colleen Westfall
¹⁵165 Carole R. Johnson
¹⁶166 Mike Meese
¹⁷167 Brittany Westfall
¹⁸168 Mike Anderson-menor
¹⁹169 Mary Fouseth
²⁰170 Jason Howard
²¹171 Jenny Howard
²²172 Sheryl Christiansen 1057- 86th Ave West

10923

We are opposed to the building of rental apartments, proposed by Aaron Schweiger, on the Morgan Park School site. We want single family homes.

173	John Homan	1206-92ND AVE WEST
174	Melinda Gapp	1217 90 th Ave W
175	Tom Phil	1315 93 Ave W 55208
176	Janek Barber	991 87 th Ave W
177	Tom Phil	1214 HILTON ST
178	DIXON EASTIE	1204 HILTON ST
179	Walter Amert	959 84 th AVE WEST
180	Russ Janssen	849 84 th Ave west
181	Zak Radzak	4115 Chambersburg Ave
182	Rick Thinenkamp	1111-86 th AVE. W.
183	Donald Black	1451 89 th AVE W.
184	Demp B...	1421 89 th AVE W
185	Dora Renault	1421 89 th AVE W.
186	Bruce Carnoy	1435 89 th AVE W
187	Harry Hunsicker	8917 Idaho St.
188	Tom Child	201 Commonwealth St
189	Garla Skell	1357 - 91st Ave. W.
190	Sal Mahoff	1331 91 st Ave W
191	Diane Parker	1325 91st Ave W
192	Anthony Parker	1325 91st Ave W.
193	Cleora Schmuck	1332 91 st Ave W.
194	Ray Schmuck	1332 91st Ave W.
195	Tom Hulby	1304 91st Ave W
196	Steph Richalla	1256-91 Ave W
197	Wallace Richalla	1256-91 Ave W.
198	Althea Trevelyan	1318-91 Ave. W.
199	Diane Wahsdat	1257-91st Ave W
200	James R. Stanley	1251-91 ave. W.
201	Steven J Mengler	1212-91 Ave W
202	Ron Bodeman	1354 91st Ave W
203	Shirley Bodeman	" " "

We are opposed to the building or rental 11/9/23
apartments, proposed by Aaron Schweiger,
on the Morgan Park School Site.
We want single family homes.

204	Rick Bege	1303 - 90 th Ave W.	
205	Joy A Pederson	9021 FALCON ST	393-0112
206	Anna Kuskem	8907 Idaho St	626-18
207	Dora Wierzycki/Ray Sipek	1337 90 th Ave.	651-4565
208	Earlene Martin	1331 - 90 th Ave.	626-3025
209	Don Sipek	1251 - 90 th Ave	626-3144
210	Lynn Sipek	" "	" "
211	Theresa Rustie	1204 Hilton St.	626-2611
212	Gene Johnson	1214 Hilton St	348-2170
213	Cindy Swadby	1321 93 Ave W	626-3021
214	Brandon Thompson	2925 Falcon St.	391-6517
215	Cory Wagner	1453 89 th Ave W	390-5806
216	Josh Feick	1249 92nd Ave W	391-4220
217	Kari Feick	" "	" "
218	Bob Feick	1432 89 th Ave W.	
219	Liane Feick	1432 89 th Ave W	
220	Jill Feick	1440 89 th Ave W	
221	Bill Feick	1440 89 th Ave W	
222	John Feick	1438 88 th Ave. W.	
223	Ben Smolnikar	1443 88 th Ave. W.	
224	Meryl Kofsky	1443 88 th Ave W	409-3228
225	Jane Doney	1429-88 Ave. W.	
226	Michelle Robillard	1242-92nd Ave. W	218-590-2463
227	Kris Dickey	1317 90 th Ave W	
228	Barb Lampner	1303 91 st Av. W	
229	Barbara Black	1317 91 st Ave W	
230	Rick Bouch	1231-90 th Ave. W	
231	Juan Bouch	1231-90 th Ave W	
232	Donna Borich	1331-101 st Ave West	
233	Ramonica Horak	310-102nd Ave West.	55808

"We OPPOSE the Rental Project Proposed
for the Morgan Park School Site" 12/9/23

	Name	Address
234	John Marshall	218-348-2929 15 Riverside Drive Duluth, MN. 55808
235	JOEY WDER	1701 W HITCHMAN ST DULUTH MN 55806
236	Pat Lawler Pat Lawler	2102 Hutchinson Rd Duluth, MN 55811
237	BRAD BAUZI Brad Bauzi	1910 Valhalla Drive Duluth, MN. 55811
238	Zach Waters	4 Chesler Pkwy Duluth, MN 55805
239	Lindsae Tabingcy	4823 W. 4th St Duluth MN 55803
240	Carinda Horton	605 W 3th Ave E Duluth, MN 55804
241	Jim Caesar	1507 Morningside Av Duluth, MN 55809
242	Math Boc	2530 Jefferson Duluth, MN, 55812

We oppose the Kentat Project Proposed on
the Margan Park School Site. " 130723

243 DAVID ANDERT Servant 40NE of Ave. on 6704 Red Roth St.
Duluth, MN
55807
218-310-1711

244 Jeremy Andert
6704 Red Roth St.
Duluth, MN
55807
218-269-3255

245 Fern & Jared Bower
4319 W 4th St
55807
218-591-7918

246/247 Mark & Miranda Southerland
Mark Southerland
320 219 9793
55808

248 Paul Baerz
(847) 736-0345

249 David & David
218-733-1449

250 Paul Buch
218-733-1449

251 Diane & Jeremy Jakubek
Diane Jakubek
218-391-8005
1062 86th Ave W

252 The Jans
218-721-8505
1217 E 5th 55805

253 Julie Hoffinger
218 879-8278
2547 14th St.
Cloquet, MN 55720

We are opposed to the building of rental apartments, proposed by Aaron Schweiger, on the Morgan Park School site. We want single family homes. 140/23

254	Carol Orrell	615 W. Dickson
255	Denise Johnson	2514 Menard Rd. Wheeling MN
256	Mike Horak	310 102nd Ave W 55808
257	Pat Horvath	
258	Jack Southworth	1423 101st 55808
259	John B.	424 98th Ave West
260	Tom Berich	628 101st Ave West
261	Pat Berich	628 101st Ave West
262	Shirley Hoppenyan	627 - 101st Ave West
263	Nicole Waitz	218-391-9818 626 100th Ave
264	KEITH DONALD	517 101 Ave. W. W
265	MARTIN LAPLANTE	4611 W. 4th St.

150/23

We oppose the Rental Project Proposal for the Morgan Park School

	<u>Name</u>	<u>Address & Phone</u>
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266	Robert Noffsinger	2547 145T Cloquet MN 55720 2168798278
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269	Beth Erickson	7501 W. Skyline Duluth 55820
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268	Joyce Hattingsworth	2146 Miller Creek, Duluth
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269	KEITH PETERSON	Wash
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270	I am Team	
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271	James Picconatto	Ja 
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272	Wanda Bennett	WB
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273	John Mew	
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274	Scott O'Neil	
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We appose the Olentangy Project Proposed for
the Morgan Park School Site 16 of 23

275 Jennifer Snyder

Jennifer Snyder
1328 93rd Ave W.
Duluth, MN 55808

276 Jason Snyder

Jason Snyder
1328 93rd Ave W
Duluth, MN 55808

Subject: Concerns about Morgan Park School housing development
From: osberg73@gmail.com
To: susieborich@hotmail.com

170 23

Dear Jenn:

I am writing to you to express my concerns about the proposed development on the Morgan Park School site. I live in my childhood home, on 90th Ave W, that my parents purchased in 1959 back when Morgan Park thriving little community. Although, it has changed I still love being here. However, this development that has sprung up almost over night has me very worried. I have seen what the current plans are and it is clear that this is being done without little consideration to the people that live in the area surrounding the school.

The first thing that I notice, is the proposed townhomes are being built right up to the street, which I think is very unfair to the homeowners that have lived here for decades. One of the reasons people bought there homes directly behind the school, is because they enjoy having the space right out there front door. I believe the buildings need to be set back from the street in the areas where there are homes present & add a buffer (88th Ave W being the exception.) Another issue that has me worried is there are multiple roads coming out from the townhouses to 90th Ave W. Our street is narrow and was not redone back when Morgan Park got its new sewer lines installed. So, our street is disrepair and will not be able to handle all the construction traffic and all the new resident traffic from these townhomes. While the school was open, when there was football practice, parking on 90th was a real issue and it will once be an issue if the following plan is constructed. It would worry me that I would loose my street parking in front of my home

I know that all of these new townhouses are "market rate" and that is fine, but lets say that they are unable to fill all 132 apartments. Then what? I highly doubt they will just be left sitting empty. Instead, now they will start to slowly be filled with section 8, and then this in turn will drive out the market rate people. I believe they should start with one or two buildings and see if they fill, to construct them all at once and hope for the best is ridiculous!

There are also many other issues such has snow and garbage removal and increased strain on the water and sewer lines to the properties surrounding the area.

In closing, I believe that the developer needs to meet with all the homeowners that surround the school site and address these issues. I live on a quiet street with no worries and that's how I would like it to stay This development popped up over night, and is now being shoved down our throats and we have little say about what is going to happen with OUR school property. Just because we live on the west side of town does not mean we don't have a voice!!

Thank you for your time,

Lizette J. Swanson
1237 90th Ave West

18023

Sent from my iPad

Begin forwarded message:

From: Earlene <earlenemartin@hotmail.com>
Date: September 4, 2015 at 12:32:15 PM CDT
To: "jmoses@duluthmn.gov" <jmoses@duluthmn.gov>
Subject: Morgan park school site

My name is Earlene Martin and I have lived at 1331-90th Ave W, across from Morgan Park School since the summer of 1967. I am against the plan for the lots across the street.

1. I think it's too large a project for the site. There is no sure bet it will go over in this part of town.
2. I question the sewer systems ability to handle this many units.
3. Also, snow removal in winters. Where will all the snow go if we have another winter like 2 years ago?
4. Plus parking, a driveway for 18 garages will be put right across the street from my house. Our streets are too narrow for all this traffic and parking issues that will happen if all these apartments fill in.

I have lost faith in the Duluth City Council. They don't seem to care what happens out here. The Rockridge project was stopped. We need to stop this project too.

Sent from my iPad

To: jmoses@duluthmn.gov
CC: susieborich@hotmail.com
Subject: Morgan Park School Development

19923

We live at 1251 90th Avenue West. We live across from the football field. Here are some of our concerns:

1. We are not in favor of the rezoning.
2. Concerns that the sewer system would not be able to handle all these units. We do not want to get assessed for a new system.
3. Definitely not in favor of having the street coming down Grace. Ridiculous of traffic coming down this residential neighborhood when 88th Avenue West is plenty wide and capable of handling all the traffic.
4. Parking issues arose whenever there were football games. We don't need any more parking problems out here. It was hard enough to get in and out of our driveway with excess vehicles parked on the street.
5. We are very concerned about our property values going down with this new development.
6. Very concerned about the crime rate going up. Falcon St. to Idaho Street from 90th Avenue West to 93rd Avenue West I believe has been very low with crime. We want to keep it that way.

Lynn and Don Jones

From: Susie [mailto:susieborich@hotmail.com]
Sent: Monday, September 07, 2015 9:29 PM
To: Jennifer Moses
Subject: morgan park site

20 of 23

We are concerned about the project that is proposed on the Morgan Park School site.

We live at 1231 90th Ave W, right behind the school, since 1980.

Have you made a study of the concentration of rentals in the city? Look at the affects is have on our neighborhoods and schools.

The rich east vs. the poor west. You will be and have been adding to the problem every time another apartment building (rental) or HUD housing project goes in. Why are you putting them all out west? I'll tell you why. People out east don't want it. They didn't want Aaron Schweiger out at Rockridge so he pulling out.

We have lived out west all my life. It has been a wonderful place to live, but our neighborhoods are changing as the rentals go up. There is more littering, loitering, noise, and crime.

Putting rentals in our neighborhood will not revitalize our neighborhood. We need home owners that take pride in their homes and neighborhood.

Please think about the home owners that will be effected by this project. 132 rental units are too much! Let's be fair. Develop more rentals out east and even out the city.

Rick and Susie Borich
1231 90 Ave W
Duluth MN 55808

Date: Tue, 8 Sep 2015 12:34:40 -0500
Subject: FW:
To: susieborich@hotmail.com

21923

From: Luanne Taylor [mailto:ltaylor@eversmiles.com]
Sent: Tuesday, September 08, 2015 12:33 PM
To: 'jmoses@duluthmn.gov'
Subject:

I am writing in regards to the apartment complex proposed for the Morgan Park school site. Living on 93rd Ave W. the increased traffic is a concern, we have no sidewalks and the street is narrow allowing single lane traffic only. I believe this should be looked into. Also why in the plans would they put the largest number of units in the already populated area instead of on 88th Ave. W. with only the community club and the opposite side. Finally strong concerns regarding this becoming Section 8 housing I feel we already have our fair share and this site is not any more suitable than the Rockridge site would have been. Luanne Taylor @ 218-391-9170

From: Susie [mailto:susieborich@hotmail.com]
Sent: Thursday, September 03, 2015 8:51 PM
To: Jennifer Moses
Subject: Concerned about Morgan Park rezoning

Jenn,

I am a concerned home owner in Morgan Park. I have lived at 1231 90th Ave W for 35 years. I, along with many other residents of Morgan Park do not like the plans that Aaron Schweiger has for the Morgan Park site. We will be at the rezoning meeting on Tuesday to express our concerns.

There are too many units (132) for that area.

We need single family homes at market rate in this area. We have enough apartments.

We are concerned about the possibility of section 8 coming in. I know that it is not his plan, but that doesn't guarantee that it won't happen.

The streets surrounding the complexes will need to be widened. There will be over 48 single car garages coming off of just 90th Ave W. Our streets can't handle all the overflow of traffic and parking that it will bring.

What is the next step we need to take to stop this from happening to our neighborhood?

Susan Borich
1231 90th Ave W
Duluth MN 55808
218-626-3783

From: steve.samberg@yahoo.com
Subject: Fw: Morgan park
To: susieborich@hotmail.com

22723

Sent from Yahoo Mail on Android

From: "Steve Samberg" <steve.samberg@yahoo.com>
Date: Fri, Sep 4, 2015 at 5:02 PM
Subject: Morgan park

Hi , my name is Steve samberg. I live in the house on 1351 90th Ave west with my wife Heidi and my two kids chloe who is 7 and Luke who is 3. Because of work I'm am not able to attend your meetings! But I'd like to voice my opinion! Being that I grew up in Morgan park and am now a home owner on 90th right behind the school! I am strongly against what you guys are trying to do! You preach this Market rate housing.. but let's be honest.. that will not happen with building 132 units or what ever the number is? In time these will be filled with low income housing.. which will attract welfare, drug dealers, drug users ect... which will lower the price of the homes of the hard working people that have worked hard to build this community up again! You probably don't know are care but Morgan park is rich in history and the folks that live here take pride in our neighborhood! After a hail storm in 2013 Morgan park got a nice face lift and helped make this place come back to life! Not only will your low income project will affect our property value but it will affect how we live on a daily basis! Extra traffic, parking, plowing, having to worry about my, house, and family while I'm at work.. because of the people you are going to attract for your units.. All so you can fatten your pockets! Do us all a favor and really think about the lives of the people you're going to affect before you push forward on this project! Which I hope doesn't go through.. because if it does I'll loose friends, family, great neighbors and money on my house when myself and others go to sell! I doubt you'll take the time to read this... so ill make a hard copy for someone to bring to the next meeting!

Sent from Yahoo Mail on Android

Sent from my iPhone

23923

Begin forwarded message:

From: Jennifer Moses <jmoses@DuluthMN.gov>
Date: September 8, 2015 at 3:49:51 PM CDT
To: 'Erik' <eselisk101@gmail.com>
Subject: RE: Morgan park school site

Erik,

Thanks for your email. I will make sure Planning Commissioners get a copy.

Jenn

-----Original Message-----

From: Erik [mailto:eselisk101@gmail.com]
Sent: Tuesday, September 08, 2015 3:22 PM
To: Jennifer Moses
Subject: Morgan park school site

Dear Mrs. Jenn Reed Moses,

I would like to say that I strongly oppose the current proposal of the development at the old Morgan Park Middle School site. I do believe that the property should be used for something, however the current proposal is far to large and not a good fit in Morgan Park. Some concerns are parking, snow removal, sewer systems and other infrastructure in surrounding blocks being able to handle such a large steady increase in usage. I feel that there should be more time and thought put into this site and its future possibilities prior to moving forward.
Sincerely,

Erik Seliskar
1343 90th Ave. W. Duluth MN
218-349-6833

Sent from my iPhone