



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-2508-0038		Contact	Christian Huelsman, chuelsman@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit		Planning Commission Date		September 9, 2025
Deadline for Action	Application Date		August 6, 2025	60 Days	October 5, 2025
	Date Extension Letter Mailed		August 15, 2025	120 Days	December 4, 2025
Location of Subject		1111 Denney Dr			
Applicant	Kerry Hage		Contact		
Agent	Kate Hage		Contact		
Legal Description		PIN: 010-2790-04700, 010-2790-04710			
Site Visit Date		August 25, 2025	Sign Notice Date		August 26, 2025
Neighbor Letter Date		August 18, 2025	Number of Letters Sent		27

Proposal

The applicant proposes use of 1111 Denney Dr, a 4-bedroom dwelling unit in a single-family structure, as a new vacation rental property. This is a new application and was on the eligibility list.

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	Single family residence	Traditional Neighborhood/Open Space
North	R-1	Single family residence	Open Space
South	R-1	Single family residence	Traditional Neighborhood
East	R-1	Single family residence	Traditional Neighborhood
West	R-1	Single family residence	Traditional Neighborhood/Open Space

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the R-1 zone district.

UDC Section 50-20.3.V. 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 #4 – Support economic growth sectors

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

Econ. Dev. Policy #3 - Build on Existing Economic Strengths & Competitive Advantages

- **S9:** Encourage expansion of the city's tourism economy through efforts to expand in areas of current activity, such as in Canal Park, but also through marketing and investment in destination neighborhoods and iconic tourism experiences unique to Duluth.

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 subject property was built in 1989. The existing structure is a single-family home with 4 bedrooms.

Review and Discussion Items:

Staff finds that:

- 1) The applicant's property is located at 1111 Denney Dr. The dwelling unit contains 4 bedrooms, which allows for a maximum of 9 guests.
- 2) This is a new application. The applicant was on the eligibility list. Staff does not have record of any violations or enforcement actions relating to the subject property.
- 3) The minimum rental period will be two nights.
- 4) The applicant is proposing three off-street parking stalls, located in the driveway at the side yard of the property. Three off-street parking stalls fulfill the minimum requirement for a 4-bedroom vacation dwelling unit under UDC Sec. 50-20.3.V.3: the number of spaces equal to the number of bedrooms minus one.
- 5) The applicant has indicated they will not allow motorhome or trailer parking.
- 6) The site plan does not indicate any outdoor amenities. Staff notes there is a deck located on the south and east sides of the main floor of the structure. The west side yard, east side yard, and rear of the property are screened by vegetation, meeting the standard of a dense urban screen. The vegetation appears to meet the standard in winter.
- 7) 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 contact information for the managing agent or local contact to all property owners within 100 feet of the property boundary. The applicant has listed Kristie Essen to serve as the managing agent.
- 8) 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.V.9 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.
- 9) 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").
- 10) There are currently 183 licensed vacation dwelling units in the city, with 92 of those in form districts; the remaining 91 are subject to the cap of 110. The subject property is located within a residential district and is subject to the cap.
- 11) No City or agency comments were received. Eight public comments were received in opposition of the application, which are attached. Each of the comments concerns a concentration of operating short-term rentals on the street. One comment cites quality of life impacts and mistreatment of other nearby properties. Other comments concern traffic noise, deck and yard noise, and impacts to property values. A petition expressing opposition was also received, totaling 13 signatories. Staff have reviewed the comments and find that they do not indicate anything in the application that fails to meet requirements of the UDC.
- 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) 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.

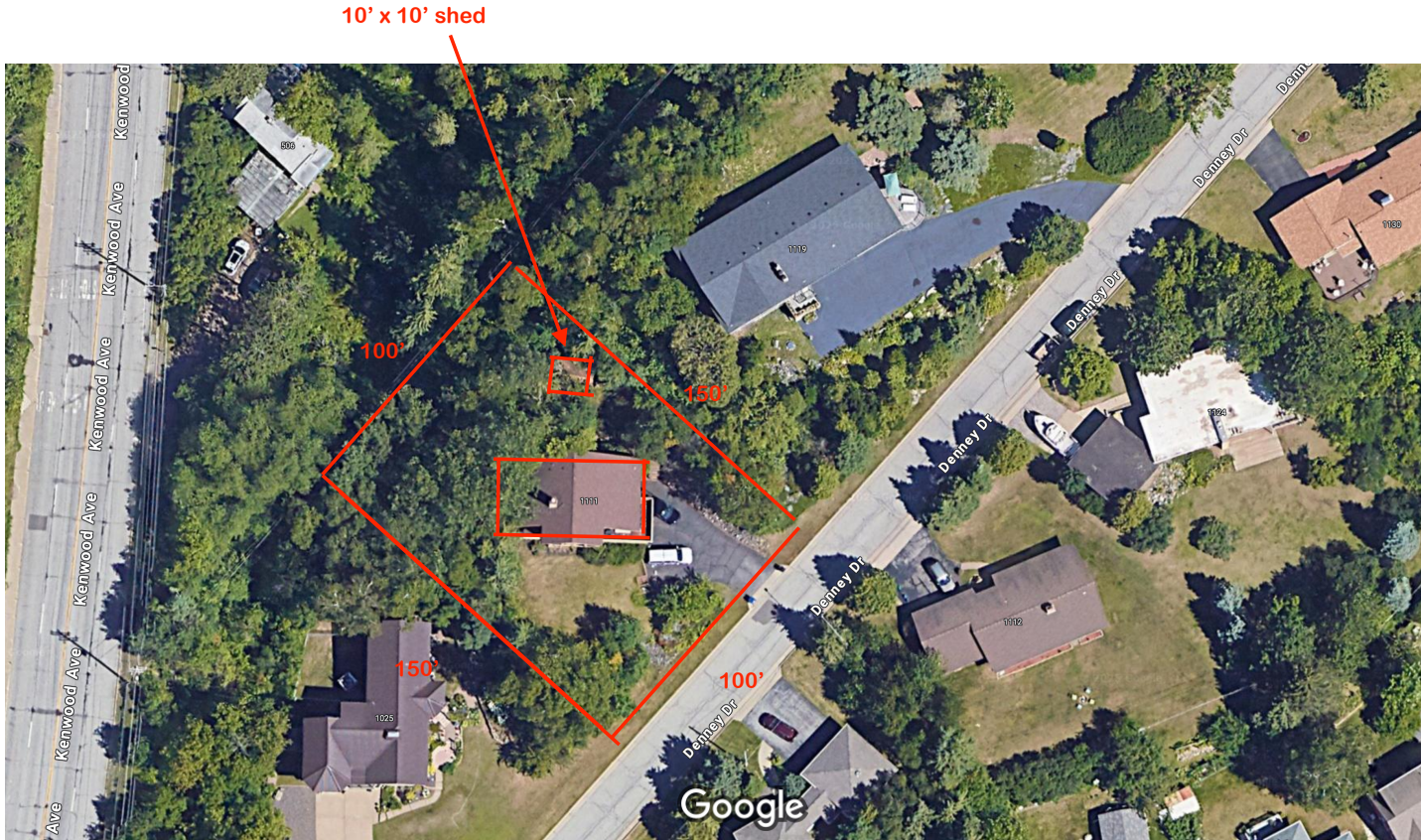


PLIUP-2508-0038

Interim Use Permit for a VDU
1111 Denney Dr



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Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

1400' footprint of house

506 KENWOOD AVE

Shrubs/
Tree
Boundary
Barrier

1119 DENNEY DR

Denney Dr

1111 DENNEY DR

House
Deck

Driveway

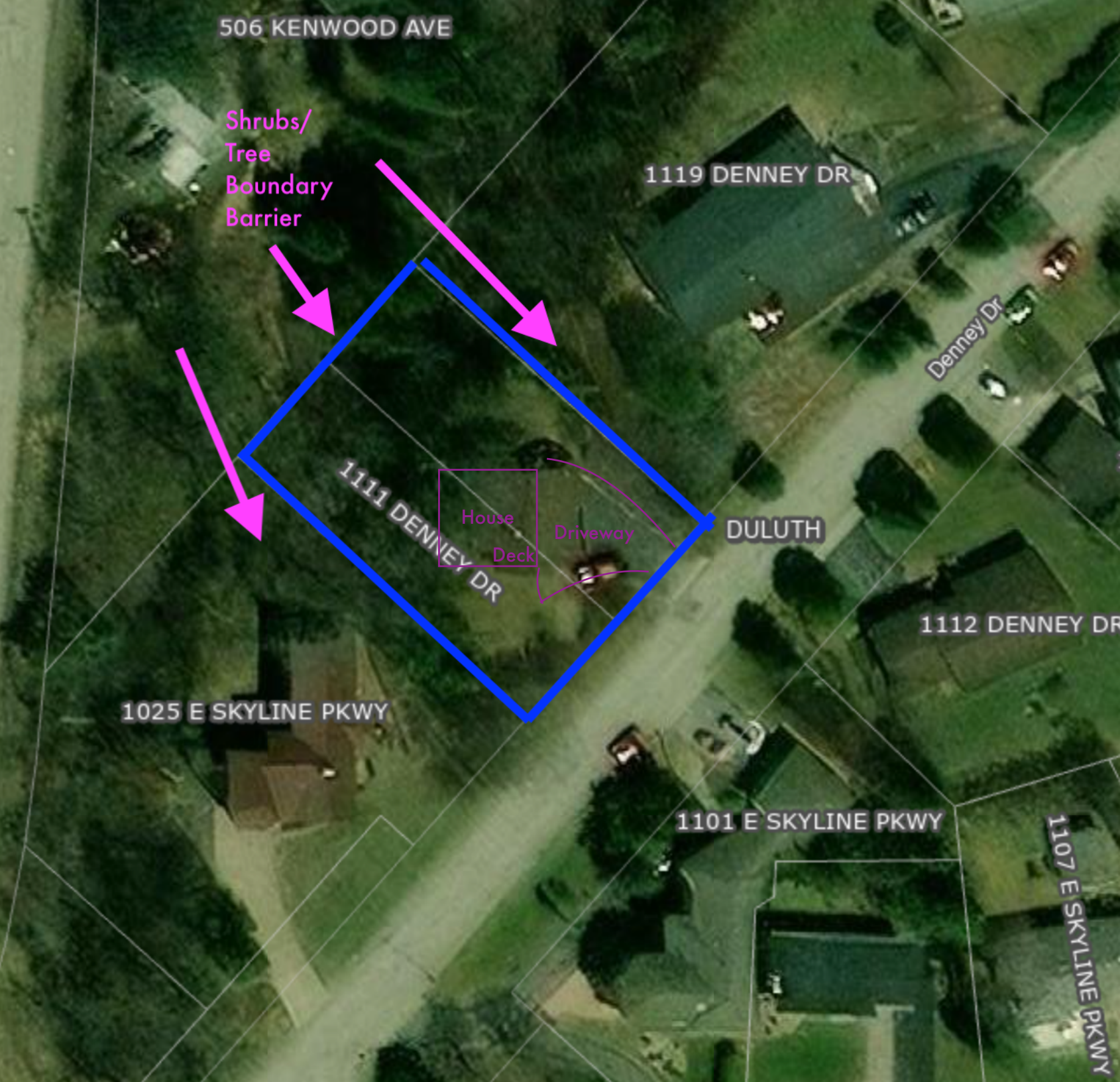
DULUTH

1112 DENNEY DR

1025 E SKYLINE PKWY

1101 E SKYLINE PKWY

1107 E SKYLINE PKWY



Vacation Dwelling Unit Worksheet

1. The minimum rental period shall be not less than two consecutive nights (does not apply to Form districts).

What will be your minimum rental period?

2 night(s).

2. The total number of persons that may occupy the vacation dwelling unit is one person plus the number of bedrooms multiplied by two. You may rent no more than four bedrooms.

How many legal bedrooms are in the dwelling?

4

What will be your maximum occupancy?

9 or Bedroom # + 1

3. Off-street parking shall be provided at the following rate:
 - a. 1-2 bedroom unit, 1 space
 - b. 3 bedroom unit, 2 spaces
 - c. 4+ bedroom unit, number of spaces equal to the number of bedrooms minus one.
 - d. Vacation dwelling units licensed on May 15, 2016, are entitled to continue operating under the former off-street parking requirement. The parking exemption for vacation dwelling units licensed on May 15, 2016, expires upon transfer of any ownership interest in the permitted property.
 - e. Form districts are not required to provide parking spaces.

How many off-street parking spaces will your unit provide?

3

4. Only one motorhome (or pickup-mounted camper) and/or one trailer either for inhabiting or for transporting recreational vehicles (ATVs, boat, personal watercraft, snowmobiles, etc.) may be parked at the site, on or off the street.

Will you allow motorhome or trailer parking?

No

If so, where?

5. Permit holder must keep a guest record including the name, address, phone number, and vehicle (and trailer) license plate information for all guests and must provide a report to the City upon 48 hours' notice.

Please explain how and where you will keep your guest record (log book, excel spreadsheet, etc):

I will keep guest records on my laptop computer.

6. Permit holder must disclose in writing to their guests the following rules and regulations:
 - a. The managing agent or local contact's name, address, and phone number;
 - b. The maximum number of guests allowed at the property;
 - c. The maximum number of vehicles, recreational vehicles, and trailers allowed at the property and where they are to be parked;

- d. Property rules related to use of exterior features of the property, such as decks, patios, grills, recreational fires, pools, hot tubs, saunas and other outdoor recreational facilities;
- e. Applicable sections of City ordinances governing noise, parks, parking and pets;

Please state where and how this information will be provided to your guests:

I will have a guidebook for the property detailing all of the rules and regulations. I will also list rules and regulations in the listing.

- 7. Permit holder 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 any complaints from neighbors or the City. The permit holder must notify the Land Use Supervisor within 10 days of a change in the managing agent or local contact's contact information.

Please provide the name and contact information for your local contact:

KATE HAGE
1111 Denney Dr
6123816539
kate@hagehomes.com

- 8. Permit holder must post their permit number on all print, poster or web advertisements.

Do you agree to include the permit number on all advertisements?

Yes



Selected City Ordinances on Parking, Parks, Pets & Noise

Thanks for choosing to visit our wonderful city. The summary of ordinances below was assembled to answer commonly asked questions related to vehicle parking, park use, pets and noise. We hope you enjoy all that Duluth has to offer and that you'll return again soon!

Vehicle Parking Rules:

Sec. 33-82. Prohibitions generally.

(c) No person shall, for the purpose of camping, lodging, or residing therein, leave or park a vehicle or motor vehicle on or within the limits of any highway or on any highway right-of-way, except where signs are erected designating the place as a camp site;

Sec. 33-85. Parking more than 24 consecutive hours prohibited.

No vehicle shall be left standing or parked more than 24 consecutive hours on any street or highway within the city.

Sec. 33-97.8. Alternate side parking.

Except where signs direct otherwise, all vehicles parked on streets in Duluth must observe the alternate side parking program to enable street cleaning, plowing, and other maintenance. All vehicles must be parked on the side of the street designated for parking for the week with house numbers that are either odd or even, see <http://www.duluthmn.gov/> for the designation of "odd" or "even" side parking for the week. The following week vehicles must be parked on the opposite side of the street. Every Sunday between the hours 4:00 p.m. and 8:00 p.m. shall be a changeover period and the provisions of this Section shall not be in force during such time.

Park Rules:

Sec. 35-9.3. Use of parks between certain hours prohibited without prior registration.

Nearly all parks and beaches in Duluth are closed to public use after 10:00 p.m., including the beaches along Park Point.

Sec. 35-6. Vehicles, parking and recreational trails and paths.

(b) No person shall operate any motor vehicle or bicycle or ride a horse in any area of any park except on the roadway portion of streets, or highways, or parking areas in such park.

Many of the trails in Duluth are reserved for specific users year round or only during certain times of the year. This information is posted near trailheads to designate where bicycles, skis, and hikers are allowed. Direction of travel for trails may also be designated. Please observe these rules.

Additionally, winter use of ski trails within the City of Duluth requires that users have a DNR Ski Pass. See <http://www.dnr.state.mn.us/licenses/skipass/index.html> for more info. on obtaining this pass.

Sec. 35-7. Setting fires, prohibited.

(a) Except as provided in this Section, no person shall start or maintain any fire or hot coals in any park other than in designated park grills or privately owned grills suitable for the purpose for which they are used;

(c) The director of parks and recreation or the fire chief may ban all burning, including burning in grills, in parks at times of high fire danger.

It is a violation of this section to create a recreational fire on the beaches of Park Point.

Sec. 35-8. Prohibited activities.

Within any public park, no person shall:

(a) Discharge any firearm, air gun, crossbow, bow and arrow, slingshot or other missile firing device, provided that the director of parks may, by written permit, authorize archery exhibitions and contests

(b) Do any hunting or trapping or in any other manner disturb or injure or attempt to disturb or injure any animal, including birds;

(c) Urinate or defecate anywhere but in a proper toilet facility;

(d) Throw, deposit or place or cause to be thrown, deposited or placed any papers, bottles, cans or any other garbage or waste at any place except into a trash container;

(e) Tip over any trash container or otherwise cause the contents of a trash container to be deposited on the ground;

(i) Possess any glass beverage container while outside of a motor vehicle;

(j) Consume alcoholic beverages or possess opened or unopened alcoholic beverages.

Sec. 35-2. Animals running at large, animal control.

(a) No dogs, cats or other domestic pets shall be allowed to run at large upon any park. Dogs, cats and other domestic pets shall be considered to be at large if they are not under control of the owner or other responsible person by means of a leash of suitable strength not exceeding six feet in length;

(b) The director of parks and recreation may designate any park or area in a park as prohibited to pets or other animals. Any area so designated shall be clearly marked by signs indicating such prohibition. No person owning, controlling or caring for any animal shall allow such animal to enter any park area where such animal is prohibited.

Sec. 35-3. Fastening animals to fences, trees, etc., prohibited.

No person shall tie or fasten any animal to any fence, building, railing, tree, shrub or plant in or upon any park in the city.

Pet Rules:

Sec. 6-33. Animal noise.

(a) No person shall harbor or keep any dog which, by loud and frequent or habitual barking, yelping or howling shall cause reasonable annoyance of another person or persons;

Sec. 6-36. Running at large prohibited.

No person shall suffer or permit any animal owned or controlled by that person to run at large within the city.

Sec. 6-38. Animal litter.

(a) The owner of any animal or any person having the custody or control of any animal shall be responsible for cleaning up any feces of the animal and disposing of such feces in a sanitary manner;

(b) It is unlawful for any person owning, keeping or harboring an animal to cause said animal to be on property, public or private, not owned or possessed by such person without having in his/her immediate possession a device for the removal of feces and depository for the transfer of animal feces to a receptacle located on property owned or possessed by such person. A device may include a plastic or paper bag which is used to recover animal feces;

(c) It is unlawful for any person in control of, causing or permitting any animal to be on any property, public or private, not owned or possessed by such person to fail to remove feces left by such animal to a proper receptacle located on the property owned or possessed by such person;

(d) For the purposes of this Section, the term public property includes, without limitation, streets, sidewalks, boardwalks, trails, boulevards, playgrounds and parks;

Noise Rules:

Sec. 34-5. Disturbing the neighborhood.

No person, within the city, shall keep a dwelling, gaming area, party room, or meeting area which attracts people to the neighborhood at times or in such a manner that their arrival or leaving or activities while in the neighborhood result in an unreasonable disturbance of the usual peace, quiet, comfort, or decency of the neighborhood.

Sec. 34-6. Disorderly conduct.

(a) No person shall commit or suffer to be committed in any apartment or other dwelling owned, occupied or controlled by him, any rioting, quarreling, fighting, reveling, shouting, loud music or electronically amplified noise, or disorderly conduct which disturbs or annoys another person in a neighboring apartment or other dwelling, or in a neighboring building, or lawfully in the vicinity of said neighboring dwelling or building;

(b) No person within any public or private place shall take part in or incite or encourage any brawling, shouting, dancing, or noise production, which unreasonably disturbs others lawfully in the vicinity.

Sec. 40-10. Definitions, User Charge for Excessive Consumption of Police Services.

Nuisance event. An event requiring special security assignment in order to protect the public peace, health, safety and welfare. A nuisance event includes, but is not limited to, the following:

- (e) Loud and boisterous conduct, noises and activities that disturb the peace;
- (f) Events between 11:00 p.m. and sunrise which disturb the peace and tranquility of the neighborhood;
- (g) Congregating in a tumultuous, noisy or rowdy crowd;
- (h) Fighting or use of obscene or inflammatory language;
- (i) Loud music constituting a nuisance or disturbing the peace;
- (j) Activities causing excessive pedestrian or vehicular traffic and parking problems and congestion.

Public comment received by phone on 8/25/2025 by Kate Drevnick
Concerning PLIUP-2508-0038 (1111 Denney Dr)

Expressed concern over the concentration of short-term rentals in close proximity. If approved, both 1111 and 1131 will flank the caller's property on the north side of the street. 1131 Denney Drive, under the same ownership as the application location, was approved as a short-term rental last fall. 1112 Denney Drive currently operates as a short-term rental at 1112 Denney Drive, where the owner lives on the basement level. Last fall, the caller and nearby property owners submitted a petition in opposition of the Interim Use Permit for a Vacation Dwelling Unit application at 1131 Denney Drive.

The caller also mentioned having a survey done three years ago (2022), which revealed the applicant's shed crosses the property line.

The definition of *dense urban screen* (UDC 50-41.4) was provided to the caller, as well as language from the Vacation Dwelling Unit Worksheet related to the "provision of any dense urban screen that may be required to buffer these areas from adjoining properties."

FW: Protesting vacation dwelling at 1111 Denney Drive

From planning <planning@DuluthMN.gov>

Date Wed 8/27/2025 8:13 AM

To Christian Huelsman <chuelsman@DuluthMN.gov>

Public comment regarding PLIUP-2508-0038.

Thanks,
Sam

From: Fausch,Kurt <[REDACTED]>

Sent: Tuesday, August 26, 2025 7:40 PM

To: planning <planning@DuluthMN.gov>

Subject: Protesting vacation dwelling at 1111 Denney Drive

Dear Planning and Development Division,

My wife and I own the house at 1111 E. Skyline Parkway.

We write to protest the Interim Use Permit to operate a vacation dwelling at 1111 Denney Drive.

This is a residential neighborhood, and no place for a short-term rental property.

Such short-term rentals bring problems of noise, parking problems, and mis-treatment of other nearby properties.

Likewise, when one such permit is allowed in that neighborhood, then it will open the door for others to apply.

We strongly support maintaining a neighborhood community in this region of Duluth. Vacationers can stay in motels in neighborhoods where these are appropriate.

Kurt Fausch and Deborah Eisenhauer

Public comment received by phone on 8/27/2025 by Jack Curtis

Concerning PLIUP-2508-0038 (1111 Denney Dr)

Expressed concern over the concentration of short-term rentals on a single city street or in a neighborhood. The caller lives at 1133 Denney Drive, just behind the property recently approved for an Interim Use Permit for a Vacation Dwelling Unit (1131 Denney Drive). If approved, 1111 and 1131 will equal the number of owner-occupied homes on the block. The caller expressed concern with the lack of restrictions on vacation rentals and the opening provided to out-of-town parties to purchase property for this operation.

Public comment received by phone on 8/27/2025 by Steve Long

Concerning PLIUP-2508-0038 (1111 Denney Dr)

The caller is opposed to the proposed short-term rental due to potential hit on property values and traffic noise. He also expressed concern over the concentration of short-term rentals in close proximity and on the same block. If approved, the caller wonders what legal recourse they have against further vacation rentals to be operated along Denney Drive.

Public comment received by phone on 8/28/2025 by Jeannie Carroll

Concerning PLIUP-2508-0038 (1111 Denney Dr)

The caller is opposed to the proposed short-term rental due to the following concerns:

- (1) The proposed short-term rental will be the third such address on the street.
- (2) The caller's property is right next to the address of the proposed use, which already has generated deck and yard noise.
- (3) People staying for a holiday or long weekend don't have investment in the neighborhood or neighbors like permanent residents. Permanent residents develop relationships and mutual respect, united by location and by choice.
- (4) The applicant has previously reached out to the caller, either prior to the approval of the Interim Use Permit for 1131 Denney or the proposed use of the subject property.

1130 Denney Drive
Duluth MN 55805
August 29, 2025

Planning and Development Division
City of Duluth
411 West First Street
Room 160
Duluth MN 55802

Dear Members of the Planning Commission

As a nearly 50 year home owner and resident of my home on Denney Drive, I am writing to express my opposition to Kerry Hage and Kate Zlonis-Hage's request to obtain an Interim Use Permit to operate a Vacation Dwelling Unit at 1111 Denney Drive. It is my understanding that that permit would permit her to have short term rentals from 2-29 days.

Ours is a relatively small, quiet family oriented neighborhood on a dead end street with working professionals, children and a retirees. The property owned by Jeff Denney, the son of the family for whom our street was named some 45 years ago, rented to UMD students many years ago, and because of his not living in Duluth and monitoring the rental, there was significant noise, scattered debris and disturbance. This experience increases my concern for the Interim Use Permit as short term rental occupants do not have the same commitment or concern for our neighborhood values and commitment to one another.

The Hage family's request to obtain another Interim Use permit in less than a year compromises and overburdens our neighborhood of sixteen (16) homes. With them owning two of the six homes in the lower section of Denney Drive (one already with an interim use permit) and the Denney home operating an AirBnb, the remaining three homes either have non family homes next door or across the street. The Drevnick family actually would have one on each side of them and across the street!

I wish to make clear I do not object to long term rentals, but I think it is too much to ask our neighborhood to support three short term rentals. Our homes were purchased at significant cost for location and quality of life and our taxes represent that uniqueness.

My opposition is not to the Kerry and Kate Hage family personally or with the mindset of "not in my neighborhood" but instead to preserve our family oriented neighborhood that Kate knows well as she grew up here and experienced and benefited from it. Three rentals, be they long term or short term, alter the respect, safety and cohesion we now enjoy.

Please note enclosed map which shows the present and proposed rentals on Denney Drive - simple too many in proximity!

Sincerely,


Michelle Robbie
218 340-0575

Please note
 the X'd
 properties
 are present
 and proposed
 rentals

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.



August 29, 2025

Dear Members of the Commission,

We are disheartened to be writing to the planning commission for the second time in less than a year. In our letter dated October 30, 2024 we expressed concern over the owner (Kate Hage) of 1131 Denney Drive receiving a VDU permit. An additional concern we had last year was that Ms. Hage or her family might at some point in the future also seek a VDU permit for their property at 1111 Denney Drive. This letter is in opposition to the application for an Interim Use Permit (PLIUP2508-0038) for a Vacation Dwelling Unit (VDU) at 1111 Denney Drive that Kerry Hage now seeks.

As of today, the three houses around our home at 1119 Denney Drive are rentals (one AHS, one single family and VDU, and one single family). If this permit is granted, we will have short-term rentals surrounding our home. It is our experience thus far that rentals on our street where the owners do not reside hinder us from fully engaging with our neighbors as short-term renters have no investment, financial or otherwise, in our neighborhood.

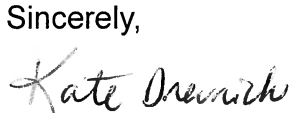
We have invested a significant amount of money and time into living on Denney Drive and value the relationships and trust we have built within our small community. We are concerned about the potential negative impact another VDU next door might have on the value and enjoyment of our home and neighborhood. We have concerns, shared by our neighbors, about unknown persons habitating next door, increased noise disturbance from renters who may be vacationing on Denney Drive, increased traffic, and absent landlords.

The Hages have not shown interest in the well-being and concerns of the residents of Denney Drive. They were aware of the neighborhood's opposition to adding an additional short-term rental to our street and yet they are requesting permission from the planning commission to add a third. They did not inform us or others in the neighborhood of their plans except for what they are legally required to post.

Further, Kerry Hage has a shed for 1111 Denney Drive that is partially on our property. We have not approached him about it, and he may not know that it is partially on our land. We now feel he needs to move the shed because his short-term renters will not know that they may be trespassing.

Duluth is short on housing. Please make the decision to prioritize housing people who live in Duluth, not visiting tourists.

Sincerely,



8/29/25

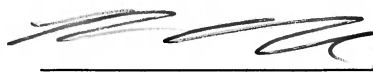
Kate and Paul Drevnick
1119 Denney Drive

We the undersigned owners and residents of homes on Denney Drive and Skyline Parkway wish to respectfully submit formal opposition to the Proposed Interim Use Permit (PLIUP-2508-0038) for a Vacation Dwelling Unit requested by Kerry Hage for his property at 1111 Denney Drive. This property is currently licensed as a single family rental. According to State Statute, written notice was sent only to property owners within 350 feet of the project location but the proposal is important to and would affect all Denney Drive property owners.


Mr. Hage and his family already own two houses on our street, one that is permitted as a single family rental (1111 Denney Drive) and another permitted as both a single family rental and a Vacation Dwelling Unit (1131 Denney Drive). There is also an Accessory Home Share (AHS) owned by Jeffery Denney at 1112 Denney Drive. With only 15 homes on Denney Drive, that brings the total short-term rental properties to 20 percent of our community-oriented, dead-end street. It is our belief that permitting both of the Hage's single family rental properties as short-term Vacation Dwelling Units would change the nature of our neighborhood and potentially reduce our property values. Moreover, another short-term rental property would not help with our city's deepening housing crisis.

Given the housing shortage in our city, we are not opposed to the long-term rental of these properties to renters who wish to reside on Denney Drive. However, we have significant concerns about the impacts of another VDU including the potential for increased nuisance concerns associated with short-term rentals and individuals who are not, and do not intend to become part of our small community, as well as increased traffic to our quiet street.

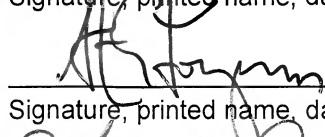
On October 30, 2024 the majority of Denney Drive homeowners submitted a formal opposition letter to the VDU permit application for 1131 Denney Drive to the planning commission. We reiterate to the planning commission our wishes for our street to be community-oriented and focused on residents of Duluth and respectfully ask the commission to deny the Proposed Interim Use Permit (PLIUP-2508-0038) for a Vacation Dwelling Unit at 1111 Denney Dr.

 Brian Wasserman, 1201 Denney Dr.

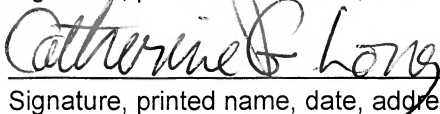
Signature, printed name, date, address

 Christine Wasserman, 1201 Denney Dr.

Signature, printed name, date, address

 Steven Long 1202 Denney Drive

Signature, printed name, date, address

 Catherine G. Long 1202 Denney Dr. 8/27/25

Signature, printed name, date, address

 Michelle M. Robbie 1130 Denney Dr 8/27/25

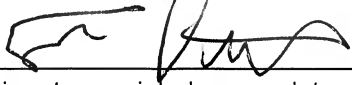
Signature, printed name, date, address

2
Jame + Chris Carroll Team + Chris Carroll August 27, 2025 1025 E Skyles Ave

Signature, printed name, date, address

Kate Drenick Kate Drenick 8/28/25 1119 Denney Dr.

Signature, printed name, date, address

 8/28/25 1119 Denney Dr.

Signature, printed name, date, address

David Arnold David Arnold 8/28/25 1314 Denney Drive

Signature, printed name, date, address

Judith Arnold Judith Arnold 8/28/25 1314 Denney Dr.

Signature, printed name, date, address

Brenda Schwendt Brenda Schwendt 8/28/25 1214 Denney Drive

Signature, printed name, date, address

Karen Christy Karen Christy 8/28/25 1412 Denney Drive

Signature, printed name, date, address

Brian Groh Brian Groh 8/28/25 1412 Denney Drive

Signature, printed name, date, address

Nathan Hoffmann Nathan Hoffmann 1402 Denney Drive

Signature, printed name, date, address

Nichelle Hoffmann Nichelle Hoffmann 1402 Denney Drive

Signature, printed name, date, address

Jeffrey A Foster 1212 Denney Drive

Signature, printed name, date, address

Paul Drenick Paul Drenick 1119 Denney Dr.

Signature, printed name, date, address

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Signature, printed name, date, address

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To the City of Duluth Planning Commission

August 31, 2025

Dear Members of the Commission,

I am writing in respectful opposition to the application for an Interim Use Permit for a Vacation Dwelling Unit (VDU) at 1111 Denney Drive. The problem is that if this permit is granted, there will be three short term rentals in a cluster on Denney Drive.

I understand the purpose of such rentals, but Denney Drive is a short dead end street with 15 homes in total. It seems reasonable to spread short term rentals throughout Duluth, so that any one street is not overwhelmed with city visitors, which dilutes the feeling of community which every street should encourage.

Thank you for your consideration of this request to deny this third vacation rental on our street.

Sincerely,

Judith Arvold, 1314 Denney Dr., Duluth 55805