



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-2512-0017		Contact	Chris Lee, clee@duluthmn.gov	
Type	Minor Subdivision		Planning Commission Date	February 10, 2026	
Deadline for Action	Application Date	January 10, 2026	60 Days	March 11, 2026	
	Date Extension Letter Mailed	January 10, 2026	120 Days	May 10, 2026	
Location of Subject	Near East 4 th Street and Lakeview Avenue				
Applicant	Sean and Morgan Morgan		Contact		
Agent			Contact		
Legal Description	010-2121-00020				
Site Visit Date	January 26, 2026		Sign Notice Date	N/A	
Neighbor Letter Date	N/A		Number of Letters Sent	N/A	

Proposal

Applicant is requesting to subdivide the existing parcel to create two buildable parcels in the R-1 district.

Recommended Action: Staff recommends approval.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-1	Residential	Traditional Neighborhood
North	R-2	Residential	Traditional Neighborhood
South	R-1	School	Institutional
East	R-1	Residential	Traditional Neighborhood
West	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 area: 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 #1 – Reuse previously developed lands – This subdivision provides the opportunity for infill residential development within an existing neighborhood on land that has been impacted by surrounding residential development.
Principle #5 – Promote Reinvestment in Neighborhoods – This subdivision will allow the applicant to build infill housing in 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 existing parcel has never been developed upon and has remained vacant.

Review and Discussion Items:

Staff finds:

1. Applicant is requesting a Minor Subdivision to divide one parcel into two separate parcels. The proposed lots are both currently vacant and undeveloped.
2. Lots created by this subdivision are subject to the zoning requirements of the R-1 district in UDC Table 50-14.5-1. Both parcels will meet the minimum lot area requirements with Parcel A having 23,498 square feet and Parcel B having 24,821 square feet.
3. Both parcels have the required street frontage along East 4th Street, with a proposed 40 feet for Parcel A and 60 feet for Parcel B.
4. Both lots have access to gas, water and sanitary sewer utilities in the streets and alleys surrounding the site.
5. No public, agency, or other City comments were received.
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 are not recorded 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 Planning Review with the following conditions:

1. 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.
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-2512-0017

Minor Subdivision
010-2121-00020

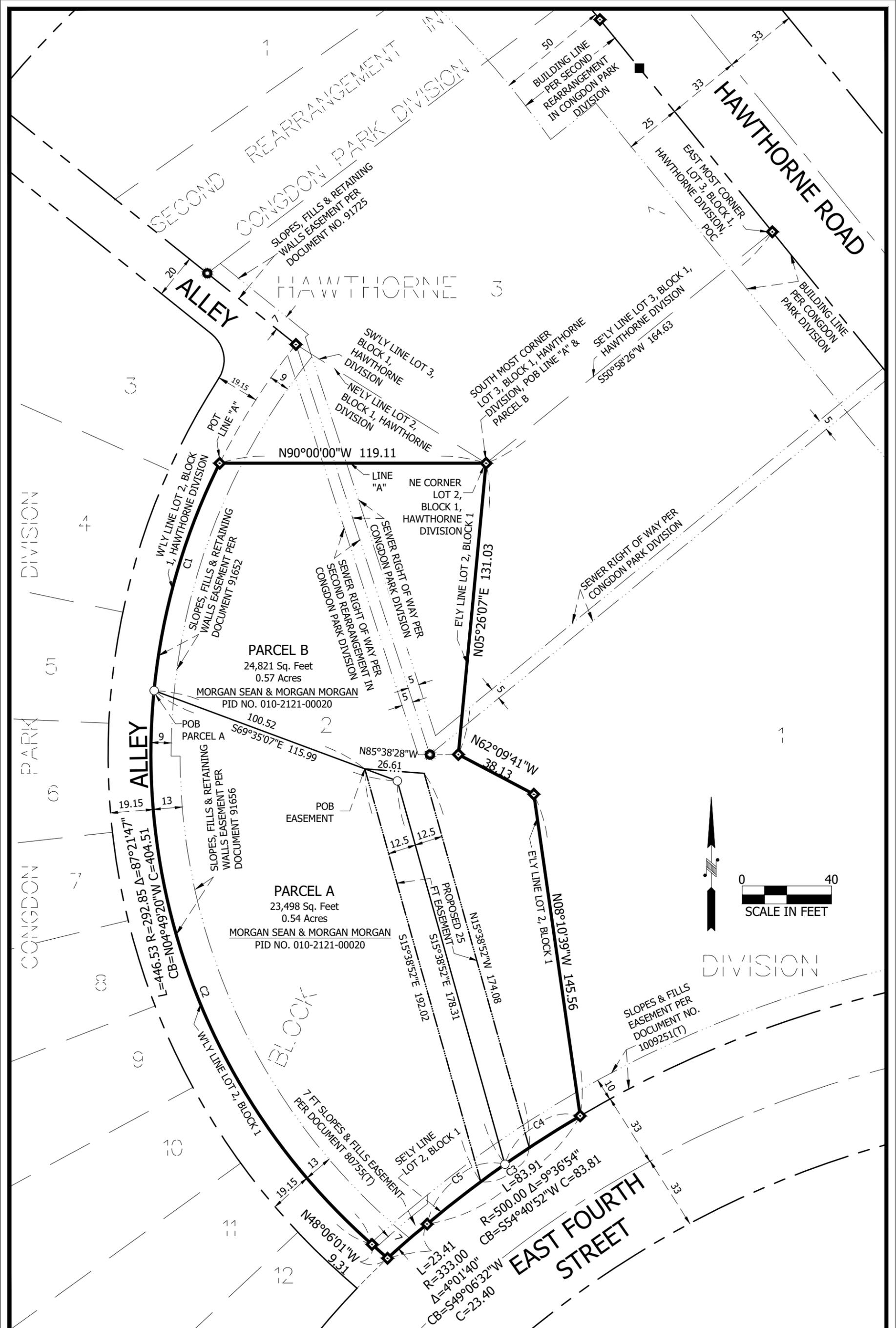


The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used 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 2025

Prepared by: City of Duluth Planning & Economic Development, January 13, 2026, Source: City of Duluth.





CERTIFICATE OF SURVEY

CLIENT: MORGAN MORGAN
 ADDRESS: 29XX EAST 4TH STREET
 DULUTH, MN 55812
 DATE: 12-22-2025

REVISIONS:
 JOB NO: 25-379
 SHEET 2 OF 2

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

PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 370907

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota lying Southerly of the following described Line "A":

Said Line "A" commencing at the East most corner of said Lot 3; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2, said point being the point of beginning of said Line "A"; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2 and there terminating.

LEGAL DESCRIPTION PER CERTIFICATE OF PARCEL A

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the East most corner of Lot 3, Block 1, said HAWTHORNE DIVISION; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2; thence Southwesterly and Southerly, along said Westerly line 106.55 feet, along a non-tangential curve, concave to the Southeast, said curve having a radius of 292.85 feet and a delta angle of 20 degrees 50 minutes 45 seconds, the chord of said curve bears South 16 degrees 02 minutes 54 seconds West for a chord distance of 105.96 feet to the point of beginning of the parcel herein described; thence South 69 degrees 35 minutes 07 seconds East 115.99 feet; thence South 15 degrees 38 minutes 52 seconds East 178.31 feet to the Southeasterly line of said Lot 2; thence Southwesterly 43.91 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 500.00 feet and a delta angle of 05 degrees 01 minutes 52 seconds, the chord of said curve bears South 52 degrees 23 minutes 22 seconds West for a chord distance of 43.89 feet; thence continue Southwesterly 23.41 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 333.00 feet and a delta angle of 04 degrees 01 minutes 40 seconds, the chord of said curve bears South 49 degrees 06 minutes 32 seconds West for a chord distance of 23.40 feet to the Westerly line of said Lot 2; thence North 48 degrees 06 minutes 01 seconds West, along said Westerly line 9.31 feet; thence Northwesterly and Northerly 276.67 feet, along said Westerly line, along a non-tangential curve, concave to the East, said curve having a radius of 292.85 feet and a delta angle of 54 degrees 07 minutes 46 seconds, the chord of said curve bears North 21 degrees 26 minutes 21 seconds West for a chord distance of 266.49 feet to the point of beginning. Said parcel contains 23,498 square feet or 0.54 acres.

LEGAL DESCRIPTION OF PARCEL B

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the East most corner of Lot 3, Block 1, said HAWTHORNE DIVISION; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2, said point being the point of beginning of the parcel herein described; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2; thence Southwesterly and Southerly, along said Westerly line 106.55 feet, along a non-tangential curve, concave to the Southeast, said curve having a radius of 292.85 feet and a delta angle of 20 degrees 50 minutes 45 seconds, the chord of said curve bears South 16 degrees 02 minutes 54 seconds West for a chord distance of 105.96 feet; thence South 69 degrees 35 minutes 07 seconds East 115.99 feet; thence South 15 degrees 38 minutes 52 seconds East 178.31 feet to the Southeasterly line of said Lot 2; thence Northeasterly 40.00 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 500.00 feet and a delta angle of 04 degrees 35 minutes 01 seconds, the chord of said curve bears North 57 degrees 11 minutes 48 seconds East for a chord distance of 39.99 feet to the Easterly line of said Lot 2; thence North 08 degrees 10 minutes 39 seconds West, along said Easterly line 145.56 feet to an Easterly of said Lot 2; thence North 62 degrees 09 minutes 41 seconds West, along said Easterly line 38.13 feet to an Easterly of said Lot 2; thence North 05 degrees 26 minutes 07 seconds East, along said Easterly line 131.03 feet to the point of beginning. Said parcel contains 24,821 square feet or 0.57 acres.

LEGAL DESCRIPTION OF EASEMENT

That part of Lot 2, Block 1, HAWTHORNE DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Commencing at the East most corner of Lot 3, Block 1, said HAWTHORNE DIVISION; thence on an assumed bearing of South 50 degrees 58 minutes 26 seconds West, along the Southeasterly line of said Lot 3 for a distance of 164.63 feet to the South most corner of said Lot 3, said point also being the Northeast corner of said Lot 2; thence North 90 degrees 00 minutes 00 seconds West 119.11 feet to the Westerly line of said Lot 2; thence Southwesterly and Southerly, along said Westerly line 106.55 feet, along a non-tangential curve, concave to the Southeast, said curve having a radius of 292.85 feet and a delta angle of 20 degrees 50 minutes 45 seconds, the chord of said curve bears South 16 degrees 02 minutes 54 seconds West for a chord distance of 105.96 feet; thence South 69 degrees 35 minutes 07 seconds East 100.52 feet to the point of beginning of the easement herein described; thence South 15 degrees 38 minutes 52 seconds East 192.02 feet to the Southeasterly line of said Lot 2; thence Northeasterly 26.52 feet, along said Southeasterly line, along a non-tangential curve, concave to the Southeast, said curve having a radius of 500.00 feet and a delta angle of 03 degrees 02 minutes 19 seconds, the chord of said curve bears North 54 degrees 53 minutes 52 seconds East for a chord distance of 26.51 feet; thence North 15 degrees 38 minutes 52 seconds West 174.08 feet; thence North 85 degrees 38 minutes 28 seconds West 26.61 feet to the point of beginning. Said easement contains 4,573 square feet or 0.10 acres.

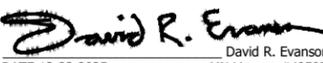
LEGEND

POC-POINT OF COMMENCEMENT	● IRON PIPE
POB-POINT OF BEGINNING	■ SANDSTONE MONUMENT
— CENTER LINE	◆ CAPPED REBAR
— RIGHT OF WAY LINE	○ SET CAPPED REBAR RLS. NO. 49505
— EXISTING EASEMENT LINE	
— PROPOSED EASEMENT LINE	
— BOUNDARY LINE AS SURVEYED	
— EXISTING PLAT LINE	
— PROPOSED PARCEL LINE	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	292.85	106.55	105.96	S16°02'54"W	20°50'45"
C2	292.85	276.67	266.49	N21°26'21"W	54°07'46"
C3	500.00	26.52	26.51	N54°53'52"E	3°02'19"
C4	500.00	40.00	39.99	N57°11'48"E	4°35'01"
C5	500.00	43.91	43.89	S52°23'22"W	5°01'52"

SURVEYOR'S NOTES

1. 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.
2. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
3. NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA LAND SURVEY COMPANY. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.

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 DATE:12-22-2025 MN License #49505	CERTIFICATE OF SURVEY		 ALTA LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN & WI WWW.ALTLANDSURVEYDULUTH.COM
	CLIENT:MORGAN MORGAN	REVISIONS:	
ADDRESS:29XX EAST 4TH STREET DULUTH, MN 55812	DATE:12-22-2025	JOB NO:25-379	SHEET 1 OF 2