Planning & Economic Development Division
218-730-5580 | planning@duluthmn.gov
Room 160 | 411 West First Street | Duluth, Minnesota 55802
www.duluthmn.gov

Staff Report for PLVAC-2605-0003

Application Information:

Application Type: Vacation of Easement
Location of Subject: 18 ½ Avenue West near W. 4th St.
Legal Description: 010-1190-00460, 00440, 00450, 00430, 00470, 00380, 00390

Applicant: Micheal and Robin Contardo
Applicant Contact: n/a
Agent: n/a
Agent Contact: n/a

Staff Contact: Chris Lee, clee@duluthmn.gov

Deadline for Action:
Application Date: June 8, 2026
Date Extension Letter Mailed: June 9, 2026
60 Days: N/A
120 Days: N/A

Site Visit Date: June 26, 2026
Sign Notice Date: June 30, 2026

Neighbor Letter Date: June 21, 2026
Number of Letters Sent: 26

Proposal:

Applicant is requesting to vacate an unused street easement adjacent to their property.

Recommended Action:

Staff recommends Planning Commission recommend approval.

Zoning and Land Use:

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-2	Residential	Traditional Neighborhood
North	R-1	Undeveloped	Traditional Neighborhood
South	R-2	Residential	Traditional Neighborhood
East	R-2	Residential	Traditional Neighborhood
West	R-2	Residential	Traditional Neighborhood

Summary of Code Requirements:

General: Vacation of public rights of way and/or easements require a Planning Commission public hearing with a Recommendation to City Council. City Council action is to approve or deny by resolution. Resolutions approving either a full or partial vacation require a 6/9's vote of the council.

UCD Sec. 50-37.6.C – The Planning Commission shall review the proposed vacation, and Council shall approve the proposed vacation, or approve it with modifications, if it determines that the street, highway, or easement proposed for vacation:

1. Is not and will not be needed for the safe and efficient circulation of automobiles, trucks, bicycles, or pedestrians or the efficient supply of utilities or public services in the city;
2. Where the street terminates at a waterfront or shoreline, the street is not and will not be needed to provide pedestrian or recreational access to the water;
3. Is not otherwise needed to promote the public health, safety, or welfare of the citizens of Duluth

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.

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 right of way was platted as part of the Myers Rearrangement in Duluth Proper Second Division in 1886. The area proposed for vacation was never improved for public use.

Review and Discussion Items:

Staff finds:

1. The applicant is requesting to vacate an unused and unimproved street easement, as described in the attached exhibit. The vacation includes 300 lineal feet of 18 ½ Avenue West lying between West 4th Street and West 5th Street.
2. The City Engineering office has reviewed the proposed vacation and has indicated it does not expect to need the area for future roadway, utilities, or drainage.
3. The proposed vacation will allow the property owner to consolidate all their property into a single parcel.
4. The easement is no longer needed for street purposes and the City has determined it will not be needed by the City for the promotion of public health, safety, or welfare of the citizens of Duluth and is not needed for the efficient supply of utilities or public services in the city.
5. A Petition to Vacate Street, Alley, or Easement was requested by the applicant and an adjacent owner.
6. Vacating the easement will not impact or deny access to other property owners.
7. No city, public or agency comments were received.
8. Vacations of rights of way and easements lapse unless the vacation is recorded with the county recorder within 90 days after final approval. The vacation recording is facilitated by the City of Duluth.

Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission recommend approval of the vacation with the following conditions:

1. The vacation must be recorded within 90 days of final approval by City Council or such approval will lapse.
2. The vacation must be approved with a 6/9 vote from City Council.

Map for PLVAC-2605-0003

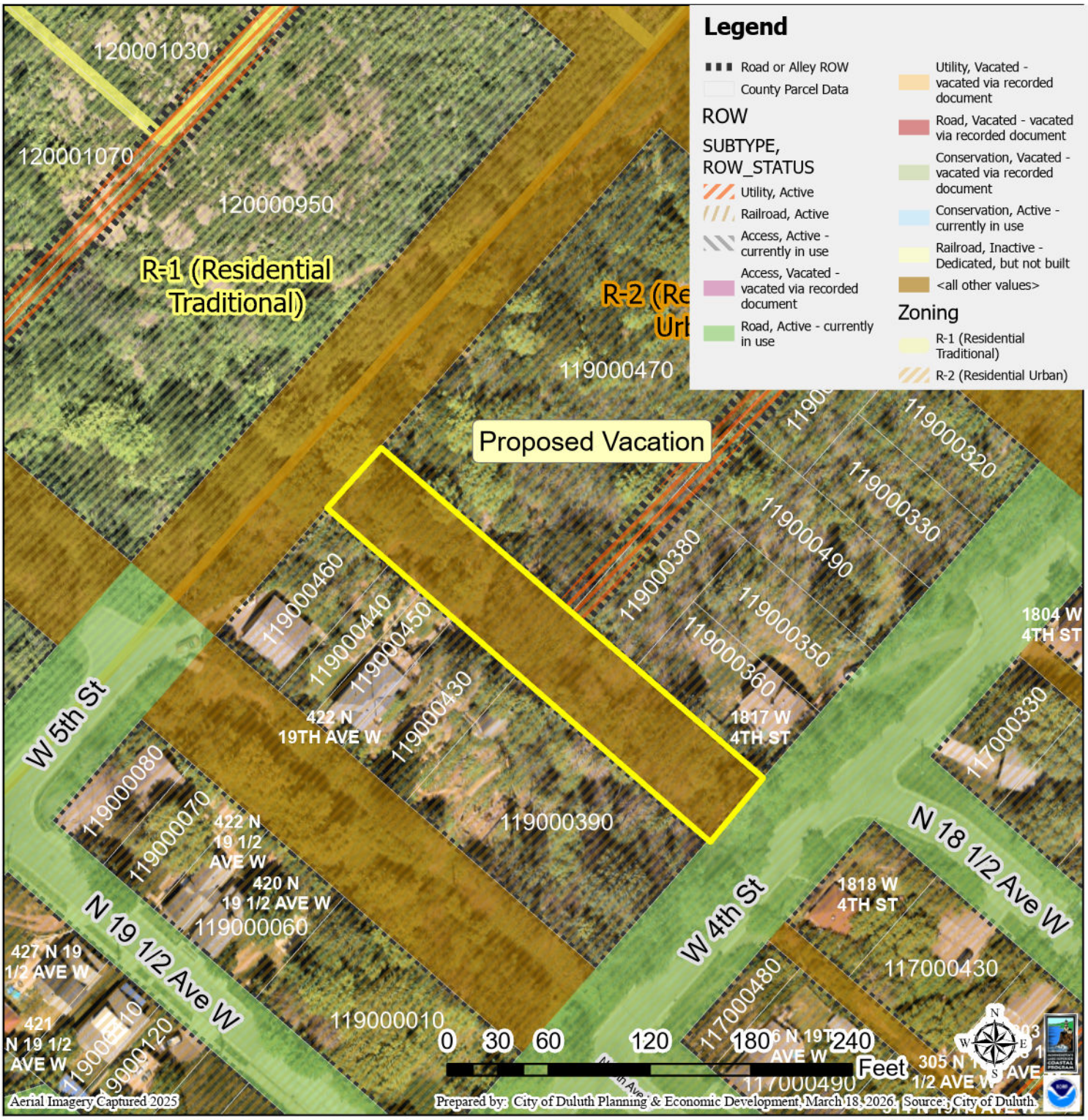


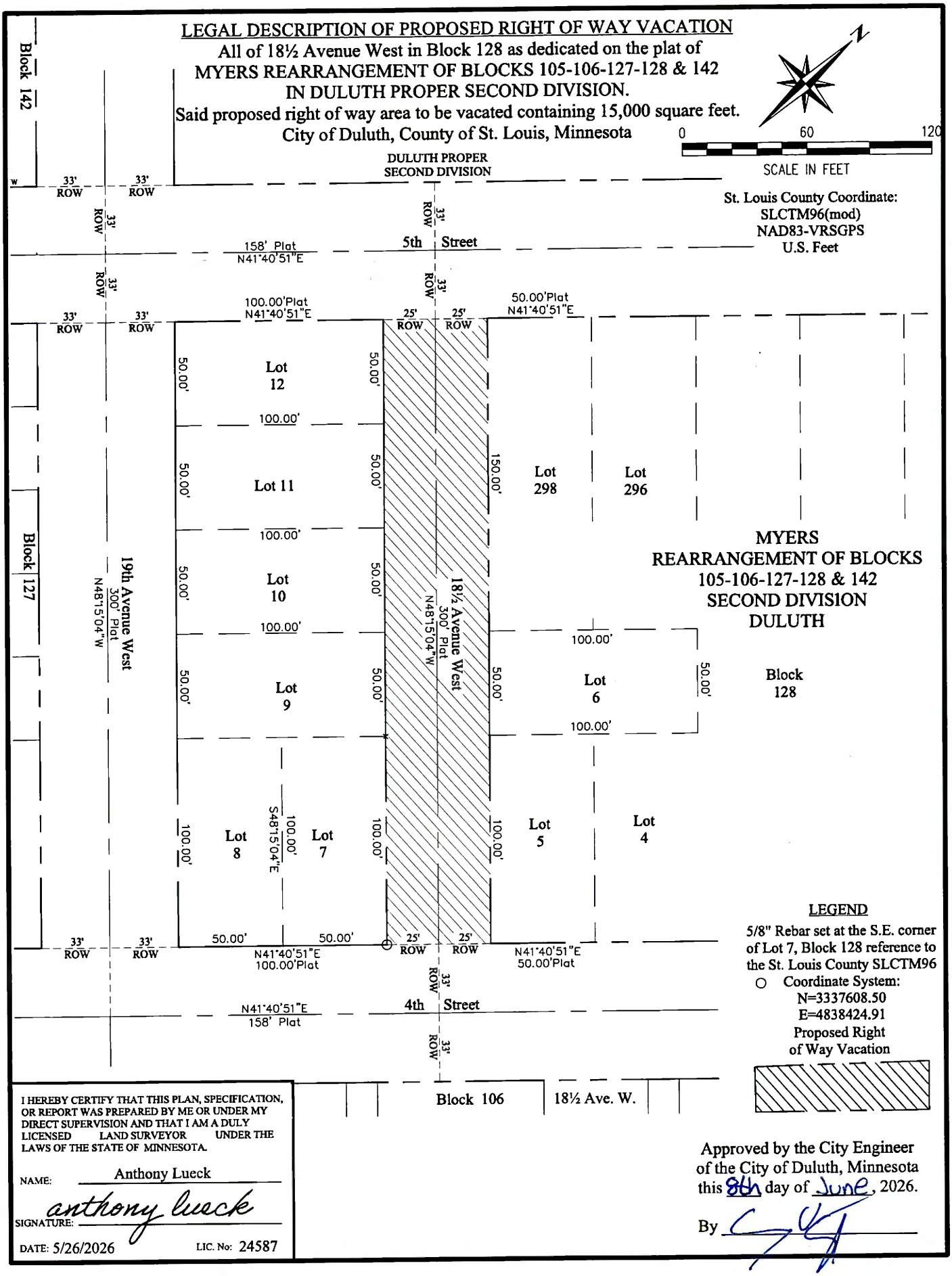
Figure 1.

Aerial imagery captured in 2025, showing the right of way for North 18 1/2 Avenue West highlighted in yellow.

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.

LEGAL DESCRIPTION OF PROPOSED RIGHT OF WAY VACATION

All of 18½ Avenue West in Block 128 as dedicated on the plat of
MYERS REARRANGEMENT OF BLOCKS 105-106-127-128 & 142
IN DULUTH PROPER SECOND DIVISION.
Said proposed right of way area to be vacated containing 15,000 square feet.
City of Duluth, County of St. Louis, Minnesota



LEGEND

5/8" Rebar set at the S.E. corner of Lot 7, Block 128 reference to the St. Louis County SLCTM96 Coordinate System:
N=3337608.50
E=4838424.91

Proposed Right of Way Vacation

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

NAME: Anthony Lueck

SIGNATURE: anthony lueck

DATE: 5/26/2026 LIC. No: 24587

Approved by the City Engineer
of the City of Duluth, Minnesota
this 8th day of June, 2026.

By _____