



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

MEMORANDUM

DATE: October 5, 2020
TO: Planning Commission
FROM: Chris Lee, Planner I
RE: Updated site plan with detailed landscaping for variance application by James Talago (PL 20-120 and PL 20-121)

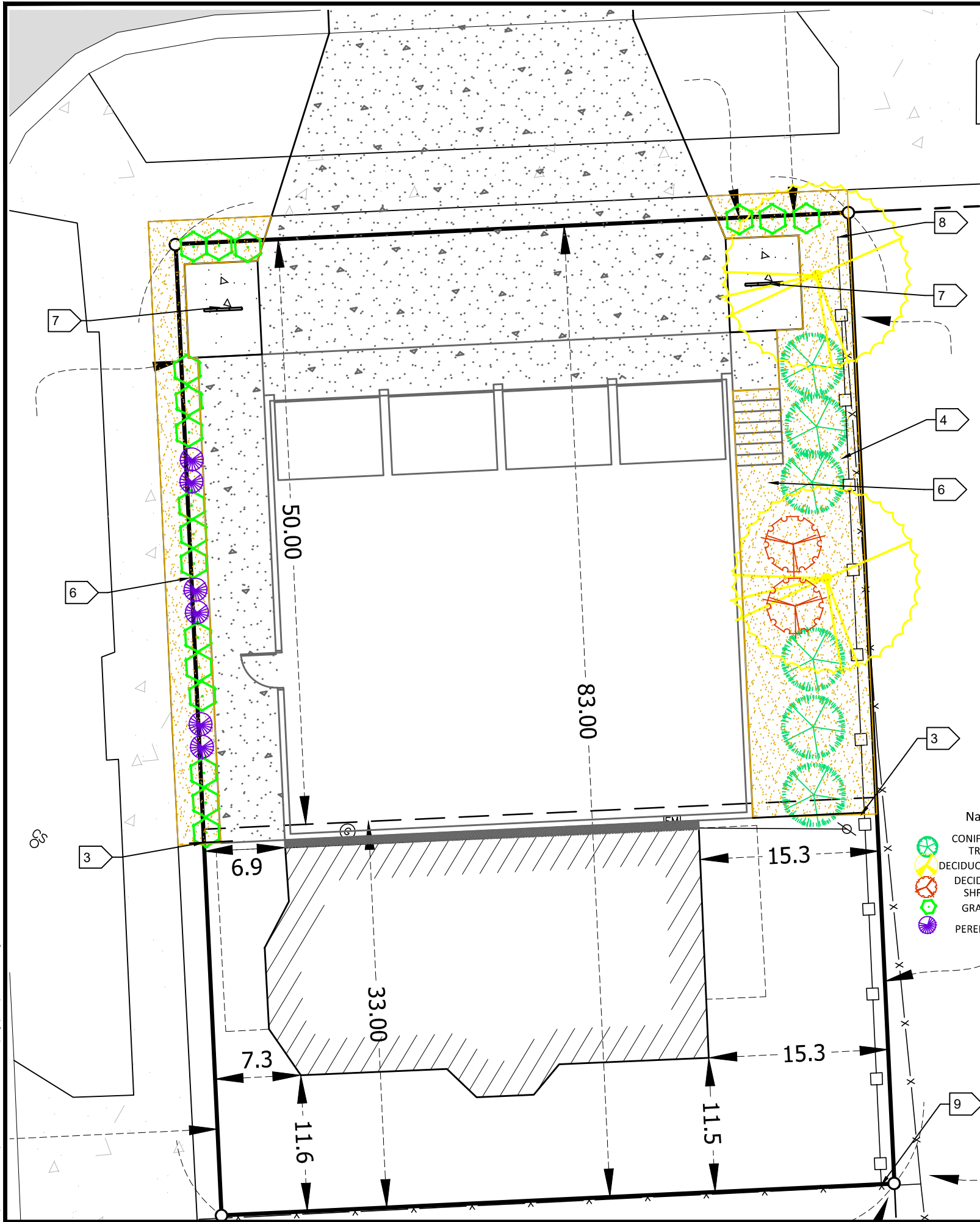
At the September 8, 2020 meeting, the members of the Planning Commission discussed (and ultimately tabled) two variance requests from James Talago at 106 South 15th Avenue East. A representative of the applicant was attending to the meeting, but due to technical difficulties was unable to address the commission.

The applicant, James Talago, has submitted an updated landscaping plan showing more detail of the buffer between the proposed structure and the neighboring property. This landscaping is often a requirement for variances that reduce setbacks. The updated landscape plan also shows two bike racks located on the property. The fence indicated on the updated plan will require a separate fence permit.

Additional comments have been received regarding the architectural design of the building and how it relates to the surrounding neighborhood.

Staff is recommending that Planning Commission approve variance PL 20-120 and PL 20-121.

Oct 05, 2020 9:39am
T:\James Patrick\20-739 COS Duluth, MN.dwg 300\20-739a.dwg

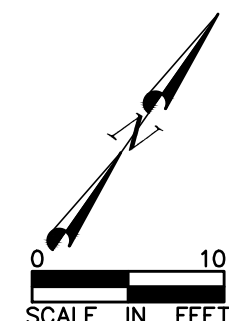


LANDSCAPE NOTES

1. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
2. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
3. EDGE SHRUB BEDS WITH 6-INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL) EXCEPT WHERE ADJACENT TO CURBING, WALKS OR BUILDINGS.
4. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
5. SEE DETAILS FOR DEPTH OF PLANTING SOIL.
6. INSTALL 4 INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN PERENNIAL BED AREAS.
7. INSTALL 5 STALL PACK RACK AND 8'x6' CONCRETE PAD.
8. BEGIN 6' HIGH WOOD FENCE.
9. END 6' HIGH WOOD FENCE.

Name	Count	KEY	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE	PLANTING SIZE	ROOT COND
CONIFEROUS TREES	6	PST	WHITE PINE	PINUS STROBUS	50'H x 40'W	8'	B&B
DECIDUOUS TREES	2	DPB	DAKOTA PINNACLE® BIRCH	BETULA PLATYPHYLLA 'FARGO'	35'H x 10'W	2.5" CAL.	B&B
DECIDUOUS SHRUBS	2	WRW	WINE AND ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'	5'H x 5'W	6"	CONTAINER
GRASSES	18	KFG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	5'H x 2'W	18"	CONTAINER
PERENNIALS	6	FVL	GAYFEATHER	LIATRIS SPICATA 'FLORISTAN VIOLET'	3'H x 2'W	12"	CONTAINER

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



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Phone: (218) 262-5528
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JAMES PATRICK
DEVELOPMENT

JAMES PATRICK
JEFFERSON STREET 5 PLEX
DULUTH, MN

LANDSCAPE PLAN

REVISION DATE:	DESCRIPTION:

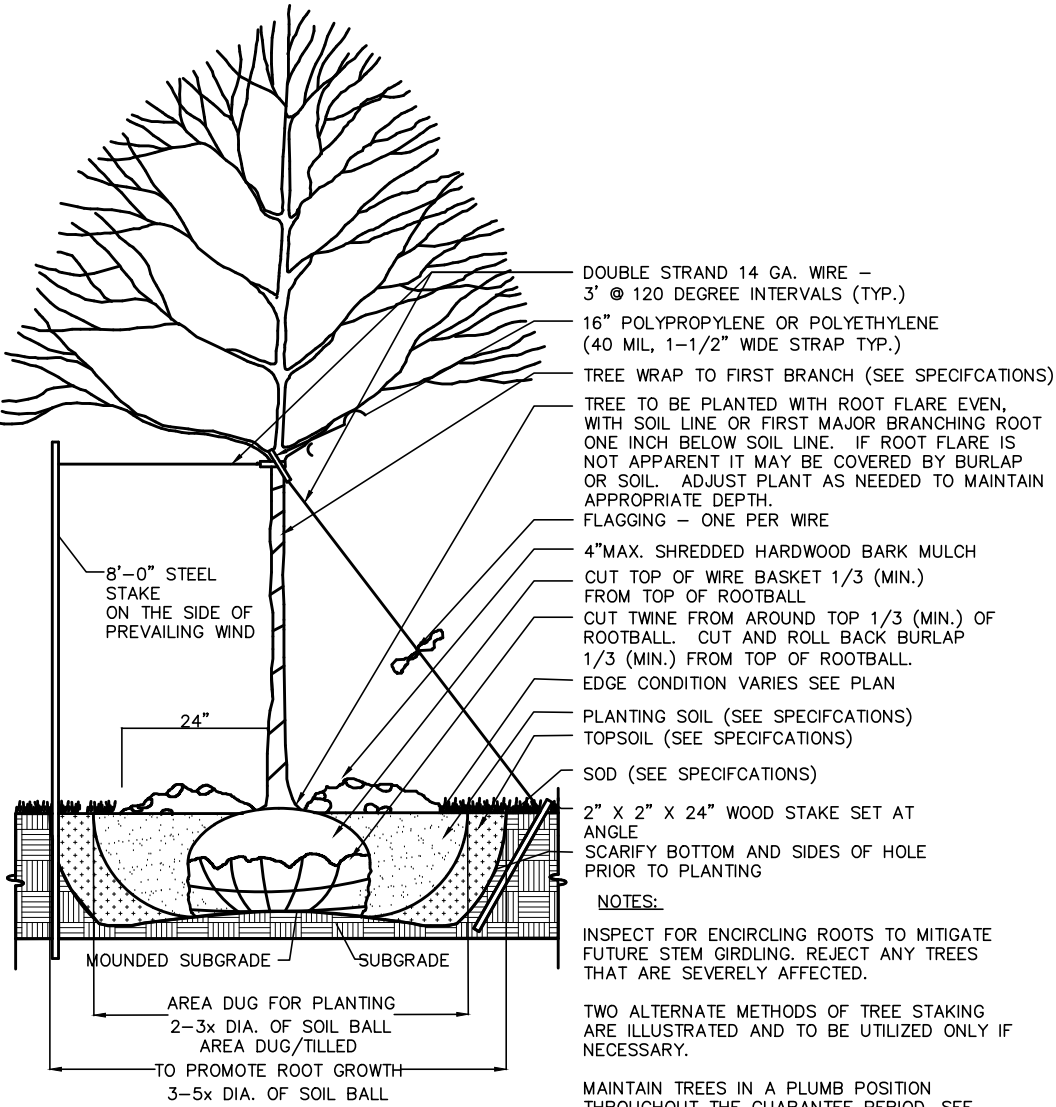
SURVEYED	
DESIGNED	TC
DRAWN	TC
CHECKED	

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

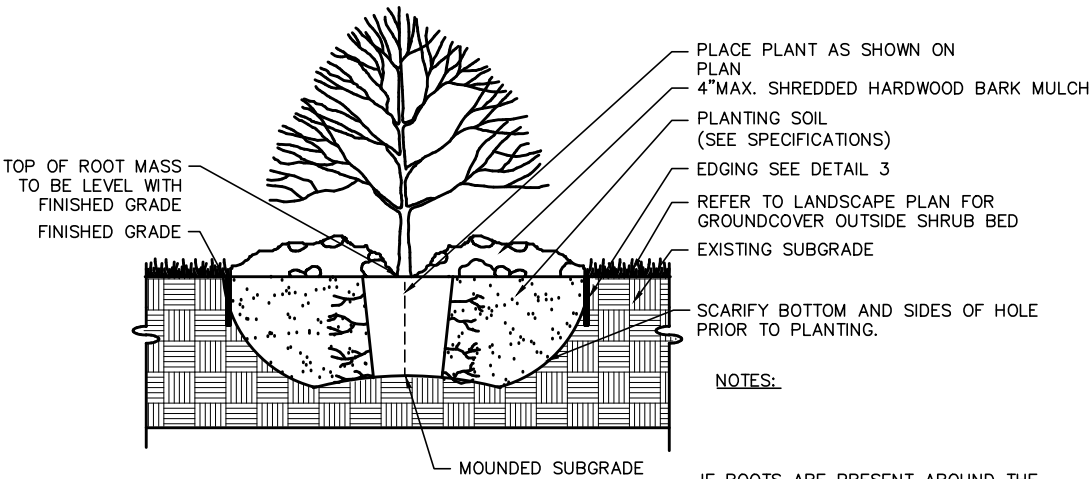
PRELIMINARY

DATE _____ LIC. NO. _____

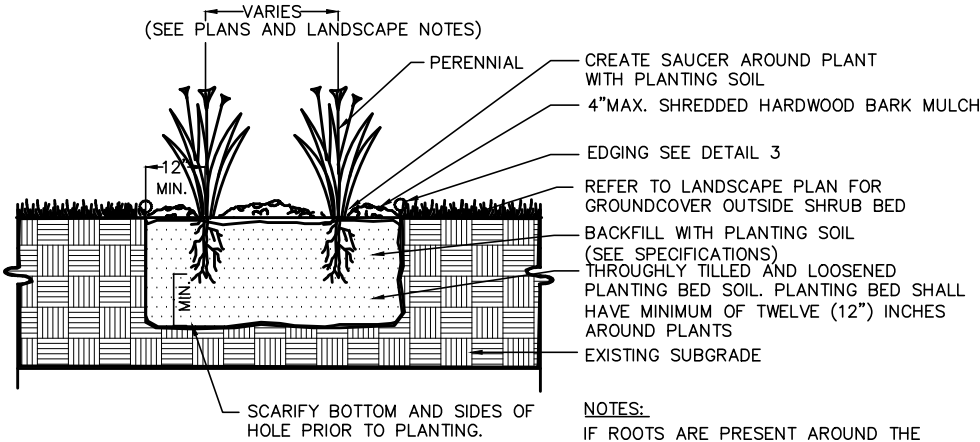
20-739
PROJECT #



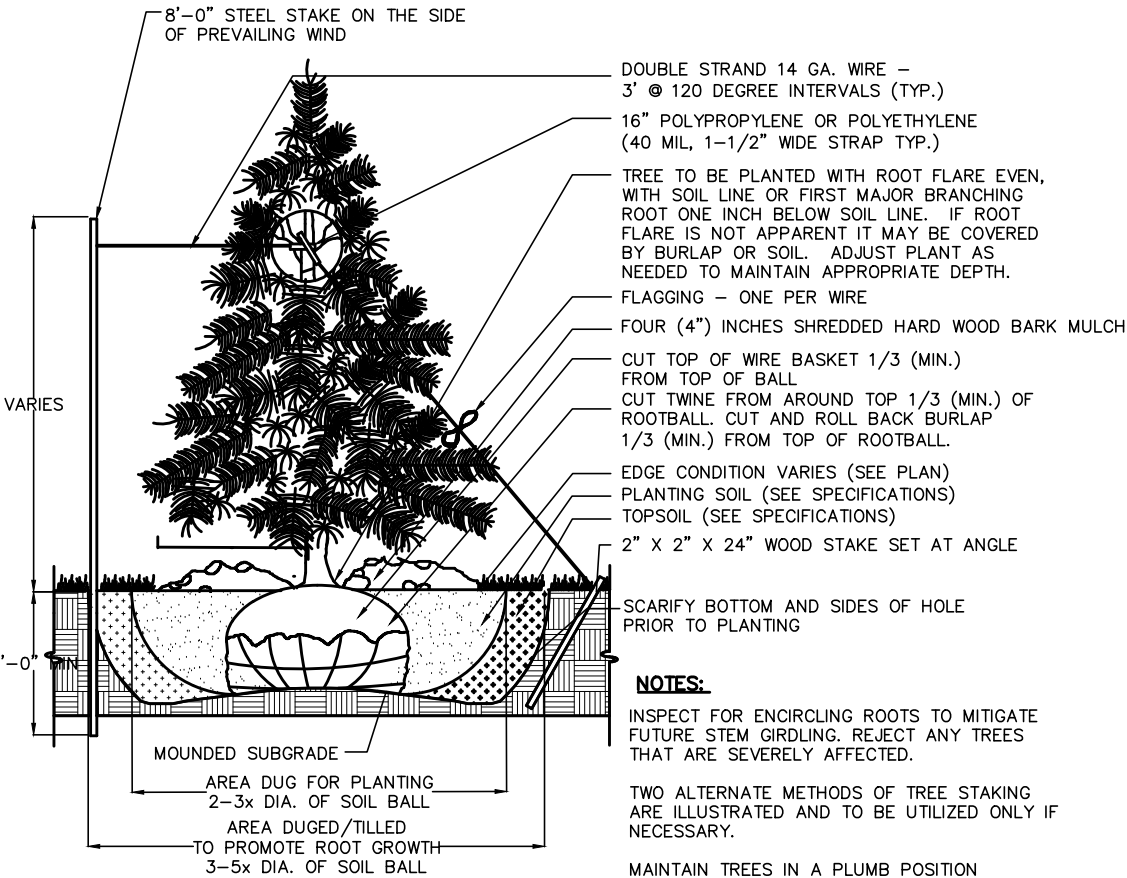
DECIDUOUS TREE PLANTING



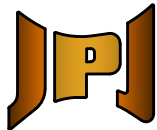
SHRUB PLANTING



PERENNIAL PLANTING



CONIFEROUS TREE PLANTING



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Hibbing, MN 55746
(218) 262-5528

5670 Miller Trunk Hwy
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JAMES PATRICK
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JAMES PATRICK DEVELOPMENT
JEFFERSON STREET 5 PLEX
DULUTH, MINNESOTA

LANDSCAPE PLANTING
DETAILS

REVISION DATE:	DESCRIPTION:

SURVEYED
DESIGNED
DRAWN TC
CHECKED

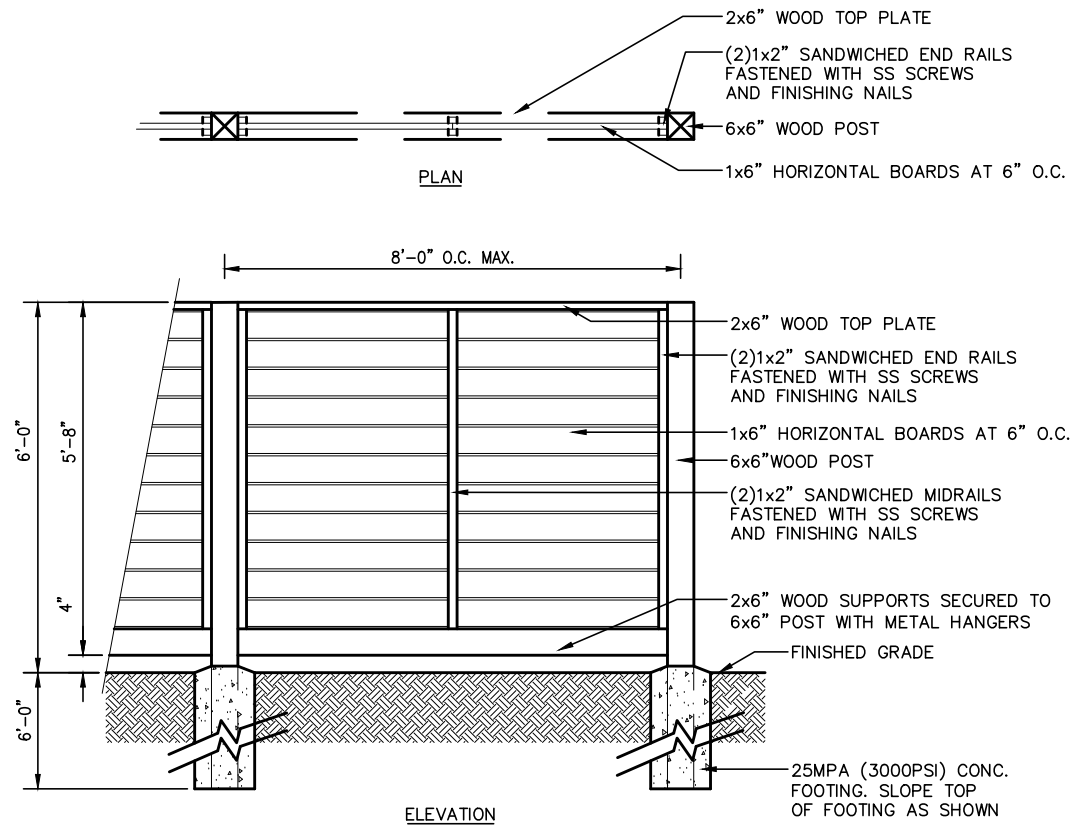
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

PRELIMINARY

DATE _____ LIC. NO. _____

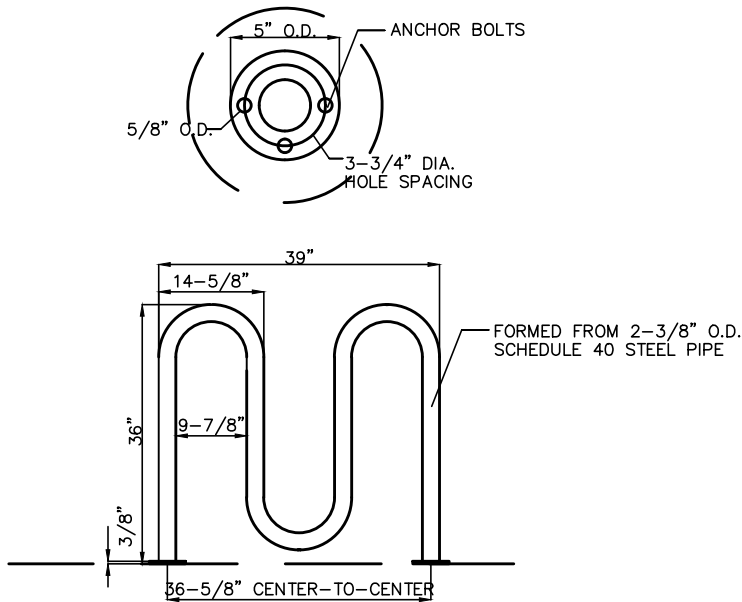
20-739
PROJECT NO.

Oct 05, 2020 9:34am
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SPECIFICATIONS:

1. ALL WOOD TO BE NO. 1 GRADE CEDAR AND FREE OF EXCESSIVE CHIPS, CRACKS, WARPS OR KNOTS. UNLESS NOTED OTHERWISE ON DRAWING.
2. ALL FASTENERS TO BE HOT DIPPED GALVANIZED
3. ALL WOOD TO BE COATED WITH TWO COATS OF SOLID STAIN. COLOUR TO BE APPROVED BY OWNER



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JAMES PATRICK
— DEVELOPMENT —

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LANDSCAPE AMMENITIES
DETAILS

REVISION DATE:	DESCRIPTION:

SURVEYED
DESIGNED TC
DRAWN TC
CHECKED JPJ

I hereby certify that this plan was prepared by
me or under my direct supervision and that I am
a duly licensed Landscape Architect under the
laws of the State of Minnesota.

PRELIMINARY

DATE _____ LIC. NO. _____

20-739
PROJECT NO.

From: [planning](#)
To: [Chris Lee](#)
Subject: FW: Comments for Public Hearing for variance at 1400 and 1420 London Road
Date: Friday, October 2, 2020 11:04:33 AM

From: ERIN DEWITT <[REDACTED]>
Sent: Friday, October 2, 2020 9:06 AM
To: planning <planning@DuluthMN.gov>
Subject: Comments for Public Hearing for variance at 1400 and 1420 London Road

Dear Planning Commission Members,

I was listening in to the Planning Commission meeting in September. My husband, Andrew Webster, and I were sharing the computer with our neighbor, Danielle, who lives next door to the proposed project. As an elder person that speaks English as a second language, Danielle could not figure out how to access the meeting so she joined us. She had difficulty understanding the conversation. Neither she or her husband Mac, feel comfortable or safe talking about their concerns. This project will negatively impact the value of their home, quality of light and air, visual sight lines and privacy. We tried to "raise our hand" to ask questions but the moderator didn't call upon us. We thought it must be because Andrew had already spoke and we were sharing the same platform.

We were discouraged to hear the meeting Chair say that "Parking is not a right" and the swift dismissal of a concern that nearly every letter submitted commented on. It was also shared that community members may not have realized that the proposed project has a 4 car garage included. The neighborhood is aware of that. As Martin DeWitt shared, the entrance to the parking garage will take up 3 existing parking spots on Jefferson Street. With the proposed design, there is the potential for up to 12 residents. That could mean that there could potentially be 12+ additional vehicles needing access to parking on Jefferson Street and the Avenue. We don't have it and we will have less of it with this proposal. Not even close. Last night I parked on 17th and Jefferson. I live on 15th and Jefferson. I was coming home late from visiting my sister at the hospital. It was dark. I walked by someone completely lit up on heroin that was interested in engaging me in conversation. The heroin epidemic is another story but it intersected with my lack of rights to park safely near my home. Lack of parking is a safety issue and it is a traffic issue. I was not the only one circling looking for a place to park. There were 2 other vehicles doing so. One racing to beat the car in front to a spot. Parking may not be a right, but it is a safety issue and a concern by every person who lives in this neighborhood. As members of the Duluth Planning Commission, it is my understanding, that your role is to ensure safe building projects and to consider the concerns of neighborhoods.

The staff member that presented the project shared that it would not impact light and air and that is just not true. It will shade both the home on the corner of 15th and

Jefferson Street and Mac and Danielle's home that butts up to the property. They are avid gardeners, growing much of what they eat, and the change in lighting with effect their ability to grow their food at the capacity that they do now. The comments that there would be beneficial landscaping are perplexing. There would only be room for shrubs. It will be a shaded space. Mac and Danielle would be looking at a gigantic wall where they once had full sun and trees. The same would be true for anyone walking and driving in the neighborhood.

And lastly, I am concerned about the visual architectural integrity of the current plan. It does not fit the neighborhood. Jefferson has several homes on the historic architectural registry. This design is not in keeping with that feel. It would change how one feels walking down the street and driving in the neighborhood.

I urge you to table this for a redesign that fits the existing lot and building parameters. Please do not grant this variance.

Thank you for considering my comments and for the work that you do,

Erin DeWitt

[REDACTED]

1512 Jefferson Street

Erin DeWitt

[REDACTED]

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From: [Jennifer Moses](#)
To: [Chris Lee](#); [Cindy Stafford](#)
Subject: FW: FW: Comments for Public Hearing Variance at 1400 and 1420 London Road
Date: Friday, October 2, 2020 10:57:11 AM

Chris,

Please see below comment that should be added (along with any others received since last month) to a memo for the Talago variance. Cindy – if you receive one from Erin DeWitt, that should also be forwarded to Chris.

Jenn

Jenn Reed Moses, AICP | Senior Planner | **Planning and Development Division** | City of Duluth |
411 W 1st Street Room 160, Duluth, MN 55802 | 218-730-5328 (direct) | 612-670-1300 (cell)
[|jmoses@duluthmn.gov](mailto:jmoses@duluthmn.gov)

From: Andrew Webster <[REDACTED]m>
Sent: Friday, October 2, 2020 10:40 AM
To: Jennifer Moses <jmoses@DuluthMN.gov>
Subject: Re: FW: Comments for Public Hearing Variance at 1400 and 1420 London Road

Jennifer-

Yes please do that, I would appreciate it. Erin also sent out an email this morning that also had the incorrect address.

Thank you
Andrew Webster

On Fri, Oct 2, 2020, 8:43 AM Jennifer Moses <jmoses@duluthmn.gov> wrote:

Hi Andrew!

I'm checking on this email, as I know you commented on the 15th Avenue E variances and your points below sound like they pertain to that address. 1400 and 1420 London Road is a variance for Lakewalk Surgical Center. Can you confirm? I'll make sure the comments get to Planning Commission but want to make sure it's related to the right file.

Thanks,

Jenn

Jenn Reed Moses, AICP | Senior Planner | **Planning and Development Division** | City of Duluth |
411 W 1st Street Room 160, Duluth, MN 55802 | 218-730-5328 (direct) | 612-670-1300 (cell)
[|jmoses@duluthmn.gov](mailto:jmoses@duluthmn.gov)

From: planning <planning@DuluthMN.gov>

Sent: Friday, October 2, 2020 8:18 AM

To: Jennifer Moses <jmoses@DuluthMN.gov>

Subject: FW: Comments for Public Hearing Variance at 1400 and 1420 London Road

From: Andrew Webster <[REDACTED]>

Sent: Friday, October 2, 2020 8:17 AM

To: planning <planning@DuluthMN.gov>

Subject: Comments for Public Hearing Variance at 1400 and 1420 London Road

Dear Duluth Planning Commission,

Please consider a redesign for the proposed 5 plex at 1400 and 1420 London Road. As a resident of this neighborhood for 33 years it is my belief that this project is not keeping with the architectural integrity of the neighborhood for the following reasons:

1. The proposed proximity to Jefferson Street would block views of surroundings and create visual blind spots for traffic and additional traffic of residents looking for parking. Sight lines, safe traffic flow and parking do matter- even if the ladder isn't a right.
2. Both heights and modern design do not fit with existing structures. Architectural continuity matters.
3. It will shade the neighbors across the avenue and the neighbors on Jefferson street and change the air flow. Light and air quality matter.

This project wouldn't need a variance if it was sized appropriately to the building site. As it is now, it would negatively impact the homeowners in close proximity and the overall architectural integrity of the neighborhood. Please consider a redesign for this project so that it better fits the neighborhood.

Thank you,
Andrew Webster

[REDACTED]
1512 Jefferson St