



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PLVAC-2506-0005	Contact	Chris Lee, clee@duluthmn.gov	
Type	Vacation of Platted Street	Planning Commission Date	August 12, 2025	
Deadline for Action	Application Date	June 5, 2025	60 Days	N/A
	Date Extension Letter Mailed	June 20, 2025	120 Days	N/A
Location of Subject		Adjacent to parcel 010-4050-003510 near the 2500 block of W 10 th St		
Applicant	Todd and Joy Amunrud	Contact		
Agent	Cheryl Fosdick	Contact	CF Designs	
Legal Description		See Attached. PIN: 010-4050-03510		
Site Visit Date	July 30, 2025	Sign Notice Date		July 29, 2025
Neighbor Letter Date	July 25, 2025	Number of Letters Sent		N/A

Proposal: The applicant is requesting to vacate a 140' x 33' portion of platted 26th Avenue West.

Recommended Action: Staff recommends that Planning Commission recommend approval to City Council with conditions.

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

Summary of Code Requirements:

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):

Governing Principle #1 – Reuse previously developed lands- Reuse of previously developed lands... strengthens neighborhoods and is preferred to a dispersed development pattern with associated alteration of natural landscapes and extensions of public services. Site preparation or building modification costs are offset by savings in existing public infrastructure such as streets and utilities, and transit, fire, and police services. The vacation will allow for the property owner to make improvements to their property.

Future Land Use - Low Density Neighborhood: Single-family housing with urban services. Typified by curvilinear streets, houses with longer dimension parallel to street, and attached garages. Includes a range of house sizes and lot sizes.

Review and Discussion Items:

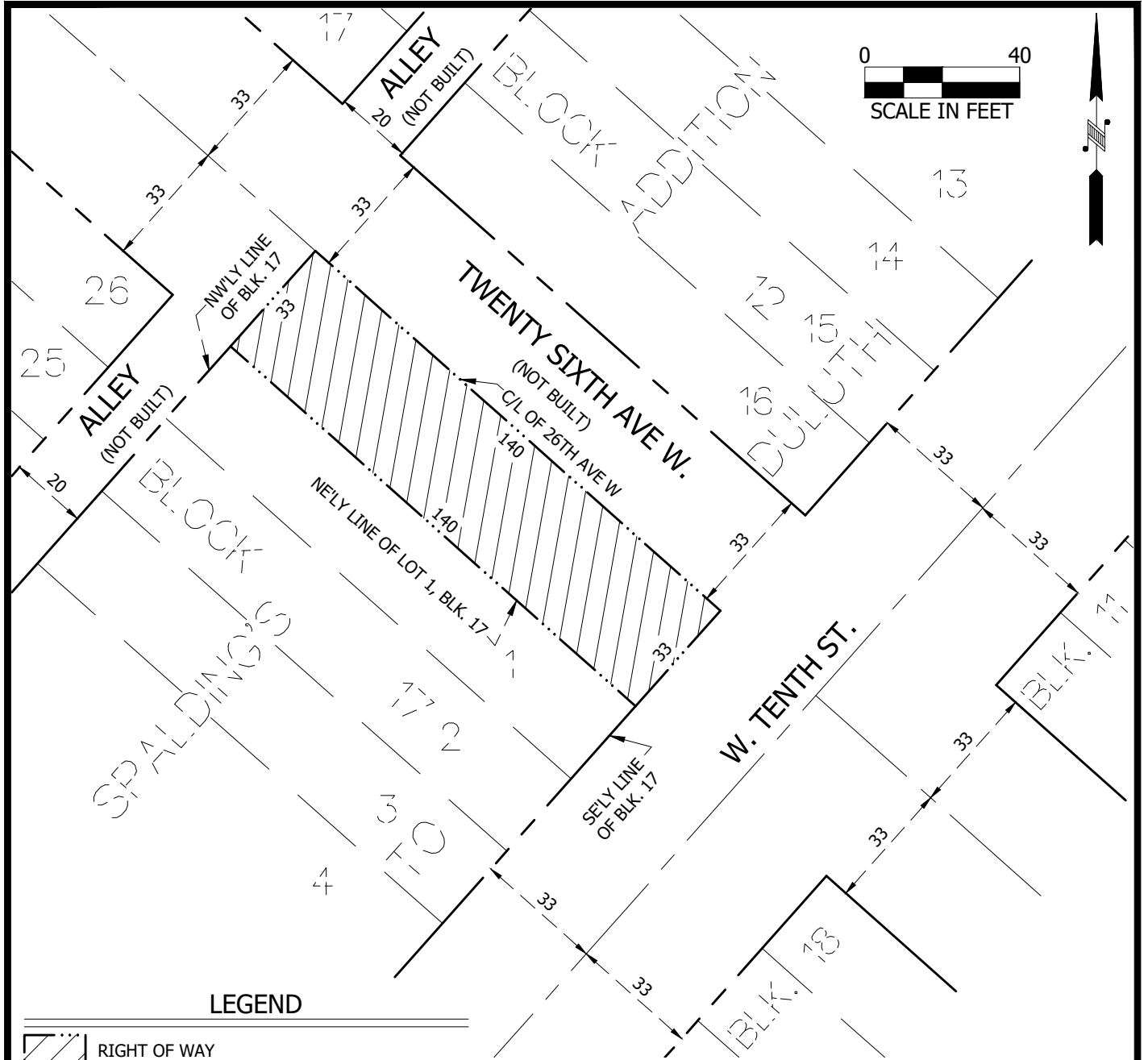
Staff finds that:

1. The applicant is requesting to vacate a 140' x 33' portion of platted North 26th Avenue West between West 10th Street and West 10th Street Alley affecting Lot 1 of Block 17. All of the vacated area is within the plat of Spalding's Addition to Duluth.
2. Applicant is proposing to vacate the southwestern half of the right of way; the northeastern half is adjacent to city-owned property and contains the Superior Hiking Trail (SHT) so this portion will remain as right of way.
3. The proposed vacation will allow the adjacent property owner to gain lot area to construct a single-family home.
4. The portion of the street proposed to be vacated was platted but never utilized for street or other purposes.
5. The platted street will not be needed by the City for the promotion of public health, safety, or welfare of the citizens of Duluth since the proposed vacation area is currently unimproved and the City has no plans to make improvements.
6. The City has determined this portion of the street 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. Vacating the street also will not deny access to other property owners.
7. City Parks Department staff asked questions about the vacation and its proximity to the SHT, ultimately indicating the proposal will not impact the trail. No other public or City comments have been received at the time of drafting this report.
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 and easements 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.



LEGEND



RIGHT OF WAY
VACATION AREA

— — — — — CENTER LINE
 — — — — — RIGHT OF WAY LINE
 — · · · — · · · — RIGHT OF WAY VACATION LINE
 — — — — — EXISTING PLAT LINE

LEGAL DESCRIPTION FOR VACATION OF RIGHT OF WAY

The Southwesterly 33.00 feet of 26th Avenue West lying adjacent to and abutting Lot 1, Block 17, SPALDING'S ADDITION TO DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota and lying Northwesterly of the Northeasterly extension of the Southeasterly line of said Block 17 and lying Southeasterly of the Northeasterly extension of the Northwesterly line of said Lot 1, Block 17.

Said vacation contains 4,620 Sq. Feet or 0.11 Acres.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
2. THIS IS NOT A BOUNDARY SURVEY.

Approved by the City Engineer of the City of
Duluth, MN this _____ day of _____ 20____

By _____

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. Evanson
David R. Evanson
MN License #49505

DATE:05-09-2025

RIGHT OF WAY VACATION EXHIBIT

CLIENT:TODD AMUNRUD

REVISIONS:

ADDRESS:W 10TH ST,
DULUTH, MN 55807

DATE:05-09-2025

JOB NO:25-112 SHEET 1 OF 1

ALTA
LAND SURVEY COMPANY

PHONE: 218-727-5211
LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM



PLVAC-2506-0005

Vacation of Right-of-Way
26th Ave W & W 10th St

Legend

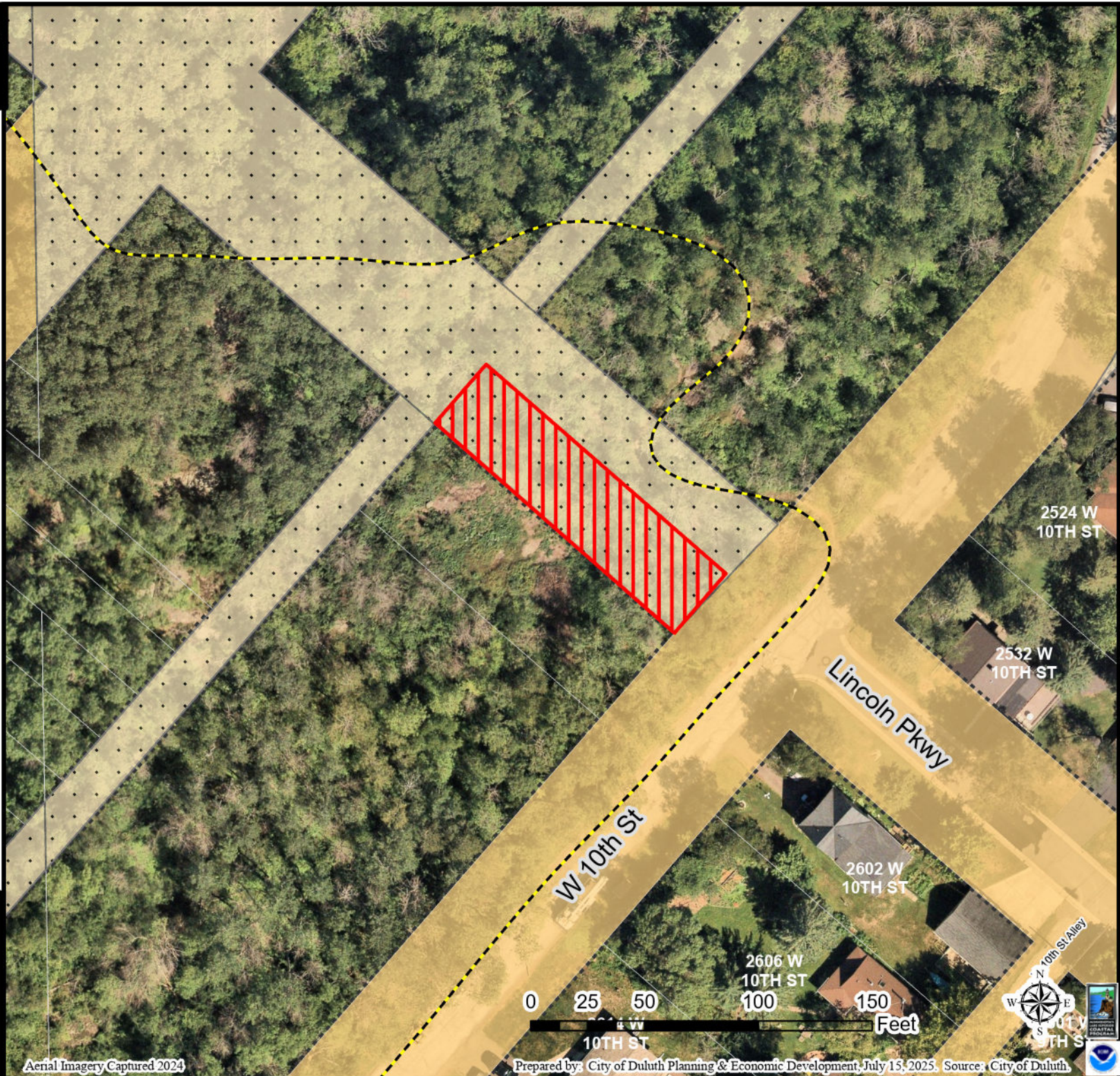
- Superior Hiking Trail
- Road or Alley ROW
- County Parcel Data
- ▨ Vacation

ROW

- Road, Active - currently in use
- Road, Inactive - Dedicated, but not built

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Aerial Imagery Captured 2024



Prepared by: City of Duluth Planning & Economic Development, July 15, 2025. Source: City of Duluth.

