



**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-2510-0014		Contact	Jason Mozol, <a href="mailto:jmozol@duluthmn.gov">jmozol@duluthmn.gov</a>	
Type	Minor Subdivision		Planning Commission Date		December 9, 2025
Deadline for Action	Application Date		October 22, 2025	60 Days	December 21, 2025
	Date Extension Letter Mailed		November 13, 2025	120 Days	February 19, 2025
Location of Subject		3705 Piedmont Ave			
Applicant	Blue Moon Properties LLC		Contact	Shivaun Siegl	
Agent			Contact		
Legal Description		010-0615-00030			
Site Visit Date		October 31, 2025	Sign Notice Date		N/A
Neighbor Letter Date		N/A	Number of Letters Sent		N/A

**Proposal**

Subdivide the existing parcel to create two buildable parcels.

**Recommended Action:** Approve with conditions.

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-1	Residential	Traditional Neighborhood
<b>North</b>	R-1	Residential	Traditional Neighborhood
<b>South</b>	R-1	Residential	Traditional Neighborhood
<b>East</b>	R-1	Residential	Traditional Neighborhood
<b>West</b>	R-1	Restaurant	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 the 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 existing home and attached garage that will remain on Parcel A were built in 1919. The detached garage was built in 1978. Other outbuildings, including the pole building, were built at an unknown time.

**Review and Discussion Items:**

Staff finds:

1. Applicant is requesting a Minor Subdivision to divide one parcel into two separate parcels. The land is owned by the applicant. The proposed Parcel A is occupied by a house and pole building. Parcel B is occupied by a detached garage and a shed.
2. The garage and shed on Parcel B are not principal structures and may not remain as the only structures on Parcel A. The garage would also not conform to the side yard setback for accessory structures. The applicant has expressed a willingness to remove the garage and shed on Parcel B. They prefer to do so after the construction of a new home on Parcel B so the garage can be used as storage to support that project. Staff recommends that approval of this minor subdivision be conditioned on the applicant providing the City escrow to cover the cost of demolition of the structures and sign an access agreement with the City. These conditions will allow the City to access the site and remove the structures if the applicant does not do so in a timely manner.
3. Lots created by this subdivision are subject to the zoning requirements of the R-1 district in UDC Table 50-14.5-1. Parcels A and B will meet minimum frontage and lot area requirements.
4. Both parcels have access to gas, water and sanitary sewer utilities in the streets surrounding the site.
5. After the accessory structures are removed from Parcel B, the proposed subdivision would not make the parcels or existing structures non-conforming due to lot frontage, lot area, setbacks or similar bulk standard.
6. St Louis County commented that the applicant will need to apply for driveway permits for any new accesses since both Piedmont Ave and Haines Rd are county roads.
7. No other public, agency, or other City comments were received.
8. 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. Prior to recording the minor subdivision, the applicant must provide escrow equal to the cost of removal of the shed and garage on Parcel B and enter into an access agreement with the City to allow removal of the structures.
2. 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.
3. 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.



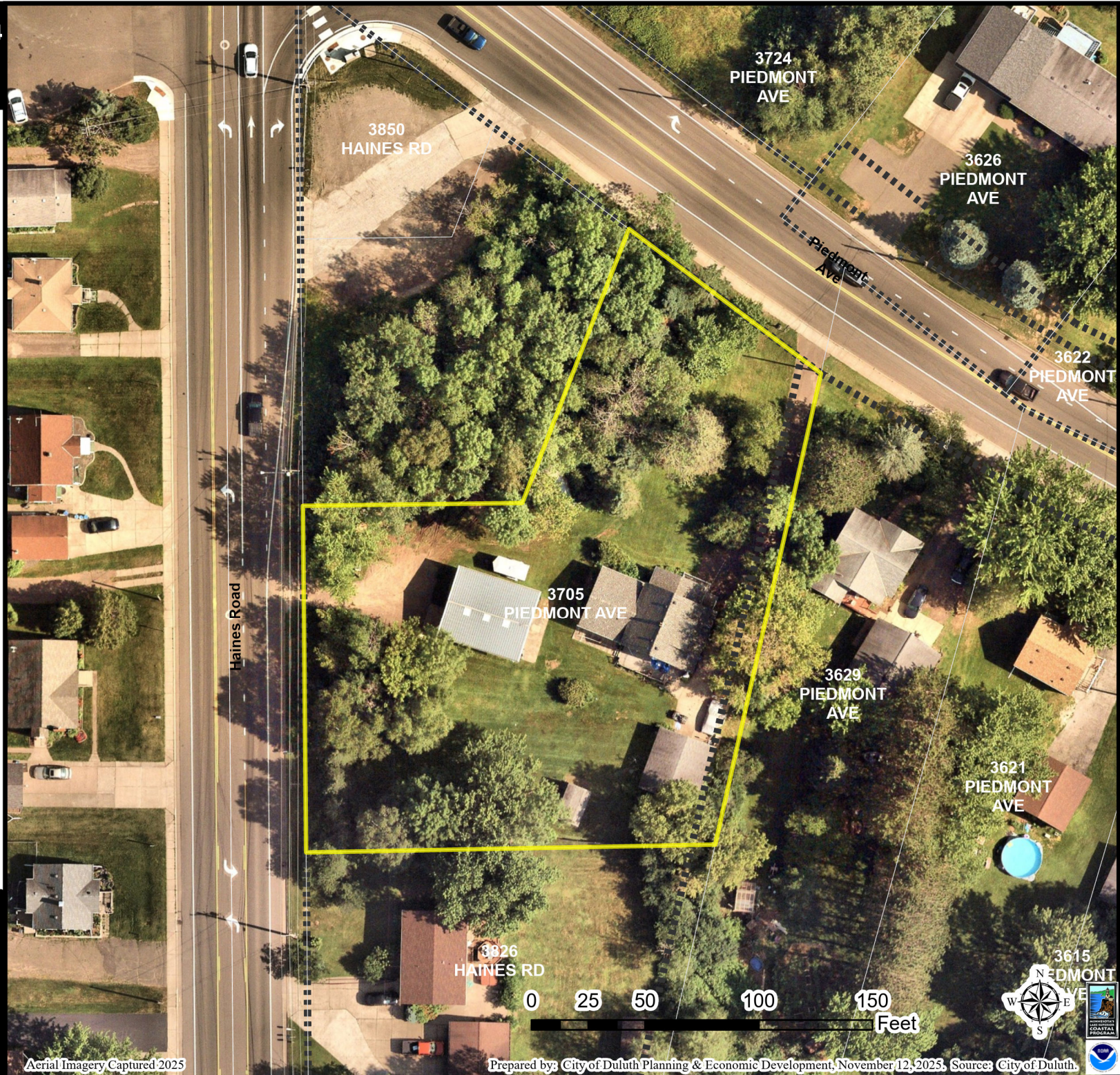


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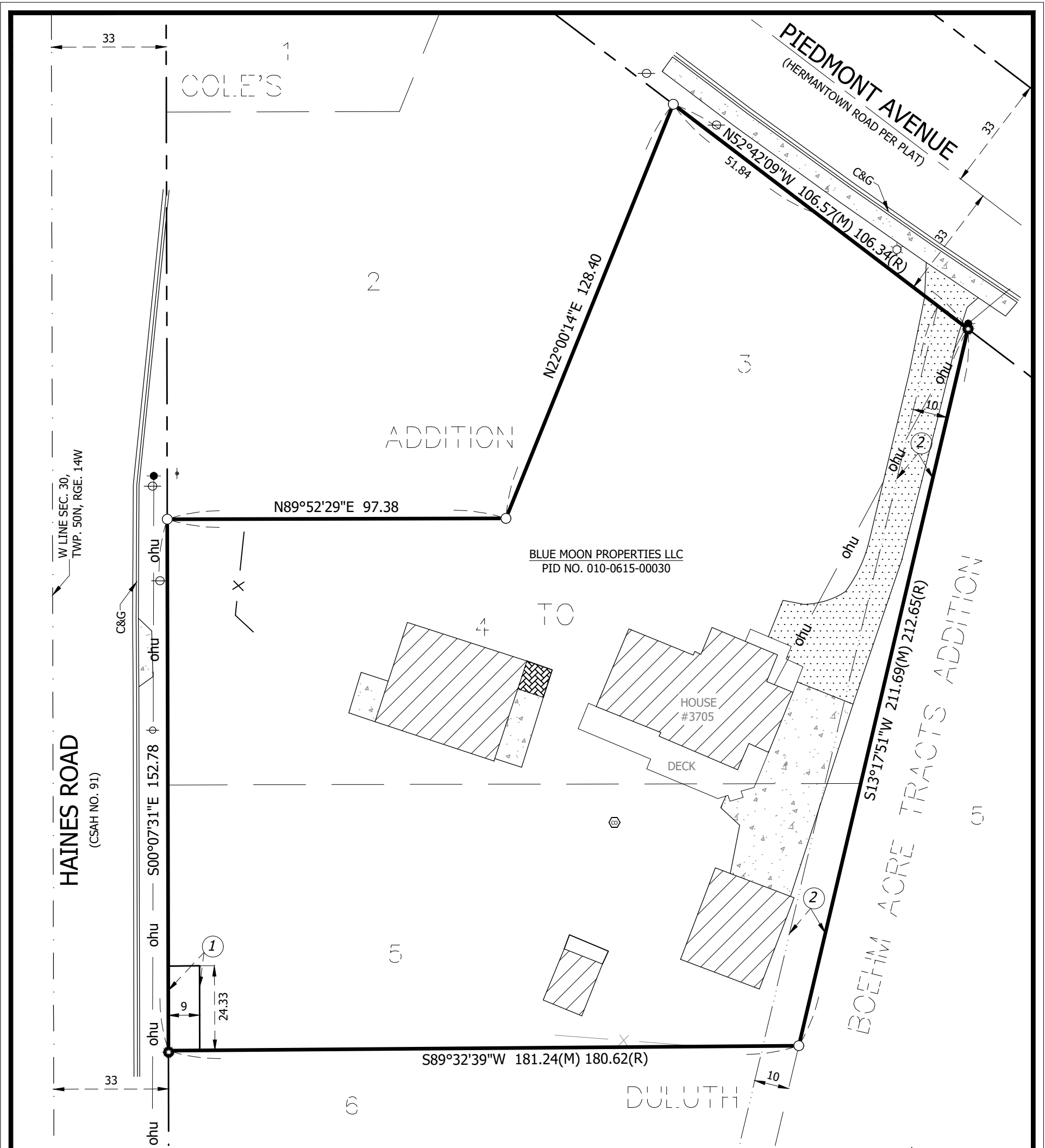
Minor Subdivision  
3705 Piedmont Ave

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.

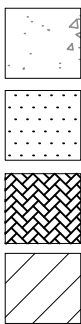
Aerial Imagery Captured 2025







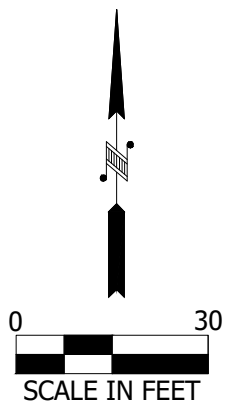
### LEGEND



CONCRETE SURFACE  
BITUMINOUS SURFACE  
PAVER SURFACE  
EXISTING BUILDINGS

(M)-FIELD MEASURED DIMENSION  
(R)-RECORD DIMENSION  
C&G-CONCRETE CURB & GUTTER  
X FENCE LINE  
SECTION SUBDIVISION LINE  
CENTER LINE  
RIGHT OF WAY LINE  
EXISTING EASEMENT LINE  
OVERHEAD UTILITIES  
ohu EXISTING PLAT LINE  
BOUNDARY LINE AS SURVEYED

LIGHT POLE  
SIGN  
REFER TO SURVEYOR'S NOTES  
SANITARY CLEANOUT  
FOUND IRON PIPE  
SET CAPPED REBAR RLS. NO. 49505  
GUY ANCHOR  
UTILITY POLE



### SURVEYOR'S NOTES

- EASEMENT FOR HIGHWAY PURPOSES TO ST. LOUIS COUNTY PER TORRENS DOCUMENT NO. 497649.
- UTILITY EASEMENT PER PLAT.
- 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.
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
- BUILDING DIMENSIONS SHOWN ARE FOR HORIZONTAL & VERTICAL PLACEMENT OF STRUCTURE ONLY. SEE ARCHITECTURAL PLAN FOR BUILDING FOUNDATION DIMENSIONS.
- 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.

PARENT LEGAL DESCRIPTION PER  
CERTIFICATE OF TITLE NO. 192473  
Lots 3, 4, 5, COLE'S ADDITION TO  
DULUTH, except a strip of land 33 feet  
wide East of and parallel to the West line  
of Section 30, Township 50 Range 14,  
commencing at the SW corner of said  
Section 30, thence north to its  
intersection with the Hermantown Road  
as the same was laid out and existed on  
June 9, 1934, lying within the limits of  
Haines Road as platted.

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  
DATE:08-16-2023  
MN License #49505

### CERTIFICATE OF SURVEY

CLIENT:ROBB STAUBER

ADDRESS:3705 PIEDMONT AVENUE  
DULUTH, MN 55811

DATE:08-16-2023

REVISIONS:

JOB NO:23-252

SHEET 1 OF 1

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



PARENT LEGAL DESCRIPTION PER CERTIFICATE OF TITLE NO. 192473  
Lots 3, 4, 5, COLE'S ADDITION TO DULUTH, except a strip of land 33 feet wide East of and parallel to the West line of Section 30, Township 50 Range 14, commencing at the SW corner of said Section 30, thence north to its intersection with the Hermantown Road as the same was laid out and existed on June 9, 1934, lying within the limits of Haines Road as platted.

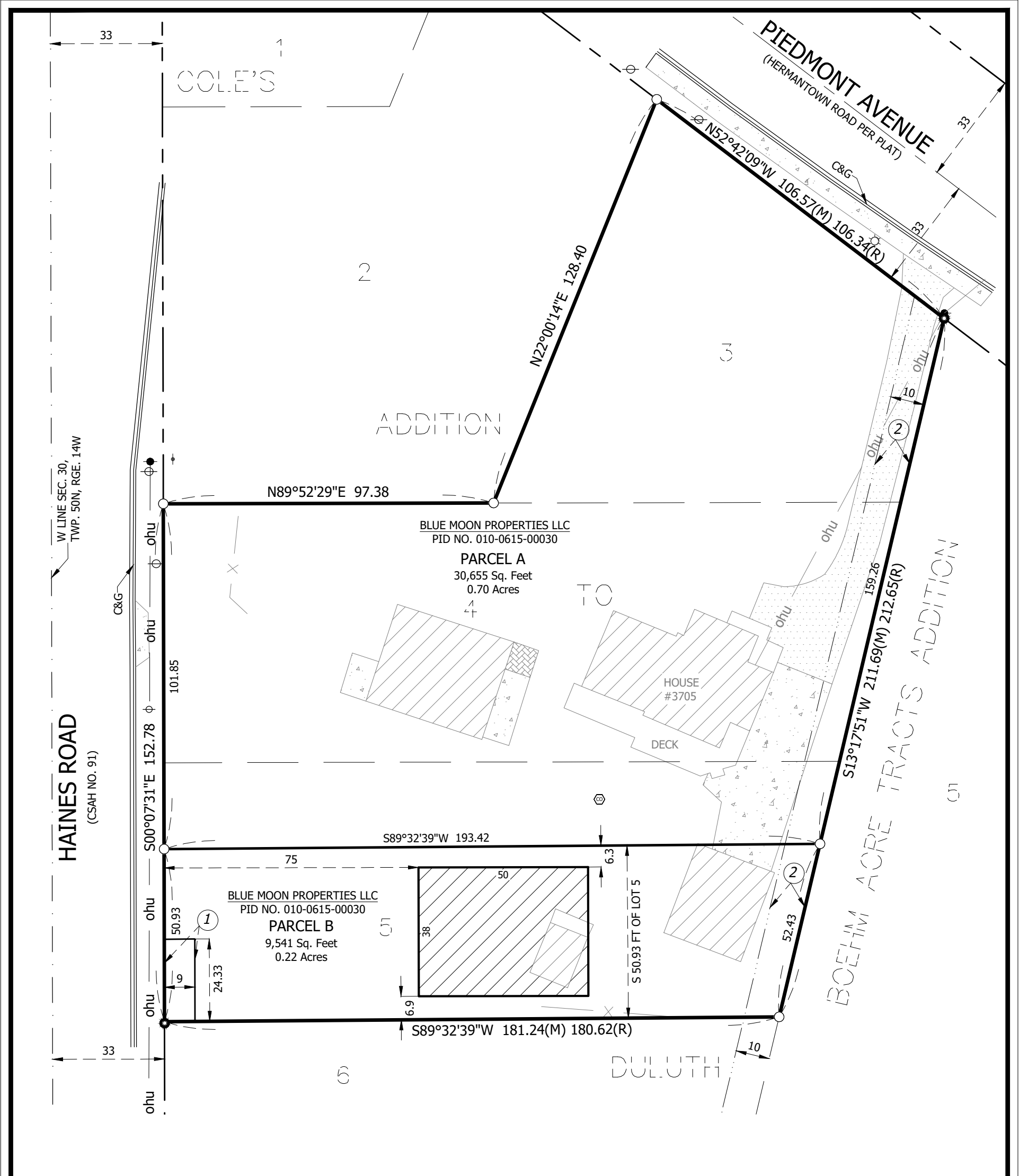
LEGAL DESCRIPTION OF PARCEL A  
Lots 3, 4 and 5, COLE'S ADDITION TO DULUTH, except a strip of land 33 feet wide East of and parallel to the West line of Section 30, Township 50 Range 14, commencing at the SW corner of said Section 30, thence north to its intersection with the Hermantown Road as the same was laid out and existed on June 9, 1934, lying within the limits of Haines Road as platted, FURTHER EXCEPTING the South 50.93 feet of said Lot 5.  
Said parcel contains 30,655 square feet or 0.70 acres.

LEGAL DESCRIPTION OF PARCEL B  
The South 50.93 feet of Lot 5, COLE'S ADDITION TO DULUTH, except a strip of land 33 feet wide East of and parallel to the West line of Section 30, Township 50 Range 14, commencing at the SW corner of said Section 30, thence north to its intersection with the Hermantown Road as the same was laid out and existed on June 9, 1934, lying within the limits of Haines Road as platted. Said parcel contains 9,541 square feet or 0.22 acres.

SURVEYOR'S NOTES

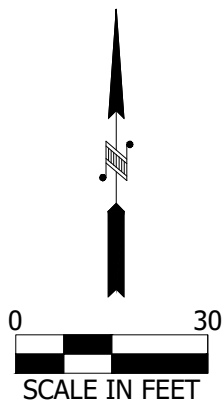
- 1. EASEMENT FOR HIGHWAY PURPOSES TO ST. LOUIS COUNTY PER TORRENS DOCUMENT NO. 497649.
- 2. UTILITY EASEMENT PER PLAT.
- 3. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY 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.
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<div>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.</div> <div> David R. Evanson MN License #49505</div> <div>DATE:09-08-2025</div>	CERTIFICATE OF SURVEY		<div> ALTA LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN &amp; WI WWW. ALTALANDSURVEYDULUTH.COM</div>
	CLIENT:ROBB STAUBER	REVISIONS:	
	ADDRESS:3705 PIEDMONT AVENUE DULUTH, MN 55811		
	DATE:09-08-2025	JOB NO:23-252 SHEET 1 OF 2	



LEGEND

	CONCRETE SURFACE	(M)-FIELD MEASURED DIMENSION		LIGHT POLE
	BITUMINOUS SURFACE	(R)-RECORD DIMENSION		SIGN
	PAVER SURFACE	C&G-CONCRETE CURB & GUTTER		REFER TO SURVEYOR'S NOTES
	PROPOSED BUILDINGS			SANITARY CLEANOUT
	EXISTING BUILDINGS			FOUND IRON PIPE
				SET CAPPED REBAR RLS. NO. 49505
				GUY ANCHOR
				UTILITY POLE



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