



Planning & Development Division
Planning & Economic Development Department

Room 160
 411 West First Street
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PLIUP-2510-0043		Contact	Christian Huelsman, chuelsman@duluthmn.gov	
Type	Interim Use Permit – Vacation Dwelling Unit		Planning Commission Date		December 9, 2025
Deadline for Action	Application Date		October 21, 2025	60 Days	December 20, 2025
	Date Extension Letter Mailed		November 3, 2025	120 Days	February 18, 2026
Location of Subject		30 N 25 th Ave W			
Applicant	Elisabeth Mohn		Contact		
Agent			Contact		
Legal Description		PIN: 010-1120-04290			
Site Visit Date		November 25, 2025	Sign Notice Date		November 24, 2025
Neighbor Letter Date		November 12, 2025	Number of Letters Sent		57

Proposal

The applicant proposes to use the entire home as a vacation rental. This unit contains 3 bedrooms. This is a new application in a form district and not subject to the cap.

Recommended Action: Staff recommends that Planning Commission approve the interim use permit with conditions.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	F-5	Residential	General Mixed Use
North	R-2	Residential	General Mixed Use
South	F-5	Residential	General Mixed Use
East	F-5	Residential	General Mixed Use
West	F-5	Residential	General Mixed Use

Summary of Code Requirements:

UDC Section 50-19.8. Permitted Use Table. A vacation dwelling unit is an Interim Use in the F-5 zone district.

UDC Section 50-20.3. Use-Specific Standards. Lists all standards specific to vacation dwelling units.

UDC Sec. 50-37.10.E . . . the commission shall only approve an interim use permit, or approve it with conditions, if it determines that: 1. A time limit is needed to protect the public health, safety and welfare from potential longer term impacts of the requested use in that location; 2. The applicant agrees to sign a development agreement with the city.

Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):

Governing Principle #8 - Encourage mix of activities, uses, and densities.

A short-term rental allows property owners to generate income and provides a service for tourists.

Future Land Use – General Mixed Use: The broadest mix of uses, including light industrial, office, commercial, and residential use. Includes areas that are in transition from industrial uses and large redevelopments that require master plans and phased development.

History: The subject property, 30 N 25th Ave W, was built in 1906. It is located in the plat of Duluth Proper Second Division, which was recorded in 1872.

Review and Discussion Items:

Staff finds that:

- 1) The applicant's property is located at 30 N 25th Ave W. The dwelling unit contains 3 bedrooms, which allows for a maximum of 7 guests.
- 2) This is a new application. Staff does not have record of any violations or enforcement actions relating to the subject property.
- 3) The minimum rental period will be one night, due to its location within a form district per 50-20.3.V.1.
- 4) The applicant is proposing one off-street parking stall, located at the rear of the lot off W 1st St. No minimum off-street parking requirements apply to vacation dwelling units in form districts, per 50-20.3.V.3(d).
- 5) The applicant has indicated they will not allow motorhome or trailer parking in the rear parking area.
- 6) The site plan indicates several outdoor amenities, including a patio, deck, grill, and firepit.
- 7) The site plan shows existing screening/buffering of outdoor space from the adjoining properties to the south and west, in the form of hop vine trellises spaced every three feet, which will not meet the requirement of a dense urban screen per UDC 50-20.3.V.7. The applicant is pursuing waivers from screening requirements by the neighboring property owners. After such a measure, the applicant will decide not to install hop vine trellises shown in the site plan.
- 8) Permit holders must designate a managing agent or local contact who resides within 25 miles of the City and who has authority to act for the owner in responding 24 hours a day to complaints from neighbors or the City. Permit holders must provide contact information for the managing agent or local contact to all property owners within 100 feet of the property boundary. The applicant has listed themselves to serve as the managing agent.
- 9) A time limit is needed on this Interim Use Permit ("IUP") to protect the public health, safety and welfare from potential longer-term impacts of the requested use at the location of the subject property. Section 50-20.3.V.9 states the IUP shall expire upon change in ownership of the property or in six years, whichever occurs first.
- 10) Applicant must comply with the City's vacation dwelling unit regulations, including providing information to guests on city rules (included with staff report as "Selected City Ordinances on Parking, Parks, Pets, and Noise").
- 11) There are currently 191 licensed vacation dwelling units in the city, with 94 of those in form districts; the remaining 97 are subject to the cap of 110. The subject property is located within a residential district and is subject to the cap.
- 12) No City, public or agency comments were received.
- 13) The permit will lapse if no activity takes place within 1 year of approval.

Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission approve the permit subject to the following conditions:

- 1) The applicant shall adhere to the terms and conditions listed in the Interim Use Permit.
- 2) Any alterations to the approved plans that do not alter major elements of the plan and do not constitute a variance from the provisions of Chapter 50 may be approved by the Land Use Supervisor without further Planning Commission review.
- 3) The dense urban screen shall be installed prior to operation of a vacation dwelling unit, and shall provide 75 percent opacity one year after planting along the full required height and length of the screening buffer. A waiver from screening requirements, including signatures from abutting property owners, may be produced in lieu of a dense urban screen.



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Interim Use Permit for a VDU
30 N 25th Ave W



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Aerial Imagery Captured 2025

Prepared by: City of Duluth Planning & Economic Development, August 13, 2025. Source: City of Duluth.

