



**Regular Meeting of the Planning Commission**

Tuesday, May 24, 2016

7 pm Regular Meeting

1307 Cloquet Ave, Cloquet, MN 55720

**AGENDA**

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the May 10, 2016 Planning Commission meeting

\_\_\_\_\_

5. Zoning Case 16-08: Sherman Associates, Preliminary (Sketch) Site Plan

\_\_\_\_\_

6. Commissioner's Questions/Comments

7. Adjourn

**NEXT MEETING:**  
June 14<sup>th</sup> @ 7 pm



**Regular Meeting of the Planning Commission**

Tuesday May 10, 2016

7:00 p.m.

1307 Cloquet Ave, Cloquet, MN 55720

**CALL TO ORDER**

Chairperson Berglund called the meeting to order at 7:00 p.m.

**ROLL CALL**

**Attending:** Planning Commission members: Michael Haubner, Kelly Johnson, Bryan Bosto, Jesse Berglund, Chuck Buscher, John Sanders and Uriah Wilkinson; City: Al Cottingham

**Absent:** Commission members: None

**Others Present:** Dawn and Jesse Zeleznikar, Gary Gatewood, David Johnson, Ross Peterson, Beth Kersting-Peterson, Jana Peterson, Ken Martin, Jerry Manthey, Marshall Jackson, Cindy Haglin, Glen and K Wood, Christ Medich, Patricia Johnson and Bob Atkins.

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**April 12, 2016 Meeting Minutes**

Chairperson Berglund asked for any corrections or additions.

**Motion:** Commissioner Wilkinson made a motion to approve the Planning Commission meeting minutes from April 12, 2016, Commissioner Johnson seconded. (Motion was approved 7-0).

**Zoning Case 16-05: Zoning Ordinance Text Amendment**

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 16-05, Zoning Ordinance Text Amendment. He asked Mr. Cottingham to provide an overview of the application. Mr. Cottingham noted that this is a public hearing with a legal notice published in the Pine Journal on April 28, 2016. Friends of Animals is proposing to amend Section 17.6.16, Subd. 3 Conditional Uses to add Humane Societies and Commercial Kennels as a use within the Om – Office/Manufacturing District. Bob Atkins and Cindy Haglin were present on behalf of Friends of Animals to answer any questions the Commission may have.

Chairman Berglund opened the public hearing and asked if Mr. Atkins or Ms. Haglin would like to address the Commission. They stated that they were there to answer any questions.



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Chairman Berglund asked if anyone wished to speak and since nobody wished to he closed the public hearing.

Commissioner Sanders inquired if this would allow a commercial kennel similar to the one on Freeman Road to come to this area.

Mr. Cottingham stated that they would be able to.

**Motion: Commissioner Johnson made a motion to adopt Resolution No. 16-5, A Resolution Recommending Approval of the Attached Ordinance Relating to the OM – Office/Manufacturing District, Commissioner Wilkinson seconded. (Motion was approved 7-0).**

Mr. Cottingham noted this recommendation would be forwarded to the City Council at their meeting on Tuesday, May 17, 2016 at 7:00 pm.

**Zoning Case 16-06: Conditional Use Permit**

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 16-06 Conditional Use Permit. He asked Mr. Cottingham to provide an overview of the application. Mr. Cottingham noted that this is a public hearing with a legal notice published in the Pine Journal on April 28, 2016 and property owners within 350 feet were notified. Friends of Animals is proposing a Conditional Use Permit for a Humane Society in the OM – Office/Manufacturing District. The property is located at 500 Commerce Way, the former Cloquet Home Center. They are currently located at 1418 Hwy 33 South. They are proposing to relocate their facility to this new location. Bob Atkins and Cindy Haglin were present on behalf of Friends of Animals to answer any questions the Commission may have.

Chairman Berglund opened the public hearing and asked if Mr. Atkins or Ms. Haglin would like to address the Commission.

Ms. Haglin, Director of Friends of Animals stated that they had concerns with Condition No. 4 in the draft Resolution not allowing outdoor kennels. They would like to provide a physical barrier for the kennels that are used while they are cleaning the inside kennels.

Chairman Berglund asked if anyone wished to speak and since nobody wished to he closed the public hearing.

Commissioner Johnson inquired how they defined a “No Kill” facility.

Ms. Haglin stated that they will not euthanize an animal because the facility is full, they would send them to another facility or a foster family.

Commissioner Wilkinson inquired as to the height of the kennels.



Mr. Atkins stated they are proposed at 6 feet since the existing fence on site is 6 feet. They would also be putting in slats to provide screening.

**Motion: Commissioner Haubner made a motion to adopt Resolution No. 16-6, A Resolution Recommending Approval of the Conditional Use Permit for Friends of Animals for a Humane Society in the OM – Office/Manufacturing District, and Amending Condition No. 4 Stating “Outside Kennels Constructed on the Site Shall be Adequately Screened”, Commissioner Johnson seconded. (Motion was approved 7-0).**

Mr. Cottingham noted this recommendation would be forwarded to the City Council at their meeting on Tuesday, May 17, 2016 at 7:00 pm.

**Zoning Case 16-07: Preliminary Site Plan and Variance**

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 16-07 Preliminary Site Plan and Variance. He asked Mr. Cottingham to provide an overview of the application. Mr. Cottingham noted that this is a public hearing with a legal notice published in the Pine Journal on April 28, 2016 and property owners within 350 feet were notified. Commonwealth Development Corporation on behalf of the Cloquet Housing and Redevelopment Authority (HRA) is applying for a Preliminary Site Plan and Variance for property located at 950 14<sup>th</sup> Street. The Variance is to exceed the Ordinance maximum of 20 units per acre to allow a density of 32.34 units per acre and the Preliminary Site Plan is for a 35 unit apartment building to be constructed north of the existing building (Aspen Arms). He noted that until 2009 the Ordinance allowed a density of 32 units per acre in this district. Erin Anderson was present representing Commonwealth and Debra Shaff was present representing the HRA.

Chairman Berglund opened the public hearing and asked if Ms. Anderson or Ms. Shaff would like to address the Commission.

They stated that they were present to answer any questions about the project.

Chairman Berglund asked if anyone wished to speak and since nobody wished to he closed the public hearing.

Commissioner Sanders inquired as to when the property was purchased.

Ms. Shaff noted they purchased the property in 1971.

Commissioner Sanders inquired as to the pine trees on the north end of the site were to remain.

Ms. Shaff commented she believed they were along the property line and that they were hoping to save them during construction.



Commissioner Johnson stated she was concerned with the density exceeding 32 units per acre.

Commissioner Wilkinson noted that the Sahlman Court development to the northeast was also high density.

Commissioner Wilkinson inquired as to the breakdown of units by income.

Ms. Anderson noted that 30% of the units would be available to tenants at 30% of the area median income, and 70% of the units would be available to tenants at 50% to 60% of the area median income.

Commissioner Sanders stated he had attended the presentation last week and was very impressed with the proposal and how management knew most of the residents in the current building by first name.

Ms. Anderson noted that the management of a development makes a big difference on the density of a project.

**Motion: Commissioner Sanders made a motion to adopt Resolution No. 16-07 Variance, A Resolution Approving a Variance to the Maximum Density of 20 Units per acre in the R3 – Multiple Family Residence District for Commonwealth Development Corporation for Cloquet Housing and Redevelopment Authority, Commissioner Wilkinson seconded. (Motion was approved 7-0).**

**Motion: Commissioner Sanders made a motion to adopt Resolution No. 16-07 Preliminary Site Plan, A Resolution Recommending Approval of the Preliminary Site Plan in the R3 – Multiple Family Residence District for Commonwealth Development Corporation for Cloquet Housing and Redevelopment Authority, Commissioner Johnson seconded. (Motion was approved 7-0).**

Mr. Cottingham noted this recommendation for the Preliminary Site Plan would be forwarded to the City Council at their meeting on Tuesday, May 17, 2016 at 7:00 pm.

**Zoning Case 16-07: Preliminary Site Plan**

Chairperson Berglund reviewed the public hearing procedures and format and opened the public hearing for Zoning Case 16-08 Preliminary Site Plan. He asked Mr. Cottingham to provide an overview of the application. Mr. Cottingham noted that this is not a public hearing. However, staff did notify property owners within 350 feet since there was concern that the community might believe the City was trying to sneak this request when in fact there would be formal public hearings if the project was to move forward. The Preliminary Site Plan is for the adaptive reuse of the Cloquet Middle School into 70 apartment units. At this time the developer is looking for



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feedback on the proposal so if the project moves forward they will have an idea on things they need to work on. They are aware of the issue of off-street parking and are exploring options in order to meet the requirements. Ms. Diana Dyste is here representing Sherman Associates on the proposal.

Chairman Berglund opened the discussion and asked if Ms. Dyste would like to address the Commission.

Ms. Dyste provided an overview of the project noting they had some community meetings on the proposal and heard from people with their concerns. They were working to resolve things but didn't wish to get too far into things if they did not get funding for the project. She explained that they were seeking Historic Tax Credits and regular Tax Credits for this project.

Commissioner Johnson asked if they had talked to Queen of Peace about using some of their lots.

Ms. Dyste stated it is early in the process so haven't talked to surrounding property owners yet.

Commissioner Sanders inquired as to the proposed density of the project.

Mr. Cottingham stated he had not done the calculations but thought it was around 24 units per acre.

Commissioner Sanders wondered what the bottom line number of units was for the project.

Ms. Dyste stated they had not determined what that number was.

Ross Peterson, 216 3<sup>rd</sup> Street stated he was concerned with the density and having that many units added to the area.

Elisabeth Kersting-Peterson, 216 3<sup>rd</sup> Street stated she was not in favor of the project, there is already too much low income units in the area, it is too dense, it doesn't fit into the plan and it isn't needed.

Jerry Manthey, 806 14<sup>th</sup> Street was concerned with the density and felt they should lower the number of units.

Patricia Johnson, 109 4<sup>th</sup> Street was concerned with traffic and vehicles blocking driveways.

David Johnson 615 Chestnut Street people were concerned with the density of other sites he had developed and believes this density is too high. He watched the school develop over the years.



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He hasn't been contacted to sell his property right next door to the site and is concerned with the traffic impact. He stated that was all he had unless there were questions of him.

Commissioner Wilkinson asked what he thought the density should be.

Mr. Johnson responded zero.

Marshall Jackson, Woodgate Properties, 403 Doddridge Avenue felt the City had two competing projects going on and they should support one of the projects since he did not believe they would both be funded.

Richard Colsen, 510 Carlton Avenue stated he was concerned with the parking and green space. He was concerned with accidents and the impact in the area. This is not a benefit to them.

Christ Medich, 47 6<sup>th</sup> Street stated that he grew up on 6<sup>th</sup> Street and still lives there. The City should be protecting the neighborhood and wouldn't let this happen on Chestnut Street or Park Avenue.

Chairman Berglund asked if anyone else wished to address the Commission. No one else spoke up so he ended the public discussion portion of the request.

The Commission discussed other developer interest in the site, the proposed density and other uses for the site.

Commissioner Sanders stated he could support apartments going in but not the number of units they were proposing.

Commissioner Wilkinson stated they are working on figuring out the parking that is needed for the project.

Commissioner Haubner stated he was concerned with lots of people in a small area, the lack of green space and felt the density should be lowered.

Chairman Berglund noted they had lowered the density from when they started and were working on green space and parking.

**Motion:** Commissioner Sanders made a motion to adopt Resolution No. 16-08, A Resolution Recommending Denial of the Preliminary Site Plan in the PI – Public/Institutional District for Sherman Associates Development LLC, Commissioner Johnson seconded. (Roll Call, Motion was approved 5-2, Wilkinson and Berglund).



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**Commissioner's Questions/Comment**

Chairperson Berglund asked Mr. Cottingham for an update on upcoming meetings. Mr. Cottingham noted he was not sure if there would be the need for the second meeting in May since both of the housing proposals were on tonight's agenda. If something happened at the City Council meeting next week then there may be a need for a meeting on the 24<sup>th</sup>. He believed the final report on the merger information with Scanlon had been completed and the city Council would be discussing this at their work session on the 17<sup>th</sup>.

Commissioner Sanders noted that he had attended a meeting hosted by SKB Environmental and they are looking at expanding the current C & D Landfill to allow municipal solid waste (MSW) better defined as household garbage. He had to leave the meeting early but was concerned with this use and other uses that were removed with the rewriting of the Zoning Ordinance.

Mr. Cottingham noted that the Ordinance does prohibit MSW landfills and he would look into the other uses that were removed with the updating of the Ordinance and discuss this with the City Attorney.

**Next Meeting**

June 14, 2016

Meeting adjourned 8:28 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator





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To: Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: May 18, 2016

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**ITEM DESCRIPTION: ZONING CASE 16-8: REVISED PRELIMINARY (SKETCH) SITE PLAN FOR SHERMAN ASSOCIATES DEVELOPMENT LLC 509 CARLTON AVENUE**

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**Background**

Sherman Associates Development LLC has submitted a Revised Preliminary (Sketch) Site Plan application for 50 apartment units, down from 70 units in their previous application in the current Cloquet Middle School. The site is located at 509 Carlton Avenue.

The Revised Preliminary (Sketch) Site Plan is for 50 apartment units in the current Cloquet Middle School. This is only a Preliminary Site Plan at this time so they can make application for primary financing to the State Minnesota Housing Finance Agency (MHFA). If funding is awarded then a formal site plan and other applications will be submitted at a later date. The Commission should however understand the reason the preliminary (sketch) site plan is key/critical is that the number of units financed must be built if approved by MHFA.

Section 17.2.10, Subd. 2, Site Plan review Process for Sketch Plan, identifies this type of review for discussion, review and informal comment of these types of plans. Any opinions or comments provided to the applicant shall be considered advisory only and shall not constitute a binding decision on the request.

At the May 10, 2016 Planning Commission meeting there were concerns related to density, parking, green space and traffic. The developer has revised their plan to try to address some of these concerns. The specific details of the proposal are identified in the preliminary site plan portion of the report.

**Preliminary (Sketch) Site Plan**

Attached, the Commission will find the following plan for this development:

- Preliminary (Sketch) Development Plan

The plan shows the existing Middle School being converted into a 50 unit apartment building, 3 – 1 bedroom, 17 – 2 bedroom, and 30 – 3 bedroom. It also shows the removal of the pool and gym located at the north end of the east wing in order to create additional parking for the units.



## Community Development Department

1307 Cloquet Avenue • Cloquet MN 55720

Phone: 218-879-2507 • Fax: 218-879-6555

The site is 2.46 acres in size with a new proposed density of 20.33 units per acre down from 28.46 units per acre. There is currently 50 parking stalls on site and with the removal of the pool and gym they are showing an additional 54 new stalls being constructed in this area giving the total site approximately 102 stalls which meets the Ordinance minimum requirements for parking. They are proposing to convert the area between the two wings from parking to green space and a play area

Site specific details will be reviewed at a later date when funding for the project is finalized. Staff is not sure that all of the parking spaces shown comply with the Ordinance requirements for setbacks and dimensions. This and other requirements will be reviewed with the full site plan.

The developer has put together a power point presentation, copy attached, that they will go through at the meeting to give the Commission a better understanding of who they are and the overall project.

### **Policy Objectives**

The purpose of this Preliminary (Sketch) Site Plan Review application is to provide a preliminary project approval subject to future detailed submissions. If the project is approved for funding then they will need to submit a Comprehensive Plan Amendment, Rezoning and Site Plan application at a minimum prior to starting any construction.

### **Financial Impacts**

The Site Plan fee was paid.

### **Advisory Committee Action Requested**

The Commission should review and discuss the Revised Preliminary (Sketch) Site Plan. Following this review the Planning Commission can recommend approval of the request, recommend denial of the request or table the request for some additional information.

### **Staff Recommendation**

Staff would recommend approval of the Preliminary (Sketch) Site Plan.

### **Supporting Documents Attachments**

- Resolution No. 16-08 A
- Location Map
- Preliminary (Sketch) Site Plan
- Project Narrative and Power Point
- Chamber of Commerce Letter

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

Commissioner \_\_\_\_\_ offered the following Resolution and moved its adoption.

**RESOLUTION NO. 16-08 A**

**A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY SITE PLAN  
IN THE PI – PUBLIC/INSTITUTIONAL DISTRICT FOR SHERMAN  
ASSOCIATES DEVELOPMENT LLC**

**WHEREAS**, Sherman Associates Development LLC is proposing a Preliminary Site Plan in the PI – Public/Institutional District for a 50 unit apartment building; and

**WHEREAS**, the property of the proposed Preliminary Site Plan is located at 509 Carlton Avenue (PIN's 06-005-0370, 06-005-1740, 06-005-1820 AND 06-005-1860) and is legally described as follows:

Lots 5 through 8, Block 66; Lots 1 through 4, and Lot 5 except the West 12 feet of the South 38 feet thereof, Block 96; Lot 9, Block 96; Lots 1 through 10, Block 97; together with, the portion of 5<sup>th</sup> Street lying between Avenue G and Carlton Avenue and the portion of Avenue G lying between 5<sup>th</sup> Street and 6<sup>th</sup> Street, Allen's Subdivision of Blocks 63 – 74 and 89 – 98 Inclusive, City of Cloquet, Carlton County, Minnesota. And,

**WHEREAS**, the Planning Commission reviewed the staff report and recommends approval of the Preliminary Site Plan.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA**, that the Planning Commission recommends approval of Zoning Case 16-08 for a Preliminary Site Plan for Sherman Associates Development LLC for a 50 unit building.

The foregoing motion was duly seconded by Commissioner \_\_\_\_\_ and being put to vote members voted: AYE: \_\_\_\_ NAY: \_\_\_\_ ABSENT: \_\_\_\_

JESSE BERGLUND	_____	BRYAN BOSTO	_____
CHUCK BUSCHER	_____	MICHAEL HAUBNER	_____
KELLY JOHNSON	_____	JOHN SANDERS	_____
URIAH WILKINSON	_____		

Passed and adopted this 24<sup>th</sup> day of May 2016.

CITY OF CLOQUET

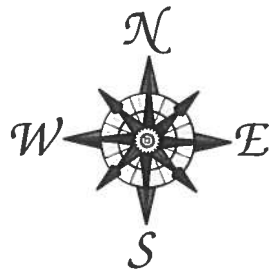
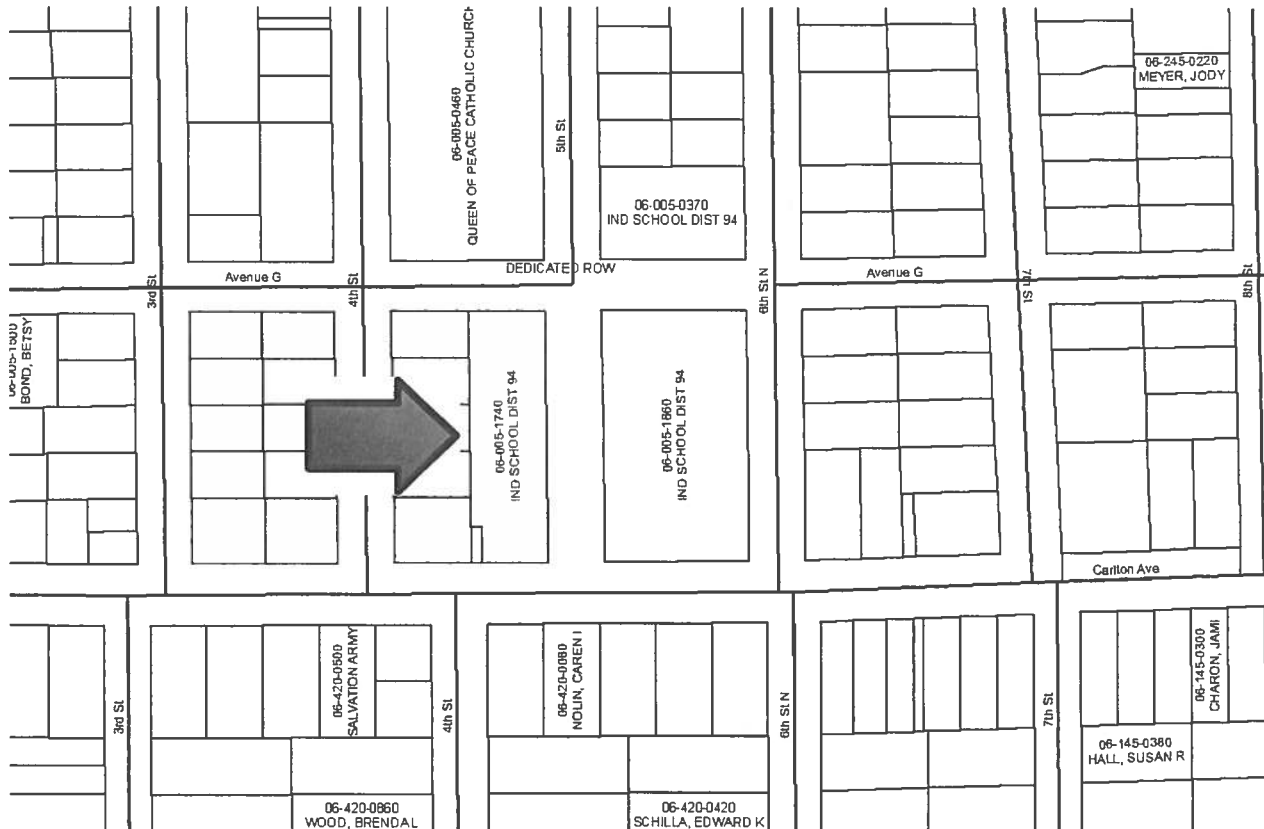
\_\_\_\_\_  
JESSE BERGLUND  
CHAIR

ATTEST: \_\_\_\_\_  
Alan Cottingham  
City Planner/Zoning Administrator

# Location Map

## Sherman & Associates

### 509 Carlton Avenue



No Scale

# CLOQUET SCHOOL HOUSING

CLOQUET, MN

project # 16031  
file name 16031-A0 SITE PLAN

drawn by  
checked by

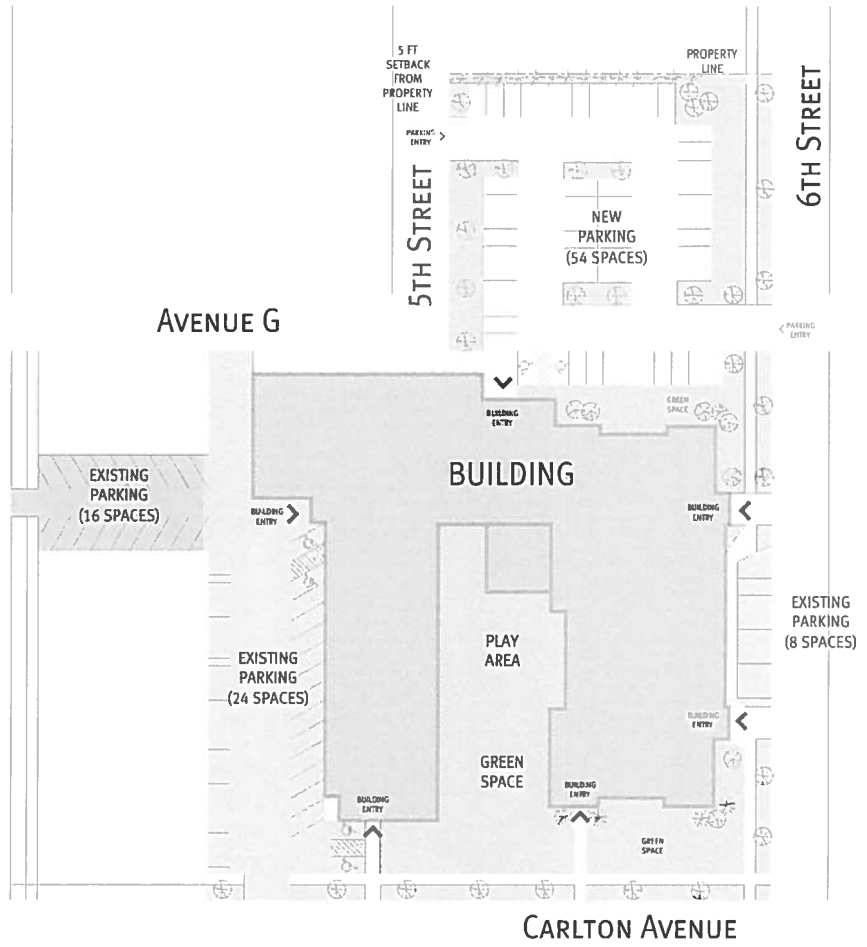
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

signature  
project/serial number  
sig #  
sig date May 17, 2016

**PRELIMINARY NOT FOR CONSTRUCTION 5-17-16**

mark presentation date

SITE PLAN  
A0



**APARTMENT UNITS**

* 1-BEDROOM	3
* 2-BEDROOM	17
* 3-BEDROOM	30
<b>TOTAL</b>	<b>50 UNITS</b>

**PARKING**

* EXISTING	48
* NEW	54
<b>TOTAL</b>	<b>102 SPACES</b>



**SITE PLAN** SCALE 1"=30'-0"

P:\16031-A0\16031-A0 SITE PLAN.dwg 17-May-2016 10:10:10 AM



May 24, 2016

RE: Cloquet Middle School redevelopment

Sherman Associates proposes the adaptive reuse of the historic Cloquet Middle School into Cloquet Middle School Apartments, a mixed-income housing community complemented by community space. In the fall of 2015, the Cloquet School Board released an RFP for the redevelopment of the current middle school which operations will be relocated to the to-be-constructed middle school in the fall of 2017. The reuse of the historic middle school is important to many stakeholders throughout the Cloquet community, including local community leaders and members, affordable housing and economic development advocates, and historic preservationists alike.

The proposed redevelopment incorporates 50 mixed-income residential units complemented by a residential amenity package, various multi-use community rooms, retention of the historic auditorium, and the potential to provide affordable commercial space(s) for community partners or nonprofits. The Developer has begun conversations with various community groups regarding the potential use, operations, and management of the lunchroom and cafeteria, and any other non-housing space deemed appropriate for commercial use.

Cloquet Middle School was constructed in 1921 in the Renaissance Revival style and is located in a residential neighborhood, centrally located in Cloquet. The building is three stories above ground with a subterranean ground level and consists of three main sections:

- The original East Wing (constructed in 1921) which will be converted into housing units and incorporates the historic Auditorium into the residential amenity package;
- The West Wing (constructed in 1938) which will be converted into housing units;
- The Link Addition (constructed in 1938) which provides the connection between the East and West Wings and will be retained for circulation space; and
- Onsite parking.

The proposed housing development includes 50 mixed-income residential units consisting of 27 units at 50% AMI, 13 units at 60% AMI, and 10 market rate units. The building incorporates 3- 1BR, 17 - 2BR, and 30 - 3BR units. The Cloquet/Carlton County HRA has committed 7 Project Based Vouchers to the development and the Developer has begun conversation with Hearth Connection to provide supportive services to residents. The historic building is ADA accessible with elevator access to each floor.

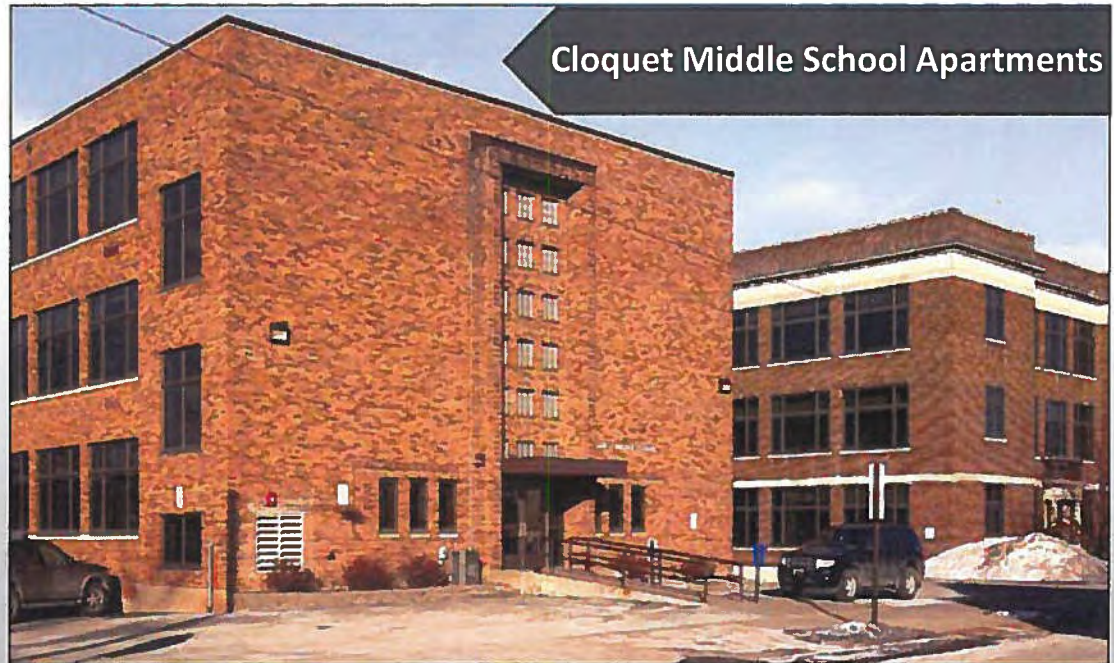
Diana Dyste  
Development Assistant  
[ddyste@sherman-associates.com](mailto:ddyste@sherman-associates.com)  
612.604.0857



**Proposal for the  
Adaptive Reuse of  
Cloquet Middle School**

**Presentation to the  
Cloquet Planning Commission**

Paul Keenan, Sherman Associates  
Diana Dyste, Sherman Associates  
Jody Anderson, DSGW Architects  
May 24, 2016





# Sherman Associates

## Quick Facts

- Founded by George Sherman over 35 years ago
- We Develop, Own and Manage for the Long-Term
- Over \$2 Billion in Development Experience
- 400+ Employees
- 60+ Properties
- 6,000+ Apartment Units
- 600,000 SF of Commercial
- 3 Hotels

## Markets & Specialties

- New Construction, Historic Adaptive Reuse, Renovation
- Multifamily, Retail, Office, and Hospitality
- Minnesota, Iowa, Colorado, Wisconsin, Missouri



## Project Summary

# Cloquet Middle School Redevelopment Proposal

Sherman Associates proposes the adaptive reuse of the Cloquet Middle School into a mixed-use, affordable multi-family housing community complemented by community spaces and amenities

- Renovate the East and West Wings into rental housing units
- Functionally incorporate the auditorium for use by residential tenants
- Three options proposed for the pool, gym, lunchroom and kitchen
  1. The Developer will seek a community partner(s) to manage and finance the programming of the lunchroom and kitchen for use by the non-profits, commercial partners, or the community at-large.
    - \*Contingent on securing a partner(s) who will manage and operate the facilities.
  2. The Developer will remove the pool, gym, lunchroom and kitchen, renovating the facilities to incorporate indoor covered and heated parking for building residents.
    - \*Contingent on historic approval.
  3. The Developer will remove the pool and gym, and replace with surface parking.
    - \*Contingent on historic approval.

# The Site

**Cloquet Middle School  
Apartments**  
50 Total Units

**Unit Mix:**

- 3 – 1BR
- 17 – 2BR
- 30 – 3BR

**Parking:**

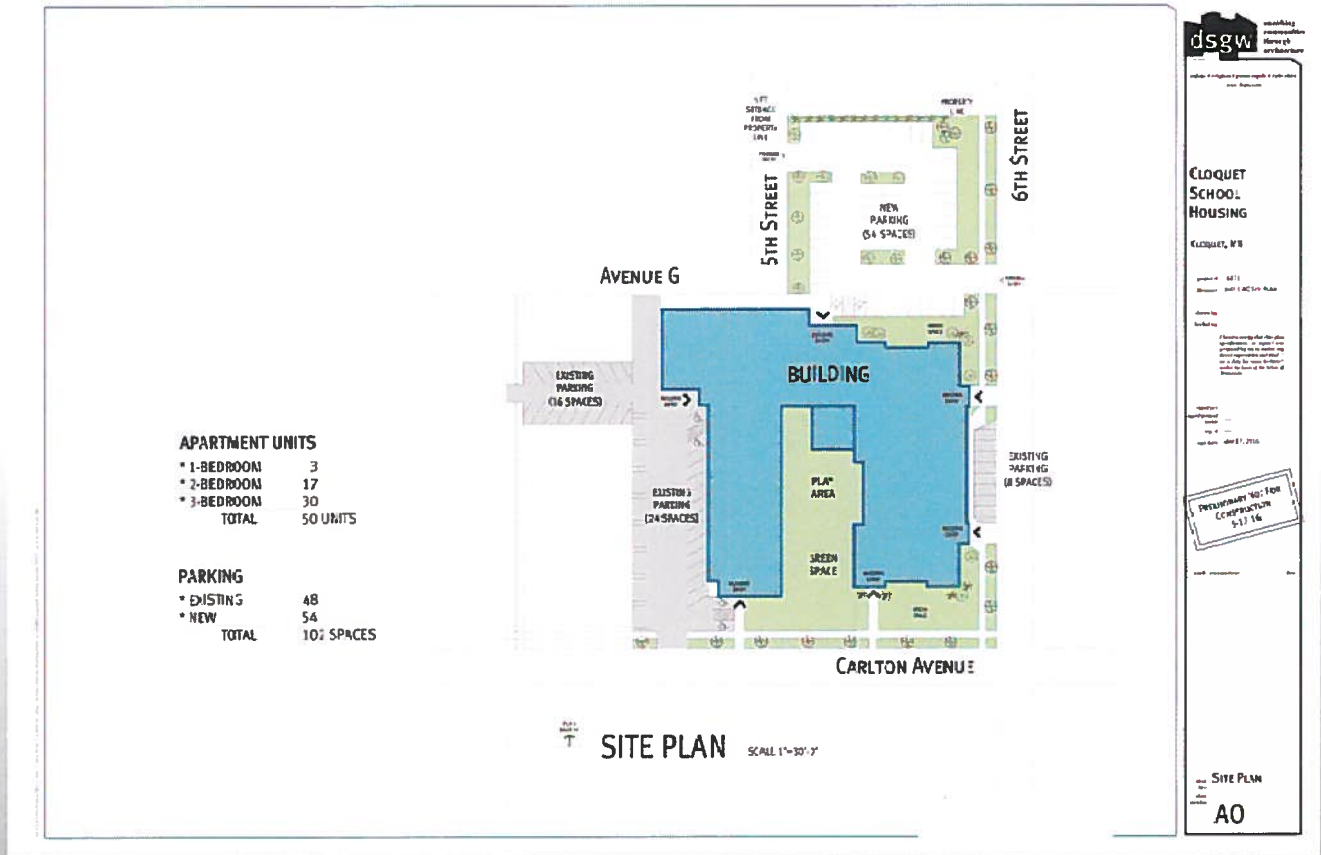
102–Off-street

**Project Design and Amenities:**

- Community spaces
- Various multi-use rooms
- Fitness center
- Onsite management
- Supportive Service Provider
- Onsite parking
- Auditorium



# Preliminary Site Plan



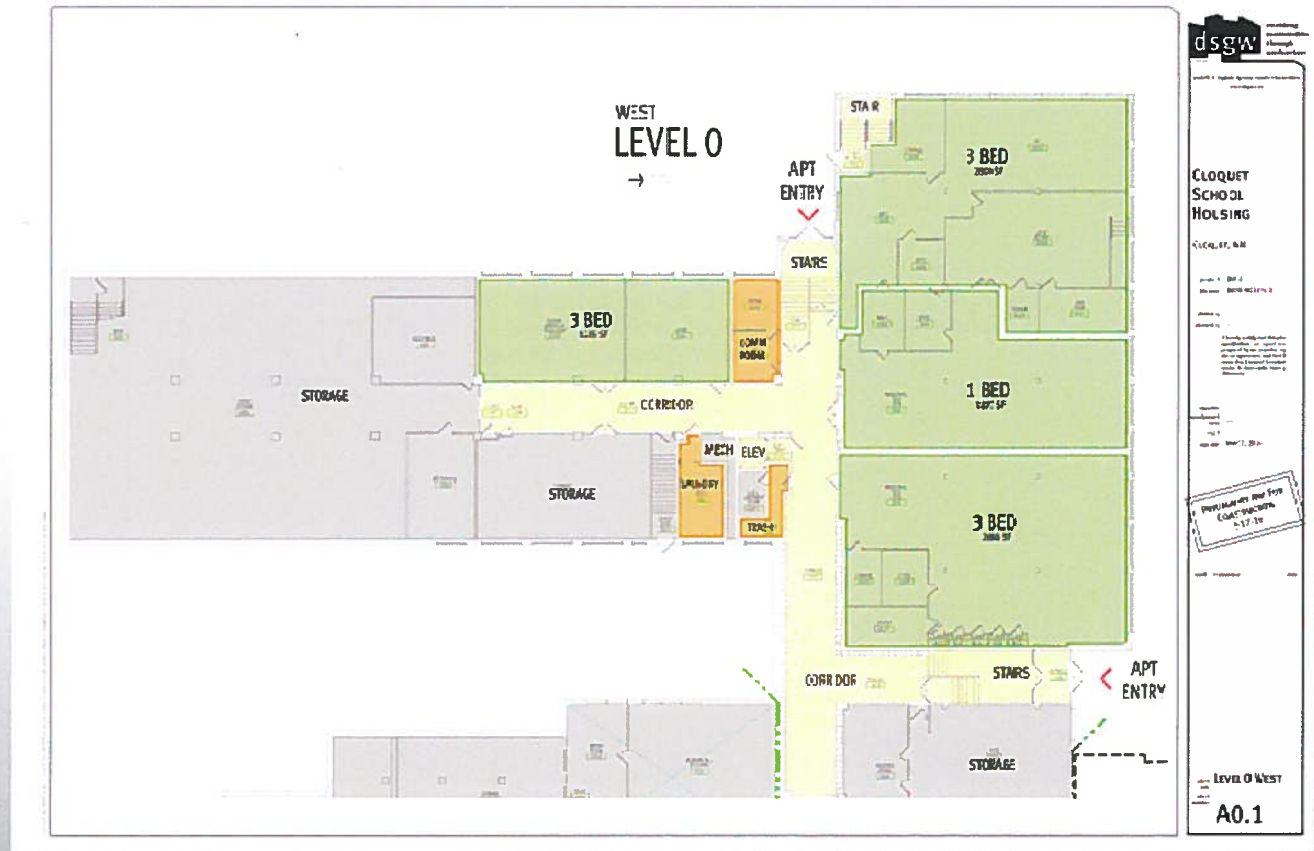
# Preliminary Building Plans

Level 0 - East



# Preliminary Building Plans

Level 0 - West





# Preliminary Building Plans

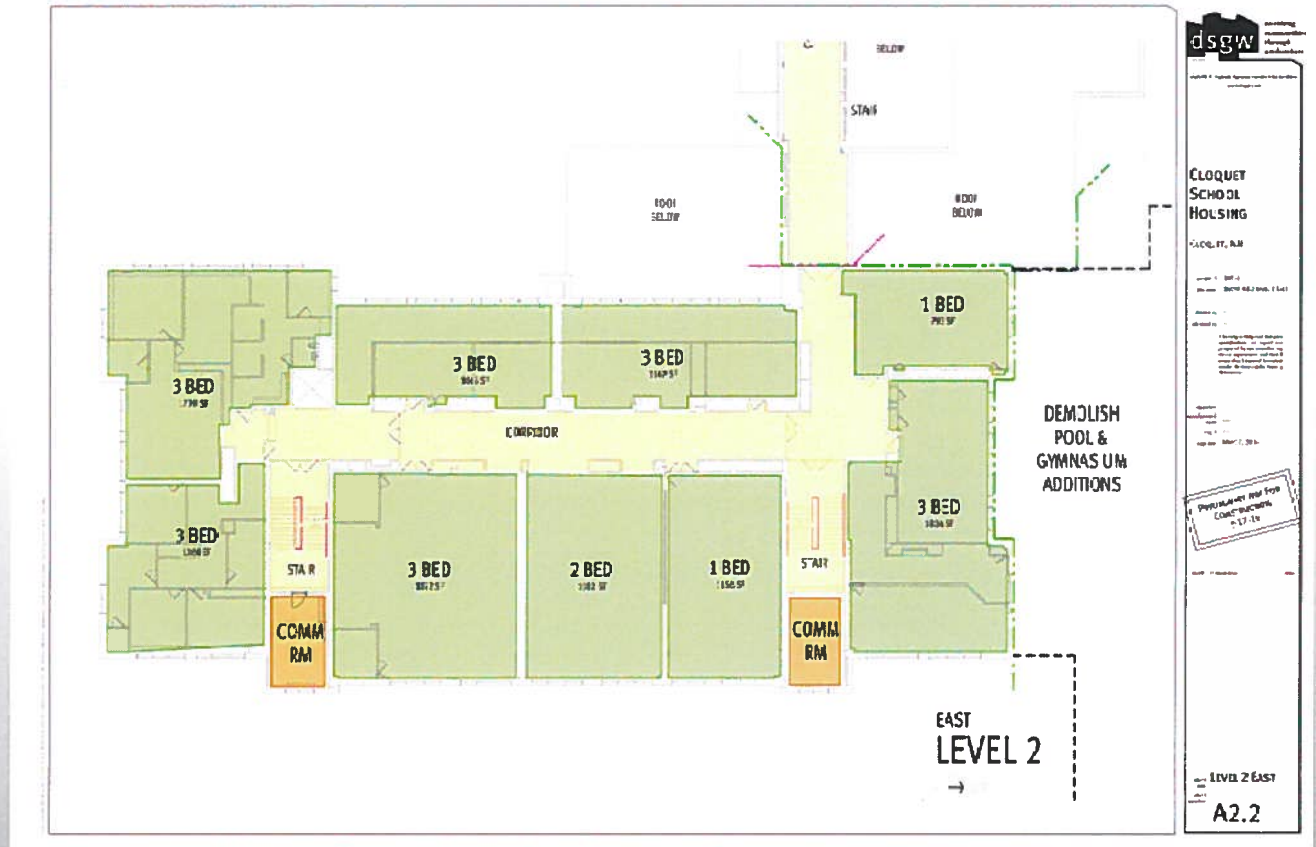
Level 1 - West





# Preliminary Building Plans

Level 2 - East





# Preliminary Building Plans

Level 3 - East





# Development Timeline

School Board Request for Proposal Deadline	December 2015
School Board Meeting and Presentation	February 2016
EDA Meeting and Presentation	February 2016
Community Meeting and Presentation	March 2016
Planning Commission – Preliminary Site Plan Review	May 2016
EDA – Request Support for MHFA Application	May 2016
City Council Meeting and Presentation	May 2016
Purchase Agreement	May 2016
Historic Part 1 Application Approval	June 2016
<b>Minnesota Housing Application Deadline</b>	<b>June 2016</b>
<b>Minnesota Housing Award</b>	<b>November 2016</b>
School District Vacates Building	Fall 2017
Site Acquisition	Fall 2017
Construction Commencement (10 month timeline)	Fall 2017
<b>Construction Completion</b>	<b>Fall 2018</b>

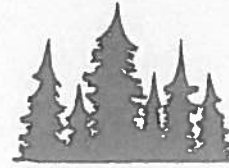
Questions?

Sherman Associates  
233 Park Avenue South, Suite 201  
Minneapolis, MN 55415  
612-332-3000

**Thank you!**



# Cloquet Area Chamber of Commerce



Ken Scarbrough  
Cloquet Public School District  
302-14<sup>th</sup> Street  
Cloquet, MN 55720

March 28, 2016

Dear Mr. Scarbrough;

The Cloquet Area Chamber of Commerce is writing in support of the Cloquet Public School Board voting in favor of the Sherman Associates Adaptive Reuse Proposal for the Cloquet Middle School. The Cloquet Area Chamber is in support of advancing the proposal forward through the appropriate processes.

The Cloquet School District request for proposals for adaptive reuse or redevelopment of the Cloquet Middle School site was a direct result of the Cloquet citizen's support of a new middle school leaving the current building vacant and unused as of 2017. Sherman Associates responded to the request and they are a reputable developer with extensive experience in redevelopment and reuse of former schools and other historic properties. Sherman Associates is proposing a mixed use affordable multi-family redevelopment project. The City of Cloquet has completed a full housing study (available on City web-site) which clearly indicates a need for additional housing within the City.

The Cloquet School District has a fiscal responsibility to the Cloquet Community to proceed forward with the Middle School Adaptive Reuse or Redevelopment Proposal received from Sherman Associates.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Zink". The signature is written in a cursive, flowing style.

Kelly Zink  
President

cc: Matt Langdon, Cloquet Area Chamber of Commerce Board Chair  
Brian Fritsinger, Cloquet City Administrator