



**Regular Meeting of the Planning Commission**

Tuesday, July 28, 2020

7 pm Regular Meeting

101 14<sup>th</sup> Street, Cloquet, MN 55720

*Please join the meeting from your computer, tablet or smartphone*

*<https://global.gotomeeting.com/join/501290277> You can also dial in using your phone*

*United States: 1 (786) 535-3211 Access Code: 501-290-277*

**AGENDA**

1. Call to Order
2. Roll Call
3. Additions/Changes to the Agenda
4. Minutes from the July 14, 2020 Planning Commission meeting
- \_\_\_\_\_
5. Zoning Case 20-10: Timothy Fosness, Rezoning, Preliminary Plat and Final Plat
- \_\_\_\_\_
6. Commissioner's Questions/Comments
7. Adjourn

**NEXT MEETING:**

**August 11<sup>th</sup> @ 7 pm**



**Regular Meeting of the Planning Commission**

**Via Teleconference**

Tuesday, July 14, 2020

7:00 p.m.

101 14<sup>th</sup> Street, Cloquet, MN 55720

**CALL TO ORDER**

Chairman Wilkinson called the meeting to order at 7:02 p.m.

**ROLL CALL**

**Attending:** Planning Commission members: Uriah Wilkinson, Terri Lyytinen, John Sanders and Mark Cline; City: Al Cottingham.

**Absent:** Elizabeth Polling, Philip Demers and Rob Zappia.

**Others Present:** Gerald and Mary Thompson.

**ADDITIONS/CHANGES TO THE AGENDA**

None.

**AGENDA ITEMS**

**June 9, 2020 Meeting Minutes**

Chairman Wilkinson asked for any corrections or additions.

**Motion:** Commissioner Sanders made a motion to approve the Planning Commission meeting minutes from June 9, 2020, Commissioner Lyytinen seconded. (Motion was approved 4-0).

**Zoning Case 20-05 – Zoning Ordinance Text Amendment, Mobile Storage Structures for City of Cloquet**

Chairman Wilkinson introduced Zoning Case 20-05, Zoning Ordinance Text Amendment, Mobile Storage Structures for the City of Cloquet. Mr. Cottingham stated this item was tabled at the last meeting for some additional language to be added to clarify some things. The Draft Ordinance in the packets has done that. The public hearing was not continued from the last meeting.

Commissioner Sanders stated the staff had made the changes that he had requested, and he was Ok with the Draft Ordinance.

Commissioners Cline and Chairman Wilkinson agreed with Commissioner Sanders

There being no further discussion Chairman Wilkinson looked for a motion.



**Regular Meeting of the Planning Commission**

**Via Teleconference**

Tuesday, July 14, 2020

7:00 p.m.

101 14<sup>th</sup> Street, Cloquet, MN 55720

**Motion:** Commissioner Cline made a motion to approve Resolution No. 20-05, A Resolution Recommending the City Council of Cloquet approve the Attached Ordinance Relating to Mobile Storage Structures, Commissioner Lyytinen seconded. (Motion passed 4-0)

Mr. Cottingham stated this would be forwarded to the City Council at their August 4, 2020 meeting.

**Commissioner's Questions/Comment**

Mr. Cottingham stated there would be a meeting on July 28, 2020 for a 3-lot subdivision east of the Erickson Acres Subdivision. He also noted that the meeting would also be via teleconference.

**Next Meeting**

July 14, 2020

Meeting adjourned 7:08 p.m.

Respectfully submitted,

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Al Cottingham, City Planner/Zoning Administrator



**Community Development Department**

101 14<sup>th</sup> Street • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

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To: Planning Commission  
From: Al Cottingham, City Planner/Zoning Administrator  
Date: July 22, 2020

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**ITEM DESCRIPTION: ZONING CASE 20-10: REZONING, PRELIMINARY PLAT AND FINAL PLAT – TIMOTHY FOSNESS**

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**Background**

Timothy Fosness is proposing a rezoning, preliminary plat and final plat for Fosness Homesites. The property is located east of Briggs Creek Lane and Slate Street.

The rezoning is for a portion of the property from FR – Farm Residential to R1 – Single-Family Residence for Lots 1 and 2. The preliminary and final plats are for the creation of 3 lots for the development of 3 single-family homes with a small extension of City utilities and the creation of a cul-de-sac. The wetlands have been delineated and are shown on the preliminary plat and preserved on the final plat with a drainage easement

A public hearing will be held on Tuesday, July 28, 2020 to consider a rezoning, preliminary plat and final plat. A legal notice was published in the Pine Knot on July 17, 2020 and property owners within 350 feet were sent notices of the public hearing.

**Policy Objectives**

The rezoning of two lots is being proposed since both parcels will be served with municipal utilities. The R1 – Single-family residence is appropriate with the neighborhood.

The preliminary plat shows three lots for the single-family homes. All the lots will have frontage on a public road and will meet the minimum lot size requirements for the zoning districts they are in. The wetlands have been delineated, reviewed and the boundaries by the Technical Evaluation Panel. There are no proposed impacts to the wetlands.

The developer has also run a hydraulic model for storm water which has been reviewed by the City Engineer and meets requirements. The stormwater will discharge into the wetland area on the site.

The final plat is consistent with the preliminary plat and will need to be amended with the Drainage Easement as noted in the Assistant City Engineer's Memo accordingly prior to the filing of the plat.



**Community Development Department**

101 14<sup>th</sup> Street • Cloquet MN 55720  
Phone: 218-879-2507 • Fax: 218-879-6555

**Financial Impacts**

The applicant has paid the required fees to cover the cost associated with the application process.

**Advisory Committee Action Requested**

The Planning Commission should listen to the testimony that is presented at the public hearing for the rezoning and preliminary plat. Following this testimony, the Planning Commission should review the rezoning, preliminary plat and final plat and either recommend approval, denial or table the request.

**Staff Recommendation**

Staff has reviewed the rezoning, preliminary plat and final plat and would recommend approval of these subject to the conditions in the draft resolutions.

**Supporting Documents Attachments**

- Resolution No. 20-10 Rezone
- Resolution No. 20-10 PP
- Resolution No. 20-10 FP
- Location Map
- Preliminary Plat and Final Plat
- Engineer's Memo Dated 7-17-2020

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

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

**RESOLUTION NO. 20-10 Rezone**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL OF CLOQUET APPROVE THE REZONING FROM “FR – FARM RESIDENTIAL” TO “R1 – SINGLE-FAMILY RESIDENCE”**

**WHEREAS**, Timothy Fosness is proposing a Rezoning from “FR – Farm Residential” to “R1 – Single-Family Residence”; and

**WHEREAS**, As required by ordinance, notification was advertised in the Pine Knot. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on July 28, 2020 at which time Zoning Case / Development Review No. 20-10 was heard and discussed; and

**WHEREAS**, the property of the proposed Rezoning is located east of Briggs Creek Lane and Slate Street and is legally described as follows:

Lots 1 and 2, Block 1, Fosness Homesites.

**WHEREAS**, the Planning Commission reviewed the staff report and recommends approval of the Rezoning.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA**, that the Planning Commission recommends approval of Zoning Case 20-10 to the Cloquet City Council.

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

MARK CLINE \_\_\_\_\_

PHILIP DEMERS \_\_\_\_\_

TERRI LYYTINEN \_\_\_\_\_

ELIZABETH POLLING \_\_\_\_\_

JOHN SANDERS \_\_\_\_\_

URIAH WILKINSON \_\_\_\_\_

ROBERT ZAPPIA \_\_\_\_\_

Passed this 28<sup>th</sup> day of July 2020.

CITY OF CLOQUET

\_\_\_\_\_  
URIAH WILKINSON  
CHAIR

ATTEST: \_\_\_\_\_

Alan Cottingham  
City Planner/Zoning Administrator

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

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

**RESOLUTION NO. 20-10 PP**

**A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY PLAT IN  
THE FR – FARM RESIDENTIAL DISTRICT FOR TIMOTHY FOSNESS**

**WHEREAS**, Timothy Fosness is proposing a Preliminary Plat in the FR – Farm Residential District; and

**WHEREAS**, As required by ordinance, notification was advertised in the Pine Knot and property owners within 350 feet have been notified. A public hearing was held to consider the application at the regular meeting of the Cloquet Planning Commission on July 28, 2020 at which time Zoning Case / Development Review No. 20-10 was heard and discussed; and

**WHEREAS**, the property of the proposed Preliminary Plat is located east of Briggs Creek Lane and Slate Street and is legally described as follows:

The Northwest Quarter of the Northeast Quarter (NW ¼ of NE ¼), Section 13, Township 49, Range 17, Carlton County, Minnesota, EXCEPTING a parcel more particularly described as follows: Beginning at the junction of the North Road and the Road that runs North through the center of Section 12, this junction lying 2,633 feet East of the Northwest corner of Section 13; thence proceed along the center of the North Road in an Easterly direction, along a line whose direction is North 85 degrees 21 minutes East 140.6 feet; thence continue along the center of said North Road in an Easterly direction, along a line whose direction is North 87 degrees 26 minutes East 361.8 feet; thence at a right angle in a Southerly direction 50 feet to the point of beginning; thence proceed in a Southerly direction at right angles to the center of North Road, 208.7 feet to Southeast corner of this tract of land; thence at a right angle in a Westerly direction along a line which is parallel to the center line of said North Road, 208.7 feet to the Southwest corner of this tract of land; thence at a right angle in a Northerly direction along a line which is at right angles to the center line of North Road, 208.7 feet to the Northwest corner of this tract of land; thence at a right angle in an Easterly direction along a line which is parallel to the center line of North Road, 208.7 feet to the point of beginning and the Northeast corner of this tract of land, which contains one acre of land. Excepting previously reserved minerals or mineral rights, if any. Subject to any easements, restrictions or reservations of record binding upon grantors. And,



**WHEREAS**, the Planning Commission reviewed the staff report and recommends approval of a Preliminary Plat for 3 lots in the FR – Farm Residential District.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA**, that the Planning Commission recommends approval of Zoning Case 20-10 for a Preliminary Plat in the FR – Farm Residential District subject to the following conditions:

1. Compliance with the Engineer’s Memo Dated July 17, 2020.
2. The Final Plat must be recorded with Carlton County prior to any additional building permits being issued.

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

MARK CLINE	_____	PHILIP DEMERS	_____
TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
JOHN SANDERS	_____	URIAH WILKINSON	_____
ROBERT ZAPPIA	_____		

Passed and adopted this 28<sup>th</sup> day of July 2020.

CITY OF CLOQUET

\_\_\_\_\_  
URIAH WILKINSON  
CHAIR

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

**STATE OF MINNESOTA**

**COUNTY OF CARLTON**

**CITY OF CLOQUET**

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

**RESOLUTION NO. 20-10 FP**

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT IN THE FR –  
FARM RESIDENTIAL DISTRICT FOR TIMOTHY FOSNESS**

**WHEREAS**, Timothy Fosness is proposing a Final Plat in the FR – Farm Residential District; and

**WHEREAS**, the property of the proposed Final Plat is located east of Briggs Creek Lane and Slate Street and is legally described as follows:

The Northwest Quarter of the Northeast Quarter (NW ¼ of NE ¼), Section 13, Township 49, Range 17, Carlton County, Minnesota, EXCEPTING a parcel more particularly described as follows: Beginning at the junction of the North Road and the Road that runs North through the center of Section 12, this junction lying 2,633 feet East of the Northwest corner of Section 13; thence proceed along the center of the North Road in an Easterly direction, along a line whose direction is North 85 degrees 21 minutes East 140.6 feet; thence continue along the center of said North Road in an Easterly direction, along a line whose direction is North 87 degrees 26 minutes East 361.8 feet; thence at a right angle in a Southerly direction 50 feet to the point of beginning; thence proceed in a Southerly direction at right angles to the center of North Road, 208.7 feet to Southeast corner of this tract of land; thence at a right angle in a Westerly direction along a line which is parallel to the center line of said North Road, 208.7 feet to the Southwest corner of this tract of land; thence at a right angle in a Northerly direction along a line which is at right angles to the center line of North Road, 208.7 feet to the Northwest corner of this tract of land; thence at a right angle in an Easterly direction along a line which is parallel to the center line of North Road, 208.7 feet to the point of beginning and the Northeast corner of this tract of land, which contains one acre of land. Excepting previously reserved minerals or mineral rights, if any. Subject to any easements, restrictions or reservations of record binding upon grantors.

**WHEREAS**, the Planning Commission reviewed the staff report and recommends approval of a Final Plat for 3 lots in the FR – Farm Residential District.

**NOW, THEREFORE, BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF CLOQUET, MINNESOTA,** that the Planning Commission recommends approval of Zoning Case 20-10 for a Final Plat in the FR – Farm Residential District subject to the following conditions:

1. Compliance with the Engineer’s Memo Dated July 17, 2020.
2. The Final Plat must be recorded with Carlton County prior to the issuance of any additional building permits.

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

MARK CLINE	_____	PHILIP DEMERS	_____
TERRI LYYTINEN	_____	ELIZABETH POLLING	_____
JOHN SANDERS	_____	URIAH WILKINSON	_____
ROBERT ZAPPIA	_____		

Passed and adopted this 28<sup>th</sup> day of July 2020.

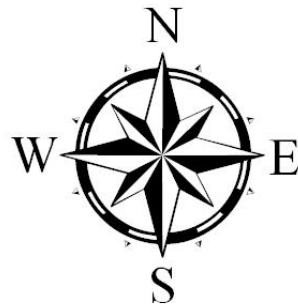
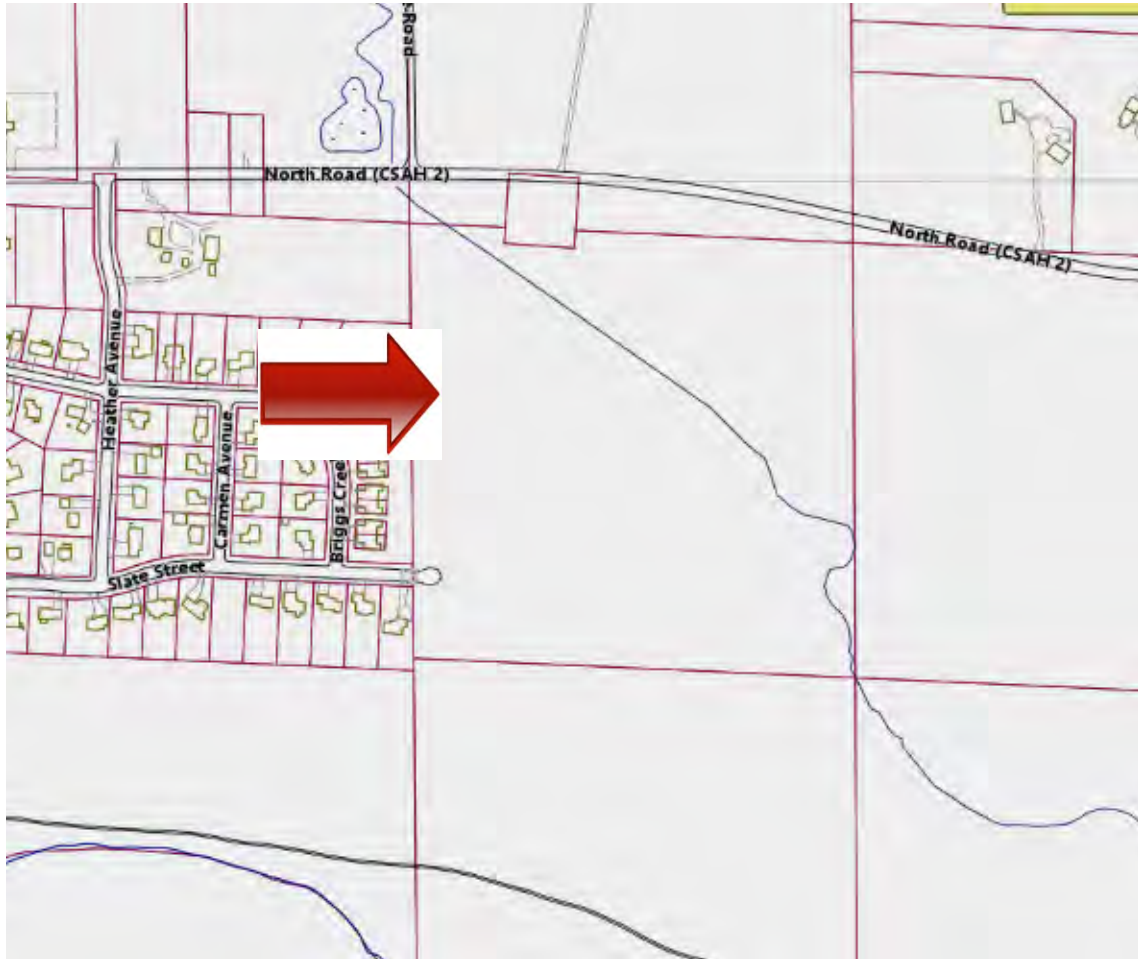
CITY OF CLOQUET

\_\_\_\_\_  
URIAH WILKINSON  
CHAIR

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

# LOCATION MAP

Tim Fosness



NO SCALE

# PRELIMINARY PLAT OF FOSNESS HOMESITES

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 49 NORTH, RANGE 17 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF CLOQUET, CARLTON COUNTY, MINNESOTA

**OWNER**  
TFE INC.

**DEVELOPER**  
TFE INC.  
5820 HIGHWAY 5  
ALBORN, MN  
PHONE: (218) 522-1241  
EMAIL: TFM@TFEINCORPORATED.COM

PRELIMINARY PLAT BY ALTA LAND SURVEY COMPANY ON JUNE 2, 2020  
P.O. BOX 161138  
102 S. 21ST AVE. W. SUITE 4  
DULUTH, MN 55816-1138  
PHONE: (218) 727-5911  
EMAIL: DAVEE@ALTASURVEYDULUTH.COM  
DAVID R. EVANSON MINNESOTA STATE REG. NO. 49505

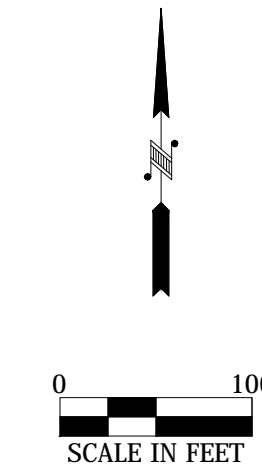
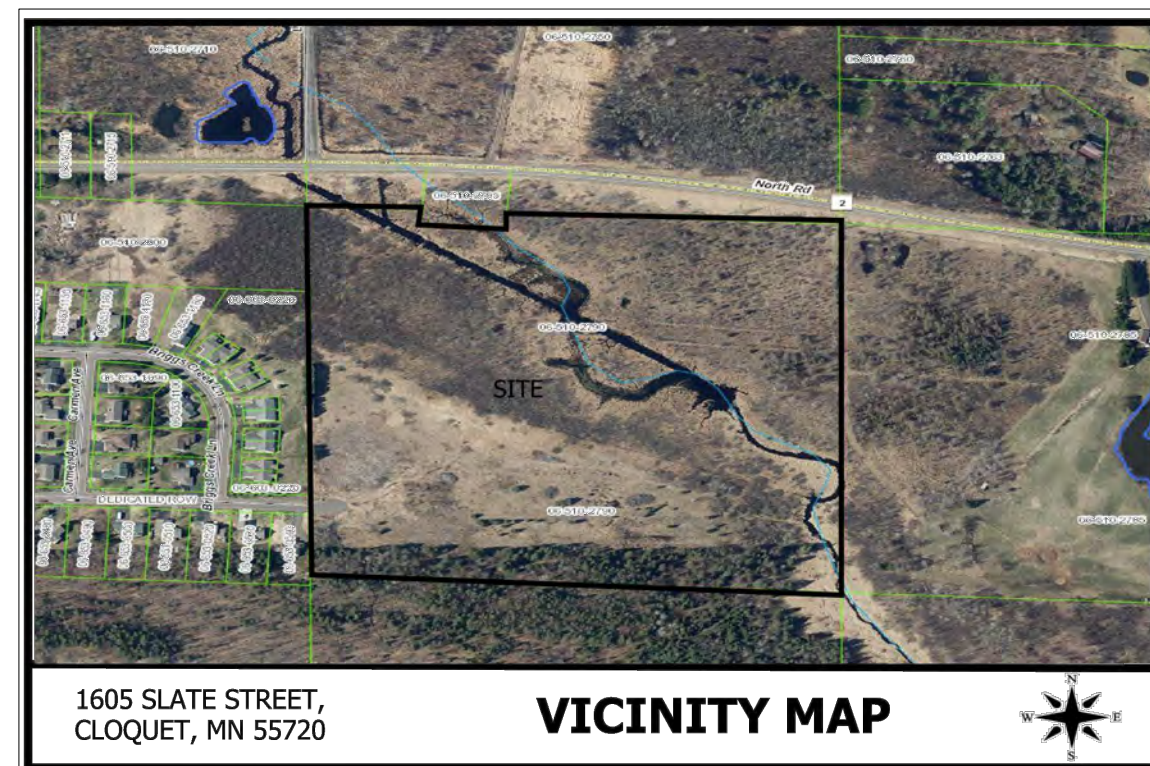
ENGINEERING BY NORTHLAND CONSULTING ENGINEERS, LLP  
ADAM ZWAK, PE  
102 SOUTH 21ST AVENUE WEST, SUITE 1  
DULUTH, MN 55806  
PHONE: (218) 727-5995  
EMAIL: ADAM@NCE-DULUTH.COM

**SURVEYOR'S NOTES**

- BEARINGS ARE BASED ON THE CARLTON COUNTY COORDINATE SYSTEM.
- CONTOUR DATA SHOWN HEREON THIS SURVEY WAS DERIVED FROM LIDAR DATA PROVIDED BY THE MN/DNR. ELEVATIONS HAVE NOT BEEN FIELD VERIFIED. IT IS RECOMMENDED ON THE GROUND MEASUREMENTS BE INCORPORATED INTO ANY AREAS OF PROPOSED DESIGN AND CONSTRUCTION.
- NO SPECIFIC SOILS INVESTIGATION HAS BEEN COMPLETED ON THIS LOT BY ALTA SURVEY COMPANY, INC. THE SUITABILITY OF SOILS TO SUPPORT THE SPECIFIC STRUCTURE PROPOSED IS NOT THE RESPONSIBILITY OF ALTA LAND SURVEY COMPANY OR THE SURVEYOR.
- BENCHMARK SHOWN ON SURVEY.
- SITE ADDRESS IS 1605 SLATE STREET, CLOQUET, MN 55720. SITE IS CURRENTLY VACANT AND UNDEVELOPED.

**ZONING AND BUILDING SETBACKS PER THE CITY OF CLOQUET**  
CURRENTLY ZONED FARM RESIDENTIAL AS TO PROPOSED LOT 3, BLOCK ONE  
FRONT YARD-65 FEET  
SIDE YARD-10 FEET  
REAR YARD-40 FEET  
AND  
PROPOSED ZONE RESIDENTIAL 1 AS TO LOTS 1 AND 2, BLOCK 1.  
FRONT YARD-25 FEET  
SIDE YARD-10% OF LOT FRONTAGE OR UP TO 10 FEET  
REAR YARD-30 FEET

**FLOOD ZONE INFORMATION**  
PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN). PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 270042 0010 C, EFFECTIVE DATE: SEPTEMBER 27, 1991.



**LEGEND**

SECTION SUBDIVISION LINE	FFE PROPOSED FINISHED FLOOR ELEVATION (BY OTHERS)
RIGHT OF WAY LINE	CULVERT
CENTER LINE	SQUARE GRATE CATCH BASIN
EXISTING UTILITY EASEMENT LINE	ELEC PEDESTAL
PROPOSED DRAINAGE AND/OR UTILITY EASEMENT LINE	UTILITY SERVICE
SURVEY LINE	HYDRANT
PROPOSED LOT LINE	WATER VALVE
FLAT BOUNDARY LINE	GAS VALVE
SANITARY SEWER	SANITARY MANHOLE
STORM SEWER	UTILITY POLE
WATER MAIN	FOUND 3/4" REBAR
UNDERGROUND ELEC	FOUND CAPPED REBAR RLS. NO. 52591
OVERHEAD UTILITIES	FOUND CAPPED REBAR IN CONCRETE RLS. NO. 17517
SETBACK LINE	FOUND IRON ROD
UNDERGROUND GAS	SET CAPPED REBAR RLS. NO. 49505
PROPOSED BITUMINOUS SURFACE	FOUND MONUMENT
WET LAND (BY OTHERS)	POB POINT OF COMMENCEMENT
	POB POINT OF BEGINNING
	(M) FIELD MEASURED DIMENSION
	(R) RECORD DIMENSION
	SINGLE FAMILY BUILDING PAD

**AREA SUMMARY**

Total Acreage	38.90 AC
Total Outlot Acreage	0.00 AC
Total Lot Acreage	38.65 AC
Total R/W Acreage	0.25 AC
Number of Outlots	0
Number of Lots	3
Largest lot in Sq. ft.	1,633,948 SQ. FT
Smallest lot in Sq. ft.	24,022 SQ. FT
Total Wet Land Area in Acres (per others)	29.94 AC

**LEGAL DESCRIPTION PER DOCUMENT NO. 490569**

Northwest 1/4 of Northeast 1/4 (NW 1/4 of NE 1/4), Section 13, Township 49, Range 17, Carlton County, Minnesota, EXCEPTING a parcel more particularly described as follows:

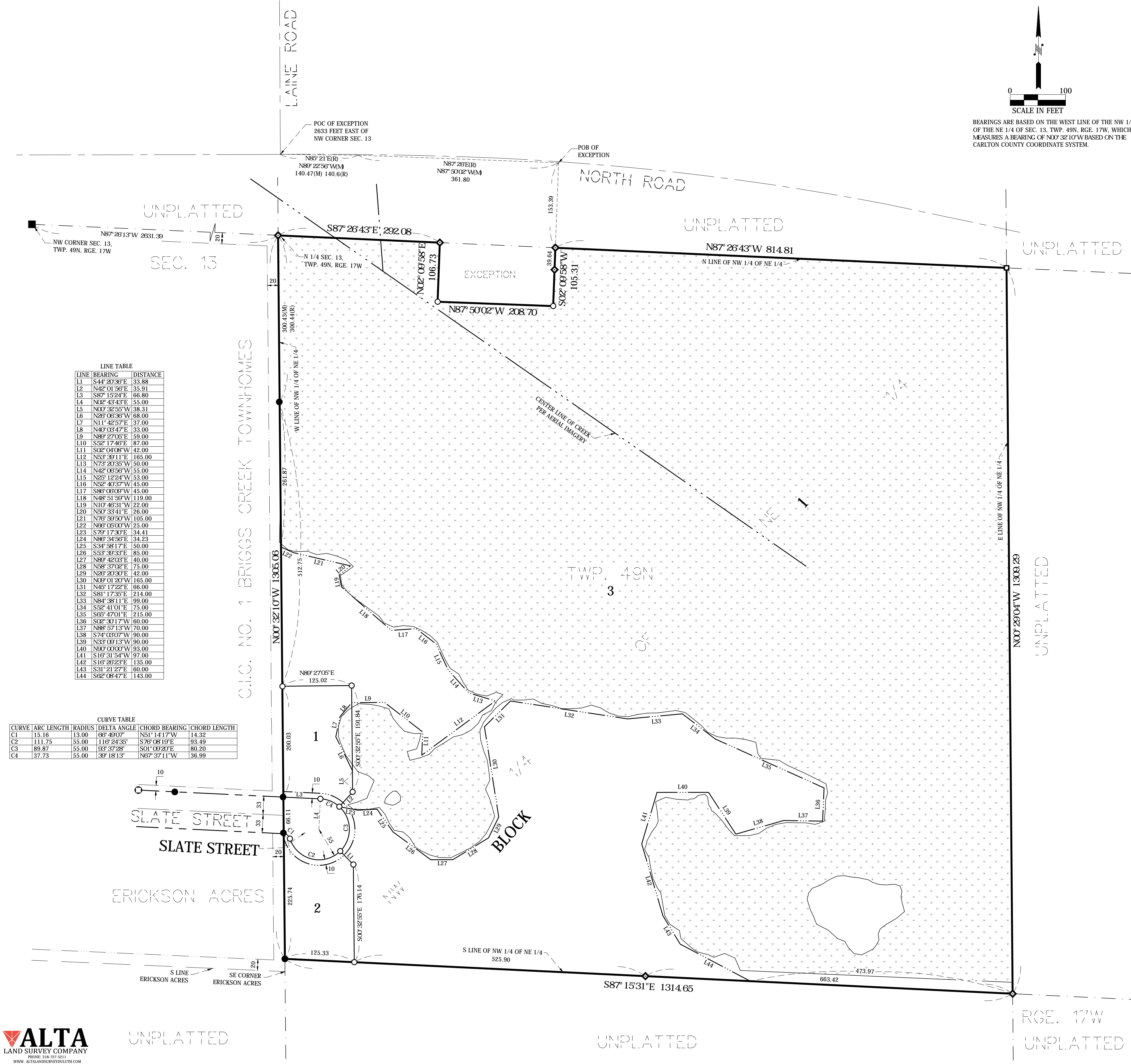
Beginning at the junction of the North Road and the Road that runs North through the center of Section 12, this junction lying 2633 feet East of the Northwest corner of Section 13; thence proceed along the center of the North Road in an Easterly direction, along a line whose direction is North 85 degrees 21 minutes East 140.6 feet; thence continue along the center of said North Road in an Easterly direction, along a line whose direction is North 87 degrees 26 minutes East 361.8 feet; thence at a right angle in a Southerly direction 50 feet to the point of beginning; thence proceed in a Southerly direction at right angles to the center of North Road, 208.7 feet to the Southeast corner of this tract of land; thence at a right angle in a Westerly direction along a line which is parallel to the center line of said North Road, 208.7 feet to the Southwest corner of this tract of land; thence at a right angle in a Northerly direction along a line which is at right angles to the centerline of North Road, 208.7 feet to the Northwest corner of this tract of land; thence at a right angle in an Easterly direction along a line which is parallel to the center line of North Road, 208.7 feet to the point of beginning and the Northeast corner of this tract of land, which contains one acre of land.

Excepting previously reserved minerals or mineral rights, if any.

Subject to any easements, restrictions or reservations of record binding upon grantors.

# FOSNESS HOMESITES

LOCATED IN NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 49 NORTH, RANGE 17 WEST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF CLOQUET, CARLTON COUNTY, MINNESOTA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S44°20'36"E	33.88
L2	N42°01'36"E	35.91
L3	S87°15'24"E	66.80
L4	N02°43'43"E	55.00
L5	N00°32'55"W	38.31
L6	N20°08'30"W	68.00
L7	N11°42'57"E	37.00
L8	N40°03'47"E	33.00
L9	S89°27'05"E	58.00
L10	S52°17'46"E	87.00
L11	S32°04'08"W	42.00
L12	N33°39'11"E	165.00
L13	N73°20'25"W	50.00
L14	N42°08'56"W	55.00
L15	N25°12'24"W	53.00
L16	N52°40'57"W	45.00
L17	S89°03'03"W	45.00
L18	N48°51'50"W	119.00
L19	N10°45'31"W	22.00
L20	N50°55'41"E	26.00
L21	N78°59'50"W	105.00
L22	N89°05'07"W	25.00
L23	S71°17'30"E	34.41
L24	N89°34'56"E	34.23
L25	S34°58'17"E	50.00
L26	S53°30'33"E	85.00
L27	N89°42'03"E	40.00
L28	N58°37'02"E	75.00
L29	N26°20'30"E	42.00
L30	N09°01'20"W	165.00
L31	N45°17'22"E	66.00
L32	S81°17'35"E	214.00
L33	N84°38'11"E	99.00
L34	S52°41'01"E	75.00
L35	S65°47'01"E	215.00
L36	S02°30'17"W	60.00
L37	S88°57'13"W	70.00
L38	S74°03'07"W	90.00
L39	N33°09'13"W	90.00
L40	N09°00'00"W	93.00
L41	S16°31'54"W	97.00
L42	S16°26'22"E	135.00
L43	S31°21'27"E	60.00
L44	S62°08'47"E	143.00

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.16	13.00	69°40'07"	N51°14'17"W	14.32
C2	111.75	55.00	116°24'35"	S75°08'19"E	93.49
C3	89.87	55.00	93°37'28"	S01°09'20"E	80.20
C4	37.73	55.00	39°18'13"	N67°57'11"W	36.99

KNOW ALL PERSONS BY THESE PRESENTS: That TFE, Incorporated, a Minnesota Municipal corporation, owner of the following described property:

The Northwest Quarter of the Northeast Quarter, Section 13, Township 49 North, Range 17 West, Carlton County, Minnesota, EXCEPTING a parcel more particularly described as follows:

Beginning at the junction of the North Road and the Road that runs North through the center of Section 12, this junction lying 2633 feet East of the Northwest corner of Section 13; thence proceed along the center of the North Road in an Easterly direction, along a line whose direction is North 85 degrees 21 minutes East 140.6 feet; thence continue along the center of said North Road in an Easterly direction, along a line whose direction is North 87 degrees 26 minutes East 361.8 feet; thence at a right angle in a Southerly direction 50 feet to the point of beginning; thence proceed in a Southerly direction at right angles to the center of North Road, 208.7 feet to the Southeast corner of this tract of land; thence at a right angle in a Westerly direction along a line which is parallel to the center line of said North Road, 208.7 feet to the Southwest corner of this tract of land; thence at a right angle in a Northerly direction along a line which is at right angles to the centerline of North Road, 209.7 feet to the Northwest corner of this tract of land; thence at a right angle in an Easterly direction along a line which is parallel to the center line of North Road, 208.7 feet to the point of beginning and the Northeast corner of this tract of land, which contains one acre of land.

Has caused the same to be surveyed and platted as FOSNESS HOMESITES and does hereby dedicate to the public for public use the public way(s) and/or the drainage and utility easement(s) as created by this plat.

In witness whereof said TFE, Incorporated, a Minnesota Municipal corporation, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 2020.

Signed: TFE, Incorporated

Tim Fosness, President

Attest

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2020 by Tim Fosness, President of TFE, Incorporated, a Minnesota Municipal corporation, on behalf of the corporation.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I, David R. Evanson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2020.

David R. Evanson, Licensed Land Surveyor  
Minnesota License Number 49505

STATE OF MINNESOTA  
COUNTY OF ST. LOUIS

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020 by David R. Evanson, Minnesota License Number 49505.

Notary Public, St. Louis County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY OF CLOQUET  
The plat of FOSNESS HOMESITES was accepted and approved by resolution of the City Council of Cloquet, Minnesota at a \_\_\_\_\_ meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 2020 A.D.

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_

CARLTON COUNTY AUDITOR  
I hereby certify that the taxes payable for the year 20\_\_ and all prior years on the property herein described are paid.

County Auditor, Carlton County, Minnesota

I hereby certify that the taxes payable for the year 20\_\_ on the property herein described are paid.

County Auditor, Carlton County, Minnesota

Document Number \_\_\_\_\_

CARLTON COUNTY RECORDER  
I hereby certify that within the plat of FOSNESS HOMESITES was filed in the office of the County Recorder, for record, this \_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_ o'clock \_\_\_\_ M.

Carlton County Recorder

LEGEND

---	SECTION SUBDIVISION LINE	●	FOUND 3/4" REBAR
---	RIGHT OF WAY LINE	◆	FOUND CAPPED REBAR RLS. NO. 52591
---	CENTER LINE	□	FOUND CAPPED REBAR IN CONCRETE RLS. NO. 17517
---	EXISTING UTILITY EASEMENT LINE	○	FOUND IRON ROD
---	PROPOSED DRAINAGE AND/OR UTILITY EASEMENT LINE	○	SET CAPPED REBAR RLS. NO. 49505
---	SURVEY LINE	■	FOUND MONUMENT
---	PROPOSED LOT LINE	○	POC POINT OF COMMENCEMENT
---	PLAT BOUNDARY LINE	○	POB POINT OF BEGINNING
---	WET LAND (BY OTHERS)	(M)	FIELD MEASURED DIMENSION
		(R)	RECORD DIMENSION



**DEPARTMENT OF PUBLIC WORKS**

101 14<sup>th</sup> Street; Cloquet, MN 55720  
Phone: (218) 879-6758 Fax: (218) 879-6555  
Street - Water - Sewer – Engineering - Park  
[www.CloquetMN.Gov](http://www.CloquetMN.Gov)

**MEMO**

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To: Al Cottingham, City Planner  
From: John Anderson, Assistant City Engineer  
Date: July 17, 2020

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**SUBJECT:** Fosness Development – 1<sup>st</sup> Review

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I have reviewed submitted materials, submitted by Northland Consulting Engineers and ALTA Land Surveying Company. The plans and submittal materials contained the following items:

- Preliminary Plat
- Final Plat
- Site development plan set including 18 sheets

The following are my comments on the plans submitted.

**Preliminary Plat**

1. It is unclear if the developer plans to prepare a building pad for lot 1 and 2 along with the initial site development. The developer should provide a narrative of the site development sequencing they anticipate.

**Final Plat**

1. The drainage easement should be expanded to encompass more area adjacent to L23, L24 to allow for room to access and maintain the storm sewer outfall



## Site Development plans

1. The engineer has prepared a sewer extension permit that requires approval from WLSSD and MPCA. No sewer extension may take place until this permit has been approved. The City will inspect this work to confirm construction is in accordance with the permit. The Developer and his contractor are responsible to perform all testing including, Low pressure air, mandrel, tracer wire and televising.
2. The engineer has prepared a permit for extension of the water main and submitted this permit to the MDOH. No water extension may take place until this permit has been approved. The City will inspect this work to confirm construction is in accordance with the permit. The developer and his contractor are responsible to perform all testing including, hydrostatic leak test, bacteria, and conductivity.
3. A NPDES construction permit from the MPCA is required to grade the site. The Developer shall provide the City with a copy of this permit before any construction associated with this street extension proceeds. The City will issue a grading permit for the site and as a condition of this permit the developer is required to comply with the requirements identified in the SWPPP included in the site development plans prepared by the engineer.
4. Sewer and water connection permits will be required for each lot at the time the connections are made. The fees associated with these permits are as follows:  
  
Water (City) – cost of water meter, price varies depending on size  
CAF (WLSSD) - \$940 for a typical residential unit
5. Stormwater treatment is provided with a storm structure built in the cul-de-sac to trap sediment. The City will be responsible to maintain this structure, which will involve periodic removal of accumulated sediment. The engineer should provide calculations showing the anticipated removal rate and associated required maintenance
6. The developer is responsible to provide material testing and compaction testing associated with construction of public infrastructure including sewer, water, storm sewer and street construction. The City will inspect this work as it progresses.
7. The Engineer has coordinated preparation of the plans with City staff and as such all design comments have been incorporated into this plan set. We have no further comments on the plan details. The engineer should provide a final signed plan set.
8. The Developer is responsible to provide the City with an as built drawing set showing the public infrastructure improvements along with any modifications that take place during the course of construction.
9. At the completion of construction in accordance with City requirements, the city will formally accept the improvements and associate maintain of the improvements.