



## Staff Report for PLVAR-2603-0008

### Application Information:

**Application Type:** Variance from Fence Standards

**Location of Subject:** Minnesota Point

**Legal Description:** 010-2750-00170

**Applicant:** City of Cloquet

**Applicant Contact:** Caleb Peterson

**Agent:** SEH

**Agent Contact:** Matt Henderson

**Staff Contact:** Jason Mozol, [jmozol@duluthmn.gov](mailto:jmozol@duluthmn.gov)

### Deadline for Action:

**Application Date:** March 30, 2026

**Date Extension Letter Mailed:** April 8, 2026

**60 Days:** May 29, 2026

**120 Days:** July 28, 2026

**Site Visit Date:** March 31, 2026

**Sign Notice Date:** March 30, 2026

**Neighbor Letter Date:** March 31, 2026

**Number of Letters Sent:** 2

### Proposal:

Applicant is requesting to install an 10-foot tall fence plus barbed wire in the front yard.

### Recommended Action:

Staff recommends approval with conditions.

### Zoning and Land Use:

	Current Zoning	Existing Land Use	Future Land Use Map Designation
<b>Subject</b>	R-C	Utility	Transportation & Utilities
<b>North</b>	R-C/ AP	Airport/ Open Space	Open Space
<b>South</b>	R-C	Open Space	Open Space
<b>East</b>	N/A	Water	N/A
<b>West</b>	N/A	Water	N/A

### Summary of Code Requirements:

**Sec. 50-37.9.C . General Variance Criteria (paraphrased):** Granting of variances of any kind is limited to situations where, due to characteristics of the applicant’s property, enforcement of the ordinance would cause the landowner practical difficulties.

**Sec. 50-26.4.A. Fence Standards (paraphrased):** In the front yard, fences in residential districts are permitted up to 6 feet tall if they are at least 50% open and transparent. Barbed or razor wire is prohibited unless serving a public or quasi-public institution for public safety or security purposes. The height of any barbed or razor wire is included in the overall height of the fence structure.

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

Principle #3 – Support existing economic base – The paper mill in Cloquet is a significant contributor to the regional economy and this project is key to its long term, continued operation.

**Future Land Use: Transportation and Utilities-** Applicable to airports, the port terminals, large highway rights-of-way, and similar uses.

**History:** Water intake systems for both the City of Superior and the City of Cloquet are located on the site. The subject system for the City of Cloquet was developed in approximately 1969.

## Review and Discussion Items:


Staff finds:

1. Applicant is requesting a Variance from Fence Standards to allow for a taller fence to provide adequate security for electrical components associated with the pump station and to limit unauthorized access to dangerous equipment.
2. The site is accessed from the north and all areas north of the pump station are in front yard. Fences are limited to 6' in the front yard if they are at least 50% open and transparent.
3. The fence qualifies for the exemption to allow barbed or razor wire as a public facility with a bonafide public safety need.
4. *Variance Criteria #1 (exceptional narrowness, shallowness, or shape):* This parcel has a uniquely large amount of the property as front yard due the location of the primary structure and lack of typical road frontage.
5. *Variance Criteria #2 (circumstances unique to the property, not created by the property owner):* Unauthorized access to the electrical components is a risk to the public and the equipment. This site is located between a well trafficked public trail and a public beach.
6. *Variance Criteria #3 (circumstances are peculiar to this property and do not apply generally to other land or buildings):* Few surrounding sites, or other R-C zoned properties, are occupied by high voltage electrical equipment that is easily accessible from adjacent public space.
7. *Variance Criteria #4 (proposes to use in a reasonable manner not permitted by code):* Fences up to 8' tall are permitted in non-front yard areas and are necessary for safety and security on this site.
8. *Variance Criteria #5 (not impair light/air, increase congestion, or impair public safety or property values):* This request will not impair access to light or air because adjacent properties are unoccupied open space, will not increase congestion in the area, and will improve public safety.
9. *Variance Criteria #6 (will not impair intent of this Chapter or alter the essential character of the locality):* To limit impacts to the essential character of the locality, the fence may only be 8 feet tall (including the height of the barbed wire), must be made of vinyl coated chain link material and will be screened by vegetation restoration on the site.
10. No public, agency, or City comments were received.
11. Per UDC Section 50-37.1.N, approved variances lapse if the project or activity authorized by the permit has not begun within one-year.

## Staff Recommendation:

Based on the above findings, Staff recommends that Planning Commission approve the Variance with the following conditions:

1. The project must be constructed and limited to the plans submitted with the application.
2. The fence may only be 8 feet (including the height of the barbed or razor wire) and must be made of vinyl



coated chain link material.

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 review; however, no such administration approval shall constitute a variance from the provisions of Chapter 50.


## Staff Report Map for PLVAR-2603-0008:



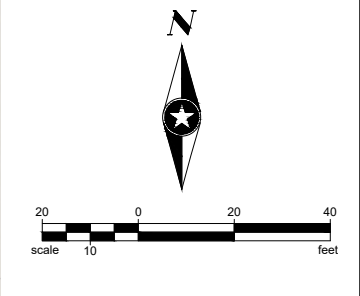
**Figure 1.**

Aerial imagery captured in 2025, showing Parcels #010-2750-00170 outlined on Minnesota Point, a property shown to exist within the General Development Shoreland Overlay Zone.

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.



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NOTE:  
SEE STRUCTURAL PLANS FOR CABLE TRAY SUPPORTS

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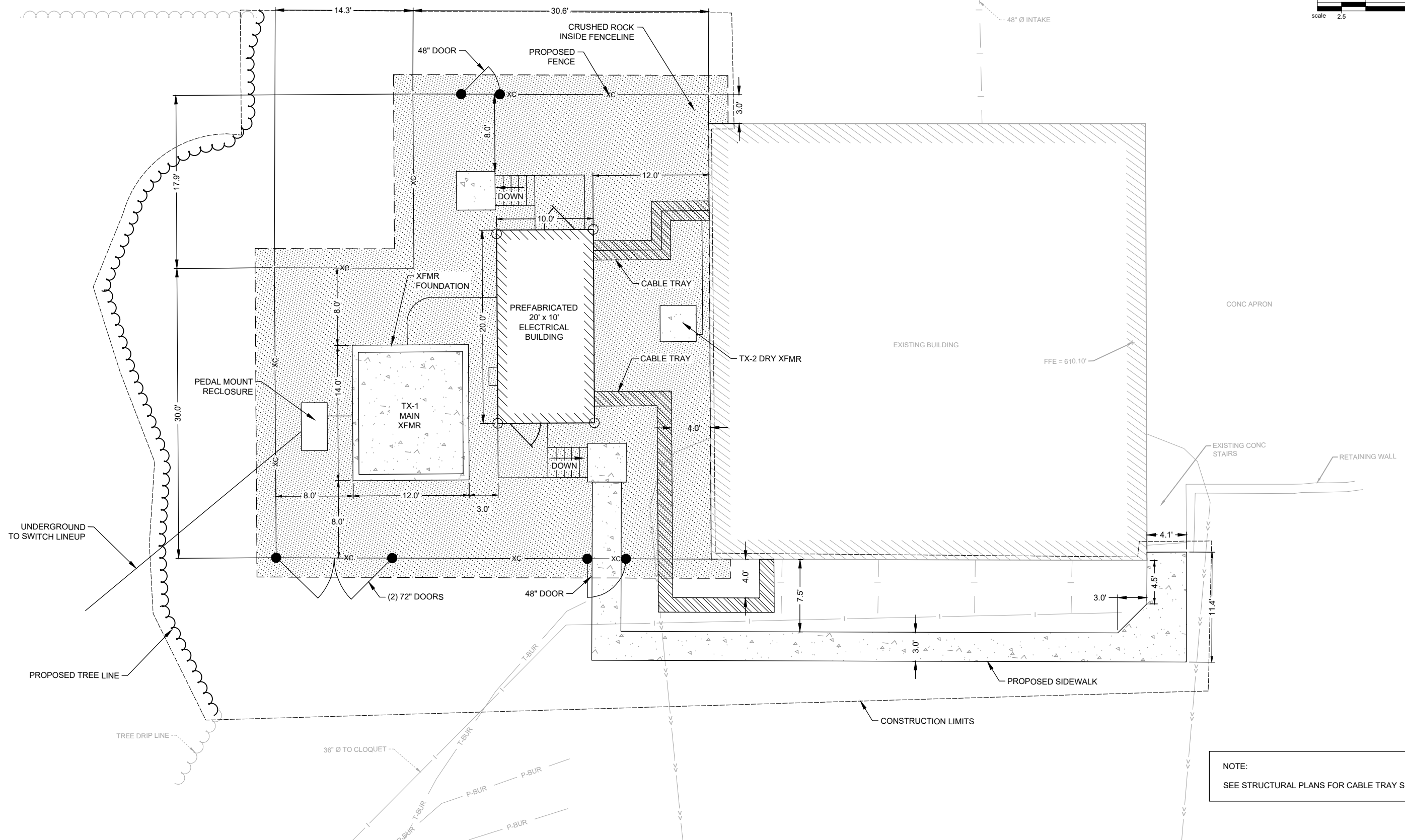
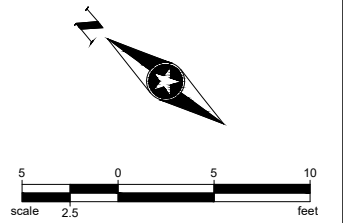
SEH Project	SAGPA 186212	Rev.#	Plan Revision Issue Description	Date	Rev.#	Sheet Revision Issue Description	Date
Drawn By	KLK						
Designed By	MH						
Checked By	##						



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
DATE \_\_\_\_\_ LICENSE NO. \_\_\_\_\_


**WATER PUMP STATION 1  
IMPROVEMENTS**  
DULUTH, MINNESOTA

**GENERAL LAYOUT  
STATION 1**



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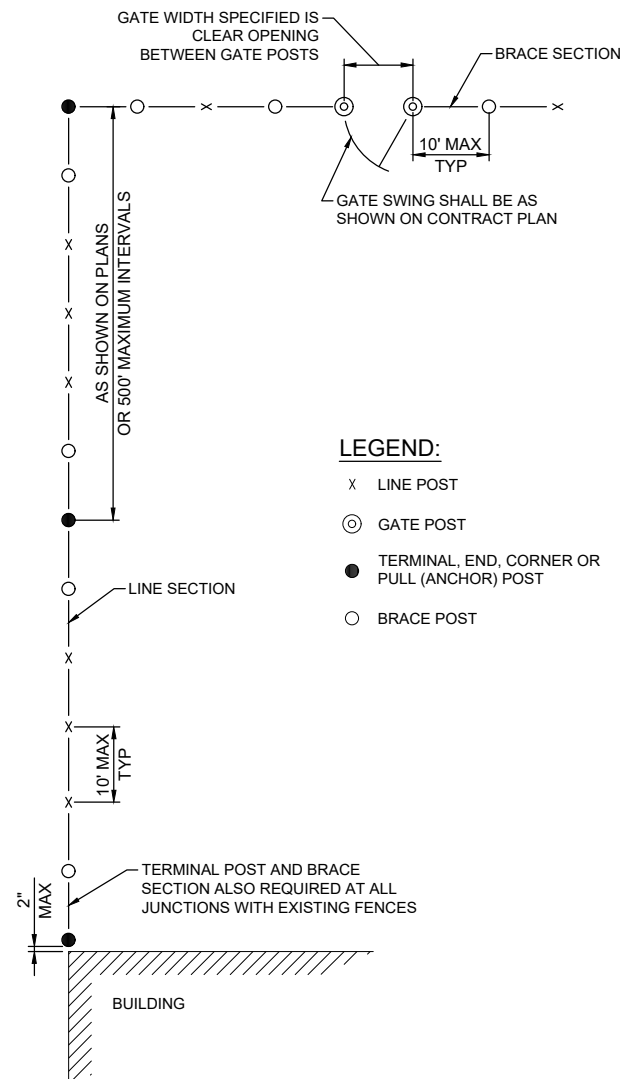
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**WATER PUMP STATION 1**  
**IMPROVEMENTS**  
 DULUTH, MINNESOTA

**SITE LAYOUT PLAN**  
**STATION 1**

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**LEGEND:**

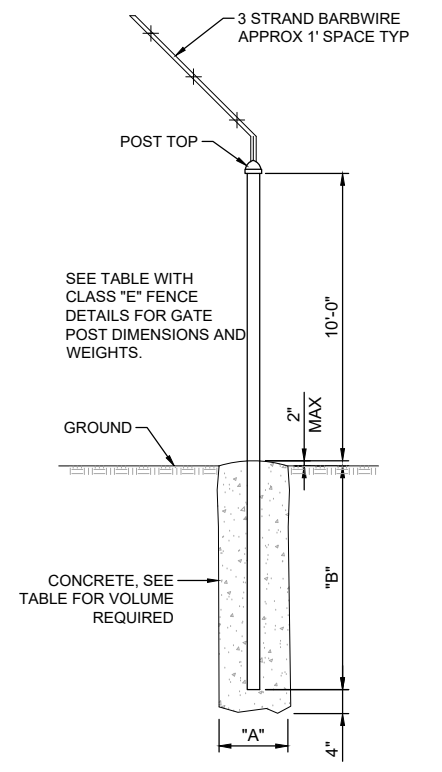
- X LINE POST
- ⊙ GATE POST
- TERMINAL, END, CORNER OR PULL (ANCHOR) POST
- BRACE POST

**TYPICAL FENCE LAYOUT**  
NTS

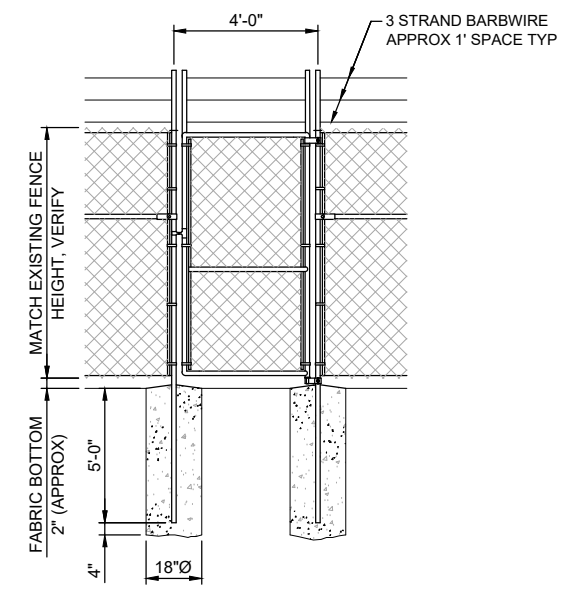
**GENERAL NOTES:**

1. SELVAGE RAILS & TENSION WIRES: FENCES SHALL HAVE KNUCKLE SELVAGE AND RAILS TOP AND BOTTOM. WHEN RAILS ARE OMITTED NO 7 GAUGE WIRE OF THE SAME MATERIAL AS THE FABRIC SHALL BE PROVIDED.
2. COATINGS: ZINC COATING ON POSTS, RAILS, GATE FRAMES AND STEEL FITTINGS SHALL AVERAGE 2 OZ/SF NO INDIVIDUAL SPECIMEN SHALL HAVE LESS THAN 1.8 OZ/SF.
3. GATE HINGES AND FITTINGS: SHALL BE HEAVY PATTERN AND EASILY OPERATED BY ONE PERSON. BOTTOM HINGE SHALL BE BALL AND SOCKET, OR APPROVED EQUAL, CAPABLE OF SUPPORTING ENTIRE WEIGHT OF GATE. GATES AND FITTINGS SHALL MEET FED. SPEC. RR-F-00(9) AND INSTALLATION SHALL MEET FAA SPEC F-162.
4. WELDS ON STEEL FRAMES SHALL BE GROUND SMOOTH THOROUGHLY CLEANED AND COVERED WITH ALUMINUM OR ZINC BASE PAINT.
5. SPECIFICATIONS OF WELDED GATE FRAMEWORK
 

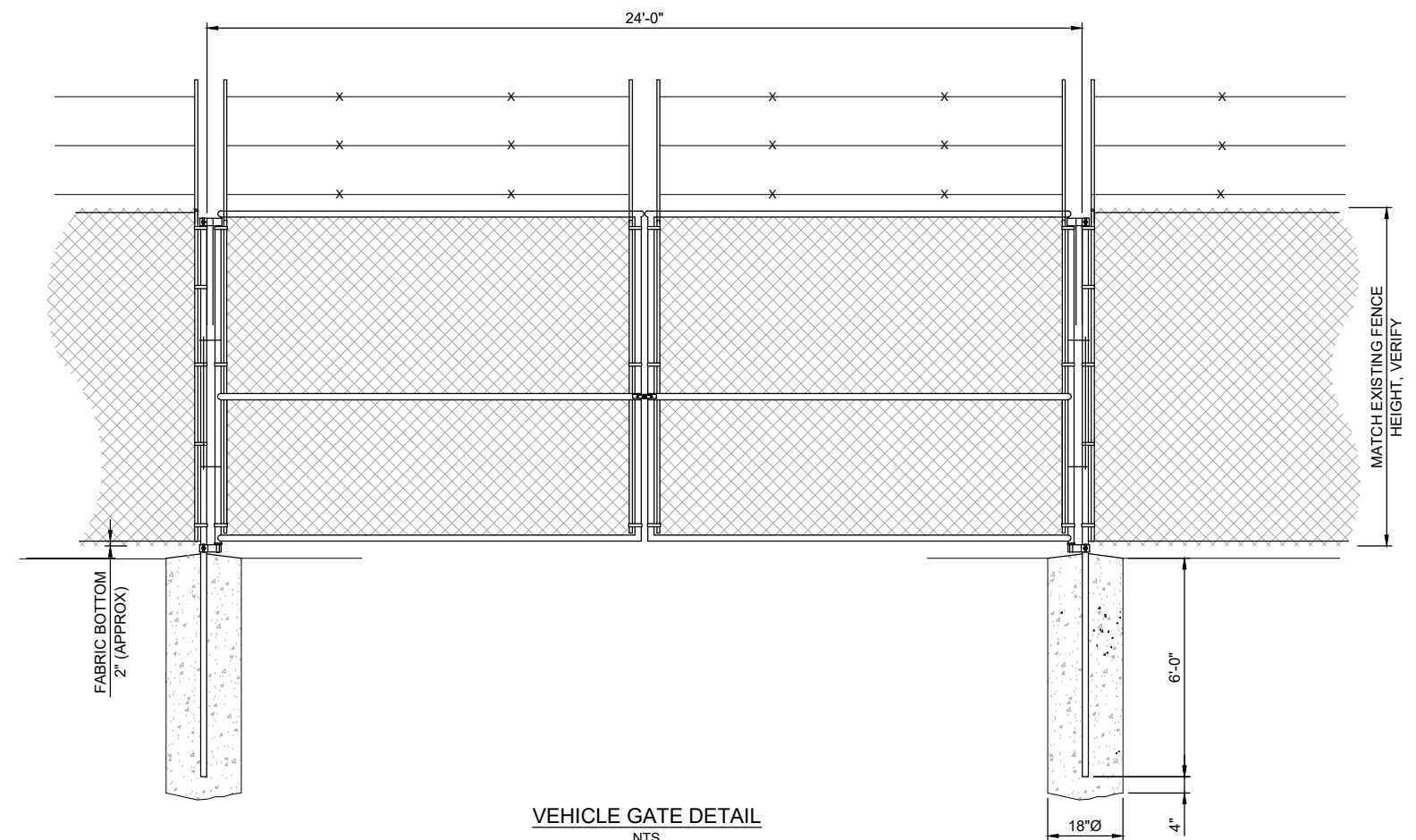
TOP AND BOTTOM MEMBERS	2" OD PIPE
UPRIGHT MEMBERS	2" OD PIPE
HORIZONTAL AND DIAGONAL BRACES	1 1/2" OD PIPE



**GATE POST & CONCRETE BASE**  
NTS



**PEDESTRIAN GATE DETAIL**  
NTS



**VEHICLE GATE DETAIL**  
NTS

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 Designed By MH  
 Checked By ##

Rev.#	Plan Revision Issue Description	Date

Rev.#	Sheet Revision Issue Description	Date



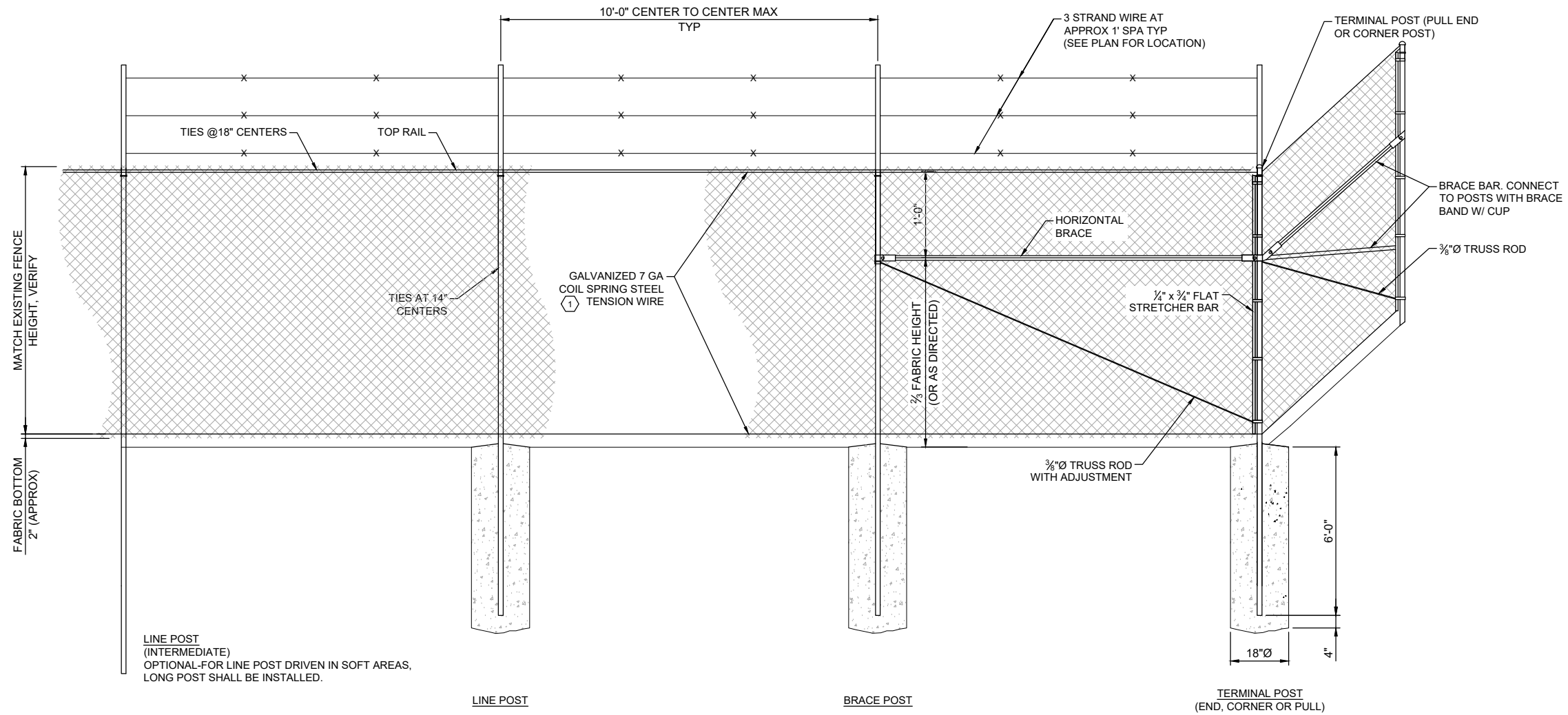
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**WATER PUMP STATION 1**  
**IMPROVEMENTS**  
 DULUTH, MINNESOTA

**CONSTRUCTION DETAILS**  
**STATION 1**

**C008**  
 of 17



**CHAIN LINK FENCE**  
NTS

**GENERAL NOTES:**

1. TERMINAL POSTS SHALL BE:  
14' LONG, 3" OUTSIDE DIA, 5.79 LB/FT
2. LINE POTS SHALL BE:  
14' LONG, 2 1/2" OUTSIDE DIA, 3.65 LBS/FT
3. BRACE BARS SHALL BE:  
1 1/2" OUTSIDE DIA, 2.27 LB/FT
4. ALL POSTS SHALL BE CAPPED AND HAVE AN APPROVED METHOD TO SECURELY HOLD THE TOP TENSION WIRE IN POSITION AND ALLOW FOR REMOVAL AND REPLACEMENT OF A POST WITHOUT DAMAGING THE TOP TENSION WIRE. SEE DETAIL.
5. PULL POST SPACING NOT TO EXCEED 500FT.
6. CHAIN LINK FABRIC SHALL BE:  
9 GA, 2 IN MESH WITH KNUCKLED SALVAGE TOP AND BOTTOM. AND CONFORM TO THE REQUIREMENTS OF AASHTO M 181 TYPE 11. IV. DESIGN 60-9322 SHALL BE FURNISHED IN TYPE II (ALUMINUM COATED STEEL). CONTRACTOR MUST VERIFY FENCE OPENING SIZE BEFORE ORDERING GATES.
7. WIRE TIES MAY BE 9 GA GALVANIZED STEEL OR 0.179 IN MIN ALUMINUM ALLOY CONFORMING TO ASTM B211, ALLOY 1100-H18. USE 12 1/2" GA GALV STEEL HOG RINGS FOR TENSION WIRE TIES.
8. A CONCRETE ANCHORAGE SHALL BE USED FOR ALL TERMINAL POSTS AND FOR LINE POSTS.
9. THE TOP OF THE CONCRETE ANCHORAGE SHALL BE CROWNED 1 IN ABOVE THE NATURAL GROUND.
10. BOTTOM TENSION WIRE IS REQUIRED.

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**WATER PUMP STATION 1**  
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**CONSTRUCTION DETAILS**  
**STATION 1**

**C009**  
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