

**From:** [barbarapeterson44@gmail.com](mailto:barbarapeterson44@gmail.com)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** I'm hoping you will vote Yes to increase housing density zoning in St Paul. For me, as a former landlord and duplex owner, I saw the tremendous demand for affordable rents and feel that more neighborhood density is both a social justice and environment...  
**Date:** Wednesday, October 11, 2023 1:35:31 PM

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Sent from my iPhone

**From:** [Adam Yust](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Cc:** [#CI-StPaul\\_Ward3](#)  
**Subject:** FW: Oppose Rezoning of Single Family  
**Date:** Wednesday, October 11, 2023 1:30:52 PM  
**Attachments:** [image001.png](#)  
[image001.png](#)  
[image001.png](#)

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**Adam Yust**  
Legislative Aide  
Office of Councilmember Chris Tolbert  
City of Saint Paul  
651.266.8631  
[www.StPaul.gov](http://www.StPaul.gov)

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**From:** James Schoettler <james.a.schoettler@gmail.com>  
**Sent:** Wednesday, October 11, 2023 1:29 PM  
**To:** Marvalyne Tripp <Marvalyne.Tripp@ci.stpaul.mn.us>  
**Cc:** #CI-StPaul\_Ward3 <Ward3@ci.stpaul.mn.us>  
**Subject:** Re: Oppose Rezoning of Single Family

**Think Before You Click:** This email originated **outside** our organization.

Yes, please do.

Jim Schoettler

On Wed, Oct 11, 2023 at 12:53 PM Marvalyne Tripp <[Marvalyne.Tripp@ci.stpaul.mn.us](mailto:Marvalyne.Tripp@ci.stpaul.mn.us)> wrote:

Hello James,

Thank you for writing into Ward 3 and sharing your opposition to the proposed zoning ordinance changes. Your message is important to us and has been shared with Councilmember Tolbert. Would you like your email added to the public record?

Best,  
Marvalyne

**Marvalyne Tripp**  
Executive Assistant to Councilmember Chris Tolbert

Pronouns: She/Her  
Saint Paul City Council Ward 3  
15 West Kellogg Boulevard, Suite 310  
Saint Paul, Minnesota 55102  
Office : 651-266-8630  
Direct: 651-266-8633  
[Marvalyne.Tripp@ci.stpaul.mn.us](mailto:Marvalyne.Tripp@ci.stpaul.mn.us)  
[www.StPaul.gov](http://www.StPaul.gov)



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**From:** James Schoettler <[james.a.schoettler@gmail.com](mailto:james.a.schoettler@gmail.com)>  
**Sent:** Tuesday, October 10, 2023 9:30 PM  
**To:** #CI-StPaul\_Ward3 <[Ward3@ci.stpaul.mn.us](mailto:Ward3@ci.stpaul.mn.us)>  
**Subject:** Oppose Rezoning of Single Family

**Think Before You Click:** This email originated **outside** our organization.

Chris,

The proposed rezoning, if passed, will be a dangerous self-inflicted wound. Please vote NO.

When a single family zoned area is rezoned for multifamily in a city like St Paul, within a couple sales cycles, much of the area will change from owner-occupied to investor-owned. That is bad news for the city.

Owners reinvest in their homes to make them better; they take good care of their properties; they have pride. Investors are there to make money. There will be much less reinvestment, homes will go without repainting for longer periods, roofs will be allowed to deteriorate longer, landscaping will be minimized. Kitchens will not be updated. The interiors will be allowed to wear out. There will be a long-term decline in the neighborhoods, beginning with the lower income areas.

The proposed ordinance is an abandonment of good planning. An abandonment of good city leadership.

There may be some locations that need to change, for various reasons, including increased commercial activity, increased traffic, transit stations, institutional expansion, etc. But this requires thought; and it seems thought is too much to expect from our city council.

Please don't soil your legacy by a vote in favor of the single family rezoning proposal. And I hope

you discourage your colleagues from voting for it, too.

Regards,

Jim Schoettler

1906 Eleanor Ave

St Paul MN 55116

651-398-3620

[james.a.schoettler@gmail.com](mailto:james.a.schoettler@gmail.com)

**From:** [JOHNSON,DALE](#)  
**To:** [CouncilHearing\\_English \(CI-StPaul\)](#)  
**Subject:** Voice Mail (46 seconds)  
**Date:** Wednesday, October 11, 2023 9:07:43 AM  
**Attachments:** [audio.mp3](#)

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Hello, my name is Dale Johnson. My address is 1263 Sheffer SCHEFFER Ave. and I'm calling about this six people, 6 units in residential area and I'm opposed to it. So please take my number and give me a call. And I'm in Tolbert Chris Tolbert's area, So my number is 651-587-9266. Thank you. Bye.

You received a voice mail from [JOHNSON,DALE](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

**From:** [David Sisk](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Rezoning ordinance  
**Date:** Wednesday, October 11, 2023 8:48:00 AM

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Council members,

I strongly encourage you to vote 'NO' on the proposed ordinance to rezone single-family lots into multi-unit lots. This is a terrible idea in itself, and will do nothing to achieve the stated goal of increasing affordable housing.

First, making up to 50% of new units eligible for short-term rental does not help people who need affordable housing. How does more AirB&Bs constitute affordable housing for people with lower incomes? It's a gimme for developers. If approved, this would achieve the *complete opposite* of the stated goal.

Further, most units will be available at market rate. Developers which make 20% of their units available to renters at the 60% AMI level will be eligible to rent out two (2) additional units. However, this won't expand access to housing. Most of St. Paul's rental properties are already available at that 60% AMI level. This rezoning will do nothing to help make housing available to lower-income people.

It seems clear to me that this ordinance will be a windfall for developers. As for benefiting lower-income residents, or increasing the actual housing supply for all income levels, it will do nothing except destroy existing neighborhoods. I ask you to please vote AGAINST this ordinance today. Thank you.

Sincerely,  
David Sisk  
294 Harrison Ave (Ward 2)

**From:** [Kristin Koziol](#)  
**To:** [Greg Weiner](#)  
**Subject:** Fw: 10/04/23 Suppl. Staff Memo - Errors in Density Analysis Figures 3 & 7 - Exceed 2040 Comp Plan  
**Date:** Wednesday, October 11, 2023 8:29:25 AM  
**Attachments:** [Figure 3r 100423 Supp Staff Memo.pdf](#)  
[Figure 7r 100423 Supp Staff Memo.pdf](#)

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**Kristin Koziol | Executive Assistant to Councilmember Russel Balenger**

Pronouns: she/her

P: 651-266-8613

E: [kristin.koziol@ci.stpaul.mn.us](mailto:kristin.koziol@ci.stpaul.mn.us)

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**From:** Gaius Nelson <[gaius@ntp.cc](mailto:gaius@ntp.cc)>  
**Sent:** Tuesday, October 10, 2023 03:39 PM  
**To:** #CI-StPaul\_Ward1 <[Ward1@ci.stpaul.mn.us](mailto:Ward1@ci.stpaul.mn.us)>  
**Subject:** 10/04/23 Suppl. Staff Memo - Errors in Density Analysis Figures 3 & 7 - Exceed 2040 Comp Plan

**Think Before You Click:** This email originated **outside** our organization.

Council Member Balenger,

I think you should be aware of the significant omissions / errors contained in the Density Analysis of Figures 3 & 7 within the Supplemental Staff Memo dated 10/04/23. (See attached Figures 3r & 7r).

Figures 3 & 7 failed to calculate the impact of density that would be allowed on lot sizes that are smaller than the minimum needed to achieve the maximum allowable unit count without bonuses.

Attached Figure 3r demonstrates how the smallest lot size needed within H1 districts for 2 and 3 units (without bonus) allows 4 and 5 units (with bonus). The resulting **density of 48 to 58 units/acre significantly exceeds the density range in the 2040 Comprehensive Plan for Urban Neighborhoods** "Base Range" of 7-30 units/acre.

These densities approach the high end of the Comprehensive Plan density "At Neighborhood Nodes".

Proposed H1 zoning district areas DO NOT include Neighborhood Node or High Frequency Bus Routes.

Yet these small lots allow the highest density.

Also, I envision 6,000 square foot lots being subdivided, to allow a total of 8 units. This will be allowed within the zoning district that is intended to retain the lowest density housing within "Urban Neighborhoods".

Figure 7r demonstrates the cumulative impact of larger areas of the city falling within higher density zones. 99% of H1 lots will allow 4 units (not 51% as indicted).

This is just one additional example of potential unforeseen consequences of the proposed zoning amendments. And no affordable units are required to achieve these densities.

I think the public has not been well served by the lack of outreach and education regarding the impacts of these changes. There is still time to slow this down and provide meaningful discourse.

Thank you.

--

Gaius G. Nelson  
206 Wheeler Street South  
Saint Paul, MN 55105  
Day: 612-331-7178



**From:** [Sherry and Don LADIG](#)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** Fwd: Rezoning Neighborhoods  
**Date:** Tuesday, October 10, 2023 6:49:23 PM

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**Think Before You Click:** This email originated **outside** our organization.

----- Forwarded message -----

From: Sherry and Don LADIG <ladig-dunquin@msn.com>  
Date: Oct 10, 2023 6:37 PM  
Subject: Rezoning Neighborhoods  
To: council@ci.stpaul.mn.us  
Cc:

Dear Saint Paul City Council,

My husband and I are deeply concerned about a proposed ordinance to rezone residential neighborhoods for higher density; specifically, that up to 6-plexes can be used for short-term rentals. Our understanding was that the rezoning was for permanent residents only; at least, that was one of the selling points to get neighborhoods to agree for higher density. Another concern we have is that the "affordable" part of the original proposal seems to be nearly nonexistent. Most units will be at market rate or affordable only to middle income residents, not poor residents.

Merriam Park, our neighborhood, is a stable and safe place to live. While acknowledging that change will happen and some density changes will occur, we don't want to see the basic character of family neighborhoods to change. Short-term rentals and large apartment units at market rates are not the way to preserve safe, liveable neighborhoods.

Respectfully,

Sherry and Don Ladig  
1793 Ashland Ave.  
Saint Paul, MN 55104