

**From:** [Kim Chapman](#)  
**To:** [\\*CI-StPaul\\_LH-Licensing](#)  
**Subject:** Liquor License Applications for Groveland Tap at 1834 St. Clair Avenue, Stephanie Shimp, Blue Plate Co.  
**Date:** Thursday, March 30, 2023 10:33:28 AM

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March 30, 2023

To: Legislative Hearing Officer  
310 City Hall, 15 West Kellogg Blvd.  
Saint Paul MN 55102

Fr: Kim Alan Chapman  
1846 Berkeley Ave.  
St. Paul MN 55015  
[kim.a.chapman@gmail.com](mailto:kim.a.chapman@gmail.com)  
651.341.5980

Re: Liquor License Applications for Groveland Tap at 1834 St. Clair Avenue, Stephanie Shimp, Blue Plate Co.

Dear Sir or Ms:

I live on the street immediately south of the Groveland Tap. I oppose the large increase in the outdoor seating area at the Groveland Tap, which will cause significant problems for the neighborhood. I also oppose the liquor license to sell hard liquor, which will increase the chances of heedless, disrespectful behavior on the part of Tap patrons on the patio and when returning to their cars parked on Berkeley Ave. Prior to the recent Tap expansion, and even moreso since, we have seen the problems that will become worse with a large outdoor seating area and the addition of hard liquor to the drink offerings.

Specific problems:

1. Street Parking. Groveland Tap users park on Berkeley, making it difficult for residents and visitors to find on-street parking on Fridays and Saturdays, and sometimes on other days of the week. Although the Tap has a parking lot, at the moment it is a quarter full of snow, which forces cars to park on Berkeley. The lot is also poorly striped, causing patrons to use it inefficiently. There is a largely empty parking lot for the businesses next to the Tap--this is unused space that the Tap could use after 5pm when the businesses close, through an arrangement with the businesses using the lot.
2. Noise. People leaving the Tap and retrieving their cars on Berkeley often slam their car doors and shout to each other or laugh loudly after 9pm and into the late evening hours when many people with children on Berkeley Avenue, and others that work in the morning or want a good night's sleep, would like the street to be quiet. Being frequently awakened by loud Tap patrons becomes unbearable in summer when windows are open for cooler night air (to avoid running the AC). The patio itself will be a source of noise audible to everyone on both the north and south sides of Berkeley, also well into the late evening hours.
3. Trash. People using the Tap appear to be less than careful with their trash. Litter is often seen in the alley, or is tossed over fences into yards of people on the north side of Berkeley, or

dropped by cars parked on Berkeley. When Tap patrons go home, the people living here have to clean up after them.

4. Statement by a Housing and Land Use Committee member that "we should have known when we bought the house that we were living next to a mixed use business district". This is an uninformed opinion. First, the "business" part of the mixed use occupies half a block on the south side of St. Clair and one lot on the north side of St. Clair. When most of us purchased houses 15-30 years ago, the Groveland Tap was a single storefront among six businesses. The other five required limited parking. Only the Tap required parking. This was a "sleepy" business district, if anything. While we noticed back then that street parking on Berkeley was a little fuller on Friday and Saturday nights, you could always find a place to park near your house. Since that time the Tap has expanded. They expanded west into Sven's and Curl up and Die, and put a parking lot where the daycare center used to be at Fairview and St. Clair. We have noticed an uptick in non-resident parking on Berkeley. Now the large patio has gone in, which will result in more parking on Berkeley. In short, this is a dramatically different scene than the sleepy neighborhood mixed use business district next to where we purchased homes 15-30 years ago. Because the change has been incremental, city staff, elected officials, and its committees do not feel it is a significant change. But those of us who have lived through it know that the quality of our neighborhood has deteriorated over the years.

Thank you for your consideration,

Kim Alan Chapman