

## Petition to Oppose Two Major Variances for Linwood School Located at 1023 Osceola Avenue

We, the undersigned, are opposed to the request by St Paul Public Schools (SPS), the owner of 1023 Osceola Avenue, or its representative, for two major variances. The property owner is planning a major expansion of Linwood School, and with the current design, SPS is seeking a variance for the building height to extend to 47 feet (zoning code allows for 30 feet) and a variance for lot coverage of 39.3% (zoning code allows for 35%). We believe the proposed expansion does not preserve our neighborhood's character, greatly reduces contiguous outdoor open space, is not in alignment with either the Summit Hill comprehensive plan or the City of St. Paul comprehensive plan, and lastly, does not meet current city zoning ordinances.


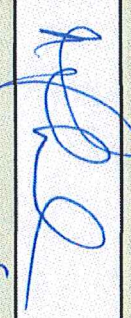



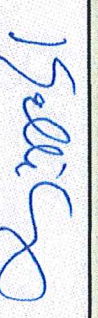




155

DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/26	Robert D'Amico	929 Saint Clair Ave	rdamico@earthlink.net	<i>[Signature]</i>
5/26	Ashlyn Winkberg	929 St Clair Ave	ashlynm@earthlink.net	Ashlyn Winkberg
5/26	Kathleen Stoddart	942 Fairmount Ave		Kathleen Stoddart
5/26	Pon Seibtschka	954 Fairmount Ave		Pon Seibtschka
5/28	Kate Morrison	1001 Osceola Ave		Kate Morrison
5/29	Marlene Leighty	1017 Linwood Ave		Marlene Leighty
5/29	Bill Williams	1017 Linwood Ave		Bill Williams
5/29	Sara McGarragh	1916 Oxford St S		Sara McGarragh
5/29	Kelly O'Keane	1007 Linwood Ave	kellyo@earthlink.net	Kelly O'Keane
5/29	Patrick Shal	1007 Linwood Ave	patrickshal@earthlink.net	Patrick Shal



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DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/30	Todd WICHMAN	870 Osceola Ave.	todd.wichman@gmail.com	
5/30	Meghan Kimmel	36 Kenwood Pkwy	meghan.kimmel@yahoo.com	
5/30	Bruce Kimmel	36 Kenwood	bruce.kimmel@yahoo.com	
5/30	Anne Hartnett	1052 Lincoln Ave	annemhartnett@gmail.com	
5/30	Susan Schuster	816 Portland Ave	susan.f.schuster@gmail.com	
5/30	Helli Cox	721 Fairmount Ave	hellcox721@yahoo.com	
5/30	Mary Mays	654 Fairmount	divinamays@gmail.com	
5/30	Laworley Booth	851 Goodrich		
5/30	Jacquie Delius	1061 Fairmount Ave	delius@augsbury.edu	
5/30	Stephen McKeown	1449 Lincoln Avenue	stephen-mckeown@gmail.com	



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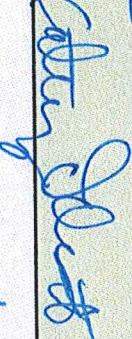

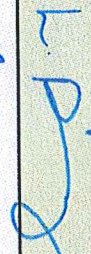
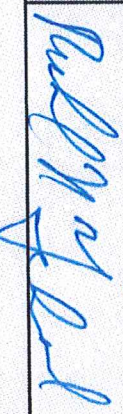
DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/15	CHERYL BALDWIN	1043 Linwood	baldwincheryl1244@hotmail.com	
5/25	Denise Adrich	1058 Linwood	deniseadrich@gmail.com	
5/27	BRIAN TOMASSINI	1035 LINWOOD	btomassini@linwood.com	
5/27	Bull Havelock	1011 Linwood	phavelock@gmail.com	
5/27	DeAnna Myers	1023 Linwood #2	cdgallagher2@gmail.com	
5/27	Linda Madlen	1039 Linwood Ave	lmadlen@yahoo.com	
5/26	Kim Jackson	1038 Linwood Ave	kim183@yahoo.com	
5/26	Michael Beull	1029 St. Clair Ave	mbeull@yahoo.com	
5/26	Meg Ledwith	1038 Linwood Ave #1	megledwith@gmail.com	



## Petition to Oppose Two Major Variances for Linwood School located at 1023 Osceola Avenue

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DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/25	D. Amble	1040 Linwood	diane.amble@hotmail.com	
	P. MURANE	1090. LINWOOD	MURANETWISE2@gmail.com	
	Klippa, W	1057 Linwood		
	DAN BRUGGEMAN	1077 Linwood		
	Patrick Clarke	1095 Linwood		
	Anna Best	816 Lexington	ae-best@hotmail.com	
	Cathy Olmstead	1086 Linwood	cathy.olmstead@comcast.net	
	Rachel Happs	1082 Linwood	rachelbutter@gmail.com	
	Lindsay Doyle	1064 Linwood	lindsaydoyle@gmail.com	
	DICK YOUNG BLOOD	1058 LINWOOD		



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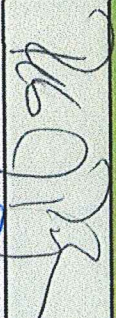
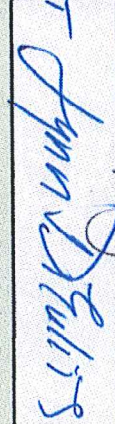

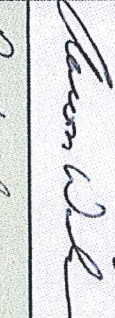
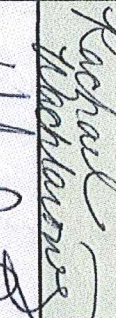





105

DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/25	Nancy Plogman	1048 Linwood Ave St. Paul, MN 55105	nancy.plogman@outlook.com	Nancy Plogman
	Ellen Siehten	1067 Linwood Ave. St. Paul MN 55105	esiehten@gmail.com	Ellen Siehten
	Nancy Wagner	1049 Linwood		Nancy B Wagner
	Tygan Sehnung	1062 Linwood	tygansehnung1062@gmail.com	Tygan Sehnung
	Susan Goodale	1074 Linwood		Susan Goodale
	Monica Kansaks	1118 Summit Ave	<del>Denise</del>	Monica Kansaks
	Stephanie Gagnon	558 Birch Ave	gagnonstep@umn.edu	Stephanie Gagnon
	Stephanie Summers	692 Goodale	stephaniesummers@gmail.com	Stephanie Summers
	Ann K	719 Portland Ave	Chungputaskie@gmail.com	Ann K
	Houston H	881 Sumner Ave		Houston H



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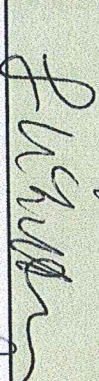

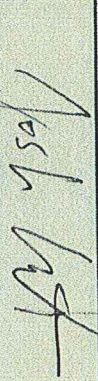

DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/22	Becca Pryse	1021 Fairmount Av St. Paul MN 55105	bpryse@yahoo.com	
5/22	Lynn DiEulis	1033 Fairmount Ave St. Paul, MN 55105	lynn@barnhart.net	
5/24	Shayna Blackeburg	1052 Fairmount Ave St. Paul, MN 55105	shaynaburg@yahoo.com	
5/24	Araol Wacharowicz	1052 Fairmount Ave St Paul MN 55105	ajwach@hotmail.com	
5/24	Rachael Wacharowicz	1052 Fairmount Ave St Paul, MN 55105	rwacharowicz@yahoo.com	
5/24	Hugh Dillon	1058 Fairmount Ave. St. Paul, MN 55105	jdillon@aol.com	
5/24	Tary Sanders	1072 Fairmount St. Paul, MN 55105	sanders@me.aster.com	
5/24	Melissa Spake	1084 Fairmount St. Paul 55105	mschatt33@gmail.com	
5/24	Brian Schatz	1094 Fairmount St Paul MN 55105	bschatz@gmail.com	
5/24	Dennis Bush	1080 Fairmount Ave. St. Paul MN 55105	Dennis.E.Bush@U.S.F.S.lov	



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DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/20	HANSENSON	1045 FRANKMONT	mjharriso@yahoo.com	
"	A. LIPPEN	1050 OSCEOLA	amegardene.com@verizon.net	
"	S. Rembert	11	"	
5/21	Chris Lyons	982 Goodrich Ave	CLYONS@travelers.com	
5/27	Brent FREDERICKSON	936 LINCOLN	brent@lincoln.com	
5/27	Elliot Keltner	944 Lincoln	ekeltner@stwiil.com	
5/27	LORI WHITTAKER	1035 ST CLAIR	loriwhittaker@netnet.com	
5/28	CHRIS BROOKES	1012 LINCOLN	CHRIS@EXRY.ORG	
5/29	Josh Erickson	1017 FAIRMOUNT AVE	joserickson@aol.com	
5/27	Louderes Bretschneider	145 DUNSWORTH ST S	lvb@langaugesprod.com	



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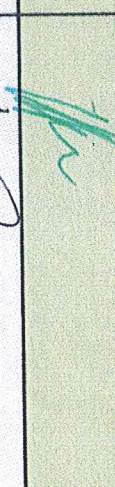


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DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
5/25	Jason Goldberg	1052 Fairmount		
5/26	Kelly Rademacher	965 St. Clair		
5/26	Jessica Gokey	187 Oxford St. Apt. 3 St. Paul MN 55105		
5/26	Adam Feezor	167 South Oak St Apt 13 Saint Paul, MN 55105		
5/24	Howard Fisk	1057 Fairmount		
5/26	Kathleen Brennan	1053 Fairmount Ave	kbrannan@gmail.com	
5/26	Leah Henikson	1245 Fairmount Ave	lhenikson@gmail.com	
5/26	Lisa Carr	1121 Goodrich Avenue		
5/26	Jessie Owen	1049 Goodrich Ave #9	jowenrasakowen@gmail.com	
5/26	Ariana Vaughan	1011 Lincoln Ave St. Paul	ariana.ava@gmail.com	



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DATE	NAME (PRINT)	ADDRESS	EMAIL ADDRESS	SIGNATURE
	Shirley Murray	1064 Goodrich	—	
	Shirley Rosenberg	1072 Goodrich	—	
	Shirley Rosenbergs	1072 Goodrich	—	
	Emily Thibault	1068 Goodrich Ave	—	
	Shirley Joan Pearson	1059 Goodrich Ave	—	
	Shirley Joan Pearson	1059 Goodrich	—	
	Shirley Joan Pearson	1373 Summit Ave	—	
	Shirley Joan Pearson	125 S. Oxford St.	—	
	Shirley Joan Pearson	1055 Goodrich	—	
	Shirley Joan Pearson	1867 Goodrich	—	



FILE  
16007184

**Westenhofer, Sean (CI-StPaul)**

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**From:** Becca Pryse <bpryse@yahoo.com>  
**Sent:** Wednesday, February 8, 2017 1:45 PM  
**To:** Westenhofer, Sean (CI-StPaul)  
**Cc:** Lynn DiEuliis; Nancy O'Brien Wagner  
**Subject:** Petitions opposing Linwood Variances  
**Attachments:** Linwood Scanned Petitions.pdf; Linwood online petition.csv

Hi Sean,

I just wanted to get these two docs to you - one is a document of physical signatures collected opposing the 2 variances for Linwood, and the other is a report from an online petition for folks who were missed during the door-to-door collection of signatures. On this document, it included comments that people posted.

Thanks.

Becca Pryse



Num Date First Name Last Name City State/Provin For more impact, add a personal comment here

2 ##### Elana Levinson FOREST HILL New York  
 3 ##### Val DiEuliis St. Paul Minnesota  
 5 ##### Amanda Benson FAIRFIELD Iowa  
 7 ##### Brett Cloud PEORIA Illinois  
 10 6/1/2016 Faith Latimer st. paul Minnesota

These variances will be significantly out of character for the neighborhood and build a monstrosity of a building with effectively no green space for an increased number of students. It is a bad idea for many, many reasons when plenty of alternatives exist.

11 6/1/2016 Kevin Johnson Saint Paul Minnesota  
 12 ##### Chris Raudenbush ST PAUL Minnesota

The proposed variances and expansion of Linwood school would totally disrupt the established harmony and essential character of our neighborhood and will directly impact our direct and indirect sunlight, especially in the winter months.

13 ##### Lloyd Fjare Saint Paul Minnesota  
 14 ##### Shayne Blacksburg Saint Paul Minnesota

I support updating the school but not increasing the enrollment and not creating a school building out of scale with the neighborhood.

15 ##### Natalie Hopfield St Paul Minnesota

I believe that the St. Paul public schools have created the problem that they are seeking a variance to correct.

16 ##### David Roberts St. Paul Minnesota  
 17 ##### David McKinney Saint Paul Minnesota  
 18 ##### Kristin H St. Paul Minnesota  
 19 ##### Alexis Richter Stillwater Minnesota



Good idea to improve the school, but the current proposal by the school administration is too much, too big, and too tall.

20	#####	John	Gehan	St. Paul	Minnesota
21	#####	K.	Feilmeyer	Saint Paul	Minnesota
22	#####	Ken	Schumann	St. Paul	Minnesota
23	#####	Michael	Bearfoot	Saint Paul	Minnesota
24	#####	Jennifer	Mason	SAINT PAU	Minnesota
25	#####	Kristine	Balsiger-Ranieri	Saint Paul	Minnesota

Ninety-five percent of the goals could be accomplished without a variance: ada compliance, modern toilets, separate cafeteria. The decision by the school district to increase the amount of student programming (i.e, grades and other educational groups that require dedicated classroom spaces) in the building is what pushes the building into major variance territory. It is a situation created by the applicant, not unique to the parcel of land. The extreme massing of the proposed building will harm the neighborhood.

26	#####	Sonja	Mason	St paul	Minnesota
27	#####	Alexandra	Klass	St. Paul	Minnesota



There is no reason that SPPS needs to expand on this site when there is more than ample space at the Linwood Upper School for expansion, as well as more extensive playground and recreational facilities. It's irresponsible of SPPS to spend this enormous amount of taxpayer money for a project that would serve a net 100 additional students at a site that was never designed nor intended for greater use. The burden this addition would place on the neighbors/neighborhood PERMANENTLY, with all the negative impacts to the historic character of this state-designated historic district and to livability for surrounding residents, is not warranted. Trying to make this a class issue is not only unfair to those who live by the school and support a reasonable expansion for ADA compliance and a separate cafeteria, but lets SPPS off the hook for not working with the neighborhood from the initial stages of planning, and not considering all of the alternatives which would likely end up being much less expensive while better meeting the short- and long-term needs of students in this program.

28 ##### Lori B. St. Paul Minnesota  
 30 ##### Ashley George Saint paul Minnesota  
 31 ##### Whitney Clark St. Paul Minnesota



I oppose the Linwood school variance requests. The renovation / expansion should ensure quality and right sized ADA compliant environment indoor and outdoor. The children of Linwood school need sufficient outdoor space and the plans do not currently provide that.

32 ##### Emily McMahon Saint paul Minnesota

I oppose the proposed application for variance, while I support a right sized improvement of the facilities that are within the zoning limits. I think part of the problem is that the SPPS is seeking to add additional students and programming to the smallest size school lot. I think the SPPS need to rethink their programming approach, instead of seeking variances to create a too big building on a too small lot that will harm the students (not enough green space) as well as the character of the historic neighborhood. Linwood school has always been such a great neighbor to have. We want the best for the students and the neighborhood, which this proposal doesn't achieve.

33 ##### kathryn olmstead st paul Minnesota

There is a way to both update the school and respect the current zoning ordinances. Help the kids and do it with the help and input of the neighborhood where the school will also have a lasting impact for generations to come.

34 ##### Lynn D. St. Paul Minnesota



35 1/2/2017 Harry Walsh Saint Paul Minnesota  
 36 1/2/2017 Rachael Wachlarowicz Saint Paul Minnesota  
 37 1/2/2017 Kelli Cox St paul Minnesota

The proposal put forth by the SPPS is too large for the existing lot and painfully out of character with the historic neighborhood. It is exactly because of these problems that the SPPS is asking for these variances, and exactly why they should NOT be granted. The City has a long tradition of protecting this neighborhood, and that protection is needed now.

38 1/2/2017 Kelly O'kane Saint Paul Minnesota

I am asking for time to come to a plan that works both for the needs of the school and does not permanently change the neighborhood. The removal of the school proposed dangerous curb cut was a benefit achieved by working with the actual residents in the area and we have more to offer - if the school system can listen.

39 1/2/2017 Timothy Lynch Saint Paul Minnesota

I support keeping a large outside playground and green space at Linwood for children and neighbors to enjoy year round. The lot is too small for expansion !

40 1/2/2017 Jane Norris Saint paul Minnesota  
 41 1/2/2017 Gabrielle Fjare Saint Paul Minnesota  
 42 1/2/2017 Tom Quinn St paul Minnesota



The expansion plans at this, and other sites, are flawed. All need to be reviewed by a group of people including members of the community that oppose the current plans.

43 1/2/2017 david bird Saint Paul Minnesota  
44 1/2/2017 Melissa Nonnemacher Saint Paul Minnesota

Our 5 year old grandson lives a block from the School and for the past 3 years we have visited, twice a year, and have many, many fun memories of the playground. It would be a shame to see it go away.

45 1/2/2017 Wayne Watson Homer Alaska  
46 1/2/2017 Sara Stedman St. Paul Minnesota  
47 1/2/2017 Margaret Nolan Solon sprin Wisconsin

I'm one of the neighbors with same issue in the Highland Elementary School in the Highland Area. This is exactly the same issue.

48 1/2/2017 Anselmo C. CastelÃn Saint Paul Minnesota  
49 1/2/2017 John Keis St. Paul Minnesota  
50 1/2/2017 Gunder Fjare Palmetto Florida

I am a Saunders Ave resident experiencing the same issue with SPPS school addition at Highland Park Elementary on Saunders Ave / Rome Ave. Not opposed to improvements to the school(s), but expansions that will destroy the open playgrounds used by students and neighborhood children is unacceptable. Safety, traffic and other concerns also exist.

51 1/2/2017 Darcy Tinnes Saint Paul Minnesota  
52 1/2/2017 Thomas Salonek Saintn Paul Minnesota  
53 1/2/2017 Brian Uhlhorn Saint Paul Minnesota



I strongly oppose the required variances. We have zoning laws for a reason, and we must not forget that. Not opposed to school improvements, just to extending them beyond what is a safe structure for the lot size (why we have zoning laws) Another location should be utilized if this is the size requirement for the student population. Overall student population isn't growing in SPPS, so why is this a good option to do for one school?

54 1/2/2017 Linda Salonek Saint Paul Minnesota  
 55 1/2/2017 Patrick Shal Saint Paul Minnesota

This is the neighborhood I grew up in. This was the school I went to kindergarten first and second grade. Play space is crucial for children. It is important for their development. Having access to play, will make children grow into more effective and productive adults.

56 1/2/2017 Rebekah Grathwol Hudson Wisconsin  
 57 1/2/2017 Cynthia Truitt Lynch SAINT PAU Minnesota

The proposed site is far too big for the lot, that's not good for the kids or the neighborhood. Kids need outdoor space too.

58 1/2/2017 Leah Henrikson St Paul Minnesota  
 59 1/2/2017 Lynn Solvang Saint Paul Minnesota

This will take up too much playground and natural play environments that kids love to run around and use.

60 1/2/2017 Lindsey Reihe Saint Paul Minnesota  
 61 1/2/2017 Monica Haas Saint Paul Minnesota  
 62 1/2/2017 Aaron Wachlarowicz St paul Minnesota

It is ridiculous to put this monster addition onto such a small property!

63 1/2/2017 Patrick Freeman St Paul Minnesota  
 64 1/3/2017 Katie Pikel Saint Paul Minnesota  
 65 1/3/2017 Barry Raffel RALEIGH North Carolina  
 66 1/3/2017 Carolyn Will Saint Paul Minnesota  
 67 1/3/2017 Todd Wichman Saint Paul Minnesota  
 68 1/4/2017 Cheri Kedrowski Saint Paul Minnesota  
 69 1/4/2017 Leonard Kedrowski Dellwood Minnesota



70	1/4/2017	Jean	Kedrowski	St. Paul	Minnesota
71	1/4/2017	Victor	Barocas	St Paul	Minnesota
72	1/4/2017	Andrea	Sachs	Saint Paul	Minnesota
73	1/4/2017	Charles	Mortenson	Iron River	Wisconsin
74	1/6/2017	Ken	Sherwood	Roseville	Minnesota
Let's not ruin the character of this grea neighborhood!					
75	1/7/2017	Rena	Wiltfang-Roepke	St Paul	Minnesota
76	1/7/2017	Dan	Grundmeier	Saint Paul	Minnesota
77	1/7/2017	Rita	Quinn	Schaumbur	Illinois
78	#####	Brian	Schatz	St Paul	Minnesota
79	#####	Melissa	Schatz	St paul	Minnesota
80	#####	Merry	Cunningham	Little Cana	Minnesota
81	#####	Peter	Q	Schaumbur	Illinois
82	#####	Dennis	Kelly	St Paul	Minnesota
To be truly good for the community at large a school and it's neighbors need to be able to agree. Student and faculty come and go, but the neighbors are the ones who remain.					
83	#####	Paul	A.	Minneapolis	Minnesota
Playgrounds are important for children and zoning laws important for communities.					



**Westenhofer, Sean (CI-StPaul)**

---

**From:** Becca Pryse <bpryse@yahoo.com>  
**Sent:** Tuesday, February 7, 2017 4:45 PM  
**To:** Westenhofer, Sean (CI-StPaul)  
**Cc:** Lynn DiEuliis; Nancy O'Brien Wagner  
**Subject:** Linwood Variance - 1023 Osceola Ave  
**Attachments:** LNF Executive Summary-Updated 020717- Final.pdf; ATT00001.htm; LNF Variance Response to BZA Updated 020717 - Final.pdf; ATT00002.htm; Linwood Attachment A Aug 8 West Elevation (1).tiff; linwood height comp (5).tiff

Sean,

On behalf of the Linwood Neighborhood Friends group which is composed of many neighbors who live near the Linwood School and/or frequently use the play ground and field at Linwood, please find attached an Executive Summary of our concerns with the two major variances as well as a more comprehensive document. Also, please find a view of the actual elevation of the proposed expansion as well as a diagram showing the height of other nearby apartment buildings, which demonstrates that the expansion is out of scale with other structures in the neighborhood. The height variance request combined with the lot coverage variance request makes for a massive building on the smallest school site in the entire district. We ask the BZA to deny both variance requests at this time.

I will be sending additional, personal concerns under separate cover as well as signatures from a petition we started, but wanted to get these comments in your hands.

Thanks again for your quick response to questions I had about the current variance application.

Becca Pryse  
Co-chair, Linwood Neighborhood Friends



# Linwood Monroe Proposed Variances: A Neighborhood Perspective

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## A Short History of Our Group

When the neighbors within 350 feet of Linwood received the variance notice on 3/31/16, we organized to form *Linwood Neighborhood Friends* to do the following:

- Establish a working relationship with the SPPS.
- Work together to study the plans and advocate for our concerns.
- Create a public face to communicate information on the variances.
- Communicate our positions to people and entities who could help us engage further with the SPPS to create a solution for Linwood that would answer everyone's aims.

## Our Position

We do not support the two proposed variances for these reasons:

- They fail to meet the six (6) points required by the Board of Zoning Appeals to grant a variance.
- They are inconsistent with the City Comprehensive Plan.
- They are inconsistent with the SHA Comprehensive Plan.

We do, however, strongly support all the proposed changes to improve the existing building to make it more functional and ADA compliant. In addition, we also support an appropriately scaled, 2-story addition that includes a new cafeteria.

## Our Efforts to Communicate

As a group and as individuals of the group, we have tried to engage and work to achieve a solution that would benefit all parties: SPPS, Linwood School, and the neighborhood. To that end, we:

- Created and maintained a Facebook page to communicate information.
- Contacted via calls and written correspondence:
  - City Zoning personnel
  - SHA personnel
  - SPPS Facilities personnel
  - Individual members of the Board of Education
  - SPPS Interim Superintendent
  - Linwood School personnel