

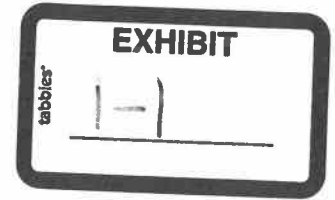


CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-266-6549*

DATE: January 10, 2020
TO: Planning Commission
FROM: Michael Wade, City Planner (651-266-8703)
RE: Review and Recommendation Regarding Proposed Commercial Development District at
160 South Wabasha Street



Legislative Code

Commercial development districts are designated areas across the city that are outside of ward-specific liquor license limits. Section 17.07.1 of the City Charter defines commercial development districts. Section 17.07.2 includes restrictions on liquor licenses for commercial development districts. Section 409.20 of the Legislative Code describes the process of creating new or amending existing districts. Relevant portions of these sections are excerpted below.

Section 17.07.1. Commercial development districts; patrol limits.

1. A commercial development district in an area within the city as designated herein, or created by the council hereafter in accordance with this section. . . . The council may by ordinance create new or additional commercial development districts, or amend the boundaries of those already created, only in accordance with the following procedures:
 - (a) The proposed commercial development district shall be submitted in writing, accompanied by a map setting forth its boundaries; and
 - (b) Reasonable public notice of the proposed commercial development district shall be given by the license inspector to residents and organizations in the ward or wards in which said district is to be located; and
 - (c) The council or a committee thereof shall hold a public hearing in the ward or wards in which said district is to be located; and
 - (d) After the foregoing steps, an ordinance designating the new commercial development district and defining its boundaries is adopted upon the affirmative vote of at least five (5) members of the council.
2. The council may by ordinance adopt additional procedural and substantive requirements for the creation or amendment of commercial development districts.
3. The entire land area in each council ward, which has not been made part of a commercial development district, is a separate liquor patrol limit.

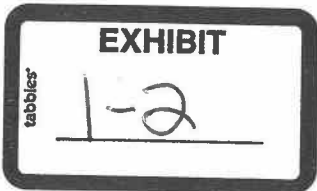
Section 17.07.2. Restrictions.

5. There shall be no limitation on the number of on-sale intoxicating liquor licenses which may be issued or renewed within, or transferred into, a commercial development district, except as set forth in paragraph (6) below. No restriction applicable to such licenses in liquor patrol limits in this section shall apply to such licenses in commercial development districts.

6. Notwithstanding the provisions of any law or this Charter allowing the issuance of on-sale intoxicating liquor license, not more than two hundred fifteen (215) such licenses shall be issued by the city. Priority shall be given, by ordinance, in the issuance of all such licenses first to applicants who purchase an existing business having an "on sale" license with the intent of operating said business at the same location for at least one year thereafter, and then to restaurants capable of seating and servicing meals to not less than one hundred (100) guests at one time and then to hotels having dining rooms capable of seating and serving meals to not less than fifty (50) guests at one time, and thereafter as the council may determine.

Section 409.20 of the Legislative Code:

- (a) Commercial development districts, as defined in section 17.07.1 of the City Charter, may be created or expanded by the filing in the office of the city clerk of a written petition therefor setting forth the boundaries of the expanded district, and containing the written consent of the owners of two-thirds of the several descriptions of real estate situated within the new or area of the expanded district, together with the written consent of the owners of two-thirds of the several descriptions of real estate situated within one hundred (100) feet of the new or expanded district, and after the affirmative vote in favor thereof by at least five (5) members of the city council.
- (b) The city council may waive the requirements for consent signatures if the city council shall determine that a hardship exists therefor, and in such case the council may, on its own, initiate the process of creating or expanding a commercial development district. In such case, the affirmative vote of at least five (5) members of the city council shall be required to create or expand any such district.
- (c) **In all such cases, the planning commission shall be consulted for advice concerning the proposals for consistency with the city's comprehensive plan and zoning ordinances, and the planning commission shall report in writing to the city council its findings and recommendations.** *(bold emphasis added by author of this memo)*
- (d) Upon receipt of the report of the planning commission, the council's committee designated to hear license matters shall fix a date for public hearing to consider the petition or proposal to create or expand a commercial development district and afford an opportunity to all affected persons to be heard. The city clerk shall cause notice of the hearing to be published once in the official newspaper of the city, and mailed notice thereof shall be given by the department of safety and inspections to all owners of land within the new or area of the expanded district. Published notice and mailed notice shall be made at least twenty (20) days in advance of the public hearing.



Analysis

On November 14, 2019, a petition was submitted to the Department of Safety and Inspections to create a commercial development district for 160 South Wabasha Street to allow Wabasha Partners LLC to serve alcohol at a proposed event center. This commercial development district is proposed to include all of 160 South Wabasha Street, and no other properties. (See attached map.) **The Planning Commission is being consulted for advice concerning the proposal's consistency with the City's comprehensive plan and zoning ordinances, as per section 409.20 of the Legislative Code.**

Wabasha Partners has applied for a conditional use permit to operate an event center at this former industrial building. The permit was approved on the condition that Wabasha Partners apply for and maintain a shared parking agreement to provide required parking stalls not currently on site. As of November 14, no application for shared parking has been filed with City staff. The event center will host weddings, corporate events, galas, markets, and performances among other events. Establishment of a commercial development district will allow Wabasha Partners to operate an in-house bar program, allowing them to host a larger variety of events for a more diverse range of clients.

Findings

Staff has reviewed the proposed commercial development district and made the following findings:

1. Wabasha Partners LLC is petitioning to create a commercial development district including one building at 160 South Wabasha Street (see attached map).
2. The proposed commercial development district is confined to the site of 160 South Wabasha Street.
3. The proposed commercial development district is consistent with the City's current **Comprehensive Plan**. The property lies within an area designated Mixed-Use Corridor in the 2030 Future Land Uses map. This area is described as providing "jobs that capitalize on emerging labor markets, and commercial areas with goods and services for people who live and work among them. They exist using infrastructure and services efficiently and expand the city's tax base." The property lies adjacent to an identified Neighborhood Center at Fillmore Avenue and South Wabasha Street, developed recently as the West Side Flats Luxury Apartments. Neighborhood Centers are also characterized by "commerce that provides goods and services for residents of Neighborhood Centers, as well as those from Established Neighborhoods and elsewhere in the city". Finally, the property lies in the middle of an Employment District, intended for commercial activity.

The Comprehensive Plan supports the petition with the following policies:

- Land Use Policy 1.24 – Support a mix of uses on Mixed-Use Corridors;
 - Land Use Policy 2.2 – Promote the redevelopment of outmoded and non-productive sites and buildings so they can sustain existing industries and attract emerging industries in Saint Paul...
 - Land Use Policy 2.5 – Encourage the redevelopment of sites on arterial streets zoned for B2, B3, and TN2 uses as employment centers. (This site's designation as T3M along an arterial – Wabasha – guides it similarly.)
4. The **West Side Flats Master Plan**, adopted by City Council in 2015, designates this property as an Office/Light Industrial Employment Center. Falling on the border of this region and across Wabasha from a designated Mixed-Use Corridor region, this property serves to transition from residential and retail on the west to commercial uses with more unique structural demands to the east, such as this event center's need for larger gathering spaces. Similarly, a revitalized social space serves as a buffer between an important community Mixed-Use arterial road to the west and heavier industrial land uses to the east.
 5. The **West Side Community Plan Addendum to the Comprehensive Plan** calls for the City to "Encourage a broad range of businesses that cater to local and regional markets" (Policy B1.5) and to "Prioritize the reuse and rehabilitation of existing structures over new construction whenever possible" (Policy LU3.1).
 6. The proposed commercial development district is consistent with **existing zoning**. The property is zoned T3M traditional neighborhood with master plan, which conditionally permits reception halls.

Committee Recommendation

Based on findings 1 through 6, staff recommends that the Planning Commission report to the City Council that the proposed commercial development district for 160 South Wabasha Street is consistent with the Saint Paul Comprehensive Plan and Zoning Code, and recommends that the Planning Commission support the creation of the commercial development district.



city of saint paul
planning commission resolution

file number 20-04

date January 24, 2020

Commercial Development District: 160 Wabasha Street South

WHEREAS, an application has been submitted to the City Council for the creation of a Commercial Development District at 160 Wabasha Street South site pursuant to §17.07.1 of the City Charter and to §409.20 of the Saint Paul Legislative Code, for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limits; and

WHEREAS, the Department of Safety and Inspections has consulted with the Planning Commission for advice concerning the proposal's consistency with the City's comprehensive plan and zoning ordinance pursuant to §409.20 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission has made the following findings of fact:

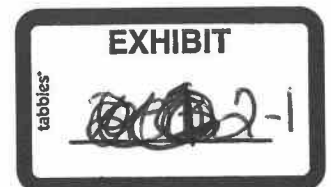
1. The 160 Wabasha Street South site includes one building on one parcel, as shown on the map in the attached application.
2. The proposed commercial development district is confined to 160 Wabasha Street South.
3. The proposed commercial development district is consistent with the adopted 2030 Saint Paul Comprehensive Plan, which designates the area surrounding around the site as a Mixed Use Corridor. The 2030 Comprehensive Plan guides Mixed Use Corridors to form "commercial areas with goods and services for people who live and work among them." The Comprehensive Plan also directs the City to "promote the redevelopment of outmoded and non-productive sites and buildings so they can sustain existing industries and attract emerging industries in Saint Paul..." (Land Use Strategy 2.2).
4. The proposed commercial development district is consistent with the approved 2040 Saint Paul Comprehensive Plan, which designates the area around this site as "Mixed Use" and the proximal intersection of Wabasha Street South and Fillmore Avenue as a Neighborhood Node. Neighborhood Nodes promote a mix of land uses including commercial and entertainment (Policy LU-30 through Policy LU-33).
5. The proposed commercial development district is consistent with the West Side Flats Master Plan (2015), which designates the area including and to the east of this site as

moved by Mouacheupao

seconded by _____

in favor Unanimous

against _____



Planning Commission Resolution

Date: January 24, 2020

Page 2 of 2

an "Office/Light Industrial Employment Center", and the area across Wabasha Street to the west a "Mixed-Use Corridor", making this an appropriate site for a transitional land use with unique structural and social demands.

6. The proposed commercial development district is consistent with the West Side Community Plan, which calls for the City to "Encourage a broad range of businesses that cater to local and regional markets" (Policy LU3.1).
7. The proposed commercial development district is consistent with existing zoning. The property is zoned T3M, which permits assembly halls.

NOW, THEREFORE, BE IT RESOLVED, under provisions of the City Charter §17.07.1 and Legislative Code §409.20, that the Planning Commission hereby reports to the City Council that the proposed Commercial Development District at 160 Wabasha Street South is consistent with the Comprehensive Plan and Zoning Code, and supports creation of the proposed district.



November 14, 2019

Wabasha Partners LLC
984 Hampden Ave
St. Paul, MN 55114

To Whom it May Concern:

The building at 160 Wabasha St. S in St. Paul, MN will be converted into a multi-use event venue, specializing in weddings, corporate events, galas, markets and performances. Wabasha Partners LLC would like to create a Commercial Development District at the site in order to obtain a liquor license for the venue. A liquor license will allow us to operate an in-house bar program which will add significant value to the business as well as increase the number of jobs created. It will also provide the opportunity to host a wide range of events, including ticketed shows, non-profit events, and community gatherings that allow cash bars and ticket sales, rather than requiring alcohol to be hosted by clients renting the space. The current permit available to event venues in St. Paul that do not carry a liquor license is limiting and often cost-prohibitive to clients in non-profit, art and community organizations.

The venue at 160 Wabasha St. S will complement the current growth and development in the River Flats area of St. Paul and will compete with the concentration of large, high-end event spaces in downtown Minneapolis. It is a great enrichment opportunity for the neighborhood and creating a CDD for our site will support both the growth of a women owned small business and the expansion of a vibrant downtown St. Paul.

Thank you,

Angela Trygg
Wabasha Partners LLC
Co-Governor



160 Wabasha St S. turned in a petition to turn their property into a Commercial Development District.

They needed 2 signatures from properties within 100 feet of their property line. They received both signatures needed for a total of 100%. They also received 3 additional signatures as letters of support from properties within 300 feet of their property line.

They have met the minimum 2/3 requirements for signatures to move forward in the process.

Thank you,
Ross Haddow
Project Facilitator.





**PETITION TO CREATE OR EXPAND
A COMMERCIAL DEVELOPMENT DISTRICT**

City Clerk
Room 170 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102
266-8989

Staff use only
File no.
Fee
Petition hearing date

APPLICANT

Property Owner WABASHA PARTNERS LLC
Address 984 HAMPDEN AVE.
City ST. PAUL St. MN Zip 55114 Daytime phone 651-343-6845
Contact person (if different) ANGELA TRYGG

**PROPERTY
LOCATION**

Address/Location 160 WABASHA AVE S
Legal description _____

(attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:
Pursuant to Section 17.07.1 of the City Charter and to Section 409.20 of the Saint Paul Legislative Code, the owners of property within the proposed new or area of the expanded commercial development district hereby petition you to create or expand a commercial development district to include the above described property for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

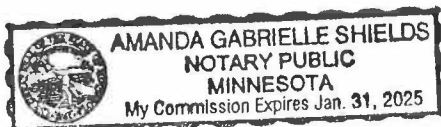
- Required map showing boundaries of proposed district
- Consent petition of owners of property within proposed district
- Consent petition of adjoining property owners
- Affidavit of petitioner
- Affidavit of person circulating consent petition(s)

(attach additional sheet(s) explaining the proposal if necessary)

Subscribed and sworn to
before me this 15 day
of OCT 19 2019

Notary Public

By: WABASHA PARTNERS LLC
Fee owner of property
ANGELA TRYGG
Title: CO - GOVERNOR



PETITION TO CREATE OR EXPAND
A COMMERCIAL DEVELOPMENT DISTRICT
AFFIDAVIT OF PETITIONER

STATE OF MINNESOTA)

: SS

COUNTY OF RAMSEY) Hennepin

The petitioner, WABASHA PARTNERS LLC, being first duly sworn, deposes and states that the consent petition contains signatures from at least two-thirds (2/3) of all eligible properties within 100 feet of all property owned, purchased, or sold by petitioner within one (1) year preceding the date of this petition which is contiguous to the property described in the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

ANGELA TRYGG

NAME

4849 29TH AVE S
MPLS, MN 55417

ADDRESS

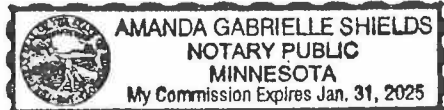
651-343-6845

TELEPHONE NUMBER

Subscribed and sworn to before me
this 15 day of Oct, 2019


NOTARY PUBLIC

Page _____ of _____



8/3/99



**AFFIDAVIT
OF PERSON CIRCULATING THE CONSENT PETITION**

STATE OF MINNESOTA)

: SS

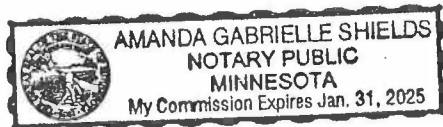
COUNTY OF ~~RAMSEY~~ Hennepin

ANGELA TRYGG, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of ___ pages; that affiant represents that the parties described on the consent petition are all the respective owners of the properties placed immediately before each name; that affiant is informed and believes that each of the parties described on the consent petition is an owner of the property which is within 100 feet of any property owned, purchased, or sold by petitioner within one (1) year preceding the date of this petition which is contiguous to the property described in the petition; that none of the parties described in the consent petition has purchased or is purchasing property from the petitioner that is contiguous to the property described on the consent petition within one (1) year of the date of the petition; that this consent was signed by each of said owners in the presence of this affiant, and that the signatures are the true and correct signatures of each and all of the parties so described.

ANGELA TRYGG
NAME
4849 29TH AVES
MPLS, MN 55417
ADDRESS
651-343-6845
TELEPHONE NUMBER

Subscribed and sworn to before me
this 18 day of Oct, 19 2019


NOTARY PUBLIC

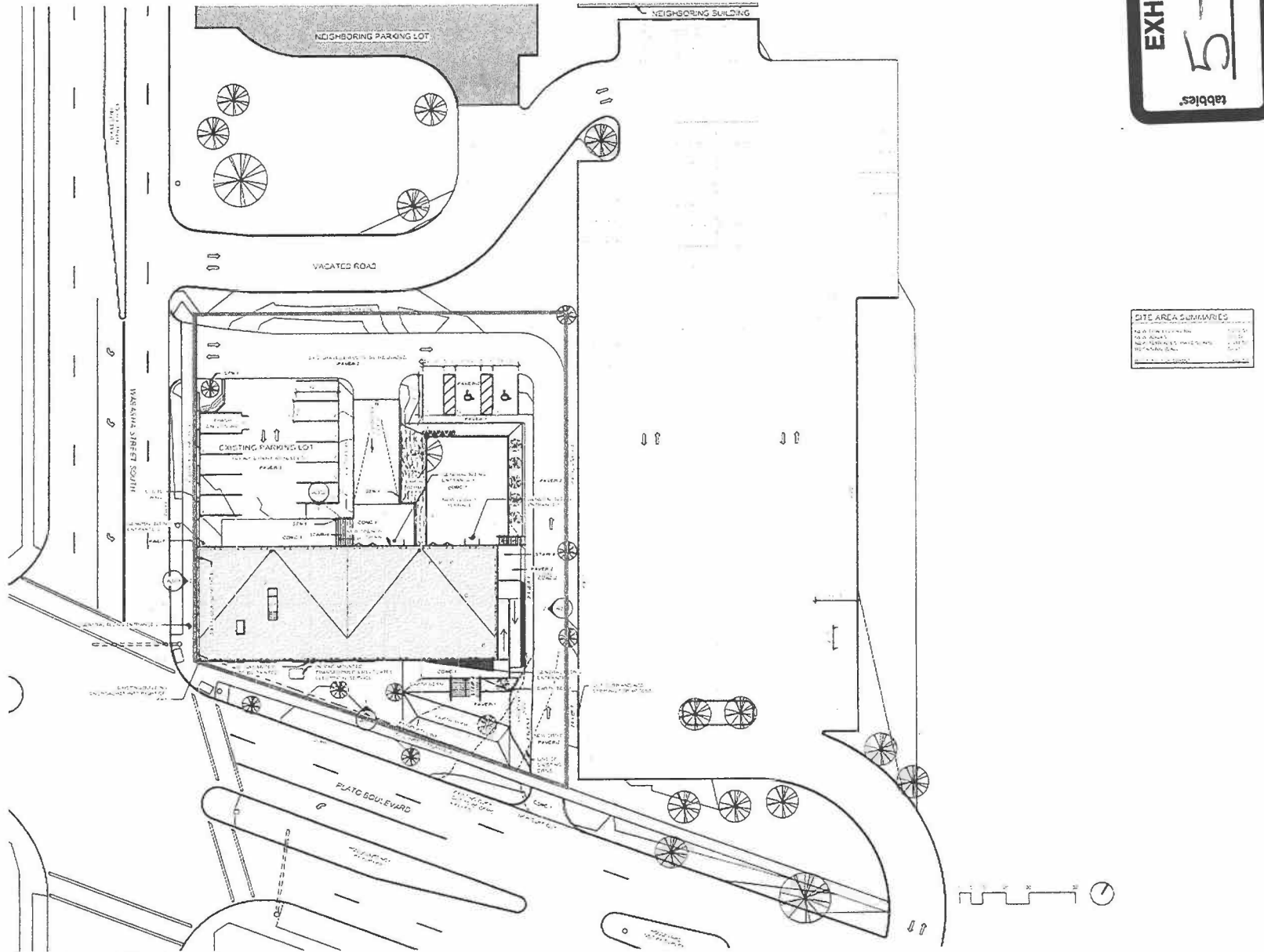


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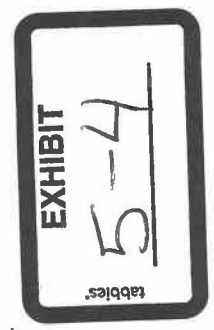
8/3/99



160 WABASHA - ARCHITECTURAL SITE PLAN - 03 JULY 2019 - 11:00 AM



1 ARCHITECTURAL SITE PLAN



SITE AREA SUMMARIES	
NEW CONSTRUCTION	10,000
EXISTING CONSTRUCTION	10,000
TOTAL CONSTRUCTION	20,000
EXISTING PAVED	10,000
NEW PAVED	10,000
TOTAL PAVED	20,000

160 WABASHA

CHRISTIAN DEAN ARCHITECTURE

2509 Bryant Ave #204
 Minneapolis, MN 55405
 612.886.2014
www.christiandean.com

Contact
 Christian Dean
 christian@christiandean.com
 612.886.2014

OWNER
 160 Wabasha, LLC
 4029 East Lake Street
 Minneapolis, MN 55409

STRUCTURAL
 Burrows & Associates, LLC

Contact
 Eric Burrows, P.E.
 eric@burrowsandassociates.com
 612.886.2014

These plans and the information contained herein are prepared by me or under my direct supervision and control, and I am a duly licensed professional engineer in the State of Minnesota.

PRINT NAME

SIGNATURE
 LICENSE NO.

Issue / Revision Schedule		
NO	DESCRIPTION	DATE

DATE PLOTTED: 03 JULY 2019 11:00 AM

ARCHITECTURAL SITE PLAN

G103

BID SET 03 JULY 2019

STAMP - Ownership / Zoning Information

[New Search](#)

[Help using this report](#)

Run Date: 10/17/19 11:03 AM

House#:

Last updated from Ramsey County data on: 07/07/2018

Street Name:

Click on "Other Application" links below to access GISmo, MapIT, and Ramsey County Info

160 Wabasha St S - Wj Haas Manufacturing - 55107-1819 - [Other Applications](#)

PIN: 062822410033	Census Track: 37100	Census Block: 1013	Council Ward: 2	District Council: 3
Year Built:	Foundation Sq Feet:	Loan Company:	Land Value: 294000	Building Value: 191000

Unverified Usage: 60- LIGHT MANUFACTURING- F- Industrial **ISP:** **Units:** 0

Zoning: TN3M / RC-4

Legal Desc: ROBERTSONS ADD TO WEST ST PAUL THE VAC 20 FT WIDE N-S ALLEY ADJ & PART LYING NLY OF PLATO BLVD AS RELOCATED OF FOL TRACT; LOTS 5 THRU LOT 9 BLK 179

Owner:
Wabasha Partners Llc
984 Hampden Ave
St Paul MN 55114-1108

Certificate of Occupancy Responsible Party:
Mark Haas
Wj Haas Manufacturing Corp.
550 Spiral Blvd
Hastings MN 55033
651-224-8554



160 Wabash Street South at 100 Feet Map

10/17/2019 11:07 AM

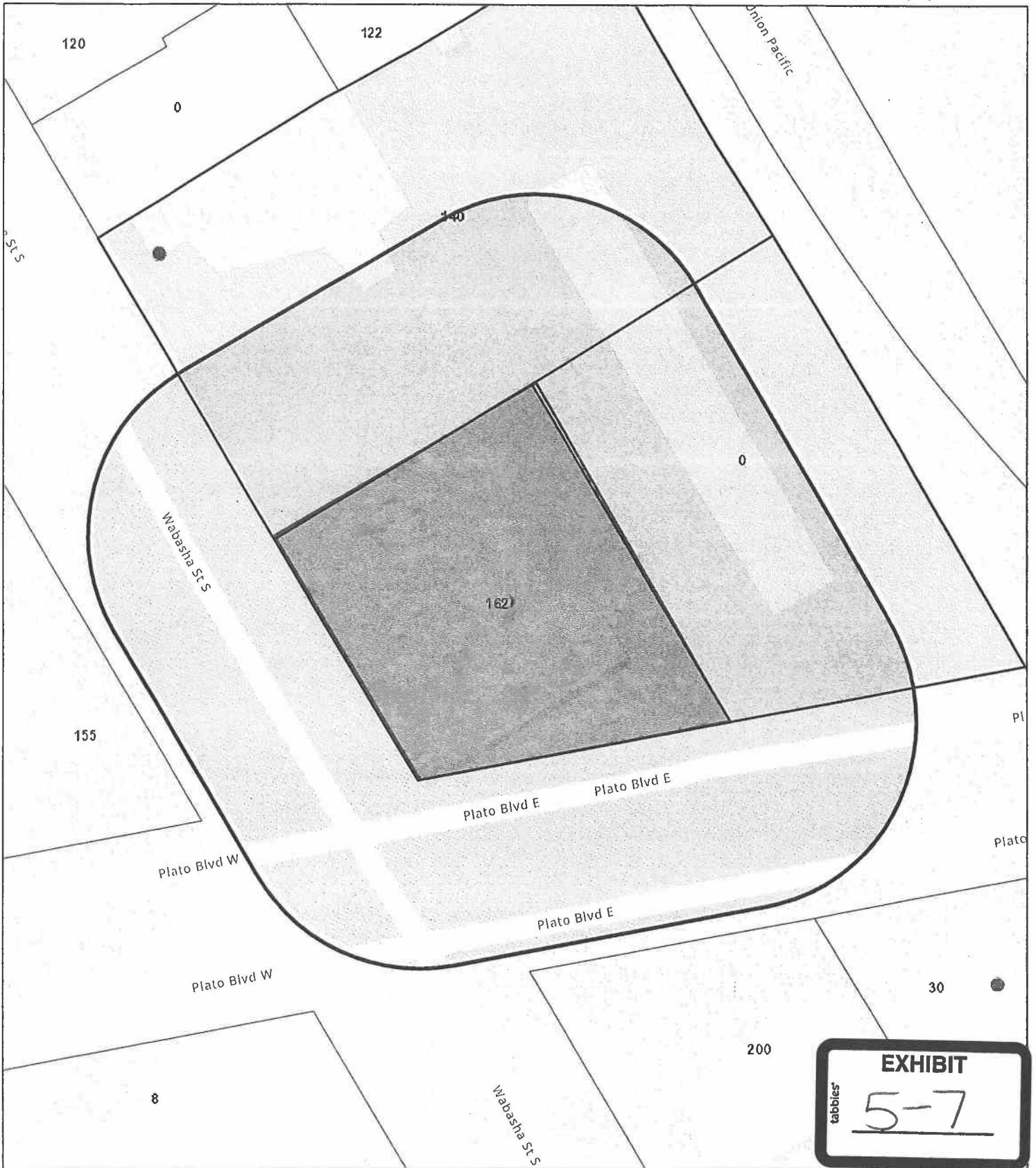
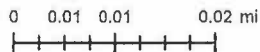


EXHIBIT
tabbies
5-7

Saint Paul Minnesota
The most livable city in America

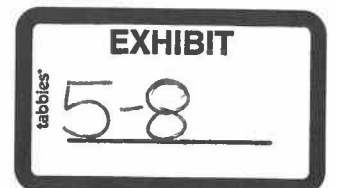


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, City of Saint Paul - Public Works

The Geographic Information System (GIS) Data to which this notice is attached are made available pursuant to the Minnesota Government Data Practices Act (Minnesota Statutes Chapter 13). The GIS Data are provided to you "AS IS" and without any warranty as to their performance, merchantability, or fitness for any particular purpose. The GIS Data were developed by the City of Saint Paul for its own internal business purposes. The City of Saint Paul does not represent or warrant that the GIS Data or the data documentation are error-free, complete, current, or accurate. You are responsible for any consequences resulting from your use of the GIS Data or your reliance on the GIS Data. You should consult the data documentation for this particular GIS Data to determine the limitations of the GIS Data and the precision with which the GIS Data may depict distance, direction, location, or other geographic features. If you transmit or provide the GIS Data (or any portion of it) to another user, the GIS Data must include a copy of this disclaimer.

160 Wabash Street South Owners list at 100 Feet

Name	Address	City, State, Zip	PIN
NJF PROPERTIES LLC	122 WABASHA ST	SAINT PAUL MN 55107-1818	62822410037
NJF PROPERTIES LLC	122 WABASHA ST	SAINT PAUL MN 55107-1818	62822410036
WABASHA PARTNERS LLC	984 HAMPDEN AVE	SAINT PAUL MN 55114-1108	62822410033



CITY OF SAINT PAUL

**CONSENT OF ADJOINING PROPERTY OWNERS FOR CREATION
OR EXPANSION OF A COMMERCIAL DEVELOPMENT DISTRICT**

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of WABASHA PARTNERS LLC,
(name of petitioner)
to create or expand a commercial development district on property located at 160
WABASHA ST. S, for the purpose of removing the property from
restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code; and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City Charter. We hereby consent to the petition of:
WABASHA PARTNERS LLC to create/expand a commercial development district.
(name of petitioner)

We consent to the approval of this commercial development district as it is explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
120 Wabasha	JEFF WIRICH	<i>[Signature]</i>	10/9/19

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.



CITY OF SAINT PAUL

**CONSENT OF OWNERS OF PROPERTY WITHIN A PROPOSED
COMMERCIAL DEVELOPMENT DISTRICT**

We, the undersigned, owners of property within the new or area of the expanded commercial development district acknowledge that we have been presented with the following:

1. A copy of the petition of WABASHA PARTNERS LLC
(name of petitioner)
to create or expand a commercial development district on property located at 1160
WABASHA ST. S, along with
a map showing the boundaries of the proposed district, for the purpose of removing the property from
restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code;
and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating
liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City
Charter. We hereby consent to the petition of:

WABASHA PARTNERS LLC to create/expand a commercial development district.
(name of petitioner)

We consent to the approval of this commercial development district as it was explained to us by the
applicant or his/her representative.

ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
30850 Birch Blvd	Theresa Davis	<i>Theresa Davis</i>	9/2/19

NOTE: The petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.



CITY OF SAINT PAUL

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COMMERCIAL DEVELOPMENT DISTRICT**

We, the undersigned, owners of property within the new or area of the expanded commercial development district acknowledge that we have been presented with the following:

1. A copy of the petition of WABASHA PARTNERS LLC,
(name of petitioner)
to create or expand a commercial development district on property located at 160
WABASHA ST. S, along with
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restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code;
and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating
liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City
Charter. We hereby consent to the petition of:

WABASHA PARTNERS LLC to create/expand a commercial development district.
(name of petitioner)

**We consent to the approval of this commercial development district as it was explained to us by the
applicant or his/her representative.**

ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
200 Wabasha St. S.	Holiday Stationstores, LLC	<i>[Signature]</i>	10/3/2019

NOTE: The petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.



CITY OF SAINT PAUL

**CONSENT OF OWNERS OF PROPERTY WITHIN A PROPOSED
COMMERCIAL DEVELOPMENT DISTRICT**

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(name of petitioner)
to create or expand a commercial development district on property located at 160
WABASHA ST. S, along with
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Charter. We hereby consent to the petition of:

WABASHA PARTNERS LLC to create/expand a commercial development district.
(name of petitioner)

We consent to the approval of this commercial development district as it was explained to us by the
applicant or his/her representative.

ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
155 Wabasha	NRB Associates	Jim Putzick	10/1/19

NOTE: The petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.



160 Wabash Street South Owners list at 100 Feet

Name	Address	City, State, Zip	PIN
NJF PROPERTIES LLC	122 WABASHA ST	SAINT PAUL MN 55107-1818	62822410037
NJF PROPERTIES LLC	122 WABASHA ST	SAINT PAUL MN 55107-1818	62822410036
WABASHA PARTNERS LLC	984 HAMPDEN AVE	SAINT PAUL MN 55114-1108	62822410033



CITY OF SAINT PAUL


**CONSENT OF OWNERS OF PROPERTY WITHIN A PROPOSED
COMMERCIAL DEVELOPMENT DISTRICT**

We, the undersigned, owners of property within the new or area of the expanded commercial development district acknowledge that we have been presented with the following:

1. A copy of the petition of WABASHA PARTNERS LLC,
(name of petitioner)
to create or expand a commercial development district on property located at 160
WABASHA ST. S, along with
a map showing the boundaries of the proposed district, for the purpose of removing the property from
restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.
2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code;
and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating
liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City
Charter. We hereby consent to the petition of:

WABASHA PARTNERS LLC to create/expand a commercial development district.
(name of petitioner)

We consent to the approval of this commercial development district as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
120 ¹²² Wabasha	JEFF WILKINSON		10/9/19

NOTE: The petition shall not be considered as officially filed until the lapse of seven (7) working days after it is receive by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.



CITY OF SAINT PAUL

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COMMERCIAL DEVELOPMENT DISTRICT**

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(name of petitioner)

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applicant or his/her representative.

ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
3085 Forest Ave Blvd	Theresa Davis	<i>Theresa Davis</i>	9/28/19

NOTE: The petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

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DO Sign away



CITY OF SAINT PAUL

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(name of petitioner)

We consent to the approval of this commercial development district as it was explained to us by the
applicant or his/her representative.

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Way

ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
200 Wabasha St. S.	Holiday Stationstores, LLC	<i>[Signature]</i>	10/3/2019

NOTE: The petition shall not be considered as officially filed until the lapse of seven (7) working days after it is receive by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

EXHIBIT

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5-16

CITY OF SAINT PAUL

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COMMERCIAL DEVELOPMENT DISTRICT**

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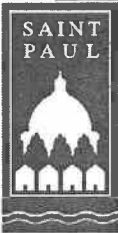
We consent to the approval of this commercial development district as it was explained to us by the
applicant or his/her representative.

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ADDRESS OR PIN#	RECORD OWNER	SIGNATURE	DATE
155 Wabasha	NRB Associates	Jim Patrick	10/1/17

NOTE: The petition shall not be considered as officially filed until the lapse of seven (7) working days after it is receive by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.





AERIAL MAP

160 Wabasha St S - Commercial Development District

Parcel Outlined in Blue



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plat, survey, official tax map or engineering schematic and is not intended to be used as such. Data source: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.





LAND USE MAP

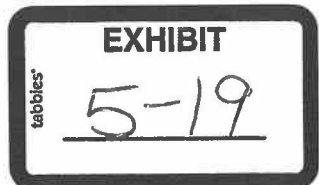
160 Wabasha St S - Commercial Development District

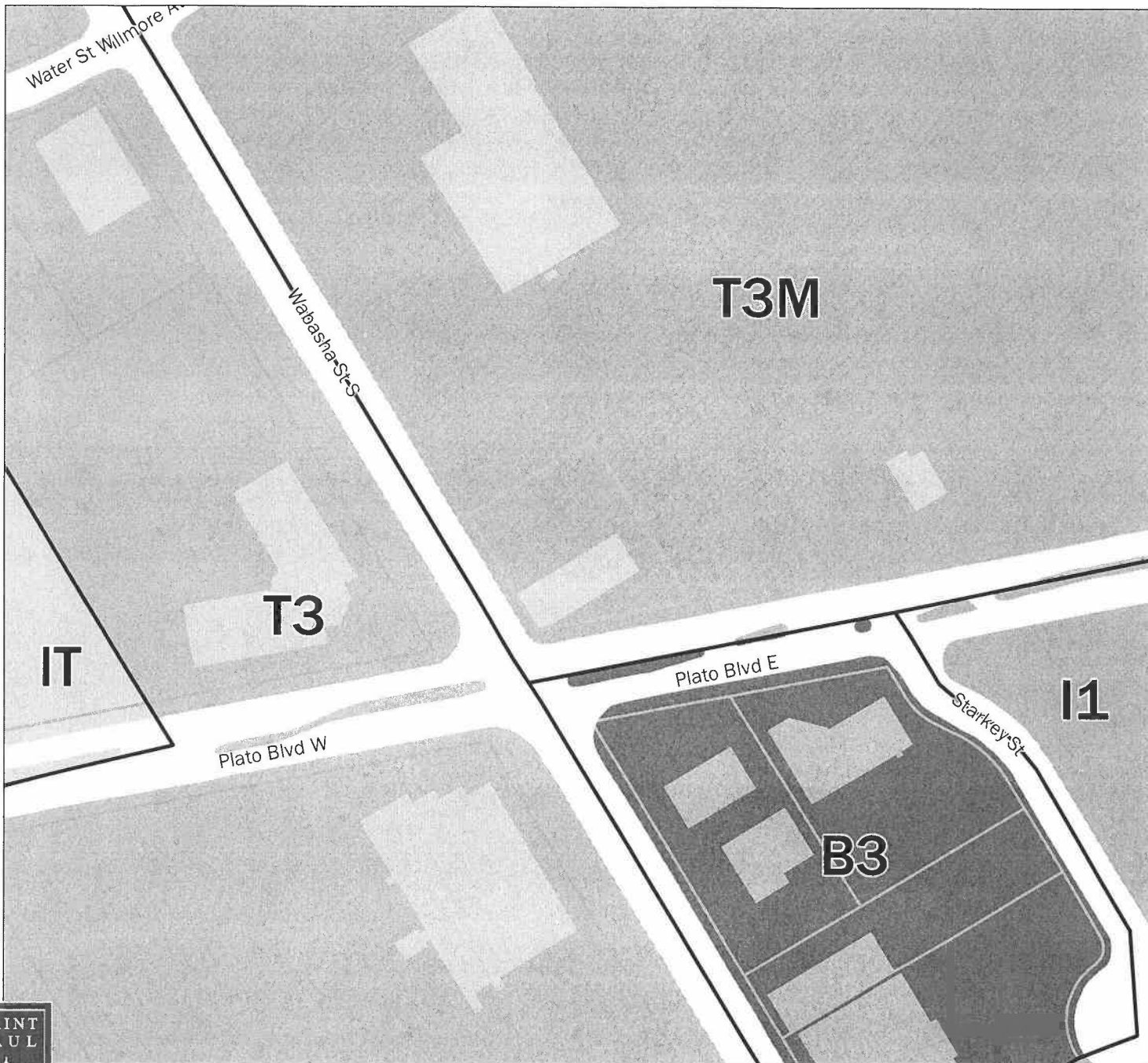


Parcel Outlined in Blue

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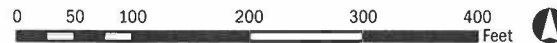
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|---------------------------|--------------------------------|--------------------------------|--------------|
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |
| Single Family Attached | Mixed Use Commercial and Other | Major Highway | |
| Multifamily | Industrial and Utility | Railway | |





ZONING MAP

160 Wabasha St S - Commercial Development District



Parcel Outlined in Blue

EXHIBIT
5-20

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RL One-Family Large Lot	RM3 Multiple-Family	BC Community Business (converted)	I3 Restricted Industrial
R1 One-Family	T1 Traditional Neighborhood	B2 Community Business	F1 River Residential
R2 One-Family	T2 Traditional Neighborhood	B3 General Business	F2 Residential Low
R3 One-Family	T3 Traditional Neighborhood	B4 Central Business	F3 Residential Mid
R4 One-Family	T3M T3 with Master Plan	B5 Central Business Service	F4 Residential High
RT1 Two-Family	T4 Traditional Neighborhood	IT Transitional Industrial	F5 Business
RT2 Townhouse	T4M T4 with Master Plan	ITM IT with Master Plan	F6 Gateway
RM1 Multiple-Family	OS Office-Service	I1 Light Industrial	VP Vehicular Parking
RM2 Multiple-Family	B1 Local Business	I2 General Industrial	PD Planned Development
			CA Capitol Area Jurisdiction