



**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 _____
Tentative hearing date _____

APPLICANT

Property Owner Schmidt Key House LLC
Address 505 Holly Ave
City St. Paul St. MN Zip 55102 Daytime phone (651) 4851738
Contact person (if different) Craig Cohen

**PROPERTY
LOCATION**

Address/Location 928 W. 7th Street, St. Paul, MN
Legal description SEE ATTACHED 55102

(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 4th day
of JUNE, 2015.

Tanya Everson
Notary Public

By: CRIG COHEN
Fee owner of property

Title: MANAGER / OWNER

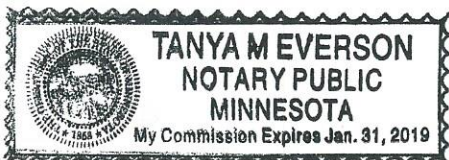


Exhibit A

Legal Description

Parcel A: (Torrens)

That part of Lot 1, Block 1, Schmidt Brewery Addition, Ramsey County, Minnesota, overlying the North 79.46 feet of the South 180.26 feet of the East 11.00 feet of Lots 1 through 5 Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition. Together the West half of Webster Street, formerly Second Street, vacated, lying between the extensions across said street of the South line of said Lot 1 and the North line of said Lot 5.

Parcel B: (Torrens)

That part of Lot 1, Block 1, Schmidt Brewery Addition, Ramsey County, Minnesota, overlying Lots 1, 2, 3, 4, 5, 17, 18, 19 and 20, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition, excepting therefrom the North 79.46 feet of the South 180.26 feet of the East 11.00 feet of said Lots 1 through 5;

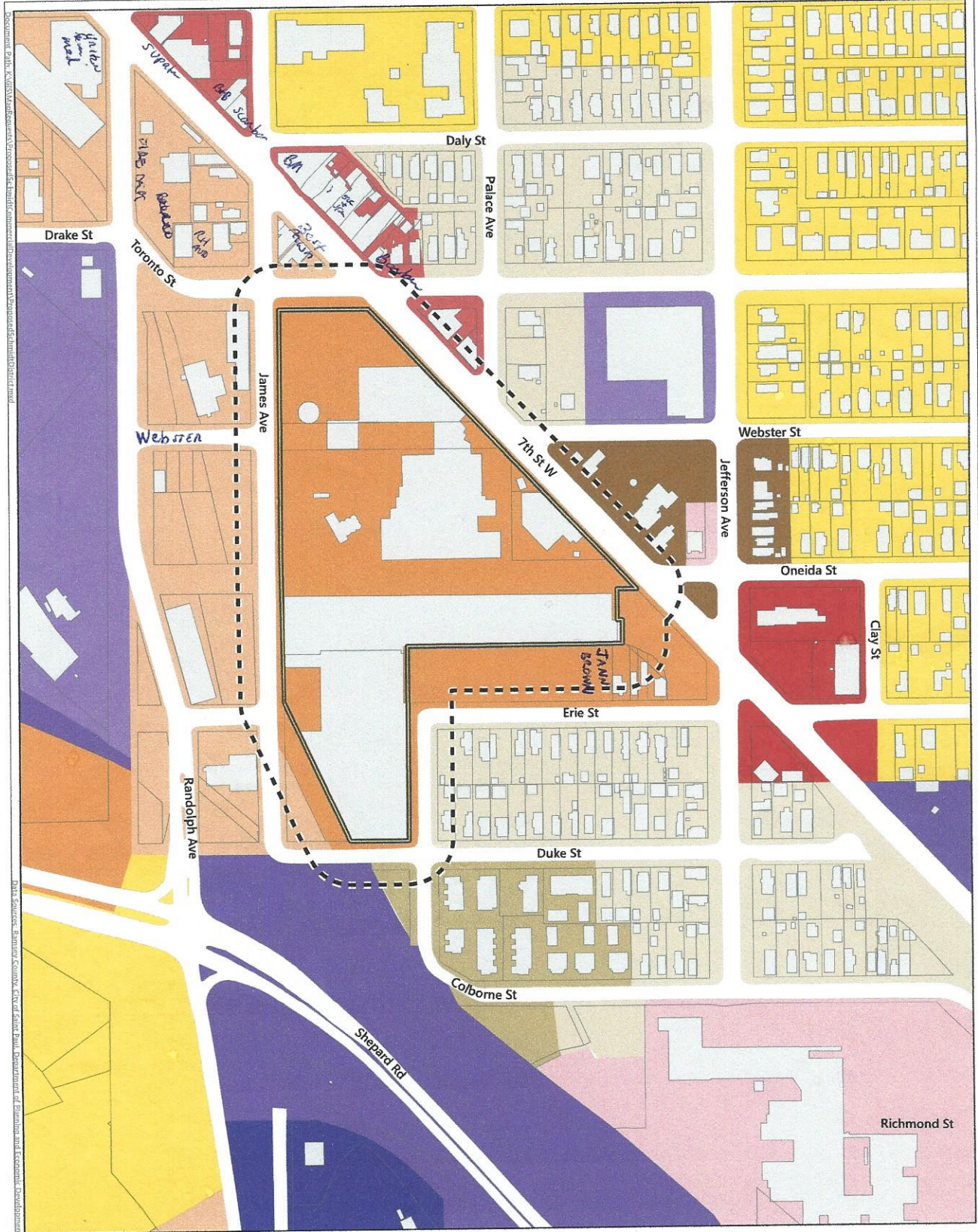
That part of Lot 1, Block 1, Schmidt Brewery Addition, Ramsey County, Minnesota, overlying Lot 16, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition;

That part of Lot 1, Block 1, Schmidt Brewery Addition, Ramsey County, Minnesota, overlying Lots 13, 14 and 15, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition, lying Southeasterly of the Southeasterly line of West Seventh Street.

Parcel C: (Abstract)

That part of Lot 1, Block 1, Schmidt Brewery Addition, Ramsey County, Minnesota, overlying Lots 6 and 7 and that part of Lots 8, 9 and 10 lying Southeasterly of the Southeasterly line of West 7th Street, all in Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul.

Torrens and Abstract Property.



Proposed Schmidt Commercial Development District

- Zoning Districts**
- R4 One-Family
 - RT1 Two-Family
 - RT2 Townhouse
 - RM2 Multiple-Family
 - T2 Traditional Neighborhood
 - T3 Traditional Neighborhood
 - OS Office-Service
 - B2 Community Business
 - B3 General Business
 - I1 Light Industrial
 - I2 General Industrial
 - I3 Restricted Industrial

- 100ft Proximity
- Lot Lines
- Building Footprints
- Proposed Schmidt Commercial Development District



Document Path: \\saintpaul\resources\gis\zoning\commercial\development\proposed\schmidt\district.mxd
 Data Sources: James, County, City of Saint Paul, Department of Planning and Economic Development
 2/28/2015

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 CRAIG COHEN,
(name of petitioner)
to create or expand a commercial development district on property located at 928 WEST 7TH STREET,
ST. PAUL, MN 55102, 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:

CRAIG COHEN 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
961 WEST 7 TH ST.	OWNER - SCARBOROUGH	<i>[Signature]</i>	5-21-15
965 West 7 th St	Bellies to Babies	<i>[Signature]</i>	5/21/15
967 West 7 th	Supplies, Inc	<i>[Signature]</i>	5-21-15
976 W. 7 th St.	Owner - Jandrigh Floral	<i>[Signature]</i>	5-21-15
957 W 7 th ST	BEARDED MERMAID	<i>[Signature]</i>	5-21-15
122823230128			
882 West 7	West 7 th Federal	<i>[Signature]</i>	5/26/15
122823230137	West 7 th Federal	<i>[Signature]</i>	
888 West 7 th St.	BHGDN, LLC	<i>[Signature]</i>	6-3-2015
543 James	BHGDN, LLC	<i>[Signature]</i>	6-3-2015

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.

Kaeg House

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 CRAIG COHEN (name of petitioner) to create or expand a commercial development district on property located at 928 WEST 7TH STREET, ST. PAUL, MN 55102, 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:

CRAIG COHEN 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.

Table with 4 columns: ADDRESS OR PIN#, RECORD OWNER, SIGNATURE, DATE. Row 1: 900 W. 7th St., St Paul Leased Housing Associates IV, L.P., [Signature], 5/29/15

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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 CRAIG COHEN,
(name of petitioner)

to create or expand a commercial development district on property located at 928 WEST 7TH STREET
ST. PAUL, MN 55102, 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:

CRAIG COHEN 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
949 W 7th St	Owner Joe A STARS	John Kelly	5-21-15
941 W 7th St	Owner Artista	Stanley Derly	5-21-15
933 W. 7th St	Owner Music Go Round	Jeffrey White	5-21-15
925 W. 7th ST	OWNER 7th STREET BARRER	ATK	5-21-15
966 W 7th St	Owner Best pass + CSLK	CSLK	5-21-15
940 W 7th St	Owner CSLK	CSLK	5-21-15
459 Toronto St	Owner R.H. Auto	R.H. Auto	5-21-15
630 JAMES AVE	Frederick J. Brown	Frederick J. Brown	05-21-15
974 West 7th	West 7th Federal	RCL	5/26/15
974 West 7	West 7th Federal	RCL	5/26/15
372 Erie Street	owner	Jim GSR	5-28-15

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CITY OF SAINT PAUL

**CONSENT OF OWNERS OF PROPERTY WITHIN A PROPOSED
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(name of petitioner)
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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:

CRAIG COHEN 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
375 Erie St	Janet Brown	JANET BROWN	5-28-15
399 Erie St	Guadalupe	Guadalupe Zubizarain	6-2-15
410 Erie St.	Bree Madone	Bree Madone	6.2.15
408 Erie St	KRISTINE KAWIZMAN	Kristine Kawizman	6/2/15
406 Erie St	ANDREW LAWTON	Andrew Lawton	6/2/15
899 W 7th street	Boris Tsvetkovat	B. Tsvetkovat	07/03/15
915 W 7th St	FAT Costello	FAT Costello	06/03/15
915 W 7th	Tom Costello	Tom Costello	6/5/15

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.

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

STATE OF MINNESOTA)

: SS

COUNTY OF RAMSEY)

The petitioner, CRAIG COHEN, 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.

CRAIG COHEN
NAME

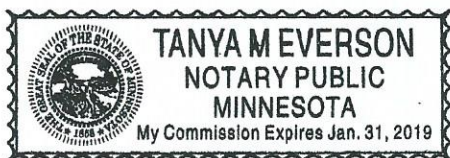
565 HOLLY AVE., ST. PAUL, MN 55102
ADDRESS

(651) 485-1738
TELEPHONE NUMBER

Subscribed and sworn to before me
this 4th day of JUNE, 2015

Tanya M Everson
NOTARY PUBLIC

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8/3/99

**AFFIDAVIT
OF PERSON CIRCULATING THE CONSENT PETITION**

STATE OF MINNESOTA)

: SS

COUNTY OF RAMSEY)

CRAIG COHEN, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 9 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.

CRAIG COHEN
NAME

565 HOLLY AVE., ST. PAUL, MN 55102
ADDRESS

(651) 485-1738
TELEPHONE NUMBER

Subscribed and sworn to before me
this 4TH day of JUNE, ~~10~~ 2015

Tanya Everson
NOTARY PUBLIC



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8/3/99