



Minnesota Commercial Railway

508 Cleveland Avenue North Saint Paul, Minnesota 55114 www.mnnr.net

Wayne Hall
Chief Operating Officer

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March 29, 2018

City of Saint Paul
St Paul City Council
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102

Re: 2103 Wabash Ave, St Paul, MN 55114

The Minnesota Commercial Railway and its predecessor the Minnesota Transfer Railway have been in existence since the late 1800's in St Paul. Our railroad services many businesses in the very active Midway area of St Paul. We were notified by mail of an appeal of a conditional use permit for mixed residential/commercial use at the property located at 2103 Wabash Ave which used to be a meat packing plant. The property lays in the middle of an industrial area with lots of truck traffic, bus traffic and our company's train traffic on both sides of the property. Our company's railroad tracks run along Wabash Ave and Myrtle Ave, which both serve the WestRock Paper plant. Our railroad services the WestRock plant when service is needed, quite often during the night time hours. Noise associated with this operation will be heard by residents in the building. In recent years the city of Minneapolis and the city of New Brighton have had similar issues when they allowed residential complexes to be built next to railroad tracks which were established over 100 years ago.

Families especially with children living and playing yards from an active railroad track are not safe. Trains are naturally a fascination to children.

Another factor is that parking will inevitably be a major problem. As the code reads 120 parking spots would be required for this complex to accommodate residents and retail customers. As it stands only 65 parking spaces are on the permit. Tennant and business parking will end up on the neighboring streets where train traffic, bus traffic and truck traffic operate. Our railroad periodically requires vehicles to be towed due to obstructing train traffic under the following State of Minnesota Statute:

169.34 PROHIBITIONS; STOPPING, PARKING.

Subdivision 1. Prohibitions.

(a) No person shall stop, stand, or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or traffic-control device, in any of the following places:

(9) within 50 feet of the nearest rail of a railroad crossing

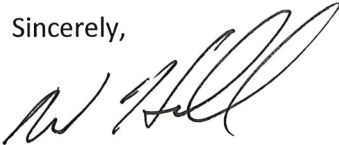
Subd. 2. Violation; penalty for owner or lessee.

(a) If a motor vehicle is stopped, standing, or parked in violation of subdivision 1, the owner of the vehicle, or for a leased motor vehicle the lessee of the vehicle, is guilty of a petty misdemeanor

Also concerning is that there are not any sidewalks in the area to permit safe passage for residents or patrons. People do not have a safe place to walk!

In summary the Minnesota Commercial Railway strongly opposes the development of the property at 2103 Wabash Ave due to a number of public safety issues previously discussed. This property should remain zoned as industrial, and not permitted to conditional use for residential for obvious public safety reasons.

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne Hall", written in a cursive style.

Wayne Hall
Chief Operating Officer
Minnesota Commercial Railway