



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

December 1, 2011

David Schwebel
Wellington Management
1625 Energy Park Drive Suite 100
St Paul MN 55108

Subject: Subdivision- new plat 11-292-148, Wellington Management (180 S. Grotto)

Dear David Schwebel:

You have submitted for approval the Combined plat for Wilder Addition to Summit Park to create 6 residential lots in the area bounded by Fairmount Avenue to the north; existing residential lots to the east, Osceola Avenue to the south and Grotto Street to the west. City staff have reviewed the combined plat, submitted on October 20, 2011, and have identified the following issues:

Department of Public Works (Coleen Paavola 266-6104)

The City of Saint Paul acknowledgement certificate book should be revised to show only one line for the City Clerk to sign, and the text should be revised to the first person singular.

Drainage easement required for permit A91589 and removal permits for 5120. Please contact Anca Sima with Public Works Sewers; 651-266-6237 or anca.sima@ci.stpaul.mn.us

Parks (Mike Kimble 266-6417)

Parks and Recreation has reviewed the above referenced combined plat for 180 S. Grotto St. application and as per the Parkland Dedication Ordinance, sec. 69.511 of the St. Paul Leg. Code, we have determined that the parcel of land (0.053 acres) required as dedication is not of a suitable size or location to meet the criteria of desirable land for park development and we thus recommend that the cash dedication (\$7,628.67) be accepted in lieu there of..

Pin #	Acres	2011 Assessed Value
022823440070	2.62	\$1,144,300
Subtotal	2.62	\$1,144,300

.02 x 2.62 acres = 0.053 acres of dedicated land required - (not sufficient)

\$1,144,300 x .02 = \$22,886, divided by 3 = \$7,628.67 dedication fee required

DSI (Mary Montgomery 266-9088)

DSI Zoning and Plan Review have reviewed this application for Combined Plat and have no objections with one correction and conditions.

Zoning File #11-292148

Combined Plat

Page 2 of 3

This is the Amherst Wilder Foundation property at 180 S. Grotto between Fairmount and Osceola.

Total lot size 114,416 Sq ft. Zoning R4.

6 residential R4 lots will be split off. 2 will be on Fairmount and 3 on Osceola. A private alley will be created at the west end of the existing alley from Kenwood Parkway between Fairmount and Osceola.

Condition: Provide copies of the alley easements.

Proposed lot 1

Will be the current institutional buildings and possibly house the Emily Program.

Reestablishing the nonconforming use and new CUP are in process.

Lot area 70,774 sq ft. OK

No setback issues

No slope issues.

Condition: The steps called out by Fire show they are proposed moved to the south side of the deck. Prove that they are 5' from the proposed new property line and don't require fire rating.

A gas line serving the Wilder buildings runs to the northeast across proposed lots 2 and 3.

Condition: Redirect this gas line and remove from proposed lots 2 and 3.

There is a storm sewer catch basin on proposed parcel 1 at the low point of the entire site. It drains to the southeast under proposed Lot 4 to a second catch basin on proposed lot 4 then south to Osceola.

Condition: Wesley Saunders-Pearce will review for storm water management to follow.

Lot 2 on Fairmount

8,007 sq ft - OK

50' frontage - OK

No setback issues

No slope issues

A 10' wide alley access easement will be granted across the south property line for access to the 6 new homes.

Lot 3 on Fairmount

8,008 Sq ft - OK

50' frontage - OK

No setback issues

no slope issues

A 10' wide alley access easement will be granted across the south property line for access to the 6 new homes.

Lot 4 on Osceola

9,707 Sq ft - OK

60' frontage - OK

No setback issues

Zoning File #11-292148
Combined Plat
Page 3 of 3

No slope issues

A 10' wide alley access easement will be granted across the north property line for access to the 6 new homes.

Lot 5 on Osceola

9,609 - OK

60' frontage - OK

No setback issues

No slope issues

A 10' wide alley access easement will be granted across the north property line for access to the 6 new homes.

Lot 6 on Osceola

8,411 sq ft - OK

60' frontage - OK Correction: Page 4 of the plans shows this as a 50' frontage in error.

No setback issues

No slope issues

A 10' wide alley access easement will be granted across the west 20' of the north property line for access to the 6 new homes.

Fire has reviewed this proposal. As long as code compliant egress is maintained on the east side of the building (by relocating the existing steps), fire has no issues with this plat.

Please submit three copies of the revised plat, as well as an 8 ½ - by - 11 reduction, to the Zoning Office, 14th floor, City Hall Annex, for review. Once these issues have been satisfactorily addressed and a revised final plat is submitted, it will be reviewed prior to forwarding a recommendation to the City Council. At that time a public hearing will also be scheduled.

If you have questions, please contact me at 651-266-6618 or via e-mail at kate.reilly@ci.stpaul.mn.us.

Sincerely,



Kate Reilly
City Planner

c: Zoning File # 11-292-148
Mike Winfield, County Surveyor's Office