

From: [Jessica Paulsen](#)
To: [*CI-StPaul_LH-Licensing](#)
Cc: [Tom Ferrara](#)
Subject: Submission of Concerns Regarding License Application for 79 Western Avenue North
Date: Saturday, August 2, 2025 3:13:09 PM
Attachments: [Letter re License Application Notification.pdf](#)
[Notification.pdf](#)

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Dear Legislative Hearing Officer:

Per the License Application Notification we received, we are submitting the attached letter outlining our concerns. Also attached are:

- A copy of the notification we received
- The following photos:
 - The view of the venue from our property on Holly Avenue
 - The view of our property from the venue
 - A panoramic view of our property and the venue's windows facing Holly Avenue
 - A close-up of the venue's windows on Holly Avenue

Please let us know if any additional information is needed.

Sincerely,

Robert & Jessica Paulsen (Meyer)
Property Owners
392/394 Holly Avenue
St. Paul, MN 55102
612-388-4218 (Robert)
651-208-9009 (Jessica)

August 2, 2025

Legislative Hearing Officer
310 City Hall
15 West Kellogg Blvd.
Saint Paul, MN 55102

Dear Legislative Hearing Officer:

We are writing in response to the attached License Application Notification (License #0043940) concerning the property at 79 Western Avenue North, currently operated by The University Club of St. Paul, doing business as The Commodore.

After receiving the notification, we contacted Tom Ferrara, Inspector with the Department of Safety and Inspections, to better understand the proposed changes. He explained that:

"...the primary difference in operations if approved by Council would allow the establishment itself to provide entertainment to customers on nights there is not a rental."

As the owners of the duplex located directly across the street on Holly Avenue—approximately 100 feet from the venue's south windows—we are deeply concerned about this proposed change.

Even under the current license, we have experienced significant disturbances, including:

- Excessively loud music during events, sometimes continuing until 11:30 p.m. or even midnight
- Late-night noise from patrons returning to their cars parked along our residential street
- On one occasion, amplified sound from open venue windows, which was particularly disruptive
- strobe lights visible from inside our home

We have already contacted the St. Paul non-emergency line on at least two occasions to complain about the level of noise. The disruption affects not only us, but also our tenants in the adjoining unit of our duplex, and may impact our ability to rent in the future.

We are also concerned that the venue may not be fully adhering to its existing licensing conditions. For example:

- We have not seen evidence of soundproof curtains

- On one occasion the windows facing Holly Avenue were open during a very loud event
- Unloading and loading of musical equipment, chairs, etc. on the south side door off of Holly Avenue

We also have concerns whether storm windows have been installed on the Holly Avenue side (south side).

This is a quiet, residential neighborhood, and the current level of noise and activity already strains the quality of life for residents nearby. Allowing the venue to expand its operations to include additional entertainment nights—beyond private events—would only increase the disruption.

We respectfully urge the City Council to take these concerns into account when reviewing this application. We believe the current arrangement already exceeds what is reasonable for a residential area, and any expansion of entertainment permissions would make the situation worse.

Thank you for your attention to this matter.

Sincerely,

Robert and Jessica Paulsen
Property Owners
392/394 Holly Avenue
St. Paul, MN 55102











CITY OF SAINT PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS
Angie Wiese, Director

175 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1024

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

ROBERT C PAULSEN JESSICA D MEYER
392 HOLLY AVE
SAINT PAUL MN 55102-2204

Dear Resident and/or Neighborhood Organization:

The Department of Safety and Inspections (DSI) has received an application for a license for a business in your area. You are being notified because this request requires neighborhood notification.

Details regarding this matter are given on the reverse side of this letter. You will have 15 days from the date this notice was mailed to express any objections. The response deadline is given on the reverse side of this document. If you have any objections to the application as described on the reverse side, **please send your objection(s) (with your telephone number) in writing to:**

Legislative Hearing Officer
310 City Hall
15 West Kellogg Blvd.
Saint Paul, MN 55102

Or email to: LH-Licensing@ci.stpaul.mn.us

If objections are received, a hearing will be scheduled before a legislative hearing officer. If you have sent in an objection, you will receive notice of the time, place and date of the scheduled hearing. At that hearing, the Legislative Hearing Officer will take testimony from all interested persons. At the end of this hearing, the Legislative Hearing Officer will make a recommendation to the City Council as to whether the license request should be approved or be referred to an administrative law judge for further review. The City Council will have the final authority to grant or deny the license.

If you have any questions regarding this matter, please contact Tom Ferrara, DSI Inspector III, at 651-266-8989, or me at 651-266-9106.

Sincerely,

Jeff Fischbach
DSI Inspector III

LICENSE APPLICATION NOTIFICATION

License Number: 0043940

Application for: **Class B Entertainment License and modify existing license conditions to permit the establishment to provide entertainment events to their customers for a business with the following existing licenses Liquor On Sale - 181-290 Seats, Liquor On Sale - Sunday and Limited Entertainment (B)**

License at: 79 Western Ave N

Licensee: The University Club of St Paul, doing business as The Commodore
John Rupp, owner, 651-209-6573

License Condition to be REMOVED:

- Entertainment will be provided by persons renting the licensed premises for wedding, anniversary, retirement, or similar family and/or social function(s).
- The licensee shall fully comply with and be subject to the requirements of section 411.04 (b) (5), (6), & (7).

Existing License Conditions to REMAIN:

1. The licensee shall be responsible for compliance by all renters and users of the licensed and contiguous premises.
2. Install storm windows to reduce the penetration of noise on windows facing Holly Avenue and install locking mechanisms to insure that these windows cannot be opened during events with music or other entertainment within six months.
3. Install drapery capable of absorbing sound, reducing sound penetration and preventing strobe light penetration on windows facing Holly Avenue within six months.
4. The south (Holly Avenue) door will be secured and a Crash Bar and sounding device installed to insure that this door is used as an emergency exit only. This condition must be met immediately.
5. All loading and unloading will be done through the service entrance located on the north side of the building. Blocking of driveways and exits by vehicles will be prohibited and unattended vehicles will not be allowed to remain in the fire lane.
6. A qualified security guard will be on the premises before, during and after the scheduled time of the event in order to prevent excessive noise, illegal parking, public drunkenness or violations of rules for use of the property. One security guard will be on duty for events less than 100 persons and two security guards or one guard in direct communication with staff for events over 100 persons.
7. Entertainment will end at 12:00 midnight.
8. There will be full compliance with City ordinances including the noise ordinance and those regulating the consumption of alcohol outside of the building.
9. A phone line will be maintained to allow residents to contact Commodore staff directly during all events.
10. A smoking area will be designated that is agreeable to the residents association. Smoking in and around other entrances and/or exits will be prohibited.
11. The property and ground will be cleaned up by the morning following any event.
12. Appropriate signage will be installed to assist in enforcement of City ordinances, license restrictions and rules regarding use of the property.
13. A listing of upcoming events will be posted in an appropriate location. A weekly update is suggested.

Deadline for Response Date: Saturday, August 2, 2025, at 4:30 p.m.

If you have any comments on the license application, you must respond in writing by Saturday, August 2, 2025 to:

Legislative Hearing Officer
310 City Hall
15 West Kellogg Blvd.
Saint Paul, MN 55102

Or email to: LH-Licensing@ci.stpaul.mn.us

If you have any questions, please contact DSI Inspectors Tom Ferrara or Jeff Fischbach at 651-266-8989.
Notice Mailed: Friday, July 18, 2025

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