

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Associated Bank
 2. **APPLICANT:** Associated Bank et al **HEARING DATE:** September 12, 2013
 3. **TYPE OF APPLICATION:** Rezoning
 4. **LOCATION:** 176 N. Snelling et al; area bounded by Marshall, Snelling, Selby, and Saratoga
 5. **PIN & LEGAL DESCRIPTION:** Rezoning to T2 traditional neighborhood: 032823220015; 032823220014; 032823220013; 032823220012; 032823220011; 032823220010; 032823220009; 032823220016; 032823220017; 032823220018; 032823220019; 032823220020; 032823220021; 032823220022; 032823220023; 03282322007; 03282322006; 03282322005; 03282322004 (see file for legal descriptions). Rezoning to T3 traditional neighborhood: 032823220102; 032823220103; 032823220104; 032823220105; 032823220106; 032823220107; 032823220098; 032823220099; 032823220100; 032823220101 (see file for legal descriptions).
 6. **PLANNING DISTRICT:** 13 **EXISTING ZONING:** RM2, B2, B3, VP, and I1
 7. **ZONING CODE REFERENCE:** §61.801(b)
 8. **STAFF REPORT DATE:** September 3rd, 2013 **BY:** Josh Williams
 9. **DATE RECEIVED:** August 13, 2013 **60-DAY DEADLINE FOR ACTION:** October 12, 2013
-

- A. **PURPOSE:** Rezone from B2 Community Business, B3 General Business, RM2 Multiple-Family Residential, VP Vehicular Parking, and I1 Light Industrial to T2 and T3 Traditional Neighborhood.
- B. **PARCEL SIZE:** approx. 225,085 sq. ft.
- C. **EXISTING LAND USE:** Mix of commercial, residential, accessory parking, and industrial.
- D. **SURROUNDING LAND USE:**
 - North: Electrical substation (B3) / railroad right-of-way (RM2)
 - East: Residential (RM2) / office (OS)
 - South: Residential (RM2) / retail/commercial (B2)
 - West: Multi-family residential (RM2) / Retail/commercial (B2)
- E. **ZONING CODE CITATION:** §61.801(b) provides for changes to the zoning of property initiated by the property owner.
- F. **HISTORY/DISCUSSION:** For purposes of this discussion, the properties north of Dayton and east of Snelling will be collectively referred to as the "north block", and those on the block bounded by Selby, Snelling, Dayton, and Saratoga as the "south block". Based on review of aerial photography, the north block appeared to be in primarily residential use as recently as 1985, with the exception of a now vacant gas station at the southeast corner of Snelling and Marshall. Properties at 1563, 1559, and 1555 Dayton (north block) rezoned from RM2 to P1 (now VP) in 1986. In the following few years, additional properties on Dayton east of Snelling were converted to commercial and accessory uses. Also in 1986, properties at 1536 and 1540 Dayton (south block) were rezoned from RM2 to B2. The remainder of the B2 zoned property on the south block bounded by Selby, Snelling, Dayton and Saratoga was given that designation sometime prior to 1986. A 1935 insurance map shows commercial uses along the Snelling frontage and mid-block on the south block. Zoning records show incremental conversion of the south block from residential to commercial uses beginning around 1950. On the south block, the applicant requests rezoning of all B2 parcels as well as an additional 6 RM2 parcels to T3 traditional neighborhood. On the north block, the applicant is requesting rezoning of parcels zoned B3, RM2, VP, and I1 to T3 traditional neighborhood.
- G. **DISTRICT COUNCIL RECOMMENDATION:** District 13 made a recommendation for approval of this application.
- H. **FINDINGS:**

1. The applicant is requesting rezoning of two adjacent sets of parcels to accommodate planned redevelopment. The block bounded by Selby, Snelling, Dayton, and Saratoga ("south block") consists of B2 zoned parcels occupied by the bank branch and associated parking, and five RM2 zoned parcels immediately to the east that are currently occupied by single family homes. The applicant is requesting to rezone all of the described south block parcels to T3 traditional neighborhood in order to accommodate a planned mixed-use development.

The parcels north of Dayton and east of Snelling ("north block") are, from west to east: six B3 zoned parcels along Snelling Avenue (one occupied by a small lender, the remainder vacant), a single RM2 zoned parcel on which sits an unoccupied single family residential structure, six VP zoned parcels (five in use as accessory parking for the bank branch on the south block, one the site of a single family residential structure), three additional RM2 zoned parcels occupied by two single family residential structures and a portion of one industrial structure, and two irregularly shaped I1 zoned parcels occupied by the remainder of the industrial structure. The applicant is requesting to rezone all of the described north block parcels to T2 traditional neighborhood in order to accommodate a bank branch and regional headquarters building. A shared community lot serving businesses located within the Selby and Snelling commercial node may also be constructed on the north block.

2. The proposed zoning is consistent with the way this area has developed. The area requested for rezoning includes both areas that have long been in commercial use as well as areas that were until relatively recently in residential uses. The south block has been in commercial use along the Snelling frontage and at mid-block since as early as 1925. The latter half of the 20th century saw conversion of additional portions of the block from residential to commercial uses. Zoning records are incomplete, but review of aerial photography suggests that the north block was mostly or completely in relatively low density residential use as recently as 1985. Around that time, conversion of the block to commercial uses began, resulting in the present mix of commercial and residential uses. The current zoning of the properties in question reflects this varied history.

The proposed T2 and T3 zoning would codify the existing mixed use character of the area. Snelling Avenue is an important multi-modal transportation corridor. It carries large amounts of automotive traffic, and the Metropolitan Council is seeking to implement Arterial Bus Rapid Transit along the corridor. The Minnesota Department of Transportation also recently completed a plan which identified improvements to better accommodate and improve safety for pedestrians and bicyclists within the Snelling right-of-way.

Concurrent with the rezoning request, the applicant is currently seeking zoning approvals for the construction of a new bank branch and regional office at the northeast corner of Snelling and Dayton on the north block and for a higher density mixed use developments on the portions of the south block proposed for rezoning. These projects are representative of the types of development allowed under the respective proposed zoning designations (T2 on the north block, T3 on the south block). In turn, the zoning designations are consistent with the existing mixed-use character of the area and the location along an important multi-modal transportation corridor. Specifically, the proposed T2 zoning of the north block will allow slightly lower density uses, as well as the possibility of drive-through facilities for sales or service, uses appropriate for a site along a major thoroughfare which carries large amounts of automotive traffic and is proximal to an interstate highway. At the same time, it requires a transit-oriented design, and allows for increased density as the modal split shifts toward transit users, pedestrians, and bicyclists. The proposed T3 zoning of the south block allows higher-density mixed-use development, and takes advantage of the location along a major transit line, including a planned Arterial BRT stop on the Snelling face of the south block.

3. The proposed zoning is consistent with the Comprehensive Plan. The Land Use Chapter of the Saint Paul Comprehensive Plan identifies the area as part of a Mixed-Use Corridor. Policy LU 1.21 of the Comprehensive Plan calls for "accommodating growth" and "providing housing

at densities that support transit” within mixed-use corridors. The proposed zoning will allow higher density residential development along the Snelling mixed-use corridor and will also accommodate new commercial space. The Snelling Hamline Neighborhood Plan encourages transit-oriented development and new construction that complements existing structures; design standards that are part of the proposed traditional neighborhood zoning will provide a basis for meeting these objectives.

4. The proposed zoning is compatible with the mixed-use character of the surrounding area. Adjacent to the south block, the other three corners of the intersection of Snelling and Selby, as well as the corresponding block faces along those streets, are characterized by commercial uses. To the northwest, southwest, and southeast, these areas transition to residential areas zoned RT1 (two-family residential). The eastern-most portion of the south block and the area immediately across Saratoga from the south block are characterized primarily by lower-density residential, but are zoned RM2 multifamily residential. The dimensional and density standards for RM2 are very similar to those for T2; this similarity, combined with the design standards for traditional neighborhood zones make for an appropriate transition from the proposed T3 zone to the remaining residential-zoned areas to immediately to the east of the south block. The proposed mixed-use project on the south block will result in the removal of most of the existing low density residential structures from the block.

The north block will be adjacent to B3 zoning to the west across Snelling, RM2 zoned railroad right-of-way directly to the north, and RM2 zoned residential areas along Saratoga to the southeast. The proposed T2 zoning is compatible with these surrounding zoning districts.

5. Court rulings have determined that “spot zoning” is illegal in Minnesota. Minnesota courts have stated that this term *“applies to zoning changes; typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.”* The proposed zoning are for relatively large contiguous areas and would establish a use classification consistent with the surrounding properties. The proposed zoning would not constitute spot zoning.
 6. The petition for rezoning was found to be sufficient on August 26th, 2013: 50 parcels eligible; 34 parcels required; 34 parcels signed.
- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the proposed rezoning from B2 Community Business, B3 General Business, RM2 Multiple-Family Residential, VP Vehicular Parking, and I1 Light Industrial to T2 and T3 Traditional Neighborhood.



PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: 13-226244
 Fee: 2700.00
 Tentative Hearing Date: 9-12-13 *add 26-13*

APPLICANT

Property Owner Associated Bank/Liberty State Bank
 Address 10708 West Janesville Road, MS # .7614
 City Hales Corner St. WI Zip 53130 Daytime Phone 414-525-3269
 Name of Owner (if different) _____
 Contact Person (if different) David Knight Phone 414-525-3269

PROPERTY LOCATION

Address/Location Multiple - See Attached Owners Reports
 Legal Description Multiple - See Attached Owners Reports
 Current Zoning Multiple (see Map)
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes, Associated Bank/Liberty State Bank, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a multiple (over 24 properties) zoning district to a zoning district, for the purpose of: a TN2 or TN3 zoning, depending on the attached project plans.

RECEIVED
 AUG 26 2013

(attach additional sheets if necessary)

Per _____

Attachments as required: Site Plan Consent Petition Affidavit

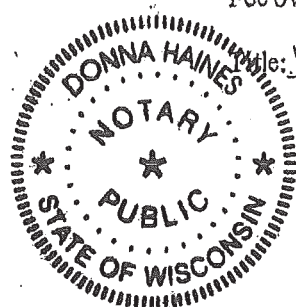
Subscribed and sworn to before me

this 20 day

of Aug, 2013

Donna Haines
 Notary Public
 EXP 10.20.2013

By: *David Knight*, DAVID KNIGHT
 Fee owner of property



File: VP-REAL ESTATE SERVICES



PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Dennis & Kathryn Getten
 Address 202 Snelling Avenue North
 City St Paul St. MN Zip 55104 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 202 Snelling Avenue North
 Legal Description: See attached Owners Report
 Current Zoning _____
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes, Dennis & Kathryn Getten, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a _____ zoning district to a zoning district, for the purpose of:

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

this 7th day

of August, 2017

Lindsey R Acker

Notary Public



Lindsey R Acker
 Notary Public - Minnesota
 My Commission Expires 01/31/18

By: Kathryn Getten
Dennis Getten
 Fee owner of property

Title: _____



PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 268-6589

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Rachel L. Brown
 Address 1529 Selby Avenue
 City St Paul St. MN Zip 55104 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1529 Selby Avenue
 Legal Description See attached Owners Report
 Current Zoning _____
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.367(6) of Minnesota Statutes, Rachel L. Brown, owner of land proposed for rezoning, hereby petitions you to rezone the above described property from a _____ zoning district to a zoning district, for the purpose of:

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

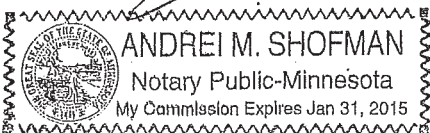
Subscribed and sworn to before me

this 12th day

of August, 2013

Andrei M. Shofman
 Notary Public

By: [Signature]
 Fee owner of property
 Title: _____





PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only

File #: _____

Fee: _____

Tentative Hearing Date: _____

APPLICANT

Property Owner Pamela V Drake
 Address 1535 Selby Avenue
 City St Paul St. MN Zip 55104 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1535 Selby Avenue
 Legal Description See attached Owners Report
 Current Zoning _____
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
Pamela V Drake, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a _____ zoning district to a zoning
 district, for the purpose of:

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

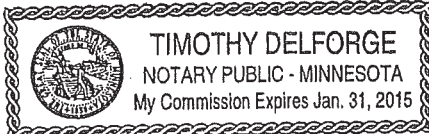
this 9th day

of August, 2013

By: Pamela V Drake
 Fee owner of property

Title: _____

[Signature]
 Notary Public





PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Chad & Kristin Ellsworth
 Address 1532 Dayton Avenue
 City St Paul st. MN. Zip 55104 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1532 Dayton Avenue
 Legal Description See attached Owners Report
 _____ Current Zoning _____
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 81.800 of the Saint Paul Zoning Ordinance and to Section 462.357(6) of Minnesota Statutes,
Chad & Kristin Ellsworth owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a _____ zoning district to a zoning
 district, for the purpose of:

(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me

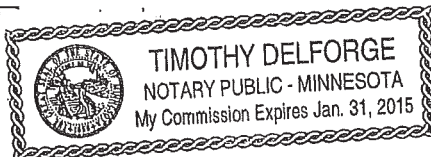
this 12th day

of August, 2013

By: [Signature]
 Fee owner of property

Title: _____

[Signature]
 Notary Public





PETITION TO AMEND THE ZONING CODE
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only
 File #: _____
 Fee: _____
 Tentative Hearing Date: _____

APPLICANT

Property Owner Joseph & Alexandra Mayo-Cullen
 Address 1526 Dayton Avenue
 City St. Paul St. MN Zip 55404 Daytime Phone _____
 Name of Owner (if different) _____
 Contact Person (if different) _____ Phone _____

PROPERTY LOCATION

Address/Location 1526 Dayton Avenue
 Legal Description See attached Owners Report
 Current Zoning _____
 (attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 61.800 of the Saint Paul Zoning Ordinance and to Section 462.357(5) of Minnesota Statutes,
Joseph & Alexandra Mayo-Cullen, owner of land proposed for rezoning, hereby petitions you to
 rezone the above described property from a _____ zoning district to a zoning
 district, for the purpose of:

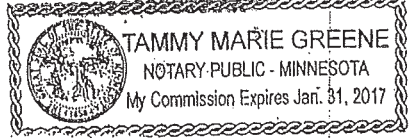
(attach additional sheets if necessary)

Attachments as required: Site Plan Consent Petition Affidavit

Subscribed and sworn to before me
 this 10 day

By: Alexandra Mayo-Cullen
Joseph Mayo-Cullen
 Fee owner of property
 Title: Owners

of August, 2013
Tammy Marie Greene
 Notary Public





UNION PARK DISTRICT COUNCIL

1570 Concordia Avenue, Suite LL100, Saint Paul, MN 55104

p 651-645-6887 | f 651-917-9991 | e info@unionparkdc.org | w www.unionparkdc.org

September 5, 2013

Josh Williams
Dept. of Planning & Economic Development
25 W 4th Street Suite 1300
St. Paul, MN 55102

RE: Ryan Companies US, Inc. application for zoning change

Dear Josh Williams:

On September 4, 2013 the Union Park District Council (UPDC) Board of Directors voted to support the Ryan Companies application for Rezoning and Conditional Use Permit applications for the Ryan development at Selby & Snelling and Selby & Dayton.

For the past year Ryan Companies has been attending UPDC Land Use Committee to inform the public on the process and plan for redevelopment. UPDC is aware of resident concerns and hopes to continue working with Ryan Companies to address questions and concerns as the project moves forward.

Supporting Ryan Companies application will ease the process in moving forward and working with the community.

Sincerely,

Bernadette Chlebeck
UPDC Executive Director

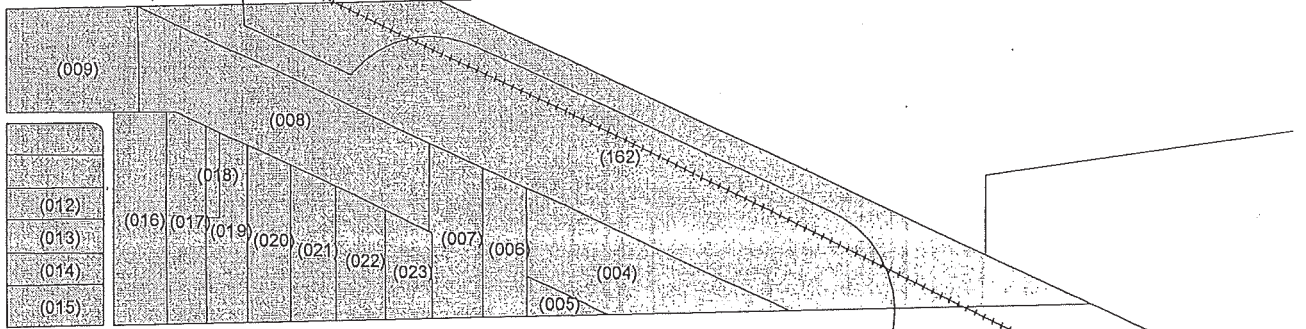
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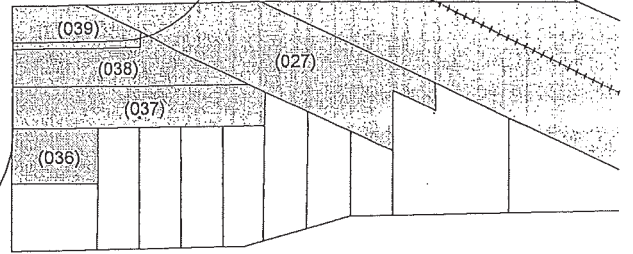
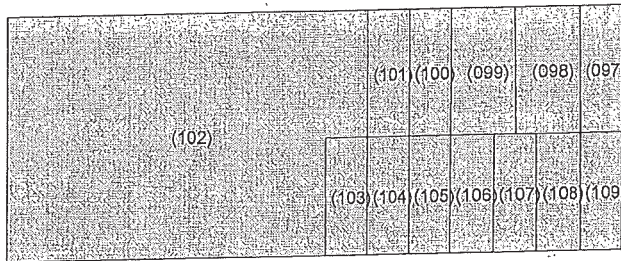
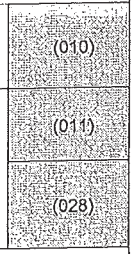
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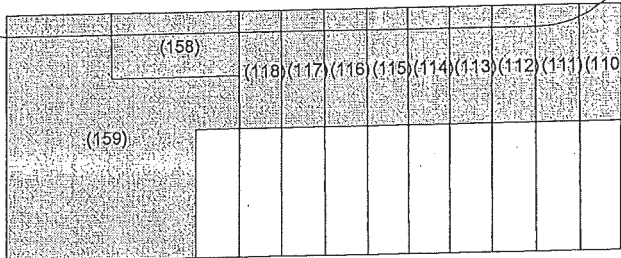


DAYTON



SELBY

SNELLING



SARATOGA

HAGUE

HAGUE

LAUREL

LAUREL

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: _____

DATE PETITION RESUBMITTED: 8-26-13

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: 8-26-13

PARCELS ELIGIBLE: _____

PARCELS ELIGIBLE: 50

PARCELS REQUIRED: _____

PARCELS REQUIRED: 34

PARCELS SIGNED: _____

PARCELS SIGNED: 34

CHECKED BY: Paul Dubruel

DATE: 8-26-13

ZONING FILE _____

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Associated Bank/Liberty Bank, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of 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 signature are the true and correct signatures of each and all of the parties so described.

DAVID KNIGHT
NAME

10708 W. JANESVILLE RD, HALES CORNERS,
ADDRESS WI 53130

414.525.3269
TELEPHONE NUMBER

RECEIVED
AUG 26 2013

Per _____

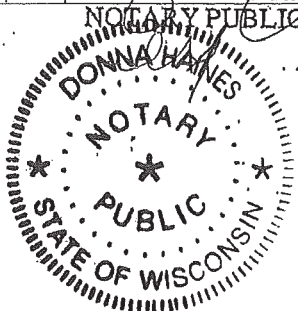
Subscribed and sworn to before me this
20 day of Aug, 2013

Donna Hanes

NOTARY PUBLIC

10202013

10-01





AFFIDAVIT OF ASSOCIATED BANC-CORP

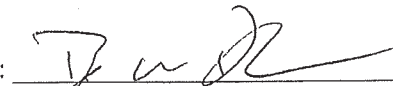
STATE OF WISCONSIN)
 ss.
COUNTY OF BROWN)

I, Dwayne W. Daubner, being duly sworn on oath, depose and state as follows:


1. That I am the Director of Corporate Governance of Associated Banc-Corp, a Wisconsin corporation and a federally regulated bank holding company and that I have the power and authority under applicable law, and the Bylaws of Associated, to execute this Affidavit on behalf of Associated Banc-Corp.
2. That on October 16, 2003, First Federal Capital Corp, La Crosse, Wisconsin, acquired Liberty Bancshares, Inc., St. Paul, Minnesota, and its wholly owned subsidiary, Liberty State Bank. That on said date, Liberty State Bank merged with an into First Federal Capital Bank, all as evidenced by the approval of the Office of Thrift Supervision dated August 28, 2003, and confirmed November 13, 2003, copies of which are attached hereto.
3. That on October 29, 2004, First Federal Capital Corp, the parent corporation for First Federal Capital Bank, La Crosse, Wisconsin, merged with and into Associated Banc-Corp, as approved by the Federal Reserve Bank of Chicago, a copy of which is attached hereto.
4. That as of the close of business on February 18, 2005, Associated Banc-Corp effected a corporate reorganization wherein its wholly owned subsidiary, First Federal Capital Bank, was merged with and into Associated Bank, National Association, as evidenced by the order of the Office of the Comptroller of the Currency, a copy of which is attached hereto.
5. That pursuant to certain transactions set forth above, Associated Bank, National Association, as of this date, is a national banking association which assumes all obligations of, and holds and has full authority to exercise all powers, rights, duties, and privileges previously held by Liberty State Bank and/or First Federal Capital Bank, their predecessors and/or successors.

ASSOCIATED BANC-CORP

(SEAL)

By: 
Dwayne W. Daubner

Subscribed and sworn to before me
This 4th day of June, 2013


Notary Public, State of Wisconsin
My commission expires:

CITY OF SAINT PAUL

RECEIVED

AFFIDAVIT OF PERSON CIRCULATING CONSENT
PETITION FOR A REZONING

AUG 26 2013

Per _____

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

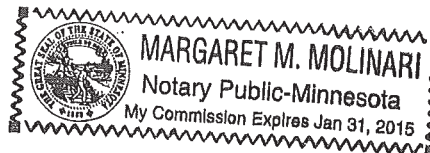
Tony Barranco, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 18 pages; that affiant is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name, and that each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition and all properties contiguous to the subject property that was owned, purchased or sold by the petitioner within one (1) year preceding the date of the petition; that the consent petition was signed by each said owner; and the signatures are the true and correct signatures of each and all of the parties so described.

Tony B
NAME
50 S. 10th St Suite 300
Minneapolis MN 55403
ADDRESS
612-492-4339 (o)
612-702-7340 (c)
TELEPHONE NUMBER

Subscribed and sworn to before me this

23 day of August, 2013

Margaret M. Molinari
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Dennis & Kathryn Getten, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of 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 signature are the true and correct signatures of each and all of the parties so described.

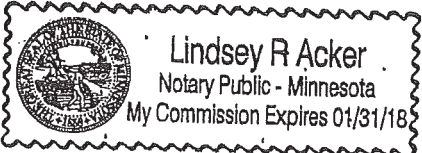
Kathryn M. Getten
Dennis E. Getten
NAME

202 N. SNELLING AVE.
ADDRESS ST. PAUL, MN 55104

651-645-5881
TELEPHONE NUMBER

Subscribed and sworn to before me this
7th day of August, 2013.

Lindsey R Acker
NOTARY PUBLIC



CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

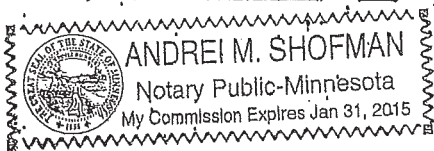
The petitioner, Rachel L Brown, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of 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 signature are the true and correct signatures of each and all of the parties so described.

Rachel Brown RLB
NAME

1529 Selby Ave
ADDRESS St Paul, MN 55104

651-659-9109
TELEPHONE NUMBER

Subscribed and sworn to before me this
12th day of August, 2013.



NOTARY PUBLIC

Andrei M. Shofman

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Pamela V Drake, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of 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 signature are the true and correct signatures of each and all of the parties so described.

Pamela V. Drake

Pamela V. Drake

NAME

1535 Selby Avenue; St. Paul, MN 55104

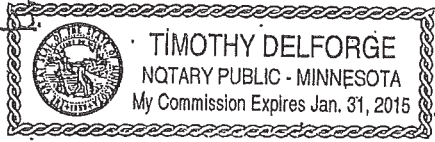
ADDRESS

651-644-4269

TELEPHONE NUMBER

Subscribed and sworn to before me this

9 day of August, 2015



[Signature]

NOTARY PUBLIC

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Chad & Kristin Ellsworth, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of 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 signature are the true and correct signatures of each and all of the parties so described.

Chad Ellsworth

NAME

1532 Dayton Ave, St. Paul, MN 55124

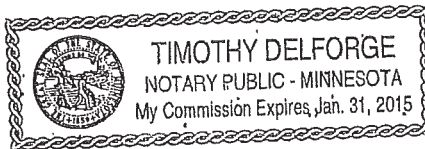
ADDRESS

651-233-3533

TELEPHONE NUMBER

Subscribed and sworn to before me this
12 day of August, 2013.

[Signature]



NOTARY PUBLIC

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A REZONING

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Joseph & Alexandra Mayo-Cullen, being first duly sworn, deposes and states that the consent petition contains signatures of the owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition and all property contiguous to the subject property that was owned, purchased, or sold by the petitioner within one (1) year preceding the date of 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 signature are the true and correct signatures of each and all of the parties so described.

Joseph Mayo-Cullen

1526 Dayton Ave

612-267-2840

Alexandra Mayo-Cullen

NAME

1526 Dayton Ave

ADDRESS

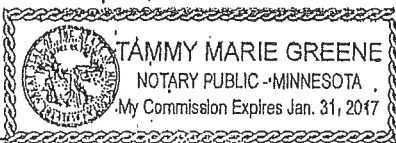
651-291-7564

TELEPHONE NUMBER

Subscribed and sworn to before me this 10th day of August, 2013

Tammy Marie Greene

NOTARY PUBLIC



CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
REZONING

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 Associated Bank/Liberty State Bank
(name of petitioner)
to rezone the property located at Multiple Addresses (See Owners Reports)
from a multiple zoning district to a TN2/TN3 zoning district and
2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN2/TN3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Associated Bank/Liberty State Bank to a TN2/TN3 zoning district.
(name of petitioner)

RECEIVED

AUG 26 2013

We consent to the approval of this rezoning as it was explained to us by the applicant or his/her representative. Per _____

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
03-28-23-22-0022	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0021	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0020	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0019	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0018	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0017	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0016	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0010	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0011	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0012	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0013	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0014	Liberty State Bank	[Signature]	8/20/2013

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

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
REZONING

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 Associated Bank/Liberty State Bank,
(name of petitioner)
to rezone the property located at Multiple Addresses (See Owners Reports),
from multiple zoning district to a TN2/TN3 zoning district and
2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN2/TN3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Associated Bank/Liberty State Bank to a TN2/TN3 zoning district.
(name of petitioner)

RECEIVED

AUG 26 2013

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

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
03-28-23-22-0102	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0103	Lbb Ltd. Ptnshp.	[Signature]	8/20/2013
03-28-23-22-0104	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0105	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0100	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0101	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0009	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0007	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0006	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0064	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0005	Liberty State Bank	[Signature]	8/20/2013
03-28-23-22-0023	Liberty State Bank	[Signature]	8/20/2013

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

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

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 Tony Barranco of Ryan Companies US Inc.
(name of petitioner)
to rezone the property located at 176 Snelling Ave N (and additional parcel),
from a Various zoning district to a TN3 zoning district and
2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Tony Barranco Ryan Companies US Inc. to a TN3 zoning district.
(name of petitioner)

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

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
03-28-23-22-0015	Dennis Getten	<i>[Signature]</i>	8-13-13
03-28-23-22-0098	Joseph ^{Mary} Cullen	<i>[Signature]</i>	8/12/13
03-28-23-22-0107	Rachel Brown	<i>[Signature]</i>	8/12/13
03-28-23-22-0099	Chad Ellsworth	<i>[Signature]</i>	8/12/13
03-28-23-22-0106	Pamela Drake	<i>[Signature]</i>	8/12/13

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

RECEIVED

AUG 26 2013

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

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 Tony Barranco of Ryan Companies US, Inc. (name of petitioner) to rezone the property located at 176 Snelling Ave. N (and additional parcels) from a various zoning district to a TN3 zoning district and
2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Tony Barranco of Ryan Companies US to a TN3 zoning district. (name of petitioner)

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

Table with 4 columns: ADDRESS OR PIN #, RECORD OWNER, SIGNATURE, DATE. Contains handwritten entries for 1558 Selby Ave and 1521 Selby Ave.

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

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

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 Tony Barranco of Ryan Companies US, Inc.
(name of petitioner)

to rezone the property located at 176 Snelling Ave. N. (and additional parcels)


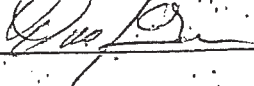
from a various zoning district to a TN3 zoning district and

2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Tony Barranco of Ryan Companies US, Inc. to a TN3 zoning district.
(name of petitioner)

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

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
1558 Selby Ave 03-28-23-22-0158	1564 Selby LLC		8-12-13
X 03-28-23-22-0159	O'GARA PROPERTIES LLC		8/12/13

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

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

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 Tony Barranco of Ryan Companies
(name of petitioner)
to rezone the property located at 176 Snelling Avenue North (equal addition properties)
from a various zoning district to a TN3 zoning district and
2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

Tony Barranco of Ryan Companies to a TN3 zoning district.
(name of petitioner)

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

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
03-28-23-22-0108	David Monson	Paul C. [Signature]	8-13-13

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

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A REZONING

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 Tony Barranco & Ryan Companies
(name of petitioner)
to rezone the property located at 176 Snelling Avenue North (and additional
from a various zoning district to a TN3 zoning district and properties)
2. A copy of sections 66.310 through 66.345, inclusive of the Saint Paul Zoning Code.

We acknowledge that we are aware of all of the uses permitted in a TN3 zoning district, and we are aware that any of these uses can be established upon City Council approval of the rezoning. We hereby consent to the rezoning of the property in the petition of

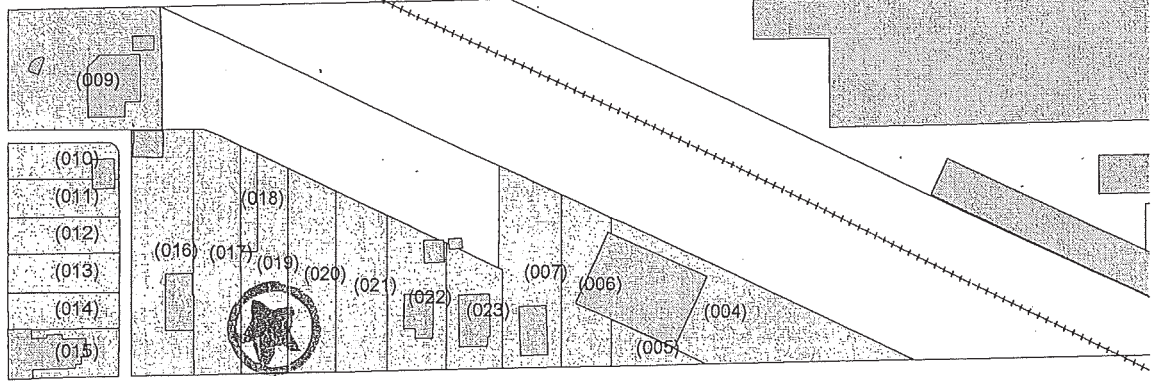
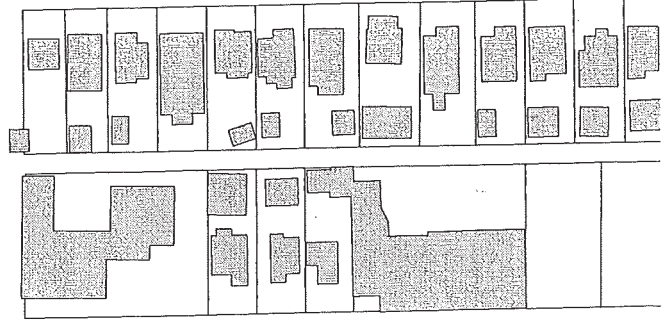
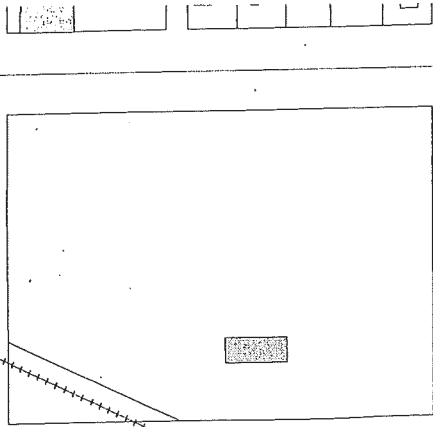
Tony Barranco & Ryan Companies to a TN3 zoning district.
(name of petitioner)

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

ADDRESS OR PIN #	RECORD OWNER	SIGNATURE	DATE
03-28-23-22-0118	Krasnik Properties	Richard A. Krasnik pres.	8/13/13

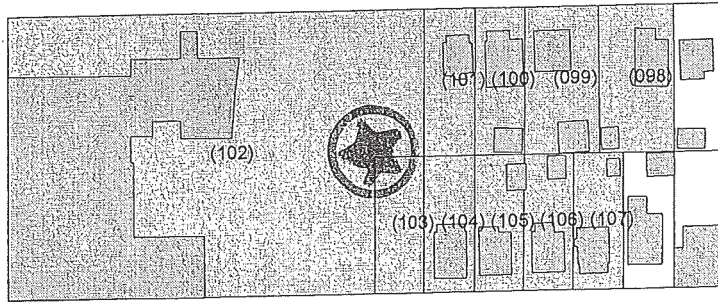
NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the Planning Division. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

IGLEHART

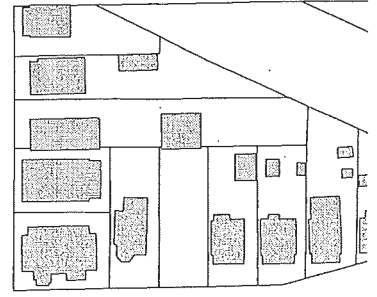


SNELLING

DAYTON

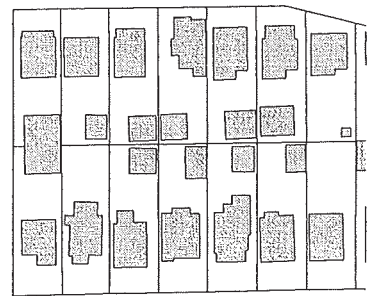
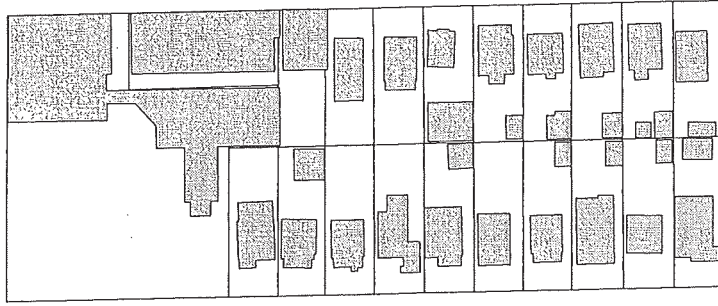
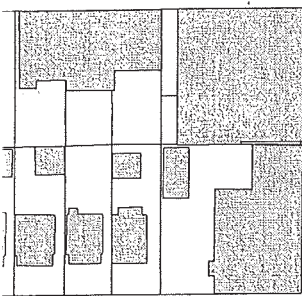


SARATOGA



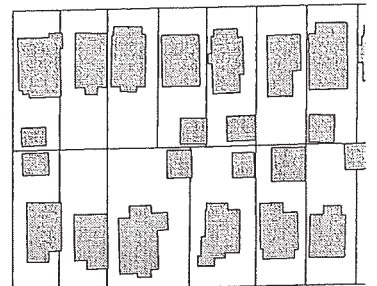
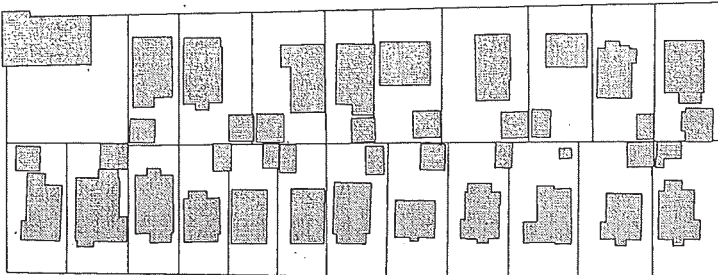
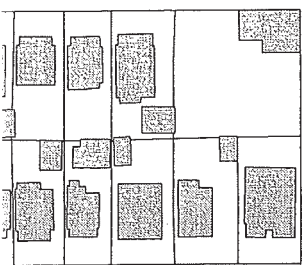
SELBY

SELBY

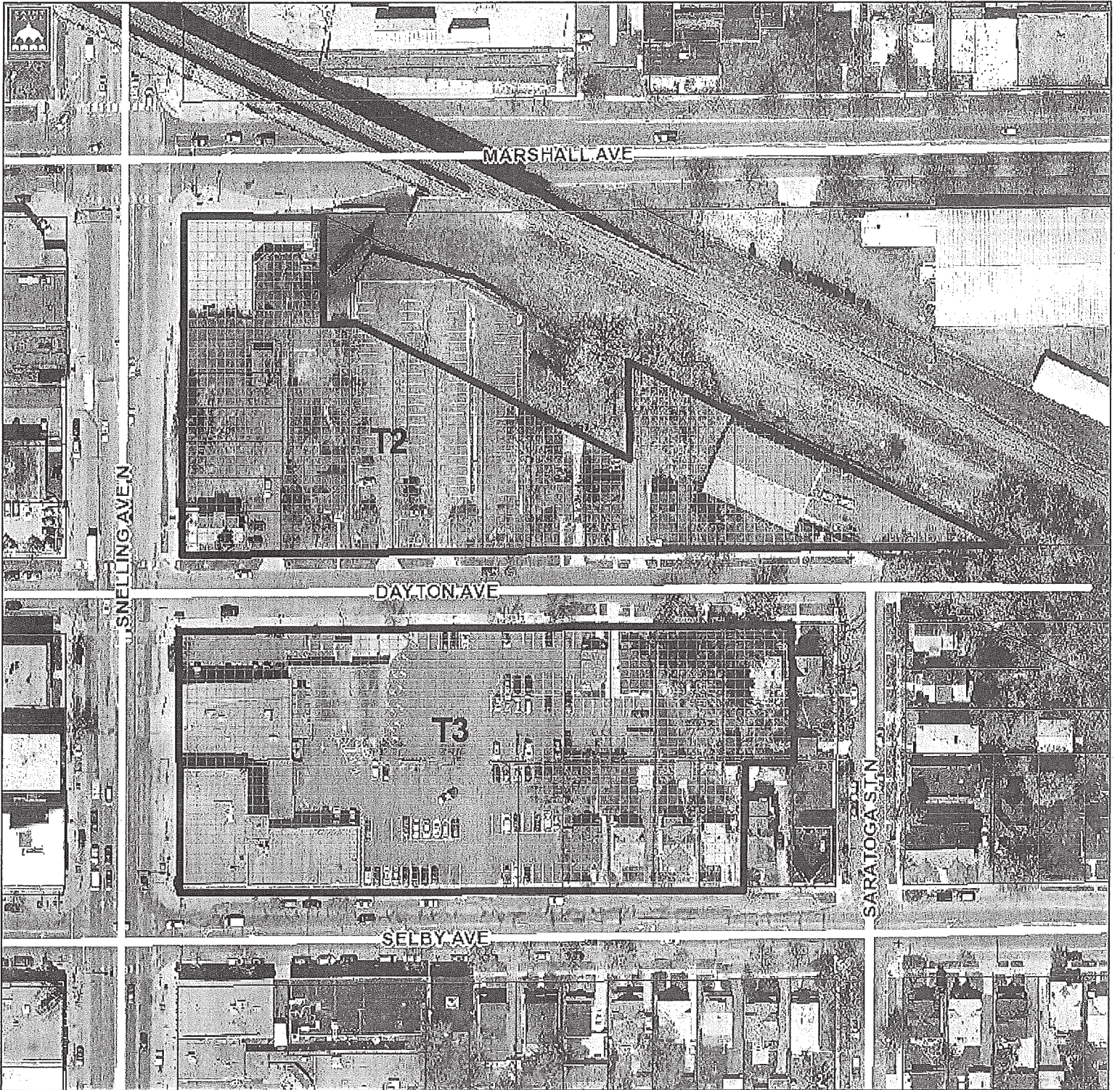


GUE

HAGUE

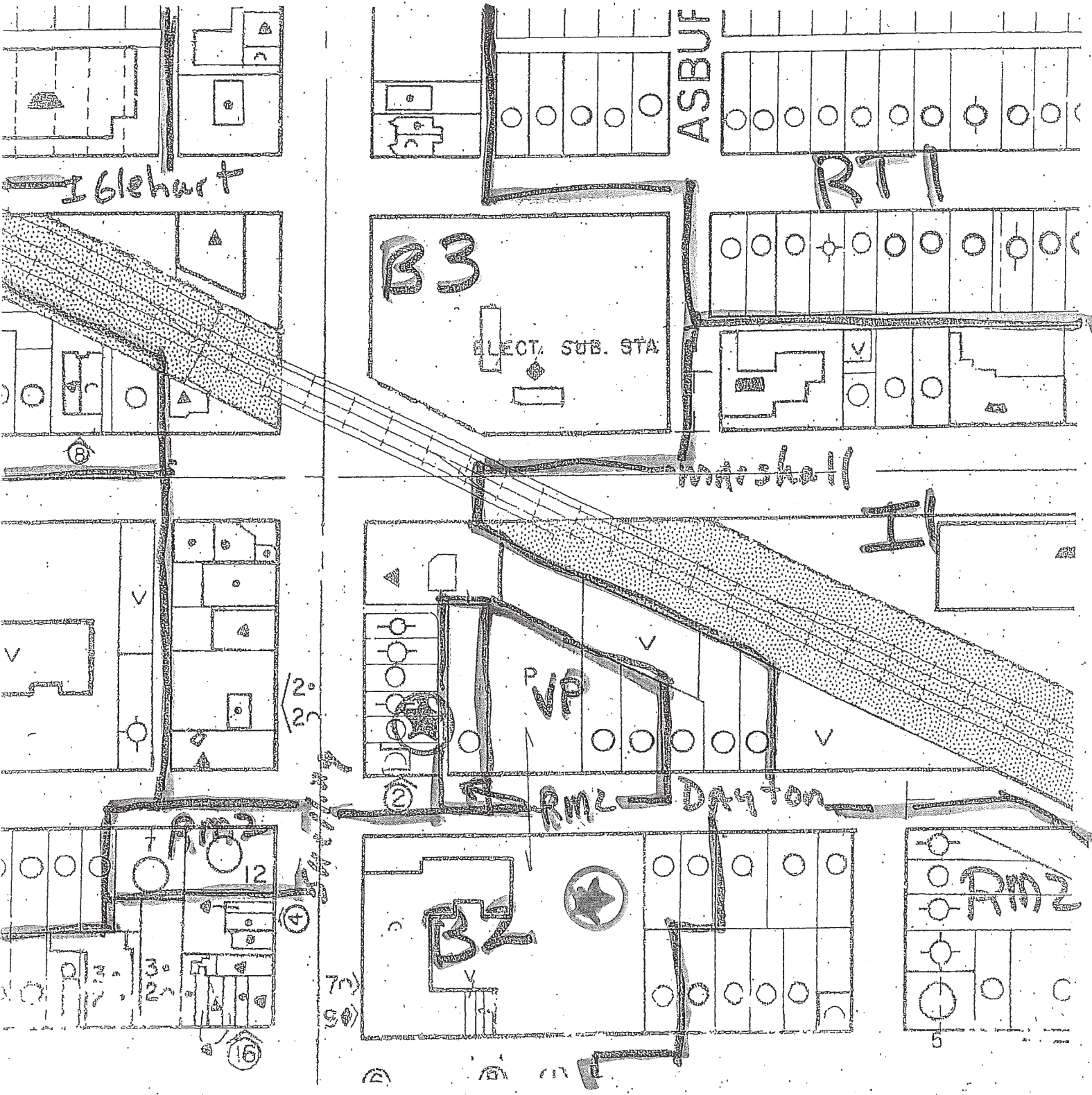


Associated Bank Rezoning



Parcel Boundary





APPLICANT Associated BANK
 PURPOSE REZONE
 FILE # 13-226244 DATE 8-26-13
 PLNG. DIST 13 Land Use Map # 18
 Zoning Map # 14

LEGEND

- zoning district boundary
- subject property
- one family
- two family
- multiple family
- commercial
- industrial
- vacant

