SUBDIVISION REVIEW APPLICATION

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: TO BE Scheduled

PD=9

12 & 23230121 et al

APPLICANT

Name GARY VOGEL, BKV GROUP ARCHITECTS
Address 222 N. 2ND STREET
City MINNEAPOLIS St. MN Zip 55401 Daytime Phone 612-373-9121
Name of Owner (if different) ST. PAUL LEASED HOUSING ASSOCIATES III, LP
Contact Person (if different) OWEN METZ Phone 763-354-5618

PROPERTY LOCATION

Address / Location 882 WEST 7th ST. ST. PAUL, MN 55102
Legal Description SEE ATTACHED FOR "CURRENT LEGAL"
Current Zoning T3
(attach additional sheet if necessary)

TYPE OF SUBDIVISION:

- ☐ Lot Split
- ☐ Lot Split with Variance
- ☐ Reg. Land Survey
- ☒ Preliminary Plat
- ☐ Final Plat
- ☐ Combined Plat

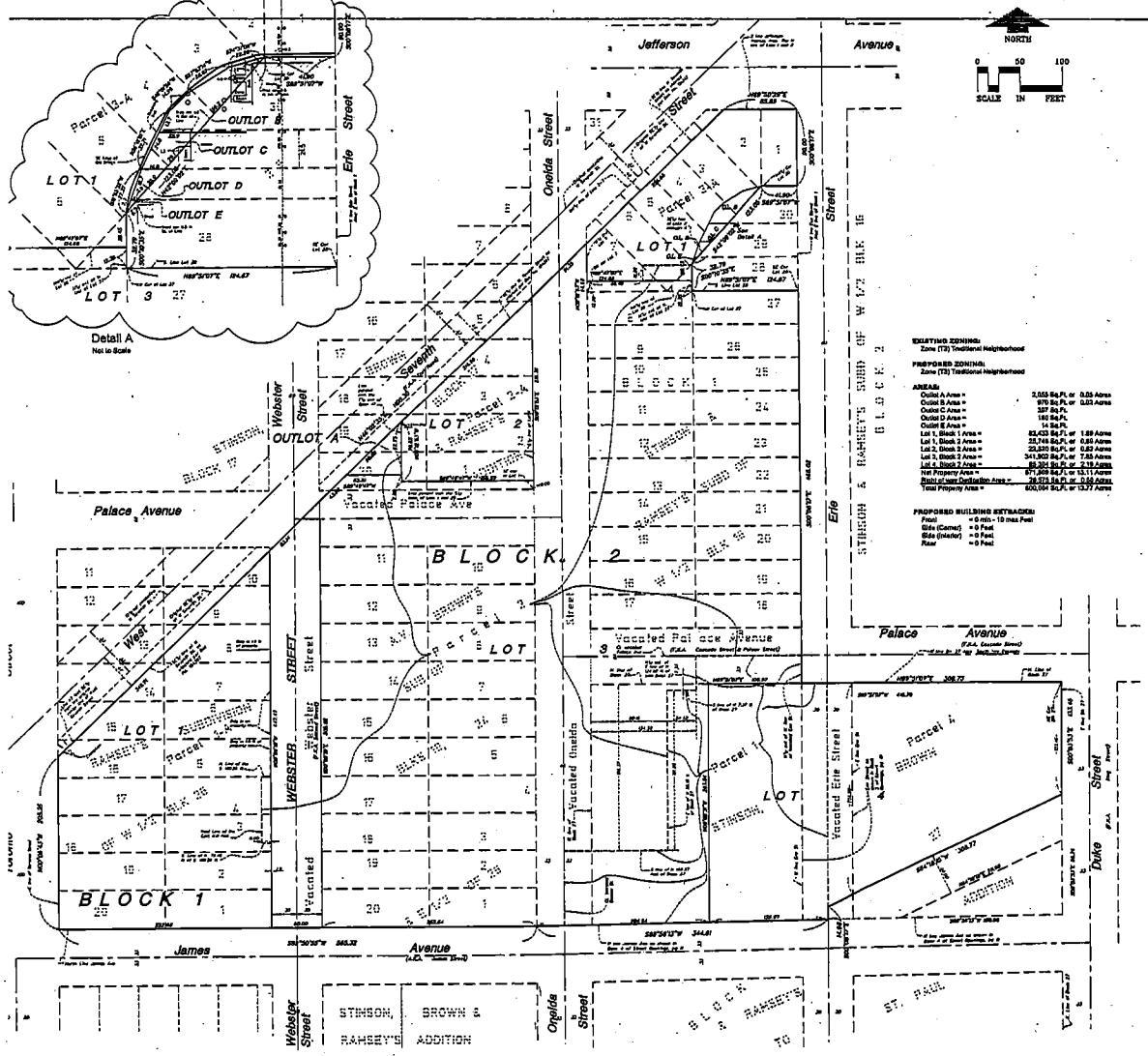
STAFF USE ONLY

Planning District Land Use Map Tax Map Zoning
Plans Distributed Return by Reviewed by
Comments:

(attach additional sheets if necessary)

Applicant's Signature Gary Vogel Date AUG 2, 2011 City Agent pdd 8/3/11

PRELIMINARY PLAT OF SCHMIDT BREWERY ADDITION
(Proposed Lot Lines)



EXISTING ZONING:
Zone (T3) Traditional Neighborhood

PROPOSED ZONING:
Zone (T3) Traditional Neighborhood

AREAS:

Outlot A Area =	2,055 Sq.Ft. or	0.05 Acres
Outlot B Area =	970 Sq.Ft. or	0.03 Acres
Outlot C Area =	387 Sq.Ft.	
Outlot D Area =	182 Sq.Ft.	
Outlot E Area =	14 Sq.Ft.	
Lot 1, Block 1 Area =	82,433 Sq.Ft. or	1.89 Acres
Lot 1, Block 2 Area =	35,746 Sq.Ft. or	0.82 Acres
Lot 2, Block 2 Area =	22,330 Sq.Ft. or	0.52 Acres
Lot 3, Block 2 Area =	341,902 Sq.Ft. or	7.85 Acres
Lot 4, Block 2 Area =	93,304 Sq.Ft. or	2.15 Acres
Net Property Area =	577,369 Sq.Ft. or	13.11 Acres
Right of way Dedication Area =	26,573 Sq.Ft. or	0.56 Acres
Total Property Area =	600,094 Sq.Ft. or	13.77 Acres

PROPOSED BUILDING SETBACKS:
Front = 0 min - 10 max Feet
Side (Corner) = 0 Feet
Side (Interior) = 0 Feet
Rear = 0 Feet

DESCRIPTION OF PROPERTY

Parcel 1:

That part of Block 27, Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, which lies south of the north 198.27 feet thereof, which lies north of the north line of James Avenue as shown in Book 4 of Street Openings, page 11 and which lies west of the west line of Erie Street as shown in Book 3 of Street Openings, page 19.

Together with:

That part of the south 131.86 feet of the north 198.27 feet of said Block 27, which lies east of the west 96.15 feet thereof and which lies west of the west line of said Erie Street.

Together with:

That part of the north 7.27 feet of said Block 27, which lies east of the west 124.68 feet thereof and which lies west of the west line of said Erie Street.

Together with:

That part of the east half of vacated Oneida Street which lies south of the westerly extension of the south line of the north 198.27 feet of said Block 27 and which lies north of the north line of said James Avenue.

Together with:

That part of the south half of vacated Palace Avenue, formerly known as Cascade Street, which lies east of the northerly extension of the east line of the west 124.68 feet of said Block 27 and which lies west of the northerly extension of the west line of said Erie Street.

Together with:

That part of the west half of vacated Erie Street as shown in Book 3 of Street Openings, page 19, which lies southerly of the easterly extension of the north line of said Block 27 and which lies northerly of the north line of said James Avenue.

Parcel 2:

Those parts of Lots 5, 18 and 39 all in Block 17, Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, which lie southeasterly of the southeasterly line of West 7th Street and which lie southerly and westerly of the following described line:

Commencing at the southeast corner of said Lot 1; thence northerly, along the easterly line of said Lot 1, a distance of 10.00 feet to the point of beginning of the line to be described; thence westerly, parallel with the southerly lines of said Lots 1 and 39, a distance of 168.29 feet; thence northerly, parallel with the easterly line of said Block 17, to the southeasterly line of said West 7th Street and said the there terminating.

Together with that part of the North half of vacated Palace Avenue (formerly Palace Street) lying West of the Southerly extension of the East line of Lot 1, said Block 17, and lying Southeast of the Southeasterly line of West 7th Street, and also together with the part of the West half of vacated Oneida Street lying North of the centerline of said vacated Palace Avenue and Southeast of the Southeasterly line of West 7th Street.

Together with:

Those parts of Lots 1 through 29 inclusive, Block 24, A.V. Brown's Subdivision of Blocks 12, 24 and the East Half of 25, Stinson, Brown & Ramsey's Addition to Saint Paul, Ramsey County, Minnesota, together with that part of the South half of vacated Palace Avenue (formerly Palace Street) lying between the Northerly extensions of the East line of Lot 19 and the West line of Lot 11 in said Block 24, and together with that part of the full 66 foot width of vacated Webster Street lying South of the centerline of said vacated Palace Avenue and Southeast of the Southeasterly right of way of West 7th Street and northerly of the North line of James Avenue, and together with that part of the West half of vacated Oneida Street lying South of the centerline of said vacated Palace Avenue and lying North of the North line of James Avenue.

Together with:

The North 75.48 feet of the South 168.26 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 to St. Paul, Ramsey County, Minnesota.

Together with:

Those parts of the following described property:

Lots 5, 6 and 7, Block 1, Stinson and Ramsey's Subdivision of the West Half of Block 19 of Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota and that part of Lot 26, said Block 1, lying Westerly of the West line of Lot 27 in said Block 1 extended in a straight line Northerly across said Lot 26, Block 1; except that part taken for widening West 7th Street.

Which lie southerly of a line described as commencing at the southwest corner of said Lot 7; thence northerly, along the westerly line of said Lot 7, a distance of 13.26 feet to the point of beginning of the line to be described; thence easterly, deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 66.48 feet; thence northerly, deflecting to the left 90 degrees 00 minutes 00 seconds, a distance of 13.00 feet; thence easterly, deflecting to the right 90 degrees 00 minutes 00 seconds to the easterly line of said Block 1, and said line there terminating.

Together with:

Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, Block 1, Stinson and Ramsey's Subdivision of the West Half of Block 19 of Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, together with that part of Palace Avenue (formerly Cascade Street) vacated or accrued to said Lots 17 and 18 by reason of the vacation thereof, and together with that part of the east half of vacated Oneida Street lying southeasterly of the southeasterly line of West 7th Street and northerly of the center line of said vacated Palace Avenue.

Together with:

The North 198.27 feet of the West 96.15 feet and the North 7.27 feet of the East 34.42 feet of the West 124.68 feet of Block 27, Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, together with that part of the South half of vacated Palace Avenue (formerly Cascade Street) lying between the Northerly extensions of the West line of said Block 27 and the East line of the West 124.68 feet thereof, and together with that part of the East Half of vacated Oneida Street lying South of the centerline of said vacated Palace Avenue and North of the Westerly extension of the South line of the North 198.27 feet of said Block 27.

Parcel 4:

That part of Block 27, Stinson, Brown and Ramsey's Addition to Saint Paul, lying Easterly of Erie Street as shown in Book 3 of Street Openings, Page 19, and lying Northerly of a line described as follows: Beginning at a point on the East line of said Block 27, 132.46 feet South of the Northeast corner thereof; thence Southwesterly to a point in the Easterly line of Erie Street as shown in Book 3 of Street Openings, Page 19, a distance of 232.22 feet South of its intersection with the North line of said Block 27 and there terminating, together with that part of the East half of vacated Erie Street lying South of the South line of Cascade Street, and lying North of the Southwesterly extension of the above described line.

Parcel 5-A:

Lots 6 and 7 and that part of Lots 4, 5 and 18 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, Ramsey County, Minnesota.

Together with:

All that part of Lots 13, 14 and 15, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul, Ramsey County, Minnesota, lying Southeasterly of the Southeasterly line of West 7th Street.

Together with:

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 to St. Paul, Ramsey County, Minnesota, excepting therefrom the North 75.48 feet of the South 168.26 feet of the East 11.00 feet of said Lots 1 through 5.

Together with:

Lot 16, Ramsey's Subdivision of the West Half of Block 26, Stinson, Brown & Ramsey's Addition to St. Paul, Ramsey County, Minnesota, except that part lying Southeasterly of West Seventh Street and Northwesterly of a line which is parallel with and 42 feet Southeasterly from the original center line of West 7th Street.

No portion of vacated Webster Street is intended to be included in the above description.

Parcel 5-B:

Those parts of Lots 1, 2, 3, 4, 5, 6, 15, 16 and 26 all in Block 17, Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, which lie southeasterly of the southeasterly line of West 7th Street, and which lie northerly and westerly of the following described line:

Commencing at the southwest corner of said Lot 1; thence northerly, along the westerly line of said Lot 1, a distance of 10.00 feet to the point of beginning of the line to be described; thence westerly, parallel with the southerly lines of said Lots 1 and 26, a distance of 168.29 feet; thence northerly, parallel with the easterly line of said Block 17, to the southeasterly line of said West 7th Street and said the there terminating.

Parcel 5-C:

Those parts of the following described property:

Lots 1, 2, 3, 4, 5, 6 and 7, Block 1, Stinson and Ramsey's Subdivision of the West Half of Block 19 of Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota and that part of Lot 26, said Block 1, lying Westerly of the West line of Lot 27 in said Block 1 extended in a straight line Northerly across said Lot 26; except that part taken for widening West 7th Street.

Which lie northerly of a line described as commencing at the southwest corner of said Lot 7; thence northerly, along the westerly line of said Lot 7, a distance of 13.26 feet to the point of beginning of the line to be described; thence easterly, deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 66.48 feet; thence northerly, deflecting to the left 90 degrees 00 minutes 00 seconds, a distance of 13.00 feet; thence easterly, deflecting to the right 90 degrees 00 minutes 00 seconds to the easterly line of said Block 1, and said line there terminating.

No portion of vacated Oneida Street is intended to be included in the above description.

Project Name
Schmidt Brewery Housing Redevelopment

St. Paul, Minnesota

Owner/Developer Name
BHGDN, LLC
301 Carlson Parkway, Suite 275
Minnetonka, MN 55305

Dominium Development
2905 Northwest Blvd., Suite 150
Plymouth, MN 55441

Fort Road Federation
974 West 7th Street
St. Paul, MN 55102

Professional Services
LOUCKS ASSOCIATES
Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental
7700 Hemlock Lane • Suite 300
Maple Grove, Minnesota 55369
Telephone (763) 424-5505
www.LoucksAssociates.com

CADD Qualifiers
SHMPT.DWG, PLAT.DWG, Plot 2

Revisions

Date	Description
08/01	City Submittal

Professional Signature

Drawn by
BLL

Vicinity Map

Sheet Title
Preliminary Plat-
Proposed Lot Lines

Project No.
10-072

Sheet No.
C6-2

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PRELIMINARY PLAT OF
SCHMIDT BREWERY ADDITION
(Easements Release and Proposed Easement Exhibit)

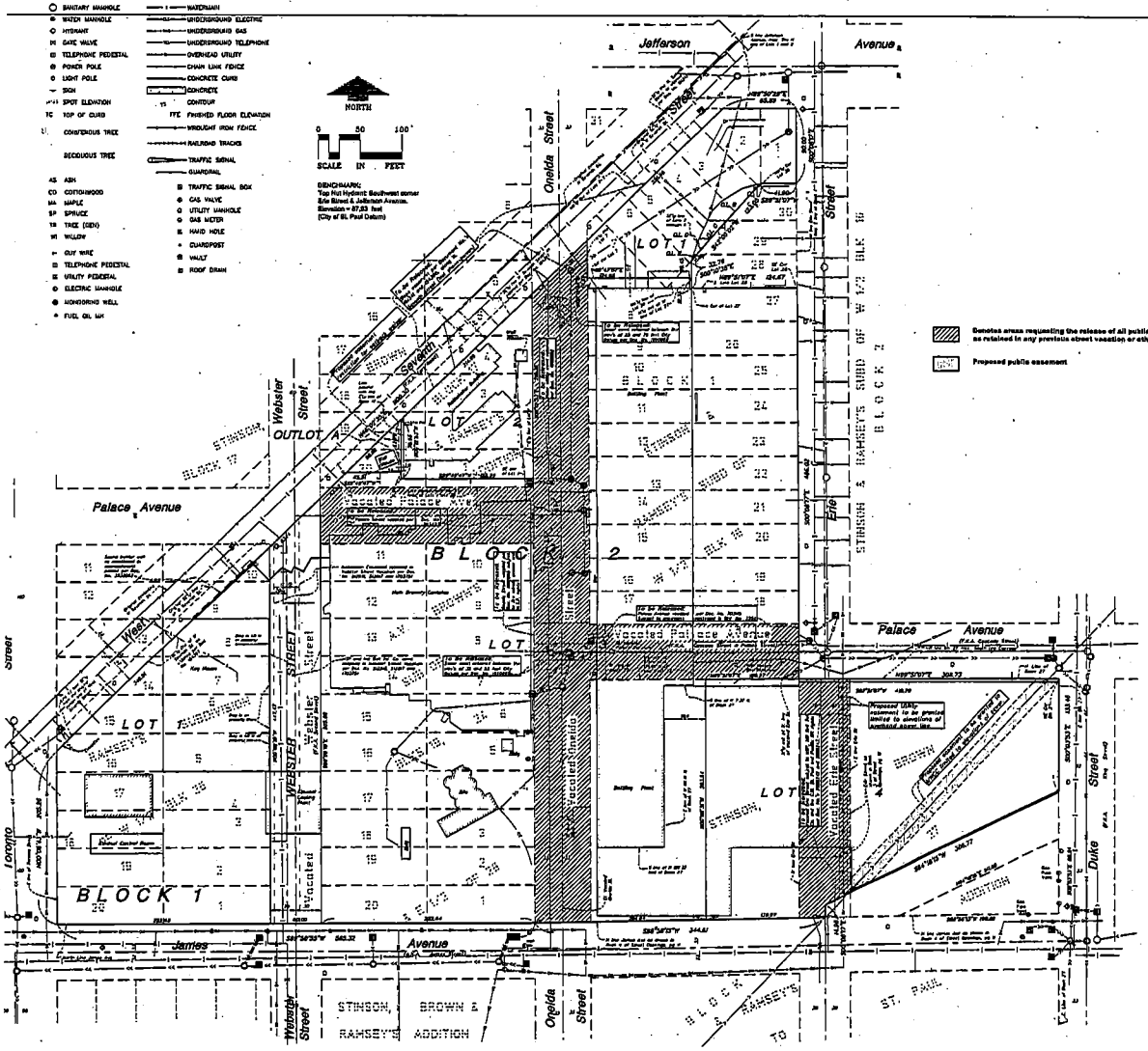
SURVEY LEGEND – EXISTING CONDITIONS

- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRANT
- GATE VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- SIGN
- SPOT ELEVATION
- TOP OF CURB
- CONIFEROUS TREE
- DECIDUOUS TREE
- AS ASH
- CO COTTONWOOD
- MA MAPLE
- SP SPRUCE
- TR TREE (GEN)
- WI WILLOW
- GUY WIRE
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- ELECTRIC MANHOLE
- MONITORING WELL
- FUEL OIL MH
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- CONCRETE CURB
- CONCRETE
- CONTOUR
- FFE FINISHED FLOOR ELEVATION
- WROUGHT IRON FENCE
- RAILROAD TRACKS
- TRAFFIC SIGNAL
- GUARDRAIL
- TRAFFIC SIGNAL BOX
- GAS VALVE
- UTILITY MANHOLE
- GAS METER
- HAND HOLE
- GUARDPOST
- VAULT
- ROOF DRAIN

NORTH

0 50 100'
SCALE IN FEET

BENCHMARK:
Top Nut Hydrant: Southwest corner Erie Street & Jefferson Avenue.
Elevation = 87.53 feet
(City of St. Paul Datum)



Denotes areas requesting the release of all public easements as retained in any previous street vacation or otherwise.

Proposed public easement

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Project Name
Schmidt Brewery Housing Redevelopment

St. Paul, Minnesota

Owner/Developer Name
BHGDN, LLC
301 Carlson Parkway, Suite 275
Minnetonka, MN 55305

Dominium Development
2905 Northwest Blvd., Suite 150
Plymouth, MN 55441

Fort Road Federation
874 West 7th Street
St. Paul, MN 55102

Professional Services
LOUCKS ASSOCIATES

CADD Qualifier:

Revisions:

Professional Signature:

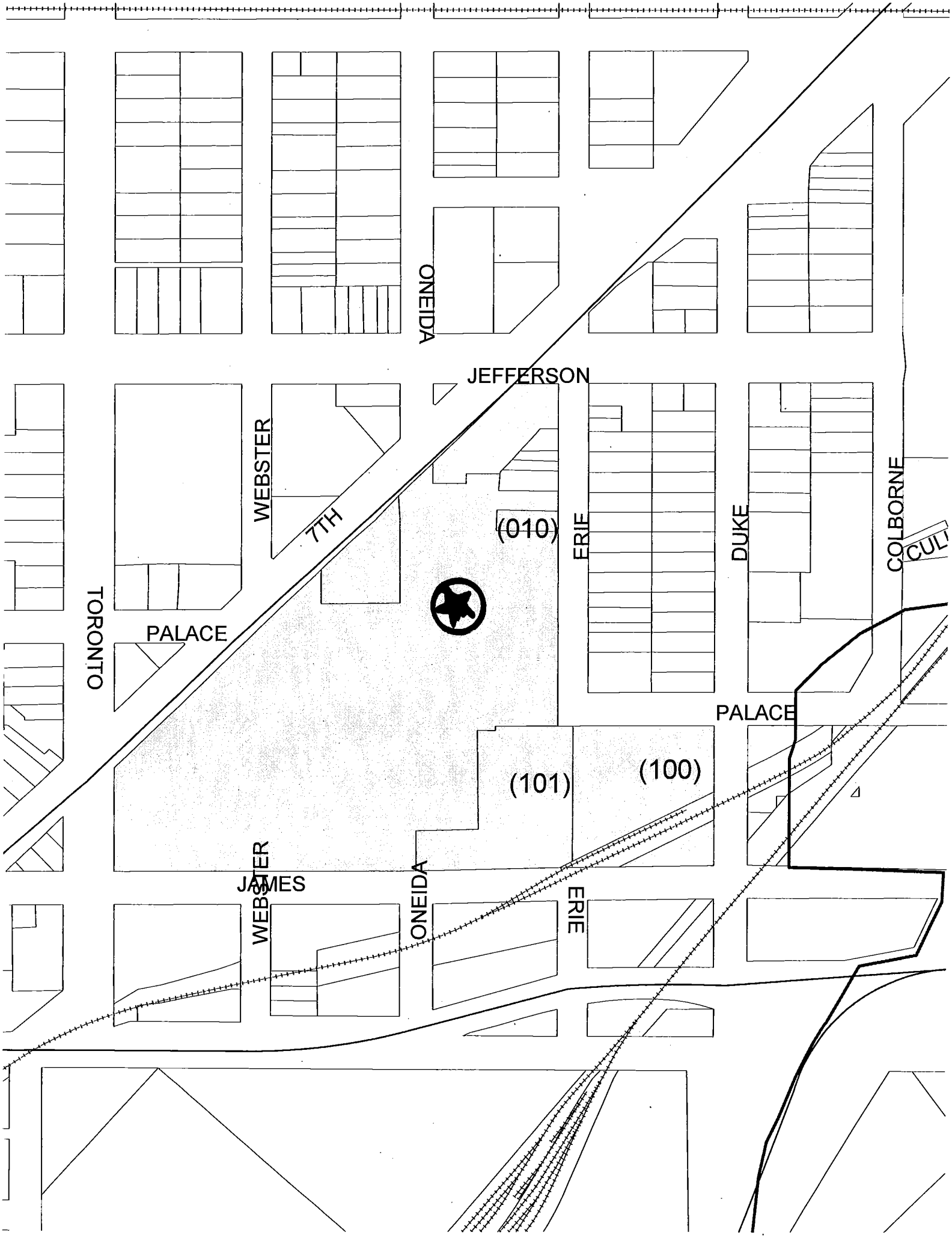
Quality Control:

Vicinity Map:

Sheet Title:
Preliminary Plat-Easement Release and Proposed Easement Exhibit

Project No.:
10-072

Sheet No.:
C6-3


ONEIDA
JEFFERSON
WEBSTER
7TH
(010)
ERIE
DUKE
COLBORNE
TORONTO
PALACE
PALACE
(101)
(100)
JAMES
WEBSTER
ONEIDA
ERIE