



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) 266-6583

PD=15

Zoning Office Use Only
File # 25-005749
Fee Paid \$
Received By / Date

APPLICANT

Property Owner(s) Karen Kay Moen
Address 905 Woodlawn Ave Unit B City St. Paul State MN Zip 55116
Email Phone
Contact Person (if different) Paul Heuer
Address 1650 W 82nd Street, Ste 300 City Bloomington State MN Zip 55431
Email paul.heuer@pultegroup.com Phone 612-280-6506

PROPERTY
INFO

Address / Location 905 Woodlawn Ave Unit B
PIN(s) & Legal Description 17-28-23-13-0220; CIC No 839 Highland Bridge Rowhomes 3rd Addition Lot 9 Block 6
(Attach additional sheet if necessary.)
Lot Area 0.03 Current Zoning F1 - River Res

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- ☐ Adjustment of Common Boundary ☐ Registered Land Survey ☒ Combined Plat
☐ Lot Split ☐ Preliminary Plat ☐ Final Plat

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

See attached narrative.

- ☒ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
☒ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Paul Heuer

Digitally signed by Paul Heuer
Date: 2024.11.19 13:18:43 -06'00'

Date 11-19-24



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) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____

APPLICANT

Property Owner(s) Heidi A Schachtman
Address 905 Woodlawn Ave Unit F City St. Paul State MN Zip 55116
Email _____ Phone _____
Contact Person (if different) Paul Heuer
Address 1650 W 82nd Street, Ste 300 City Bloomington State MN Zip 55431
Email paul.heuer@pultegroup.com Phone 612-280-6506

PROPERTY
INFO

Address / Location 905 Woodlawn Ave Unit F
PIN(s) & Legal Description 17-28-23-13-0224; CIC No 839 Highland Bridge Rowhomes 3rd Addition Lot 13 Block 6
(Attach additional sheet if necessary.)

Lot Area 0.03 Current Zoning F1 - River Res

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- ☐ Adjustment of Common Boundary ☐ Registered Land Survey ☒ Combined Plat
☐ Lot Split ☐ Preliminary Plat ☐ Final Plat

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

See attached narrative.

- ☒ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
☒ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Paul Heuer

Digitally signed by Paul Heuer
Date: 2024.11.19 13:21:21 -06'00'

Date 11-19-24



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) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____

APPLICANT

Property Owner(s) Matthew P Neinstedt Tr
Address 905 Woodlawn Ave Unit A City St. Paul State MN Zip 55116
Email _____ Phone _____
Contact Person (if different) Paul Heuer
Address 1650 W 82nd Street, Ste 300 City Bloomington State MN Zip 55431
Email paul.heuer@pultegroup.com Phone 612-280-6506

PROPERTY
INFO

Address / Location 905 Woodlawn Ave Unit A
PIN(s) & Legal Description 17-28-23-13-0219; CIC No 839 Highland Bridge Rowhomes 3rd Addition Lot 8 Block 6
(Attach additional sheet if necessary.)

Lot Area 0.04 Current Zoning F1 - River Res

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- ☐ Adjustment of Common Boundary ☐ Registered Land Survey ☒ Combined Plat
☐ Lot Split ☐ Preliminary Plat ☐ Final Plat

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

See attached narrative.

- ☒ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
☒ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Paul Heuer

Digitally signed by Paul Heuer
Date: 2024.11.19 13:18:01 -06'00'

Date 11-19-24



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) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____

APPLICANT

Property Owner(s) Lei Zhang
Address 905 Woodlawn Ave Unit C City St. Paul State MN Zip 55116
Email _____ Phone _____
Contact Person (if different) Paul Heuer
Address 1650 W 82nd Street, Ste 300 City Bloomington State MN Zip 55431
Email paul.heuer@pultegroup.com Phone 612-280-6506

PROPERTY
INFO

Address / Location 905 Woodlawn Ave Unit C
PIN(s) & Legal Description 17-28-23-13-0221; CIC No 839 Highland Bridge Rowhomes 3rd Addition Lot 10 Block 6
(Attach additional sheet if necessary.)

Lot Area 0.03 Current Zoning F1 - River Res

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- ☐ Adjustment of Common Boundary ☐ Registered Land Survey ☒ Combined Plat
☐ Lot Split ☐ Preliminary Plat ☐ Final Plat

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

See attached narrative.

- ☒ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
☒ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Paul Heuer

Digitally signed by Paul Heuer
Date: 2024.11.19 13:19:27 -06'00'

Date 11-19-24



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) 266-6583

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____

APPLICANT

Property Owner(s) Randy Matthew Kelly
Address 905 Woodlawn Ave Unit E City St. Paul State MN Zip 55116
Email _____ Phone _____
Contact Person (if different) Paul Heuer
Address 1650 W 82nd Street, Ste 300 City Bloomington State MN Zip 55431
Email paul.heuer@pultegroup.com Phone 612-280-6506

PROPERTY
INFO

Address / Location 905 Woodlawn Ave Unit E
PIN(s) & Legal Description 17-28-23-13-0223; CIC No 839 Highland Bridge Rowhomes 3rd Addition Lot 12 Block 6
(Attach additional sheet if necessary.)

Lot Area 0.03 Current Zoning F1 River Res

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- ☐ Adjustment of Common Boundary ☐ Registered Land Survey ☒ Combined Plat
☐ Lot Split ☐ Preliminary Plat ☐ Final Plat

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

See attached narrative.

- ☒ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
☒ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Paul Heuer Digitally signed by Paul Heuer
Date: 2024.11.19 13:20:47 -06'00' Date 11-19-24



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) 266-6583



Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____

APPLICANT

Property Owner(s) Erik Pedersen
Address 905 Woodlawn Ave Unit G City St. Paul State MN Zip 55116
Email _____ Phone _____
Contact Person (if different) Paul Heuer
Address 1650 W 82nd Street, Ste 300 City Bloomington State MN Zip 55431
Email paul.heuer@pultegroup.com Phone 612-280-6506

PROPERTY
INFO

Address / Location 905 Woodlawn Ave Unit G
PIN(s) & Legal Description 17-28-23-13-0225; CIC No 839 Highland Bridge Rowhomes 3rd Addition Lot 14 Block 6
(Attach additional sheet if necessary.)

Lot Area 0.05 Current Zoning F1 - River Res

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- ☐ Adjustment of Common Boundary
- ☐ Registered Land Survey
- ☒ Combined Plat
- ☐ Lot Split
- ☐ Preliminary Plat
- ☐ Final Plat

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

See attached narrative.

- ☒ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
- ☒ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
- ☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Paul Heuer

Digitally signed by Paul Heuer
Date: 2024.11.19 13:21:50 -06'00'

Date 11-19-24

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) 266-6583

Zoning Office Use Only

File # _____

Fee Paid \$ _____

Received By / Date _____

APPLICANT

Property Owner(s) Jon Scharf

Address 905 Woodlawn Ave Unit D City St. Paul State MN Zip 55116

Email _____ Phone _____

Contact Person (if different) Paul Heuer

Address 1650 W 82nd Street, Ste 300 City Bloomington State MN Zip 55431

Email paul.heuer@pultegroup.com Phone 612-280-6506

PROPERTY INFO

Address / Location 905 Woodlawn Ave Unit D

PIN(s) & Legal Description 17-28-23-13-0222; CIC No 839 Highland Bridge Rowhomes 3rd Addition Lot 11 Block 6
(Attach additional sheet if necessary.)

Lot Area 0.03 Current Zoning F1 - River Res

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- ☐ Adjustment of Common Boundary ☐ Registered Land Survey ☒ Combined Plat
☐ Lot Split ☐ Preliminary Plat ☐ Final Plat

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

See attached narrative.

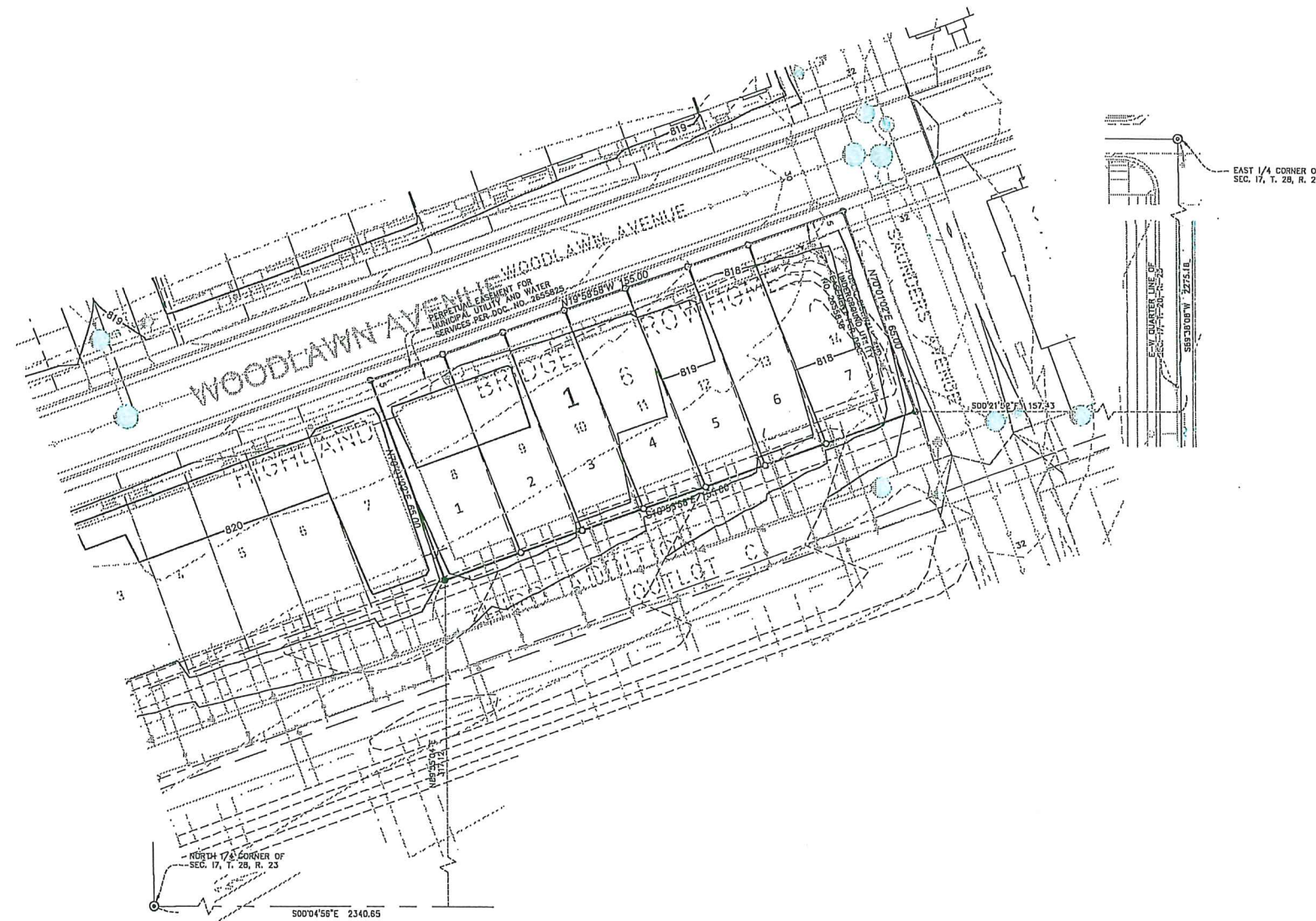
- ☒ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
- ☒ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
- ☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Paul Heuer

Digitally signed by Paul Heuer
Date: 2024.11.19 13:20:15 -06'00'

Date 11-19-24

HIGHLAND BRIDGE ROWHOMES SIXTH ADDITION PRELIMINARY PLAT



THE EAST LINE OF BLOCK 5, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, IS ASSUMED TO HAVE A BEARING OF N19°58'58\"W.

- Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 44110
- ⊙ Denotes found Cast Iron Monument



0 10 20 40
SCALE IN FEET

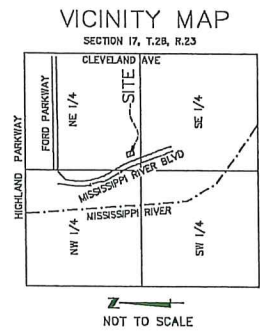
SCALE: ONE INCH EQUALS FORTY FEET



Design File: 219-0225	Checked By: MPR
Scale: 1" = 20'	Drawn By: DMR
Date: 11/13/2024	SHEET 2 OF 2

SHEET 2 OF 2 SHEETS

HIGHLAND BRIDGE ROWHOMES SIXTH ADDITION PRELIMINARY PLAT



LEGAL DESCRIPTION
Lots 8 - 14, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

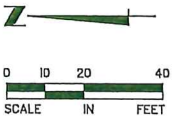
EXISTING ZONING
FORD SITE ZONING AND PUBLIC REALM MASTER PLAN
F1 RIVER RESIDENTIAL

LOT AREAS
Area: Subject property contains 15,145 sf or 0.35+- acres

Block	Lot	Area (sf)	Area (ac)
1	1	1,588	0.04±
	2	1,300	0.03±
	3	1,300	0.03±
	4	1,300	0.03±
	5	1,300	0.03±
	6	1,300	0.03±
	7	1,985	0.05±

THE EAST LINE OF BLOCK 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, IS ASSUMED TO HAVE A BEARING OF N19°58'58\"/>

- Denotes 1/2 inch x 18 inch iron pipe set marked by license no. 44110
- ⊙ Denotes found Cast Iron Monument



Design File: 219-0225	Checked By: MPR
Scale: 1" = 20'	Drawn By: DMR
Date: 11/13/2024	SHEET 1 OF 2



HIGHLAND BRIDGE ROWHOMES SIXTH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Matthew P Neinstedt as Trustee of the Matthew P Neinstedt Trust, dated, _____, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 8, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that Karen Kay Moen, _____, fee owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 9, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that Lei Zhang, _____, fee owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 10, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that Jon Scharf, _____, fee owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 11, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that Randy Matthew Kelly, _____, fee owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 12, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that Heidi A Schachtman, _____, fee owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 13, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

And that Erik Pedersen, _____, fee owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 14, Block 6, HIGHLAND BRIDGE ROWHOMES THIRD ADDITION, Ramsey County, Minnesota

Have caused the same to be surveyed and platted as HIGHLAND BRIDGE ROWHOMES SIXTH ADDITION.

In witness whereof said Matthew P Neinstedt as Trustee of the Matthew P Neinstedt Trust, has hereunto set his hand this _____ day of _____, 20____.

Matthew P Neinstedt, Trustee of the Matthew P Neinstedt Trust, dated _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Matthew P Neinstedt as Trustee of the Matthew P Neinstedt Trust, dated _____.

Signature

Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Karen Kay Moen, _____, has hereunto set her hand this _____ day of _____, 20____.

Karen Kay Moen

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Karen Kay Moen.

Signature

Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Lei Zhang, _____, has hereunto set his hand this _____ day of _____, 20____.

Lei Zhang

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Lei Zhang.

Signature

Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Jon Scharf, _____, has hereunto set his hand this _____ day of _____, 20____.

Jon Scharf

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Jon Scharf.

Signature

Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Randy Matthew Kelly, _____, has hereunto set his hand this _____ day of _____, 20____.

Randy Matthew Kelly

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Randy Matthew Kelly.

Signature

Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Heidi A Schachtman, _____, has hereunto set her hand this _____ day of _____, 20____.

Heidi A Schachtman

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Heidi A Schachtman.

Signature

Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

In witness whereof said Erik Pedersen, _____, has hereunto set his hand this _____ day of _____, 20____.

Erik Pedersen

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Erik Pedersen.

Signature

Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Daniel P. Ekrem, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Daniel P. Ekrem, Licensed Land Surveyor
Minnesota License No. 57369

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Daniel P. Ekrem, Licensed Land Surveyor.

Signature

Printed Name
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL CITY OF SAINT PAUL

I do hereby certify that on the _____ day of _____, 20____, the City Council of the City of Saint Paul, Minnesota, approved this plat.

City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this _____ day of _____, 20____.

Daniel D. Baar, L.S.,
Ramsey County Surveyor

REGISTRAR OF TITLES

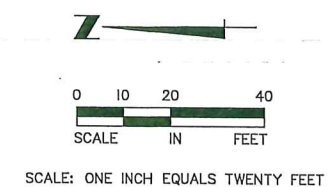
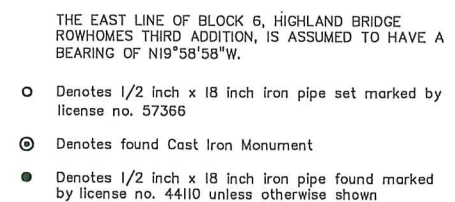
Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this plat of HIGHLAND BRIDGE ROWHOMES SIXTH ADDITION was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, Pages _____ and _____, as Document Number _____.

Deputy Registrar of Titles



ALLIANT
ENGINEERING





CITY OF ST. PAUL

HIGHLAND BRIDGE ROWHOMES

Pulte Homes

COMBINED PLAT NARRATIVE

November 19, 2024

<https://highlandbridge.com/>

<https://www.pulte.com/homes/minnesota/the-twin-cities/saint-paul/highland-bridge-210597>

Project Contacts and Design Professionals:

Paul Heuer
Pulte Homes
Director of Land Planning & Entitlements
952-229-0722
Paul.Heuer@PulteGroup.com

Chad Onsgard
Pulte Homes
Vice President of Development
952-229-0723
Chad.Onsgard@PulteGroup.com

Pulte Homes
Architecture

Mark Rausch, PE
Alliant Engineering
Civil Engineer
(612) 767-9339
mrausch@alliant-inc.com

Previous Relevant Approvals

The following approvals relevant to this application have occurred:

- Highland Bridge Master Plan
- Highland Bridge Rowhomes Phase 3C Site Plan
- Highland Bridge Rowhomes 3rd Addition Combined Plat

Background

One of our vendors made an error in the footings layout for the building within Highland Bridge Rowhomes 3rd Addition, Block 6. This error was not identified until the building had been fully occupied. The result of this error is that the seven-unit building is slightly rotated, requiring a “replat” to accurately record the actual locations of each unit. In completing this “replat,” each homeowner will have a correct legal description accompanying their home, thereby facilitating the sales process for each homeowner.

It should be noted that additional steps in our construction process have been implemented to ensure that this type of mistake cannot go unnoticed.

For informational purposes, this application is accompanied by three separate variance applications. The minimum front yard setback requirement for these homes is 10 feet. The three non-conforming units are at 9.61, 9.18, and 7.84 feet.

Current Application

This application for a combined plat of Block 6 of Highland Bridge Rowhomes 3rd Addition is requested per Code 69-401 and 66.931.

Please note that although this involves one application, we have submitted separate application pages for each unit for the sake of clarity in providing ownership information.

History #21-276-456

Pulte Block#	Lot#	Stoop Elev.	Walk @ Stoop Elev.	Entrance Elev.	Public Sidewalk Edge Elev.	Sidewalk Length (C/L)	Grade Change	Entrance to Prop. Line (ft)	#Front Steps	Step Rise (in)	Step Tread (in)	Front Sidewalk Slope % (Not Steps)	#Garage Steps	Garage Elev. @ Door Opening	Alley Edge Elev. (C/L)	"C/L" Dwy Length (ft)	"C/L" Dwy Drive %
6	8	820.20	819.62	820.70	819.07	4.00	0.55	1.63	11.00**	1	5.00	12	4.34%	819.68	817.98	22.00	7.70%
6	9	820.20	819.62	820.70	818.98	4.00	0.64	1.72	11.00**	1	6.00	12	4.57%	819.68	817.68	22.00	9.07%
6	10	819.70	819.12	820.20	818.64	4.00	0.48	1.56	11.00**	1	5.00	12	2.01%	819.18	817.31	22.00	8.48%
6	11	819.70	819.12	820.20	818.52	4.00	0.60	1.68	11.00**	1	5.50	12	4.62%	818.55	816.94	22.00	7.32%
6	12	819.20	818.62	819.70	818.16	4.00	0.46	1.54	11.00**	1	4.75	12	2.04%	818.68	816.57	22.00	9.57%
6	13	818.70	818.12	819.20	818.02	4.00	0.10	1.18	11.00**	0	0.00	0	2.43%	818.18	816.09	21.74	9.59%
6	14	818.70	818.12	819.20	817.63	4.00	0.49	1.57	11.00**	1	5.00	12	2.34%	817.55	815.71	21.32	8.63%

CERTIFICATE OF SURVEY FOR:
PULTE HOMES
7500 Flying Cloud Drive, Suite 670
Eden Prairie, MN 55344
Office: (952) 229-0688

ADDRESS:

905 Woodlawn Avenue Units A, B, C, D, E, F and G,
St. Paul, Minnesota

PULTE HOMES PLAN:

PLAN: FAIRWOOD, FRANKTON
-SLAB ON GRADE-
PLAN DATE: 2/11/2022
PULTE JOB #: BUILDING 15

LEGAL DESCRIPTION:

Lots 8-14, Block 6, HIGHLAND BRIDGE
ROWHOMES 3RD ADDITION, Ramsey County,
Minnesota

BENCHMARK:

TNH AT THE NORTHWEST CORNER OF MOUNT CURVE
BOULEVARD AND VILLAGE WAY HAS AN ELEVATION
OF 820.41

NOTES:

- SURVEY PREPARED FROM ALLIANT
ENGINEERING, INC. GRADING PLAN DATED
3/12/2021.
- BEARINGS ARE ASSUMED PER PLAT

LOT AREA:

LOT 8 = 1,560 SQ. FT. OR 0.036 ACRES
IMPERVIOUS AREA = 1,102 SQ. FT. (70.6%)
BUILDING FOOTPRINT AREA = 964 SQ. FT.
DRIVEWAY AREA = 80 SQ. FT.

LOT 9 = 1,300 SQ. FT. OR 0.030 ACRES
IMPERVIOUS AREA = 1,095 SQ. FT. (84.2%)
BUILDING FOOTPRINT AREA = 957 SQ. FT.
DRIVEWAY AREA = 80 SQ. FT.

LOT 10 = 1,300 SQ. FT. OR 0.030 ACRES
IMPERVIOUS AREA = 1,095 SQ. FT. (84.2%)
BUILDING FOOTPRINT AREA = 957 SQ. FT.
DRIVEWAY AREA = 80 SQ. FT.

LOT 11 = 1,300 SQ. FT. OR 0.030 ACRES
IMPERVIOUS AREA = 1,095 SQ. FT. (84.2%)
BUILDING FOOTPRINT AREA = 957 SQ. FT.
DRIVEWAY AREA = 80 SQ. FT.

LOT 12 = 1,300 SQ. FT. OR 0.030 ACRES
IMPERVIOUS AREA = 1,095 SQ. FT. (84.2%)
BUILDING FOOTPRINT AREA = 957 SQ. FT.
DRIVEWAY AREA = 80 SQ. FT.

LOT 13 = 1,300 SQ. FT. OR 0.030 ACRES
IMPERVIOUS AREA = 1,095 SQ. FT. (84.2%)
BUILDING FOOTPRINT AREA = 957 SQ. FT.
DRIVEWAY AREA = 80 SQ. FT.

LOT 14 = 2,015 SQ. FT. OR 0.046 ACRES
IMPERVIOUS AREA = 1,102 SQ. FT. (54.7%)
BUILDING FOOTPRINT AREA = 964 SQ. FT.
DRIVEWAY AREA = 80 SQ. FT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N70°01'02"E	65.00
L2	N70°01'02"E	65.00
L3	N70°01'02"E	65.00
L4	N70°01'02"E	65.00
L5	N70°01'02"E	65.00
L6	N70°01'02"E	65.00

AS-BUILT ELEVATIONS:

LOTS 8 & 9
TOP OF FOUNDATION (SOG) = 820.1
GARAGE FLOOR = 819.6

AS-BUILT ELEVATIONS:

LOTS 10 & 11
TOP OF FOUNDATION (SOG) = 819.6
GARAGE FLOOR (LOT 10) = 819.1
GARAGE FLOOR (LOT 11) = 818.5

AS-BUILT ELEVATIONS:

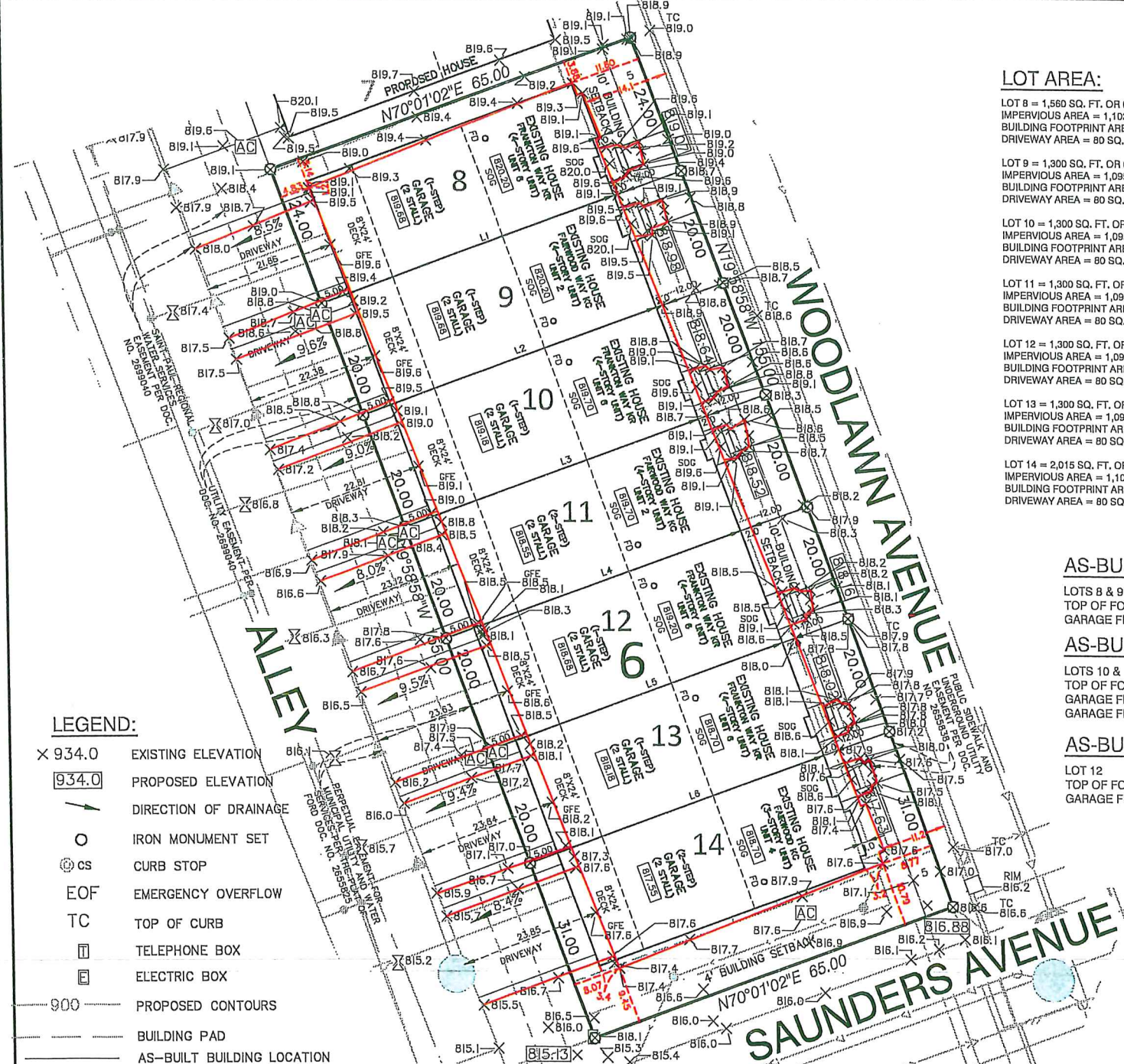
LOT 12
TOP OF FOUNDATION (SOG) = 819.1
GARAGE FLOOR = 818.6

AS-BUILT ELEVATIONS:

LOT 13 & 14
TOP OF FOUNDATION (SOG) = 818.6
GARAGE FLOOR (LOT 13) = 818.2
GARAGE FLOOR (LOT 14) = 817.6

LEGEND:

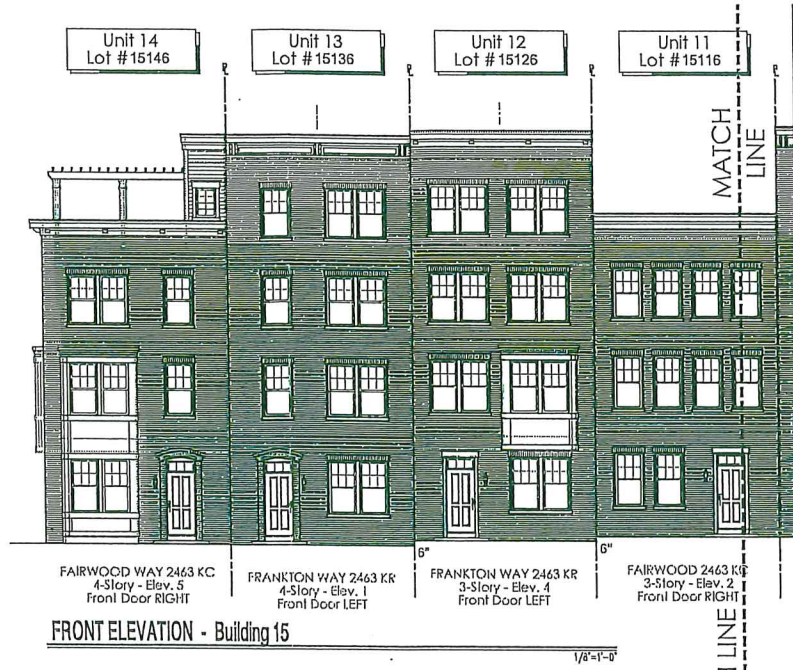
- × 934.0 EXISTING ELEVATION
- 934.0 PROPOSED ELEVATION
- DIRECTION OF DRAINAGE
- IRON MONUMENT SET
- CS CURB STOP
- EOF EMERGENCY OVERFLOW
- TC TOP OF CURB
- ☐ TELEPHONE BOX
- ☐ ELECTRIC BOX
- 900 PROPOSED CONTOURS
- BUILDING PAD
- AS-BUILT BUILDING LOCATION



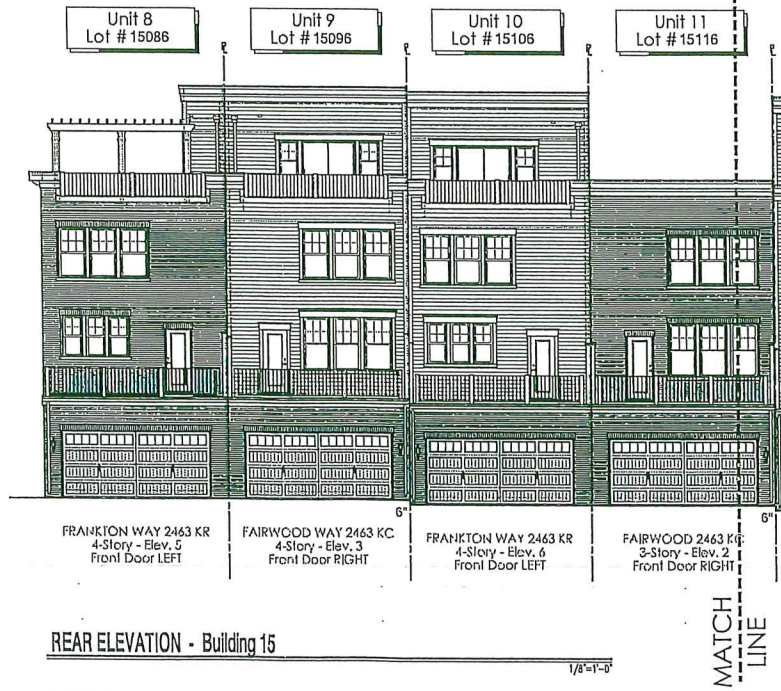
Pulte Job #: BUILDING 15	Date Staked: 6/13/24	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota. Print Name DANIEL EKREM Signature JUNE 18, 2024 Date
Alliant Job # 19-0225	Checked By: DH	
Field Crew: KJ	Drawn By: JDT/DH	

HIGHLAND BRIDGE
ROWHOMES
3RD ADDITION
ST. PAUL, MINNESOTA

Alliant Engineering, Inc.
733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com



See Sheet CP6.2
for Continuation



See Sheet CP6.2
for Continuation

(c) Copyright Pulte Home Corporation - 2022

Minnesota Division
7500 Office Ridge Circle, Suite 325
Eden Prairie, Minnesota 55344



MN - HIGHLAND BRIDGE Community
FRONT, SIDE AND REAR ELEVATIONS
Building 15

PRODUCTION MANAGER	
DATE	02/11/2022
REVISION DATE	04/01/2022
REV	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

ARCHITECT
I HEREBY CERTIFY THAT THIS
PLAN, SPECIFICATION, OR
REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM
A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE
STATE OF MINNESOTA.

CLARE MCCARTHY
DATE:
LICENSE NUMBER:

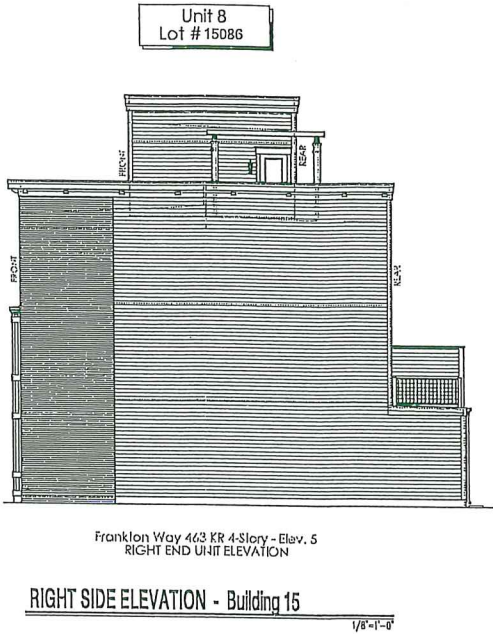
PLAN NAME
HIGHLAND BRIDGE Community
2463 & 2593

SHEET
CP
6.1

See Sheet CP6.1
for Continuation



See Sheet CP6.1
for Continuation



PRODUCTION MANAGER	
NAME	
DATE	
REVISIONS	
REV #	DATE / DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

ARCHITECT
 I HEREBY CERTIFY THAT THIS
 PLAN, SPECIFICATION, OR
 REPORT WAS PREPARED BY
 ME OR UNDER MY DIRECT
 SUPERVISION AND THAT I AM
 A DULY LICENSED PROFESSIONAL
 UNDER THE LAWS OF THE
 STATE OF MINNESOTA.

CLARK MCCARTNEY
 DATE: _____
 LICENSE NUMBER: _____

PLAN NAME
 Highland Bridge Community
 MPE PLAN NUMBER
 2463 & 2593

SHEET	
CP	
6.2	

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-13-0220
Property Address: 905 WOODLAWN AVE B 55116

Karen Kay Moen	Owner
Holly Hoffman	Taxpayer
905 B Woodlawn Ave	
St Paul MN 55116-3144	

Lot 9 Block 6 of HIGHLAND BRIDGE ROWHOMES THIRD ADDITION

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-13-0224
Property Address: 905 WOODLAWN AVE F 55116

Heidi A Schachtman	Owner
Scott Schachtman	Taxpayer
905f Woodlawn Ave	
St Paul MN 55116-3144	

Lot 13 Block 6 of HIGHLAND BRIDGE ROWHOMES THIRD ADDITION

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-13-0219
Property Address: 905 WOODLAWN AVE A 55116

Matthew P Nienstedt Tr	Owner
905 Woodlawn Ave Unit A	Taxpayer
St Paul MN 55116-3144	

Lot 8 Block 6 of HIGHLAND BRIDGE ROWHOMES THIRD ADDITION

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-13-0221
Property Address: 905 WOODLAWN AVE C 55116

Lei Zhang
Joanna Yuanyuan Guan
905 Woodlawn Ave # C
St Paul MN 55116-3144

Owner
Taxpayer

Lot 10 Block 6 of HIGHLAND BRIDGE ROWHOMES THIRD ADDITION

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-13-0223
Property Address: 905 WOODLAWN AVE E 55116

Randy Matthew Kelly	Owner
Kathryn Kelly	Taxpayer
905 Woodlawn Ave Unit E	
St Paul MN 55116-3144	

Lot 12 Block 6 of HIGHLAND BRIDGE ROWHOMES THIRD ADDITION

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-13-0222
Property Address: 905 WOODLAWN AVE D 55116

Jon Scharf	Owner
905d Woodlawn Ave	Taxpayer
St Paul MN 55116-3144	

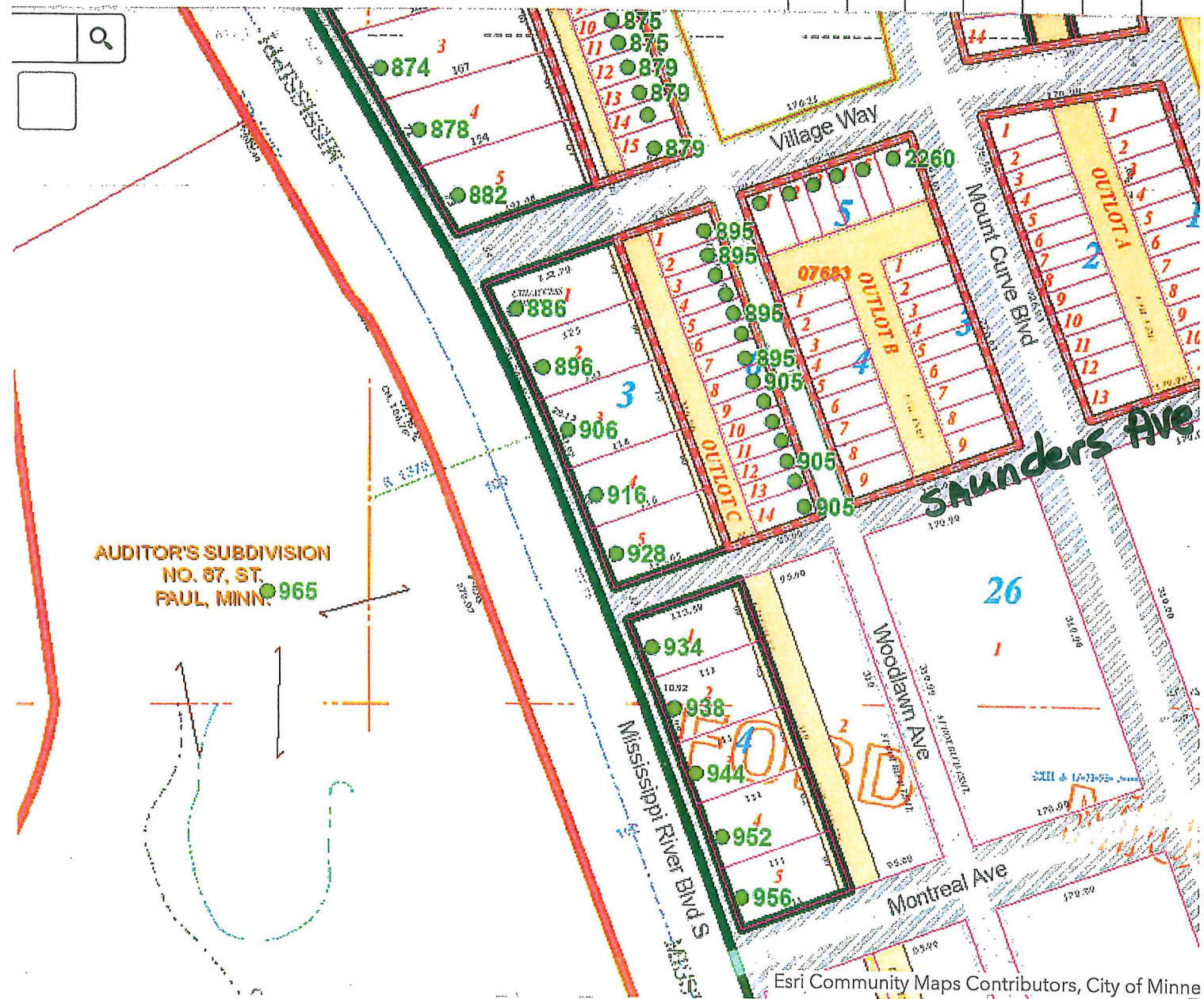
Lot 11 Block 6 of HIGHLAND BRIDGE ROWHOMES THIRD ADDITION

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-13-0225
Property Address: 905 WOODLAWN AVE G 55116

Erik Pedersen	Owner
Katie Peters	Taxpayer
905g Woodlawn Ave	
St Paul MN 55116	

Lot 14 Block 6 of HIGHLAND BRIDGE ROWHOMES THIRD ADDITION



APPLICANT <u>Karen Kay Moen</u>	LEGEND	
PURPOSE <u>Combined Plat</u>	zoning district boundary subject property	
FILE # <u>25-005-149</u> DATE <u>1-13-25</u>	one family two family multiple family	
PLNG. DIST. <u>15</u> Land Use Map # _____ Zoning Map # _____	commercial industrial vacant	
SCALE 1" = 400'		

Karen Moen et al

Aerial map

application number: 25-005-149 * type: Combined Plat * date: 01/16/2025 * planning district: 15

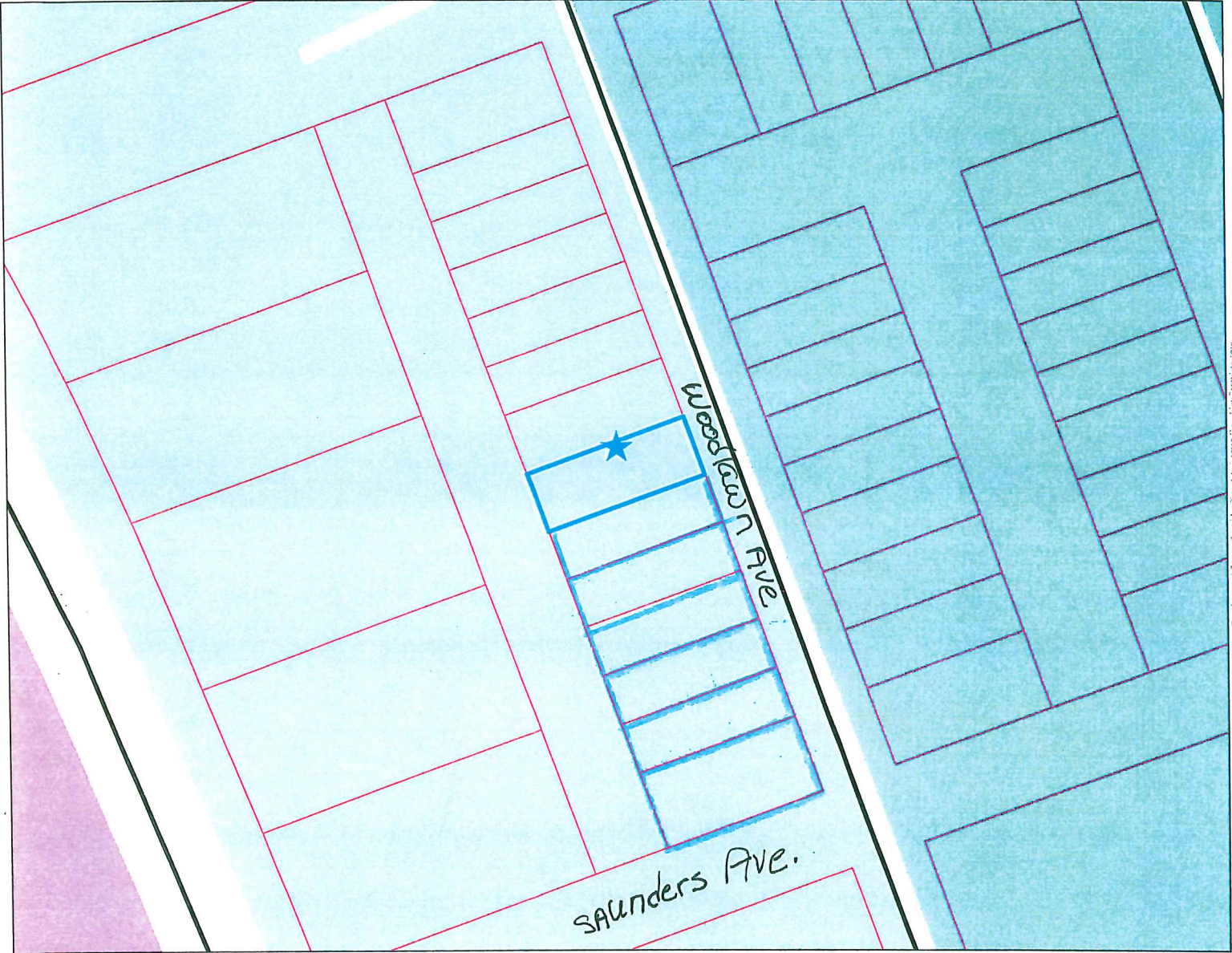


Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

Application of
Karen Moen et al
Zoning map

application number: 25-005-149 • type: Combined Plat • date: 01/16/2025 • planning district: 15



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

- | | | | |
|--------------------------------|--|------------------------------------|-------------------------------------|
| RL One-Family Large Lot | T1 Traditional Neighborhood | B3 General Business | F1 River Residential |
| H1 Residential | T2 Traditional Neighborhood | B4 Central Business | F2 Residential Low |
| H2 Residential | T3 Traditional Neighborhood | B5 Central Business Service | F3 Residential Mid |
| RM1 Multiple-Family | T3M T3 with Master Plan | IT Transitional Industrial | F4 Residential High |
| RM2 Multiple-Family | T4 Traditional Neighborhood | ITM IT with Master Plan | F5 Business |
| RM3 Multiple-Family | T4M T4 with Master Plan | I1 Light Industrial | F6 Gateway |
| | OS Office-Service | I2 General Industrial | VP Vehicular Parking |
| | B1 Local Business | I3 Restricted Industrial | PD Planned Development |
| | BC Community Business (converted) | | CA Capitol Area Jurisdiction |
| | B2 Community Business | | |

Map prepared by Saint Paul Planning & Economic Development, 2025. All rights reserved. This map is for informational purposes only and does not constitute a legal document. For more information, visit www.saintpaulmn.gov/planning.



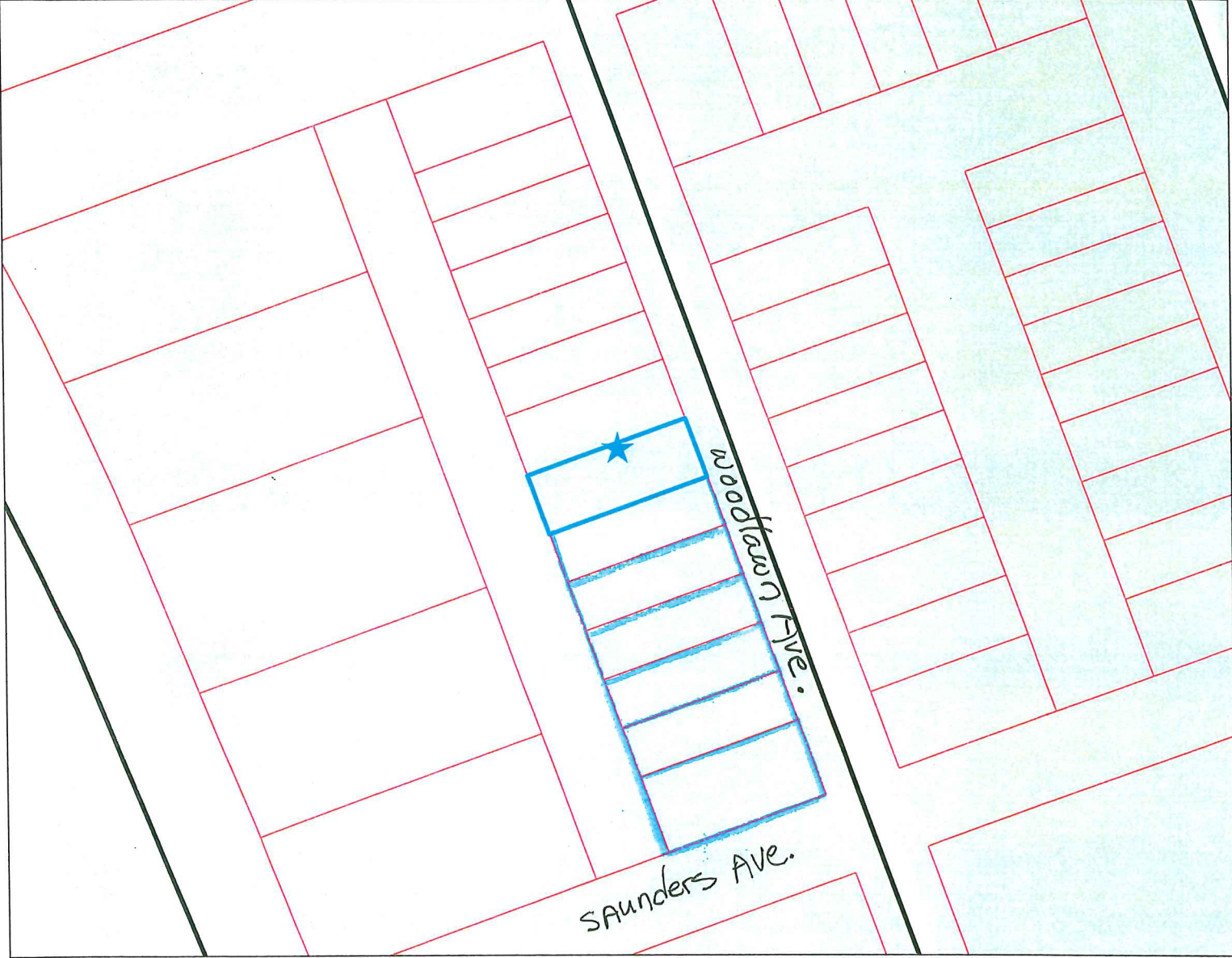
SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

0 10 20 40 60 80
Feet



Application of
Karen Moen et al
Land use map

application number: 25-005-149 • type: Combined Plat • date: 01/16/2025 • planning district: 15



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

Single Family Residential

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park

Multifamily Residential

- Single Family Attached
- Multifamily

Commercial

- Office
- Retail and Other Commercial

Mixed Use

- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other

Other Uses

- Industrial and Utility
- Extractive
- Institutional

Park, Recreational or Preserve

- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water

This map is a representation of the land use map for the subject parcel(s) and is not a legal document. The map is based on the best available information and is subject to change without notice. The map is not a warranty of any kind and is not a representation of the future. The map is for informational purposes only and should not be used for any other purpose.



SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT

0 10 20 40 60 80
Feet

