



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

RECEIVED

MAR 22 2018

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number _____)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

<p>HEARING DATE & TIME (provided by Legislative Hearing Office) Tuesday, Monday, April 2, 2018</p> <p>Time 9:00 a.m.</p> <p>Location of Hearing: Room 330 City Hall/Courthouse</p>

Address Being Appealed:

Number & Street: 2103 Wabash Ave
2120 Myrtle Ave. City: St. Paul State: MN Zip: 55113

Appellant/Applicant: Superior, LLC Email ahafdahl@hbgHd.net

Phone Numbers: Business 952-767-4121 Residence _____ Cell 651-271-2399

Signature: Wadis Haf Dahl - Halverson & Blaiser Date: 03/22/18
agent

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: 275 E 4th St., suite 735, St. Paul MN 55101

Phone Numbers: Business 952-767-4121 Residence _____ Cell 651-271-2399

What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/
- Revocation of Fire C of O
- Summary/Vehicle Abatement (see attached)
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.) graffiti abatement - renovation starting 6/18

HBG

HALVERSON AND BLAISER GROUP

March 22, 2018

To Whom It May Concern:

This letter is in regard to the property located at 2103 Wabash Avenue and 2120 Myrtle Avenue. We recently received two (2) graffiti abatement orders for the afore mentioned property. It is our owner's intent to develop the property beginning in June 2018. We have passed initial zoning requests for conditional use.

The building is primarily vacant with only 2 remaining tenants located on the lower level of the building. Because of the condition of the remaining property, most importantly the roofs, it is unsafe for our employees or others to be up on the roof to mitigate this graffiti.

Additionally, the owners are seeking historic designation which is very strict on treatment of the exterior brick. Eventually, the entire building will be redone. The graffiti has been on the upper roofs since prior to the current owners and we have sealed up access to any future graffiti, the exception would be any possible ground level acts. We are asking for a delay until we can completely re-do the entire building exterior per historic guidelines.

Ardis Hafdahl
Regional Manager
Halverson and Blaiser Group

CC: Alissa Gray – PAK Properties
Clinton Blaiser – Halverson and Blaiser Group

A Diversified Real Estate Development, Investment & Management Group

7800 Vernon Ave., Suite 1000
Bloomington, Minnesota 55425
Tel: 612.351.1194 Fax: 612.351.3185
www.wascomrealestate.com

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Saint Paul, Minnesota 55111
Tel: 651.227.7000 Fax: 651.729.7199
www.hbgaf.com



CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101- 1806

March 16, 2018

Date Mailed

dv
Mailed by (dv)

GRAFFITI ABATEMENT ORDER

Folder ID: 18 037801

Superior llc
2211 County Road C2 W
Roseville MN 55113-1009

Yog hais tias koj jais lus Hmoob thiab koj tsis to taub tsab ntauwv no, hu rau tus txhais lus ntauwm (651) 266- 8989. Nws yog pab dawb zwb. Si necessita un traductor, por favor llamenos all (651) 266- 8989. No costo.

As owner or person(s) responsible for: **2103 WABASH AVE**

You are hereby notified of graffiti on your property. You can assist the city by doing the following:

- If you need help with graffiti removal, the city has a graffiti removal program that provides free removal. However, the city will not restore the damaged surface to its original color or appearance. Please sign the enclosed WAIVER AND CONSENT TO REMOVE OR ABATE GRAFFITI form to request graffiti removal from the city. This waiver form will remain in effect for the entire time you own the property or until you request it to be terminated. Return the form within 14 days to:

DSI - Code Enforcement
375 Jackson Street, Suite 220
Saint Paul, MN 55101- 1806

OR fax to: 651- 266- 1919

- If you choose to remove the graffiti yourself, please remove the graffiti as soon as possible. (Please consult the attached Graffiti Removal Tips to assist you in removing the graffiti.)
- It is not necessary to contact this office if you have already removed the graffiti.
- It is not necessary to contact this office if you plan to remove this graffiti yourself on or before the date below.
- If the damage is extensive, consider filing a claim with your insurance company. If you do this, take a photograph of the damage for documentation for insurance purposes. Also, get an estimate to repair the graffiti damage.

The graffiti must be removed by: March 21, 2018 You must either remove the graffiti, OR file an appeal by this date. If you do not do one of these things, the City will send a work crew to remove or cover the graffiti at the owner's expense, unless the enclosed WAIVER is received within 14 days of the date this noticed was mailed (see upper right corner of this Notice).

If you have questions about this order, the requirements or deadline, please call the Information and Complaint line at 651- 266- 8989, Monday through Friday, 8 a.m. to 4:30 p.m.

Appeals: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the compliance date above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310, City Hall, Saint Paul, MN 55102. The telephone number is (651) 266- 8688. You must submit a copy of this Order with your appeal application.

Also Sent To:

Mark Rancone 2575 Fairview Ave Roseville MN 55113



CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

March 16, 2018
Date Mailed

dv
Mailed by (dv)

GRAFFITI ABATEMENT ORDER

Folder ID: 18 037810

Superior Llc
2211 County Road C2 W
Roseville MN 55113-1009

Yog hais tias koj jais lus Hmoob thiab koj tsis to taub tsab ntawv no, hu rau tus txhais lus ntawm (651) 266- 8989. Nws yog pab dawb zwb. Si necessita un traductor, por favor llamenos all (651) 266- 8989. No costo.

As owner or person(s) responsible for: **2120 MYRTLE AVE**

You are hereby notified of graffiti on your property. You can assist the city by doing the following:

- If you need help with graffiti removal, the city has a graffiti removal program that provides free removal. However, the city will not restore the damaged surface to its original color or appearance. Please sign the enclosed WAIVER AND CONSENT TO REMOVE OR ABATE GRAFFITI form to request graffiti removal from the city. This waiver form will remain in effect for the entire time you own the property or until you request it to be terminated. Return the form within 14 days to:

DSI - Code Enforcement
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

OR fax to: 651-266-1919

- If you choose to remove the graffiti yourself, please remove the graffiti as soon as possible. (Please consult the attached Graffiti Removal Tips to assist you in removing the graffiti.)
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Also Sent To:

Mark Rancone 2575 Fairview Ave Roseville MN 55113

Waiver and Consent to Remove or Abate Graffiti

I, _____, am the owner or person responsible for the property located at: _____ I hereby give permission for the City of Saint Paul, its agents or employees to remove, cover, paint or otherwise eliminate graffiti on the above described property. I understand that the process of removing or covering over graffiti cannot restore the damaged surface to its original color or appearance and may look different than untouched areas. I understand that by giving this permission, I will hold harmless the City of Saint Paul, its employees or its agents for the final appearance of my property. I will further indemnify the City of Saint Paul, its employees or its agents for any claim or cause of action that may arise from the removal of graffiti on the property stated above. I will notify the City of Saint Paul if/when the property changes ownership.

This Waiver and Consent will remain in full force and effect until the City of Saint Paul receives written notice to terminate the Waiver and Consent to remove or abate graffiti.

Signature

Date

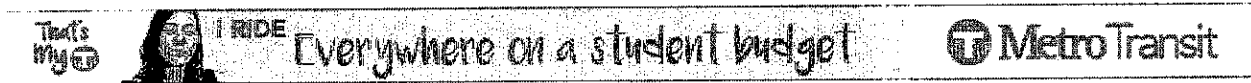
To avoid being charged for abatement please send this 'Waiver and Consent' form to the address below within 14 days or call 651-266-8989 to speak to the inspector or supervisor.

Department of Safety and Inspections
Code Enforcement
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

OR, you may fax this form to: 651-266-1919

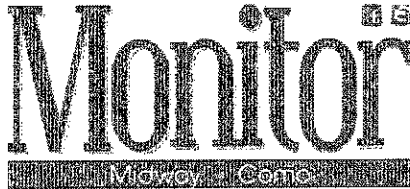
.....

Office Use Only
Date Waiver Received _____



- HOME
- ABOUT US
- AD RATES
- DEADLINE DATES
-

Enter your search keywords



- EVENT CALENDAR »
- NEWS
- COMMUNITY INFORMATION
- MULTIMEDIA
- CLASSIFIEDS
- ARCHIVES »

CONTACT INFORMATION:

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 Calvin deRuyter, Editorial, 651-917-4182
editorial@deruyfarnelson.com

Categorized | IN OUR COMMUNITY

Factory building on Wabash Ave. to be converted to apartments

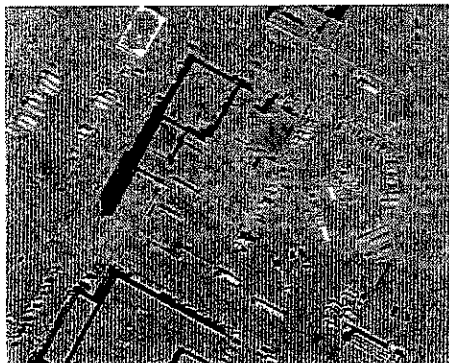
Posted on 08 March 2018 by Calvin

By JANE MCCLURE

Preserve industrial land or let a mostly underutilized building sit vacant? Those were the choices for the St. Paul Planning Commission. After much debate in February, the commission agreed Feb. 23 to a plan to convert a century-old West Midway meat packing plant into a 64-unit apartment complex. The commission approved a conditional use permit for Superior LLC's project at 2103 Wabash Ave. That decision is final barring an appeal to the St. Paul City Council.

"I'm usually the one who says, preserve industrial land," said Daniel Edgerton, chair of the Planning Commission Zoning Committee. But he was struck by the Port and Midway Chamber support of the residential reuse.

"This is really a challenging site," Edgerton said. "It's been underutilized for about 40 years. It seems like a choice of repurposing the property for housing or letting it sit vacant."



The old Superior Meat Packing Company building has been mostly vacant since 1979. Its first floor in recent years has housed uses including pet boarding, guitar repair and industrial tire sales and service. The oldest part of the structure dates

from 1886. It was added onto in 1911, 1928 and 1947, so it has different floor levels and roof heights. Sections range from one to three stories in height. *(Satellite photo right from internet)*

Many more steps must be taken between now and June, when work is to start at the site. The developers need to seek historic designation for the property, and a possible spot on the National Register of Historic Places. That would provide state and federal historic tax credits to help pay for redevelopment.

Almost two hours of debate at the Planning Commission and its Zoning Committee Feb. 15 revealed the complexity of redeveloping the property. It is a 1.6-acre industrially zoned property that is one block south of Green Line light rail and one block west of Cleveland Ave. The building fills its block, which is bounded by Wabash, Montgomery Ave., Myrtle St. and a parking lot used by Rihm Kenworth.

The parking lot was recently purchased by American Engineering Testing, which plans a five-story building there. Rihm Kenworth is in the process of relocating out of the Midway after being there nearly 70 years.

“Our goal is to save and reuse a historic structure,” said developer Clint Blaiser, who represented HGB and PAK Properties before the Zoning Committee. The developers are trying to get work underway by June, before changes are made to federal historic tax credits needed for the project.

The conditional permit approved Feb. 23 is to allow residential use in an industrial area. It allows more than six dwelling units on an industrially zoned property. Plans call for 39 dwelling units on the first floor. Typically, when residential uses are allowed in an industrial area, those are on upper floors.

The permit also allows 90 percent of the first floor to have residential use. Typically, 80 percent of the first floor would be for non-residential uses.

Blaiser said different ideas were considered for the property, including industrial or commercial reuse. But the building’s configuration makes 100 percent residential use most feasible. “It has about 30 roofs and about as many elevations inside,” Blaiser said.

“It’s basically a historic shell,” said Rich Wessling, project architect from UrbanWorks Architecture. But he and Blaiser said it makes more sense to gut and rehabilitate the building, than to tear it down and build new on the site. They see the building as being affordable for young families and workers who want easy access to light rail, bus service, and area amenities.

The building is in very poor condition, said Blaiser. But it appeals to the developers because of its location in West Midway, where several other old industrial and warehouse properties have been repurposed for residential, commercial and institutional uses.

The property is in an area that has had different types of industrial zoning over the years. Property to the north was rezoned for industrial-transitional use in 2011 as part of Central Corridor (now Green Line) land use and zoning studies.

Beyond the zoning issues are practical considerations for residential reuse. One is that the building occupies its block. It is in an area with no sidewalks. Streets carry large amounts of truck traffic. Those were seen by city staff and some commissioners as impediments to residential reuse. One idea suggested is to vacate the adjacent portion of Montgomery and create more of a walking, biking and parking area.

Another point of debate is a city and St. Paul Port Authority policy to preserve existing industrial property, as outlined in the West Midway Industrial Area Plan. But the St. Paul Port Authority and Midway Chamber of Commerce support the Superior LLC project, as does the St. Anthony Park Community Council.

Both business groups note that the property has been underused for many years and that other developers have considered ideas without bringing anything to fruition. John Young, a Midway Chamber Board Member and industrial real estate broker, said the site has been looked at and rejected by many would-be industrial developers. “It was awful years ago,” he said, noting that the property has gone unsold during several successful real estate cycles.

The Chamber doesn’t take the notion of losing industrial land lightly, Young said. But a residential redevelopment there may be the best fit for the property. “We want places where our employees can live.”

The developers took the unusual step of filing three applications, with the idea of getting at least one approved. The one approved leaves the industrial zoning in place, but grants conditions for largely residential reuse. The commission laid over a request to rezone the suite to industrial transitional and rejected a variable request that tied first-floor industrial use to rezoning to industrial transitional use.

City staff had recommended against all three applications for a variety of reasons, including inconsistency with the comprehensive plan and impacts on area development. Much of the Zoning Committee debate Feb. 15 was technical and procedural, as all eight Planning Commission members present want to see the building repurposed. Sorting that out took time.

