



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-228-3220*

June 4, 2012

BKV Group Architects  
Attn: Mr Gary Vogel  
222 N 2nd Street  
Minneapolis MN 55401

Loucks Associates  
Attn: Mr Richard Licht  
7200 Hemlock Lane Ste 300  
Maple Grove MN 55369

RE: Zoning File # 11-259-965, Schmidt Brewery Addition **REVISED**

Dear Messrs Vogel and Licht:

On August 3, 2011, you submitted an application for a Preliminary Plat for Schmidt Brewery Addition to create 4 commercial parcels and 5 commercial outlots at 384 Oneida St, area bounded by Jefferson, Erie, James, Toronto, and Seventh. City staff have reviewed the preliminary plat and have identified the following issues:

**Department of Public Works (contact is Colleen Paavola, 266-6104):**

Public Works has reviewed the Schmidt Brewery preliminary plat, and has the following comments and concerns:

The dimensions shown for Parcel 1-A are not consistent with the dimensions shown for the Parcel with the same description on "Lot Split" recently submitted by your office and approved by the City.

The above mentioned "Lot Split" indicated that iron monuments would be placed at several boundary corners encompassed by this plat; these monuments are not shown on this preliminary plat. The final plat must show all monuments used to determine the boundary of this plat.

Sheet C6-3 indicates an easement is proposed to be granted over part of Lot 4 crossed by a City of St. Paul sewer main. Be advised that an easement for sewer purposed currently exists in this approximate location. See Document #877789 recorded 2/9/1935 in Book 49 of Plans page 3 at Ramsey County. This easement must be shown on the final plat, or otherwise addressed prior to final approval of this proposed plat.

Bearings (or other data enabling the determination of direction) must be shown for the northerly lines of Outlots C-E.

The final plat submittal must conform to the requirements of MN Statue 505.021 and City of St. Paul Development Code (Subdivision Regulations Chapter 69).

**Department of Safety and Inspections (DSI) (contact is Tom Beach, 651-266-9086):**

DSI has reviewed this application for subdivision (preliminary plat). The following are revised comments:

Underground man made tunnels and caverns - Zoning will defer to the Sewer Division for treatment of these abandoned structures.

Out lots

Newly created lots need frontage on an improved street. Outlots B, C, D, and E, are proposed to deal with unused property behind a solid barrier fence that is currently being used by four homes for back yards. This property was encroached upon by two houses and a garage on Erie St. Is the intent to deed these outlots over to the 4 affected residential properties on Erie St? If this is the case are those property owners in agreement that these outlots would need to be immediately joined to their properties under the original residential PINs?

Out lot A

This proposed out lot holds the Well House west of the Rathskeller building. Zoning has already required a 3' maintenance/setback easement along the west lot line of the Rathskeller as a condition of the April 13, 2011 subdivision. Provide a signed copy of the 3' maintenance easement. The south line of proposed out lot A is within 6' of a wall with windows or openings. Sec. 66.331(i) requires a 6' setback or a setback/maintenance easement to make up the difference. Provide a signed copy of the setback/maintenance easement for the south line of Out lot A.

The area east of the Well House is now being proposed as a 6' wide public easement on top of the three ft wide maintenance/setback easement

Zoning requests that the Well house stay combined to Parcel 2 or an adjoining parcel.

Out lot F

Zoning requires that this out lot be tied under the one PIN of Parcel 4.

Ethanol Cooling plant

The approved subdivision of this property addressed this building at length. The newly proposed west property line of Lot 3 is shown cutting through the west edge of the cooling plant. Show the 6' setback to the west side of the ethanol cooling plant and the actual building edges and setbacks to the property lines as approved on the April 13 subdivision or, pull a demo permit and remove the Cooling Plant within 120 days of the date of closing.

Keg House

Will Webster Street be rededicated prior to the approval of this plat? The east wall of the Keg House sits on the property line and requires a 6' setback from interior lot lines because of windows and openings per Sec. 66.331(i). Pull a demo permit, remove the Ethanol Cooling plant, and reopen Webster Street, or provide a 6' setback/maintenance easement along that east wall of the Keg House and provide zoning with a signed copy.

Bottling House Lot 3

Zoning, plan review, and fire will not approve a new property line that runs through a building. The prior subdivision addressed the small loading dock at the north end of this building at length. Move the property lines to the prior approved locations and show the building lines and the distances to the property lines on the north end of the bottling House around the little

loading dock, or, demo the loading dock under HPC approval and building permit within 120 days of closing.

Lot 4

The proposed west (north/south) lot line of Lot 4 is proposed running through a building. This line needs to be moved or the building demolished under permit and HPC approval within 120 days of closing..

Parking for Parcel 2-A Rathskeller Building

Show areas for required parking for this lot.

**Saint Paul Regional Water Services (contact is Dave Marruffo, 651-266-6813):**

No comments.

**Division of Parks and Recreation (contact is Mike Kimble, 651-266-6417):**

Parks and Recreation has reviewed the above referenced subdivision application and as per the Parkland Dedication Ordinance, sec. 69.511 of the St. Paul Leg. Code, we recommend that the cash dedication (\$15,912.67) be accepted in lieu there of land dedication.

This is a case where we do believe that land dedication is the preferred alternative for this site. When the 2% plat dedication is combined with the projected parking dedication, the formula results in approximately one acre of land for dedication. Parks staff identified several parcels within or adjacent to the development that would have been suitable for future open space development, however, these lands were not under the control or ownership of the developer and thus we are unfortunately accepting the cash dedication instead of land. We do believe there will be a future demand by the residents to provide park/open space to meet the needs of this densely populated development and hopefully this need can be met somehow in the future.

Pin #	Acres	2012 Market Value
12-28-23-23-0121	1.8952	\$ 536,600
12-28-23-23-0122	0.4970	\$ 194,900
12-28-23-23-0123	0.6053	\$ 237,300
12-28-23-23-0120	7.9928	\$ 709,700
12-28-23-23-0100	1.3300	\$ 347,800
12-28-23-23-0101	1.3800	\$ 360,600
Total	13.7003	\$ 2,386,900

.02 x 13.7003 acres = .274 acres of dedicated land required

\$2,386,900 x .02 = \$47,738, divided by 3 = \$15,912.67 dedication fee required

**Minnesota Department of Transportation (contact is Tod Sherman 651-234-7794)**

*Traffic:* Due to concerns with congestion and safety on TH 5, all access into the site will need to be taken from the local roadway system. For questions concerning this comment, please contact Gayle Gedstad (651-234-7815) with Mn/DOT Metro District's Traffic Section

*Water Resources:* It appears that the proposed drainage is directed away from Mn/DOT right-of-way and ultimately to a city storm sewer system. The project also does not appear to adversely affect existing drainage patterns or drainage infrastructure within the TH 5 corridor. Therefore, no drainage permit is required. If the plan is revised and this is no longer true, Mn/DOT would need to review the changes and determine whether a drainage permit would be

needed. For questions concerning drainage, please contact Bryce Fossand (651-234-7529) in Mn/DOT Metro District's Water Resources Section.

*Permits:* Any use of or work within or affecting Mn/DOT right-of-way requires a permit. Permit forms are available from Mn/DOT's utility website at <http://www.dot.state.mn.us/utility/>. Please include one 11 x 17 plan set and one full-size plan set with each permit application. Please direct any questions regarding permit requirements to Buck Craig (651-234-7911) of Mn/DOT's Metro District's Permits Section.

Based on these comments, staff approves the preliminary plat subject to the following condition(s):

1. Bearings (or other data enabling the determination of direction) must be shown for the northerly lines of Outlots C-E.
2. The final plat must show all monuments used to determine the boundary of this plat.
3. That a signed copy of the 3' maintenance easement is provided
4. That a signed copy of the setback/maintenance easement for the south line of Outlot A is provided.
5. That the 6' setback to the west side of the ethanol cooling plant and the actual building edges and setbacks to the property lines as approved on the April 13 subdivision are shown, or the building is demolished with HPC approval within 120 days of closing.
6. Move the property lines to the prior approved locations and show the building lines and the distances to the property lines on the north end of the bottling House around the little loading dock, or, demo the loading dock under HPC approval and building permit within 120 days of closing.
7. That all of the concerns raised by Public Works are met.
8. That the parkland dedication fee of **\$15,912.67** is paid to the city clerk's office.
9. The final plat submittal must conform to the requirements of MN Statue 505.021 and City of St. Paul Development Code (Subdivision Regulations Chapter 69).

Please submit 3 full - sized copies of the revised final plat to the Zoning Desk, 1400 City Hall Annex, so that a public hearing can be scheduled before the City Council. Please also provide electronic copies of the most recent preliminary and final plats. If you have further questions, please contact me at 651-266-6618 or by e-mail at [kate.reilly@ci.stpaul.mn.us](mailto:kate.reilly@ci.stpaul.mn.us).

Sincerely,



Kate Reilly  
City Planner

cc: Zoning File # 11-259-965 Schmidt Brewery Addition  
Paul Dubruiel  
District 9  
Craig Hinzman, County Surveyor  
Diane Nordquist, PED