



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 # 23-050-248

Fee Paid \$ _____

Received By / Date _____

102823330122

APPLICANT

Property Owner(s) Schumacher Holdings LLC

Address 9607 Whistling Valley Trail City Lake Elmo State MN Zip 55042

Email dmschumacher@msn.com Phone 317-407-2638

Contact Person (if different) Tim Helin

Address 6020 Abbott Ave City Edina State MN Zip 55410

Email tim.helin@gmail.com Phone 513-479-1317

PROPERTY INFO

Address / Location 1477 Eleanor Ave.

PIN(s) & Legal Description see tile commitment
(Attach additional sheet if necessary.)

Lot Area .27 acre Current Zoning R-4

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.

Construction of 2 single family homes

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.

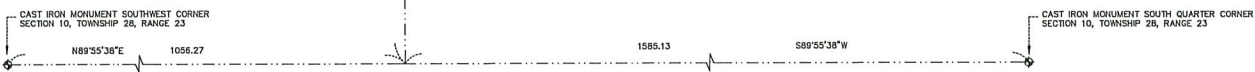
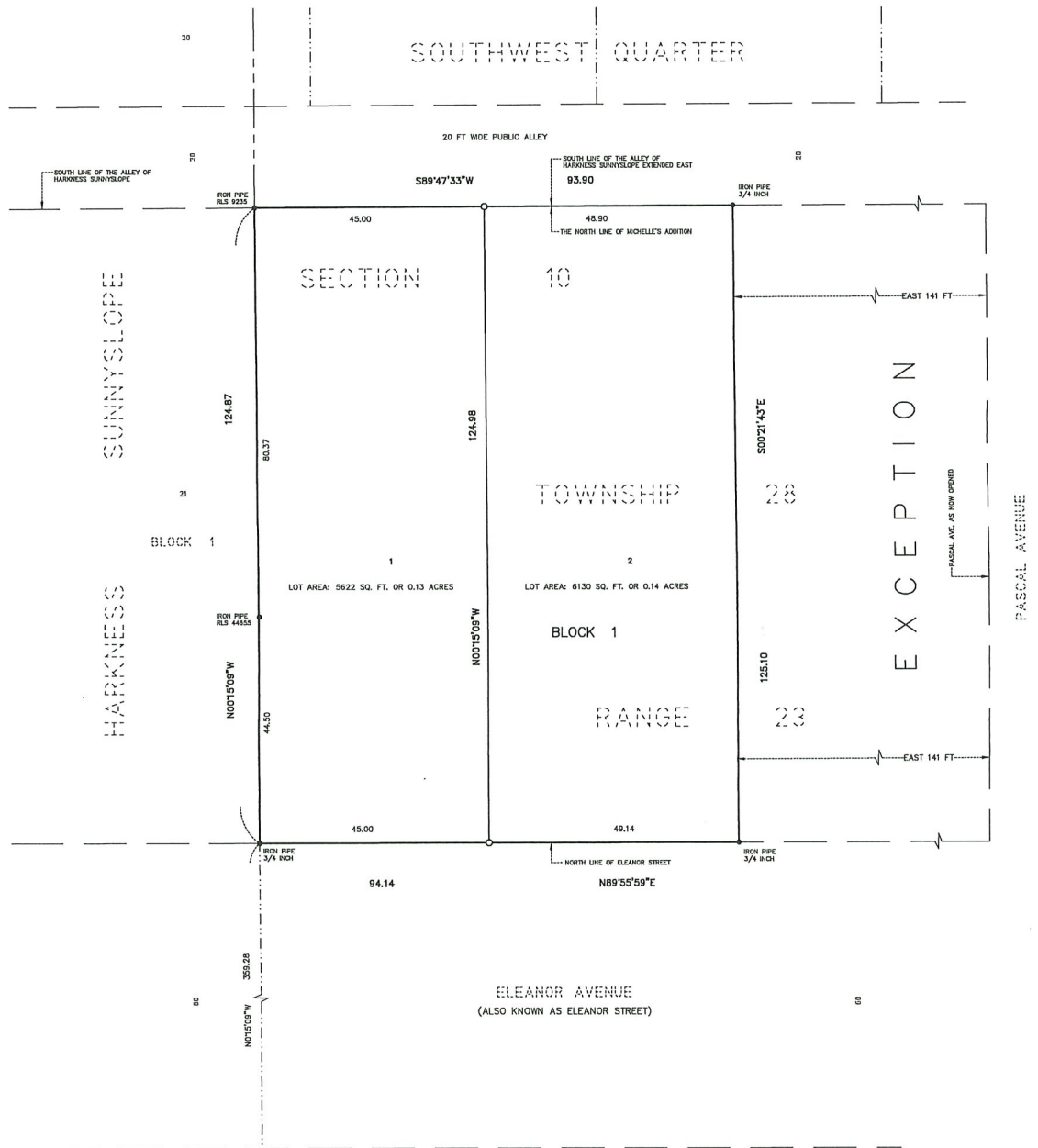
For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.

If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

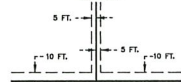
Applicant's Signature Tim Helin Date 5/24/23

PRELIMINARY PLAT: MICHELLE'S ADDITION

SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER



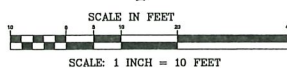
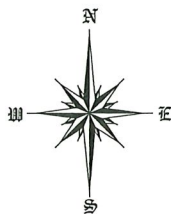
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
NO SCALE



BENING 5 FEET IN WIDTH ADJOINING SIDE LOT LINES,
AND BEING 10 FEET IN WIDTH ADJOINING PUBLIC
WAYS UNLESS OTHERWISE SHOWN ON PLAT.

LEGEND

- ⊕ DENOTES RAMSEY COUNTY SECTION MONUMENT FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED



Legal Description (Warranty Deed)

All that part of the Southwest Quarter of the Southwest Quarter, Section 10, Township 28, Range 23, bounded on the East by Pascal Avenue, or now opened, on the South by Eleanor Street, on the West by Harkness Sunnyslope and on the North by the South line of the alley in Harkness Sunnyslope extended East, excepting from the above the East 141 feet thereof, Ramsey County, Minnesota.

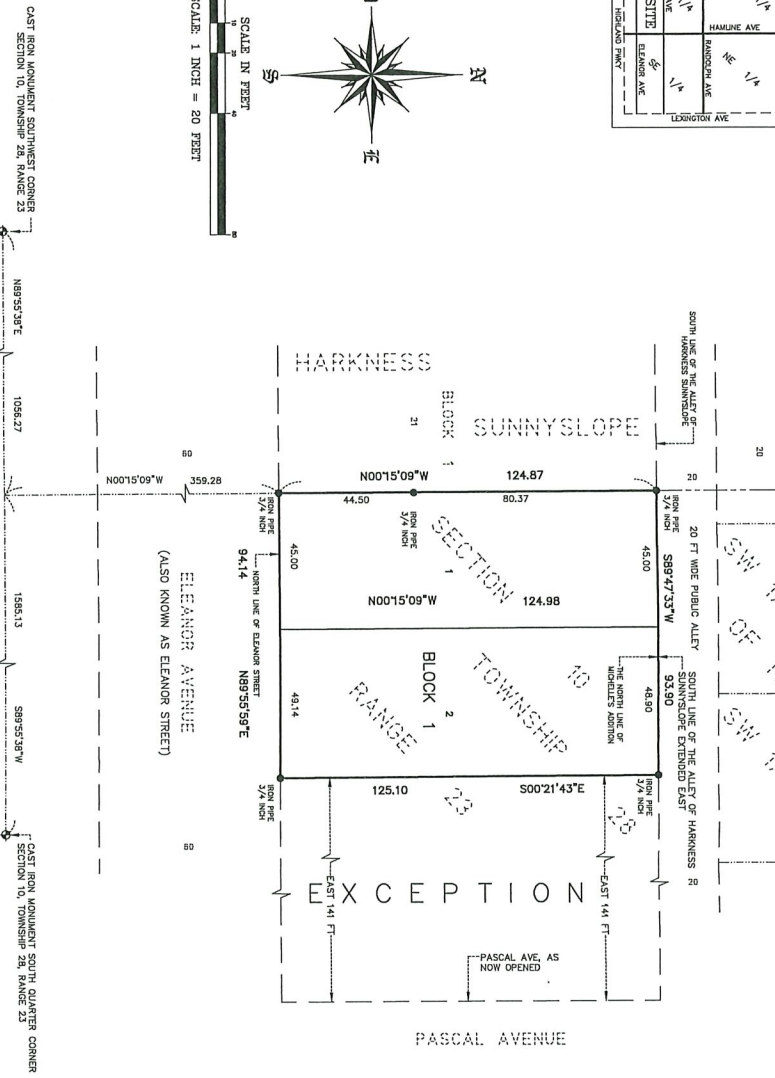
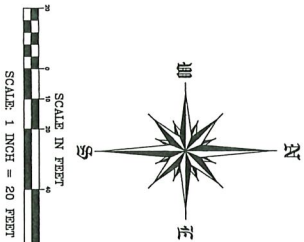
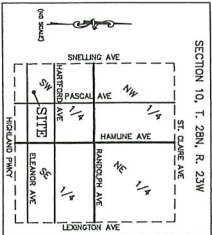
1477 ELEANOR AVENUE, ST PAUL, MN 55116

Client Mr. The 16th High Company 5020 Abbot Avenue South Edina, MN 55416	Design by RP	Original date 6-8-23	<small>THIS PLAT IS THE PROPERTY OF LAKE & LAND SURVEYING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LAKE & LAND SURVEYING, INC.</small> <i>Robert M. Peterson</i> Tom & Nancy Jan. 2-2-23 Drawing No. 60424
LAKE & LAND SURVEYING, INC. SURVEYING & ENGINEERING 1200 CENTRE POINTE, SUITE 275 ST. PAUL, MN 55109 PHONE (612) 778-8811 E-MAIL: LAKE@LAKEANDLAND.COM	Drawn by RP	Survey book No.	
	S&AP number 20231007	Page title PRELIMINARY PLAT	Sheet number of

BASIS OF BEARINGS: THE NORTH LINE OF MICHELLE'S ADDITION HAS AN ASSUMED BEARING OF S89°47'33\"/>

LAKE & LAND SURVEYING, INC.
1200 CENTRE POINTE CURVE, SUITE 375
SAINT PAUL, MINNESOTA 55120
PHONE: 651-778-8211

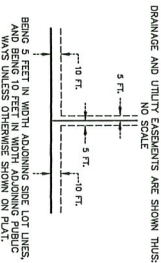
MICHELLE'S ADDITION



LEGEND

- ◆ DENOTES RAMSEY COUNTY SECTION MONUMENT FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH BEARS
- MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED

◆ BASIS OF BEARINGS THE NORTH LINE OF MICHELLE'S ADDITION HAS AN ASSUMED BEARING OF S89°47'33\"/>



BING 5 FEET IN WIDTH ADDINGING ONE LOT LINES
 BEING 5 FEET IN WIDTH ADDINGING ONE LOT LINES
 WAYS UNLESS OTHERWISE SHOWN ON PLAT.

LAKER & LAND SURVEYING, INC.
 1200 CENTRE POINT, CHEROKEE, STATE 576
 SALVY, PALM, MINNESOTA 55120
 PHONE: 651-776-6211

KNOW ALL MEN BY THESE PRESENTS, that James F. Campbell and Rebecca C. Campbell, husband and wife, owners of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

All that part of the Southwest Quarter of the Southwest Quarter, Section 10, Township 28, Range 23, by and between the West 1/4 and East 1/4 of the North 1/4 of the South 1/4 of the alley in Harkness Sunnyslope extended East, excepting from the above the East 1/4 feet thereon, Ramsey County, Minnesota.

Have caused the same to be surveyed and platted as MICHELLE'S ADDITION.

In witness whereof said James F. Campbell and Rebecca C. Campbell, husband and wife, have hereunto set their hands this _____ day of _____, 20__.

James F. Campbell _____ Rebecca C. Campbell _____
 STATE OF MINNESOTA
 COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by James F. Campbell and Rebecca C. Campbell.

Notary Public, _____ County, Minnesota
 My Commission Expires _____

Dated this _____ day of _____, 20__.

Ryan M. Peterson, Professional Land Surveyor
 Minnesota License No. 60424

STATE OF MINNESOTA
 COUNTY OF _____
 I, the undersigned Surveyor, do hereby certify that the above described plat was prepared in accordance with the laws of Minnesota, and that all monuments depicted on this plat have been correctly set, that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 550.01, Subd. 3, as of the date of this survey, were shown and located on the plat, and that the survey was shown and located on this plat.

Notary Public, _____ County, Minnesota
 My Commission Expires _____

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 20__ on the land hereinafter described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20__.

Ramsey County Auditor/Treasurer _____
 Deputy _____

County Surveyor _____
 Pursuant to Minnesota Statutes, Section 333A.42, this plat is approved this _____ day of _____, 20__.

Ramsey County Surveyor _____

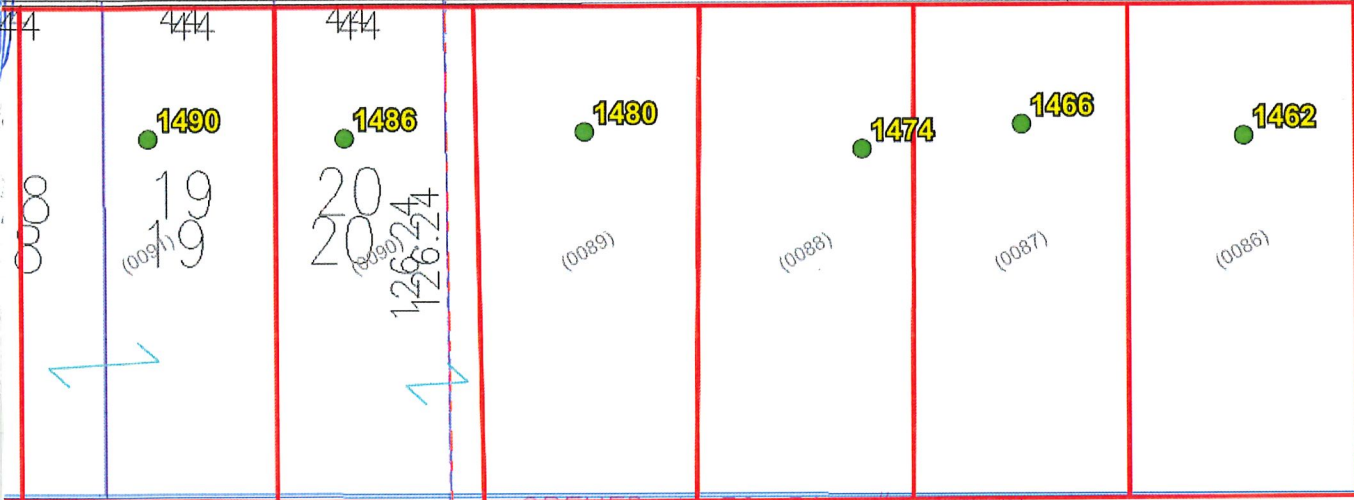
1928

OPENED 8-6-28

CF#75883

SCHEFFER AVENUE
BOOK 40; PAGE 10 PLANS

60



OPENING CAPREMOVED 11-15-39

PASCAL STREET SOUTH

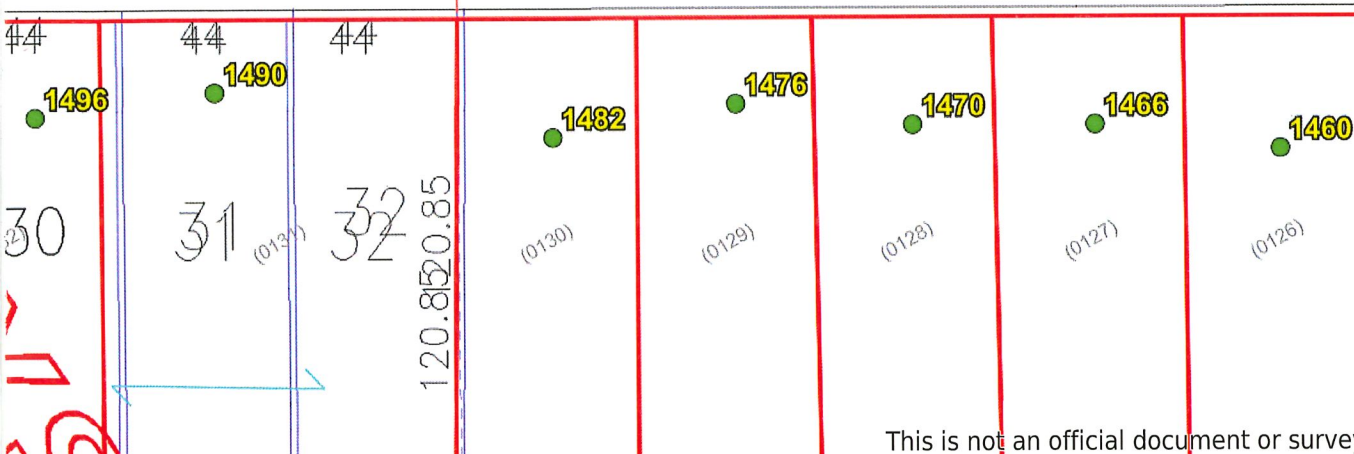
OPENED J=30-50 #1222365
OPENED 8-2-1949 CF#149190 DOC#1222365



CF#116478

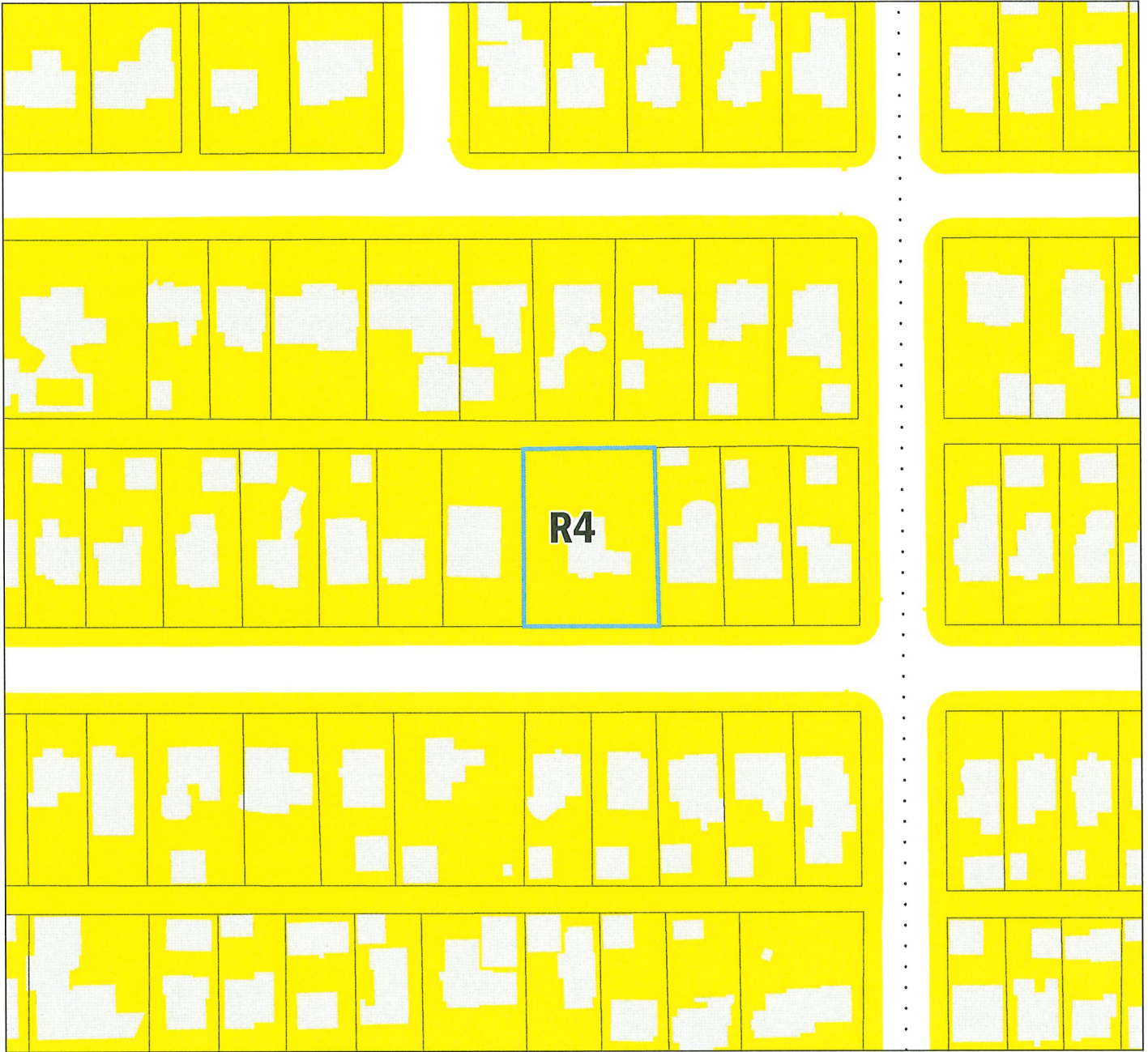
ELEANOR AVENUE
OPENED 10-31-28

CF#78371



10-3-1939

PASCAL STREET SOUTH
ST.



File #23-050-248 Zoning Map

Application of Schumacher Holdings LLC

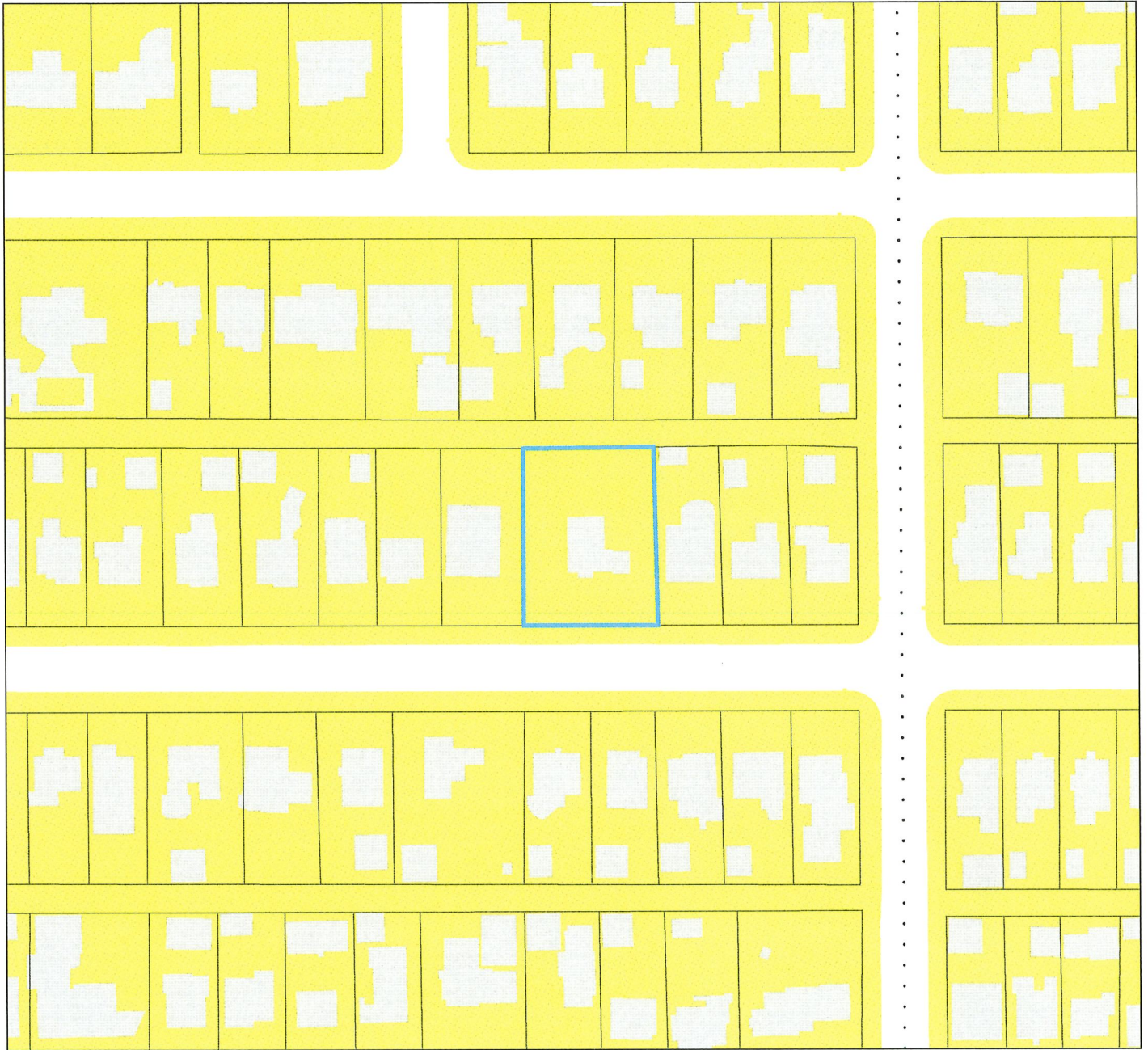
Application Type: Combined Plat
 Application Date: June 5, 2023
 Planning District: 15



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential
ParcelPoly	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	



File #23-050-248 Existing Land Use

Application of Schumacher Holdings LLC

Application Type: Combined Plat

Application Date: June 5, 2023

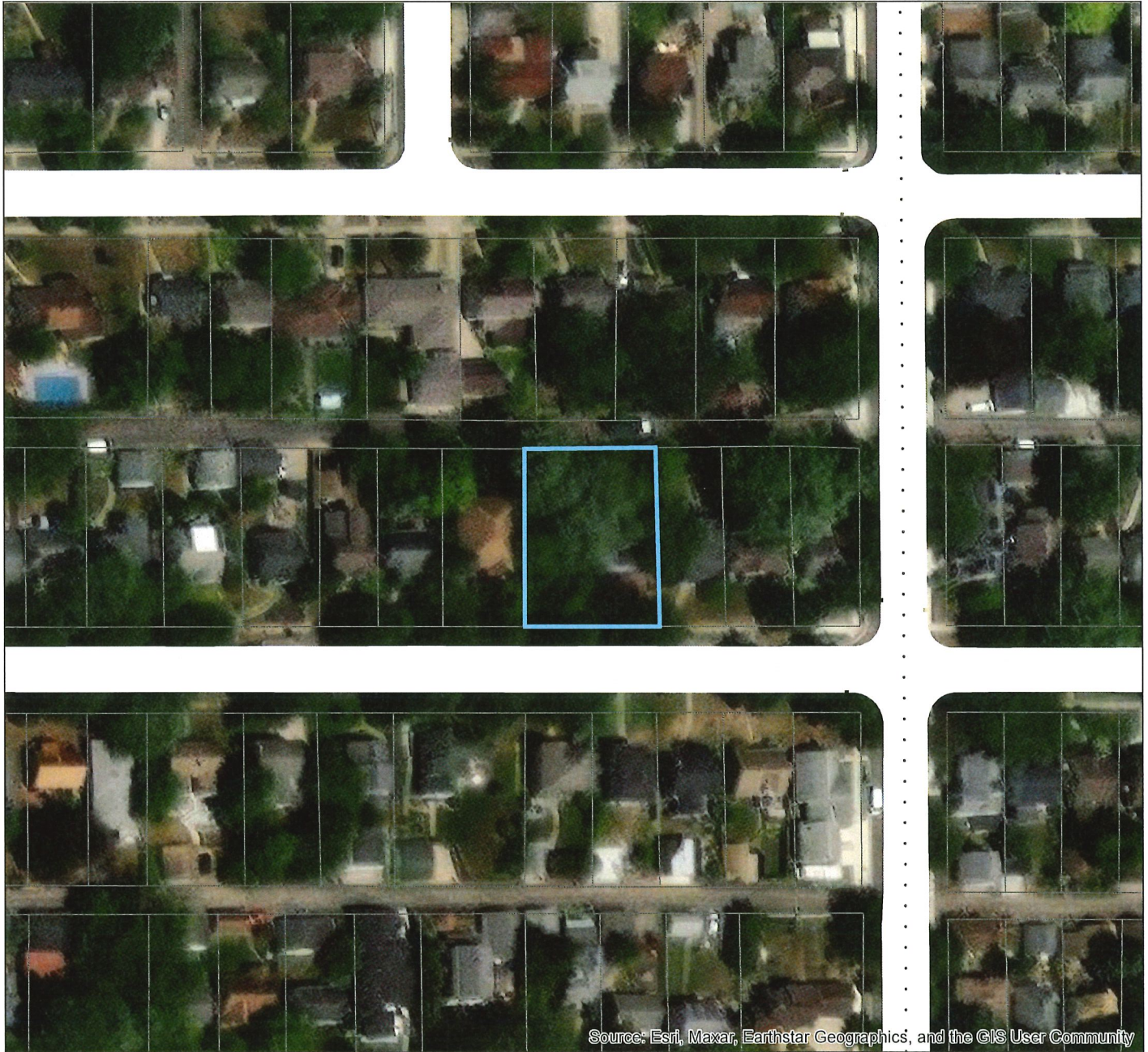
Planning District: 15



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Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|-----------------------------|--------------------------------|---------------|
| Subject Parcel(s) | Single Family Attached | Mixed Use Commercial and Other | Major Highway |
| ParcelPoly | Multifamily | Industrial and Utility | Railway |
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

File #23-050-248 Aerial Map

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