



**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 # 16-028353  
 Fee: \_\_\_\_\_  
 Tentative Hearing Date: To Be Scheduled  
 # 342923320008  
 ↓ 0012  
0011

PD=13

APPLICANT

Name: Tegra Group  
 Address: 801 Nicollet Mall, Suite 1850  
 City Minneapolis St. MN Zip 55402 Daytime Phone 612-752-5744  
 Name of Owner (if different) See Attached  
 Contact Person (if different) \_\_\_\_\_ Phone \_\_\_\_\_

PROPERTY

Address / Location Snelling Ave & St. Anthony Avenue  
 Legal Description See Attached  
 Current Zoning T-4  
 (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 \_\_\_\_\_

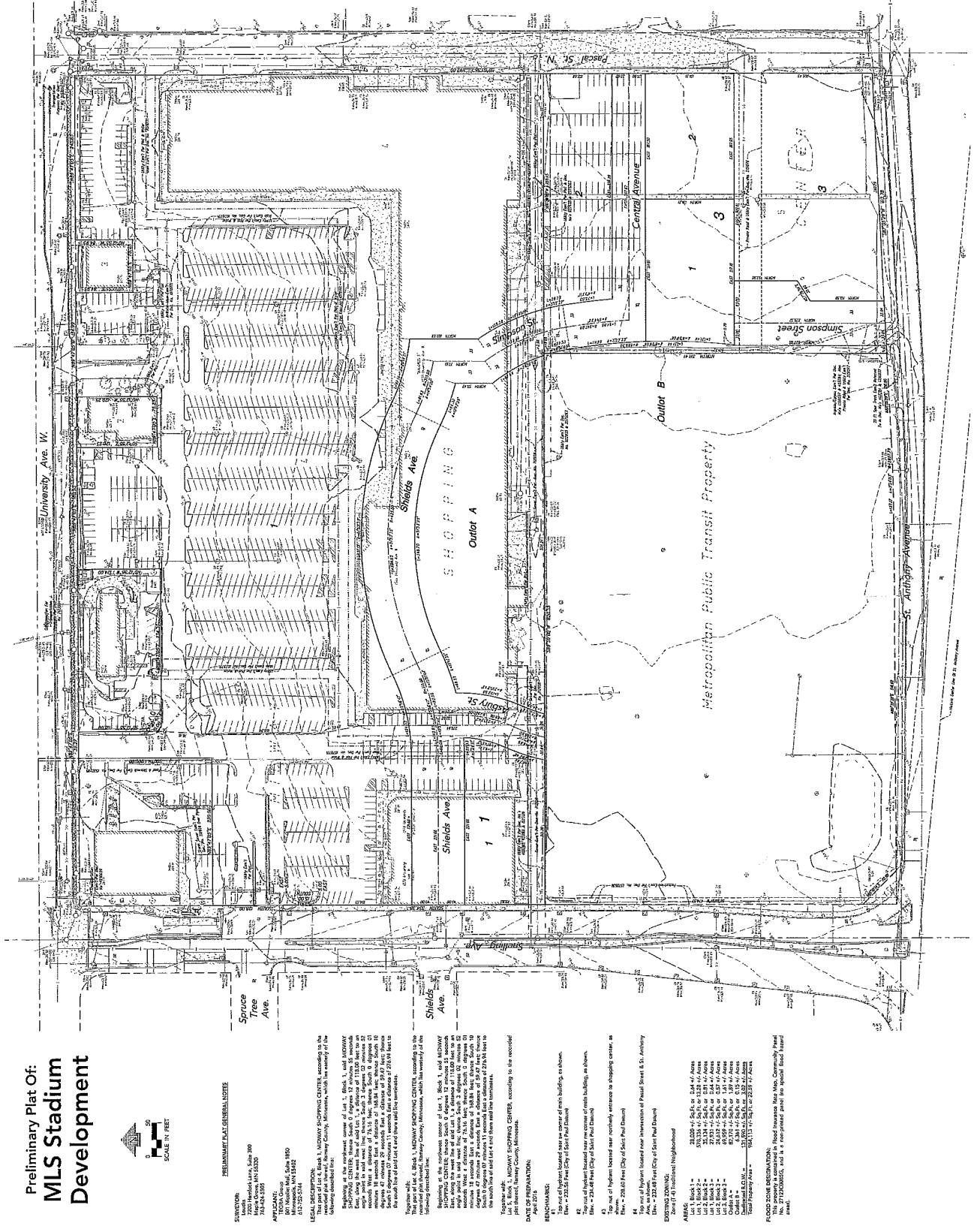
Plans Distributed \_\_\_\_\_ Return by \_\_\_\_\_ Reviewed by \_\_\_\_\_

Comments:

BY \_\_\_\_\_

(attach additional sheets if necessary)

Applicant's Signature [Signature] Date 4-15-16 City Agent [Signature]



**Preliminary Plat Of:  
 MLS Stadium Development**



**PRELIMINARY PLAT GENERAL NOTES**

**SURVEYOR:**  
 7700 Highway 100, Suite 100  
 Minneapolis, MN 55425  
 612-535-1100

**APPLICANT:**  
 801 Valley View, Suite 100  
 Minneapolis, MN 55425  
 612-535-1100

**LEGAL DESCRIPTION:**  
 That part of Lot 1, Block 1, MIDWAY SHOPPING CENTER, according to the plat of said Lot 1, Block 1, and MIDWAY SHOPPING CENTER, recorded in the Public Record of Hennepin County, Minnesota, with the survey of the following described lots:

Beginning at the southeast corner of Lot 1, Block 1, and MIDWAY SHOPPING CENTER, according to the plat of said Lot 1, Block 1, and MIDWAY SHOPPING CENTER, recorded in the Public Record of Hennepin County, Minnesota, with the survey of the following described lots:

1. Along the west line of said Lot 1, a distance of 115.00 feet to an iron pin set at the intersection of the north line of said Lot 1, and the north line of Lot 2, Block 1, and MIDWAY SHOPPING CENTER, according to the plat of said Lot 2, Block 1, and MIDWAY SHOPPING CENTER, recorded in the Public Record of Hennepin County, Minnesota, with the survey of the following described lots:

2. Along the north line of said Lot 1, a distance of 79.15 feet to an iron pin set at the intersection of the north line of said Lot 1, and the north line of Lot 2, Block 1, and MIDWAY SHOPPING CENTER, according to the plat of said Lot 2, Block 1, and MIDWAY SHOPPING CENTER, recorded in the Public Record of Hennepin County, Minnesota, with the survey of the following described lots:

3. Along the east line of said Lot 1, a distance of 134.75 feet to an iron pin set at the intersection of the east line of said Lot 1, and the east line of Lot 2, Block 1, and MIDWAY SHOPPING CENTER, according to the plat of said Lot 2, Block 1, and MIDWAY SHOPPING CENTER, recorded in the Public Record of Hennepin County, Minnesota, with the survey of the following described lots:

**TOGETHER WITH:**

Lot 1, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat of said Lot 1, Block 1, and MIDWAY SHOPPING CENTER, recorded in the Public Record of Hennepin County, Minnesota, with the survey of the following described lots:

**DATE OF PREPARATION:**  
 April 2016

**BENCHMARKS:**  
 Top of a benchmark located near the corner of each building, as shown.

**REMARKS:**  
 The top of a benchmark located near the corner of each building, as shown.

**AREAS:**  
 Lot 1, Block 1 = 28,000 sq. ft. or 0.64 +/- Acres  
 Lot 2, Block 1 = 33,124 sq. ft. or 0.76 +/- Acres  
 Lot 3, Block 1 = 26,637 sq. ft. or 0.61 +/- Acres  
 Total Property Area = 87,761 sq. ft. or 2.01 +/- Acres

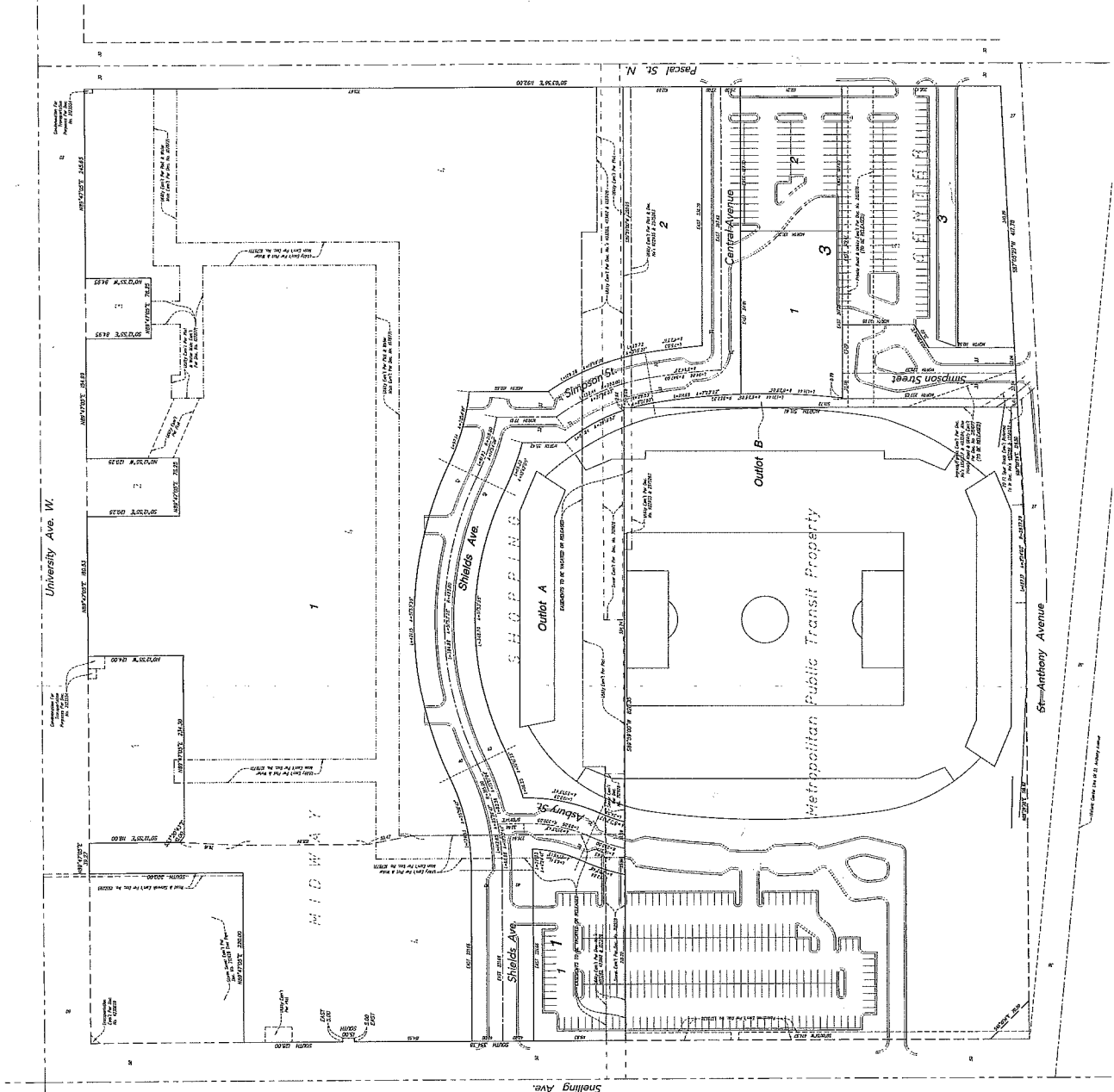
**FLOOD ZONE DESIGNATION:**  
 This property is located in flood hazard area with Community Flood Hazard Zone 100, and is a flood-prone area for special flood hazard areas.

Preliminary Plat Of:  
**MLS Stadium Development**



Spruce Tree Ave.

Shields Ave.



**MLS Stadium Development**  
 DEVELOPER

**TEERY GROUP**  
 ARCHITECTS  
 1000 15th St. N  
 Minneapolis, MN 55403  
 Phone: 612.338.1100  
 Fax: 612.338.1101

**LOUCKS**  
 PLANNING  
 LAND SURVEYING  
 LAND SCAPING  
 LAND DEVELOPMENT  
 7200 Hennepin Ave., Suite 300  
 Minneapolis, MN 55412  
 Phone: 763.423.5555  
 Fax: 763.423.5556  
 www.loucks.com

**CAD DEDICATION**  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Minnesota, do hereby certify that the above is a true and correct copy of the original as filed in my office, and that the same conforms to all the requirements of the laws of the State of Minnesota in that behalf made.

**DATE OF DEDICATION**  
 10/15/2010

**CITY OF MINNEAPOLIS**

**PROFESSIONAL SEAL**  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Minnesota, do hereby certify that the above is a true and correct copy of the original as filed in my office, and that the same conforms to all the requirements of the laws of the State of Minnesota in that behalf made.

**DATE OF SEALING**  
 10/15/2010

**QUALITY CONTROL**  
 Checked By: [Signature]  
 Date: 10/15/2010

**PROJECT NO.**  
 10000

**SCALE**  
 AS SHOWN

**PRELIMINARY PLAT**  
 Proposed Conditions  
**2 of 3**

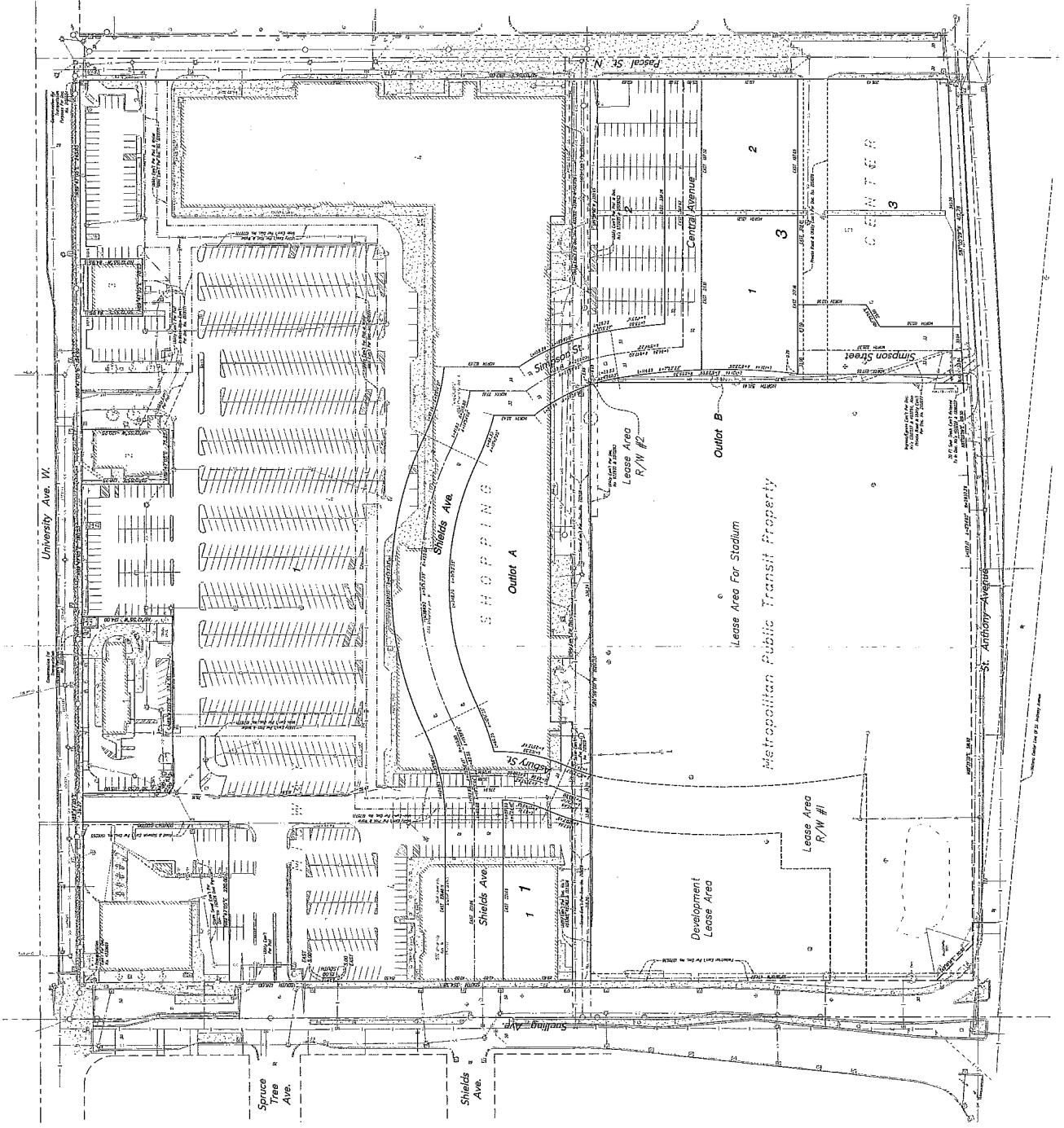
**MLS Stadium Development**



**LOUCKS**  
 PLANNING  
 GROUP, INC.  
 LANDSCAPE ARCHITECTURE  
 7200 Parkside Lane, Suite 200  
 Dallas, Texas 75244-1555  
 Phone: 972.342.5555  
 www.loucks.com

**DATE OF PREPARATION:**  
 01/20/2011  
**PROJECT NO.:**  
 1101010101  
**CITY:**  
 DALLAS, TEXAS

**PROFESSIONAL SIGNATURE:**  
 [Signature]  
**EXPIRES:**  
 12/31/2011  
**QUALITY CONTROL:**  
 [Signature]  
**EXPIRES:**  
 12/31/2011  
**SCALE:**  
 AS SHOWN  
**DATE:**  
 01/20/2011



**Preliminary Plat Of:**  
**MLS Stadium Development**



**LEASE AREAS:**  
 STADIUM AREA - 32,207 SF or 7.33 AC  
 DEVELOPMENT LEASE AREA - 63,366 SF or 1.46 AC  
 D.O.M. P.1 - 39,234 SF or 0.90 AC  
 D.O.M. P.2 - 13,132 SF or 0.30 AC  
 METRO PUBLIC TRANSIT PARCEL - 424,334 SF or 9.78 AC

MLS STADIUM DEVELOPMENT

Preliminary Plat Application

April 15, 2016



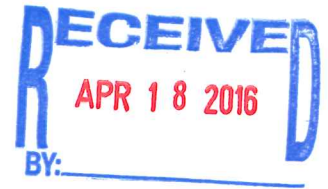
Property Owners

- Easterly portion of Lot 4, Block 1, MIDWAY SHOPPING CENTER:  
RK Midway Shopping Center LLC, a Delaware limited liability company.
  
- Westerly portion of Lot 4, Block 1, MIDWAY SHOPPING CENTER:  
RK University Midway LLC, a Delaware limited liability company.
  
- Lot 5, Block 1, MIDWAY SHOPPING CENTER:  
Midway Lot 5 LLC, a Delaware limited liability company.

MLS STADIUM DEVELOPMENT

Preliminary Plat Application

April 15, 2016



Legal Description

That part of Lot 4, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, which lies easterly of the following described line:

Beginning at the northwest corner of Lot 1, Block 1, said MIDWAY SHOPPING CENTER; thence South 0 degrees 12 minutes 55 seconds East, along the west line of said Lot 1, a distance of 118.00 feet to an angle point in said west line; thence South 3 degrees 02 minutes 52 seconds West a distance of 76.16 feet; thence South 0 degrees 01 minutes 18 seconds East a distance of 168.84 feet; thence South 10 degrees 47 minutes 29 seconds East a distance of 59.47 feet; thence South 0 degrees 07 minutes 11 seconds East a distance of 276.94 feet to the south line of said Lot 4 and there said line terminates.

TOGETHER WITH

That part of Lot 4, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat thereof, Ramsey County, Minnesota, which lies westerly of the following described line:

Beginning at the northwest corner of Lot 1, Block 1, said MIDWAY SHOPPING CENTER; thence South 0 degrees 12 minutes 55 seconds East, along the west line of said Lot 1, a distance of 118.00 feet to an angle point in said west line; thence South 3 degrees 02 minutes 52 seconds West a distance of 76.16 feet; thence South 0 degrees 01 minutes 18 seconds East a distance of 168.84 feet; thence South 10 degrees 47 minutes 29 seconds East a distance of 59.47 feet; thence South 0 degrees 07 minutes 11 seconds East a distance of 276.94 feet to the south line of said Lot 4 and there said line terminates.

TOGETHER WITH

Lot 5, Block 1, MIDWAY SHOPPING CENTER, according to the recorded plat thereof, Ramsey County, Minnesota.