

**From:** [Hamann, Doni](#)  
**To:** [ZoningCommitteeSecretary@ci.stpal.mn.us](mailto:ZoningCommitteeSecretary@ci.stpal.mn.us); [Dadlez, Kady \(CI-StPaul\)](#)  
**Cc:** [Danette Lincoln](#)  
**Subject:** 1598 Carroll Rezoning- ZF#23-007-424

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Hi Kady and Zoning Committee

My name is Doni Hamann and I live at 1625 Carroll Avenue. I have owned my property since 1978 and have dealt with all the negative results of the various implications from Cooperating Company over the years since the green sludge ran down the alley adjacent from their building in the 1980's, and the sewers on Snelling had to be replaced due to their dumping hazardous waste in them, to fighting for pollution control equipment on top of their existing facility.

I am hoping the property in question does not get rezoned as I1 (light industrial) for the following reasons. I do not want manufacturing of Plating onto Carroll Ave. This company just continues to encroach into our small residential neighborhood. Most recently last summer, they had an accident whereby they sprayed some chemical substance that landed all over a homeowners car and deck at 1618 Carroll right behind their company. I am mentioning this because it seems like something often comes up with this company and I am concerned that we may at sometime have a "Water Gremlin" situation on our hands and I would ask that we be proactive rather than reactive. The chemicals they use are so toxic. I also understand they are self reporting to the PCA rather than having PCA come out and check on them. This makes me extremely nervous as they have never been a good neighbor in all the years I have been here.

While I understand you want the zoning to be the same as the company so they can use it for parking, it does not stop them from then turning around once they get that zoning and change the parking into more plating manufacturing at the site. I am hoping we could get some reassurance that this building at 1598 Carroll could only be used for parking if torn down or used for office space. I'm sure something could be enforced here if one wanted to do this.

This will directly impact our property values if we have manufacturing of plating on Carroll Ave. I have been selling real estate since 1984 and I can assure you this will have a grave impact on the neighboring homes. Having an office space or parking would not have the same impact. I also know that once since they secured property, they have been looking at the neighboring property to the west of 1598 to further expand. This is just further encroachment into our residential neighborhood. I hope you would take my testimony as public testimony on February 9 at the City Council meeting. Thank you.

*Doni M. Hamann*

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**From:** [Danette Lincoln](#)  
**To:** [\\*CI-StPaul\\_PED-ZoningCommitteeSecretary](#)  
**Cc:** [Dadlez, Kady \(CI-StPaul\)](#)  
**Subject:** 1598 Carroll Rezoning  
**Date:** Tuesday, February 7, 2023 6:25:51 PM

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Zoning Committee:

This email is in response to the request for 1598 Carroll Avenue to be rezoned to I1 light industrial. Although I do not have an objection to the rezoning of this property for the purpose of parking, I am not at all comfortable with the proposed designation of I1 light industrial. This zoning designation is very broad and allows for the expansion of Cooperative Plating's plating and manufacturing processes onto Carroll Avenue if they should choose to do so, now or in the future. Currently, CP owns the two parcels adjacent to 1598, which are used primarily for employee parking and stadium attendees when games are in town. The addition of this parcel along with the two current parking lots and possibly the acquisition of 1608 Carroll would provide an even greater likelihood of plating and manufacturing expansion as land is hard to come by for this purpose within the city.

I, personally, think manufacturing of this type belongs in designated industrial parks, not encroaching on neighborhoods. If CP stays true to their proposal of expanding toward the RR tracks, south of the main building, tucked away from residential area, and stays committed as well to the proposal of utilizing the parcels on Carroll for employee parking, revamping the area with proper fencing, trees to hide the lots with entrances/exits in the alley, not on Carroll Avenue, it would go a long way to put residents at ease. However, since no such guarantee has been made and no formal plans have been submitted, I remain skeptical.

Thank you for your time.

Danette Lincoln  
1607 Carroll Avenue  
St. Paul, MN

**From:** [Elizabeth Ferrara](#)  
**To:** [\\*CI-StPaul\\_PED-ZoningCommitteeSecretary; Dadlez, Kady \(CI-StPaul\)](#)  
**Subject:** Proposed rezoning, ZF# 23-007-424, 1598 Carroll Avenue  
**Date:** Tuesday, February 7, 2023 10:29:44 PM

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To whom it may concern,

Hello. My name is Elizabeth Ferrara and I live at 1621 Carroll Avenue in Saint Paul. I am writing in regards to the proposed rezoning ZF# 23-007-424, 1598 Carroll Avenue from a T2 traditional neighborhood classification to I1 light industrial. Myself and my fiancé Leroy Hilliard are opposed to this proposal. Like so many others, we had a long house hunting journey in 2021 during a time when the housing market was very out of control and finding a house seemed practically unachievable. When we came to view 1621 Carroll and entered the front door, it just felt right. It felt like home. The house has been a big financial investment for me, and continues to be so as we work to improve it not only for our benefit while we live here, but also for a potential future when we may choose to sell. The proposed plan to rezone the property at 1598 Carroll concerns me for several reasons, one of which is the impact it will have on the property values in our neighborhood. At a time when the market is still difficult to navigate and several houses have turned over to new owners in our neighborhood, it feels unfair to pull the rug out from under us, so to speak. I know I cannot be the only person who sees their new house not just as a home, but as an investment. The property may start out only as a parking lot or an office space, but with the rezoning there is no telling what the Cooperative Company could choose to do with it. If the area becomes more industrialized, that will certainly lower the value of our homes.

Secondly, I am concerned about the company's potential expansion and what impact that could have on the environment. Expansion of the business could only increase potential chemical output. In 2021 my mother founded a 501 (C) (3) charitable organization in my home state of New Jersey which focuses on causes related to environmental equity. My mother recalls that when she was very young her father warned her and her siblings against going outside to play when a truck came to spray DDT in their neighborhood in Wilmington, Delaware. We (I am a board member along with my mother and brother) have been fortunate enough to be able to give to causes that focus on helping those who have been forced to deal with the consequences of industrial pollution, among other causes. Alarmingly, chemical pollution and industrial neglect can be just as much a problem today as they were in the days of the DDT trucks. As my mother has a background in science and my late father was a lawyer, I have always been encouraged to both respect the earth and to speak up on issues that I feel are important. Ultimately such issues should not just be a fight taken up by the individual, but by the community as a whole looking out for one another. I hope you will take this into consideration as you make this decision which will impact not just my household, but my neighbors and the greater community.

In conclusion, changing the zoning so that the property is no longer classified as "neighborhood" sort of says it all.

Thank you for taking time to consider my input.

Elizabeth Ferrara  
1621 Carroll Avenue  
Saint Paul, MN 55104