## Moermond, Marcia (CI-StPaul)

**From:** Martin, Lisa (CI-StPaul)
**Sent:** Monday, August 01, 2016 7:49 AM
**To:** Vang, Mai (CI-StPaul); Moermond, Marcia (CI-StPaul)
**Subject:** FW: New house at 76 E. Wheelock Pkwy.
**Attachments:** 76 Wheelock Parkway East Plan - 07-28-2016.pdf; 76 Wheelock Parkway Building Survey 07-29-2016.pdf

FYI: Related to the Hearings. No approval yet.

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**From:** saveme@blackboxitup.com [mailto:saveme@blackboxitup.com]
**Sent:** Sunday, July 31, 2016 7:22 PM
**To:** Krawiecki, Brian (CI-StPaul) <brian.krawiecki@ci.stpaul.mn.us>; Zangs, Larry (CI-StPaul) <larry.zangs@ci.stpaul.mn.us>; Czaia, Al (CI-StPaul) <al.czaia@ci.stpaul.mn.us>; Lozada, Rodrigo (CI-StPaul) <Rodrigo.Lozada@ci.stpaul.mn.us>; Martin, Lisa (CI-StPaul) <lisa.martin@ci.stpaul.mn.us>
**Cc:** Engelbrekt, Bruce (CI-StPaul) <bruce.engelbrekt@ci.stpaul.mn.us>; Novak, Bob (CI-StPaul) <bob.novak@ci.stpaul.mn.us>; Anglo, Kathleen (CI-StPaul) <kathleen.anglo@ci.stpaul.mn.us>; Diatta, YaYa (CI-StPaul) <yaya.diatta@ci.stpaul.mn.us>; Dubruiel, Paul (CI-StPaul) <paul.dubruiel@ci.stpaul.mn.us>
**Subject:** RE: New house at 76 E. Wheelock Pkwy.

Good afternoon,

Last week I submitted full-sized copies of the attached. All of the adjustments conform to the preliminary approval I received and finalize the building height, eliminating the second story on the garage; adjusted elevations to meet all, current setback requirements, irrespective of the status of the prospective vacation and the drawings are accompanied by the executed survey. Please contact me as soon as possible so that I may pay the fees and pick up the building permit.

Thank you,
Monti

> -------- Original Message --------
> Subject: RE: New house at 76 E. Wheelock Pkwy.
> From: "Krawiecki, Brian (CI-StPaul)" <brian.krawiecki@ci.stpaul.mn.us>
> Date: Thu, July 14, 2016 10:11 am
> To: "saveme@blackboxitup.com" <saveme@blackboxitup.com>, "Zangs, Larry (CI-StPaul)" <larry.zangs@ci.stpaul.mn.us>, "Czaia, Al (CI-StPaul)" <al.czaia@ci.stpaul.mn.us>
> Cc: "Engelbrekt, Bruce (CI-StPaul)" <bruce.engelbrekt@ci.stpaul.mn.us>, "Novak, Bob (CI-StPaul)" <bob.novak@ci.stpaul.mn.us>, "Anglo, Kathleen (CI-StPaul)" <kathleen.anglo@ci.stpaul.mn.us>, "Diatta, YaYa (CI-StPaul)" <yaya.diatta@ci.stpaul.mn.us>, "Dubruiel, Paul (CI-StPaul)" <paul.dubruiel@ci.stpaul.mn.us>
>
> Hi Monti,
> We will review your plans with the new survey after the vacation is completed. Larry Soderholm is no longer employed by the City but when he was here he did review your preliminary plans and helped with suggestions, please see the email from Larry sent on Thursday, April 14, 2016 1:47 PM. The sketch you sent on Tuesday afternoon looks like it may work pending your proposed lot split or variance for the proposed carriage house. If you are going to apply for a variance you will need to contact Yaya Diatta 266-9080. If you are going to split the proposed lot you will need to contact Paul Dubriuiel 266-6583 , please see attached.
> If you would like to discuss your plans please feel free to stop by or email.

Thank you,
Brian

**Brian Krawiecki**
***DSI Zoning and Plan Review***
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101
**P:** 651-266-9085
**F:** 651-266-9124
brian.krawiecki@ci.stpaul.mn.us

Making Saint Paul the Most Livable City in America
***"DSI's Mission: To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all."***
Think Green - please do not print this email unless necessary

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**From:** saveme@blackboxitup.com [mailto:saveme@blackboxitup.com]
**Sent:** Thursday, July 14, 2016 9:41 AM
**To:** Soderholm, Larry (CI-StPaul); Krawiecki, Brian (CI-StPaul); Zangs, Larry (CI-StPaul); Czaia, Al (CI-StPaul)
**Cc:** Engelbrekt, Bruce (CI-StPaul); Novak, Bob (CI-StPaul); Anglo, Kathleen (CI-StPaul)
**Subject:** RE: New house at 76 E. Wheelock Pkwy.

Good morning,

To reiterate: each abutting land owner is not only supporting our vacation petition but they're also granting us their respective portion of the vacated parcel. Per the attached drawing, we intend to have a driveway saddling the vacated 12 foot alley, east of our lot at 76 Wheelock Parkway East, west of 92 Wheelock Parkway East. I will have the Draftsman finalize my the details in the attached sketch, but I really need your feedback from all, but particularly from Larry Soderholm, Larry Zangs, Brian, Al & Bob, aforehand.

Thank you, once again.
Monti

-------- Original Message --------
Subject: RE: New house at 76 E. Wheelock Pkwy.
From: <saveme@blackboxitup.com>
Date: Tue, July 12, 2016 2:35 pm
To: "Soderholm, Larry (CI-StPaul)" <Larry.Soderholm@ci.stpaul.mn.us>, "Krawiecki, Brian (CI-StPaul)" <brian.krawiecki@ci.stpaul.mn.us>, "Zangs, Larry (CI-StPaul)" <larry.zangs@ci.stpaul.mn.us>, "Czaia, Al (CI-StPaul)" <al.czaia@ci.stpaul.mn.us>
Cc: "Engelbrekt, Bruce (CI-StPaul)" <bruce.engelbrekt@ci.stpaul.mn.us>, "Bob Novak" <bob.novak@ci.stpaul.mn.us>, "Anglo, Kathleen (CI-StPaul)" <kathleen.anglo@ci.stpaul.mn.us>

Good afternoon,

As an update: each abutting land owner is now supporting our vacation petition and have agreed to grant us with their portion of the vacated parcel. Per the attached drawing, we intend to have a driveway saddling the vacated 12 foot parcel, east of our lot at 76 Wheelock Parkway East, west of 92 Wheelock Parkway East. Please contact me at your

first convenience, so that I can make sure to address any concerns prior to having my attached sketch drafted for submission with the plan.

Thank you,
Monti

-------- Original Message --------
Subject: RE: New house at 76 E. Wheelock Pkwy.
From: <saveme@blackboxitup.com>
Date: Tue, June 28, 2016 10:12 am
To: "Engelbrekt, Bruce (CI-StPaul)" <bruce.engelbrekt@ci.stpaul.mn.us>, "Bob Novak" <bob.novak@ci.stpaul.mn.us>
Cc: "Krawiecki, Brian (CI-StPaul)" <brian.krawiecki@ci.stpaul.mn.us>, "Czaia, Al (CI-StPaul)" <al.czaia@ci.stpaul.mn.us>, "Anglo, Kathleen (CI-StPaul)" <kathleen.anglo@ci.stpaul.mn.us>, "Soderholm, Larry (CI-StPaul)" <Larry.Soderholm@ci.stpaul.mn.us>, "Zangs, Larry (CI-StPaul)" <larry.zangs@ci.stpaul.mn.us>, "Novak, Bob (CI-StPaul)" <bob.novak@ci.stpaul.mn.us>

Good morning Bruce,

As an update, the attached, addition to our application has been submitted to Bob, but he was unable to open it, if you're officed together, would you convey the attachment, please?

Thank you,
Monti

-------- Original Message --------
Subject: RE: New house at 76 E. Wheelock Pkwy.
From: <saveme@blackboxitup.com>
Date: Mon, June 13, 2016 11:51 am
To: "Engelbrekt, Bruce (CI-StPaul)" <bruce.engelbrekt@ci.stpaul.mn.us>
Cc: "Krawiecki, Brian (CI-StPaul)" <brian.krawiecki@ci.stpaul.mn.us>, "Czaia, Al (CI-StPaul)" <al.czaia@ci.stpaul.mn.us>, "Anglo, Kathleen (CI-StPaul)" <kathleen.anglo@ci.stpaul.mn.us>, "Soderholm, Larry (CI-StPaul)" <Larry.Soderholm@ci.stpaul.mn.us>, "Zangs, Larry (CI-StPaul)" <larry.zangs@ci.stpaul.mn.us>, "Novak, Bob (CI-StPaul)" <bob.novak@ci.stpaul.mn.us>, larry.zangs@ci.stpaul.mn.us

Good afternoon,

Thank you for your response Bruce, and I have met with the neighbors, and I'm waiting for them to sign the petition, signifying their support for the same. I also had an opportunity to speak with the construction Supervisor, who indicated that they would install a lateral sewer line terminating at the property line upon direction from the City, the water lines are situated together, they are staked, Larry, would you kindly confirm that the City will install the sewer line lateral and protect the water service? Please let me know at your first convenience.

Lastly, there's a single mature tree marked for removal, however, there are several more trees, in the right of way, between 76 & 92 Wheelock Parkway East, one of which is dead, and the remainder of which are one

storm from toppling, the neighbors also discussed this on Saturday and we'd like to confirm that the City is removing these, too.

Thank you,
Monti

-------- Original Message --------
Subject: RE: New house at 76 E. Wheelock Pkwy.
From: "Engelbrekt, Bruce (CI-StPaul)" <bruce.engelbrekt@ci.stpaul.mn.us>
Date: Fri, June 10, 2016 3:21 pm
To: "saveme@blackboxitup.com" <saveme@blackboxitup.com>
Cc: "Krawiecki, Brian (CI-StPaul)" <brian.krawiecki@ci.stpaul.mn.us>, "Czaia, Al (CI-StPaul)" <al.czaia@ci.stpaul.mn.us>, "Anglo, Kathleen (CI-StPaul)" <kathleen.anglo@ci.stpaul.mn.us>, "Soderholm, Larry (CI-StPaul)" <Larry.Soderholm@ci.stpaul.mn.us>, "Zangs, Larry (CI-StPaul)" <larry.zangs@ci.stpaul.mn.us>, "Novak, Bob (CI-StPaul)" <bob.novak@ci.stpaul.mn.us>

Monti,

Thanks for your message.

On the vacation questions, Bob Novak in our Real Estate office can respond going forward. He's processing the vacation petition. He can also describe the "alternative procedure" to move forward with a vacation without the required signatures, but that is not an approach we like to take unless/until we know you've made every effort to solicit the support of the abutting owners. Further, that approach would need to include convincing your City Councilmember that the vacation is important enough to proceed without the other owners' support.

One other thought: If your intent is to acquire your neighbors' half of the proposed vacated right-of-way to the south and east of your property, and if your site plan will be showing driveways or other improvements on the neighbors' "half," you'll need to get their support at some point because they'll need to convey their "half" to you.

On your other questions about driveway cuts and sewer/water lines, you should contact city staff in the appropriate departments. I'd suggest starting with Larry Zangs in DSI who oversees the site plan review process.

Good luck,

Bruce

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**From:** saveme@blackboxitup.com [mailto:saveme@blackboxitup.com]
**Sent:** Friday, June 10, 2016 10:00 AM
**To:** Engelbrekt, Bruce (CI-StPaul); Soderholm, Larry (CI-StPaul); Novak, Bob (CI-StPaul)

**Cc:** Krawiecki, Brian (CI-StPaul); Czaia, Al (CI-StPaul); Anglo, Kathleen (CI-StPaul)
**Subject:** RE: New house at 76 E. Wheelock Pkwy.

Good morning Bruce,

I'm continuing to reach out to the adjoining owners who've not yet signed the petition. You indicated that there's an alternative procedure, in the event they were uncooperative, please let me know how to move forward without them, if necessary.

Secondly, since the construction along Wheelock is commencing, and I wish to have a driveway how shall I preserve a driveway cut? Likewise, I'd like to tie in to the sewer in Wheelock, how can I get the City to provide me with such a tie in while the street is open, I'd like to do so, immediately, so kindly let me know at your first convenience. I also have identified two copper water lines terminating on the property, please insure that they'll not be damaged during street construction, as well.

Thank you,
Monti