

## **SUPPORT**

<b>Name</b>	<b>Addresss</b>
Robbins, Sarah	1209 Palace Ave, Saint Paul
Radecki, Anthony	5904 Park Ave S, Minneapolis
Roos, Jennifer	2436 30th Ave S, Minneapolis
Wieland, Ronald	3025 Kyle Ave N, Golden Valley
Lindberg, Adam	1123 Chatsworth St N, Saint Paul
Iwen, Rich	2436 30th Ave S, Minneapolis
Karvonen, Tanya	1930 Gluek Lane, Roseville
Partenheimer, Kirsten	392 Fulton Street, Saint Paul
Reich, Kersten	1822 Jefferson Ave, Saint Paul
Huebsch, Joseph & Katharine	1429 Tyrol Trail, Golden Valley
Nelson, Matthey & Jennifer	944 Iowa Ave W, Saint Paul
Lenburg, Amy	3316 40th Ave S, Minneapolis
Gould, Lena	1284 Portland Ave, Saint Paul
McDonald, Gene & Linda	1532 Aspen Drive, Eagan
Whitney, Jesse	4025 Arthur St NE, Columbia Heights
Eidman, Keith	1435 Hamline Ave N, Saint Paul
Mink, Nathaniel	3070 Cleveland Ave N, Saint Paul
Mammenga, Meaghan	380 County Rd B E, Maplewood
Givot, Maiken & Brad	438 Laurel Ave #3, Saint Paul
Tone, Eva	1063 17th Ave SE, Minneapolis
Haarbusch, Tina & Rainer	1137 Iowa Ave W, Saint Paul
Simon, Beate	71 Montana Ave W, Saint Paul
Hennessey, Janelle	781 Cottage Ave W, Saint Paul
Schneider, Matt	978 Barrett, Saint Paul
Burkhow, Allison	7800 Tyler St NE, Spring Lake Park, MN
Anderson Warren, Kersten	2450 Holton St, Roseville
Brask, Louise	5013 Clover Ridge, Edina
Kile, Paul	1602 Juno Ave, Saint Paul
Koenig, Lisa	876 Rose Ave E, Saint Paul
Saveraid, Erika	1648 Portland Ave, Saint Paul
Johnson, Rich	5244 40th Ave S, Saint Paul
Kulhanek, Kim	757 Scheffer Ave, Saint Paul
Zinnow, Katrin	1430 Commerce St, Saint Paul
Leishman, Eric	2247 Sargent Ave, Saint Paul
Theis, Annegret	1128 Churchill St, Saint Paul
List, David	853 Hoyt Ave W, Saint Paul
Tesdell, Erica	853 Hoyt Ave W, Saint Paul
Cook, Hoa	253 Grandview Ave W, Roseville
Wood, Debora	3029 Victoria St N, Roseville
Olson, Adam	537 Raymond Ave, Saint Paul
Braus, Denise	1471 Iowa Ave, Saint Paul
Cernea, Luiza & Aurel	1075 County Rd B2W, Roseville
Sanchez, Katy	1750 Chatsworth St, Saint Paul
Warren, Ryan	2450 Holton St, Roseville
Engelmayer, Herbert	2371 Nebraska Ave E, Maplewood

McCoy, Ryan	1529 Hoyt Ave W, Saint Paul
Hackett, Amy	1529 Hoyt Ave W, Saint Paul
Murtha, Lora	341 Rose Ave, Saint Paul
Jarvis, Larissa & Alex	1203 Laurel Ave, Saint Paul
Visnjic, Jasminka	8109 Clinton Ave S, Bloomington
Engelmayer, Steve	885 96th Ave NE, Blaine
Escherich, Sarah & Kent	930 Saint Clair Ave, Saint Paul
Mitchelson, Mike	1302 Avon St N, Saint Paul
Ashton, Andrew & Megan	1318 Victoria St N, Saint Paul
Radford, Peter	323 Front Ave, Saint Paul
Hartweck, Lynn	1398 Laurel Ave, Saint Paul
Ueland, Rebecca	748 Cherokee Ave, Saint Paul
Engelmayer, Jacquie	885 96th Ave NE, Blaine
Krueger, Garrett	1989 Laurie Rd E, Maplewood
Hennelly, Robert	1726 Portland Ave, Saint Paul
Sektnan, Steven & Pia & Luca & Noa	999 Nebraska Ave, Saint Paul
Nesset, Andy	1031 Como Ave, Saint Paul
Krantz, Ralph	1362 Snelline Ave N, Saint Paul
Krueger, Margaret	1989 Laurie Rd E, Maplewood
Dietl, Martin	3309 47th Ave S, Minneapolis
Aase, Ben & Alix	1448 Goodrich Ave, Saint Paul
Steingraeber, Shelley	1307 Grotto St N, Saint Paul
Krug, Anke	61 Maria Ave, Saint Paul
Albrecht, Monika	2848 Ulysses St NE, Minneapolis
Tobias, Peter	3604 16th Ave S, Minneapolis
Linnell, Lisa	1472 Holton St, Saint Paul
Nielson, Charles	1472 Holton St, Saint Paul
Reszetar, Nancy & Laurence	1525 Albert St N, Saint Paul
Fruehling, Beth & Peter	12 Island View Lane, Saint Paul
Tabisz, Christopher	1127 Chatsworth St N, Saint Paul
Walling, Sam	83 Cambridge St, Saint Paul
Johnson, Kyle	1291 Englewood Ave, Saint Paul
Tobias, Elizabeth	3604 16th Ave S, Minneapolis
Tiessen, Burkhard	3225 Holmes Ave, Minneapolis
Nicholson, Dani	1751 Lafond Ave, Saint Paul

**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

**On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.**

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10**
- **An additional 211 live in other areas of our fair city of St. Paul**
- **46% of our students live in St. Paul**
- **This is our school's 3rd location, all of which have been in St. Paul.**
- **TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.**
- **We intend to deepen our roots and stay in the Como neighborhood.**

**Our new Site Plan calls for the following variances:**

#### **VARIANCE 1: SLIGHT HEIGHT VARIANCE**

**To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.**

- The city's zoning standard for building height is 30 feet. We are asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.
- **The existing structure is much taller than the height of the proposed new school building.** As a result, even with the variance the new building will fit more with the scale of surrounding structures.
- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

#### **VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.

- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**
- **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

### **VARIANCE 3: PARKING**

#### **TCGIS Needs More Green Space - Not More Asphalt**

- **Each required parking spot equals a job at our school – and in the City of St. Paul.** The reason we need this variance is because we bring **jobs** to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.
- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.
- **When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.**
- **TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.**
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Sarah Robbins  
 Parent of 2<sup>nd</sup> graders  
 1209 Palace Ave.  
 St. Paul, MN 55105



**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), I am writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site.

I am sure you will hear and read about the justification for the three variances from a practical perspective, but I wanted to offer my personal account on why approval is important.

My wife and I had our first two sons while living and working abroad in Vienna, Austria. It was this experience that impressed upon us the benefits of educating our kids about the wide world, and an integral part of that education is giving them language skills to take full advantage of their dual citizenship. What a gift to grow up speaking multiple languages fluently without the struggle that comes with trying to learn a new language as an adult.

Before we moved back to the United States, we did some research into German Immersion Schools only to find that they are rare. Even more rare was a German Immersion School that was not private – and therefore too expensive for us to consider. The point is that right here in Saint Paul is a rare gem that attracted us just as it attracts other families from all over the world.

On top of this, TCGIS is a resounding success story. The staff consistently delivers a world-class education even though they only receive a fraction of the funding received by the public school district. Their standardized test scores are often at the top of the state average and the falling attrition rates speak to parental recognition of the quality of the education.

However, the 'Aula' hangs like an albatross around their proverbial neck. The cavernous former sanctuary is inefficient and untenable for the purposes of a growing school who could more effectively use the space as much-needed classrooms. In addition, the maintenance costs of such an old structure are hard to justify on TCGIS's shoestring budget.

You will undoubtedly be hearing from a vocal group of TCGIS neighbors who oppose these variances. Let's be clear - they are in the minority. This was made apparent by the December 5th D10 Como Community Council vote where the school won resounding approval for all three variances.

Please stand with this incredible school, these incredible kids and families, *and* the majority of District 10 residents and vote to approve these three variances.

I thank you for your time,

Sincerely,

Anthony Radecki  
5904 Park Ave S.  
Minneapolis, MN 55417  
anthony.radecki@gmail.com



December 12, 2018

Zoning Board Committee  
City of St. Paul Planning Commission

Dear St. Paul Zoning Commission,

I am writing to support the request from the Twin Cities German Immersion School (TCGIS) for three zoning variances for their planned school expansion. All three of these requests received clear neighborhood support at the District 10 Land Use meeting on December 5.

The variance requests are:

1. **A small variance in height (3 feet, 1 inch higher than zoning standard)** to allow the floors in the planned building to be at the same level of existing floors in existing buildings, improve ADA access, and improve access to the building from the outside. The new building will be much shorter than the current building, more in-scale with the neighborhood, and much easier for people with disabilities to access.
2. **A small variance (1%) in building coverage for the site**, still keeping it in harmony with the general intent of the zoning code. Overall lot coverage will be reduced to 55% from the current 60%. The proposed building has a footprint comparable to the current one and is a lot less imposing than the current structure. The school is consistent with allowed uses in the R4 Warrendale neighborhood, and the proposed materials and appearance of the new building are consistent with the 2014 addition.
3. **A variance in the number of parking spots.** An independent, professional study commissioned at great cost by the school, found that there is ample on-street parking in the neighborhood for the school staff. The school prefers to use the land for green space.

I also encourage you to consider TCGIS as a nationally unique institution and asset to the City of St. Paul:

- TCGIS is the only German-immersion school in Minnesota.
- TCGIS is one of the very few German-immersion schools in the country.
- TCGIS brings 15-30 intern teachers from Germany to St. Paul every year for a semester or the entire year. TCGIS literally is raising the profile of St. Paul and Minnesota internationally, and creating long-lasting relationships around the world.
- TCGIS hires both locally and internationally; people move from Germany to live and work in St. Paul at this school.
- TCGIS hosts 30-40 8th-grade students from Germany every September. The first impression these kids have of the United States is that of St. Paul, Minnesota.

In addition to the broader reach of the school, nearly half (46%) of our students live in St. Paul, with 10% of students directly in District 10. While my family lives in Minneapolis, and my child takes the bus to TCGIS, we now spend a lot of time and money in St. Paul due to our connection with the school.

Thank you for your thoughtful consideration of these requests and for taking the time to read my letter.

Sincerely,  
Jennifer Roos  
2436 30<sup>th</sup> Avenue South  
Minneapolis, MN 55406



**Langer, Samantha (CI-StPaul)**

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**From:** RONALD WIELAND <rhalima@msn.com>  
**Sent:** Thursday, December 13, 2018 10:05 AM  
**To:** Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** Fw: Propose zoning variance - TCGIS School

I recommend your approval of the 3 variance requests to enable TCGIS School meet its goal of achieving sustainability and critical size to assure an economy of scale is met, a proportionate saving in costs gained by the increased level of attendance. The growing pains will hoprfully soon subside to educational chatter and the glea of children playing. Its truly a magnificent resource for the community and city.  
Ronald Wieland, 3025 Kyle Avenue N, Golden Valley, MN 55422

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## Langer, Samantha (CI-StPaul)

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**From:** Adam and Kari . <AdamnKari@hotmail.com>  
**Sent:** Wednesday, December 12, 2018 10:28 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); zimmermanstp10@gmail.com; district10@district10comopark.org  
**Subject:** German Immersion School Variance request

Dear Planning Commission,

I am writing to recommend approving the German Immersion School's application for expansion and approval of all three variances.

As a neighbor only one block from the school, the school has been a wonderful asset to our neighborhood. Our neighborhood is being improved by young families who are attracted to this top-tier school. The school has revitalized the area by changing it from an aging population to now attracting young professionals with families in just a few short years. I personally believe that only a couple dozen people are coming out against the expansion and a large majority of our neighbors side with the school.

All three variances are very minor in their request.

1. The first variance about parking is the least obtrusive. When looking around our neighborhood, it's plain to see there is ample parking on every street around the school during the day. I don't see any reason why we couldn't have more people parking on the street. The last things I want in our neighborhood are parking lots and parking ramps. I see more and more people commuting by bike and bus. Self-driving cars and ridesharing are the future. It would be a shame to pave more of our grass only to have it go unused in ten years.
2. The building height extension is reasonable in that it reduces the current height of the building and makes the height more in line with the main part of the school. We are also aware of the circuitous route that handicapped children must currently take through the school which is just plain unacceptable and unfair to them. Allowing the building floors to be level will solve this problem.
3. The site coverage exemption should also be approved. The school's plan includes increasing the open space while reducing parking spots which improves the neighborhood as a whole. We find that the school grounds, which are open to the public after school hours, are an asset. Enlarging and improving the playground area is exactly what we want.

Thank you for your help in making our district a great place to live.

Adam Lindberg  
1123 Chatsworth St N  
St Paul, MN 55114  
763.607.6760





## Langer, Samantha (CI-StPaul)

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**From:** Rich Iwen <richiwen@gmail.com>  
**Sent:** Thursday, December 13, 2018 11:11 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); District 10 Administrator; zimmermanstp10@gmail.com  
**Subject:** I support TCGIS zoning variance requests

December 12, 2018

Zoning Board Committee  
City of St. Paul Planning Commission

Dear St. Paul Zoning Commission,

I am writing to support the request from the Twin Cities German Immersion School (TCGIS) for three zoning variances for their planned school expansion. All three of these requests received clear neighborhood support at the District 10 Land Use meeting on December 5.

This school expansion will help ensure that a nationally unique public school can continue to thrive. TCGIS is an asset to the City of St. Paul and the Como / Warrendale neighborhood:

- TCGIS is the only German-immersion school in Minnesota.
- TCGIS is one of the very few German-immersion schools in the country.
- TCGIS brings 15-30 intern teachers from Germany to St. Paul every year for a semester or the entire year. TCGIS literally is raising the profile of St. Paul and Minnesota internationally, and creating long-lasting relationships around the world.
- TCGIS hires both locally and internationally; people move from Germany to live and work in St. Paul at this school.
- TCGIS hosts 30-40 8th-grade students from Germany every September. The first impression these kids have of the United States is that of St. Paul, Minnesota.

The zoning variances requested are minor:

- A height variance of 3ft-1in over the allowed height of 30ft. This variance will allow the floors in the new building to match the level of the existing building, improve how the building can be accessed from the street, and improve ADA accessibility. The current structure is much taller than 30 feet. This new building will fit into the residential neighborhood.
- A 1% variance in principal lot coverage. While the building itself will be 36% lot coverage instead of the zoned 35%, the overall lot coverage will decrease from 60% to 55%.
- A variance of 37 parking spots. The school would prefer to use open space for green space, and has contracted for 15 spots at a neighboring church, leaving 22 to park on the street. A study commissioned and paid for by TCGIS found that there were over 200 parking spaces available during the day on the streets within 500 feet of the school.

A public vote at the District 10 Land Use meeting on December 5 found clear support for all three of these requests.

This school project has become controversial due to the actions of a group calling themselves "Save Historic St. Andrews." They are attempting to stop this project by forcibly applying historic designation to the existing structure against the wishes of TCGIS. Should they succeed, the precedent they set will allow any group or individual to restrict the property rights of any owner by using historic designation as a weapon. TCGIS is a public institution, and the entire process of evaluating options for a larger school, either on the Como site or another location, have been held and discussed in public meetings. SHSA is nothing more than NIMBY behavior that will have a significant negative impact on TCGIS should they succeed.

Nearly half (46%) of TCGIS students live in St. Paul, with 10% of students directly in District 10. TCGIS is a neighborhood St. Paul school. While my family lives in Minneapolis, and my child takes the bus to TCGIS, we now spend a lot of time and money in St. Paul due to our connection with the school.

Thank you for your thoughtful consideration of these requests.

-Rich Iwen  
2436 30th Ave S  
Minneapolis, MN 55406

## **Langer, Samantha (CI-StPaul)**

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**From:** Tanya Crisalli <crisalli@gmail.com>  
**Sent:** Thursday, December 13, 2018 9:59 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); district10@district10comopark.org; zimmermanstp10@gmail.com; jk  
**Subject:** In support of TCGIS Variance Request

**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

**On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.**

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
- **An additional 211 live in other areas of our fair city of St. Paul!**
- **46% of our students live in St. Paul!**
- **This is our school's 3rd location, all of which have been in St. Paul.**
- **TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.**
- **We intend to deepen our roots and stay in the Como neighborhood.**

**Our new Site Plan calls for the following variances:**

### **VARIANCE 1: SLIGHT HEIGHT VARIANCE**

**To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.**

- The city's zoning standard for building height is 30 feet. We are asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.
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- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

### **VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**
- **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

**VARIANCE 3: PARKING**

**TCGIS Needs More Green Space - Not More Asphalt!**

- **Each required parking spot equals a job at our school – and in the City of St. Paul.** The reason we need this variance is because we bring **jobs** to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.
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- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Tanya Karvonen

1930 Gluek Lane,

Roseville, MN 55113

**Langer, Samantha (CI-StPaul)**

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**From:** Kirsten Partenheimer <kirsten.partenheimer@googlemail.com>  
**Sent:** Thursday, December 13, 2018 11:58 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** nludwig@tcgis.org; district10@district10comopark.org; zimmermanstp10@gmail.com; Ted Anderson  
**Subject:** In support of TCGIS variance requests

Zoning Committee  
City of St. Paul Planning Commission  
Via e-mail

Dear Zoning Committee:

As the parent of four students (grades kindergarten through 3<sup>rd</sup> grade) attending the Twin Cities German Immersion School (TCGIS), I ask you for your support of their recent request to the District 10 Land Use Committee for three variances related to the much-needed expansion of our school site. That committee approved each of TCGIS's requests. I hope you will do the same.

The three variances allow TCGIS to maximize the amount of instructional space in the new building, while improving accessibility, increasing green space and reducing impervious surface. The variances are minor and are consistent with the uses allowed in Zone R4.

**Variance 1: Slight height variance**

The school requested a slight height variance (less than four feet) to accommodate the differences of height in building systems between the 1950s-era school building and the addition built to modern standards. This would allow TCGIS to improve accessibility by having consistent floor levels between the old and new buildings.

The existing structure is much taller than the height of the proposed new school building. As a result, even with the variance, the new building will fit more with the scale of surrounding structures.

**Variance 2: Building lot coverage**

The school requested a variance for only 1% more building coverage, 36% instead of 35%. Despite the need for a variance, the footprint of the proposed building is comparable to the current church footprint and takes up less space.

The school has been committed to reducing allover impervious surface on the property. It has made the existing site greener by landscaping and adding play areas, turf fields and rain gardens that have improved the character of the surrounding area. Before the school occupied the property, 65% of the lot was covered by impervious

surfaces; TCGIS reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more, to 55%.

**Variance 3: Parking**

To address off-street parking needs, TCGIS is contracting with the Orthodox Presbyterian Church across the street to rent 15 parking spaces in their lot, which results in three more parking spots than previous years.

The professional traffic engineering firm hired by TCGIS to conduct a traffic and parking study identified ample on-street parking in Warrendale. The number of cars not accommodated by off-street parking could readily fit along city streets. In addition, approximately 20% of TCGIS staff do not drive a car to school, which further reduces the need for parking.

On behalf of my children and the hundreds of other students who attend the Twin Cities German Immersion School, thank you for your consideration of the school's reasonable variance requests.

Sincerely,

Kirsten Partenheimer  
392 Fulton Street  
St. Paul, MN 55102  
612-309-8715

Zoning Board Committee  
City of St. Paul Planning Commission  
15 W. Kellogg Street  
St. Paul, MN 55102

December 13, 2018

Dear Committee Members,

On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), I am writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.

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(cont'd)

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## VARIANCE 3: PARKING

**TCGIS Needs More Green Space - Not More Asphalt!**

- **Each required parking spot equals a job at our school – and in the City of St. Paul.** The reason we need this variance is because we bring **jobs** to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.
- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.
- **When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.**
- **TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.**
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

Thank you for your consideration of this request. We look forward to seeing approval from your committee so that our school can continue to serve the needs of St. Paul's kids today and into the future.

Sincerely,

Kersten Reich  
1822 Jefferson Avenue | St. Paul, MN 55105  
651.503.2288 | kersten.reich@gmail.com



Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

December 13, 2018

**On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.**

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
- **An additional 211 live in other areas of our fair city of St. Paul!**
- **46% of our students live in St. Paul!**
- **This is our school's 3rd location, all of which have been in St. Paul.**
- **TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.**
- **We intend to deepen our roots and stay in the Como neighborhood.**

**Our new Site Plan calls for the following variances:**

#### **VARIANCE 1: SLIGHT HEIGHT VARIANCE**

**To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.**

- The city's zoning standard for building height is 30 feet. We are asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.
- **The existing structure is much taller than the height of the proposed new school building.** As a result, even with the variance the new building will fit more with the scale of surrounding structures.
- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

#### **VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**

- **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

### **VARIANCE 3: PARKING**

#### **TCGIS Needs More Green Space - Not More Asphalt!**

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- **When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.**
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- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We would greatly appreciate approval from your committee on the above requested variances. Thank you.

Sincerely,

Joseph and Katharine Huebsch  
1429 Tyrol Trail  
Golden Valley, MN 55416  
612-236-0122

Matthew and Jennifer Nelson  
944 Iowa Avenue West  
Saint Paul, MN 55117-3357  
[m.gordon.nelson@gmail.com](mailto:m.gordon.nelson@gmail.com)  
[ericksonjl@msn.com](mailto:ericksonjl@msn.com)

December 12, 2018

Zoning Committee  
City of Saint Paul Planning Commission  
25 West Fourth Street, Suite 1400  
Saint Paul, MN 55102  
[PED-ZoningCommitteeSecretary@ci.stpaul.mn.us](mailto:PED-ZoningCommitteeSecretary@ci.stpaul.mn.us)  
[josh.williams@ci.stpaul.mn.us](mailto:josh.williams@ci.stpaul.mn.us)  
[Tia.Anderson@ci.stpaul.mn.us](mailto:Tia.Anderson@ci.stpaul.mn.us)

VIA E-MAIL

RE: **SUPPORT FOR TCGIS REQUESTED VARIANCES**  
1031 Como Avenue West

Dear Zoning Board Committee:

We write to express our wholehearted support for the variances requested by the Twin Cities German Immersion School (“TCGIS”) in connection with its proposed plan to construct a purpose-built school addition. My spouse and I moved to Como Park in 2005. We own a home there. We’ve started and are raising a family there. Our children attend TCGIS, and we consider that an integral part of raising happy, healthy children in a happy, healthy community. In fact, 46 percent of TCGIS students reside in Saint Paul. While as lay people we have no formal polling data, we would guess they feel the same. The requested variances are in keeping with permitted uses, and the proposed TCGIS addition will further embed and strengthen TCGIS’ ties to and role in our thriving community. We request that the Zoning Committee advise and recommend to the Planning Commission approval of the requested variances. There are three TCGIS requested variances under consideration at the Committee’s December 20, 2018 meeting. We address each, in turn, below.

#### **VARIANCE REQUEST NO. 1: BUILDING HEIGHT**

TCGIS’ proposed building plan calls for an addition height of 33’ 1”. The City of Saint Paul’s applicable zoning standard is 30’. The roof peak of the old St. Andrews Church, abandoned by the Diocese, reaches some 45’. Permitting this variance to build the as-planned addition would actually bring the buildings at the site closer to current zoning height standards. This variance also facilitates integration of the as-planned addition with other, already existing wings of the school. The proposed 33’ 1” addition height would allow its interior hallway elevations to match those in the other wings of the school. This would ultimately facilitate access in general and ADA accessibility in particular, by obviating the need for a series of steps, ramps, and/or lifts to enable movement from one end of the school to the other. This is consistent with the spirit and intent of

zoning regulations, as well as building and accessibility codes. We request that the Committee recommend granting this variance.

### **VARIANCE REQUEST NO. 2: LOT COVERAGE**

Much like the requested height variance, TCGIS' requested lot coverage variance would provide a "net benefit" in bringing the buildings at the site into closer harmony with current zoning regulations. TCGIS' proposed building plan calls for lot coverage of 36 percent. Applicable zoning regulations permit 35 percent. The 1 percent requested variance is very slight. The old church building currently at the site takes up more space and is a more imposing structure. The footprint of the as-planned addition would also allow TCGIS to reduce the percentage of impervious-surface-lot-coverage to 55 percent, down 5 percent from 60 percent. This is in harmony with the general intent of the zoning regulations. We request that the Committee recommend granting this variance.

### **VARIANCE REQUEST NO. 3: PARKING**

TCGIS employs caring professionals to provide quality education with both rigor and compassion. It employs them in the Como neighborhood. We understand from TCGIS that it anticipates hiring for six new post-addition teaching staff positions. But the proposed addition would convert six currently existing off-street parking spaces into a green space and playground for the children. TCGIS has taken proactive steps to address the parking issue, including leasing 15 off-street parking spaces at the adjacent Presbyterian church. TCGIS' proposed building plan also adds additional bicycle rack spaces, which we understand permits an offset of required off-street parking spaces. With these and other measures, we understand TCGIS can account for 50 of the 87 parking spaces required under applicable zoning regulations. However, the reality is that some 20 percent of TCGIS staff do not commute in an automobile or otherwise require any vehicle parking space whatsoever. TCGIS anticipates needing only approximately 20 on-street parking spaces to accommodate its automobile commuter staff. TCGIS has commissioned a third-party traffic engineering study at a cost of approximately \$12,000 to evaluate on-street parking feasibility. We are sure TCGIS has submitted this study to the Committee so it can consider the methodologies, findings, and conclusions. We simply note here that the actual parking supply-demand dynamics in the neighborhood can easily accommodate 20 (or even 37) on-street parking spaces, and we are unaware of any competing parking study that would suggest otherwise. We request that the Committee recommend granting this variance.

### **CONCLUSION**

The requested variances would allow an already exemplary school to further thrive. TCGIS is in a symbiotic relationship with the community where it is sited. It makes Como Park a stronger, healthier community, and the support of the City and its citizens makes TCGIS a better school. The requested variances are amenable to accommodation, in harmony with the spirit and intent of the zoning regulations, and in some ways *de minimus*. But the benefit to school children and the community would be immeasurable. For these reasons and those discussed above, we respectfully request that the Committee and the Planning Commission recommend and/or grant the requested variances.

Thank you for your time and consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read 'M. Nelson', with a horizontal line extending to the right from the end of the signature.

---

Matthew G. Nelson

cc: [district10@district10comopark.org](mailto:district10@district10comopark.org)  
[zimmermanstp10@gmail.com](mailto:zimmermanstp10@gmail.com)



Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

To Whom It May Concern:

On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
- **An additional 211 live in other areas of our fair city of St. Paul!**
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- **This is our school's 3rd location, all of which have been in St. Paul.**
- **TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.**
- **We intend to deepen our roots and stay in the Como neighborhood.**

Our new Site Plan calls for the following variances:

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**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**

- **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
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- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.
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- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Amy Lenburg

3316 40<sup>th</sup> Ave. S.

Minneapolis, MN 55406

alenburg@tcgis.org



## Langer, Samantha (CI-StPaul)

---

**From:** Lena Gould <lenagould@gmail.com>  
**Sent:** Thursday, December 13, 2018 10:16 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** District 10 Administrator; zimmermanstp@gmail.com  
**Subject:** Letter in Support of TCGIS variance request

Zoning Committee

City of St. Paul Planning Commission

Via Email

Dear St. Paul Zoning Committee Members,

As a parent of two children at Twin Cities German Immersion School (TCGIS), I am writing for your support of the school's recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. I hope you will do the same.

Here are some key facts about TCGIS and the variances:

- 54 TCGIS kids (10%) live in St. Paul's District 10!
- An additional 211 (43%), including my 2nd and 3rd grader, live in other areas of our fair city of St. Paul!
- This is our school's 3rd location, all of which have been in St. Paul.
- TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.
- We intend to deepen our roots and stay in the Como neighborhood.

Our new Site Plan calls for the following variances:

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## VARIANCE 2 – BUILDING COVERAGE VARIANCE

The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.

- Our variance seeks only 1% more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.
- The variance will not negatively affect the property values of the neighborhood. Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
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- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.
- When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.
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- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

I look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Lena Gould

1284 Portland Ave

St. Paul, MN 55104

[lena.gould@gmail.com](mailto:lena.gould@gmail.com)

cc: Ryan Flynn, D10Chair

Maggie Zimmerman, D10 Land Use Committee Chair



Zoning Board Committee  
City of St. Paul Planning Commission

12/13/2018

Dear Committee Members:

On behalf of the parents and kids involved with the Twin Cities German Immersion School we are writing for your support of the recent request to the District 10 Land Use committee for three variances related to the much needed expansion of the school site. The committee approved each of the variances, we hope that you will do the same.

Variance 1: Slight height variance

Due to ADA and other accessibility issues involving the floor levels of the buildings, the height necessarily will need to be 33 feet instead of 30 in the regulations. The new structure will actually be less tall than the existing structure.

Variance 2: Building cover variance

The footprint of the proposed building is comparable to the current footprint and takes up less space. The proposed project will bring the percentage of impervious surfaces to 55% which is 10% less than before the school moved in. Building coverage will be 36% instead of 35% in the regulations.

Variance 3: Parking

The traffic study indicated ample on-street parking in the area. With the contracting of additional parking space from OPC the school actually has 3 more spaces than in previous years.

To keep this vibrant dynamic organization in St. Paul is essential for the growth of the city. It brings jobs and vitality to a facility that was unused and ready to be demolished.

Sincerely,

Gene & Linda McDonald  
1532 Aspen Drive  
Eagan MN 55122



## Langer, Samantha (CI-StPaul)

---

**From:** Jesse Whitney <jwhitney@tcgis.org>  
**Sent:** Thursday, December 13, 2018 8:06 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** Letter in support of TCGIS

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
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**this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**

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We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Jesse Whitney  
4025 Arthur St NE  
Columbia Heights, MN 55421

--

Jesse Whitney  
Twin Cities German Immersion School  
Director Of Information Technology  
1031 Como Ave  
St. Paul, MN 55103  
land:651-492-7106 | mobile:612-369-4086

#### **CONFIDENTIALITY:**

This e-mail may contain confidential and/or privileged information. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and delete this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

#### **GEHEIMHALTUNGSPFLICHT:**

Diese E-Mail enthält vertrauliche und/oder rechtlich geschützte Informationen. Wenn Sie nicht der richtige Adressat sind oder diese E-Mail irrtümlich erhalten haben, informieren Sie bitte sofort den Absender und vernichten Sie diese Mail. Das unerlaubte Kopieren sowie die unbefugte Weitergabe dieser Mail ist nicht gestattet.



Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

I am writing to support the Twin Cities German Immersion School (TCGIS) and to support the request to the District 10 Land Use committee for three variances related to the much-needed expansion of the school site. I was present for the community vote that approved each of the requests for these variances. I hope you will do the same.

After hearing the school's proposal, the key facts regarding the site plan as well as the community discussion, it is clear that district 10 and the St. Paul Council should support the TCGIS proposal for the variances. As a D10 resident and a parent to a student at this school, it is an invaluable community asset and the school has done ample investment and research into possible the options. In detail regarding these variances:

#### VARIANCE 1: HEIGHT VARIANCE

The planned new height is much smaller than the height of the existing building. This variance will allow improved accessibility and keep floors level in the new building structure. As a parent of a student getting special education services, allowing access for students with disabilities is extremely important.

#### VARIANCE 2 – BUILDING COVERAGE VARIANCE

The school's request for an increase of 1% of increased building coverage is minimal when considering the benefits of reduced impervious surfaces and an expected benefit to property values in the neighborhood.

#### VARIANCE 3: PARKING

Finally, the parking study performed independently clearly showed ample parking space in Warrendale. Approving this parking variance will allow more green space at the school site and allow asphalt to be converted to playground space.

I look forward to seeing approval from your committee, thank you for the consideration.

Sincerely,

Keith Eidman

1435 Hamline Avenue North

District 10 Resident

Saint Paul, MN 55108



Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.

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We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Nathaniel Mink

3070 Cleveland Ave N.

Roseville, MN 55113

612-205-4282

**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

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Sincerely,

Meaghan Mammenga

380 County Road B East Maplewood MN, 55117

651-675-7224





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City of St. Paul Planning Commission  
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Sincerely,

Maiken and Brad Givot

438 Laurel Ave #3

St. Paul, MN 55102

[mgivot@mmm.com](mailto:mgivot@mmm.com)

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City of St. Paul Planning Commission  
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Our family has been with school for over 6 years and we hope the school can provide the space needed for the students to learn and thrive going forward. In 2019, we have an

incoming Kindergartener and we hope he will experience the new space along with many other students. We are planning to stay with the school for next 9-10 years and our interests do reside with the neighborhood to keep it safe, vibrant and diverse. Even though our family resides in Minneapolis, we are only 5 miles away from school. Our family spends a great deal of time in St. Paul since our child attends TCGIS. Our family is looking at an option to move to St. Paul (even closer to school), if the school gets a new building.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

**Eva Tone**  
1063 17<sup>th</sup> Ave SE  
Minneapolis, MN 55414  
(612) 245-6773  
[Etone100@gmail.com](mailto:Etone100@gmail.com)



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City of St. Paul Planning Commission  
Via Email**

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We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Tina & Rainer Haibusch  
1137 Iowa Ave W, St Paul, MN 55108  
651-307-8227



## **Langer, Samantha (CI-StPaul)**

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**From:** Beate Simon <bsimon@tcgis.org>  
**Sent:** Thursday, December 13, 2018 9:22 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); District 10 Administrator; zimmermanstp10@gmail.com  
**Subject:** Please support the students at TCGIS!

**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

**On behalf of all the parents, kids, and hardworking staff involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.**

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Sincerely,

Beate Simon (71 Montana Ave W, St Paul, MN 55117)

[bsimon@tcgis.org](mailto:bsimon@tcgis.org)

--

Beate Simon  
 German Humanities & Deepening German Teacher  
 Middle School Coordinator  
 DSD 1 Coordinator  
 Twin Cities German Immersion School  
 1031 Como Avenue  
 Saint Paul, MN 55103  
 651-492-7106  
[bsimon@tcgis.org](mailto:bsimon@tcgis.org)

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#### GEHEIMHALTUNGSPFLICHT:

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## Langer, Samantha (CI-StPaul)

---

**From:** Janelle Hennessey <janellehennessey@yahoo.com>  
**Sent:** Thursday, December 13, 2018 11:57 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** manstp10@gmail.com; district10@district10comopark.org  
**Subject:** Re: Supporting TCGIS and it's neighborhood families

Hi Tia, Josh, and Zoning committee,

Thank you for your time and consideration of my request.

I am a proud to be a St Paul resident. I am fortunate to live in the wonderful Como neighborhood (District 10) and also have my kids attend TCGIS (Twin Cities German Immersion School), an amazing school just down the road from my house.

TCGIS has requested approval on three variances to rebuild of a portion of their school building to provide adequate learning space and to continue being a vibrant school in my neighborhood and in St Paul.

I am seeking your support to approve the variances, on height, coverage, and parking. These are sensible adjustments to address the practical needs of the structure and space. **TCGIS is a huge asset to our neighborhood and a key part of keeping our community vibrant!**

Janelle Hennessey (parent of Mabel and Graham Hennessey)  
781 Cottage Ave W  
St. Paul, MN 55117  
Mobile 952-270-4662



## Langer, Samantha (CI-StPaul)

---

**From:** Matt Schneider <sch0440@gmail.com>  
**Sent:** Thursday, December 13, 2018 9:08 AM  
**To:** Anderson, Tia (CI-StPaul)  
**Subject:** RE: TCGIS Site plan and variance  
**Attachments:** image001.jpg

978 Barrett, saint Paul MN 55103.

Thank you.

On Dec 13, 2018 9:07 AM, "Anderson, Tia (CI-StPaul)" <[Tia.Anderson@ci.stpaul.mn.us](mailto:Tia.Anderson@ci.stpaul.mn.us)> wrote:

Matt Schneider,

Thank you for submitting your testimony. To be included in the record a street address is required. Could you provide one?

Thanks,

Tia



**Tia Anderson**  
*Senior City Planner*  
Department of Safety and Inspections  
375 Jackson Street  
Saint Paul, MN 55101

**P:** 651.266.9086  
**C:** 651.238.8879

[Tia.Anderson@ci.stpaul.mn.us](mailto:Tia.Anderson@ci.stpaul.mn.us)

Making Saint Paul the Most Livable City in America

**From:** Matt Schneider [mailto:[schn0440@gmail.com](mailto:schn0440@gmail.com)]  
**Sent:** Thursday, December 13, 2018 8:36 AM  
**To:** Williams, Josh (CI-StPaul) <[josh.williams@ci.stpaul.mn.us](mailto:josh.williams@ci.stpaul.mn.us)>; Anderson, Tia (CI-StPaul) <[Tia.Anderson@ci.stpaul.mn.us](mailto:Tia.Anderson@ci.stpaul.mn.us)>  
**Subject:** Re: TCGIS Site plan and variance

I would like to make a few points regarding the Site plan and requested variance connected to reconstruction at the Twin Cities German Immersion School. You will likely hear similar points from others, but I am one of the over 100 District 10 residents who voted overwhelmingly to approve all three variance requests recently, and I would like to add my voice to those in favor of the project.

The height variance is small and will improve conditions for those impacted most by building design: those with mobility issues. Allowing the school to build an extension that is lined up with floor heights at all levels means there can be an elevator for quick transitions (rather than a complicated system of solutions that overburden students who need them) and even floors for all students to quickly and safely move around the building.

The size variance is minimal. It also represents a vast improvement in regards to environmental impact and improved aesthetic in regards to greenspace.

In regards to the parking variance: the school has and will be presenting information garnered from an independent traffic study that supports the school's view: while the change will impact the neighborhood, it is not an undue burden. If impacting the neighborhood at all were the criteria to reject a variance request, there wouldn't be variances at all. The school has acted in good faith and done much to mitigate the impact on neighbors by spending school funds on parking and asking staff to park in places most convenient for surrounding residences.

Thank you for your time.

-Matt Schneider

Telephone: (651) 252-4656



**Langer, Samantha (CI-StPaul)**

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**From:** The Burkhow's <ajburkhow@gmail.com>  
**Sent:** Thursday, December 13, 2018 10:38 AM  
**To:** zimmermanstp10@gmail.com; Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); district10@district10comopark.org  
**Subject:** Regarding TCGIS zoning requests

**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

**On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), I am writing for your support of our recent request to the District 10 Land Use committee for three minor variances related to the improvements and updating of our school site.**

**Our new Site Plan calls for the following variances:**

**VARIANCE 1: SLIGHT HEIGHT VARIANCE**

**To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.**

**VARIANCE 2: BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

**VARIANCE 3: PARKING**

**TCGIS Needs More Green Space - Not More Asphalt!**

Thank you for giving our requests the thoughtful time and consideration that our volunteer-led committees have also given to finding our best options.

And Merry Christmas!

Allison Burkhow, TCGIS Parent 7800 Tyler Street NE, Spring Lake Park, MN 55432 [ajburkhow@gmail.com](mailto:ajburkhow@gmail.com)





**Langer, Samantha (CI-StPaul)**

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**From:** Kersten Warren <kdanders@umn.edu>  
**Sent:** Thursday, December 13, 2018 10:48 AM  
**To:** zimmermanstp10@gmail.com; Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Subject:** Request Support for TCGIS Building Plan

Good morning.

I am taking a moment out of my busy day at the University of Minnesota Vet School to **encourage you to support the proposed building plan and variances requested by the Twin Cities German Immersion School**. I have three kids attending this school and we are a family entrenched with a history of school principals, teachers, professors, licensed educators, employees of the College of Education and Human Development at the University of Minnesota and are well-informed advocates of public schools, charter schools and private school choices for families. TCGIS is an amazing option in the state of Minnesota and City of St Paul. We live in Roseville and work at the University of Minnesota and value this school and it's location and the value-add it is for the City of St Paul and, specifically, District 10. We recently sold a rental property in the Mac-Groveland area of St Paul and have considered moving into District 10 specifically to be closer to the kids' school and the local community. I think the school is an asset for the district and, certainly, for the City of St Paul. It is an education choice to be proud of and the families that are drawn to an immersion school offering German are largely thoughtful, community-driven, respectful and valuable citizens with the good of the local community in mind. My husband and I think the school is very deserving of public support and we gladly donated \$5,000 to support their intern program last year and will continue to give that or a larger amount this year as it is truly a worthy effort in our state!

The building plan and variances the school has requested are, without a doubt, reasonable and improvements upon what currently exists! The planning commission for this building have done their research, spoken to many architectural firms and lawyers and families about what is needed and they have put together a beautiful plan. Please approve their requests and trust the school will continue to integrate itself well into the district and will be an asset for years to come!


I look forward to seeing approval from your committee, and thank you for the consideration in what I assume is also a very busy day for you!

Sincerely,

Kersten Anderson Warren  
2450 Holton Street  
Roseville, MN

(612) 695-4211



  \_DSC\_5249.JPG

- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**
- **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

### **VARIANCE 3: PARKING**

#### **TCGIS Needs More Green Space - Not More Asphalt!**

- **Each required parking spot equals a job at our school – and in the City of St. Paul.** The reason we need this variance is because we bring **jobs** to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.
- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.
- **When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.**
- **TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.**
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Ms. Louise Brask

Employee of Twin Cities German Immersion School since 2015

5013 Clover Ridge  
Edina MN, 55436

lbrask@tcgis.org

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
- **An additional 211 live in other areas of our fair city of St. Paul!**
- **46% of our students live in St. Paul!**
- **This is our school's 3rd location, all of which have been in St. Paul.**
- **TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.**
- **We intend to deepen our roots and stay in the Como neighborhood.**

Our new Site Plan calls for the following variances:

#### **VARIANCE 1: SLIGHT HEIGHT VARIANCE**

**To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.**

- The city's zoning standard for building height is 30 feet. We are asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.
- **The existing structure is much taller than the height of the proposed new school building.** As a result, even with the variance the new building will fit more with the scale of surrounding structures.
- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

#### **VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.

## Langer, Samantha (CI-StPaul)

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**From:** Paul Kile <pkile@kilefamily.net>  
**Sent:** Wednesday, December 12, 2018 9:57 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** St. Paul Zoning Committee - Twin Cities German Immersion School

To Whom It May Concern:

I understand the St. Paul Zoning Committee will soon be considering variance requests related to Twin Cities German Immersion School, located just south of Lake Como. As an interested person, I am using this email to provide input in your decision-making process. My interests are that both my children have attended the school (the younger one still does), and my wife is a teacher at the school. Frankly, the school was a major draw for us and so we moved from Minneapolis to be closer to it.

The school's growth makes aspects of the existing facility sub-optimal, which is why the school is seeking authorization to demolish the "Aula" (multi-purpose space that years ago was a church sanctuary) and replace it with modern classrooms.

I support the school's request for variances on:

- \* Height
- \* Coverage area (percent of the tract covered by buildings)
- \* Parking

Further, I support the school's request for demolishing the existing Aula.

The school has written, I understand, eloquently on why the variances are appropriate and not out of character with the neighborhood; I won't repeat their arguments.

Instead, I ask you to focus on the good this school does. In addition to providing instruction in the "three Rs," the school works with children of all ability levels and integrates people of diverse backgrounds. My daughter's school friends include people from Syria, Turkey, India, Germany, Austria, Switzerland, Canada, Poland, and--of course--the United States. Building intercultural and multinational understanding in these tense times is invaluable.

The school is an asset to the St. Paul community. Its requests are supportive of its mission and I hope you can support it as well by approving the outstanding requests.

Sincerely,  
Paul Kile  
[pkile@kilefamily.net](mailto:pkile@kilefamily.net)  
612-803-6845  
1602 Juno Ave  
Saint Paul, MN 55116





**Langer, Samantha (CI-StPaul)**

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**From:** Lisa <hager.koenig@yahoo.com>  
**Sent:** Wednesday, December 12, 2018 8:36 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** Support for TCGIS

**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

**As a St Paul resident and parent of children at the school, I am writing for your support of Twin Cities German Immersion School's (TCGIS) recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of its school site. That committee approved each of our requests. We hope you will do the same.**

Here are some key facts about TCGIS and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
- **An additional 211 live in other areas of our fair city of St. Paul!**
- **46% of our students live in St. Paul!**
- **This is our school's 3rd location, all of which have been in St. Paul.**
- **TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.**
- **We intend to deepen our roots and stay in the Como neighborhood.**

**Our new Site Plan calls for the following variances:**

**VARIANCE 1: SLIGHT HEIGHT VARIANCE**

**To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.**

- The city's zoning standard for building height is 30 feet. We are asking for a variance to 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.
- **The existing structure is much taller than the height of the proposed new school building.** As a result, even with the variance the new building will fit more with the scale of surrounding structures.
- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

**VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious**

**surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**

- **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.

- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

### **VARIANCE 3: PARKING**

#### **TCGIS Needs More Green Space - Not More Asphalt!**

- **Each required parking spot equals a job at our school – and in the City of St. Paul.** The reason we need this variance is because we bring **jobs** to the Como neighborhood!

- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.

- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.

- **When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.**

- **TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.**

- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Lisa Koenig

876 Rose Ave E  
SAINT PAUL, MN 55106

**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

**On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.**

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
- **An additional 211 live in other areas of our fair city of St. Paul!**
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- **The existing structure is much taller than the height of the proposed new school building.** As a result, even with the variance the new building will fit more with the scale of surrounding structures.
- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

#### **VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**
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- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

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- **When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.**
- **TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.**
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Erika Saveraid

1648 Portland Ave

Saint Paul MN 55104



## Langer, Samantha (CI-StPaul)

---

**From:** Rich Johnson <johnsonr17@yahoo.com>  
**Sent:** Thursday, December 13, 2018 10:35 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** Support of TCGIS Zoning Variances

**TO: Zoning Board Committee**  
**City of St. Paul Planning Commission**  
**Via Email**

Most of the text in support of the zoning variances was not written by me, but as I agree with it 100% I am including it so that I can add my name to the extensive list of those who support TCGIS and its mission.

On a personal note, I am not a District 10 resident nor a St. Paul resident, but someone who resides across the river and enjoys what Minneapolis has to offer me and my family. That being said, very early each weekday morning I or my wife happily put our 5th grade daughter on a bus to St. Paul so she can benefit from the great education provided by the Twin Cities German Immersion school...I am jealous that Minneapolis doesn't have such a great asset in its own city limits! I truly believe that TCGIS's presence allows helps its neighborhood to be active, thriving, and alive...a sentiment that I have seen shared by neighborhood residents who don't have any children attending the school. Approval of these very reasonable requests (supported by a clear majority of those who *do* live in District 10) will go a long way towards both the school and its neighborhood reaching their full potential!

**I am are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of TCGIS's school site. That committee approved each of our requests. I hope you will do the same.**

Here are some key facts about TCGIS and the variances:

54 TCGIS kids (10%) live in St. Paul's District 10!  
An additional 211 live in other areas of the fair city of St. Paul!  
46% of TCGIS's students live in St. Paul!  
This is our school's 3rd location, all of which have been in St. Paul.  
TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.  
TCGIS intends to deepen our roots and stay in the Como neighborhood.

**TCGIS's new Site Plan calls for the following variances:**

**VARIANCE 1: SLIGHT HEIGHT VARIANCE** (shorter than the current building!)

**To Keep TCGIS's New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.**

- The city's zoning standard for building height is 30 feet. TCGIS is asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.

- **The existing structure is much taller than the height of the proposed new school building.** As a result, even with the variance the new building will fit more with the scale of surrounding structures.
- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

## VARIANCE 2 – BUILDING COVERAGE VARIANCE

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- TCGIS's variance seeks only 1% more building coverage.
- TCGIS's proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**
- **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

## VARIANCE 3: PARKING

**TCGIS Needs More Green Space - Not More Asphalt!**

- **Each required parking spot equals a job at our school – and in the City of St. Paul.** The reason we need this variance is because we bring **jobs** to the Como neighborhood!
- TCGIS anticipates 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, TCGIS contracted with the OPC to rent 15 parking spaces in their lot. This means TCGIS will actually have 3 more parking spots than previous years.
- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. This is attributed in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.
- **When considering the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.**
- **TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.**
- TCGIS's traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale. Unless the large structures on the site are fully abandoned and replaced with single family homes (which no one wants, regardless if they support the school or support preservation of the former church structure), some of the on-street parking spots are going to be used. This is reasonable and expected as large buildings don't serve a purpose if they don't attract large amounts of people. Fortunately, the study provides reassurance that any TCGIS-related parking will fit with plenty of room to spare.

I look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Richard D. Johnons

5244 40th Ave S.

Minneapolis, MN 55417



## **Langer, Samantha (CI-StPaul)**

---

**From:** Kim Kulhanek <kkulhanek@tcgis.org>  
**Sent:** Thursday, December 13, 2018 7:07 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** Support the Students at TCGIS!

**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

**On behalf of all the parents, kids, and hardworking staff involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.**

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### **VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.

- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**
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We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Kimberly Kulhanek 757 Scheffer Ave, St Paul, MN, 55102 [kkulhanek@tcgis.org](mailto:kkulhanek@tcgis.org)

--

Kim Kulhanek  
 Second Grade Teacher  
 Elementary School Coordinator  
 Twin Cities German Immersion School  
 1031 Como Avenue  
 Saint Paul, MN 55103  
 651-492-7106  
[kkulhanek@tcgis.org](mailto:kkulhanek@tcgis.org)

#### CONFIDENTIALITY:

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## Langer, Samantha (CI-StPaul)

---

**From:** Katrin Zinnow <kzinnow@tcgis.org>  
**Sent:** Thursday, December 13, 2018 8:25 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** Support the Students at TCGIS!

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

On behalf of all the parents, kids, and hardworking staff involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
- **An additional 211 live in other areas of our fair city of St. Paul!**
- **46% of our students live in St. Paul!**
- **This is our school's 3rd location, all of which have been in St. Paul.**
- **TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.**
- **We intend to deepen our roots and stay in the Como neighborhood.**

Our new Site Plan calls for the following variances:

### **VARIANCE 1: SLIGHT HEIGHT VARIANCE**

**To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.**

- The city's zoning standard for building height is 30 feet. We are asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
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- **The existing structure is much taller than the height of the proposed new school building.** As a result, even with the variance the new building will fit more with the scale of surrounding structures.
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### **VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.

- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**
- **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

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- **Each required parking spot equals a job at our school – and in the City of St. Paul.** The reason we need this variance is because we bring **jobs** to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means TCGIS will actually have 3 more parking spots than previous years.
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We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Katrin Zinnow  
1430 Commerce Street  
Roseville, MN 55113

--  
Katrin Zinnow  
1st Grade Teacher  
Elementary School Coordinator  
Twin Cities German Immersion School  
1031 Como Avenue  
Saint Paul, MN 55103  
[651-492-7106](tel:651-492-7106)  
[kzinnow@tcgis.org](mailto:kzinnow@tcgis.org)  
[Class Website](#)

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We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Eric Leishman

2247 Sargent Ave.

Saint Paul, MN 55105





## Langer, Samantha (CI-StPaul)

---

**From:** Annegret Theis <annegret\_theis@ultimatesoftware.com>  
**Sent:** Thursday, December 13, 2018 9:56 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com; #CI-StPaul\_Ward5  
**Subject:** TCGIS - Support for Variance Requests

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Via Email

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1128 Churchill Street  
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[annegret\\_theis@ultimatesoftware.com](mailto:annegret_theis@ultimatesoftware.com)

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## Langer, Samantha (CI-StPaul)

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**From:** listtesdell <listtesdell@gmail.com>  
**Sent:** Wednesday, December 12, 2018 11:52 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); zimmermanstp10@gmail.com  
**Subject:** TCGIS

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City of St. Paul Planning Commission  
Via Email

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We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

David List

853 Hoyt Ave W, Saint Paul, MN 55117

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

## Langer, Samantha (CI-StPaul)

---

**From:** Erica Tesdell <etesdell@germanschool-mn.org>  
**Sent:** Wednesday, December 12, 2018 11:48 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); zimmermanstp10@gmail.com  
**Subject:** TCGIS

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City of St. Paul Planning Commission  
Via Email

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Erica Tesdell

853 Hoyt Ave W, Saint Paul, MN 55117

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---

**From:** Hoa Cook <hoacook@yahoo.com>  
**Sent:** Wednesday, December 12, 2018 10:17 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** distric10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** TCGIS

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Sincerely,

Hoa Cook

253 Grandview Ave W, Roseville, Mn 55113

Email : [hoacook@yahoo.com](mailto:hoacook@yahoo.com)



## Langer, Samantha (CI-StPaul)

---

**From:** Debora Wood <woodkrusideb@gmail.com>  
**Sent:** Thursday, December 13, 2018 10:23 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** TCGIS building project

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Sincerely,

Debora Wood

3029 Victoria Street North

Roseville, MN, 55112

651-592-2582

**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

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Sincerely,



Adam Olson  
537 Raymond Avenue, St. Paul, MN 55104  
612.987.9240  
adam@filmrocks.com

## Langer, Samantha (CI-StPaul)

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**From:** Denise Guelker Braus <denisebraus@gmail.com>  
**Sent:** Wednesday, December 12, 2018 7:31 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Subject:** TCGIS- Needed Variances

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

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Denise Braus

1471 Iowa Ave.

Falcon Heights, MN 55108

651-283-2239

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Sincerely,

Luiza and Aurel Cernea

1075 County Road B2W

Roseville, MN 55113

612-325-5406

acernea2003@yahoo.com



## Langer, Samantha (CI-StPaul)

---

**From:** Kathryn von Fange <katyvonfange@gmail.com>  
**Sent:** Thursday, December 13, 2018 10:32 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** District 10 Administrator; zimmermanstp10@gmail.com  
**Subject:** TCGIS Site Plan

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City of St. Paul Planning Commission  
Via Email

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Katy Sanchez

1750 Chatsworth St. N.

Roseville, MN 55113

952-905-0493

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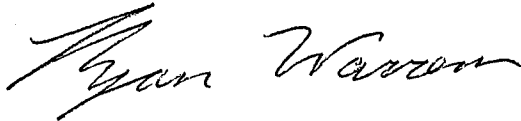
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The TCGIS for many, many years has operated out of St. Paul to provide students in the Twin Cities area with a globally-conscious curriculum. The building upgrades will serve even more students, and approval of these variances will assure that we are all fully committed in the investment of our children, while also maintaining the integrity of the neighborhood. I thank you for your consideration.

Sincerely,



Ryan Warren  
2450 Holton Street  
Roseville, MN 55113

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City of St. Paul Planning Commission  
Via Email**

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Sincerely,

NAME

ADDRESS and CONTACT INFO



Herbert Engelmayr  
2371 Nebraska Ave E.  
Maplewood, MN 55119-3198

612-505 2892  
hengelmayer@msn.com





## Langer, Samantha (CI-StPaul)

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**From:** Ryan.Mccoy <Ryan.Mccoy@target.com>  
**Sent:** Wednesday, December 12, 2018 9:09 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** TCGIS Variance

Zoning Board Committee  
City of St. Paul Planning Commission

Hello,

As parents of two students at the Twin Cities German Immersion School (TCGIS), we are writing for your support of TCGIS's recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Ryan McCoy & Amy Hackett  
1529 Hoyt Avenue West, 55108

Here are some key facts about us and the variances:

54 TCGIS kids (10%) live in St. Paul's District 10!

An additional 211 live in other areas of our fair city of St. Paul!

46% of our students live in St. Paul!

This is our school's 3rd location, all of which have been in St. Paul.

TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.

We intend to deepen our roots and stay in the Como neighborhood.

Our new Site Plan calls for the following variances:

### VARIANCE 1: SLIGHT HEIGHT VARIANCE

To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.

- The city's zoning standard for building height is 30 feet. We are asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.
- The existing structure is much taller than the height of the proposed new school building. As a result, even with the variance the new building will fit more with the scale of surrounding structures.

- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

#### VARIANCE 2 – BUILDING COVERAGE VARIANCE

The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.

- Our variance seeks only 1% more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.
- The variance will not negatively affect the property values of the neighborhood. Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

#### VARIANCE 3: PARKING

TCGIS Needs More Green Space - Not More Asphalt!

- Each required parking spot equals a job at our school – and in the City of St. Paul. The reason we need this variance is because we bring jobs to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means TCGIS will actually have 3 more parking spots than previous years.
- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.
- When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.
- TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

## Langer, Samantha (CI-StPaul)

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**From:** Lora Murtha <lora.murtha@gmail.com>  
**Sent:** Thursday, December 13, 2018 10:12 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** TCGIS variance approval

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

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Sincerely,

Lora Murtha

341 Rose Ave. E St. Paul 55130

**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

Dear members of the Saint Paul Planning Commission,

We are residents of Saint Paul and parents of two current students and one future student of the Twin Cities German Immersion School (TCGIS). During our time there, we have seen how hard the school works to provide an excellent education, and how badly they are in need of modifications to the current site to be able to provide these services at the level all those familiar with the school have come to rely on.

On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.

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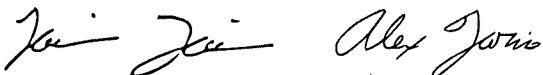
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Thank you for your time and consideration.

Sincerely,



Larissa and Alex Jarvis

Parents to Julian, Ariadne, and Bastet Jarvis  
1203 Laurel Avenue  
Saint Paul, MN 55104

## Langer, Samantha (CI-StPaul)

---

**From:** JASMINKA VISNJIC <jasnavisnjic@live.com>  
**Sent:** Wednesday, December 12, 2018 7:30 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** District10@district10comopark.org; Zimmermanstp10@gmail.com  
**Subject:** TCGIS Variance Request

Zoning Board Committee  
City of St. Paul Planning Commission

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We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Jasminka Visnjic (Parent of 2 TCGIS students)  
 8109 Clinton Ave S.  
 Bloomington, MN 55420  
 612-965-3267



## Langer, Samantha (CI-StPaul)

---

**From:** Engelmayer, Reinhard S <reinhard.engelmayer@usbank.com>  
**Sent:** Thursday, December 13, 2018 11:21 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** District 10 Administrator; zimmermanstp10@gmail.com  
**Subject:** TCGIS Variance Request

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

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 Reinhard (Steve) Engelmayer  
 885 96th Ave NE  
 Blaine, MN 55434  
 612.801.5298

**R. Steve Engelmayer**  
 Business Ops Analyst | GTM Account Analysis & Billing  
 p. 612.313.5275 | [reinhard.engelmayer@usbank.com](mailto:reinhard.engelmayer@usbank.com)

**U.S. Bank**  
 U.S. Bank Plaza  
 200 S 6th St, Minneapolis, MN 55402 | EP-MN-L18B | [www.usbank.com](http://www.usbank.com)

U.S. BANCORP made the following annotations

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 Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws, and is also confidential and proprietary in nature.

If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.

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## **Langer, Samantha (CI-StPaul)**

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**From:** sasa meyer <buffalobill.lotion@yahoo.com>  
**Sent:** Wednesday, December 12, 2018 9:36 PM  
**To:** Anderson, Tia (CI-StPaul)  
**Subject:** TCGIS Variance Requests

**Zoning Board Committee**  
**City of St. Paul Planning Commission**  
**Via Email**

**We are parents of a current student at TCGIS and will have another child enrolled within the next two years. The school expansion will have many positive impacts for the students attending and the staff that has to educate in the space. Some of the things our family is excited for are; a cafeteria not in a basement, an actual gym, Special Ed having adequate learning spaces and improved mobility, the school to have less maintenance and utility cost so they can put more funds towards the students, as well as the school being able to accommodate the many families that want to stay rooted with the school through the 8th grade. TCGIS has been a wonderful experience for us as a school and a community.**

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Sarah and Kent Escherich

930 Saint Clair Ave

Saint Paul, MN 55105

Sarah (Cell) 612-559-7050





**Zoning Board Committee  
City of St. Paul Planning Commission**

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- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.
- **The existing structure is much taller than the height of the proposed new school building.** As a result, even with the variance the new building will fit more with the scale of surrounding structures.
- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

**VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1 percent more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65 percent of the lot was covered in impervious surfaces; we reduced this to 60 percent. This proposed project will bring the percentage of impervious surfaces down even more -- to 55 percent. Building coverage will be 36 percent instead of 35 percent.**
- **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

### **VARIANCE 3: PARKING**

#### **TCGIS Needs More Green Space - Not More Asphalt**

- **Each required parking spot equals a job at our school – and in the City of St. Paul.** The reason we need this variance is because we bring **jobs** to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.
- Approximately 20 percent of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.
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- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Mike Mitchelson  
 1302 Avon Street North (in District 10)  
 St. Paul, MN 55117  
 651-343-3904  
 mlbmitch@gmail.com

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

**We are writing for your support of the recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of the TCGIS school site. That committee approved each of the school's requests. We hope you will do the same.**

**Below are the explanations for each of the variances. We are District 10 residents, have 1 child attending the school, and will have 2 more children attending in the coming years. Our total time with children at the school will be 15 years. We hope the school be able to continue their educational excellence in the Como neighborhood and approval of the below variances will enable TCGIS to do so.**

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
- **An additional 211 live in other areas of our fair city of St. Paul!**
- **46% of our students live in St. Paul!**
- **This is our school's 3rd location, all of which have been in St. Paul.**
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**Our new Site Plan calls for the following variances:**

#### **VARIANCE 1: SLIGHT HEIGHT VARIANCE**

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**impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**

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We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Andrew and Megan Ashton

1318 Victoria Street N

St. Paul, MN 55117

## Langer, Samantha (CI-StPaul)

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**From:** Peter Radford <peterrad@visi.com>  
**Sent:** Wednesday, December 12, 2018 10:23 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** TCGIS variances

Dear Zoning Committee,

I am a parent of two daughters: one an alumn of TCGIS and one a current student. I am writing in support of the recent request by TCGIS to the District 10 Land Use committee for three variances related to the expansion of the school site. I understand that the Land Use committee approved each of the 3 requests and hope you will agree with their decision and do the same.

My family has followed the school through all 3 moves. I am hoping that the expansion can happen and we don't have to find a forth location. We moved from the far east side of St. Paul to our present North End location to get closer to the school. Now my daughter can take the city bus home. I think that the variances TCGIS is seeking are well-reasoned and should create a attractive, more functionable building. It will be nice to have a gymnasium that can have the correct dimensions for some of the sports that occur after school.

Again I would ask that the committee approve the three variances to allow for the improvement of the school and surroundings.

Sincerely,  
Peter Radford  
323 Front Ave, St Paul



**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

I am writing to beg you to ignore the historic status of the St. Andrews building. This building failed several times but has only now been given status because of a select few on the zoning board. I attended the meeting. I have no idea how this passed since there was overwhelming evidence that the building is not historic. TCGIS is a marvelous school and expansion is the correct way forward. Please allow the school to have variances and to remove the old church.

**On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), I am writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. I hope you will do the same.**

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
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- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

I look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Lynn Hartweck

1398 Laurel Ave

St. Paul MN 55104

hartw006@umn.edu



## **Langer, Samantha (CI-StPaul)**

---

**From:** Rebecca Ueland <rebecca.ueland@esgarch.com>  
**Sent:** Thursday, December 13, 2018 12:01 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** TCGIS variances

Dear Zoning Board Committee Members,

I am writing to request your support on three variances for the Twin Cities German Immersion School (TCGIS). I am an architect and have been somewhat involved for the past year in the planning of the much-needed expansion, and although not directly related to the variance requests, would like to note the school's design team has considered and exhausted multiple options and avenues, both on-site and alternate locations. Given the long list of factors and constraints, we believe our design as proposed is appropriate for this neighborhood, our school community, and also meets the intent of the zoning code.

Our new site plan calls for the following variances:

### **Variance 1 - Building Height**

This variance is for a height of 33'-1", a slight increase over the zoning allowance of 30'. The floor elevations of the proposed addition have been set to time out with the existing portion to remain. Eliminating or minimize stairs is desirable in most public buildings, and especially in settings with young children. Currently, accessing the building includes lifts, ramps, and a non-centrally located elevator. This variance allows us to simplify access and better meets the intent of the ADA and MN Accessibility Code.

Additionally, the existing structure to be replaced is taller than the proposed addition.

### **Variance 2 – Lot Coverage**

The variance seeks only 1% more building coverage, or 36%. The percentage of impervious surfaces has been reduced by the school over the years by adding play areas and rain gardens, and the proposed design will lower further to 55%. Given the budget constraints of any school, and to a greater extent a charter school, building efficiency has been a driving factor. There is very little "fluff" in the building footprint.

### **Variance 3 – Parking**

We anticipate 6 additional teaching staff with this addition. To mitigate the loss of 6 parking spots when we convert the school's east parking lot into playground, we contracted with the neighboring church to rent 15 parking spaces in their lot. With this net addition of stalls, we estimate a need for about 20 on-street spots. The school commissioned a traffic study which indicated ample on-street parking in the neighborhood which could easily accommodate this.

Thank you for your consideration.

Sincerely,

Rebecca Ueland  
748 Cherokee Ave.  
St. Paul, MN 55107



**Langer, Samantha (CI-StPaul)**

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**From:** Jacquie <jacqueline.gangler@gmail.com>  
**Sent:** Thursday, December 13, 2018 11:12 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** District 10 Administrator; zimmermanstp10@gmail.com  
**Subject:** TCGIS Variance Request

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.

Here are some key facts about us and the variances:

54 TCGIS kids (10%) live in St. Paul's District 10!

An additional 211 live in other areas of our fair city of St. Paul!

46% of our students live in St. Paul!

This is our school's 3rd location, all of which have been in St. Paul.

TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm.

The results indicate ample on-street parking in Warrendale.

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Our new Site Plan calls for the following variances:

**VARIANCE 1: SLIGHT HEIGHT VARIANCE**

To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.

- The city's zoning standard for building height is 30 feet. We are asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
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**VARIANCE 2 – BUILDING COVERAGE VARIANCE**

The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.

- Our variance seeks only 1% more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.
- The variance will not negatively affect the property values of the neighborhood. Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

### VARIANCE 3: PARKING

TCGIS Needs More Green Space - Not More Asphalt!

- Each required parking spot equals a job at our school – and in the City of St. Paul. The reason we need this variance is because we bring jobs to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.
- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.
- When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.
- TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,  
Jacquie Engelmayer  
885 96th Ave NE  
Blaine, MN 55434  
(612)964-4597

December 12, 2018

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

As a parent of a child who attends the Twin Cities German Immersion School (TCGIS), I am writing to request that you please support of our recent request to the District 10 Land Use Committee for three variances related to the necessary expansion of our school site. The District 10 Land Use Committee approved each of our three requests, and I hope you will do the same.

In order to accommodate the appropriate expansion to our school building, the variances we are requesting to be approved are:

- 1) Slight Height Variance  
This is necessary to keep new flooring at the same level as existing flooring, and to improve building accessibility.
- 2) Building Coverage Variance  
This variance will provide for more harmony with the current structure which will serve to improve surrounding property values.
- 3) Parking  
We plan to add more "green space" to the playground area where a small parking lot now stands. This requires us to rent some extra spots from OPC.

With nearly half of the students coming from St. Paul, and the balance coming from the surrounding areas, TCGIS plans making the Como neighborhood a long standing home. We look forward to seeing approval from your committee, and thank you for your consideration.

Sincerely,



Garrett Krueger  
1989 Laurie Rd E  
Maplewood, MN 55109



## Langer, Samantha (CI-StPaul)

---

**From:** Hennelly, Robert J <robert.hennelly@optum.com>  
**Sent:** Thursday, December 13, 2018 10:59 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** TCGIS Zoning Request

To: Zoning Board Committee  
City of St. Paul Planning Commission

Subject: TCGIS Zoning Request

I am a parent of two TCGIS students, one in 6<sup>th</sup> grade and one recently graduated and attending St. Paul Central High School. I have also been active in the school over the past 9 years as a leader of the facilities committee that originally brought the school to its current site, a school board member and currently as a board member for the TCGIS building corporation that owns the property.

I am writing to strongly urge you to support the three zoning variances requested by the school. The variances requested are modest and will improve the school for students and staff, and are necessary for the continued operation of the school at the site. In my opinion, most of the opposition to the request is driven by the loss of the former church as a neighbor landmark and less about the specific variance requests. I wanted to provide a bit of recent historical context to the commission based on my role in the original purchase of the property.

Had the property been historically designated prior to our purchase, it would have been a deal breaker. The impact on the cost of renovating the space into the marginally useful Gym/Auditorium/Cafeteria space and bringing it to ADA and other codes would have made the property financially unviable. Moving forward with the building is neither operationally nor financially sustainable due to the structural limitations and the cost of upkeep.

As I stated before the building was only marginally useful when first built and that usefulness is no longer sufficient to meet the school's needs. I have continued to work with the facility committee as it has explored countless opportunities and options to preserve the structure with good faith. A good faith approach to finding the best solution for the children while attempting to meet the desire from some in the neighborhood to preserve the structure. Unfortunately, none of the options were financially or operationally viable.

TCGIS is the only German grade and middle school language program in the state of Minnesota. As such it plays an important role in preserving German culture in the State. It serves a vital current role in developing fluent German speakers that are able to work with and in the largest economy in Europe which in turn could provide future economic opportunity to the City and State.

The school's mission itself contributes to the preservation of history in a much more meaningful and relevant way than the former church by preserving the language and culture of so many of our citizen's ancestors. In addition, the school is creating new opportunities that could bring tangible dividends to the city in the future. While the exterior of the church is pleasant and comforting to look at as a passerby, it is not the only pleasant church from its era that exists in this city or even in the Como Park area. TCGIS, unlike the former church, is utterly unique. It is a vibrant and growing asset to the neighborhood, the city and the state.

I strongly urge the commission to set aside the understandable but mostly emotion-based arguments to preserve the church, and instead consider the variances on their own merit and impact to the community and the school.

Respectfully submitted,  
Robert Hennelly

1726 Portland Avenue  
St. Paul, MN 55104  
Cell: 651-492-2348

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## Langer, Samantha (CI-StPaul)

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**From:** Pia Sektnan <4ugipsy@gmail.com>  
**Sent:** Wednesday, December 12, 2018 9:31 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Subject:** TCGIS Zoning Variances

ning Board Committee  
ty of St. Paul Planning Commission  
a Email

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- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

As a school community we truly want to focus on education and our students again - and get past all this distraction. Thank you for your consideration. Hoping for approval from your committee.

Sincerely,

Pia, Steven, Luca and Noa Sektnan (one of the families who bikes to school year around)

999 Nebraska Ave W, St. Paul, MN 55117

## Langer, Samantha (CI-StPaul)

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**From:** Andy Nasset <anesset@tcgis.org>  
**Sent:** Thursday, December 13, 2018 12:14 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); zimmermanstp10@gmail.com  
**Subject:** TCGIS

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

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Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
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- **This is our school's 3rd location, all of which have been in St. Paul.**
- **TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.**
- **We intend to deepen our roots and stay in the Como neighborhood.**

Our new Site Plan calls for the following variances:

### **VARIANCE 1: SLIGHT HEIGHT VARIANCE**

**To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.**

- The city's zoning standard for building height is 30 feet. We are asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.
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### **VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**

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- **Each required parking spot equals a job at our school – and in the City of St. Paul.** The reason we need this variance is because we bring **jobs** to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.
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- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Andy Nessel

1031 Como Avenue

St Paul, MN55103

651-492-7106

## Langer, Samantha (CI-StPaul)

---

**From:** Ralph Krantz <ralph.a.krantz@gmail.com>  
**Sent:** Thursday, December 13, 2018 7:50 AM  
**To:** Anderson, Tia (CI-StPaul); zimmermanstp10@gmail.com; ralph.a.krantz@gmail.com  
**Cc:** Williams, Josh (CI-StPaul); district10@district10comopark.org  
**Subject:** TCGIS's Site Plan Support Email

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

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Here are some key facts about us and the variances:

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- **This is our school's 3rd location, all of which have been in St. Paul.**
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- **TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.**
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale. I have always found parking within two block easy walking distance during the major events happening at the school! This is closer than I get to park at Como Zoo or MOA or the MN Zoo during their major events and they have more parking!

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Ralph A. N. Krantz and two kids (Kindergarten and 4th Grade)  
We live in District 10!  
1362 Snelling Avenue North  
Saint Paul, MN 55108  
(651) 283-3919  
<http://linkedin.com/in/RalphKrantz>

**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

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Sincerely,

Margaret Krueger

1989 Laurie Road East

Maplewood, MN 55109

612-860-7440

mlutfey@yahoo.com



## Langer, Samantha (CI-StPaul)

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**From:** Martin Dietl <martindietl1234@yahoo.com>  
**Sent:** Thursday, December 13, 2018 8:53 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** Twin Cities German Immersion School (TCGIS) Variances

Zoning Board Committee  
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We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Martin Dietl (parent of current student: Lou Dietl)

3309 47th Ave. So.

Mpls., MN 55406

[MartinDietl1234@yahoo.com](mailto:MartinDietl1234@yahoo.com)

## **Langer, Samantha (CI-StPaul)**

---

**From:** Aase, Ben E. <Ben.Aase@claconnect.com>  
**Sent:** Thursday, December 13, 2018 8:31 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** Twin Cities German Immersion School Variances

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City of St. Paul Planning Commission  
Via Email**

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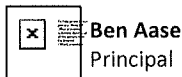
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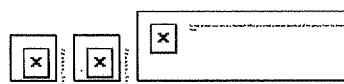
Ben and Alix Aase  
1448 Goodrich Avenue  
St. Paul, MN 55105



Direct 612-397-3069 | Mobile 651-324-0896 | Main 612-376-4500 | Fax 612-376-4850  
CLA (CliftonLarsonAllen LLP) | 220 South Sixth Street, Suite 300, Minneapolis, MN 55402  
ben.aase@CLAconnect.com | CLAconnect.com

Create Opportunities

Wealth Advisory | Outsourcing | Audit, Tax, and Consulting



Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.

Send me your files with secure file transfer.

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**The information (including any attachments) contained in this document is confidential and is for the use only of the intended recipient. If you are not the intended recipient, you should delete this message. Any distribution, disclosure, or copying of this message, or the taking of any action based on its contents is strictly prohibited.**

**CliftonLarsonAllen LLP**

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## Langer, Samantha (CI-StPaul)

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**From:** Michelle Steingraeber <shelleysteingraeber@gmail.com>  
**Sent:** Thursday, December 13, 2018 11:12 AM  
**To:** Anderson, Tia (CI-StPaul); district10@district10comopark.org; Williams, Josh (CI-StPaul)  
**Subject:** Twin Cities German Immersion School variances

Dear Zoning Board,

I'm writing to express my full support of the three variances requested by the Twin Cities German Immersion School (TCGIS) needed for their renovation of the property at 1031 Como Avenue.

The first variance, for an increase of 3'1" above the 30' allowed by R4 zoning, will result in a building that is at least 15' *shorter* than the current building. The new building will increase access to daylight to surrounding properties.

The second variance, for a 1% increase over the 35% allowed by R4 zoning, is negligible. TCGIS has invested in hundreds of hours of time to design a renovation that sits essentially within the footprint of the existing structure. This effort has resulted in a new educational space that is significantly more efficient (by thousands of square feet) than the existing structure.

The third variance, for 37 less staff parking spots than what is allowed by R4 zoning, seems significant when taken at face value. However, the net effect of the renovation is that TCGIS will add a maximum of 6 - six! - staff cars to the neighborhood (81 current FTE, 87 projected after renovation). A \$12,000 parking and impact study recently conducted by a 3rd party shows at least 200 available on-street parking spots within 500' of the school. What makes St Paul better: added parking lots in R4 neighborhoods or common-sense approaches to on-street parking?

Thank you for your consideration. Please support all 3 of TCGIS's variance requests.

Kind regards,

Shelley Steingraeber





## Langer, Samantha (CI-StPaul)

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**From:** Anke Krug <akrug@tcgis.org>  
**Sent:** Thursday, December 13, 2018 9:14 AM  
**To:** Anderson, Tia (CI-StPaul)  
**Subject:** Twin Cities German Immersion School

Zoning Board Committee  
City of St. Paul Planning Commission  
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- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Anke Krug

61 Maria Avenue

Saint Paul

MN55106

--

Anke Krug  
Second Grade Teacher  
Twin Cities German Immersion School  
1031 Como Avenue  
Saint Paul, MN 55103  
[651-492-7106](tel:651-492-7106)  
[akrug@tcgis.org](mailto:akrug@tcgis.org)

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## Langer, Samantha (CI-StPaul)

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**From:** Monika Albrecht <monikakalbrecht@gmail.com>  
**Sent:** Wednesday, December 12, 2018 6:43 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** Twin City German Immersion School (TCGIS) Variance Requests

Dear Zoning Committee Members:

I am a parent of a student at TCGIS writing in support of our requests for building variances. Our family has been at the school for 5 years and plans on remaining until our son has finished 8th grade. Please read in detail below why these variances are needed to keep our thriving school on the right track. Thank you.

**Zoning Board Committee**  
**City of St. Paul Planning Commission**  
**Via Email**

**On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.**

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
- **An additional 211 live in other areas of our fair city of St. Paul!**
- **46% of our students live in St. Paul!**
- **This is our school's 3rd location, all of which have been in St. Paul.**
- **TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.**
- **We intend to deepen our roots and stay in the Como neighborhood.**

**Our new Site Plan calls for the following variances:**

### **VARIANCE 1: SLIGHT HEIGHT VARIANCE**

**To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.**

- The city's zoning standard for building height is 30 feet. We are asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.
- **The existing structure is much taller than the height of the proposed new school building.** As a result, even with the variance the new building will fit more with the scale of surrounding structures.
- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

### **VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**
  - **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

**VARIANCE 3: PARKING**

**TCGIS Needs More Green Space - Not More Asphalt!**

- **Each required parking spot equals a job at our school – and in the City of St. Paul.** The reason we need this variance is because we bring **jobs** to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.
- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.
- **When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.**
- **TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.**
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Monika Albrecht  
2848 Ulysses Street NE  
Mpls, MN . 55418  
612-308-3505

## Langer, Samantha (CI-StPaul)

---

**From:** Peter T <topero2000@gmail.com>  
**Sent:** Thursday, December 13, 2018 11:46 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com

Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.

Here are some key facts about us and the variances:

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- **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

### VARIANCE 3: PARKING

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- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.
- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.
- **When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.**
- **TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.**
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Personal note:

I'm the father of one current and one former TCGIS student. My children are too old to see the benefits of the improvements, but I care about the well-being of the school and also the well-being of the Twin Cities as a whole. NIMBYism should not rule the day.

Regards,

Peter Tobias

3604 16th Ave S, Minneapolis, MN 55407

[topero2000@gmail.com](mailto:topero2000@gmail.com)



## **Langer, Samantha (CI-StPaul)**

---

**From:** Lisa Linnell <linnell70@gmail.com>  
**Sent:** Wednesday, December 12, 2018 7:14 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul); District 10 Administrator; zimmermanstp10@gmail.com  
**Subject:** Variance requests -- Twin Cities German Immersion School

As Como Park residents and parents of a student at the Twin Cities German Immersion School (TCGIS), we write in support of TCGIS's recent request for three variances related to the school's critically needed site expansion.

Our daughter is one of 211 TCGIS students (46%) that live in Saint Paul, and one of the 54 living in District 10. As St Paul residents since 2005, we are delighted that this excellent publicly funded school is and always has been located in St Paul. It is a source of pride for our family, as it should be for the city.

TCGIS's success had led directly to the need for the school to build a new facility on its current location. Because of the high quality of education offered at TCGIS, historical rates of attrition have declined in recent years, and more students are staying at TCGIS through middle school. The three variances being requested will allow the school to proceed with its proposed building project: a building designed specifically to meet students' needs.

### **Variations requested are:**

#### **VARIANCE 1: SLIGHT HEIGHT VARIANCE - keeps new floors level with existing school floors and improves accessibility**

- The city's zoning standard for building height is 30 feet. TCGIS is asking for a variance of 33' 1'' to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will level the transitions that cause difficulty for many younger students and those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current patchwork of lifts, ramps, and elevators at opposite ends of the buildings, which require persons with disabilities to go back and forth, and up and down levels to travel between buildings.
- The existing structure is much taller than the height of the proposed new school building. As a result, even with the variance the new building will fit more with the scale of surrounding structures.

#### **VARIANCE 2 – BUILDING COVERAGE VARIANCE - footprint of the proposed building is comparable to the current building's footprint and takes up less space**

- The requested variance seeks only 1% more building coverage.
- The requested variance is a significant improvement of the site and in harmony with the general intent of the zoning code. Before the school occupied the property, 65% of the lot was covered by impervious surfaces; this has been reduced to 60%. This proposed project will bring the percentage of impervious surfaces down to 55%, and building coverage will be 36% instead of 35%.
- The variance will not negatively affect the property values of the neighborhood; it will benefit the community while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the 2014 school addition, yielding a more cohesive look and more functional school.

#### **VARIANCE 3: PARKING - more green space for kids, not more asphalt**

- TCGIS anticipates 6 additional teaching staff will be needed in the near future to meet student needs.
- To mitigate the loss of 6 parking spots when TCGIS converts its east parking lot into playground, TCGIS has contracted with the Orthodox Presbyterian Church (across the street) to rent 15 parking spaces in their lot, a net gain of 3 parking spots.
- Approximately 20% of TCGIS staff do not drive a car to school. Sixteen staff walk, bike, or take mass transit to the school, reducing the anticipated need for on-street staff parking to about 20, a number that easily fits in the neighborhood public street parking.
- A professional traffic study commissioned by TCGIS found there is ample public on-street parking in Warrendale.

For these reasons, we urge the Zoning Committee to approve the variances requested by TCGIS. Thank you for the consideration.

Lisa Linnell and Charles Nielson

1472 Holton Street

Saint Paul, MN 55108

## Langer, Samantha (CI-StPaul)

---

**From:** Laurence Reszetar <lreszetar@gmail.com>  
**Sent:** Thursday, December 13, 2018 11:32 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com; Nancy Reszetar  
**Subject:** Variances for TCGIS

Zoning Board Committee  
City of St. Paul Planning Commission  
*Via Email*

Ms. Anderson and Mr. Williams,

We write in support of the variances requested by the Twin Cities German Immersion School (TCGIS). We are 15-year residents of Saint Paul and reside at 1525 Albert Street North, Saint Paul, MN 55108. We live in Ward 4 and Saint Paul Neighborhood District 10.

Our two children attend TCGIS (our daughter is in 5<sup>th</sup> grade and our son in 3<sup>rd</sup> grade) along with 52 other children in District 10, bringing our **total enrollment from District 10 residents to 54 children. Saint Paul parents entrust 211 children to the school and nearly 50% of the children enrolled at TCGIS are from Saint Paul.**

We attended the December 5, 2018, District 10 Land Use Committee meeting regarding the variances and were pleased to see that the community, when viewed as a whole, *provided decisive support* to the school for the variances.

We understand TCGIS, as the building's operator working with the building's owner, requires these variances as part of the process for constructing a new building that will allow proper educational space for children, including those with special needs, and reduce the accessibility issues presently existing between the three conjoined buildings.

We understand the three variances are for: 1) the height of the building; 2) the amount of ground the building will cover; and 3) the parking requirements for the school. We believe that each of the variances are necessary, reasonable, and should be granted.

### **Variance 1 – Building Height**

The first variance would allow the building's height to be 33'1", which is 3'1" or 10% greater than Saint Paul's zoning ordinance for this property. It makes sense to us for three primary reasons: 1) the newly constructed building will occupy less space above the zoning limit than the current building; 2) it will allow proper transitions between the buildings; and 3) it is really only necessary because of the slope of the land (the grade) approaching Como Avenue.

First and foremost, the new building's height will lower the mass of the building above 30'. The existing building has a top height of something over 40 feet. If the variance is granted, the new building will decrease the area covered by structure, increase the airspace above the building, and increase the light and space in the neighborhood.

It will also allow proper transitions between the buildings for younger students and those with disabilities. This has particular relevance for the cafeteria in the basement. The basement cafeteria is used daily for meals and sometimes for performances. Currently, students and visitors have to descend several stairs to enter the cafeteria from the main building. This isn't conducive nor appropriate for a school. It unnecessarily relegates those with mobility issues to a difficult route.

The variance is only necessary because of the lot's grade as it approaches Como Avenue. The new building meets the zoning further away from the street, but violates the ordinance as it gets closer to Como Avenue. We believe that fact is important because it demonstrates that this is not some sort of nonconforming, massive structure. Instead, it is required because of a variable that is beyond the school's control - the curvature of the ground.

We hope the Zoning Board Committee and Planning Commission see the necessity and wisdom in this variance and grants it.

### Variance 2 - Building Size/Lot Coverage

The variance to allow a 1% departure from the existing building coverage ordinances is appropriate. Our first reaction is that the new building will only exceed the current zoning restrictions by 1%. It is a fairly trivial amount.

Still, the variance request should be viewed in the context of the changes TCGIS has already made at the school. 65% of the lot was covered by impervious surfaces when TCGIS moved in. TCGIS reduced that to 60%. It also removed arsenic and other industrial contaminants that were found below the surface when it began constructing the new school building. Granting this variance also demonstrates that TCGIS has changed the lot for its aesthetic and practical improvement. TCGIS is proposing to do the same if granted the variance.

Nor will the variance affect the value of the surrounding homes. It is a 1% departure. We can't foresee how that 1% departure, to allow the building of a school, will negatively affect the surrounding homes.

We hope the Zoning Board and Planning Commission approve the variance.

### Variance 3 – Parking

We live in the neighborhood near the State Fair and Como Zoo, so parking is an issue near and dear to our hearts. We know that street parking, except where restricted for the handicapped or residents (like near Como Zoo), is open to all. This variance would recognize that there is **ample public parking on the streets** near the school. TCGIS hired a consultant to provide a parking study that identified plenty of available street parking in the neighborhood.

TCGIS has also signed an agreement with a neighboring church to use its spaces, so it will **increase the parking under its control by 3 spaces** if the new building is constructed.

It also recognizes that requiring additional paving on the school's lot when there is an existing stock of paved street parking is inconsistent with the city's efforts to creating and maintaining green space. Nor is it consistent with the value of encouraging alternative forms of transportation for TCGIS staff since nearly 20% of the staff doesn't drive. Thus, failing to approve the variance would be asking the school to construct parking that it won't need and paving green space that will go unused.

We both recognize that the occasional school event, recital, or performance may lead to an evening where there are cars in the neighborhood. But those events also pump energy and activity into the neighborhood and that should be a value we want to celebrate and support. Moreover, we shouldn't govern as if the occasional event is the how the school will operate on a day-to-day basis.

Again, we hope that the Zoning Board Committee and Planning Commission approve this variance.

We appreciate you including our email in the information provided to the Zoning Board Committee and the Planning Commission. We believe that this school provides significant value to District 10, Saint Paul, and Minnesota and that the decisions made now will have positive impacts for decades into the future. As such, we believe these variances are reasonable and should be approved.

We are happy to speak with anyone from the Zoning Board Committee or the Planning Commission.

Sincerely,  
Nancy and Laurence Reszetar  
1525 Albert Street North  
Saint Paul, MN 55108  
651-487-3572



Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email

I am writing today as a interested parent who is very proud to endorse the great work that has been done by our facilities committee to put together a community-focused solution for the expansion of the Twin Cities German Immersion School. I hope that in reviewing the details following that your committee will see that we are a responsible school backed by caring parents who do care deeply for the future of the school and neighborhood. We are proposing a well thought-out solution that will satisfy the zoning requirements and takes into consideration the interests of the school and the neighborhood. Here are the details:

Here are some key facts about us and the variances:

1. 54 TCGIS kids (10%) live in St. Paul's District 10!
2. An additional 211 live in other areas of our fair city of St. Paul!
3. 46% of our students live in St. Paul!
4. This is our school's 3rd location, all of which have been in St. Paul.
5. TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.
6. We intend to deepen our roots and stay in the Como neighborhood.
7. Our new Site Plan calls for the following variances:

#### **VARIANCE 1: SLIGHT HEIGHT VARIANCE**

To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.

- The city's zoning standard for building height is 30 feet. We are asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.
- The existing structure is much taller than the height of the proposed new school building. As a result, even with the variance the new building will fit more with the scale of surrounding structures.
- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

#### **VARIANCE 2 – BUILDING COVERAGE VARIANCE**

The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.

- Our variance seeks only 1% more building coverage.

- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.
- The variance will not negatively affect the property values of the neighborhood. Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

### **VARIANCE 3: PARKING**

#### *TCGIS Needs More Green Space - Not More Asphalt!*

- Each required parking spot equals a job at our school – and in the City of St. Paul. The reason we need this variance is because we bring jobs to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.
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- TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

Thank you for taking the time to recognize our efforts to continue to build value into our school, the neighborhood, and the future of the greater Como region. We are proud to be home to one of the best German Immersion schools in the US, and know that our presence in this community will only foster improved enrichment of the city, draw more multi-cultural families to the area, and begin the growth of close-knit relationships with our neighbors for years to come.

Sincerely,

Beth & Peter Fruehling  
 12 Island View Lane  
 St. Paul, MN 55127  
 b.fruehling@yahoo.com



**Zoning Board Committee  
City of St. Paul Planning Commission  
Via Email**

**On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), I am writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. I along with the TCGIS community hope you will do the same.**

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- 
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- 
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  - **TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.**
- 
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Dr. Christopher Tabisz, Ph.D.

1127 Chatsworth Street N, Apt. 6 Saint Paul, MN 55103

[ctabisz@tcgis.org](mailto:ctabisz@tcgis.org)

Sam Walling  
83 Cambridge St.  
Saint Paul, MN 55105

December 13, 2018

Saint Paul Zoning Committee  
1400 City Hall Annex  
25 Fourth Street West  
Saint Paul MN 55102

Re: Variance Requests for the Twin Cities German Immersion School

Esteemed Committee Members,

I am the current Chair of the Twin Cities German Immersion School Board, but I write this letter of support in my personal capacity. The opinions expressed here are my own. In my view, the Committee should recommend approval of the variances because they are consistent with the essential character of the neighborhood and with the City's comprehensive plan.

With respect to building height, the variance will allow the School to match the 2014 addition's height, and to seamlessly connect the new building with the 2014 addition's classroom floors. This will improve ADA accessibility within the school. And, even with the variance, the new building will be shorter than the structure it will replace. As a result, the new building will be more in keeping with the scale of the surrounding neighborhood.

With respect to lot coverage, the variance will continue a trend of reducing impervious surfaces on the site. Before the School occupied the property, 65% of the lot was covered by impervious surfaces. The School has installed pervious playground surfaces to reduce this number to 60%. The new building will reduce this number even further, to 55%, by essentially maintaining the footprint of the existing structure but removing the large concrete steps that front it. Building coverage will be 36% -- 1% over the 35% maximum. The result, however, is in harmony with the general intent of the Zoning Code and should be supported.

With respect to parking, the variance will merely acknowledge the fact that the parking requirements for the lot are not realistic in this neighborhood and for this site. Even if the entire building was replaced with parking spaces, it still could not accommodate the required amount. The School has taken steps to ameliorate this fact by leasing spaces from an adjacent property owner, and by encouraging staff members to commute to work by walking, biking, or using mass transit. In addition, the School has commissioned a formal traffic study, which shows that there is plenty of on-street parking available that can be utilized without clogging neighborhood streets.

In sum, the new building, with its reduced mass and compatible building materials, will improve the character of the neighborhood, and the property values of the homes within it. The variances should be approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sam Walling', written over a horizontal line.

Sam Walling

Zoning Committee  
City of St. Paul Planning Commission  
Via Email

December 13, 2018

**Zoning Committee Meeting Dec. 20, 2018 – TCGIS Variance Requests**

Dear Zoning Committee Members,

My kids can walk and ride their bike to the Twin Cities German Immersion School (TCGIS) which they attend. I am writing to you to ask for your support of the variances requested by the TCGIS related to the urgently needed expansion of the school building. These variances were endorsed by the District 10 Land Use Committee on December 5, 2018.

Like close to half of TCGIS students, we live in St. Paul. This is the second location for TCGIS in my children's time at the school, and the third for the school overall. All locations have been in St. Paul or close by. The school choose its current location after a long and thorough search and with the goal of being part of an urban community, not being located in an industrial area without neighbors.

The school's success has led to growth beyond expectations. That in turn has led to a lack of space which is impacting learning and teaching. The school would like to deepen its roots in the Como neighborhood and in St. Paul and is planning to expand on its current footprint. The building project requires three variances:

1. Variance 1: A slight height variance will improve ADA accessibility—by allowing the new building to keep level with the existing structures and allowing for one elevator to provide access to all floors—and provide easier access to the building by not having to incorporate steps. The existing structure is significantly higher than the proposed school building.
2. Variance 2: A building coverage variance of 1%.
3. Variance 3: Fewer parking spaces – The school has taken steps to mitigate the need for additional parking by contracting with OPC for parking spots and undertaking a traffic study by a professional firm. The traffic study indicated sufficient on-street parking. In addition, a significant number of staff do not drive to school reducing the amount of needed spots. Furthermore, more green space is desperately needed and should be prioritized.

I look forward to approval from your committee and thank you for the consideration. I am hopeful my kids can continue to walk to school.

Sincerely,

Kyle Johnson

1291 Englewood Ave.  
St. Paul, MN



**Langer, Samantha (CI-StPaul)**

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**From:** Elizabeth Tobias <etobias@germanschool-mn.org>  
**Sent:** Wednesday, December 12, 2018 8:46 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com  
**Subject:** zoning committee meeting 20.Dec.2018 TCGIS variances

Dear Mr. Williams,  
Dear Ms. Anderson,

I ask the St. Paul Zoning Committee to allow the variations which have been approved by the District 10 neighborhood. These are truly minor variations which will allow Twin Cities German Immersion School (TCGIS) to move forward. Having a newer facility that is pleasant to look at and safe to occupy will help them continue to be an excellent school for our children and a good neighbor to all.

Twin Cities German Immersion School provides successful public education for students in District 10 and across St. Paul and into the other cities. The school requires modern facility to provide an education to a student body with diverse needs. The building currently in use was once beautiful. The decades of failure to maintain it by previous owners have resulted in a building that is crumbling and continuing to fall further behind in upkeep. TCGIS wishes to replace the building as the best choice of the many considered.

I work at the school as an Educational Assistant; my children have attended TCGIS over the past 10 years.

Sincerely,  
Ms. Elizabeth Tobias  
3604 16th Ave S.  
Minneapolis, MN 55407  
[etobias@tcgis.org](mailto:etobias@tcgis.org)

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Elizabeth Tobias  
Educational Assistant  
Twin Cities German Immersion School  
1031 Como Avenue  
St. Paul, MN 55103  
651-492-7106

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## **Langer, Samantha (CI-StPaul)**

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**From:** burkhard tiessen <burkhard.tiessen1@gmail.com>  
**Sent:** Thursday, December 13, 2018 10:12 AM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** District 10 Administrator; zimmermanstp10@gmail.com  
**Subject:** Zoning Variance and TCGIS's Site Plan

**Zoning Board Committee**

**City of St. Paul Planning Commission**

**Via Email**

**On behalf of all the parents and kids involved at the Twin Cities German Immersion School (TCGIS), we are writing for your support of our recent request to the District 10 Land Use committee for three variances related to the much-needed expansion of our school site. That committee approved each of our requests. We hope you will do the same.**

Here are some key facts about us and the variances:

- **54 TCGIS kids (10%) live in St. Paul's District 10!**
- **An additional 211 live in other areas of our fair city of St. Paul!**
- **46% of our students live in St. Paul!**
- **This is our school's 3rd location, all of which have been in St. Paul.**
- **TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.**
- **We intend to deepen our roots and stay in the Como neighborhood.**

**Our new Site Plan calls for the following variances:**

### **VARIANCE 1: SLIGHT HEIGHT VARIANCE**

**To Keep our New Floors Level with Existing School Floors- and improve Accessibility- We Need a Slight Height Variance.**

- The city's zoning standard for building height is 30 feet. We are asking for a variance of 33' 1" to match the level of the existing floors and to accommodate the increased height due to differences in building systems since construction of the 1950's classroom building.
- The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.

- **The existing structure is much taller than the height of the proposed new school building.** As a result, even with the variance the new building will fit more with the scale of surrounding structures.
- A variance will allow TCGIS to keep level with the existing structures, improve ADA accessibility within the school, and provide easier access to the building -- we don't have to incorporate steps, which would add more impervious surface to the site.

## **VARIANCE 2 – BUILDING COVERAGE VARIANCE**

**The Footprint of the Proposed Building is Comparable to – and Less Imposing than -- the Current Church Footprint and Takes Up Less Space.**

- Our variance seeks only 1% more building coverage.
- Our proposed variance is actually a significant improvement and is in harmony with the general intent of the zoning code. **Before the school occupied the property, 65% of the lot was covered in impervious surfaces; we reduced this to 60%. This proposed project will bring the percentage of impervious surfaces down even more -- to 55%. Building coverage will be 36% instead of 35%.**
- **The variance will not negatively affect the property values of the neighborhood.** Instead, it will benefit the community as a whole while being consistent with the uses allowed in a zone R4 neighborhood like Warrendale.
- The materials proposed for the project are consistent and compatible with the materials of the existing building and the 2014 school addition.

## **VARIANCE 3: PARKING**

**TCGIS Needs More Green Space - Not More Asphalt!**

- **Each required parking spot equals a job at our school – and in the City of St. Paul.** The reason we need this variance is because we bring **jobs** to the Como neighborhood!
- We anticipate 6 additional teaching staff after the addition. To mitigate the loss of 6 parking spots when we convert the TCGIS east parking lot into playground, we contracted with the OPC to rent 15 parking spaces in their lot. This means, TCGIS will actually have 3 more parking spots than previous years.
- Approximately 20% of TCGIS staff do not drive a car to school. Currently, 16 staff walk, bike, or take mass transit to the school. We attribute this in part to the fact that many of our teachers are from Germany, who stay for 1 to 3 years and do not invest in cars.

- **When TCGIS considers the fact that 20% of TCGIS staff does not drive or require parking, this reduces the anticipated need for on street staff parking to about 20. This number of cars could readily fit along city streets or even along the train track side of Jessamine.**
- **TCGIS already made the existing School site greener by landscaping and adding play areas, turf fields, and rain gardens that have improved the character of the surrounding area.**
- TCGIS' traffic study by a professional traffic engineering firm indicated ample on-street parking in Warrendale.

We look forward to seeing approval from your committee, and thank you for the consideration.

Sincerely,

Burkhard Tiessen

3225 Holmes Ave  
Minneapolis, MN 55408  
612-554-8783



## **Langer, Samantha (CI-StPaul)**

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**From:** Dani Nicholson <serendipitousdani@gmail.com>  
**Sent:** Wednesday, December 12, 2018 9:39 PM  
**To:** Williams, Josh (CI-StPaul); Anderson, Tia (CI-StPaul)  
**Cc:** district10@district10comopark.org; zimmermanstp10@gmail.com; #CI-StPaul\_Ward4  
**Subject:** Zoning Variances for Twin Cities German Immersion School

**Zoning Board Committee**  
**City of St. Paul Planning Commission**  
Via Email

Dear Committee Members,

As a parent of 2 kids that attend Twin Cities German Immersion School (TCGIS) and a resident of St. Paul's Ward 4, I'm writing in support of the school's recent request to and approval by the District 10 Land Use committee regarding three variances related to expansion of the school site.

### **Variance 1: Height**

TCGIS is seeking a minor height variance in order to keep new floors level to existing school floors. The addition will address level transitions that cause difficulty for many younger students as well as those with disabilities. A new elevator with access to all three levels will dramatically improve accessibility over the current situation with lifts, ramps and elevators at opposite ends of the buildings, which require someone with a disability to go back and forth, and up and down levels to travel between buildings.

The existing structure is well above the height of the proposed new building. As a result, even with the variance the new building will fit more with the scale of surrounding structures.

### **Variance 2: Building Coverage**

The school is requesting a variance of only 1% more building coverage that the current building footprint. Approval of this variance would also allow the school to reduce the percentage of impervious surfaces as well as bring a cohesiveness to the site.

### **Variance 3: Parking**

As a community, we need to stop relying on our cars and assuming every person will be driving! And we all need to make an effort to drive less. Not everyone who works at TCGIS drives alone in their car to work. Approximately 20% of staff are using transit, bike, or walking to work. For those who do drive, TCGIS has contracted with Mission Orthodox Presbyterian Church to rent 15 spaces in their lot across the street.

My hope is that by approving this variance, TCGIS can continue to make this space more green. Having already added rain gardens with native plants and reduced the amount of asphalt, I'd love to see the trend be allowed to grow!

### **Fast Facts:**

- 54 TCGIS kids (10%) live in District 10
- An additional 211 live in other areas of our fair city (46% of total students reside in St. Paul)
- This is our school's 3rd location, all of which have been in St. Paul

- TCGIS invested more than \$12,000 in a traffic and parking study from a professional traffic engineering firm. The results indicate ample on-street parking in Warrendale.

I appreciate your time and consideration. I look forward to attending the Dec. 20 meeting where I hope to cheer the approval of these variances.

Cheers,  
Dani Nicholson  
1751 Lafond Ave  
St. Paul, 55104