

From: [Anne Kukowski](#)
To: [*CI-StPaul Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#); [Lyndsey Olson](#); [Melvin Carter](#)
Subject: Variance request - every Friday and Saturday in May and June
Date: Tuesday, April 15, 2025 9:54:02 AM

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April 15, 2025
444 Hall Avenue
St. Paul, MN 55107

St. Paul City Council, Mayor, and Attorney's Office

Dear Sir or Madam:

We are once again writing to object to the variance requested by Wabasha Brewery for Fridays and Saturdays in May and June. Every year, Wabasha Brewery increases its requests for variances. Every year, the Council simply rubber stamps the brewery's requests. Where is our representation?

Wabasha Brewery's license (20210001648) does not allow amplification of music. In order to have amplified music, the Brewery needs not just a variance from the noise level, but also needs a variance from the terms of its license that prohibit any amplified music. This has not been requested. Where is the protection afforded by the condition placed on the Brewery's license?

The purpose of zoning is, in part, to prevent new uses from interfering with existing uses and/or to preserve the character of a community. Wabasha Brewery chose to locate in a mixed use zone right next to a residential neighborhood. The City Council has never made a finding that it would be impossible or unreasonable for the brewery to comply with the zoning ordinances. Compliance with the conditions of the license and the sound ordinance would be very simple: Do not allow amplification of music. Non-amplified music complies with license conditions and zoning. Every year the Brewery seeks to expand its nonconforming use. Where is the protection afforded by zoning laws?

A variance is to be allowed only if certain physical conditions of property (e.g. size, shape, topography, location, or surroundings) make it impossible or unreasonable to strictly comply with the Zoning Ordinance. The City Council has **never** made a finding that it would be impossible or unreasonable for the brewery to comply with the zoning ordinances or the conditions of its license. Compliance with the conditions of the license and the sound ordinance would be very simple: Do not allow amplification of music. Non-amplified music complies with license conditions and zoning.

To allow Wabasha Brewery variances for all Fridays and Saturdays in May and June is punitive for neighbors, both in terms of noise and in terms of traffic and parking.

We can clearly hear the the music and the words from inside our house with all the windows and doors shut, despite our house being insulated as per code. In previous letters, we have documented the increase in traffic, the hazard it poses, and even an accident that occurred and we observed at the intersection of Wabasha and Isabel, where the brewery is located. A vehicle lawfully proceeding up Wabasha was hit. The impact caused it to rotated 180 degrees as it skidded through the intersection. We watched it finally come to rest about 5 inches from a gas meter on the building opposite the brewery. This is an example of traffic conditions in the area even at a time when traffic and visibility is not increased by special events at the brewery.

It is certain that Wabasha Brewery will next request variances for July and August. Put yourself in the position of the neighbors nearby. Would you like to hear music chosen by someone else every Friday and Saturday of the summer?

We will not be coming to the Council meeting tomorrow, as we have learned from experience that council members do not read letters sent from St. Paul residents in response to notices of public hearing.

In addition please not the following points:

1. The size of the print of the notices sent does not comply with standards for accessibility. It is extremely difficult to read.

2. The notice arrived on the Friday preceding the hearing. This allows scant time to respond, especially if recipients are out of town or have other pressing obligations.

Anne Kukowski and Steve Gammon