

Staff Report

Saint Paul Planning Commission
Zoning Committee

Zoning Application: Hamm's Brewery Rezoning

Location	694 Minnehaha Avenue E. et al, between Payne Avenue and 7th Street .
Application Type	Rezoning
Applicant	Ramsey County Regional Railroad Authority (RCRRA), Housing and Redevelopment Authority (HRA), St. John Evangelical Lutheran Church
Request	Rezone (§61.801) from I2 general industrial (§66.500) to H2 residential (§66.200), RM2 medium-density multiple-family residential (§66.200), and T3 traditional neighborhood (§66.300).
Staff Recommendation Summary	Approval of the rezonings at 694 Minnehaha Ave E. et al
District Council Recommendation	The Dayton's Bluff Community Council and Payne Phalen Community Council have recommended approval of the rezoning.
Public Hearing Date	May 22, 2025
Deadline for Action	June 30, 2025
Staff	Chris Hong, 651-266-6572, chris.hong@ci.stpaul.mn.us

Parcel Information

PIN	See Figure 1
Legal Description	See file
Parcel Size	13.22 acres total, see Figure 1
Existing Land Use	Parcel 1: Bruce Vento Regional Trail Parcel 2: Parkland Parcel 3: Vacant building, former grain dryer for Hamm's Brewery Parcel 4: Former Hamm's Brewery site Parcel 5: Residence, St John & Immanuel Hmong Lutheran Church and school, outdoor play area
Zoning	I2
Surrounding Land Use	Mixed-use industrial internal to the site and to the north; trail and park to the west and southwest; multi-family, single-family, and duplex residential to the south and east; religious institution to the southeast.

2040 Future Land Use Designation	<p>Parcel 1: Urban Neighborhood</p> <p>Parcel 2: Urban Neighborhood</p> <p>Parcel 3: Industrial and Mixed-Use Opportunity Site</p> <p>Parcel 4: Industrial/Urban Neighborhood and Mixed-Use Opportunity Site</p> <p>Parcel 5: Urban Neighborhood</p>
History	<p><u>Parcel 1:</u> The subject parcel is a former railway right of way. In the 1990s, it was acquired by the RCRRA and is now a portion of Bruce Vento Regional Trail – a seven-mile multi-use trail connecting Downtown Saint Paul to Maplewood.</p> <p><u>Parcel 2:</u> The subject parcel has historically been undeveloped parkland adjoining Swede Hollow Park. In the 2019 Swede Hollow Park Master Plan, the Saint Paul Parks and Recreation Department notes that it will acquire this parcel sometime in the future.</p> <p><u>Parcel 3:</u> The grain dryer was built in 1951. It closed with the rest of the brewery in 1997. The subject parcel was purchased by the HRA in 2004.</p> <p><u>Parcel 4:</u> The subject parcel contains multiple remaining buildings from Hamm's Brewery built between 1883 and 1950 and accessory surface parking. The buildings closed with the rest of the brewery in 1997. The subject parcel was purchased by the HRA in 2004.</p> <p><u>Parcel 5:</u> St. John Evangelical Church and school were built in 1952 and 1966, respectively. The residence is a parsonage, a house for a member of the clergy, and was built in 1972. The portion of the site proposed for rezoning is undeveloped.</p>



Figure 1. Aerial map of subject parcels 1 – 5

Application Request

Parcel 1: An application has been submitted to rezone from I2 general industrial to RM2 medium-density multiple-family residential. The subject parcel is currently split-zoned I2 and RM2. The proposed rezoning would correct this so the entire parcel is zoned RM2. No development is proposed on the parcel.

Parcel 2: An application has been submitted to rezone from I2 general industrial to RM2 medium-density multiple-family residential. The subject parcel is currently split-zoned I2 and RM2. The proposed rezoning would correct this so the entire parcel is zoned RM2. No development is proposed on the parcel.

Parcel 3: An application has been submitted to rezone from I2 general industrial to T3 traditional neighborhood. The HRA has tentatively approved JB Vang and their proposal for a mixed-use development at the Hamm's Brewery site on Parcels 3 and 4.

Parcel 4: An application has been submitted to rezone from I2 general industrial to T3 traditional neighborhood. A lot split is in progress, which would bisect the parcel into western and eastern parts. The rezoning would apply to both halves. The HRA has tentatively approved JB Vang and their proposal for a mixed-use development at the Hamm's Brewery site on Parcels 3 and 4.

Parcel 5: An application has been submitted to rezone from I2 general industrial to H2 residential. The subject parcel is currently split-zoned I2 and H2. The proposed rezoning would correct this so the entire parcel is zoned H2. No development is proposed on the parcel.

Zoning Analysis

Rezoning Findings of Fact:

Parcels 1 and 2:

1. The proposed RM2 zoning is consistent with the [2040 Comprehensive Plan](#). These parcels are guided Urban Neighborhood, which allows for the residential and institutional uses permitted in the RM2 zoning district.
2. The proposed zoning is compatible with the surrounding uses. The area surrounding the sites are primarily residential, institutional, and parkland.
3. The proposed zoning does not constitute spot zoning. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property." The proposed RM2 zoning adjoins a large area zoned RM2. The uses are consistent with the uses in the area.

Parcel 3 and 4:

1. The proposed T3 zoning is consistent with the [2040 Comprehensive Plan](#). The subject parcels are guided Industrial and as a Mixed-Use Opportunity Site. Mixed-Use Opportunity Sites have been identified to have potential for redevelopment as "*higher-density mixed-use development or employment centers*." T3 permits a variety of uses including higher-density residential, commercial, and

employment uses like office, retail, service business. The intent of the T3 zoning district is to provide for *"higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support: (a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another."*

Policy LU-46 calls for the prevention of industrial land being converted to residential or institutional uses unless guided otherwise in a City of Saint Paul adopted plan. In addition to being guided as a Mixed-Use Opportunity Site in the Comprehensive Plan, which encourages the conversion away from industrial zoning, the subject parcels are guided mixed-use in small area plans for the neighborhood. The [Phalen Corridor Development Strategy](#) (adopted as a Comprehensive Plan addendum in 2001), calls for mixed-use development at this site. An objective of development identified in the Payne-Arcade area include "reflect the area's denser, more urban character." The [Near East Side Roadmap](#) (2012) identifies the subject parcels as "reuse opportunity candidates," "building reuse opportunit(ies) to explore," and a "potential placemaking or community gathering location".

There is also a small portion of Parcel 4 (less than 10%), along its southern edge, that is guided Urban Neighborhood. Policy LU-35 calls for "multi-family housing along arterial and collector streets." Minnehaha Avenue is a minor arterial street. T3 zoning permits both multi-family housing and mixed-use developments.

2. The proposed zoning is compatible with the surrounding uses. The surrounding uses include a craft brewery, a craft distillery, multi-family residential, single-family and duplex residential, parkland, and a multi-tenant commercial campus with auto sales, a trapeze center, a wholesale laundry service, a tree trimming service, and other services. Most of the surrounding uses, with the possible exception of the tree trimming service (depending on its classification), but certainly including the craft brewery and craft distillery, are allowed in the T3 zoning district. The uses permitted in T3 are compatible with the existing uses established in the area.
3. The proposed zoning does not constitute spot zoning. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property." The proposed T3 zoning is a large plot of land, the T3 classification is consistent with the surrounding uses (see Attachment 2), and it does not create an island of nonconforming use. Also, there is land zoned T2 nearby and the permitted uses in T2 and T3 largely overlap.

The rezoning would further the general welfare of the public and the proposed T3 zoning would not result in significant negative impacts on neighbors. The allowable uses in T3 are compatible with the surrounding uses and so would not discriminatorily benefit the property owner. [The Dayton's Bluff District Plan](#) includes goals to address vacant buildings in the neighborhood. This rezoning would further the general welfare of the public by facilitating the development of two parcels that have been vacant for nearly thirty years.

There are two other parcels completely surrounded by Parcel 4 (and a third surrounded on three sides) that are zoned I2 and are not part of the proposed rezoning. The fact that these parcels would be surrounded by a property with a different zoning classification does not, alone, constitute spot zoning. The current uses on these other parcels are a craft brewery and a craft distillery, which are allowed in the T3 district and therefore not inconsistent with T3 zoning. Additionally, the industrial parcels surrounded by Parcel 4 are adjacent to a large area zoned I2 on the north side of Minnehaha Avenue.

Parcel 5:

1. The proposed RM2 zoning is consistent with the [2040 Comprehensive Plan](#). This parcel is guided Urban Neighborhood, which allows for the residential and institutional uses permitted in the H2 zoning district.
2. The proposed zoning is compatible with the surrounding uses. The area surrounding the site is primarily residential with commercial uses along nearby 7th St.
3. The proposed zoning does not constitute spot zoning. Court rulings have determined that “spot zoning” is illegal in Minnesota. Minnesota courts have stated that this term “applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.” The proposed H2 zoning adjoins a cluster of parcels zoned H2. The uses are consistent with the uses in the area.

Action

Recommended Motion

Move to adopt the staff recommendation to approve five rezonings from I2 general industrial to H2 residential district, RM2 medium-density multiple-family residential district, and T3 traditional neighborhood at 694 Minnehaha Ave E et al.

Additional Options

- Deny some or all of the rezonings
- Lay over

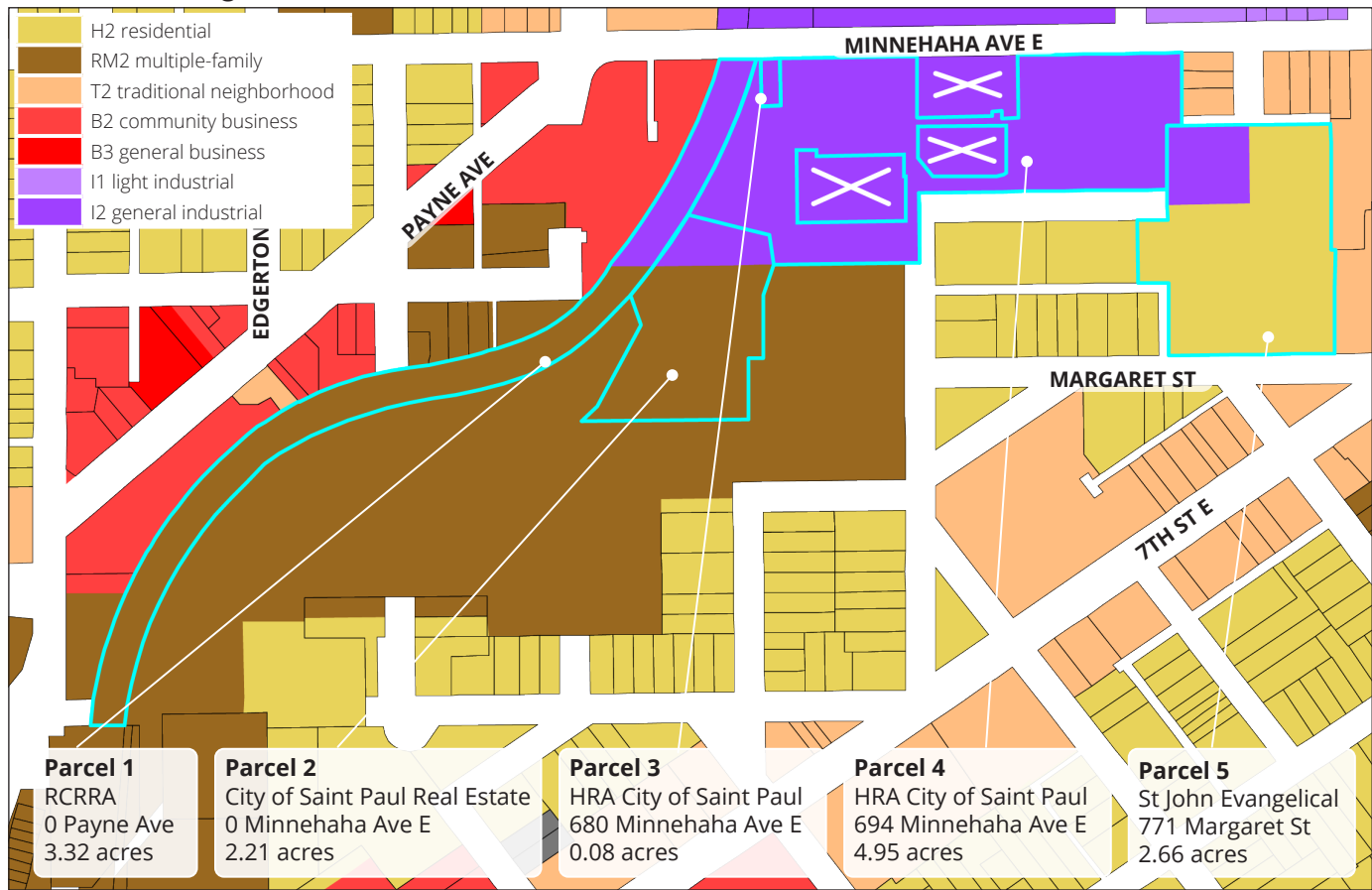
Any motion should be supported by the findings. This may require changes in the staff-recommended findings.

Attachments

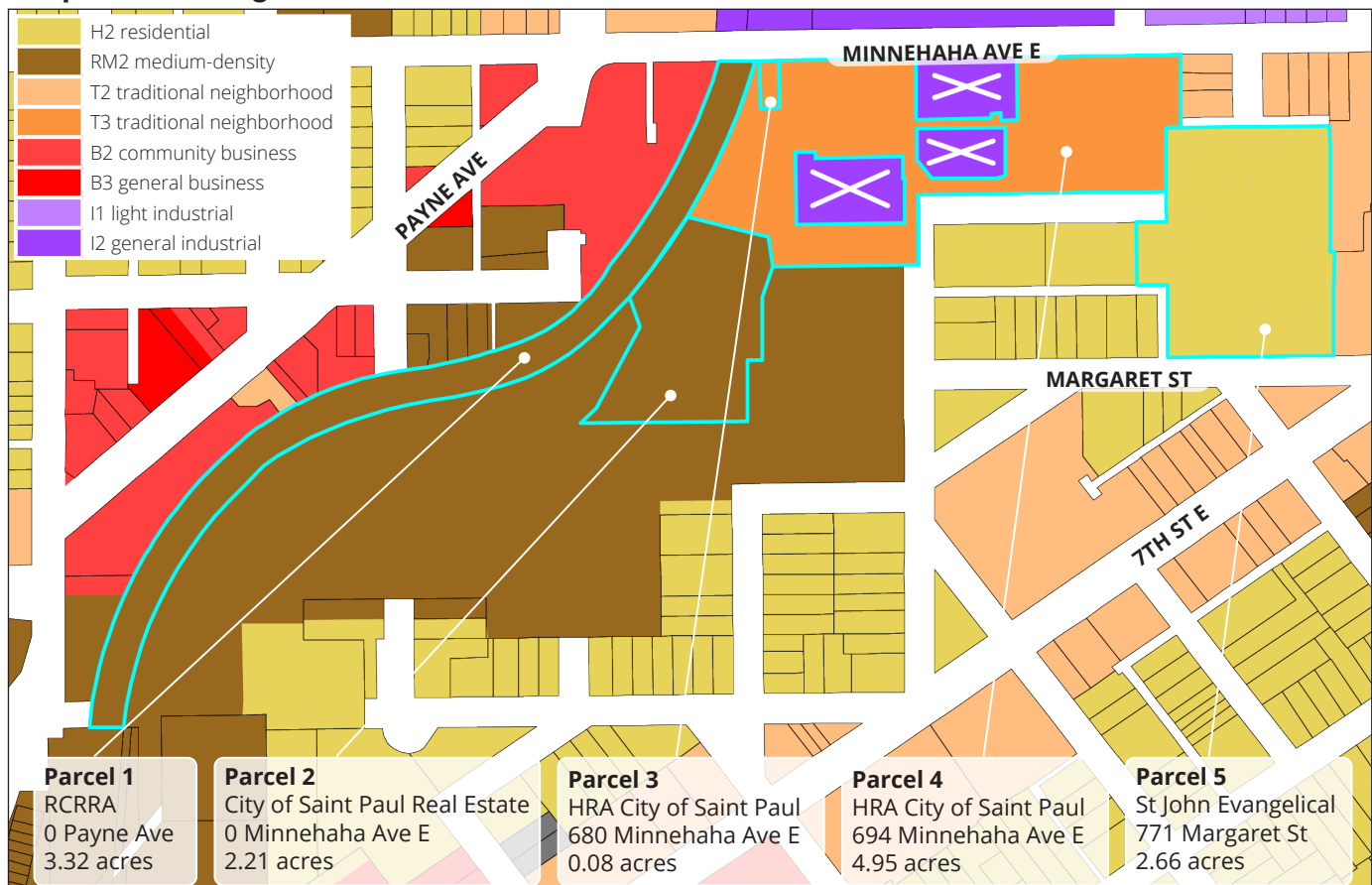
1. Zoning maps
2. Use Table of Zoning Districts
3. Application Materials
4. District Council recommendations

Attachment 1: Zoning Maps

Current Zoning



Proposed Zoning



Attachment 2: Use Table of Zoning Districts

P - Permitted use

C - Conditional use requiring a conditional use permit

Use	H1	H2	RM1	RM2	RM3	T1	T2	T3	T4	B1	B2	B3	IT	I1	I2	I3
Residential Uses																
<i>Dwellings</i>																
One-family dwelling	P	P	P	P		P	P	P								
Two-family dwelling	P	P	P	P		P	P	P								
Multiple-family dwelling	P	P	P	P	P	P	P	P	P							
Cluster development	P/C	P/C	P/C	P/C		P	P	P	P							
Housing for the elderly			P	P	P											
Reuse of large structures	C	C	C	C	C											
<i>Mixed Commercial-Residential Uses</i>																
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Live-work unit						P	P	P	P							
Mixed residential and commercial use						P	P	P	P	P	P	P	P	P	P/C	
<i>Congregate Living</i>																
Adult care home	P	P	P/C	P/C	P/C	P/C	P	P	P	P	P	P	P	P	C	
Community residential facility, licensed correctional			C	C	C	C	C	C	C		C	C		C	C	
Dormitory	P	P/C	P/C	P/C	P/C	P/C	P	P	P							
Emergency housing facility	P	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P	P/C	P/C	P	P/C	C	
Foster home	P	P	P	P	P	P	P	P	P	P	P	P				
Fraternity, sorority	P	P/C	P/C	P/C	P/C	P/C	P	P	P							
Overnight shelter														C	C	
Roominghouse			C	C	C	C	C	C	C				P	P	C	
Shelter for battered persons	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P	P	P	P	
Sober house	P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	
Supportive housing facility	P	P/C	P/C	P/C	P/C	P/C	P	P	P	P	P	P	P	P	C	
Civic and Institutional Uses																
Cemetery, mausoleum	C	C	C	C												
Club, noncommercial							P	P	P		P	P	P	P	C	
College, university, seminary or similar institution of higher learning	C	C	C	C	C	P	P	P	P	P	P	P	P	P	C	
Community center	P/C	P/C	P/C	P/C	P/C	P	P	P	P	P	P	P	P	P	C	
Day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Golf course	C	C	C	C												
Homeless services facility						P/C	P/C	P/C	P/C	P/C	P/C	P	P	P		
Museum						P/C	P	P	P				P	P	C	
Public library	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Public and private park, playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
School, primary & secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	
Trade school, arts school, dance school, etc.						P	P	P	P	P	P	P	P	P	C	
Public Services and Utilities																
Antenna, cellular telephone	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P	P	P	P
Antenna, public utility microwave													C	C	P	P
Antenna, radio and television transmitting													C	C	P	P
Antenna, satellite dish													C	C	P	P

Attachment 2: Use Table of Zoning Districts

P - Permitted use

C - Conditional use requiring a conditional use permit

Use	H1	H2	RM1	RM2	RM3	T1	T2	T3	T4	B1	B2	B3	IT	I1	I2	I3
Electric transformer or gas regulator substation										C	C	P	P	P	P	P
Municipal building or use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Municipal incinerator															P	P
Power plant															P	P
Public utility heating or cooling plant														P	P	P
Public works yard or maintenance facility														P	P	P
Sewage treatment plant															P	P
Solar energy generation facility, community	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Utility or public service building	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P
Water supply plant													P	P	P	P
Yard waste site, municipal	C	C	C	C	C									C	C	P
Commercial Uses																
<i>Office, Retail, and Service Uses</i>																
General office, studio						P	P	P	P	P	P	P	P	P	P	
General retail							P/C	P/C	P/C	P	P	P	P	P	P	
Service business, general						P	P	P	P	P	P	P	P	P	P	
Service business with showroom or workshop							P/C	P/C	P/C		P	P	P	P	P	
Alternative financial establishment														C	P	
Animal boarding								P				C		P	P	
Animal day care								P	P			P	P	P	P	
Artist's studio						P	P	P	P	P	P	P	P	P	P	
Business sales and services							P	P				P	P	P	P	
Cannabis retail							P/C	P/C	P/C	P/C	P/C	P/C	P	P	P	
Drive-through sales and services, principal and accessory							C			C	C	P	P	P	P	
Dry cleaning, commercial laundry							P	P	P	P	P	P	P	P	P	
Farmers Market	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	
Garden center, outdoor							P	P	P		C	P	P	P	P	
Greenhouse												C	P	P	P	
Gunshop, shooting gallery														C	P	P
Hospital							C	C	C			P	P	P	P	
Mortuary, funeral home							P	P	P			P		P	C	
Outdoor uses, commercial							P/C	P/C	P/C		P/C	P/C	P/C	P/C	P	
Outdoor uses, commercial sales of consumer fireworks												C		C	C	
Package delivery service												P	P	P	P	
Pawn shop												C		C	P	
Small engine repair, automotive bench work												P				
Tattoo shop							P	P	P		P	P	P	P	P	
Tobacco products shop							P/C	P	P		P	P	P	P	P	
Veterinary clinic							P	P	P		P	P	P	P	P	
<i>Food and Beverages</i>																
Bar							P/C	P/C	P/C		P/C	P	P	P	P	

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Use	H1	H2	RM1	RM2	RM3	T1	T2	T3	T4	B1	B2	B3	IT	I1	I2	I3
Brew on premises store							P	P	P		P	P	P	P	P	
Coffee kiosk											P	P	P	P	P	
Coffee shop, tea house						P/C	P/C	P/C	P/C	P/C	P	P	P	P	P	
Restaurant							P/C	P/C	P/C		P	P	P	P	P	
Restaurant, fast food							P/C	P/C	P/C		P/C	P/C	P/C	P	P	
<i>Commercial Recreation, Entertainment and Lodging</i>																
Bed and breakfast residence	P/C	P/C	P/C	P/C		P	P	P	P	P	P	P				
Bingo hall, auction hall											C	P	P	P	C	
Hotel							P	P	P			P	P	P	P	
Motel												P	P	P	P	
Short term rental dwelling unit	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	
Health/sports club							P	P	P		P	P				
Indoor recreation							C	C	C		C	P	P	P	P	
Outdoor sports/entertainment									P					C	P	P
Reception hall/rental hall							C	C	C		P	P	P	P	C	
Steam room/bathhouse facility											P	P	P	P	P	
Theater, assembly hall							P/C	P/C	P/C		P	P	P	P	C	
<i>Adult Entertainment</i>																
Adult use												C		C	C	
<i>Automobile Services</i>																
Auto body shop									C				C	P	P	P
Auto convenience market							C	C			C	C	C	P	P	
Auto service station							C	C			C	C	C	P	P	
Auto specialty store											C	C	C	P	P	
Auto repair station												C	C	P	P	
Auto sales, indoor												P	P	P	P	
Auto sales and rental, outdoor												C	C	P	P	
Car wash, detailing												C		P	P	
<i>Parking Facilities</i>																
Parking facility, commercial							C	C	C				C	P	P	C
<i>Transportation</i>																
Airport														C	C	C
Bus garage, station, lot, or turnaround														P	P	C
Bus or railroad passenger station								C	C			P				
Heliport												C		C	C	C
Helistop													C	C	C	C
Intermodal freight yard															C	C
Motor freight terminal															C	C
Railroad right-of-way	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P
Railroad station or terminal freight facility													P	P	P	C
Railroad yard or shop													C	C	P	P
Taxi dispatching, maintenance and storage														P	P	P
<i>Limited Production, Processing and Storage</i>																
Agriculture	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P	P	P	
Brewery, craft							P/C	P/C	P/C		P/C	P/C	P	P	P	

Attachment 2: Use Table of Zoning Districts

P - Permitted use

C - Conditional use requiring a conditional use permit

[illegible]

Attachment 2: Use Table of Zoning Districts

P - Permitted use

C - Conditional use requiring a conditional use permit

[illegible]



REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

PD-4

Zoning Office Use Only

File # _____
Fee Paid \$ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Property Owner(s) HRA City of Saint Paul
Address 25 4th St W Ste 1400 City Saint Paul State MN Zip 55102
Email marie.franchett@ci.stpaul.mn.us Phone 651-266-6702
Contact Person (if different) Ashley Bisner Email abisner@jbvang.com
Address 1335 Pierce Butler Route City Saint Paul State MN Zip 55104
(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 680 - 694 Minnehaha Avenue East
PIN(s) & Legal Description 322922120128, 322922120134,
(Attach additional sheet if necessary.)
THEO. HAMM BREWING CO ADDITION PART OF BLK 4 DESC AS COM AT NW ...48 MIN 34 SEC W 93.48 FT TO POB
Lot Area 4.945 + 0.0816 Current Zoning I2

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, JB Vang Partners on behalf of HRA City of Saint Paul

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a I2 zoning district to a T4 zoning district, for the purpose of:

JB Vang Partners has been designated by the City of Saint Paul HRA as the Tentative Developer for this property, known as the Hamm's Brewery. Its original use was a brewery which closed in 1997 and has been vacant since that time. JB Vang Partners submitted a proposal to redevelop the HRA-owned property to include new construction multifamily affordable housing, adaptive reuse of the brewery buildings into artist loft style affordable housing and a commercial marketplace. JB Vang's proposal also includes significant greenspace improvements to create community gathering spaces and connections with Swede Hollow Park and the Bruce Vento Regional Trail. This rezoning application includes some adjoining parcels. See attachment for details.

Attach additional sheets if necessary. Attachments as required: ☐ Site Plan ☐ Consent Petition ☐ Affidavit
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date

Feb 19, 2025

Notary Public



By: [Signature]
Fee owner of property

Title: Executive Director, Saint Paul Housing and Redevelopment
Authority: _____

Rev 8.5.2019

**REZONING APPLICATION**

Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex, 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6583

Zoning Office Use Only

File # _____
 Fee Paid \$ _____
 Received By / Date _____
 Tentative Hearing Date _____

APPLICANT

Property Owner(s) Ramsey County Regional Railroad Authority ("RCRRA")
 Address 121 Seventh Place East, Suite 2200 City St. Paul State MN Zip 55101
 Email Cheryl.Judge@co.ramsey.mn.us Phone (612) 481-9435
 Contact Person (if different) Cheryl Judge Email cheryl.judge@co.ramsey.mn.us
 Address 121 Seventh Place East, Suite 2200 City St. Paul State MN Zip 55101
 (Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 0 Payne Avenue
 PIN(s) & Legal Description 32-29-22-12-0054
 (Attach additional sheet if necessary.)
 Section 32, Township 29, Range 22, A 70 foot right of way across the NW Quarter of the NW Quarter . . . to St. Paul in Sec. 32 T29 R22, Lot Area .77 Current Zoning I2

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, _____
 RCRRA

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a
I2 zoning district to a RM2 zoning district, for the purpose of:

The above-referenced RCRRA Parcel encompasses split zones (zoned as both RM2 and I2). The total size of the parcel is 3.32 acres. The purpose of this application is to rezone the I2 portion of the Parcel to RM2. JB Vang Partner's has been designated by the City of St. Paul HRA as the tentative Developer for the Hamm's Brewery. Its original use was a brewery which closed in 1997 and has remained vacant. The Hamm's Brewery property is contiguous to the northeast of the RCRRA property. JB Vang Partner's proposal is to redevelop the HRA owned property to include new construction multifamily affordable housing, adaptive reuse of the brewery buildings into artist loft style affordable housing, and a commercial marketplace. This rezoning application is for one of several adjoining parcels to be rezoned to standardize the zoning in the contiguous properties of the Hamm's Brewery (See attachment for details).

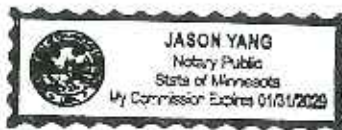
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☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date November 26 2024

Jason Yang
 Notary Public



By: Jason R. Knudsen
 Fee owner of property
 Title: Director of Property Management



REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only

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APPLICANT

Property Owner(s) St John Evangelical Lutheran Church
Address 765 Margaret City Saint Paul State MN Zip 55106
Email president@stjohnnev.net Phone 651-771-8406
Contact Person (if different) Justin Fincher Email jfincher@jbvang.com
Address 1335 Pierce Butler Route City Saint Paul State MN Zip 55104
(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 771 Margaret
PIN(s) & Legal Description 322922110117
(Attach additional sheet if necessary.)
SCHURMEIER AND EVANS VAC STS & ALLEYS ACCRUING & FOL; LOTS 4,5 & ...ACCRUING; LOTS 20,21 & 22 BLK 1
Lot Area .33 Current Zoning I2

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statutes § 462.357, JB Vang Partners on behalf of St. John Lutheran Church

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a I2 zoning district to a H2 zoning district, for the purpose of:

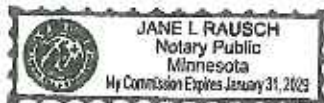
This property is split zoned H2 and I2 and the total size of the parcel is 2.6622 acres. The I2 portion of the parcel is .33 acres. This application is to rezone the I2 portion of the property to H2, so it is consistent with the remainder of the church property and there are no residual industrial zoned remnants. JB Vang Partners has been designated by the City of Saint Paul HRA as the Tentative Developer for the Hamm's Brewery. Its original use was a brewery which closed in 1997 and has been vacant since that time. JB Vang Partners' proposal is to redevelop the HRA-owned property to include new construction multifamily affordable housing, adaptive reuse of the brewery buildings into artist loft style affordable housing and a commercial marketplace. This rezoning application is for one of several adjoining parcels to be rezoned to standardize the zoning in the contiguous properties of the Hamm's Brewery. See attachment for details.

Attach additional sheets if necessary. Attachments as required: ☐ Site Plan ☐ Consent Petition ☐ Affidavit
☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

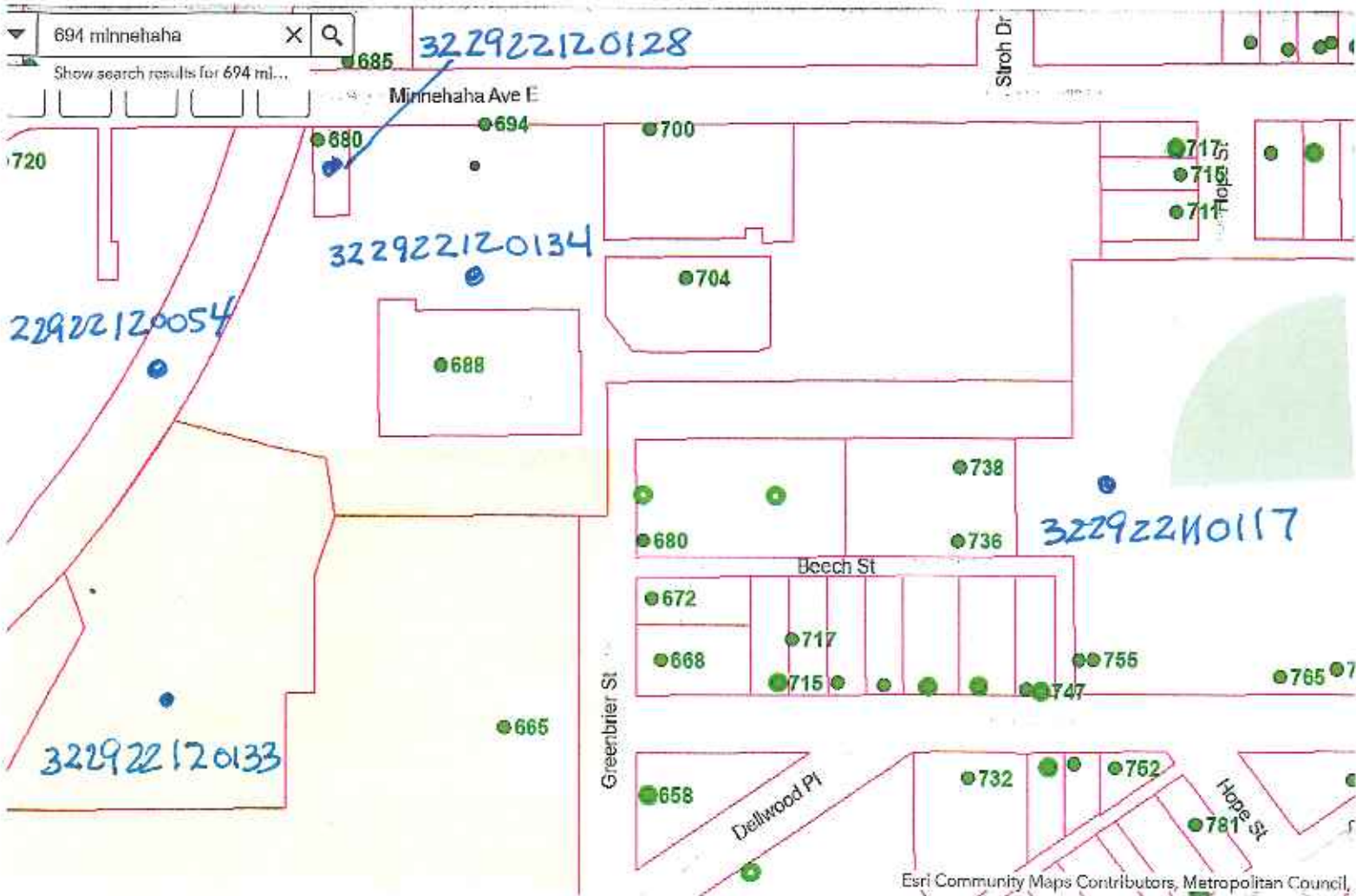
Date 9/20 2024

Jane L Rausch
Notary Public



By: [Signature]
Res owner of property
Title: President

address	pin	legal description	area	owner	current zoning	proposed zoning
680 Minnehaha Ave E	322922120128	THEO. HAMM BREWING CO ADDITION PART OF BLK 4 DESC AS COM AT NW ...48 MIN 34 SEC W 93.48 FT TO POB	0.08	HRA	I2	T4
694 Minnehaha Ave E	322922120134	THEO. HAMM BREWING CO ADDITION EX THAT PT OF LOT 12 BLK 1 SCHURMEIER ...48 MIN 01 SEC E 135.58 FT TO POB	4.95	HRA	I2	T4
771 Margaret	322922110117	SCHURMEIER AND EVANS VAC STS & ALLEYS ACCRUING & FOL; LOTS 4, 5 & ...ACCRUING; LOTS 20, 21 & 22 BLK 1	2.6622	St John Evangelical Lutheran	split zoned, I2 and H2	H2
0 Payne Ave	322922120054	SECTION 32 TOWN 29 RANGE 22 A 70 FT RY R/W ACROSS NW 1/4 OF NE 1/4 ...TO ST PAUL IN SEC 32 TN 29 RN 22	3.32	City of Saint Paul Real Estate	I2	RM2
0 Minnehaha Ave	322922120133	IRVINES 2ND ADDITION SUBJ TO ESMITS, THAT PART OF BATES AVE ADJ ...RAILROAD ROW AND THERE TERM	2.21	Ramsey County	I2	RM2

APPLICANT HRA City of Saint Paul et alPURPOSE RezoneFILE # _____ DATE 3-4-25ZONING DIST 4 Land Use Map # _____SCALE 1" = 400' Zoning Map # _____

LEGEND

—— zoning district boundary

▨ subject property

○ one family

○ two family

○ multiple family

○ commercial

○ industrial

V vacant





April 15, 2025

Bill Dermody
City of Saint Paul Planning and Economic Development Department
1400 City Hall Annex
25 W. Fourth Street
St. Paul, MN 55102

RE: Rezoning application for the development at the former Hamm's Brewery at 680 AND 694 EAST 7TH STREET, SAINT PAUL, MN 55106 (Dayton's Bluff District 4, Ward 7)

PID: 322922120128, 322922120134, 322922110117, 322922120054, 322922120133 (see attachment)

Dear Mr. Dermody,

JB Vang Partners (JBV) is thrilled to be the tentative developer of the HRA-owned former Hamm's Brewery at 680 and 694 East Minnehaha Avenue. The planned redevelopment of the historic Hamm's Brewery includes the East End (new construction affordable housing) and the West End (adaptive re-use of historic brewery buildings for artist style affordable housing and a commercial marketplace) and additional greenspace, trail connections and site improvements.

JBV is proposing to rezone the development property from I2 to T3. The City of Saint Paul 2040 Comprehensive Plan (adopted 2020) identifies the Hamm's Brewery Complex as a "Mixed-Use Opportunity Site." The Opportunity Site designation allows for "higher-density mixed-use development or employment centers" and potential flexibility in rezoning if needed for a residential or mixed-use development.

There are three privately owned parcels within the development site. Those properties are not part of this zoning application. In addition to these properties, the City has requested JB Vang to assist in rezoning contiguous split zoned properties that are currently partially I2 to either RM2 (Ramsey County and City of Saint Paul Property), or to H2 (Saint John Lutheran Property) to be consistent with their residual or adjacent property. (See attached exhibit.) Ramsey County staff have indicated they are supportive of the rezoning and their executed application is attached. Saint John Lutheran Church is in support of the rezoning and we are submitting their notarized application along with our application, also attached.

Because we are proposing rezoning from an industrial use to residential and commercial uses, we felt it pertinent to make you aware of the due diligence and exploratory work our team has done to date to confirm the feasibility and safety of this type of adaptive reuse. Braun Intertec has been engaged as our experienced environmental and geotechnical engineering firm. To date, Braun has completed very detailed analysis of both environmental and structural soil conditions at the site. To summarize, we have developed detailed reports documenting existing conditions, and the remediation plans necessary to effectively repurpose the brewery complex into a safe atmosphere compliant with all MPCA residential

safety standards. Of course, our final plans will be subject to the City of Saint Paul and the Department of Safety and Inspections final permitting review.

Based on our calculations, the total amount of property to be rezoned is 6.29 acres. This includes the two HRA owned parcels at 680 and 694 Minnehaha (0.08 and 4.95 acres respectively). It also includes a portion of the St. John Lutheran Property at 771 Margaret (0.33 acres) and a portion of Ramsey County Rail Authority property (0.77 acres), and City of Saint Paul Real Estate property (.16 acres) totaling 6.29 acres. Based on the published fee structure for rezoning of up to one acre of land for \$1,260.00 and \$263 for each additional acre of land, I understand we are responsible for the fee of \$2,838, which I have submitted previously by check.

Below are some additional details about the proposed development.

1. **East End:** The East End Building is a 7-story (5 levels of wood-frame construction over 2 levels of post-tensioned concrete) new construction project and that will contain apartments over structured parking. The **East End Apartments** are planned as a 110-unit multifamily, affordable housing development with a family-friendly unit mix and amenity package. Income and rent limits are planned to range from 30% to 60% of Area Median Income (AMI).
2. **West End:** This project includes the adaptive re-use of the HRA-owned vacant brewery complex which is actually only a portion of the original 20+ acre Hamm's Brewery district. The West End will include the following components:
 - A. **West End Artist Lofts:** Approximately 86-units of 100% affordable apartments focused on affordable housing for artists and including artist-oriented amenities.
 - B. **Commercial Marketplace:** The Marketplace is proposed to be an approximately 30,000 square foot multicultural commercial hub with room for 30-50 vendors of varying size and 1-3 anchors. It will be focused on the prosperity of local businesses by creating opportunities for entrepreneurs to maximize future gains to these small businesses as The Marketplace asset appreciates and debt is paid down. This would be made possible through a New Market Tax Credit loan pool. The Marketplace mix would be reflective of the eclectic and culturally diverse East Side community.
 - C. **Site Improvements:** The West End of the site will include an ambitious improvement to the existing, dilapidated site. It is proposed to include a bike and pedestrian connection to the Bruce Vento Regional Trail and Swede Hollow Park located along the western edge of the site. This is a sorely needed connection and has been an area of focus in small area plans, comprehensive plans for Swede Hollow Park, and requested by the community during the developer's community engagement sessions. These site improvements will also include pedestrian (adult and kid-friendly) amenities, community gathering and event spaces.

As we work toward making this ambitious redevelopment proposal a reality, we are currently requesting a rezoning. Attached are rezoning applications for each parcel and further explanatory attachments. Based on consultation with city staff and to avoid any perception of spot zoning, we are supportive of



rezoning the additional contiguous property to replace all I2 zoning on or near the property to accurately reflect current land use.

Respectfully,

Stephanie Harr
Assistant Development Manager
JB Vang Partners
sharr@jbvang.com
651-357-6293

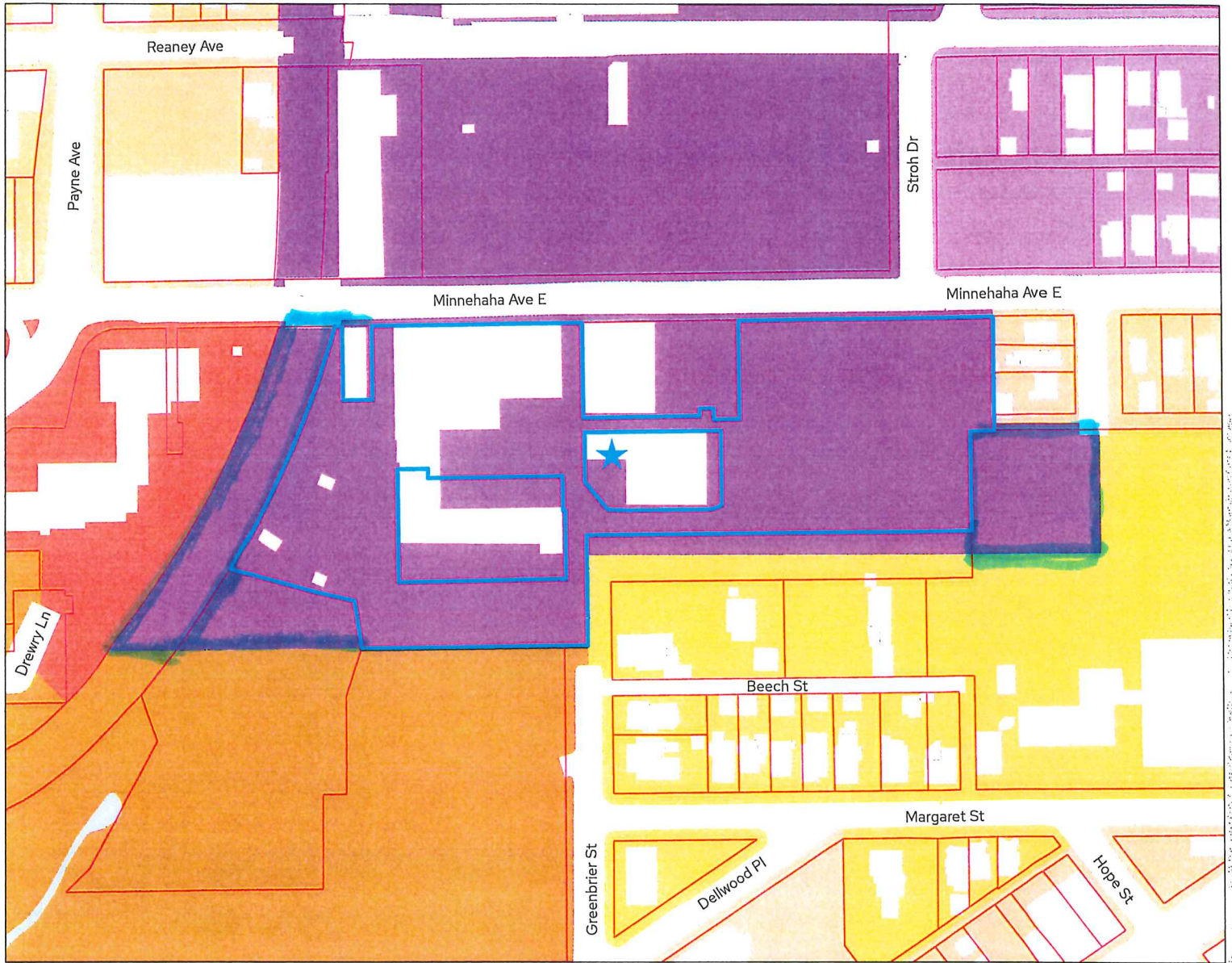
Attachments:

- List of Properties to be Rezoned on or adjacent to Hamm's Property
- Exhibit A – Aerial map
- Zoning Applications:
 - o City of St. Paul HRA
 - o Ramsey County Regional Rail Authority
 - o Saint John Lutheran Church

Rezone from I2 general industrial
to H2 residential district, T4
traditional neighborhood, RM2
medium-density multiple-family
district

Application of HRA City of Saint Paul et al Zoning map

application number: 25-015702 ▪ type: Rezone ▪ date: 03/07/2025 ▪ planning district: 4



Subject parcel(s) are outlined in blue

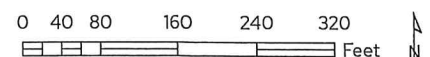
Other parcels are outlined in pink

RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F1 River Residential
H1 Residential	T2 Traditional Neighborhood	B4 Central Business	F2 Residential Low
H2 Residential	T3 Traditional Neighborhood	B5 Central Business Service	F3 Residential Mid
RM1 Multiple-Family	T3M T3 with Master Plan	IT Transitional Industrial	F4 Residential High
RM2 Multiple-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	F5 Business
RM3 Multiple-Family	T4M T4 with Master Plan	I1 Light Industrial	F6 Gateway
	OS Office-Service	I2 General Industrial	VP Vehicular Parking
	B1 Local Business	I3 Restricted Industrial	PD Planned Development
	BC Community Business (converted)		CA Capitol Area Jurisdiction
	B2 Community Business		

This map is a representation of the zoning map of the City of Saint Paul. It is not a legal document. The official zoning map is the one on file with the City of Saint Paul. The map is subject to change without notice. The map is not to be used for any purpose other than for general information.



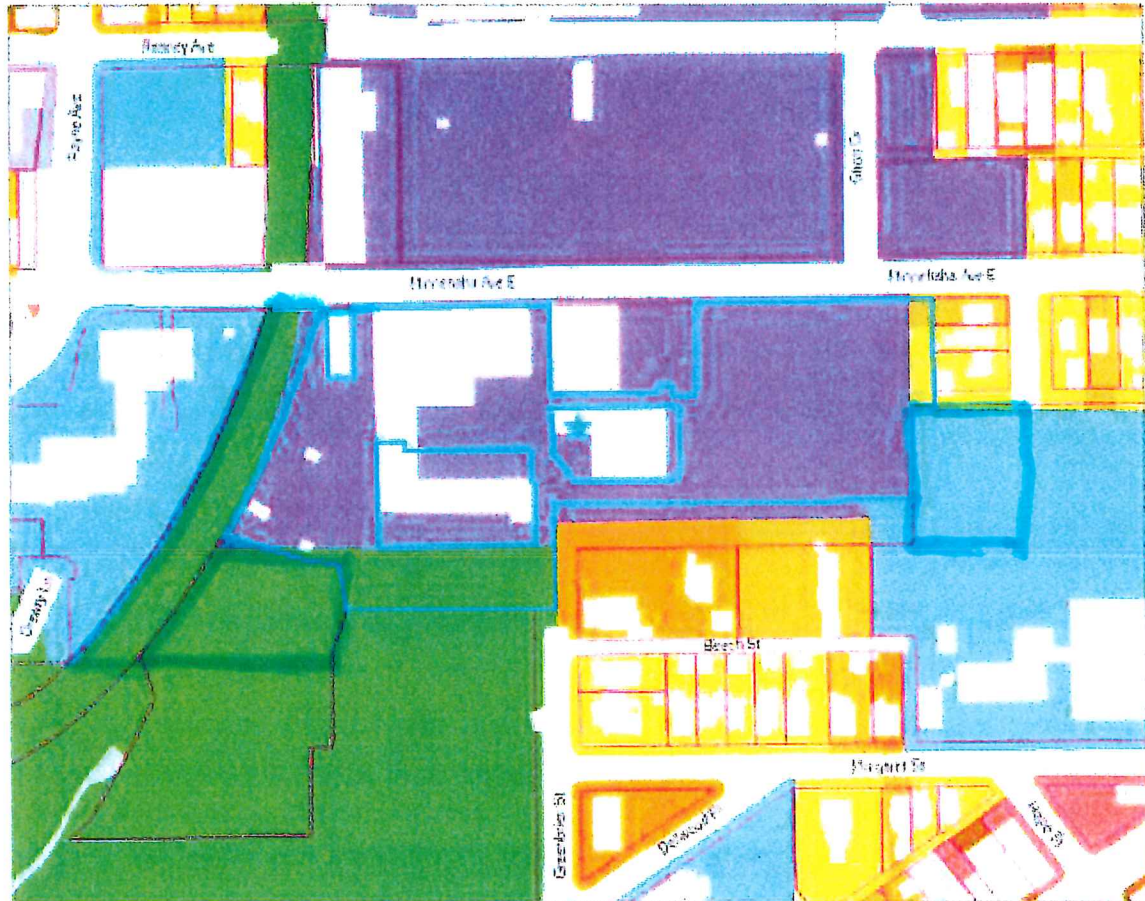
SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT



Rezone from I2 general industrial
to H2 residential district, T4
traditional neighborhood, RM2
medium-density multiple-family
district

Application of **HRA City of Saint Paul et al** Land use map

application number: 25-015702 • type: Rezone • date: 03/07/2025 • planning district: 4



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

Single Family Residential

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park

Multifamily Residential

- Single Family Attached
- Multitenant

Commercial

- Office
- Retail and Other Commercial

Mixed Use

- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other

Other Uses

- Industrial and Utility
- Extractive
- Institutional

Park, Recreation or Preserve

- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water

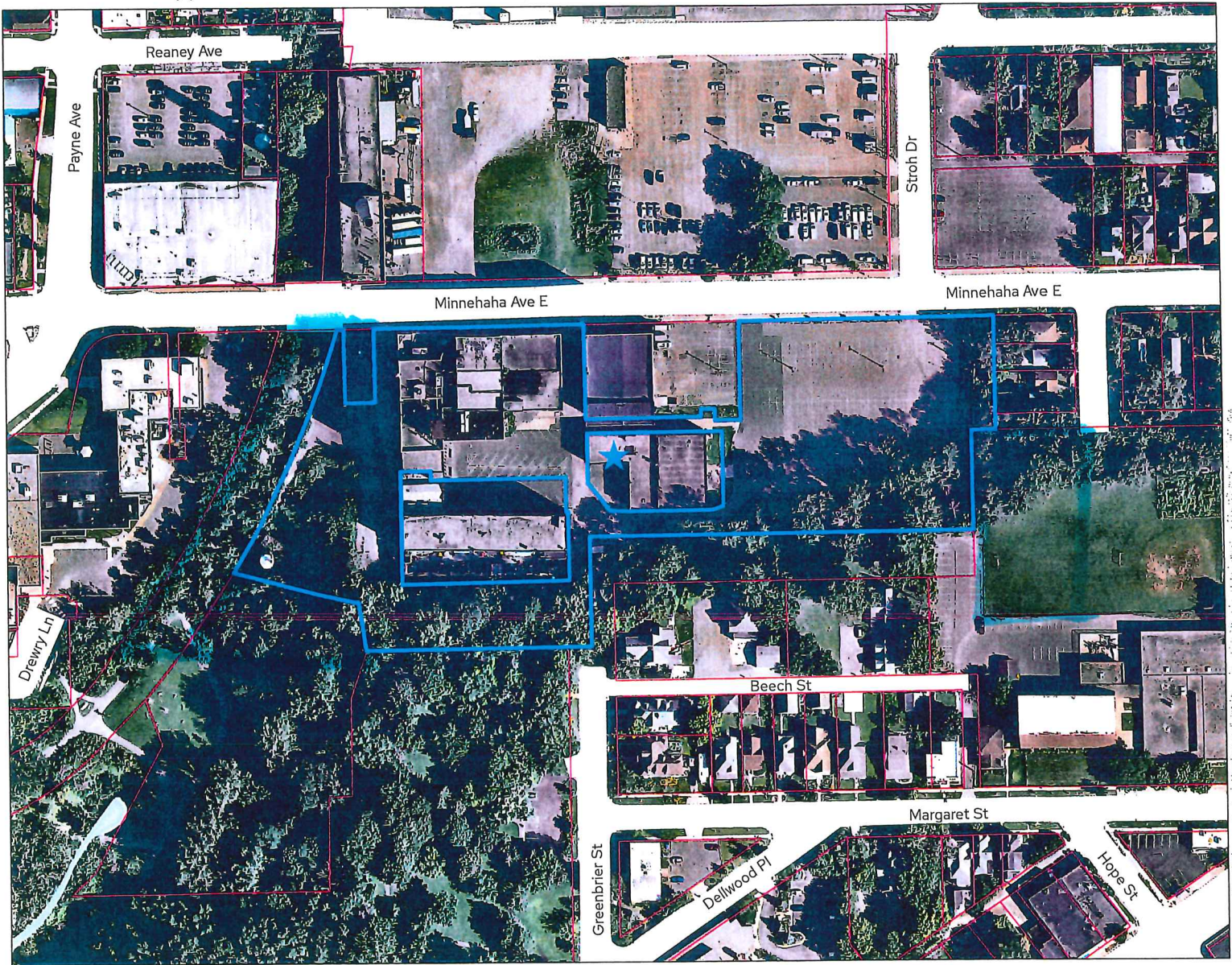


0 40 80 160 240 320 Feet

Rezone from I2 general industrial
to H2 residential district, T4
traditional neighborhood, RM2
medium-density multiple-family
district

Application of
HRA City of Saint Paul et al
Aerial map

application number: 25-015702 ▪ type: Rezone ▪ date: 03/07/2025 ▪ planning district: 4



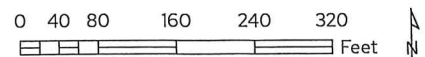
Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

This map is a representation of the information provided to the City of Saint Paul. It is not a warranty of accuracy. The City of Saint Paul is not responsible for any errors or omissions. The information is provided for informational purposes only. The City of Saint Paul is not responsible for any errors or omissions. The information is provided for informational purposes only.



SAINT PAUL
PLANNING & ECONOMIC
DEVELOPMENT





April 22, 2025

Zoning Committee, Saint Paul Planning Commission

City of Saint Paul
25 West 4th Street, 1400 City Hall Annex
Saint Paul, MN 55102

Re: Application to Rezone 680 and 694 Minnehaha Avenue from I2 to T3, #25-015-702

Dear Chair Taghioff and members,

On behalf of the Dayton's Bluff Community Council, please accept this letter of support for the rezoning under consideration for the Hamm's Brewery property owned by the HRA. During our regularly scheduled board meeting on April 21, 2025, the board voted unanimously in favor of supporting this rezoning.

Rezoning from an industrial use (I2) to a T3 mixed use for the property is a valuable step forward in the project. As a community council, we support an updated zoning classification to reflect the proposed uses for the site, and removing the industrial classification at this location.

The redevelopment plan put forth by the developer JB Vang will reactivate several of the long-vacant buildings on the property and help achieve several of the community's goals and priorities for this area. This plan has significant community support because of the future benefits it will bring to the neighborhood, including much needed affordable housing, commercial opportunities for small and emerging businesses, bike and pedestrian connections to parks and trail amenities, and both indoor and outdoor community gathering and event spaces. Overall, the rehabilitation of these historic buildings and construction of new housing is an investment that centers the needs and desires of the community and will serve it well into the future.

Thank you for considering our support.

Sincerely,

Eric Zidlicky
Board Chair, Dayton's' Bluff Community Council

Cc: HRA Chair Cheniqua Johnson and HRA Executive Director Nicolle Newton



Payne-Phalen

COMMUNITY COUNCIL

567 Payne Avenue, St. Paul MN 55130 www.paynephallen.org 651-774-5234 district5@paynephallen.org

April 28, 2025

Zoning Committee, St. Paul Planning Commission
c/o Chris Hong, City of St. Paul Planning and Economic Development Department
25 West 4th Street, 1400 City Hall Annex
St. Paul, MN 55102

VIA EMAIL

Re: Rezoning application for redevelopment at the Hamm's Brewery at 680 and 694 East Minnehaha St.

Dear Chris:

I am writing to you on behalf of the Board of Directors of the Payne-Phalen Community Council. The Board of Directors met in community at our regular monthly meeting last night - Tuesday, April 22, 2025, at the Arlington Hills Community Center. The Application to rezone the properties at the Hamm's Brewery complex (680 and 694 Minnehaha Street East) was on the agenda. Approximately thirty-five (30) people attended the meeting. Representatives of the Applicant, JB Vang, attended the meeting and made a short presentation to the Board and the community. The proposal for the project was verbally explained by the Applicant and drawings was shared with the community and Board. Representatives of JB Vang stood for questions.

Following the discussion, the Board of the Payne-Phalen Community Council voted in the affirmative to support the Traditional Neighborhood (T3) Zoning for these sites.

We look forward to continued progress with this important, catalytic project on St. Paul's East Side. We appreciate you including this letter in the packet of materials for the upcoming meetings and public hearing process. We thank you in advance for taking the position of the Payne-Phalen Community Council into full consideration as you make your decision. Please feel free to contact me if you have any questions or require further clarification.

Sincerely,

Jack Byers
Executive Director

cc. Councilmember Cheniqua Johnson, Ward 7
Stephanie Harr, JBVang
Ashley Bitner, JBVang
Nicolle Newton, Executive Director, St. Paul Planning and Economic Development Dept.
Lauren Haynssen, St. Paul Planning and Economic Development Dept.
Marie Franchett, St. Paul Planning and Economic Development Dept.
Bill Dermody, Supervisor, St. Paul Planning and Economic Development Dept.
Eric Zidlicky, Dayton's Bluff District Council
Tim Marino, Dayton's Bluff District Council
Rebecca Nelson, PPCC Board Chair
PPCC Board of Directors