

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** 754 Randolph LLC **FILE #** 18-098-346
 2. **APPLICANT:** 754 Randolph **HEARING DATE:** September 13, 2018
 3. **TYPE OF APPLICATION:** Conditional Use Permit
 4. **LOCATION:** 754 Randolph Ave, between View Street and Bay Street
 5. **PIN & LEGAL DESCRIPTION:** 11.28.23.42.0002, LOTS 2-4, Block 1, Clarke's Addition
 6. **PLANNING DISTRICT:** 9 **PRESENT ZONING:** RM1
 7. **ZONING CODE REFERENCE:** § 65.132; § 61.501
 8. **STAFF REPORT DATE:** September 5, 2018 **BY:** Kady Dadlez
 9. **DATE RECEIVED:** August 27, 2018 **60-DAY DEADLINE FOR ACTION:** October 26, 2018
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- A. **PURPOSE:** Conditional Use Permit for reuse of a former fire station for a micro-brewery, taproom/restaurant with full kitchen and coffee bar, and banquet hall.
- B. **PARCEL SIZE:** 17,859 sq. ft.
- C. **EXISTING LAND USE:** vacant fire station
- D. **SURROUNDING LAND USE:**
 - North: one- and two-family homes
 - East: one- and two-family homes
 - South: institutional (child care center, church and surface parking lot)
 - West: one-family homes
- E. **ZONING CODE CITATION:** § 65.132 provides for conversion or reuse of permitted nonresidential structures in residential areas and provides standards and conditions in residential districts for such conversion or reuse. § 61.501 lists general conditions that must be met by all conditional uses.
- F. **PARKING:** Zoning Code § 63.207 lists parking requirements by use. The proposed uses require a total of 36 spaces. The applicant proposes to establish the uses in phases. Phase 1 includes the micro-brewery, restaurant, coffee bar, and outdoor patio on the ground level, which requires 11 parking spaces, 1 space per 400 square feet for the restaurant use (8 spaces) and 1 stall per 1,000 square feet of production space for the brewery (3 spaces). Phase 2 includes a banquet hall on the second floor that requires an additional 25 spaces at 1 space per 200 square feet of banquet hall space. 21 off-street parking spaces are proposed. The applicant is also proposing bicycle racks with space for 12 bikes in the Randolph right-of-way in front of the building. The applicant intends to apply for a parking variance prior to establishing the proposed banquet hall.
- G. **HISTORY/DISCUSSION:** The City of Saint Paul owns the Fire House No.10 building. The property includes a 9,800 square foot two-story building, a storage shed, and a parking lot on a 0.41 acre parcel. The original fire house was built in 1885, and an addition was built in 1911. After a new station, Fire Administration Headquarters - Station 1, was built to serve the neighborhood in 2010, Fire House No. 10 has primarily been used by the Fire Department for storage. With the property no longer needed by the Fire Department, the Saint Paul Housing and Redevelopment Authority was tasked with marketing it for potential redevelopment. In December 2017 the applicant was awarded tentative developer status. The Fire House No. 10 building has been classified in the historic context study, "The Saint Paul Fire Department Engine Houses – 1869 to 1930" as a "storefront style" building. Fire Station No. 10 was designated as a Saint Paul Heritage Preservation Site by the Saint Paul City Council in August 2018. The building is locally significant due to its association with the early years of racially integrated firehouses in Saint Paul. It is one of the few firehouses that played a role in the integration of the African American company after it was disbanded in 1942.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The West 7th Fort Road Federation voted to support the Conditional Use Permit application, and submitted a letter noting concerns that they expect will be addressed by the applicant as the project moves forward.

I. FINDINGS:

1. The applicant has tentative developer status and is in the process of acquiring the property from the City of Saint Paul's Housing and Redevelopment Authority (HRA). The applicant intends to rehabilitate the vacant city-owned structure and establish a micro-brewery, taproom, restaurant, coffee bar, and banquet hall for parties such as wedding receptions, community group gatherings, and corporate dinners and lunches. The banquet hall is planned for the second story which will also include office and storage space. The brewery will brew and package beer for both taproom consumption and distribution. The products brewed on site will be the only alcoholic beverages served. The taproom and restaurant use will include a kitchen providing full-service for both lunch and dinner. An outdoor patio in front of the building along Randolph Avenue is planned and will meet the licensing requirements as determined by the Department of Safety and Inspections. The applicant states that the brewery, taproom, restaurant, kitchen, and coffee bar will be located on the first floor of the building and be Phase 1 of the reuse of the structure. Capacity is estimated at 137 patrons. Phase 2 involves use of the space on the second floor for a banquet hall. Capacity is estimated at 190 patrons. The applicant states that capacity for a minimum of 150 patrons is essential for the success of the banquet hall portion of the use. The applicant anticipates that the proposed uses will create 16 to 20 permanent full time equivalent jobs. New cedar fencing is planned on the east and west sides of the property.

The applicant is able to provide the required off-street parking spaces for Phase 1 of the project, 11 spaces. A total of 21 off-street parking spaces are proposed on the site plan submitted with the application. The applicant is also proposing bicycle racks with space for 12 bikes in the Randolph right-of-way in front of the building. At some time in the future the applicant intends to apply for a parking variance to allow Phase 2 to proceed and states an intention to enter into an arrangement with a nearby institution to share 12 parking spaces to be able to provide the parking spaces informally.

Planned hours of operation are:

Monday - Thursday

Taproom - 10:00 a.m. - 10:00 p.m.

Patio - 10:00 a.m. - 9:00 p.m.

Friday - Saturday

Taproom Hours - 10:00 a.m. - 12:00 a.m.

Patio 10:00 a.m. - 10:00 p.m.

Sunday

Taproom - 9:00 a.m. - 9:00 p.m.

Patio 9:00 a.m. - 9:00 p.m.

Exterior and interior improvements are planned along with structural and mechanical updates to insure the preservation and safety of the building. The overhead garage doors will be replaced; no new exterior openings are planned.

2. Zoning Code § 65.132, provides for conversion or reuse of permitted nonresidential structures for uses not otherwise permitted in residential districts, subject to the following conditions:

(a) The planning commission shall find that the structure cannot reasonably be used for a conforming use. This condition is met. The structure was built to function as a fire house with large open spaces, kitchen, and restrooms. Reuse for residential purposes would require reconfiguring the space for multiple units and bathrooms.

(b) The planning commission shall find that the proposed use and plans are consistent with the comprehensive plan. This condition is met. The property is located along Randolph Avenue, which is designated a Mixed-Use Corridor in the Land Use chapter of the Comprehensive Plan. This is the city's most intense designation outside of downtown. There is a mix of commercial and residential zoning along the avenue, and a Neighborhood Center about one block to the east

at West 7th Street. Randolph is a primary thoroughfare, identified as a minor arterial in the Comprehensive Plan, and is served by Metro Transit Route 74. The project site is located within the proposed Neighborhood Node at Randolph and West 7th in the draft update to the comprehensive plan. Land Use Policy 1.24 states, "Support a mix of uses on Mixed-Use Corridors." The District 9 Area Plan (2012) calls for the support and encouragement of independent business owners, and calls for the preservation of the historic character of the community.

(c) The planning commission shall find that the proposed use and structural alterations or additions are compatible with the surrounding neighborhood and land uses. This condition is met. The proposed brewery, restaurant, and banquet hall uses are generally compatible with the surrounding neighborhood and land uses that include commercial uses such as restaurants, grocery and liquor store, and institutions on the corners to the east and west. However, the site is mid-block and it is important for the proposed use to operate in such a way as to minimize detrimental impacts on neighboring one-family residential uses. The applicant states that the proposed renovations will preserve the historic structure and follow historic designation guidelines.

(d) Parking for the new use shall be provided in accordance with the requirements of section 63.200 for new structures. This condition is met for Phase 1. Zoning Code § 63.207 lists parking requirements by use. The proposed uses require a total of 36 spaces. The applicant proposes to establish the uses in phases. Phase 1 includes the micro-brewery, restaurant, coffee bar, and outdoor patio on the ground level which requires 11 parking spaces, 1 space per 400 square feet for the restaurant use (8 spaces) and 1 stall per 1,000 square feet of production space for the brewery (3 spaces). Phase 2 includes a banquet hall on the second floor that requires an additional 25 spaces at 1 space per 200 square feet of banquet hall space. 21 off-street parking spaces are proposed on site. The applicant is also proposing bicycle racks with spaces for 12 bikes in the Randolph right-of-way in front of the building. The applicant intends to apply for a parking variance prior to establishing the proposed banquet hall on the second floor.

(e) Applications for conversion or reuse shall include a notarized petition of two-thirds (2/3) of the property owners within one hundred (100) feet of the property proposed for the reuse, site plans, building elevations, and landscaping plans, and other information which the planning commission may request. This condition is met. A sufficient petition was submitted: 21 parcels eligible to sign, 14 parcels required, and 15 signed.

3. Zoning Code § 61.501 lists five standards that all conditional uses must satisfy:

(a) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council. This condition is met. The property is located along Randolph Avenue, which is designated as a Mixed-Use Corridor in the Land Use Chapter of the Comprehensive Plan. This is the city's most intense designation outside of downtown. There is a mix of commercial and residential zoning along the avenue with a Neighborhood Center about one block to the east at West 7th Street. Randolph is a primary thoroughfare in the city, identified as a minor arterial in the Comprehensive Plan and is served by public transit, Metro Transit Route 74. The project site is located within the proposed Neighborhood Node at Randolph and West 7th in the draft update to the comprehensive plan. Land Use Policy 1.23 states, "Guide development along Mixed-Use Corridors." Land Use Policy 1.24 states "Support a mix of uses on Mixed-Use Corridors." District 9 Area Plan (2012) calls for the support and encouragement of independent business owners. The Plan also calls for the preservation of historic character of the community.

(b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets. This condition is met. The applicant is working with city staff from the Departments of Safety and Inspections and Public Works to ensure adequate ingress and egress. Vehicular access to the parking lot will be from Randolph. The applicant is working with staff from Public

Works regarding the widening of the drive aisle off of Randolph to the parking lot while maintaining the existing curb cut, which is considered an important historic feature of the site that should remain unchanged.

(c) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare. This condition is met. The use will generate commercial activity in a building that was previously used as a fire house and most recently for storage. This represents an increase in the number of people and vehicles in the area and the hours during the day that commercial activity will occur. The proposed use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety, and general welfare.

(d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This condition is met. The proposed use will not prevent future development that is consistent with the Comprehensive Plan and existing zoning.

(e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located. This condition is met.

- J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the Conditional Use Permit for reuse of a large structure, subject to the following additional condition(s):
1. Final plans approved by the Zoning Administrator for this use as part of the site plan review process shall be in substantial compliance with the plan submitted and approved as part of this application.
 2. Phase 1 of the proposed reuse of the structure is permitted until such time as the required minimum off-street parking spaces required for Phase 2 is obtained from the Board of Zoning Appeals or a conditional use permit to allow shared commercial parking in an institutional lot is obtained from the Planning Commission.
 3. Approval of a parking variance and/or a shared parking agreement to address the parking requirements for Phase 2.



CONDITIONAL USE PERMIT APPLICATION
 Department of Planning and Economic Development
 Zoning Section
 1400 City Hall Annex
 25 West Fourth Street
 Saint Paul, MN 55102-1634
 (651) 266-6589

Zoning Office Use Only

File #: 18-098346

Fee: 840⁰⁰

Tentative Hearing Date:

9-13-18

PD=9

#112823420002

APPLICANT

Name 754 Randolph, LLC Email travistemke@gmail.com
 Address 836 Ottawa Ave
 City Saint Paul State MN Zip 55107 Daytime Phone 763-350-4257
 Name of Owner (if different) _____
 Contact Person (if different) Travis Temke Phone 763-350-4257

PROPERTY LOCATION

Address/Location 754 Randolph Ave
 Legal Description Lots 2, 3, and 4, Block 1, Clarke's Addition to St. Paul
 _____ Current Zoning RM1
 (attach additional sheet if necessary)

TYPE OF PERMIT:

Application is hereby made for a Conditional Use Permit under provisions of
 Chapter 65, Section 65.132, Paragraph 1, of the Zoning Code.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions. If you are requesting modification of any special conditions or standards for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Section 61.502 of the Zoning Code. Attach additional sheets if necessary.

See additional attachments.

cash
840⁰⁰
pdd

Required Site Plan is attached

Applicant's Signature

Temke

Date

8/22/18

City Agent

pdd 8/22/18

754 Randolph Ave - Fire Station #10
Conditional Use Permit Application
Reuse of Large Structure
8/22/2018

Timeline overview:

- On June 20th, 2017 Proposed Redevelopment and LOI to purchase 754 Randolph Ave- Fire Station #10 submitted to PED.
- Saint Paul HRA awarded Tentative Developers Status on December 13th, 2017.
- Met and discussed the project objectives and proposed uses with Council Member Rebecca Noecker and have gained support.
- The developer held a neighborhood meeting to discuss the proposed CUP- Reuse of a Large Structure on April 10th, 2018.
- Obtained the required two-thirds consent petition signatures from property owners within 100' of the subject property.
- West 7th/Fort Road Federation on May 17th, 2018 provided a letter of support in regards to the proposed Conditional Use Permit for Reuse of Large Structure.
- On July 25th, 2018 via Resolution #18-1143 the City Council supported and approved the Neighborhood STAR loan and grant for the project.
- On August 15th, 2018 the City Council held a public hearing for the property's locally Historic Designation and is scheduled for final approval vote on August 22nd, 2018.
- Currently the HRA is scheduled to provide the transfer of the ownership of 754 Randolph Ave on September 12th, 2018.

Renovation overview:

- Exterior and interior renovations along with structural and mechanical updates to insure the preservation and safety of Historic Fire Station #10. New HVAC, electric and plumbing will be key additions to the renovation efforts.
- Renovations will include restoring and tuck pointing the exterior brick. Replacing and/or updating the existing roof for energy efficiency. Replacement of the overhead garage doors. Site and lot improvements.
- No new exterior openings will be created during the historic renovations.

Operations Overview:

- The operations will include a micro-brewery, taproom with a full kitchen and coffee bar. The brewery will brew and package beer for both taproom consumption and distribution. The products brewed on site will be the only alcoholic beverages served.
- Proposed Phase 2 includes a second level banquet hall, brewery office space and storage.

- The taproom/restaurant will include a kitchen providing a full-service for both lunch and dinner. The menu will be farm-to-table focused along with kid friendly options. In addition to food and craft beer we will have a coffee bar available too. The taproom and brewery will be welcoming to families to enjoy our community involved concept. A proposed outdoor patio will connect the taproom to the Randolph corridor.
- Proposed Hours of Operations:
 - Monday-Thursday Taproom Hours- 10:00 AM- 10:00 PM
 - Patio Seating 10:00 AM - 9:00 PM
 - Friday-Saturday Taproom Hours- 10:00 AM - 12:00 AM
 - Patio Seating 10:00 AM - 10:00 PM
 - Sunday Taproom Hours- 9:00 AM - 9:00 PM
 - Patio Seating 9:00 AM - 9:00 PM

Parking:

- Provided On Site Parking - Total of 24 On Site Stalls
 - 19 Standard Stalls
 - 2 Accessible Stalls
 - 3 Bicycle Parking Stalls
- Phase One Requires 11 Stalls - Restaurant/Taproom and Production
 - Restaurant Requirement 8 Stalls
 - Brewery Production Requirement 3 Stalls
- Proposed Phase Two requires an additional 25 Stalls
 - The intent is to apply for a parking variance for the 12 Stalls not available on site.
 - There will be an arrangement with a neighboring institution to share their parking lot for those 12 stalls. There has already been discussions and verbal understanding on how we will work together on an agreement.

Accomplished HRA & Comprehensive Plan Objectives:

- Pursue and obtain Local and National Register Designations.
- Rehabilitate a vacant, historic City owned structure.
- Create space for a local business to provide goods and services.
- Receive sales proceeds that can be used by the City for other activities.
- Return tax-exempt property to the tax rolls. An estimate of over \$40,000 in property taxes will be generated for the first time from the property.
- Creation of permanent and new construction jobs. Approximately 16-20 FTE permanent jobs will be created.
- St. Paul Comprehensive Plan strategies HP1.10, 1.13 and 3.11.
- District 9 Comprehensive Area Plan Strategies

- Develop job opportunities through retail, services, entertainment and clean industrial development.
- Support Nodes for retail business -Randolph and West 7th.
- Encourage flexible parking strategies between commercial and institutional users and parking behind structures.
- Incorporate green spaces in redevelopments.
- Pursue and obtain Local and National Register Designations.
- Encourage green roofs with sustainability standards in commercial buildings.
- The development will accomplish the 5 Goals and many Policies outlined in the 2040 Comprehensive Plan - Heritage & Cultural Preservation.
- Designation of a Socially Significant historic City owned property.
- Provide additional Public Purpose including job placement for difficult to employ individuals, beautification, green space and sustainable operations.

Sec. 61.501 CUP General Standards

- (a) The proposed redevelopment does provide substantial compliance with both the citywide Comprehensive Plan and the District 9 Plan.
 - HRA's objectives from the sale of the property.
 - Permanent Job Creation.
 - Property back on the tax rolls.
 - Historic Designation and Preservation.
 - Thorough historic renovations.
 - 2040 Comprehensive Plan HP Goals 1-5
- (b) We will work with Public Works and PED to form the best plan to minimize traffic congestion. The current lot will undergo updates which will include proper traffic markings and widening to account for two traffic from the parking lot. With the property being a Fire Station the visibility and nonobstructive views have been established. We will work alongside district leadership and local residence to create a public safety plan which will address the safety concerns. We believe that the redevelopment of 754 Randolph Ave will provide an opportunity to make the area safer for both pedestrians and vehicle traffic. We have witnessed and identify similar concerns with the current traffic along Randolph including the lack of marked crosswalks, additional safety signage and the speeding. We look forward to partnering to provide a safer corridor for everyone.
- (c) The proposed use will allow the opportunity for the character to flourish. The historic renovation and preservation will insure the character to stay intact for generations. The structure has been well established in the neighborhood. The proposed use does not provide any public health endangerment. The public safety concerns with increased traffic will be resolved with a plan adopted by the City, local leadership and developer.
- (d) The redevelopment and use of the property will not impede on the surrounding properties normal development and improvement.

- (e) Randolph Ave represents the ideal mix of use for a urban neighborhood. The entire length of Randolph Ave is diverse with businesses, entertainment and multiple examples of residential housing. The proposed redevelopment of 754 Randolph Ave will provide another local small business to a successful St. Paul Mixed Use Corridor.

Sec. 65.132 Reuse of Large Structure

- (a) The objective of the HRA and PED was to find a use for the structure that would best conform to the Comprehensive Plans and Public Purpose goals.
- (b) The proposed redevelopment does provide substantial compliance with both the citywide Comprehensive Plan and the District 9 Plan.
 - HRA's objectives from the sale of the property.
 - Permanent Job Creation.
 - Property back on the tax rolls.
 - Historic Designation and Preservation.
 - Thorough historic renovations.
 - 2040 Comprehensive Plan HP Goals 1-5
- (c) The redevelopment will make no new openings to the existing structure. The proposed renovations will preserve the historic structure and follow the historic designation guidelines. The Randolph Ave node in which the property is located has a mix of land uses. There are existing bars and restaurants, mixed residential housing, small business and institutions.
- (d) The existing parking lot will provide the required parking outlined in section 63.200 for the microbrewery and taproom/restaurant. The developer will apply for a zoning variance for the shortfall of required parking for the second level banquet hall. With a approved zoning variance for the parking shortfall we will then seek a flexible parking strategy with an adjoining institution. Both the District 9 and City Comprehensive Plans encourage these shared parking relationships to assist with off-street parking shortfalls.
- (e) Attached.

PRELIMINARY NOT FOR CONSTRUCTION

little
box

1115 S. 1st St.
University, WI 53001
Phone: 414-224-1115
Fax: 414-224-1116
www.littlebox.com

Project Number: 2018-02
Date: 2/1/2018
Drawn by: J
Checked by: J

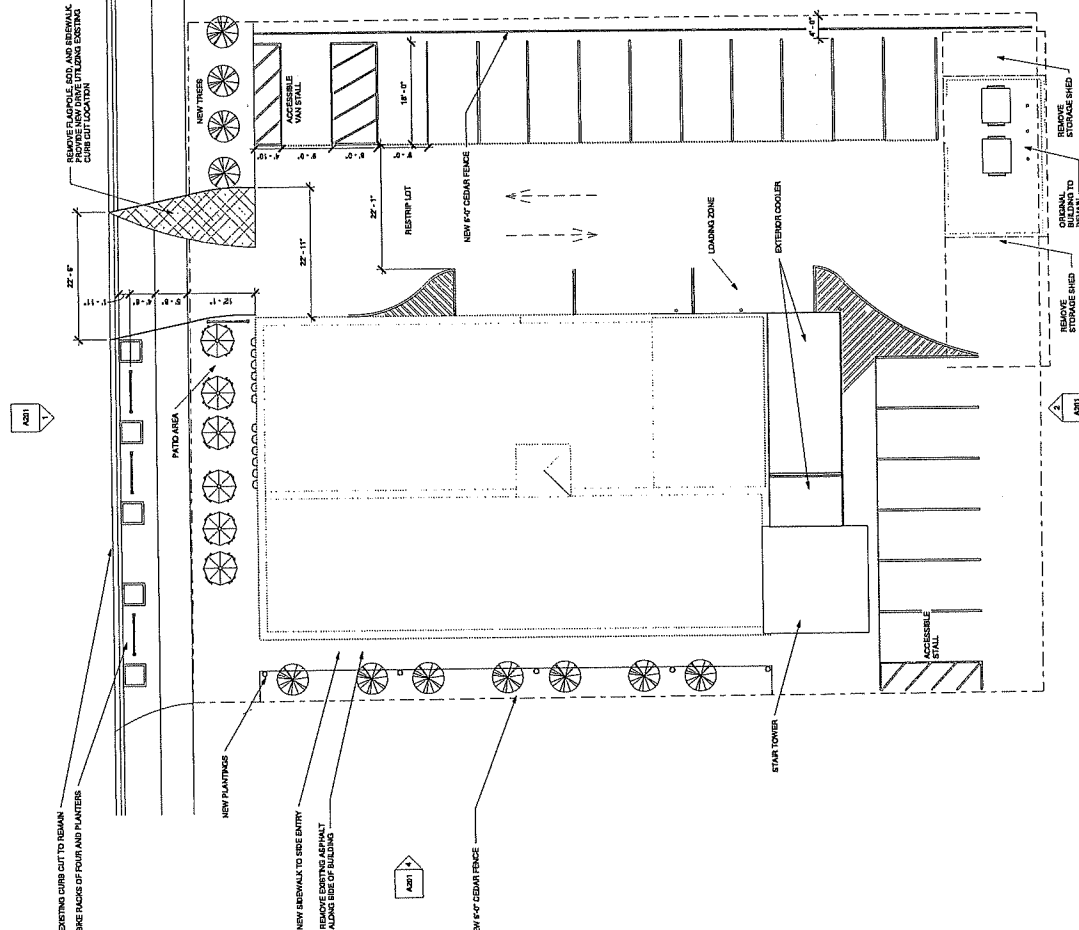
PRELIMINARY
NOT FOR
CONSTRUCTION

MOE CRAFT
BREWING

754 RANDOLPH

SITE PLAN

A001



AREA CALCULATIONS:
GROUND FLOOR NET AREAS:
 Bar Area - 242
 Kitchen - 224
 Brewery - 224
 Restroom - 224
 Total - 914

SECOND FLOOR NET AREAS:
 Office - 224
 Conf Room - 224
 Storage - 224
 Total - 672

OCCUPANTS:
 1st Floor: 100 persons, 2nd and 3rd floor: 50 persons
 2nd floor: 50 persons, 3rd floor: 50 persons
 2nd floor: 50 persons, 3rd floor: 50 persons
 2nd floor: 50 persons, 3rd floor: 50 persons

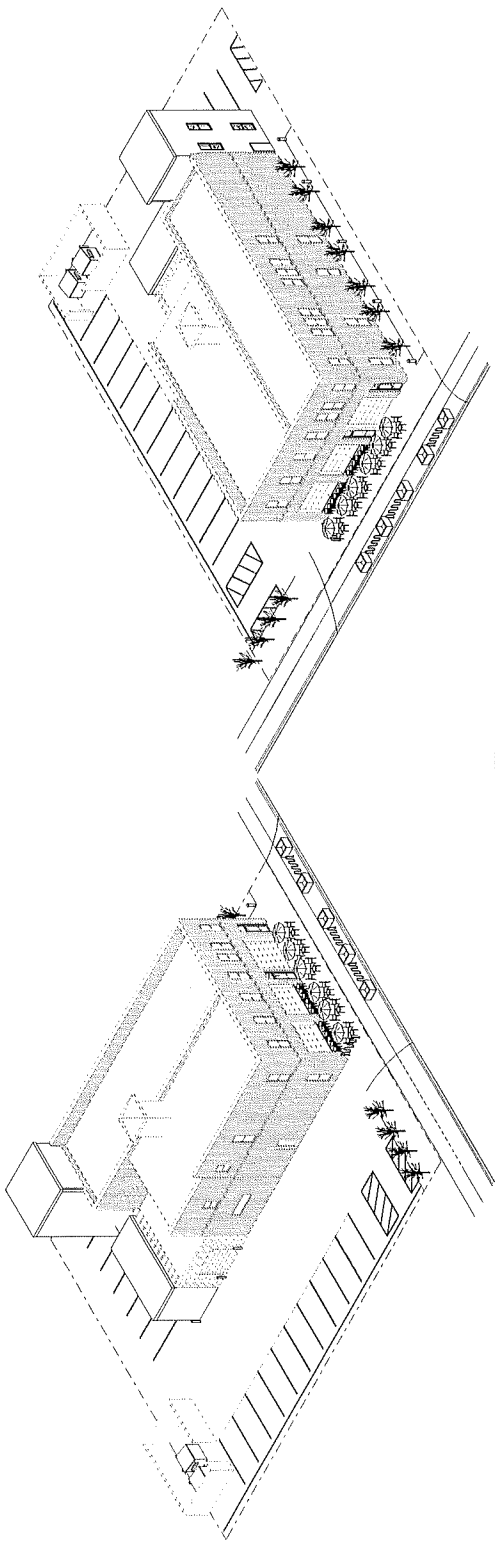
REQUIRED PARKING:
 RESTAURANT - 3000 SEAT / 400 - 8
 RESTAURANT - 3000 SEAT / 200 - 2
 RESTAURANT - 3000 SEAT / 200 - 2
 RESTAURANT - 3000 SEAT / 200 - 2
 TOTAL REQUIRED - 36 STALLS

PROVIDED PARKING:
 AVAILABLE STALLS ON SITE - 18
 STALLS PROVIDED - 24 STALLS
 TOTAL PROVIDED - 24 STALLS

PRELIMINARY NOT FOR CONSTRUCTION

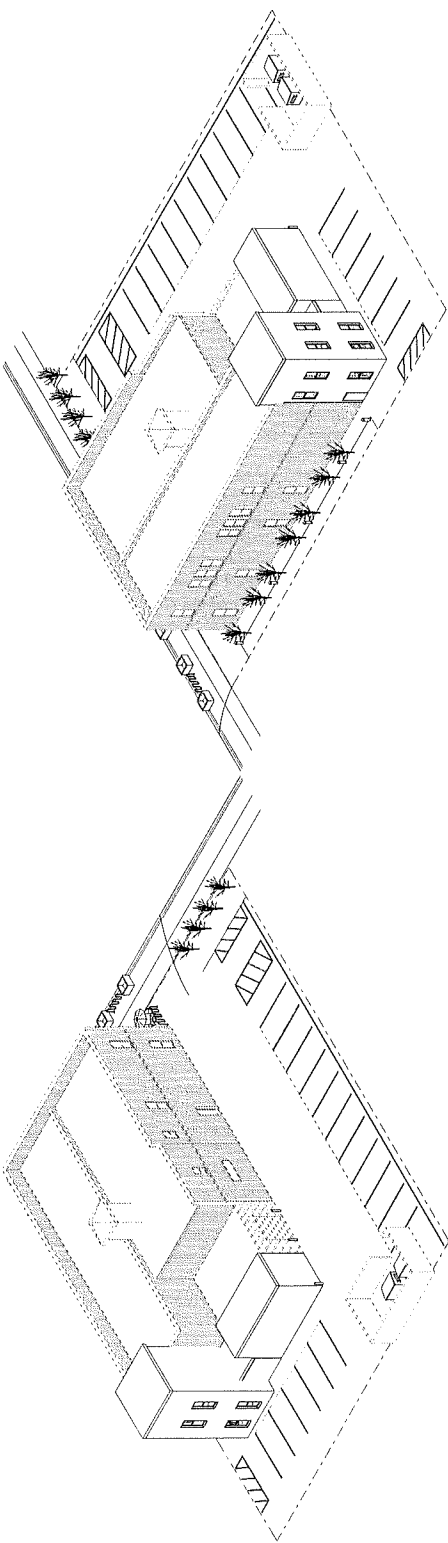
Architectural Site Plan
1/4" = 10'-0"

PRELIMINARY NOT FOR CONSTRUCTION



① NE

② NW



③ SE

④ SW

PRELIMINARY NOT FOR CONSTRUCTION

3D Views

A900

little
box



Address: 248 East 4th Street
Portland, OR 97102-4014
Phone: 503.548.4411
Email: info@littlebox.com

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PRELIMINARY
NOT FOR
CONSTRUCTION

MOE CRAFT
BREWING

754 RANDOLPH

No.	Description	Date

Project Number:	2011002
Drawn By:	DT/MLB
Checked By:	J

ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED:

8/22/18

DATE PETITION RESUBMITTED:

8/27/18

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE:

21

PARCELS ELIGIBLE:

21

PARCELS REQUIRED:

14

PARCELS REQUIRED:

14

PARCELS SIGNED:

10

PARCELS SIGNED:

14

8/27/18

CHECKED BY:

Paul Dubruel

DATE:

8-22-18

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A *CONDITIONAL USE PERMIT*

We, the undersigned, owners of the property within 100 feet of the subject property, acknowledge that we have been presented with the following:

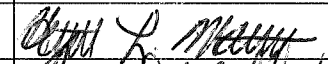

A copy of the application of M.O.E. Craft Company LLC,

to establish a Microbrewery and Banquet Hall,

located at: 754 Randolph Ave,

requiring a conditional use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
747 Randolph Ave	Charles and Cheryl Cloutier		
760 Randolph Ave	Heather Matthees		8-25-18
762 Randolph Ave	Thomas and Hilary Gallaher		8-25-18
765 Randolph Ave	Nicholas and Danielle Lesmeister		
497 Bay St	Linda Martin		

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A CONDITIONAL USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property, acknowledge that we have been presented with the following:

A copy of the application of M.O.E. Craft Company LLC,

to establish a Microbrewery and Banquet Hall,

located at: 754 Randolph Ave,

requiring a conditional use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
741 Randolph Ave	KRISTINA JAMESON	<i>Kristina Jameson</i>	4.10.18
745 745 Randolph Ave	Laurie Kelley	<i>Laurie Kelley</i>	4-10-18
744 Randolph Ave			
747 Randolph Ave			
753 Randolph Ave			
754 Randolph Ave			
757 Randolph Ave	Kevin Skerrett	<i>Kevin Skerrett</i>	2/18
761 Randolph Ave	Jeanne Kaiser	<i>Jeanne Kaiser</i>	02/10/18
765 Randolph Ave			
762 Randolph Ave	Ellyn Weyman-Grothman	<i>Ellyn Weyman-Grothman</i>	2/29/18
768 Randolph Ave			
497 Bay St			
503 Bay St			
505 Bay St	Tyler Witt	<i>Tyler Witt</i>	4/2/18

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A CONDITIONAL USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property, acknowledge that we have been presented with the following:

A copy of the application of M.O.E. Craft Company LLC,

to establish a Microbrewery and Banquet Hall,

located at: 754 Randolph Ave,

requiring a conditional use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N.	RECORD OWNER	SIGNATURE	DATE
486 View S	St. Francis - St. James	Steve Carter	3/15/18
745 Juno Ave	St. Francis - St. James	Steve Carter	3/15/18

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

City of Saint Paul

Consent of Adjoining Property Owners for a Conditional Use Permit

We, the undersigned, owners of the property within 100' feet of the subject property, acknowledge that we have been presented with the following:

A copy of the application of M.O.E. Craft Company LLC, to establish a Microbrewery and Banquet Hall, located at 754 Randolph Ave, requiring a conditional use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant.

Address: 754 Randolph Ave St. Paul, MN 55102 Parcel ID#: 1128234200002

Record Owner: City of Saint Paul

Signature: _____

Date: _____

Bruce Lyllhardt, Real Estate Manager, on behalf
of 754 Randolph Avenue property
owner, City of Saint Paul.

City of Saint Paul

Consent of Adjoining Property Owners for a **Conditional Use Permit**


We, the undersigned, owners of the property within 100' feet of the subject property, acknowledge that we have been presented with the following:

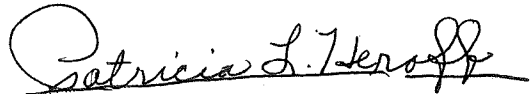
A copy of the application of M.O.E. Craft Company LLC, to establish a Microbrewery and Banquet Hall, located at 754 Randolph Ave, requiring a conditional use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant.

Address: PID: 503 Bay St

Record Owner: Jerome & Patricia Heroff

Signature: 



Date: 8/21/18

City of Saint Paul

Consent of Adjoining Property Owners for a Conditional Use Permit

We, the undersigned, owners of the property within 100' feet of the subject property, acknowledge that we have been presented with the following:

A copy of the application of M.O.E. Craft Company LLC, to establish a Microbrewery and Banquet Hall, located at 754 Randolph Ave, requiring a conditional use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant.

PID & Address: PID: 11-28-23-41-0021 - 493 Bay St

Record Owner: KC Investment Group LLC

Signature:  _____

Date: 4-6-18

City of Saint Paul

Consent of Adjoining Property Owners for a Conditional Use Permit

We, the undersigned, owners of the property within 100' feet of the subject property, acknowledge that we have been presented with the following:

A copy of the application of M.O.E. Craft Company LLC, to establish a Microbrewery and Banquet Hall, located at 754 Randolph Ave, requiring a conditional use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant.

Address & P.I.N.: 11-28-23-42-0001 744 Randolph Ave

Record Owner: Stepping Stones Supportive Services LLC

Signature: Collan D. Crawford

Date: 3-9-18

City of Saint Paul

Consent of Adjoining Property Owners for a Conditional Use Permit

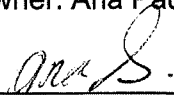
We, the undersigned, owners of the property within 100' feet of the subject property, acknowledge that we have been presented with the following:

A copy of the application of M.O.E. Craft Company LLC, to establish a Microbrewery and Banquet Hall, located at 754 Randolph Ave, requiring a conditional use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant.

PID & Address: 11-28-23-41-0020 - 489 Bay St

Record Owner: Ana Paula Salvador

Signature: 

Date: 3-08-18

City of Saint Paul

Consent of Adjoining Property Owners for a Conditional Use Permit

We, the undersigned, owners of the property within 100' feet of the subject property, acknowledge that we have been presented with the following:

A copy of the application of M.O.E. Craft Company LLC, to establish a Microbrewery and Banquet Hall, located at 754 Randolph Ave, requiring a conditional use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant.

Address: 768 Randolph Ave

Record Owner: Rakhi Nikhanj

Signature: 

Date: 5/1/2018

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A CONDITIONAL
USE PERMIT OR A NONCONFORMING USE
PERMIT

STATE OF MINNESOTA)

:SS

COUNTY OF RAMSEY)

The petitioner, Travis Temke, being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition; the consent petition contains signatures of owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition; and the consent petition was signed by each said owner and the signatures are the true and correct signatures of each and all of the parties so described.

Temke

8/27/18

Temke

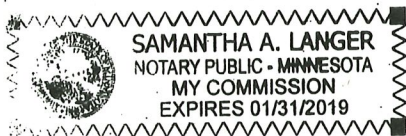
NAME

836 Ottawa Ave St. Paul

ADDRESS

763-350-4257

TELEPHONE NUMBER

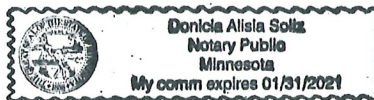


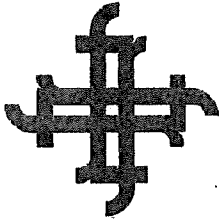
Samantha Langer
8/27/18

Subscribed and sworn to before me this

20th day of August, 2018.

Donicia A. Soliz
NOTARY PUBLIC





West 7th/Fort Road Federation
974 West 7th Street
Saint Paul, Minnesota 55102

651-298-5599
FortRoadFederation.org

May 17, 2018

Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102

Subject: 754 Randolph Avenue - Conditional Use Permit

To: City of Saint Paul Planning Commission

The West 7th Street / Fort Road Federation (Planning District Council 9) Board of Directors supports Mr. Temke's Conditional Use Permit for "Reuse of large structures" at 754 Randolph Avenue, but with many concerns that we would expect to address in the future if the project moves forward.

Mr. Temke presented to our Board on his concept for the site, including a brewery, coffee shop, restaurant, and second floor banquet hall. Board members have also heard from several neighbors with concerns, by phone, email, at the meeting, and at an informal neighbor meeting about the proposal. These concerns focus around:

- Safety of small children in the daycare parking lot: there have been several "near misses" in that lot even without the increased cars and traffic that the Fire Station #10 business would bring;
- Increased traffic and parking: This is a significant concern with the area neighbors given the proposed capacity of the brewery/coffee shop/restaurant as well as the banquet hall;
- Increased noise of patrons: the proposed patio in particular has neighbors concerned about increased noise in the area and an early closing of the patio would be desired;
- The smell of brewing: while Mr. Temke has assured neighbors that any smell from the brewing would be minimal and infrequent, this remains a concern for some neighbors;

- Electricity grid capacity: there is an issue with the grid in this area and there are concerns of how/if the grid can be upgraded to accommodate the businesses;
- Delivery trucks: neighbors expressed concern about delivery trucks parking on Randolph;

Mr. Temke is aware of the concerns expressed and we encourage him to continue to work with the neighborhood to address these issues and concerns as the project progresses.

If you have any questions, please contact Emily Northey, Executive Director, at 651.298.5599 or emily@fortroadfederation.org.

Sincerely,

Denise Wickiser

Denise Wickiser
1st Vice President

CC: Councilmember Noecker
Travis Temke, Developer
Ross Currier, Planning and Economic Development

From: Alicia Valenti [<mailto:alicianvalenti@gmail.com>]

Sent: Wednesday, September 05, 2018 4:22 PM

To: Dadlez, Kady (CI-StPaul)

Subject: Randolph Fire Station Brewery

Hi Kady,

I hope all is well at PED! I'm writing in support of the brewery proposed for the Randolph fire station. I think it would be a fantastic economic driver for the neighborhood, and as a beer aficionado I'm always happy to check out a new brewery and the surrounding restaurants, retail, etc. This will be an amenity for the neighborhood and I think it's a great use of that space.

P.S. Tell Ross I said hi!

Best,
Alicia

--

Alicia Valenti
1939 Marshall Avenue
Saint Paul, MN
850.517.7184

From: Nate Houge [<mailto:nate@brakebread.com>]
Sent: Wednesday, September 05, 2018 6:43 PM
To: Dadlez, Kady (CI-StPaul)
Cc: travistemke@gmail.com
Subject: In favor of Travis Temke's project.

Hi Kady,

A neighbor mentioned to me recently that there's some scuttlebutt around whether or not Travis Temke's project in the old fire station on Randolph is a good idea. As a neighbor that lives 4 blocks away from it and a business owner with a business 3 blocks away from it I just want to give my whole hearted support of this project. St. Paul is ripe for this sort of development. It's stinking hard work to open a business in this town and if we can't give locals like Travis all the help we can we'll end up with more out of town imports and heartless franchises moving in. St. Paul is a great city and projects like this tend to its soul.

Thanks for your work in making St. Small rad. Keep it up.

--

Nate Houge - owner, baker, ideamaker
Brake Bread - Naturally Leavened, Community Supported
1174 7th St. W. St. Paul MN 55102
brakebread.com
651.300.9136
[insta](#) / [fb](#)

DeGrado, Alena (CI-StPaul)

From: Nathaniel M Hood <nmhood@gmail.com>
Sent: Wednesday, September 05, 2018 3:00 PM
To: DeGrado, Alena (CI-StPaul)
Subject: Fwd: Support for 754 Randolph Avenue - Fire Engine House No. 10 Project | Conditional Use Permit (File # 18-098-346)

Alena,

Please see my letter below in support of the CUP for 754 Randolph Ave (Fire Engine House No. 10 - File # 18-098-346). Let me know if you have any questions,

Regards,
Nate Hood

----- Forwarded message -----

From: **Nathaniel M Hood** <nmhood@gmail.com>
Date: Wed, Sep 5, 2018 at 2:58 PM
Subject: Support for 754 Randolph Avenue - Fire Engine House No. 10 Project | Conditional Use Permit (File # 18-098-346)

Hi Kady,

I am writing in support of the **754 Randolph Ave Project (Fire Engine House No. 10 - File # 18-098-346)**. The CUP will be to the Planning Commission next week.

This historic re-use project, which includes a micro-brewery, taproom and coffee bar, will be a welcome addition to the area. This re-use project will create a number of positive benefits for the neighborhood (and city): a new community space, local jobs, expand the city's tax base, and re-purpose a historic building.

I live in Ward 3, but spend a lot of time in the West 7th / Randolph neighborhood. I feel it will be a great addition along with other new locations; such as Mucci's, the North Garden Theater, and the redevelopment of the old Schmidt Brewery and the Keg & Case project; as well as compliment many long-time neighboring businesses.

Regards, -Nate

Nathaniel (Nate) Hood
1879 Montreal Ave
St. Paul, MN 55116

CC:
Ward 2 Office
Ward 3 Office
Ward 4 Office

From: Darin Schluender [<mailto:darin.schluender@yahoo.com>]
Sent: Wednesday, September 05, 2018 5:59 AM
To: Dadlez, Kady (CI-StPaul)
Subject: 754 Randolph

Kady,

I received notice about the meeting on 9/13 for a conditional use permit for the potential brewpub at 754 Randolph. My wife and I are unable to attend the meeting but we wanted to let the Zoning Committee that we fully support turning that former fire station into a brewpub. You may use this email as proof of our support.

Thank you,
Darin Schluender
748 James Avenue
St. Paul, MN 55102

From: Robert Morgan [<mailto:robert.g.morgan.jr@gmail.com>]

Sent: Wednesday, September 05, 2018 4:49 PM

To: Dadlez, Kady (CI-StPaul)

Subject: Support for 754 Randolph Avenue - Fire Engine House No. 10 Project | Conditional Use Permit (File # 18-098-346)

Good afternoon,

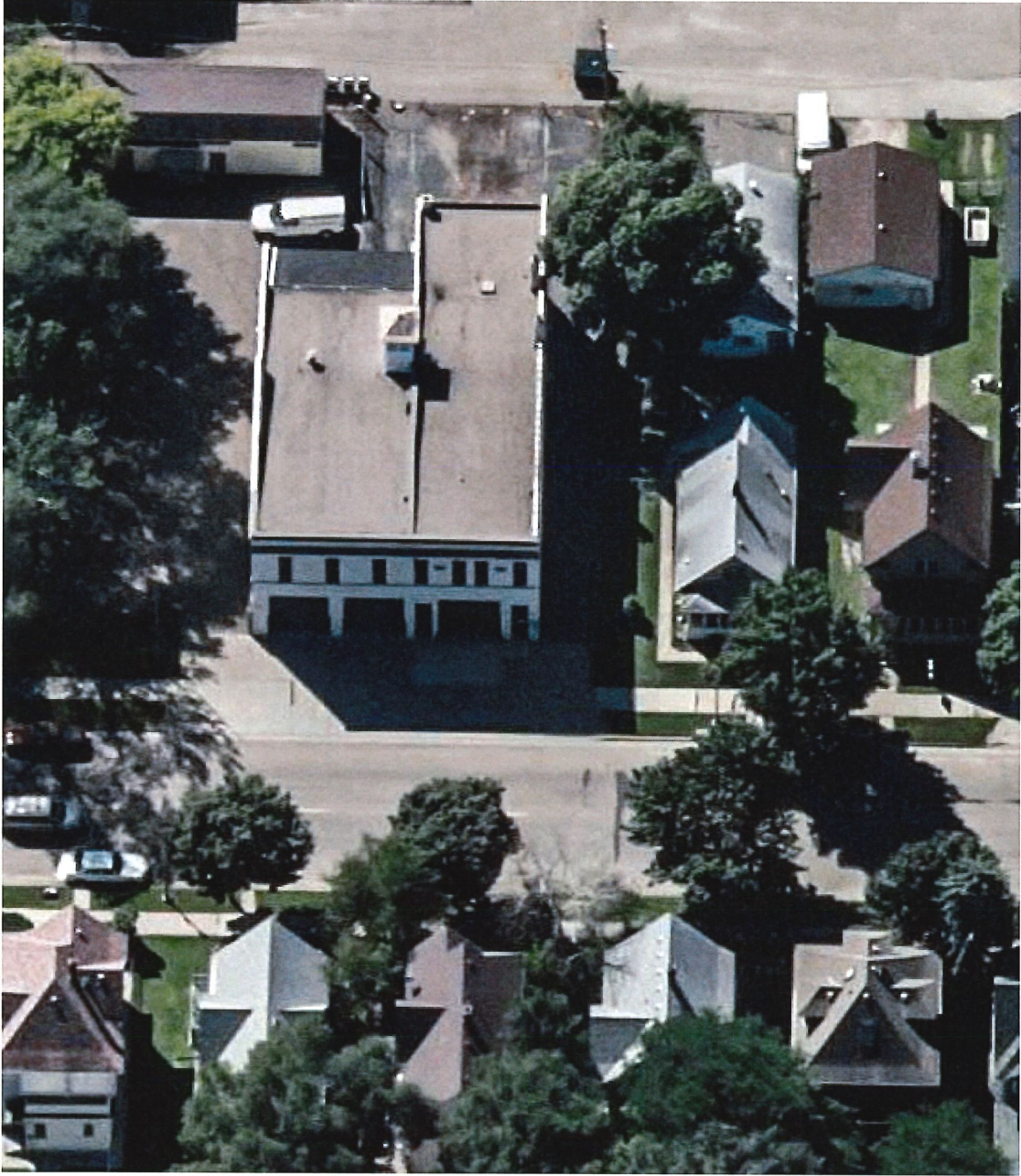
I am writing in support of the **754 Randolph Ave Project (Fire Engine House No. 10 - File # 18-098-346)**.

I moved to Ward 2 about a year ago and one of the things I love about this area is the number of options there are to get out that are within walking or biking distance to me. This historic re-use project, which I understand will include a micro-brewery, taproom and coffee bar, will be a welcome addition to the area. A re-use project such as this will create a number of positive benefits for the neighborhood (and city) including but not limited to a new community space for friends and families to meet, local jobs, expand the city's tax base, and re-purpose a historic building in a way that will bring new life to it without changing the local character.

In conclusion, I look forward to having another location for me and my friends to bike to an meet up at within St Paul and giving us yet another reason to be proud of living here.

Thank you,

Robert G Morgan
400 Spring St #308
St. Paul, MN 55102



Front of building:



East parking lot:

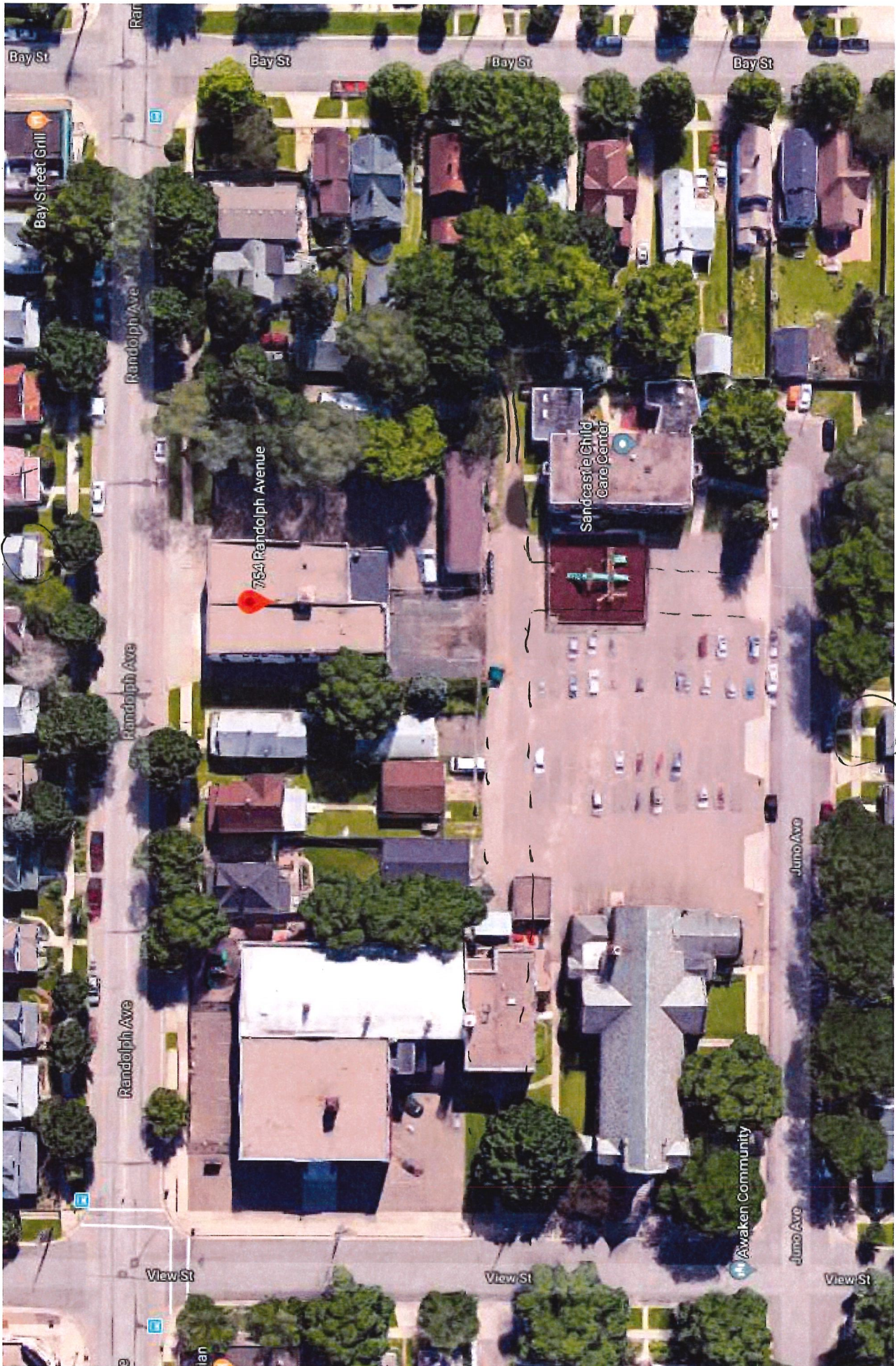


North of property (across Randolph):



Back of building:





Bay St

Bay St

Bay St

Bay St

Randolph Ave

754 Randolph Avenue

Randolph Ave

Randolph Ave

Sandcastle Child Care Center

Juno Ave

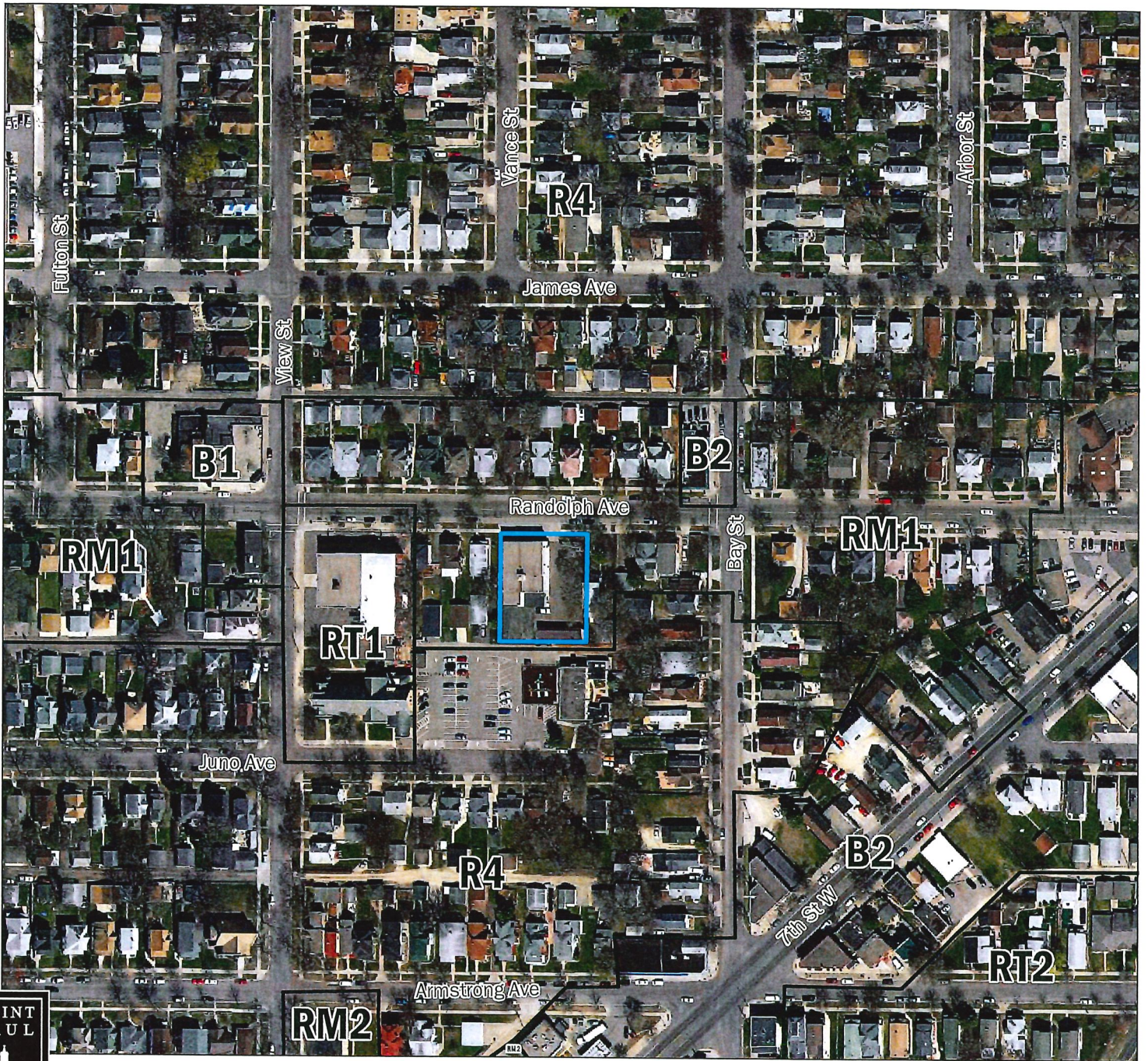
Juno Ave

View St

View St

View St

Awaken Community



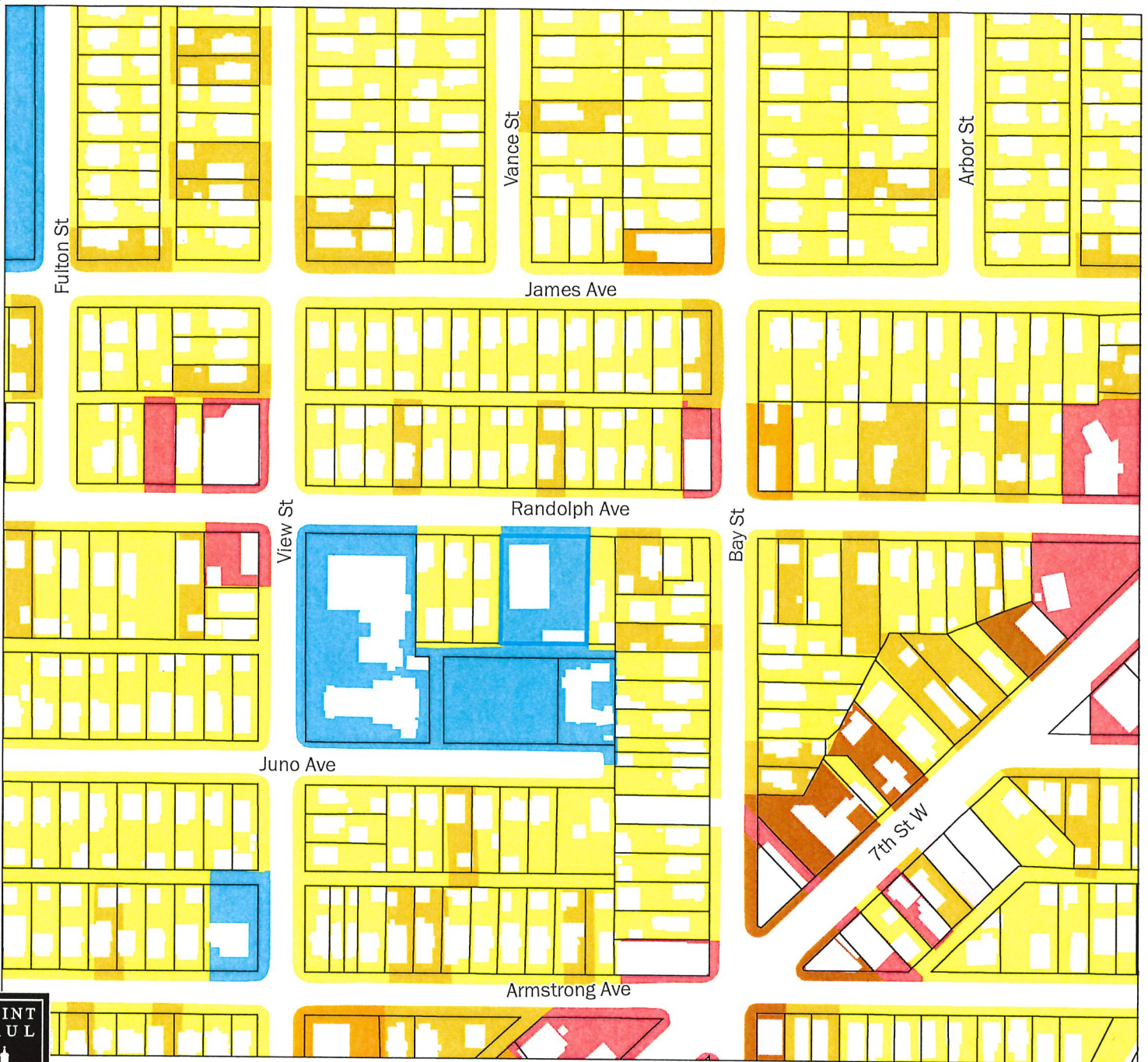
FILE #18-098346 | AERIAL MAP
Application of 754 Randolph LLC

Application Type: Conditional Use Permit
 Application Date: August 22nd, 2018
 Planning District: 9

Subject Parcel Outlined in Blue



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.



FILE #18-098346 | LAND USE MAP
Application of 754 Randolph LLC

Application Type: Conditional Use Permit
 Application Date: August 22nd, 2018
 Planning District: 9



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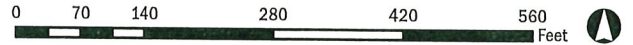
Subject Parcel Outlined in Blue

- | | | | |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Famstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |
| Single Family Attached | Mixed Use Commercial and Other | Major Highway | |
| Multifamily | Industrial and Utility | Railway | |



FILE #18-098346 | ZONING MAP
Application of 754 Randolph LLC

Application Type: Conditional Use Permit
 Application Date: August 22nd, 2018
 Planning District: 9



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Subject Parcel Outlined in Blue

RL One-Family Large Lot	RM3 Multiple-Family	BC Community Business (converted)	I3 Restricted Industrial
R1 One-Family	T1 Traditional Neighborhood	B2 Community Business	F1 River Residential
R2 One-Family	T2 Traditional Neighborhood	B3 General Business	F2 Residential Low
R3 One-Family	T3 Traditional Neighborhood	B4 Central Business	F3 Residential Mid
R4 One-Family	T3M T3 with Master Plan	B5 Central Business Service	F4 Residential High
RT1 Two-Family	T4 Traditional Neighborhood	IT Transitional Industrial	F5 Business
RT2 Townhouse	T4M T4 with Master Plan	ITM IT with Master Plan	F6 Gateway
RM1 Multiple-Family	OS Office-Service	I1 Light Industrial	VP Vehicular Parking
RM2 Multiple-Family	B1 Local Business	I2 General Industrial	PD Planned Development
			CA Capitol Area Jurisdiction