

## ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Keg and Case LLC **FILE #** 19-033-789
  2. **APPLICANT:** Keg and Case Park LLC **HEARING DATE:** May 9, 2019
  3. **TYPE OF APPLICATION:** Conditional Use Permit
  4. **LOCATION:** 928 7th St W, between Toronto Street and Webster Street
  5. **PIN & LEGAL DESCRIPTION:** 122823230137, Schmidt Brewery Addition Lot 1 Blk 1
  6. **PLANNING DISTRICT:** 9 **PRESENT ZONING:** T3
  7. **ZONING CODE REFERENCE:** §65.525; §61.501, §61.502
  8. **STAFF REPORT DATE:** May 1, 2019 **BY:** Anton Jerve
  9. **DATE RECEIVED:** April 24, 2019 **60-DAY DEADLINE FOR ACTION:**
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- A. **PURPOSE:** Conditional use permit for outdoor commercial uses
- B. **PARCEL SIZE:** 82,424 sf
- C. **EXISTING LAND USE:** Commercial
- D. **SURROUNDING LAND USE:**
  - North: Commercial (B2)
  - East: Multifamily (T3)
  - South: Industrial (T2)
  - West: Commercial (T2/B2)
- E. **ZONING CODE CITATION:** §65.525 lists conditions for outdoor commercial uses; §61.501 lists general conditions that must be met by all conditional uses; §61.502 authorizes the planning commission to modify any or all special conditions after making specified findings.
- F. **PARKING:** Zoning Code § 63.207 requires no additional parking for outdoor commercial uses.
- G. **HISTORY/DISCUSSION:** The use is associated with the ongoing redevelopment of the former Schmidt Brewery. The former brewery was locally designated the Jacob Schmidt Brewing Company Historic District in 2011. The site was rezoned from I1 to T3 in 2008.
- H. **DISTRICT COUNCIL RECOMMENDATION:** The District 9 Council had not commented by the time this report was written.
- I. **FINDINGS:**
  1. The application is to allow outdoor sales and commercial activities associated with Keg and Case, a multi-use indoor market, operating in the former "Keg House" of the Schmidt Brewery.
  2. §61.501 lists standards and conditions for outdoor commercial uses that are not in the public right-of-way:
    - (a) *The use shall not conflict with required off-street parking, off-street loading and the system of pedestrian flow, and shall not obstruct building ingress and egress.* This condition is met. The use will be located on the paved plaza and landscaped area west of the building and parking lot and will not impede traffic flow.
    - (b) *For commercial outdoor uses that occupy more than ten (10) percent of the zoning lot or one thousand (1,000) square feet, whichever is less, the following apply:*
      - (1) *Except in the I2 industrial district, a conditional use permit is required.* This condition may be met with the approval of this application.
      - (2) *Approval of a site plan showing the location and layout of outdoor commercial uses on the site.* This condition may be met. The site plan has been submitted, but has not yet been approved. However, its approval is a condition of this permit.
      - (3) *Provide the zoning administrator with written contact information for the person responsible for coordinating the outdoor sales and activities and update the zoning administrator in writing within thirty (30) days should any contact information change.* This

condition is met. The outdoor sales coordinator, Nadine Schaefer, has provided contact information.

(c) *The area shall be kept free of litter.* This condition is met. The applicant has provided a litter collection plan.

3. §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. This location is identified as a Mixed-Use Corridor, a Neighborhood Center, and an Opportunity Site in the *2030 Comprehensive Plan*. In these areas, the Plan policies support a vibrant concentration of housing and commercial uses in close proximity.
- (b) *The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.* This condition is met. The use will not change ingress and egress to the site.
- (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 is consistent with the existing character of the current retail uses and activities on the property.
- (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 nature of the uses approved by this permit are temporary and confined to a limited area. There is no anticipated impact to development and improvement of surrounding properties for permitted uses.
- (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. The use will be required to meet all other applicable regulations.

J. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the conditional use permit for outdoor commercial uses subject to the following additional conditions:

- 1. Final plans approved by the Zoning Administrator for this use shall be in substantial compliance with the plan submitted and approved as part of this application.
- 2. A litter collection plan will be approved and kept on file with the Zoning Administrator.
- 3. Contact information for the manager responsible for coordinating outdoor activities shall be kept up to date and on file with the Zoning Administrator.



**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 #: 19-033789

PD=9

Fee: \_\_\_\_\_  
 Tentative Hearing Date: \_\_\_\_\_

5-9-19

122823230137

**APPLICANT**

Name Keg and Case Park LLC Email nadine@kegandcase.com  
 Address 928 W 7th Street  
 City St. Paul State MN Zip 55102 Daytime Phone 612.481.3229  
 Name of Owner (if different) Keg and Case Park LLC (Craig Cohen)  
 Contact Person (if different) Nadine Schaefer Phone 612.481.3229

**PROPERTY LOCATION**

Address/Location 928 W 7th Street  
 Legal Description \_\_\_\_\_  
 \_\_\_\_\_ Current Zoning Commercial T3  
 (attach additional sheet if necessary)

**TYPE OF PERMIT:** Application is hereby made for a Conditional Use Permit under provisions of Chapter \_\_\_\_\_, Section 65.525, Paragraph \_\_\_\_\_, 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.

The outdoor premises at Keg and Case Park will be used for Farmers Markets and other outdoor event activities. The goal is to create a vibrant hub for the community where all residents and visitors can join in for food, drink and shopping local products. Starting with the Farmers Market we would like to invite to enjoy activities at Keg and Case Park year-round.

The Farmers Market will held on private property and occupy more than 1,000 sqft on the Keg and Case premises.

The market will be held 2 days per week and accommodate between 10 to 20 vendors depending on the date.

In order to add off-street parking for the Saturday event we are in touch with the Church of St. Frances and the Bridgeview school. If it becomes necessary we are able rent one of the mentioned lots.

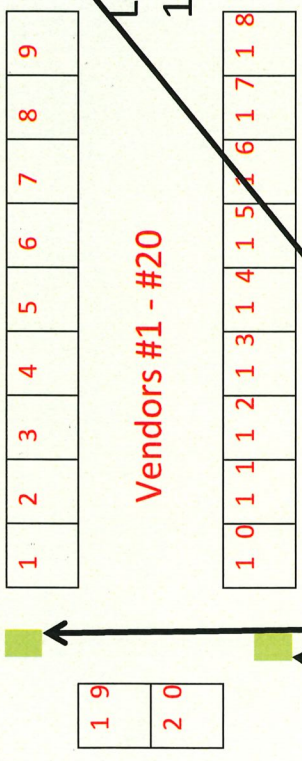
A more detailed site plan will be submitted to Zoning for review.

CK1059  
840<sup>00</sup>

Required Site Plan is attached

Applicant's Signature Nadine Schaefer Nadine Schaefer Date 04-29-19 City Agent pdcl 4-5-19

Toronto street



Lawn area  
165 x 70 ft

Paved area  
(for info stall and if vendors need paved ground)

70 ft

92 ft

165 ft

70 ft

West 5th

West Seventh street

Exit

Exit

Additional waste stations

Existing waste stations

Keg and Case Building

Waste service provider: Republic  
 Pick ups: Every Monday & every Friday  
 Separation of Organics / Recycling / Landfill



Year	Tentative dates	Event	Activity	Duration / days	Hours	Amplification	Entertainment	Vendor Sales	Alcohol		
2019	16 - 17 Mar	St. Patrick's Day Festivities	Bands from 11am to 10 pm, Irish Music, bagpipes, food & drink	2	11am - 10 pm	Yes	Folk band & dance	Yes	Yes, Irish themed drinks, full bar		
2019	From 16 May to 19 Oct	Farmers Market (Sat 9am - 2pm / Thu 2 - 7pm)	app. 20 vendors per day	46	9am - 2 pm / 2-7pm	No	Acoustic music	Yes	Yes, local beer & cider		
2019	July & August	Maker's Market (every Sunday)	app. 30 vendors	9	11am - 5pm	No	Acoustic music	Yes	Yes, local beer & cider		
2019	From 16 May to 19 Oct	Yoga in the Park (Sat morning, Yoke Fitness)	Open Air Yoga on Farmers Market Days	days included in above events	8am - 9am	Yes	Amplified Speech & Music	No	No		
2019	9-Jun	Wild Food Fandango	Chef competition; Event with local forager cuisine	1	1pm - 9:30pm	Yes	Amplified Speech & Music	Yes	Yes, Wild Food themed cocktails, full bar		
2019	Jul - Sep	Pop up Summer Biergarten	Outdoor seating to enjoy Keg and Case market foods and some local craft beer	32	11am - 10pm	Yes	Amplified Speech & Music	No	Yes, local beer (wine & cider)		
2019	July / August	Movies in the Park (every Thursday)	Open Air Screen	Thu included in FM dates	9pm - 11pm	Yes	Amplified Speech & Music	Yes	Yes, Wine & Beer		
2019	July / August	Music in the Park (Tuesday every week)	Open Air Concert	8	7 - 9pm	Yes	Amplified Music	Yes	Yes, Wine & Beer		
2019	4-Jul	4th of July Celebration	Old school American picknick	1	11am - 10pm	Yes	Amplified Music	Yes	Yes, Wine & Beer		
2019	August	Boxing & BBQ	Fitness Boxing for everybody; Show boxing competition, Food & Drink	1	12 - 5pm	Yes	Amplified Speech & DJ	Yes	Yes, Local Beer		
2019	August / September	Art Show	Local / Regional artists displaying their art	Sat included in FM dates	11am - 5pm	Yes	Amplified Music	Yes	Yes, Wine & Beer		
2019	21 - 22 Sep	Apple & Cider Festival	Apple cider tasting and apples (Duration: Sat included in FM dates; count for Sun)	2	11am - 5pm	Yes	Amplified Music	Yes	Yes, Cider & Wine		
2019	13 - 15 Sep	Oktoberfest Olympics	GAI program & extension into Park (Duration: Sat included in FM dates; count for Sun)	2	11am - 10pm	Yes	Amplified Music	Yes	Yes, local & German beer		
2019	11-Oct	Schmidt Art Crawl	Schmidt Artist Lofts	Sat included in FM dates	11am - 5pm	Yes	Amplified Music	Yes	Yes, Wine & Beer		
2019	25 - 31 Oct	Dias de los Muertos	Facepainting, Costumes, Parade, Dance	1	11am - 5pm	Yes	Amplified Music	Yes	Yes, Wine & Beer		
2019	22 Nov - 24 Dec	Full European Style Holiday Market	Holiday Market creates magical setting in the park with exciting, food, drink and gifts	33	11am - 9pm	Yes	Amplified Music	Yes	Yes, Mulled Wine & Hot Cider, Holiday Beer		
2019				138							
				days of programming, often multiple events on 1 day (Example: Afternoon Farmers Market // Evening Movies in the Park)							



# CITY OF SAINT PAUL WASTE MANAGEMENT PLAN

Please fill out the sections below completely. Submit to:  
[Kris.Hageman@ci.stpaul.mn.us](mailto:Kris.Hageman@ci.stpaul.mn.us) at least 60 days prior to the event.



## OBJECTIVES

In 2014, the City of Saint Paul City Council updated city ordinance Chapter 366 in an effort to implement and maximize waste diversion goals. These goals and initiatives were adopted because the City of Saint Paul is committed to protecting the environment and public health, reducing greenhouse gas emissions, and conserving energy and natural resources. Community events, parades, races, and public gatherings play a vital role in accomplishing these goals. The Waste Management Plan intends to aid event organizers in planning and reducing the waste generated at public events.

City Ordinance Chapter 366 requires event organizers to submit a Waste Management Plan 60 days before the event, as well as a Final Evaluation within 30 days after the event. Event organizers will be required to provide photos of trash, recycling, and/or composting stations, as well as weight tickets from commercial waste or recycling facilities (if applicable) for the Final Evaluation.

## CONTACT INFORMATION

Event: Keg and Case Farmers Market and other events

Organizer: Keg and Case Park LLC

Contact (name, email, phone): Nadine Schaefer, nadine@kegandcase.com, 612.481.3229

Event Location: Keg and Case Park Event Date(s): May 18th through Oct 19th

Estimated Attendance: 1,000 per day

Event Description: Markets and Entertainment

\_\_\_\_\_

**TRASH**

TRASH

**1. How will the trash services be arranged? Please check all of the following that apply:**

**Hired Contractor\***: Republic \_\_\_\_\_ Contact (name, email, phone): Brian, 651-455-8634

\_\_\_\_\_  
\_\_\_\_\_

**Waste Hauler**: \_\_\_\_\_ Contact (name, email, phone): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Parks & Recreation Department** Contact (name, email, phone): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**None of the above.** Our organization will be taking care of trash collection and removal for the event. We will be using:

- The containers at the venue.
- Our own/borrowed/rented containers.

**1a. Where will your organization be taking the trash for disposal?**

Processing facility: \_\_\_\_\_

Transfer station: \_\_\_\_\_

Other: \_\_\_\_\_

\* An individual or organization hired to manage ALL waste removal services (trash, recycling, and/or organics).



RECYCLING

RECYCLABLES

1. How will the recycling services be arranged? Please check all of the following that apply:

Hired Contractor: Republic Contact (name, email, phone): Brian, 651-455-8634

Recycling Hauler: Contact (name, email, phone):

Parks & Recreation Department Contact (name, email, phone):

None of the above. Our organization will be taking care of recycling removal for the event. We will be using:

- The containers at the venue.
- Our own/borrowed/rented containers.

1a. Where will your organization be taking the recyclables for disposal?

- Processing facility:
- Drop-off center:
- Other:

2. Recycling Stations

All recycling containers on site will be paired with a trash container.



**3. Please indicate the materials that you anticipate will be GENERATED during the event:**

- Beverage containers (aluminum cans, plastic and/or glass bottles)
- Paper (flyers, signs, banners, clean pizza boxes)
- Cardboard
- Metal (steel food cans, clean tin foil and trays)
- Plastic (cups, tubs, containers)
- Plastic (food packaging, plastic bags, plastic film/wrap)\*
- Construction material (wood, nails, etc.)\*
- Pallets\*
- Carpet\*

**4. Please indicate each material that will be COLLECTED for recycling:**

- Beverage containers (aluminum cans, plastic and/or glass bottles)
- Paper (flyers, signs, banners, clean pizza boxes)
- Cardboard
- Metal (steel food cans, clean tin foil and trays)
- Plastic (cups, tubs, containers)
- Plastic (food packaging, plastic bags, plastic film/wrap)\*
- Construction material (wood, nails, etc.)\*
- Pallets\*
- Carpet\*

**5. Please identify specific materials handling procedures (i.e. flattening cardboard, etc.) applicable to recycling collection (if any).**

Flattening cardboard,

\* Items that can be recycled through alternative recycling programs and services.



**ORGANICS.**

- We will not be generating any organic materials at the event.
- We will be generating, but not collecting, organic materials at the event.
- We will be generating **and** collecting organic materials at the event.

If you will be collecting organic materials, please fill out the next section. If organics will not be collected at all, please move on to the Waste Auditing Procedures section.

**1. How will the organics services be arranged? Please check all of the following that apply:**

**Hired Contractor:** Republic \_\_\_\_\_ Contact (name, email, phone): Brian, 651-455-8634

\_\_\_\_\_

\_\_\_\_\_

**Organics Hauler:** \_\_\_\_\_ Contact (name, email, phone): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**None of the above.** Our organization will be taking care of organics removal for the event. We will be using:

Our own/borrowed/rented containers.

Other: \_\_\_\_\_

**1a. Where will your organization be taking the organic materials for disposal?**

Drop-off site: \_\_\_\_\_

Transfer station: \_\_\_\_\_

Other: \_\_\_\_\_

**2. Where will the organics be collected?**

**Back of House** (areas inaccessible to attendees, i.e. kitchens, prep areas, etc.)

**Front of House** (areas accessible to attendees)

**3. Organics Stations**

All organics containers on site will be paired with trash and recycling containers.

**4. Please indicate the materials that you anticipate will be GENERATED during the event:**

- Food scraps
- Food prepared on-site
- Catered food
- Uncoated BPI- or Cedar Grove-certified paper plates & bowls
- Non-recyclable papers (e.g. napkins, soiled pizza boxes)
- Compostable cutlery & cups
- Grease/Cooking Oil

**5. Please indicate each material that will be COLLECTED at the event:**

- Food scraps
- Food prepared on-site
- Catered food
- Uncoated BPI- or Cedar Grove-certified paper plates & bowls
- Non-recyclable papers (e.g. napkins, soiled pizza boxes)
- Compostable cutlery & cups
- Grease/Cooking Oil

**6. Please identify specific materials handling procedures relevant to organics collection (if any).**

All food vendors have only compostable to-go wares.

**WASTE AUDITING PROCEDURES**

*Please explain how your organization plans to prevent contamination of recyclable and/or compostable materials at the event.*

- Signs/labels/clearly-marked containers
- Volunteers monitoring recycling, trash, and composting stations
- Volunteers educating attendees on proper item disposal
- Other: \_\_\_\_\_

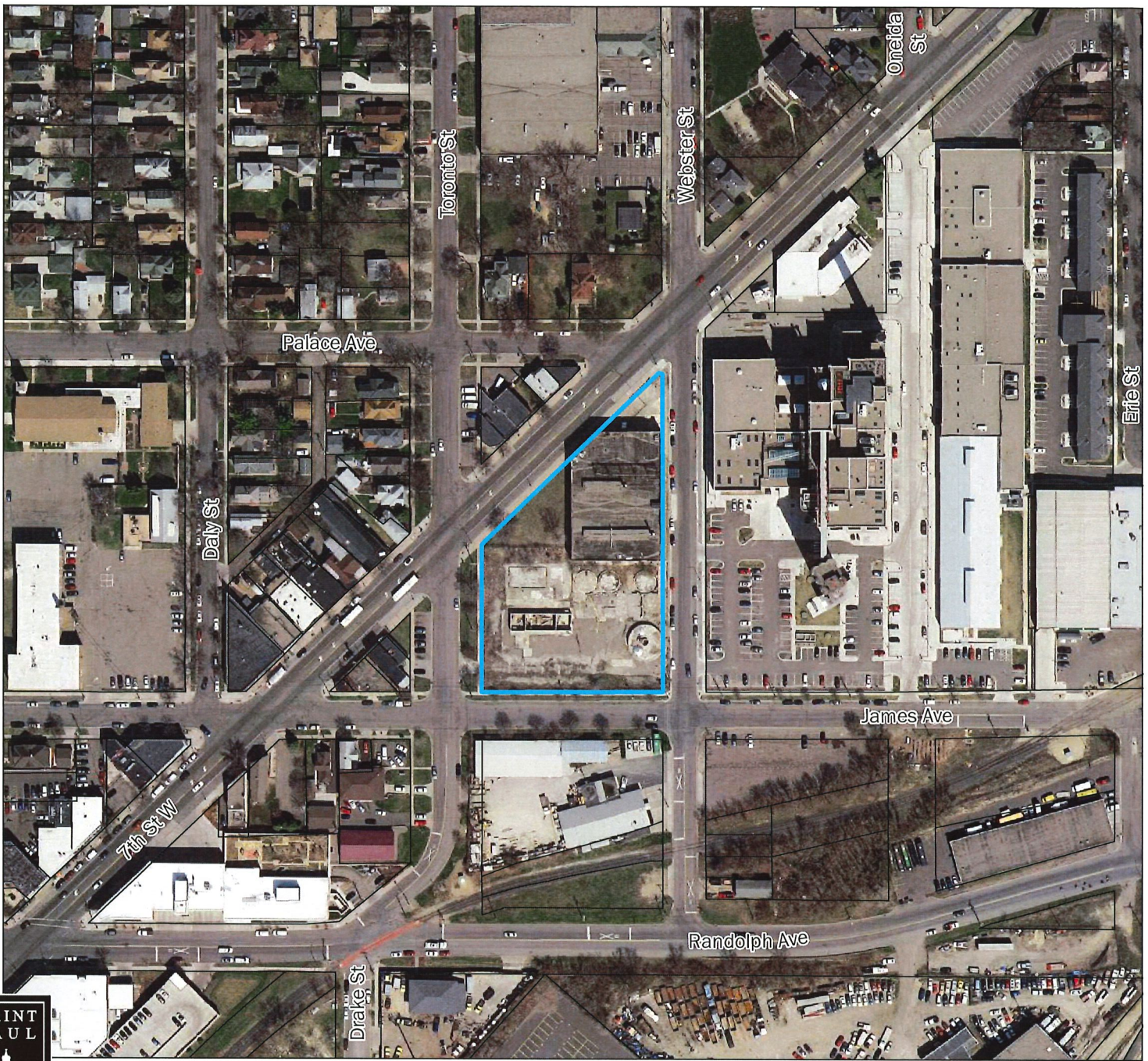
**INCLUDE A SITE PLAN MAP**

*Please attach a site map that visually identifies the number and locations of your recycling, trash, and/or composting stations.*

**ADDITIONAL INFORMATION**

*Please indicate any additional information or assistance (if any) requested from the City of Saint Paul. If you have further questions, please contact Aubrey Fonfara, at 651-266-6130, or [Aubrey.Fonfara@ci.stpaul.mn.us](mailto:Aubrey.Fonfara@ci.stpaul.mn.us).*





FILE #19-033789 | AERIAL MAP  
**Application of Keg and Case LLC**

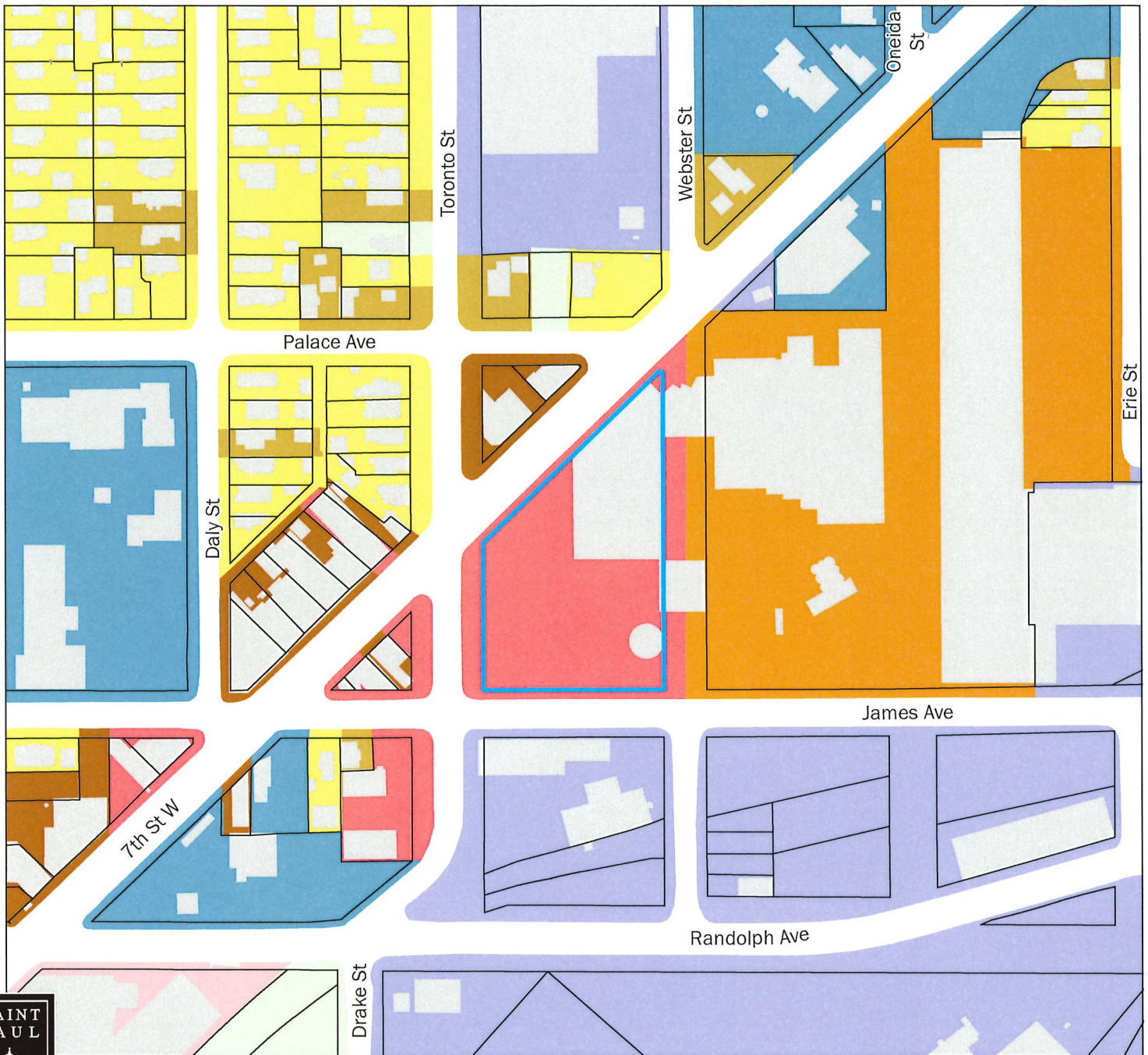
Application Type: CUP  
Application Date: April 24, 2019  
Planning District: 9

**Subject Parcel Outlined in Blue**



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FILE #19-033789 | LAND USE MAP  
**Application of Keg and Case LLC**

Application Type: CUP  
 Application Date: April 24, 2019  
 Planning District: 9

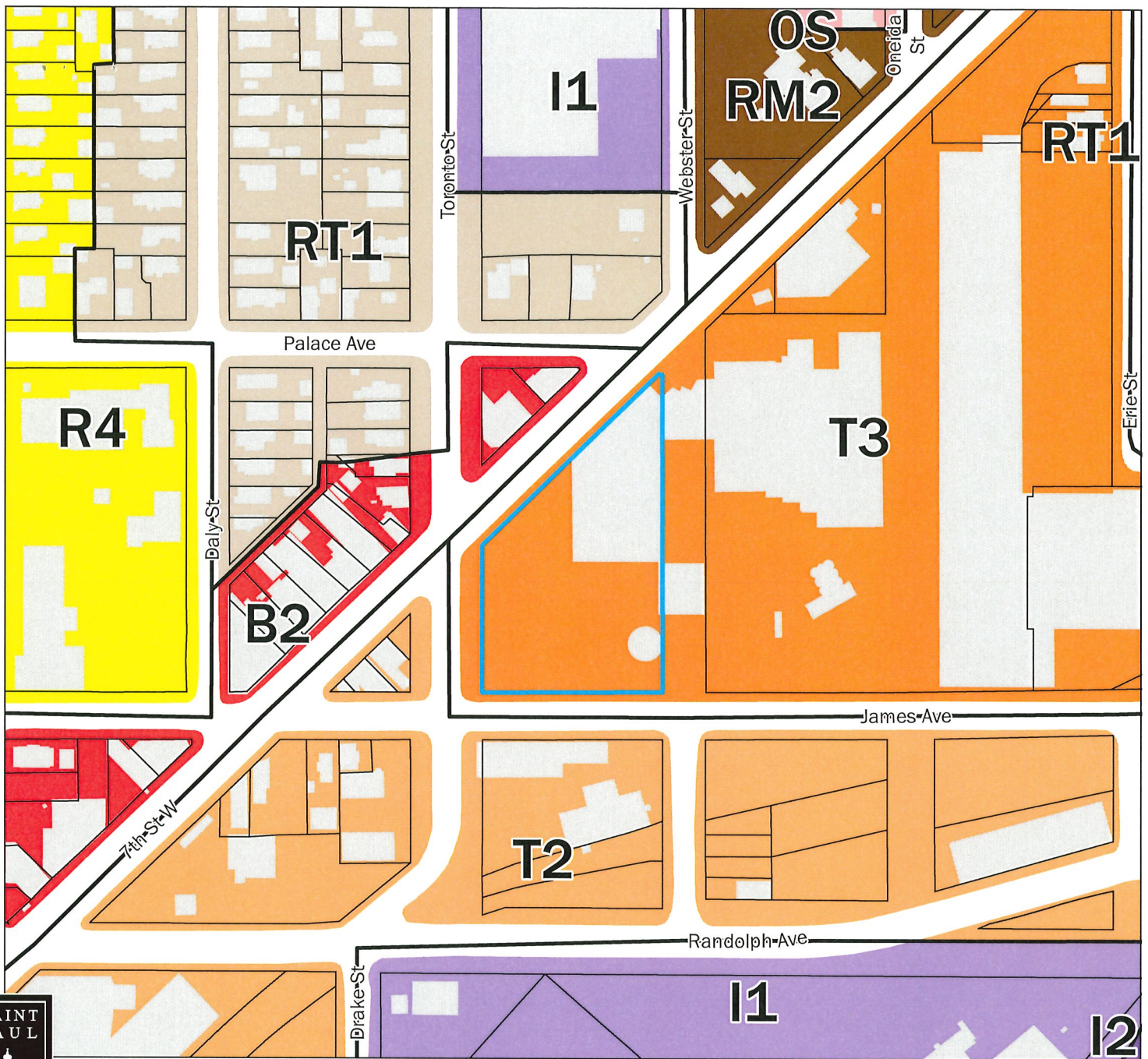


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**Subject Parcel Outlined in Blue**

- |                           |                                |                                |              |
|---------------------------|--------------------------------|--------------------------------|--------------|
| Farmstead                 | 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 #19-033789 | ZONING MAP  
**Application of Keg and Case LLC**

Application Type: CUP  
 Application Date: April 24, 2019  
 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