

**Smith, Mei-Ling C.**

CPC item #3

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**From:** Laurie Foster <Fosterfamilymn@comcast.net>  
**Sent:** Tuesday, September 01, 2015 6:05 PM  
**To:** Palmisano, Linea  
**Subject:** 43rd and Upton

Hi Linea,

I am writing to let you know I oppose the end run around the small area plan. I am a big fan of the process given all the work that went into the plan and the neighborhood's expressed preference for a limit of 3 stories and a 42' and the building should meet the criteria proposed and agreed upon scale.

Thanks,  
Laurie Foster  
4116 Washburn Ave. S.

**Smith, Mei-Ling C.**

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**From:** lynnecaron@gmail.com on behalf of Lynne Olson <olynne@msn.com>  
**Sent:** Tuesday, September 01, 2015 6:25 PM  
**To:** Palmisano, Linea  
**Subject:** Development at 43rd & Upton,

This is an issue close to many people's heart, so please honor the neighborhood's wishes for development that is consistent with the existing historical character of downtown Linden Hills.

I have enjoyed this neighborhood for many years, please listen to the residents.

Thank you,

Lynne Olson

**Smith, Mei-Ling C.**

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**From:** davealampi@gmail.com on behalf of Dave Alampi <davealampi@gmail.com>  
**Sent:** Tuesday, September 01, 2015 8:19 PM  
**To:** Palmisano, Linea  
**Subject:** Fwd: Help Preserve the Character of Downtown Linden Hills

Hi Linea,

I sent you a note on June 7 about my support for the proposed development on 43rd and Upton so I won't reiterate all my points other than to say there are a large number of Linden Hills residents that are either neutral or in favor of such a development.

My only request is that you seek an objective and broad-based view from all Linden Hills residents and not be swayed by a very vocal group that has mounted a strong marketing campaign, causing people like me to feel guilty about voicing my opinion.

Thanks for listening.

Best Regards,  
Dave Alampi

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

**From:** **Concerned Residents of Linden Hills** <infolhpetition2015@gmail.com>  
**Date:** Tue, Sep 1, 2015 at 5:41 PM  
**Subject:** Help Preserve the Character of Downtown Linden Hills  
**To:** [davealampi@gmail.com](mailto:davealampi@gmail.com)



Dear Neighbors,

The proposed development for 43rd & Upton would drive a 4-story stake into the heart of the village, **setting a precedent** that the City can use to justify more oversized and out-of-character buildings in our downtown business district.

The proposed building is **inconsistent with the Linden Hills Small Area Plan** and is out of scale and character with surrounding uses. During the small area planning process (2012-2013), 75% of Linden Hills residents voiced a clear

**Smith, Mei-Ling C.**

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**From:** stuart cone <stuartcone@hotmail.com>  
**Sent:** Tuesday, September 01, 2015 9:04 PM  
**To:** Palmisano, Linea  
**Subject:** 43rd and Upton

Dear Linea,

As a 25 year resident of Linden Hills (and taxpayer!) who is not opposed to development, please work to allow projects which will enhance our neighborhood in terms of scale and the use of "in-character" materials. Based on the images I've seen, the current proposal may be appropriate for Uptown or "hip" neighborhoods, but not for Linden Hills.

Thank you,

Stuart Cone

[stuartcone@hotmail.com](mailto:stuartcone@hotmail.com)

**Smith, Mei-Ling C.**

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**From:** Donna Mayotte <draemayo@yahoo.com>  
**Sent:** Tuesday, September 01, 2015 9:43 PM  
**To:** Palmisano, Linea  
**Subject:** Linden Hills development

Dear Ms Palmisano,

No doubt you're aware of the developer plans for the Linden Hills corner at 44th & Upton. You know neighbors have met and compiled a small area plan for our neighborhood.. The developer's proposed plan in no way acknowledges, must less respects, our very clear concerns about the the oversized building that's planned for the site. I sincerely hope you will continue to support the great majority of your constituents who are protesting the this plan. It's true, the area could benefit from sprucing up; however, we're simply not desirous of radically changing the character of that corner.

**Smith, Mei-Ling C.**

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**From:** Schultz, Brenda <brenda.schultz@medtronic.com>  
**Sent:** Wednesday, September 02, 2015 10:49 AM  
**To:** Palmisano, Linea  
**Subject:** Conditional Use Permit for Linden Hills - Please Deny

Linea,  
Please work to obtain denial of the Conditional Use Permit for the multi-use building on 43<sup>rd</sup> and Upton. And to approve a new building that is in within the current zoning regulations.

Large scale is not what we need in Linden Hills – the proposed development is out of scale and out of character for our beautiful neighborhood.

All my best,  
Brenda

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**Brenda K. Schultz, RN MBA | Sr. Principal, Strategic Alliance Management**  
Medtronic Neuromodulation | 7000 Central Avenue NE | Minneapolis, MN 55432  
phone: 763.526.8049 cell: 612.839.2082 | email: [brenda.schultz@medtronic.com](mailto:brenda.schultz@medtronic.com)

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<http://emaildisclaimer.medtronic.com>

**Smith, Mei-Ling C.**

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**From:** rwn5@cornell.edu  
**Sent:** Wednesday, September 02, 2015 11:09 AM  
**To:** Palmisano, Linea  
**Cc:** Wifey's email  
**Subject:** Linden Hills development

Dear Linea,

I oppose the conditional use permit for 43rd and Upton. I want to preserve the character of Linden Hills and its development in a way that is consistent with the scale of the existing buildings there.

Thank you,

Robert Nichols

4600 Xerxes Ave South

**Smith, Mei-Ling C.**

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**From:** Claudia Nanninga <CNanninga@gmx.de>  
**Sent:** Wednesday, September 02, 2015 1:10 PM  
**To:** Palmisano, Linea  
**Subject:** Downtown Linden Hills

Dear Ms. Palmisano,

I am concerned citizen of Linden Hills. I just learned that - again - a developer is trying to create a 4-story building at the corner of 43rd and Upton Ave S. As you know, the height of the building is inconsistent with the Linden Hills Small Area Plan. So I would kindly like to ask you to please honor the neighborhood's wishes for development in scale and consistent with the existing historical character of downtown Linden Hills.

Sincerely,

Claudia Nanninga

**Smith, Mei-Ling C.**

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**From:** Walter Pitt <walterpittcompany@earthlink.net>  
**Sent:** Wednesday, September 02, 2015 1:57 PM  
**To:** Palmisano, Linea  
**Cc:** Michelle Bruch  
**Subject:** Re: Petition and the non-disclosed INTERNAL CPED "SUMMARY FOR LEADERSHIP"  
**Attachments:** Screen Shot 2015-09-02 at 12.12.55 PM.png; ATT00001.htm; Linden Hills Small Area Plan Briefing .pdf; ATT00002.htm; Summary of Communication with Ward 13 office regarding the Linden Hills Small Area Plan 2.pdf; ATT00003.htm

Linea,

Thanks for coming to Linden Hills last night and speaking last night.

At the present sent time their are 239 signatures with comments against the CUP for the 43rd and Upton. Here is one example.

## **Summary of Communication with Ward 13 office regarding the Linden Hills Small Area Plan.**

Prepared by Brian Schaffer  
December 10, 2013

Jennifer Swanson is CM Hodges Aide. She and I spoke weekly, if not daily, on the Linden Hills Small Area Plan. Conversations were by phone and email. She attended all the steering committee and LHiNC Board meetings where the plan was discussed. She received every iteration of the evolving plan guidance including:

- First Draft of small area plan, before 45-day public comment
- Draft of small area plan for 45-day public comment period
- October 23 CPED proposal to steering committee regarding building & site design
- Details of various conversations with steering committee and CPED regarding building height and length between October 23<sup>rd</sup> and November 19<sup>th</sup>
- Final Draft of small area plan dated November 19<sup>th</sup>

There was never a clear statement by Jennifer on the CM's behalf about any of the recommendations. There were several conversations between Jennifer and me where we discussed the building & site design recommendations as they evolved from October 21<sup>st</sup> to November 26<sup>th</sup>. We discussed the need to accommodate 4 story development and the iterations on foot height guidance that was being considered for the plan. While, no specific statements were discussed, no issues or concerns with the direction of the plan were voiced either.

I heard the councilmember's position on the small area plan for the first time in conversation presented by CM Goodman in the December 9, 2013 Z& Pm meeting.

The following is more information on conversations with Jennifer in the past week:

- Jennifer and I discussed the misinformation that was being disseminated in the public over the weekend of December 1<sup>st</sup>. On Monday December 2<sup>nd</sup>, I provided her with more information to inform responses to that misinformation.
- Tuesday December 3, 2013 we discussed the CPC recommendations from the previous night's meeting
- December 5, 2013 I provided Jennifer information regarding the CPED response to the CPC questions (you have a copy of this material in your packet)
- December 6, 2013 received two emails from Jennifer looking to help inform a statement about the guidance of the plan and its implementation in any future rezoning study. I followed up with a phone

call as I was out of the office. I told Jennifer I would provide her with a better response to her questions in an email on Saturday December 7<sup>th</sup>

- December 7<sup>th</sup> email to Jennifer Swanson. Provided a response to the rezoning statement as well as provided potential language to use for an amendment to the plan. This was in response to her questions on Friday December 6<sup>th</sup>. The draft amendment language that was provided to Jennifer was used by CM Hodges in her amendment request on December 9, 2013 at Z&P

**72. Robert Frey** from Minneapolis, MN signed this petition on Aug 10, 2010.

Residents of this ward have clearly indicated their overwhelming opposition to the proposed building project at 43rd & Upton. It really feels like neighbors were, at best, ignored and, at worst, "hoodwinked." We attended the downtown meetings, the Dwyer project was, in short, denied, and we followed Betsy's advice to create a Small Neighborhood Plan. Now, Linnea and Betsy seem to suggest the Plan does not- and / or cannot- achieve the very goal(s) which led to its formation. The very goals Betsy advised would and should be accomplished through such a plan!?! I am a lawyer and a teacher and a musician and, along with my wife and son, a resident of this ward. I teach a course in Urban studies and am well acquainted with- and in favor of- New Urbanist / Smart Growth ideas, including the value and efficiency of urban density. However... Respecting the community voice is equally, if not more important and, quite frankly, this density will not be achieved w/ small projects that destroy neighborhood's character for the sake of but a few more units / feet. Please listen to the majority of your constituents and honor your role in our representative democracy rather than continue to cater to the interests of builders and developers. RF

**Smith, Mei-Ling C.**

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**From:** Ziring, Emily on behalf of Palmisano, Linea  
**Sent:** Wednesday, September 02, 2015 12:20 PM  
**To:** Smith, Mei-Ling C.  
**Subject:** FW: Proposed Development for 43rd & Upton

**From:** Charles Nyberg [<mailto:charles.nyberg@gmail.com>]  
**Sent:** Wednesday, September 02, 2015 12:01 PM  
**To:** Palmisano, Linea  
**Subject:** Proposed Development for 43rd & Upton

I am strongly against this proposed building and wish the plan to be terminated along with all future plans of the sort.

Thank you,

Charles Nyberg

**Smith, Mei-Ling C.**

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**From:** Claudia Nanninga <CNanninga@gmx.de>  
**Sent:** Wednesday, September 02, 2015 1:10 PM  
**To:** Palmisano, Linea  
**Subject:** Downtown Linden Hills

Dear Ms. Palmisano,

I am concerned citizen of Linden Hills. I just learned that - again - a developer is trying to create a 4-story building at the corner of 43rd and Upton Ave S. As you know, the height of the building is inconsistent with the Linden Hills Small Area Plan. So I would kindly like to ask you to please honor the neighborhood's wishes for development in scale and consistent with the existing historical character of downtown Linden Hills.

Sincerely,

Claudia Nanninga

**Smith, Mei-Ling C.**

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**From:** Walter Pitt <walterpittcompany@earthlink.net>  
**Sent:** Wednesday, September 02, 2015 6:46 PM  
**To:** Smith, Mei-Ling C.  
**Subject:** Re: SHADOW STUDY DOES NOT FOLLOW CPED CRITERIA: RE the shadow study for the 43 UPTON LLC proposal

Mei Ling,  
Please excuse me, but is this some kind of joke?

Isn't the point of a shadow study requirement to show the Extent of the Shadowing of the Applicants building?

**They now have graphic shadows emanating from every building!**

**The subject is the applicants building, which the applicant knows the height of so they should be able to create inaccurate shadow,**  
**They do not know the heights of the other buildings, those shadow representations are completely bogus.** Those numerous bogus building shadows, also merge into and make the outline of the subject shadow, indiscernible (not viewable).

And again from my previous email:

**The extent of the shadows of the applicants building is not shown.**  
**The subject shadow, now in 4 frames, fills to the edge of the frame and is cut off as to its length.**

The individuals who are working this graphics program obviously don't have any heights of other buildings accurately inputed,  
It appears that they are using rudimentary 3-D wire frames to represent stock building types, without any verifiable and accurate data on dimensions or heights.

Apparently they do not know how to show the shadow of a single building using their graphics software;  
Or adjust their program setting to increase the FIELD OF VIEW in order to take in the total extent of the shadow impact.

Thanks for trying.  
Walt Pitt

On Sep 1, 2015, at 10:29 AM, Smith, Mei-Ling C. <[Mei-Ling.Smith@minneapolismn.gov](mailto:Mei-Ling.Smith@minneapolismn.gov)> wrote:

Good morning, Mr. Pitt,

The project architect has completed additional studies (attached) to address your concerns. These will be included in the Commissioners' packets, as well.

## **Smith, Mei-Ling C.**

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**From:** Ziring, Emily  
**Sent:** Thursday, September 03, 2015 10:10 AM  
**To:** Smith, Mei-Ling C.  
**Subject:** 43rd & Upton voicemail

For the record.

Bill Arimond  
612-920-5228  
4304 Abbott Ave S  
Has concerns about the development  
Please support neighbors and vote against

Emily Ziring  
Senior Policy Aide to Council Member Linea Palmisano  
City of Minneapolis, 13<sup>th</sup> Ward  
phone: 612-673-3199

Subscribe to 13<sup>th</sup> ward newsletters & updates [here](#).

**Smith, Mei-Ling C.**

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**From:** Thomas Keith <tomk@usiwireless.com>  
**Sent:** Thursday, September 03, 2015 2:36 PM  
**To:** Palmisano, Linea  
**Subject:** Linden Hills

Dear Council Member Palmisano,

Please support the wishes of the community and deny the CUPs for the Linden Hills project. I have read the 2014 Annual Report for the Zoning Board of Adjustment. The report shows that they routinely approve variance/CUP requests about 80% of the time. If laws/regulations have exceptions made about 80% of the time, it tells me that we have problems with our system of governance. We elect Council members to develop a legal system that is consistent and accessible to all. This system of an appointed Board making arbitrary decisions should only be for exceptions and should be very rare. The Council must update the laws/regulations so they can apply to all. You cannot expect developers/buildings to be altruistic in their approach to the common good. They will constantly push all laws/regulations to the limit until they get push-back from the local government.

This is an exceptional part of Minneapolis and the growth provides resources to help grow the other parts. In my own neighborhood, I have seen examples that are legal, but do not pass the "barbershop" test. Developers of the project can make, within current regulations, a wonderful project that will be beneficial to the neighborhood and lucrative for themselves.

Respectfully,  
Tom Keith  
Linden Hills resident

**Smith, Mei-Ling C.**

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**From:** Ziring, Emily on behalf of Palmisano, Linea  
**Sent:** Thursday, September 03, 2015 3:21 PM  
**To:** Smith, Mei-Ling C.  
**Subject:** FW: LH development

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**From:** elise koonmen [<mailto:ekoonmen@hotmail.com>]  
**Sent:** Thursday, September 03, 2015 2:12 PM  
**To:** Palmisano, Linea  
**Subject:** LH development

Hi Linea,

Writing once again to voice my discontent with the proposed building at 43rd & Upton. I don't know why we, the residents of Linden Hills, continue to have the same conversation over and over when it's been made abundantly clear that this building exceeds the approved height for the area. Please - honor our wishes for development that is in scale and consistent with the existing historical character of downtown Linden Hills.

Sincerely,  
elise Koonmen  
4517 York Ave So

**Smith, Mei-Ling C.**

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**From:** Paul Knutson <paul\_knutson@hotmail.com>  
**Sent:** Thursday, September 03, 2015 6:54 PM  
**To:** Palmisano, Linea  
**Subject:** Opposed: Linden Hills Development

Linea, this is an important time for the leadership that we depend on you to exhibit.

I want you to oppose the mixed use development as presented in Linden Hills. The out of scale and out of character variances should not be allowed. They run contrary to the SAP, no matter what justification or distortion the developers use to make their case. You know that's true.

I am all in favor of developing the corner with up to three normal, non-variance stories. I would support that immediately.

I live in Linden Hills, I vote, and I influence my friends in the neighborhood who vote.

Thank you.

Regards, Paul Knutson  
4130 Upton Ave

Sent via iPhone  
415-819-762

**Smith, Mei-Ling C.**

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**From:** Ziring, Emily on behalf of Palmisano, Linea  
**Sent:** Friday, September 04, 2015 3:33 PM  
**To:** Smith, Mei-Ling C.  
**Subject:** FW: 43rd and Upton

**From:** Wes Chapman [<mailto:wfchapman@gmail.com>]  
**Sent:** Friday, September 04, 2015 12:53 PM  
**To:** Palmisano, Linea  
**Subject:** 43rd and Upton

Linea- I would like to voice my concern that the small area plan would be ignored if the 56' proposed building were allowed to go up. As a 21 year resident of Linden Hills, I would hope that you would represent us with a strong voice against this building as proposed.

I am all for development of this property but not with such a blatant slap in the face of the small area plan and the C1 zoning the lot now has.

Thanks-

Wes Chapman  
4222 Abbott Ave S  
Mpls, 55410  
612-940-3808  
[wfchapman@gmail.com](mailto:wfchapman@gmail.com)

## Smith, Mei-Ling C.

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**From:** Walter Pitt <walterpittcompany@earthlink.net>  
**Sent:** Friday, September 04, 2015 3:57 PM  
**To:** Forney, Meg; rebecca.gagnon@minneapolismn.gov; ben.gisselman@minneapolis.gov; ryan.kronzer@minneapolismn.gov; Magrino, Nick A.; john.slack@minneapolismn.gov; sam.rockwell@minneapolismn.gov; alissa.luepke-pier@minneapolismn.gov; Bender, Lisa; matthew.brown@minneapolismn.gov  
**Cc:** Smith, Mei-Ling C.; Palmisano, Linea; Thompson, Robert; Chavez, Michelle I.; Ziring, Emily; Dahler, Ken  
**Subject:** CPED'S SUMMARY FOR LEADERSHIP/ LHSAP & TMP Compliant 3 Story C-1 (I believe this document has not been shared with the PC)  
**Attachments:** Linden Hills Small Area Plan Briefing 131220.pdf; ATT00001.htm

To the Planning Committee,

This is an internal CPED document from a file called "Summary for Leadership" which the Planning Committee probably has not seen, and may help them in understanding what is actually consistent with TMP policy for density. The document is called Linden Hills Small Area Plan Briefing.

1) This document repeatedly affirms that 3 stores in the C-1 is consistent with TMP policy; And provides recently built precedent examples in MPLS.

***The CPED Project Manager had concerns over the building height in this draft of the plan, but ultimately the recommendation of the steering committee was consistent with the policies of the TMP, albeit not fully consistent with CPEDs interpretation of those policies.***  
**Brian Schaffer CPED Dec. 19, 2013**

## Linden Hills Small Area Plan: Briefing on Key Content Issues

December 19, 2013

Prepared by Brian Schaffer

### **Policy Context: Adopted City Policy Regarding Density**

The *Minneapolis Plan for Sustainable Growth* (TMP) establishes a framework for growth and density based on established land use features. **Growth Centers** such as Downtown, Basset Creek Valley and the University of Minnesota are areas we expect to see the most growth, development intensity and housing density. **Activity Centers** such as Uptown, Lyn-Lake and East Hennepin are the next intensive in development, followed by **Commercial Corridors** such as Nicollet and Hennepin Avenues. **Neighborhood Commercial Nodes** and **Community Corridors** represent the next level of development intensity- policy in the TMP calls for smaller-scale development for these land use features

Linden Hills consists of three **Neighborhood Commercial Nodes** and two **Community Corridors**.

### **Policy Context: Adopted City Policy Regarding Building Height**

The *Minneapolis Plan for Sustainable Growth* (TMP) does not set a recommended height or maximum height for new buildings within the City of Minneapolis. The height, massing, length and transitions of a new building are based on the interpretation of the policies of the TMP. Most specifically guidance around these issues sits at the crux of three major topics of policy in TMP: Housing, Land Use and Urban Design. The TMP does not weight one policy or topic of policy over the others. Together these policies need to be interpreted to shape the location, intensity and design of development in locations throughout the City.

The guidance in the *Linden Hills Small Area Plan* (LHSAP) was developed within the policy framework of the TMP. The applicable policies of the TMP are included in the LHSAP for reference and can be found in the TMP. The following is a summary of these three areas of policy.

The TMP calls for medium and high density housing in appropriate locations across the City to grow the housing supply and the population of the City. The TMP further refines appropriate locations for medium and high density housing within Linden Hills through the land use features of **Neighborhood Commercial Nodes** and **Community Corridors**. **Neighborhood Commercial Nodes** are guided for medium and high density, with medium density adjacent to the nodes to serve as a buffer to lower scale residential area. **Community Corridors** are guided for a range of low to high density<sup>1</sup> development and higher densities are promoted near **Neighborhood Commercial Nodes**. The policies about appropriate locations for density are accompanied by Urban Design policies that promote building orientation, scale, form, massing, buffering and setbacks that are appropriate with the context of the surrounding area. The TMP specifically states “smaller-scale, multi-family residential development is more appropriate along **Community Corridors** and **Neighborhood Commercial Nodes**”

The *Land Use & Intensity and Building & Site Design* sections of the LHSAP provide a thorough analysis of the past and current development patterns and building and site

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<sup>1</sup> The narrative of the TMP states a range from low to high density housing, however the specific policy language only states low and medium density housing. This one of a few locations in the TMP, our adopted policy that we are legally required to base our decisions on, that there is inconsistent guidance.

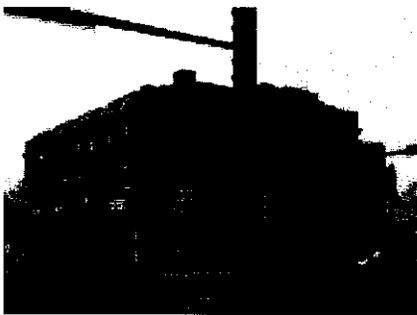
characteristics to define the context that TMP polices call for new development to be “compatible” or “appropriate” with.

**Regulatory and Recent Project Based Context Regarding Building Height:**

The regulatory framework and the recent building examples indicate that desired levels of density are achievable at three stories.

The *Zoning Code* sets a maximum height of 2.5 stories or 35 feet for the **C1 Neighborhood Commercial District**. The height of a mixed use building can be increased to 3 story and 42 feet. To have a taller building requires a Conditional Use Permit (CUP) and is not allowed as of right. Allowable base FAR is 1.7 and through two bonuses could climb to 2.38.

Several built examples of contemporary three story mixed use buildings exist in Minneapolis indicating that it is feasible to develop three story buildings at desired densities for neighborhood commercial nodes (medium density [20-50 du/acre] and high density [50 - 120 du/acre]).



4954 Xerxes Avenue S: 3 story mixed use- Medium density (36 Dwelling Units per Acre)



2803 38<sup>th</sup> Street E: 3 story mixed use- High density (70 Dwelling Units per Acre)

It should be noted that the *Zoning Ordinance* was amended this fall removing the minimum lot area (MLA) requirements in several of the zoning districts. This could now allow for more units to occupy a similar building bulk, thus allowing more density.

**LHSAP Context: Getting to the Plan’s Final Direction on Building Height**

Throughout the process of developing the LHSAP CPED staff attempted to illustrate to the steering committee and the public that compatible and appropriate building designs do not necessarily mean three story developments.

In fact, the two building examples above were discussed with both the public and the steering committee. In both groups there were concerns that these buildings lacked good design and were basically boxes that did not respond well to the context. Using the Development Advisory Group (panel of Don Gerberding of Master Development, Colleen Carey of Cornerstone Group, and Mary Bujold of Maxfield Research) we discussed that while three stories is technically feasible from a development perspective that allowing additional height would allow for additional project revenue that could allow for the more contextual designs that the steering committee and community desired.

The steering committee and the community recognized that the three neighborhood commercial nodes were not all the same. The 44<sup>th</sup> & France node did not possess traditional urban fabric from the streetcar era and was more representative of the auto-centric development patterns of the mid-century. The community was deeply connected to the traditional urban fabric of the 43<sup>rd</sup> & Upton and 44<sup>th</sup> & Beard nodes. This traditional urban fabric created a sense of place and created the physical character that was highly valued in the community. The variations in built form between the nodes created a framework to provide different guidance regarding height and massing in the 44<sup>th</sup> & France node compared with the rest of the study area. The 44<sup>th</sup> & France node also possess the most redevelopment potential.

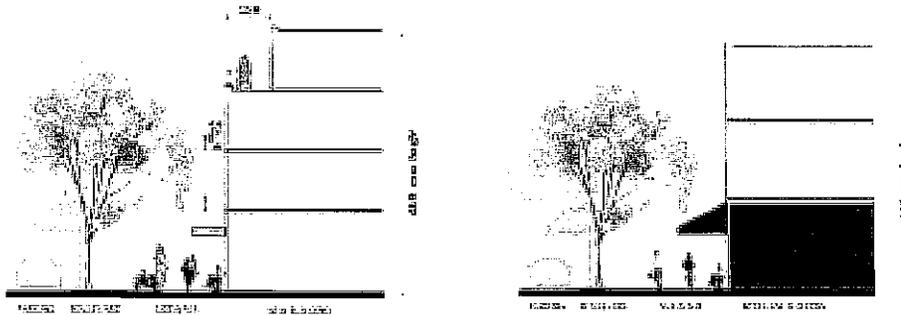
Ultimately, the concerns over building height outweighed the design considerations with the steering committee and they recommended three stories for the 43<sup>rd</sup> & Upton and 44<sup>th</sup> & Beard nodes in the 45-day public comment draft document and allowed for 4 stories in the 44<sup>th</sup> & France node.

The CPED Project Manager had concerns over the building height in this draft of the plan, but ultimately the recommendation of the steering committee was consistent with the policies of the TMP, albeit not fully consistent with CPEDs interpretation of those policies.

Comments made by the Long Range Planning, Land Use, Design & Preservation and Zoning teams, the Southwest Sector Team and the City Planning Commission (CPC) also expressed concerns over this and other elements of the plan. CPED's Project Manager provided the steering committee with these concerns in a document that summarized all the comments received during the 45-day comment period and listed potential responses to the comments. In addition, CPED introduced a proposal to achieve a fourth story while keeping buildings squatted. These materials were provided to the steering committee in advance of a steering committee meeting and reviewed extensively in that meeting.

In an attempt to achieve greater density than was recommended by the steering committee and the neighborhood, while deferring to the neighborhood's resistance to greater height, CPED proposed to allow a height of 50 feet for a four story building instead of just stating that four stories would be allowed and sticking with the current zoning code definition of 4 stories being 56 feet. This was done because it was clear that the overall building height and not necessarily the number of stories was point of most concern.

It is important to note that the CPED proposal introduced recommendations in the LHSAP that were more prescriptive than usual. The CPED Project Manager with consultation of LRP Staff, the LUDP Liaison and the Consultant team felt that this was appropriate to alleviate concerns about deficiencies in the *Zoning Code* in accomplishing the goals of the LHSAP and the TMP listed in the first section of this document. The maximum height of 56 feet was extremely problematic with the steering committee as even the tallest three and four story buildings in Linden Hills were considerably less in height - approximately 40 feet. It was discussed that a three and four story building can have very similar heights. The negotiated outcome was intended to achieve the additional density sought by CPED while alleviating concerns about height in the neighborhood.



Images from page 47 of Linden Hills Small Area Plan illustrating using the same height in feet to accomplish 3 and 4 story buildings.

The steering committee did not accept the CPED suggestion of a 50 foot height for four story buildings and looked to find the minimum height of a four story building to accomplish the expressed desire for a fourth story to achieve more density. This resulted in the 44 foot height in the final draft of the plan that was taken to the City Planning Commission.

The CPED staff report walked the CPC through the TMP policy language and identified specific concerns about the measurement of height, the feasibility of four story mixed use buildings with the 44 foot height requirement, and presented the CPC with guidance on directing changes to the plan if they had concerns with the height listed in the plan.

The language introduced by CM Goodman in the Z&P Committee meeting on December 9<sup>th</sup> was provided by the CPED project manager to CM Hodges's office on Saturday December 7<sup>th</sup> in response to a conversation with the Ward 13 policy aide on Friday December 6<sup>th</sup>. This language was developed to address the intent of the original height guidance in the plan- to encourage building heights that are less than what are defined in the Zoning Code for three and four story buildings.

**Past Context for Specifically Addressing Building Height in Small Area Plans**

Addressing building height specifically in a plan is not common, but it has been done twice in the past 12 years.

- Historic Mills District Master Plan and Update: (2001) Describes height in feet. Page 14 of plan has a height maximum in feet that does not correspond to Zoning Code's 14ft tall story height. It states 4 or 5 stories at 63 feet. In the Zoning Code four stories equals 56 ft and five stories equals 70 ft. 63 feet equals 4.5 stories
- Uptown Small Area Plan: (2008) Describes height using feet purposefully over stories, but foot recommendations equate to Zoning Code Definitions of stories. Demonstrates 4 and 5 stories are possible within 56 feet and discusses the fact that the foot height of buildings of the same number of stories can be different. See pages 74 and 78 of the plan.

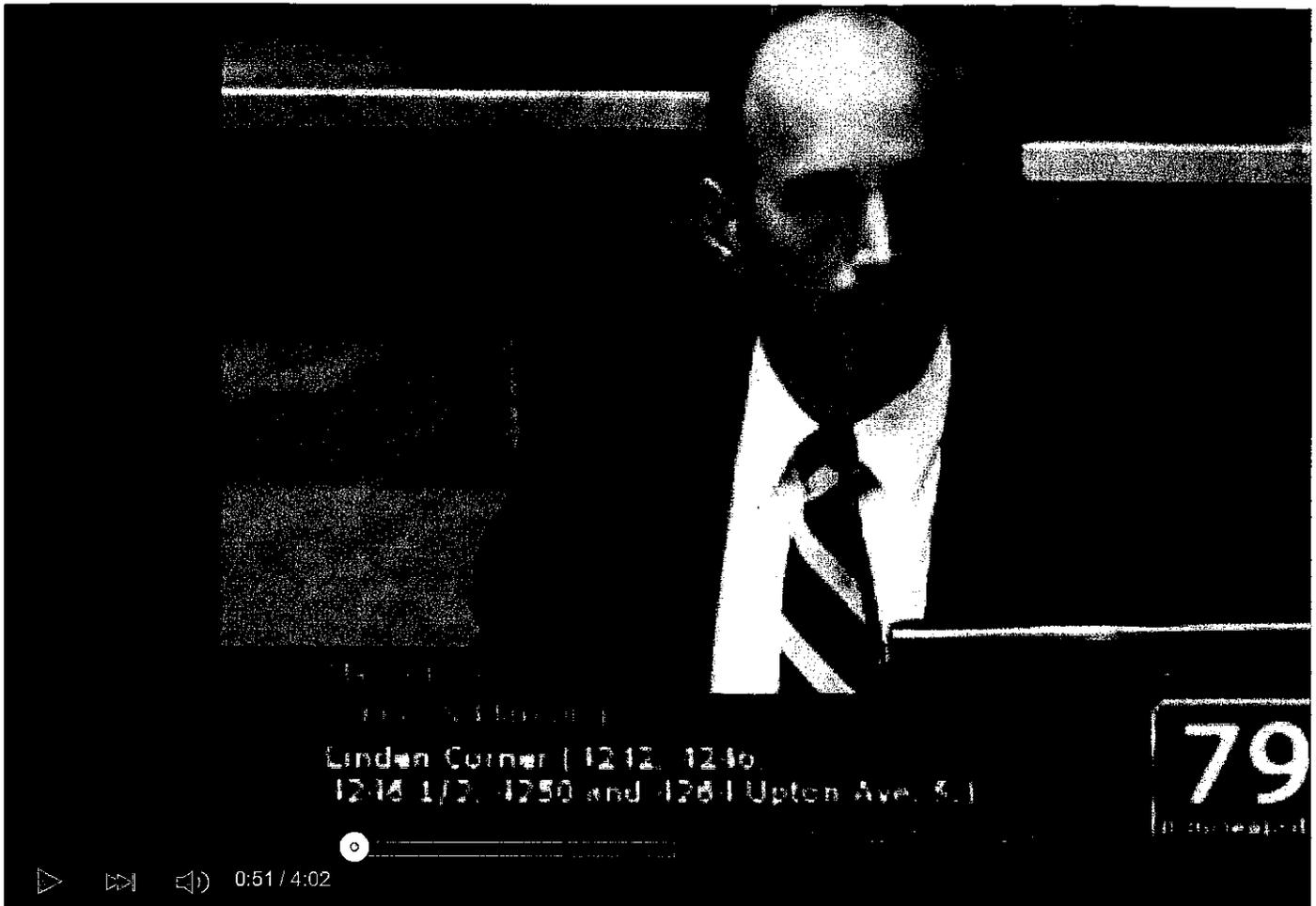
**Smith, Mei-Ling C.**

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**From:** Walter Pitt <walterpittcompany@earthlink.net>  
**Sent:** Sunday, September 06, 2015 4:32 AM  
**To:** Palmisano, Linea; Smith, Mei-Ling C.; Hodges, Betsy A.  
**Subject:** End run around Zoning, @ 56 Tallest building in C-1 in the entire City. C-2 buildings in C-1 Zones. Why are you three pushing this again?

<http://www.youtube.com/watch?v=nZx50GUUTBE>

YouTube



Linden Hills Zoning Meeting clip 01

**Smith, Mei-Ling C.**

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**From:** Colleen Kepler <colleenkepler@yahoo.com>  
**Sent:** Sunday, September 06, 2015 11:24 PM  
**To:** Smith, Mei-Ling C.  
**Subject:** Development at 43rd and Upton Linden Hills

Dear City of Minneapolis -

As a resident of Linden Hills and the City of Minneapolis, I would like to express my total support of the redevelopment of the Famous Dave's site. This city needs more density and higher tax revenue, with varied options for home ownership outside of a traditional single family home. While I preferred the plan offered by the prior developer Mark Dwyer, I support the new developer as well, and would like to see an end to the highly contentious debate that has been driven by a small very vocal minority. If a CUP for 55'/4 stories is needed, I support that. Please put it in the public record that this resident of Linden Hills is pro-development and not at all concerned about this being a precedent. Let's keep city living vibrant and desirable.

Respectfully,

Colleen Kepler

4604 Upton Avenue South

Minneapolis, MN 55410

**Smith, Mei-Ling C.**

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**From:** bayman@physics.umn.edu  
**Sent:** Monday, September 07, 2015 3:25 PM  
**To:** Palmisano, Linea  
**Subject:** The famos Dave Site

Linea, I hope you will vote against the building currently proposed for the Famous Dave site. Why have zoning regulations at all if the city plans to change them to meet the needs of every developer who asks. Surely these regulations have been developed with input from city planners. If you want to change zoning regulations put the proposed changes on the city ballot. Does our city council represent the interests of the developers not the voting public? I urge you to vote NO. Aroti Bayman.

**Smith, Mei-Ling C.**

---

**From:** neal@blackboxdesign.net  
**Sent:** Monday, September 07, 2015 8:52 PM  
**To:** Palmisano, Linea  
**Subject:** Famous Daves

Hoping that we can find the most appropriate and balanced use of this opportunity to help form the long term goals.

thank you for your service,  
neal

Black Box Design, LLC  
4316 Abbott Ave. S  
Minneapolis, MN 55410  
612-310-5358

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**Smith, Mei-Ling C.**

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**From:** Janice Dimond <ipresson50@gmail.com>  
**Sent:** Tuesday, September 08, 2015 3:52 AM  
**To:** Palmisano, Linea  
**Subject:** Massive building in Linden Hills.

I have loved the community of little shops and restaurants in Linden Hills proper. Why are you allowing a new developer to forgo the wishes of our little town to build a four story building in the place of the old Famous Dave's location?

This will start a terrible precedence in this area. Our vision is for an urban small town feel. Why are you not protecting us in that wish? What concessions have been offered to you that would have you turn your back on our plan for this community.

It is very disappointing that our elected official isn't protecting and representing us!!! We expect you to do everything in your power to see that this building is not built. Let them move to an area where that size of building is acceptable and replace Famous Dave's with a more suitable business for the area!!!

Janice Dimond

## Smith, Mei-Ling C.

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**From:** Wittenberg, Jason W.  
**Sent:** Tuesday, September 08, 2015 9:04 AM  
**To:** Smith, Mei-Ling C.; Holien, Kimberly  
**Subject:** Fwd: Linden Hills Small Area Plan SUMMARY FOR LEADERSHIP/ TMP-Compliant 3 Story C-1  
**Attachments:** Linden Hills Small Area Plan Briefing 131220.pdf; ATT00001.htm

Sent from my iPad

Begin forwarded message:

**From:** Alissa Pier <[adlpierdesign@yahoo.com](mailto:adlpierdesign@yahoo.com)>  
**Date:** September 6, 2015 at 3:15:29 PM CDT  
**To:** "Jason W. Wittenberg" <[jason.wittenberg@minneapolismn.gov](mailto:jason.wittenberg@minneapolismn.gov)>, Matt Brown <[mcb612@gmail.com](mailto:mcb612@gmail.com)>, John Slack <[john.slack@perkinswill.com](mailto:john.slack@perkinswill.com)>, "Lisa M. Kusz" <[lisa.kusz@minneapolismn.gov](mailto:lisa.kusz@minneapolismn.gov)>  
**Subject:** Fw: Linden Hills Small Area Plan SUMMARY FOR LEADERSHIP/ TMP-Compliant 3 Story C-1  
**Reply-To:** Alissa Pier <[adlpierdesign@yahoo.com](mailto:adlpierdesign@yahoo.com)>

Hi Jason, Lisa, Matt and John;

So, I am forwarding this to you, as I wanted to make sure you were aware that board members had been contacted prior to a public hearing regarding an item on an upcoming agenda.

Secondly, since this week's meeting is on a Tuesday, I will not be present, as I have a meeting in St. Paul that I am required to be at for work that evening.

I regret that I will not be present for the first meeting with the new board members.

Regards,  
Alissa D.Luepke Pier, AIA

----- Forwarded Message -----

**From:** Walter Pitt <[walterpittcompany@earthlink.net](mailto:walterpittcompany@earthlink.net)>  
**To:** [rebecca.gagnon@mpls.k12.mn.us](mailto:rebecca.gagnon@mpls.k12.mn.us); [john.slack@perkinswill.com](mailto:john.slack@perkinswill.com); [mforney@minneapolisparcs.org](mailto:mforney@minneapolisparcs.org); [mbrown@coonrapidsmn.gov](mailto:mbrown@coonrapidsmn.gov); [ben@gisselmanlaw.com](mailto:ben@gisselmanlaw.com); [samuel.rockwell@bluecrossmn.com](mailto:samuel.rockwell@bluecrossmn.com); [ADLPierDesign@yahoo.com](mailto:ADLPierDesign@yahoo.com); [ryan.kronzer@metc.state.mn.us](mailto:ryan.kronzer@metc.state.mn.us)  
**Sent:** Friday, September 4, 2015 11:32 PM  
**Subject:** Linden Hills Small Area Plan SUMMARY FOR LEADERSHIP/ TMP-Compliant 3 Story C-1

To the Planning Committee,

This is an internal CPED document from a file called "Summary for Leadership" which the Planning Committee probably has not seen,

and may help them in understanding what is actually consistent with TMP policy for density. The document is called Linden Hills Small Area Plan Briefing.

1) This document repeatedly affirms that 3 stories in the C-1 is consistent with TMP policy; And provides recently built precedent examples in MPLS.

*The CPED Project Manager had concerns over the building height in this draft of the plan, but ultimately the recommendation of the steering committee was consistent with the policies of the TMP, albeit not fully consistent with CPEDs interpretation of those policies.*  
*Brian Schaffer CPED Dec. 19, 2013*

2) The Planning Committee is legally bound to base its decisions on the TMP as written.

*From a legal perspective, those rendering a decision on land use applications can only apply existing ordinance and formally adopted policy that is currently in effect as part of the City's Comprehensive plan.*  
*Erik Nilsson, Minneapolis City Attorney Nov 27th, 2013*

*The specific TMP policy language only states low and medium density housing. This is one of a few locations in the TMP, our adopted policy, that the Planning Committee is legally required to base your decision on...*  
*Brian Schaffer CPED Dec 19th, 2013.*

*Something else that is quite important that the CPC should be told in writing and that is this:*  
*The Linden Hills SAP needs to comply with the currently adopted comp plan, not the comp plan they wish we had or even the next comp plan. They need to be told very plainly that they cannot have a policy expectation about carrying capacity and fair share of growth when our current comp. plan does not couch things in those terms and does not specific a build-to requirement.*  
*Jack Beyers/CPED Dec 2rd, 2013 Notes on Small Area Plan/Comprehensive Plan Amendment*

The assumption, that the LHSAP or the TMP directs 4 stories into C-1 zones is a "Developers Fiction" proffered by individuals that have a financial incentive to alter the present zoning, without a public rezoning process. The message to developers that they can buy a C-1 site in Linden Hills and the city will up zone it for them into more valuable C-2 parcel, is back room politics at its worst, is an egregious violation of public trust and representation. which should not be tolerated.

Base line for inclusion in the LHSAP was TMP compliance. No where in the LHSAP does it encourage C-2 heights in the C-1 zones. According to the City Attorney

including heights that are not consistent with Zoning would not be legally advisable to include in the LHSAP.

***“As you’re aware our regulations, in general have height limits that relate with certain stories in the code already, and I would be wary and I would advise council to, generally you want to be consistent, so putting a height cap with a story that does not correlate to how we calculate that would not be advisable.”***

***Erik Nilsson Minneapolis City Attorney (Dec. 9, 2013 Zoning and Planning)***

This present negligent practice of not following adopted policy of the The Minneapolis Plan, by city committees, elected and administrative officials entrusted in making land use decisions for the City of Minneapolis , must stop.

Since there is an overt conflict between the Linden Hills Small Area Plan guidance as written and a continuation of blanket approvals of Conditional Use Permits by CPED to increase the maximum height in the C-1 zone, to that of the maximum height in the C-2 zones, in Linden Hills the City has a legal obligation to resolve this conflict.

Thanking you in advance for you time and consideration.

**Walter Pitt  
Resident City of Minneapolis  
Linden Hills Neighbor  
LHINC Board Member**

**(Note: The first emails sent to the city bounced back these names, please excuse resending to new addresses, time is of the essence and the information critical in regard to your roles on the Minneapolis Planning Commission business on Sept 8th re Linden Hills.)**

## Smith, Mei-Ling C.

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**From:** Ziring, Emily  
**Sent:** Tuesday, September 08, 2015 9:18 AM  
**To:** Smith, Mei-Ling C.  
**Subject:** Call re 43rd/Upton

Tom Goodell  
Linden Hills resident  
Concerned about 43<sup>rd</sup> & Upton setting a precedent and allowing taller buildings  
Please deny CUP

Emily Ziring  
Senior Policy Aide to Council Member Linea Palmisano  
City of Minneapolis, 13<sup>th</sup> Ward  
phone: 612-673-3199

Subscribe to 13<sup>th</sup> ward newsletters & updates [here](#).

**Smith, Mei-Ling C.**

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**From:** Scott Dave <Dave.Scott@acistmedical.com>  
**Sent:** Tuesday, September 08, 2015 12:30 PM  
**To:** Palmisano, Linea; Smith, Mei-Ling C.  
**Cc:** sarahg987@hotmail.com  
**Subject:** CUP request for corner of Upton and 43rd

Ms. Palmisano and Smith,

I realize that this letter is coming in at the eleventh hour, literally, however I feel I must share with you my concern regarding the CUP requested by Clark Gassen and company. As the property owner in the only residential parcel adjacent to his plan, I am distraught at the idea that he is asking to exceed the boundaries of the zoning defined by C-1 regulations. While I support development and progress, I am asking that you either deny his CUP or request that he provide a reasonable compromise to mitigate the imposing effect of the additional height and elimination of set-backs. The purpose for his request is simply economic and only benefits him while being injurious to the value and enjoyment of those adjacent to him. If his plan is approved, there would be a building less than fifty feet away from my house and will eternally shadow my backyard limiting growth of vegetation and solar enjoyment that we currently have today, and had when I purchased the property in 2007.

While I am not trying to thwart progress, I can only appeal to you to uphold ordinances and codes that are intended to protect the community from excessive and overreaching exemptions, which, when approved, set precedent and become injurious to others for the gain of the developer.

I do not have the resources to continually fight city hall to uphold their own rules. If we are going to allow rezoning through CUP's and ignore community planning, then I have little hope that Minneapolis will retain historic neighborhoods and value that make places like Linden Hills appealing.

Regards,

Dave and Sarah Scott  
4251 Vincent Ave So. – MPLS, 55410  
952-484-4869

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The information contained in this e-mail and any attachments is confidential and may also be privileged. If you are not the named recipient please notify the sender immediately and delete it from your files. Do not disclose the contents to any other person, use it for any purpose, or store or copy the information in any medium.

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Dear Mei-Ling Smith, City Planner,

We are pleased to present you with this petition affirming this statement:

**"We, the undersigned, call upon elected and appointed Minneapolis officials to deny a conditional use permit for the proposed development at 43rd & Upton, in order to protect the character and stability of this neighborhood, and to protect the integrity of the small area planning process and promote orderly and beneficial development for all Minneapolis neighborhoods."**

Attached is a list of individuals who have added their names to this petition, as well as additional comments written by the petition signers themselves.

Sincerely,  
Concerned Citizens of Minneapolis

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Kristy collins  
Minneapolis, MN 55409  
Sep 7, 2015

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Carol Clemens  
Minneapolis, MN 55410  
Sep 7, 2015

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Corey Tutewohl  
Minneapolis, MN 55410  
Sep 7, 2015

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Kelsey Kramer Tutewohl  
Minneapolis, MN 55410  
Sep 7, 2015

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Susan Perry  
Minneapolis, MN 55410  
Sep 7, 2015

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Please, NO CUP! It is truly amazing the arrogance of the developer and architect for proposing such a building that does not fit in our neighborhood - both in scale and design. This ugly monstrosity is out of character for our quaint village. It will completely dominate the village and will change its look and feel for many years and generations. Additionally, it will set a precedence for future development. The people of Linen Hills have spoken loud and clear. Betsy, Linea, City officials - please listen.

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Jackie Harvey  
Minneapolis, MN 55410  
Sep 7, 2015

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Katey Dolezal  
Astoria, NY 11105  
Sep 7, 2015

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Why are we spending so much time and effort changing rules to suit developers? Why have zoning rules if they are essentially toothless? We need to say no to this particular building proposal, stop and rethink .

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Aroti Bayman  
Minneapolis, MN 55410  
Sep 7, 2015

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How can the 18 months and \$60,000 spent on Small Area Plan be so quickly usurped by CUP and allow this? This corner should be the essence of Linden Hills character, values & aesthetic and be a source of pride. The face and size of the proposed building would be the total opposite: and a horrible intrusive and reminder for decades to follow how government did not work, how community was ignored and how design horribly fails! Plan could in part serve the current community with resources and be inspired. Maybe even allow some affordable housing that aging current residents (and long-time neighborhood tax payers) could apply for. Maybe this should not be in the hands of private development at all. Look how that has gone! Can we, the residents, BUY-BACK the corner? Could it be a neighborhood cooperative and operate at a small profit? Ideas? As tax-payers we pay for stadiums that we can't afford a ticket to and other projects that cost millions that we never even heard of. I wish we could use our dollars in our own downtown LH to serve and symbolize us and where we live.

Terri Freeberg  
Mpls, MN 55410  
Sep 7, 2015

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Linden Hills is not 50th and France. Why does this building keep coming back around and getting uglier and uglier?

Thomas Senn  
Minneapolis, MN 55410  
Sep 7, 2015

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Dana Buchwald  
Minneapolis, MN 55410  
Sep 7, 2015

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Do not allow this building to destroy everything we cherish about Linden Hills. I had hoped to raise my own kids someday in the neighborhood where I grew up, but if this building is approved, I can honestly say I would look elsewhere. Because Linden Hills will become like any other over-developed commercial area.  
-Julia

Julia Goodell  
Minneapolis, MN 55410  
Sep 7, 2015

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Melissa Oliveri  
Minneapolis, MN 55410  
Sep 7, 2015

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Alex Lun  
Minneapolis, MN 55410  
Sep 7, 2015

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Chris Mars  
Minneapolis, MN 55410  
Sep 7, 2015

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Sally Mars  
Minneapolis, MN 55410  
Sep 7, 2015

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Please preserve the scale and character and VALUE of Linden Hills by upholding zoning regulations.

Sallie Neall  
Minneapolis MN, MN 55410  
Sep 7, 2015

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Joe Dickinson  
minneapolis, MN 55410  
Sep 7, 2015

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Karen Schleske  
Minneapolis, MN 55410  
Sep 7, 2015

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Monique Patterson  
Mpls, MN 55410  
Sep 7, 2015

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Maggie Quinlan  
Minneapolis, MN 55410  
Sep 7, 2015

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Elizabeth Hannan  
minneapolis, MN 55419  
Sep 7, 2015

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Please honor existing zoning regulations.

Rick Patterson  
Minneapolis, MN 55410  
Sep 6, 2015

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Leonard Lang  
Minneapolis, MN 55410  
Sep 6, 2015

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Barbara Babbitt  
Minneapolis, MN 55410  
Sep 6, 2015

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Please listen to us. Please honor the money and time spent by these good neighbors. Please make the developer comply. We welcome new neighbors but the building should be appropriate.

Janet Rowles  
Minneapolis, MN 55410  
Sep 6, 2015

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I supported the plan proposed by Mark Dwyer and I'm in favor of growth and change in our neighborhood. But the current proposal is a blatant disregard of the costly Small Area Plan created by both locals and professionals for the greater good of the community. And, honestly, I'm pretty angry at the angry villagers who ruined the MUCH better plan by Mark Dwyer who was doing his best to abide by the plan. I wish we could go back.

Kristin Nilsen  
Minneapolis, MN 55410  
Sep 6, 2015

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I am concerned about the process by which approval is given to developers for building within Linden Hills. The financial "needs" are not in keeping with the wishes of the residents. I pay huge property taxes and am watching the neighbourhood become engulfed with overlarge, often ugly, buildings that take up virtually all the area of the land plot and substantially impact water run off. The increasing density of the housing and removal of green space is detrimental to the nature and long established quality of life in Linden Hills. It is not ok to decimate an area in this way for what I can only call greed. "The bigger the better" - is that really the "american dream" - regardless?? The Linden Hills development at 43rd and Upton is just another case of disregard for the VALUES held by many Linden Hills residents. Please support the LHSAP that we all worked so hard for....

Barbara Cummand  
Minneapolis, MN 55410  
Sep 6, 2015

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James Bottomley  
Minneapolis, MN 55409  
Sep 6, 2015

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Please honor the Small Area Plan/district overlay

Gretchen Johns  
Minneapolis, MN 55410  
Sep 6, 2015

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Jeffry Magnuson  
Mpls, MN 55410  
Sep 6, 2015

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We've been dealing with this stuff for years now! It's time to require developers to be responsible, to stick to the zoning rules and remember: this is our neighborhood, not theirs.

Doug Wilhide  
Minneapolis, MN 55410  
Sep 6, 2015

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This plan does not fit within the small area development plan that was legally approved. Development in this neighborhood, like this one in question, needs to fit within these parameters.

Chad Nauta  
Minneapolis, MN 55410  
Sep 6, 2015

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I'm concerned about the lack of transparency. If the e-mail I received is accurate, it shows a cynical lack of concern for the people in affected area. Rene

Renata Goepfrich  
Minneapolis, MN 55410  
Sep 6, 2015

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Nick Knighton  
minneapolis, MN 55410  
Sep 6, 2015

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Leni de Mik  
Minneapolis, MN 55410  
Sep 6, 2015

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Kate freeman  
Minneapolis, MN 55419  
Sep 6, 2015

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Suzy Hillard  
Minneapolis, MN 55410  
Sep 6, 2015

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Andrea O'Connell  
Minneapolis, MN 55410  
Sep 6, 2015

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Emma Chapman  
Minneapolis, MN 55410  
Sep 6, 2015

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Melissa Glavas  
Minneapolis, MN 55410  
Sep 6, 2015

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No big buildings in Linden Hills!!!!

melisa Gesick  
minneapolisSouthMinneapolis, MN 55410  
Sep 6, 2015

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Kris post  
Minneapolis, MN 55410  
Sep 6, 2015

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Judy Lloyd  
Minneapolis, MN 55410  
Sep 6, 2015

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Melissa Root  
Edina, MN 55436  
Sep 6, 2015

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Bill peters  
Minneapolis, MN 55410  
Sep 6, 2015

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William Bomash  
Minneapolis, MN 55410  
Sep 6, 2015

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Dianne Hartwig  
Minnapolis, MN 55410  
Sep 6, 2015

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Karen nauta  
Minneapolis, MN 55410  
Sep 6, 2015

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There must be a way for that corner to be profitable without destroying the character of the neighborhood.  
Hope someone figures it out.

Sheryl Grassie  
Minneapolis, MN 55410  
Sep 6, 2015

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Lynn Wood  
Duluth, MN 55804  
Sep 6, 2015

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Thus is a monstrosity and will destroy the character of our neighborhood. Anyone with good sense, as seen by the majority of residents both past and present are not in favor of this development. The good people of Linden a Hills are speaking, listen to them!

Cyndi Porter  
Minneapolis, MN 55410  
Sep 6, 2015

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Priscilla Briggs  
Minneapolis, MN 55410  
Sep 6, 2015

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As is implied below, the proposed building is a cancerous eyesore. Cancerous because it's construction (if allowed) would justify the construction of similar size buildings. Please listen to the neighborhood on this. Do you understand the irony of the lyrics; "they paved paradise to put up sparking lot"?

Chris weber  
Minneapolis, MN 55410  
Sep 6, 2015

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Tom Goodell  
Minneapolis, MN 55410  
Sep 6, 2015

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Thomas Eaton  
Minneapolis, MN 55410  
Sep 6, 2015

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James Plesser  
Minneapolis, MN 55410  
Sep 6, 2015

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Kathleen Hencir  
Minneapolis, MN 55410  
Sep 6, 2015

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Sharon Toscano  
Saint Paul, MN 55105  
Sep 6, 2015

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Mary Willert  
Minneapolis, MN 55410  
Sep 6, 2015

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Jeanne Stevens  
Minneapolis, MN 55410  
Sep 5, 2015

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DEVELOPERS, HAVE ONE THING IN MIND. SALABLE SQUARE FOOTAGE. THE HIGHER THEY ARE ALLOWED TO GO, THE MORE INCOME.

DAVID BAIERL  
Minneapolis, MN 55410  
Sep 5, 2015

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I thought we just sent a strong message on the last development plan that didn't follow the guidelines set up by the neighborhood and city - why are we doing this again?

Tim Zappia  
Minneapolis, MN 55410  
Sep 5, 2015

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Rita Pelecis  
Minneapolis, MN 55410  
Sep 5, 2015

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This is an outrage. Why would our elected officials disregard all of the hard work from the community on the small area plan? I'd be very interested in hearing their motivation behind these decisions.

amy edelstein  
minneapolis, MN 55419  
Sep 5, 2015

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Recognize and Protect The Linden Hills Small Area Plan, now.

Bridget peterson  
Minneapolis, MN 55410  
Sep 5, 2015

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Jane Harper  
Minneapolis, MN 55410  
Sep 5, 2015

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This overbuilding of SW Mpls has to stop. It's ruining the neighborhoods and adversely affecting the quality of life we have come to expect from living here. When will the city government stop making decisions based on how much they'll get out of the plan and listen to what the residents want?

Anne McKean  
Minneapolis, MN 55410  
Sep 5, 2015

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Gabby Nelson  
Minneapolis, MN 55419  
Sep 5, 2015

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Shelly Ann Moorman

Minneapolis, MN 55410  
Sep 5, 2015

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Just say no to destroying the neighborhood of Linden Hills. Once this is approved there is no going back. The neighborhood is stuck with it for 100 years.

Darcy Ashley  
Minneapolis, MN 55418  
Sep 5, 2015

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I have lived in my current home since 1984. I frequently walk in the area under discussion. Please respect the Linden Hills Small Area Plan.

Ernest A. Kellen  
Minneapolis, MN 55410  
Sep 5, 2015

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Gina Zappia  
Minneapolis, MN 55410  
Sep 5, 2015

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Frederique Toft  
Minneapolis, MN 55410  
Sep 5, 2015

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Please leave our neighborhood alone. It has gotten so busy in that area that it is hard to even drive through it, let alone find a place to park and shop.

Lynda Roberts  
Minneapolis, MN 55410  
Sep 5, 2015

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Please respect Linden Hills Small Area Plan.

Ann Meany  
Minneapolis, MN 55410  
Sep 5, 2015

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Nancy Edwards  
Minneapolis, MN 55419  
Sep 5, 2015

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Larry E Reynolds  
St. Louis Park, MN 55416  
Sep 5, 2015

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I have lived in this neighborhood my whole life and refuse to see it destroyed. The current construction alone disturbs the nature of the neighborhood immensely.

Nathalie Young  
Minneapolis, MN 55410  
Sep 5, 2015

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This uncaring and arrogant behavior by the Minneapolis officials must be put to a stop. As a 25 year resident on Linden Hills, I have never felt more cheated and disrespected.

Jeffrey Young  
Minneapolis, MN 55410  
Sep 5, 2015

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Avery young  
Minneapolis, MN 55410  
Sep 5, 2015

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Developers and the City of Mpls.' disregard, are destroying the charm and livability of the neighborhood they are so anxious to be a part of. You can't have it both ways. I've traveled to many a city throughout the country where civic leaders have had the strength to push back and keep neighborhood character and charm intact, not cave to big \$ and taxes. Which ultimately benefitted them in the long run, by not being cookie cutter ugly and overly dense and unlivable.

Lisa Evidon-Young  
Minneapolis, MN 55410  
Sep 5, 2015

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Unbelievable. Hodges and Palmisano got to go.

paul  
Minneapolis, MN 55419  
Sep 5, 2015

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Bharati  
Minneapolis, MN 55410  
Sep 5, 2015

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In the 26 years I have lived in Linden Hills, I have watched the decline of the charm and quaintness that at one time permeated every block of our neighborhood. The current structures that are being assembled are creating entirely different neighborhoods, and I see the charm we once possessed quickly being built into a cookie cutter suburban area, without charm, without the quaint feeling we once had

Michele del Castillo  
Minneapolis, MN 55410  
Sep 5, 2015

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Anthony Mann

Minneapolis, MN 55410  
Sep 5, 2015

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Democracy is dependent on the power of the 99%. Please note my ongoing blog on this development at Linden-Hills.com. Or just google Linden Hills, click on the top spot, and go to News.

Larry LaVercombe  
Minneapolis, MN 55410  
Sep 5, 2015

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Please do not allow the condition use permit being requested for this property.

D galvin  
Minneapolis, MN 55420  
Sep 5, 2015

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Please deny this permit and honor the Small Area Plan. It feels as if the City Council and the CPED are in the developers' pockets. Please use this opportunity to show me it's not true. Thank you.

Mariellen Jacobson  
Minneapolis, MN 55410  
Sep 5, 2015

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Dawn Mergenthaler  
Minneapolis, MN 55410  
Sep 5, 2015

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leah vergara  
Minneapolis, MN 55410  
Sep 5, 2015

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Lisa MacMartin  
Minneapolis, MN 55410  
Sep 5, 2015

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Matt Peterson  
Minneapolis, MN 55410  
Sep 5, 2015

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Phil Freshman  
Minneapolis, MN 55416  
Sep 5, 2015

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We don't want another big building in the neighborhood. We don't want the proposed development to set a precedent for larger buildings. We want to keep things as small as current zoning allows, without variances or conditional use permits. Finally, we want the city to respect our Small Area Plan -- the SAP that we wrote, not the one revised by the city.

Richard Carr  
MINNEAPOLIS, MN 55410-1671  
Sep 5, 2015

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Kristi Roen  
Minneapolis, MN 55410  
Sep 5, 2015

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The heavy, hulking facade makes this too-big building look even larger. An appropriately scaled modern building at the C1 height could be fine. NOT THIS BUILDING.

Elisabeth Sovik  
Minneapolis, MN 55410  
Sep 5, 2015

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No fourth story with the building for Linden Hills. We have fought for this before and been consistent. Do not let them sneak it through! Honor the Linden Hills Small Area Plan!

Constance Casey  
Minneapolis, MN 55410  
Sep 4, 2015

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James Wicklatz  
Minneapolis, MN 55410  
Sep 3, 2015

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Joel Baird  
Mpls, MN 55411  
Sep 3, 2015

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I find it appalling that after the Linden Hills neighborhood spent considerable time and money working with the city to develop a Small Area Plan and then someone comes in and totally disregards the neighbors desire to protect the character of the neighborhood.

Bill Arends  
Minneapolis, MN 55410  
Sep 3, 2015

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elise koonmen  
Minneapolis, MN 55410  
Sep 3, 2015

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The proposed buildings, especially the one with no setback, are a visual and probably congestive disaster for the Linden Hills community . Building these edifices is like putting a T-Rex into a cage of beautiful birds, who would soon be consumed and replaced by additional buildings "justified: by the CU. Do you really want to do this??

Lawrence Turner  
Minneapolis, MN 55410  
Sep 3, 2015

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Erin Sheppard  
Minneapolis, MN 55409  
Sep 3, 2015

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Kristen Nelson  
Minneapolis, MN 55410  
Sep 3, 2015

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Barbara Juntunen  
Minneapolis, MN 55410  
Sep 3, 2015

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Amy Caron  
Minneapolis, MN 55410  
Sep 3, 2015

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Community control is crucial to long term stability and maintaining an orderly growth. Unless we act now, it will be too late - size will dominate over quality of life.

Steve heikens  
Minneapolis, MN 55410  
Sep 3, 2015

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How many times do we have to go through this? How many times do we have to say NO!?!?

Maria Franklin  
Mpls., MN 55410  
Sep 2, 2015

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I am very disappointed that Minneapolis officials are ignoring the Small Area Plan written as a guide to developers in Linden Hills. We have lost our landmark Famous Dave's and if allowed developers would entirely change the look and feel of our neighborhood. I choose to live in Linden Hills because I want to live in a place that has that special small community feel. We are a small gem in a large city and what a shame that we have to become like every other place in this city.

Lynn Kothe  
Mpls, MN 55410  
Sep 2, 2015

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Dr. Tom Greenspon  
Minneapolis, MN 55410  
Sep 2, 2015

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We have spoken loudly and clearly. We insist on being heard.

Barbara Greenspon  
Minneapolis, MN 55410  
Sep 2, 2015

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It's not a good idea to have such a large building there in Linden Hills, it will cause more traffic, stoplights, people. We don't want Linden Hills to become an Uptown and of course that is what developers want and the city likes the tax revenue.

Julie Martinez  
Minneapolis, MN 55410  
Sep 2, 2015

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Gwen Wild  
Inver Grove Heights, MN 55077  
Sep 2, 2015

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Granting the conditional use permit after asking for and getting extensive community input would make a clear statement that citizen participation is not really valued in Mpls. Please uphold the Small Area plan!

marcella Grandpre  
minneapolis, MN 55410  
Sep 2, 2015

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Celina Blandford  
Minneapolis, MN 55410  
Sep 2, 2015

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Please govern by rules and regulations, not CUPs.

Tom Keith  
Minneapolis, MN 55410  
Sep 2, 2015

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David Higgins  
Minneapolis, MN 55410  
Sep 2, 2015

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What is the point of spending \$60,000 and 18 months of meetings with city officials if this effort is simply ignored. It is an absolute waste of residents time if we cannot have our elected officials, Linea Palmisano deny this permit.

Rahfat Hussain

Minneapolis, MN 55416  
Sep 2, 2015

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This excessive developing is driving up the cost of living in our neighborhoods. Making these areas less accessible to middle and lower income families. Elderly who have lived in these areas for years can't afford to pay the higher taxes these new developments bring. Not to mention that most of these Mc Mansions, and grey cookie cutter developments are just plain ugly, clashing with the charm and character our established neighborhoods. Its greed and gluttony plain and simple. We cherish our beautiful city!!!

Camille Covert- Vidmar  
Minneapolis, MN 55419  
Sep 2, 2015

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Claudia Nanninga  
Minneapolis, MN 55410  
Sep 2, 2015

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Charles Nyberg  
Woodbury, MN 55125  
Sep 2, 2015

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do not allow this "exception". i grew up in linden hills.

mike  
st, paul, MN 55101  
Sep 2, 2015

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Please honor previous agreement and respect work for Small Area Plan. I am also concerned about safety at corner with increased traffic.

Cecelia and Peter Erickson  
Minneapolis, MN 55410  
Sep 2, 2015

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Louise Hall  
Edina, MN 55435  
Sep 2, 2015

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Please deny this permit and allow us to keep Linden Hills the unique location that it is!

Brian Kantar  
MINNEAPOLIS, MN 55410  
Sep 2, 2015

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Does greed never end? Linden Hills is special because it does NOT have characterless, expensive high-rise buildings. Please, Leave Linden Hills alone!

Kimberle Linder  
Mpls, MN 55410

Sep 2, 2015

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Again...we've said "no" to this kind of height how many times? Build as is specified by zoning or build elsewhere.

Tara Evans  
Minneapolis, MN 55410  
Sep 2, 2015

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Robert Nichols  
Minneapolis, MN 55410  
Sep 2, 2015

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Why develop rules and then ignore them? It doesn't make sense.

Kathy McCurdy  
Minneapolis, MN 55407  
Sep 2, 2015

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Kitty Westin  
Minneapolis, MN 55410  
Sep 2, 2015

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Don't allow this. Why destroy a historic area with such a bland and over sized design?

Noah Paster  
Minneapolis, MN 55410  
Sep 2, 2015

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Brenda Schultz  
Minneapolis, MN 55410  
Sep 2, 2015

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Follow the neighbors wishes in the building at 43rd and Upton. That is what you are elected to do. If this is not done according to neighborhood wishes then I call for an investigation of this entire matter. Mary Ollerich

Mary Ollerich  
Minneapolis, MN 55410  
Sep 2, 2015

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Mark Westin  
Minneapolis, MN 55410  
Sep 2, 2015

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Mark Vandermyde  
Minneapolis, MN 55410  
Sep 2, 2015

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Stephanie Marie Avalon  
Minneapolis, MN 55410  
Sep 2, 2015

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Clare Eisenberg  
Minneapolis, MN 55410  
Sep 2, 2015

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Please preserve the character of the Linden Hills neighborhood by not allowing this over-sized building to be built.

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Kathy Pavia  
Minneapolis, MN 55410  
Sep 2, 2015

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Please respect the zoning laws and the wishes of the residents, which are consistent with the zoning laws.

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Helen Voelker  
Minneapolis, MN 55410  
Sep 2, 2015

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Mary Jane Larson  
Hamel, MN 55340  
Sep 2, 2015

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Elaine Thander  
Minneapolis, MN 55410  
Sep 2, 2015

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Carol Lemmer  
Minneapolis, MN 55410  
Sep 2, 2015

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This was the neighborhood I grew up in. The largeness is not quite as sweet and family-centric as you might think.

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Lori  
New Hope, MN 55427  
Sep 2, 2015

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The incredible size and modern style of this proposed building is in contrast to everything Linden Hills stands for. Please respect our wishes and deny the permit.

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Beate Lundstrom  
Minneapolis, MN 55410  
Sep 2, 2015

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How many times do we need to tell developers to following the zoning rules? How many times do we need to tell Minneapolis to enforce the zoning and listen to the neighborhood? Please hear us now!

Elaine Garley  
Minneapolis, MN 55410  
Sep 2, 2015

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Warren Ferber  
Minneapolis, MN 55410  
Sep 2, 2015

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Katherine Davis  
MINNEAPOLIS, MN 55410  
Sep 2, 2015

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Our "Public Servants" need to listen to those whom this affects most!

jon kramer  
minneapolis, MN 55410  
Sep 2, 2015

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Please honor the time, effort and involvement that Linden Hills residents have committed to engaging with City officials in developing parameters to define a workable interface between our local businesses and residential neighbors. Linden Hills residents place a high value on the livability of our charming community.

Jean Thiel  
Minneapolis, MN 55410  
Sep 2, 2015

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Building is truly out of character and scale for the village feeling that is Linden Hills. It can't all be about profit for the developer. Please respect the vision and wishes of our community.

Patricia K Rollins  
Minneapolis, MN 55410  
Sep 2, 2015

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William Bloomfield  
Minneapolis, MN 55410  
Sep 2, 2015

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"Development" of our neighborhood in the name of "progress" is really detrimental to the quality of life residents of Linden Hills should have. Please STOP this construction!!

Linda Cameron  
Minneapolis, MN 55410  
Sep 2, 2015

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Timothy J OBrien

Minneapolis, MN 55416  
Sep 2, 2015

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We have so much to lose if we allow this city to become just another faceless, generic place.

Richard Chasin  
Minneapolis, MN 55419  
Sep 2, 2015

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Carrie Puterbaugh  
Minneapolis, MN 55410  
Sep 2, 2015

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S. Anderson  
Minneapolis, MN 55404  
Sep 2, 2015

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heidi hansen  
Rhineland, WI 54501  
Sep 2, 2015

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Roland Angvall  
Minneapolis, MN 55410  
Sep 2, 2015

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Robyn Traxler  
Minneapolis, MN 55410  
Sep 2, 2015

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The proposed building is out of scale for the location, as evidenced by the need for a zoning variance to build it. Please do not approve the CUP.

Ellen Rutchick  
Minneapolis, MN 55410  
Sep 2, 2015

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Michele Sexton  
Minneapolis, MN 55410  
Sep 2, 2015

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Catherine Pringle  
Minneapolis, MN 55410  
Sep 2, 2015

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Jeanne Long  
Mpls, MN 55410  
Sep 2, 2015

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Edward Piotrowski  
Minneapolis, MN 55410  
Sep 1, 2015

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Deborah Cutkomp  
Minneapolis, MN 55410  
Sep 1, 2015

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kerry sarnoski  
minneapolis, MN 55410  
Sep 1, 2015

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Meg  
Minneapolis, MN 55410  
Sep 1, 2015

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Julia Hill  
Rockville, MD 20852  
Sep 1, 2015

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Former resident of Minneapolis, lover of Linden Hills and hope to claim residency in this lovely neighborhood soon.

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William Hill  
Rockville, MD 20852  
Sep 1, 2015

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mskoog@comcast.net  
Minneapolis, MN 55410  
Sep 1, 2015

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Kathryn Larson  
Minneapolis, MN 55410  
Sep 1, 2015

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This revelation about the dishonest manipulation of the truth by City planning folks, by our at the time ward representative (BH) and by the person engaged through our donations to protect the Small Neighborhood Plan, is VERY disillusioning and carries the scent of corrupt governance.

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Marguerite Collins  
Minneapolis, MN 55410  
Sep 1, 2015

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Beth Hannan  
Minneapolis, MN 55410  
Sep 1, 2015

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Michelle & Jon Engstrand  
Minneapolis, MN 55416  
Sep 1, 2015

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This building is completely out of line with the small area plan for this neighborhood

Linda Bergh  
Minneapolis, MN 55410  
Sep 1, 2015

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Does this developer care at all about the neighborhood he is planning to invade and restructure? Of all the nerve!

Donna Mayotte  
Minneapolis, MN 55410  
Sep 1, 2015

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David Day  
Chestnut hill, MA 02467  
Sep 1, 2015

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This is clearly not what the neighborhood wants.

Kris Tostengard Michel  
Minneapolis, MN 55410  
Sep 1, 2015

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As a Fulton resident, I'm totally in favor of a mixed-use development at the corner of 43rd & Upton, but I want it to be one that fits the vision outlined in the Small Area Plan. People love Linden Hills for its charm and unique local community vibe. PLEASE don't let it become a place that looks like every other new development built anywhere in the USA.

Paula Luxenberg  
Minneapolis, MN 55410  
Sep 1, 2015

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Stop this nonsense. The City and the community have expended far too many resources on this development. The community is opposed to this. Represent, perform your civic employment duty and end the discussion please.

Spencer Cronin  
Minneapolis, MN 55410  
Sep 1, 2015

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Not again! Why do they do this to us.? Just build something with charm our at least a bit of linden hills vibe. That's why people want to live here in the first place.

Joe sayles

Mpls, MN 55410  
Sep 1, 2015

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Corinne Barton  
Minneapolis, MN 55410  
Sep 1, 2015

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Keep the character of the Linden Hills neighborhood. Linden Hills is unique in that it is upscale, yet approachable. It is down to earth. Keeping it 3 stories makes it that way. The way Linden Hills' buildings, are analogous to body language. When you are talking to someone who is sitting, you sit down next to them, so that you are eye to eye. To stand, is to talk down on them, to be imposing, and dominant. There is a beautiful fabric of community in Linden Hills, one that is woven from the theme of approachability. I think we should welcome those developers who wish to be a part of that fabric of our community, to see eye to eye with us, and to not overshadow the humble yet sophisticated beauty that makes Linden Hills prosper. Please allow Linden Hills to shine within the existing zoning rules.

Katrina Wood  
Duluth, MN 55811  
Sep 1, 2015

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Please prevent this out-of-character and out-of-scale monstrosity from ruining Linden Hills!

Stuart Cone  
MN, United States 56410  
Sep 1, 2015

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Valerie Ohanian  
Minneapolis, MN 55410  
Sep 1, 2015

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Pam Bednar  
Minneapolis, MN 55410  
Sep 1, 2015

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I lived in Linden Hills for four years and LOVED the neighborhood. It would be a travesty to destroy the charm and quaint atmosphere of this Minneapolis gem. Please listen to the residents and do not allow this development to go through.

Marissa Ogren  
Northfield, MN 55057  
Sep 1, 2015

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Nancy Hargrave  
Minneapolis, MN 55407  
Sep 1, 2015

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As a longtime resident of Linden Hills/Fulton, I find the look and the scale of this most recent building for the "Famous Dave's" corner unacceptable, in design and size.

Gary Nelson  
Minneapolis, MN 55410  
Sep 1, 2015

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Sue  
Minneapolis, MN 55410  
Sep 1, 2015

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Why cannot the/a developer for this prime corner submit a design that would blend with the look of the neighborhood? Besides being a size that will loom over everything near it, this design belongs in an office park, not an established older neighborhood of primarily homes.

Claire Nelson  
Minneapolis, MN 55410  
Sep 1, 2015

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Deborah Sugerman  
Minneapolis, MN 55410  
Sep 1, 2015

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Megan Dolezal  
Minneapolis, MN 55410  
Sep 1, 2015

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Jennifer Scheible  
Minneapolis, MN 55410  
Sep 1, 2015

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The building plans do not fit the area.

Katherine Hammes-Bunnell  
Minneapolis, MN 55410  
Sep 1, 2015

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Lisa Venticinque  
Minneapolis, MN 55410  
Sep 1, 2015

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Colleen Krebs  
Minneapolis, MN 55409  
Sep 1, 2015

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Kyle Oshima  
Minn5, MN 55410  
Sep 1, 2015

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We've already had this fight with the last developer. This proposed structure is out of scope and out of character for our neighborhood. Our neighborhood provides a significant tax base for the city. And we live here because we like the current character and landscape. Help us preserve our "town."

Renee Maul  
Minneapolis, MN 55410  
Sep 1, 2015

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Let's not spoil the character of one of the best neighborhoods in MPLS. Commerce should stand behind the common good.

Peter Thompson  
Minneapolis, MN 55410  
Sep 1, 2015

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Must we waste more money and tax payer dollars with stopping these greedy developers. The Linden Hills Small Area Plan is already established and recognized by city of Minneapolis.

John Delkoski  
Minneapolis, MN 55410  
Sep 1, 2015

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Kathy Kosnoff  
Minneapolis, MN 55410  
Sep 1, 2015

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Please do not approve the conditional use permit for the behemoth of a building the developer wants to build at 43rd and Upton South! Please respect the Linden Hills Small Area Plan and the C1 zoning for this corner. Thank you!

Cinda Yager  
Minneapolis, MN 55410  
Sep 1, 2015

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Nobody really wants this structure except the developer. It does not blend in with the existing neighborhood, and would bring more traffic into an area that can not support the traffic it already has.

Carol Stoops  
Minneapolis, MN 55410  
Sep 1, 2015

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SARA MARCK  
Minneapolis, MN 55410-1828  
Sep 1, 2015

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Erica Whittlinger  
Minneapolis, MN 55410  
Sep 1, 2015

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This latest proposal DOES NOT fit Linden Hills. This proposal looks like the developer's other work in Uptown, which is a very different neighborhood, not at all like Linden Hills in scale, design, density and historical structure. The extremely tall first floor certainly is out of scale. This latest proposal does not honor the small area plan or the wishes of the community.

Dottie Dolezal  
Minneapolis, MN 55410-1518  
Sep 1, 2015

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Shiela Robertson  
Minneapolis, MN 55410  
Sep 1, 2015

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Why are we fighting this battle again? We worked with the city to develop a plan to guide developers on what the overwhelming majority of Linden Hills residents want. How is this even an issue any longer? Why does one rich developer's voice trump those of an entire community?

Travis Anderson  
Minneapolis, MN 55410  
Sep 1, 2015

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I oppose the conditional use permit. The proposed project is not consistent with Linden Hills small area plan and is grossly out of scale and character for our neighborhood.

Tom Scott  
Minneapolis, MN 55410  
Sep 1, 2015

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babetta graff  
minneapolis, MN 55410  
Sep 1, 2015

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Jeff Scharlau  
Minneapolis, MN 55410  
Sep 1, 2015

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This building will be an eyesore in a beautiful part of the city. I have enjoyed this neighborhood for years. Let's keep it beautiful and listen to the neighborhood residents.

Lynne Olson  
Minneapolis, MN 55408  
Sep 1, 2015

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Fiona Lennox  
Minneapolis, MN 55410  
Sep 1, 2015

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Laurie Foster

Minneapolis, MN 55410  
Sep 1, 2015

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Isabel  
Minneapolis, MN 55410  
Sep 1, 2015

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Lindsey Leshner  
Minneapolis, MN 55410  
Sep 1, 2015

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Lawrence Lockman  
Minneapolis, MN 55410-1964  
Sep 1, 2015

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Georgianna Ludcke  
Minneapolis, MN 55416  
Sep 1, 2015

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Rosemary murphy  
Minneapolis, MN 55410  
Sep 1, 2015

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Andrew Jenkins  
Minneapolis, MN 55410  
Sep 1, 2015

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KRISTINA M LONG  
MINNEAPOLIS, MN 55410  
Sep 1, 2015

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Tree museum: \$1.50

John Woodland  
MPLS, MN 55410  
Sep 1, 2015

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Michael H Winer  
Minneapolis, MN 55410  
Sep 1, 2015

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virginia templeton  
Minneapolis, MN 55410  
Aug 28, 2015

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Tod Skallerup  
Minneapolis, MN 55408  
Aug 25, 2015

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Tim Voltz  
Minneapolis, MN 55410  
Aug 24, 2015

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Daryl & Kathryn Hansen  
Minneapolis, MN 55410  
Aug 24, 2015

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Tanya Orstad  
Minneapolis, MN 55410  
Aug 20, 2015

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See, you guys allow one exception and then everyone wants the exception.

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Philip Kucera  
Minneapolis, MN 55410  
Aug 19, 2015

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Douglas Lohman  
Minneapolis, MN 55407  
Aug 17, 2015

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This building is smaller than the previously planned Linden Crossings Corner and Crossings, but it is still too large and looks like a suburban building. It does not fit with the character of the neighborhood at all! And it's ugly!

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Beatrice Flaming  
Minneapolis, MN 55410-1261  
Aug 17, 2015

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This building needs to be approved by the neighborhood as well as the city-- the voice of the construction company/developers is the least significant in the scheme of things.

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Lucy Rahn  
Minneapolis, MN 55410  
Aug 17, 2015

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Anna Peterson  
Mols, MN 55402  
Aug 16, 2015

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I lived in Linden Hills area for most of my life and still shop and dine there. This is a terrible design for that area.

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Mary Hirsch  
Minneapolis, MN 55403  
Aug 16, 2015

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Jeffrey Cannata  
Minneapolis, MN 55410  
Aug 16, 2015

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Betsy  
St Louis Park, MN 55416  
Aug 15, 2015

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This development is out of place for the area, and will destroy the character of the neighborhood.

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Joel Brand  
Minneapolis, MN 55419  
Aug 15, 2015

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Lea Wilcox  
Minneapolis, MN 55410  
Aug 15, 2015

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monica stuart  
Minneapolis, MN 55410  
Aug 15, 2015

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The building proposed for the 43rd and Upton corner is not what this community wants and doesn't fit the area at all.

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Cheme DeGroot  
Minneapolis, MN 55410  
Aug 15, 2015

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Andrew Smoley  
Minneapolis, MN 55410  
Aug 15, 2015

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Please adhere to the plan (the original one, if possible, the version without the last-minute changes the committee was wrongly pressured into making), and help us maintain the character of our neighborhood. Additionally, I live in a Gassen-developed building, one of several whose associations sued his company. His history allows for zero trust in his desire or ability to work with the neighborhood and to develop buildings of sound construction and quality.

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Beth Murphy  
Minneapolis, MN 55410  
Aug 12, 2015

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McMansions belong in the suburbs.

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Saoncy Neville  
Minneapolis, MN 55417  
Aug 12, 2015

365. **David O'Connell** from Mpls, MN signed this petition on Sep 8, 2015.
364. **Mark Manion** from Minneapolis, MN signed this petition on Sep 8, 2015.
363. **Janice Dimond** from Minneapolis, MN signed this petition on Sep 8, 2015.
362. **Bryan Bertsch** from Minneapolis, MN signed this petition on Sep 7, 2015.
361. **Molly Stuart** from Minneapolis, MN signed this petition on Sep 7, 2015.

385. **KRis Schade** from Minneapolis, MN signed this petition on Sep 8, 2015.

What is the point in engaging neighborhoods and citizens to contribute their time, money and energy into putting together plans to promote stability and well-thought out development in their neighborhoods if our elected officials and council members are going to grossly ignore and circumvent the desires of the citizens and the small area planning process when it comes to allowing variances for developers?? I know the Gassen family is well-respected and they are BIG Wheels in Mpls as far as development, condo-conversions and real estate management, but when does the BIG WHEEL in development stop taking precedence over the majority of voices in the community and the majority of stake holder and tax payers in a community. If you are trying to get citizens to become disenfranchised and apathetic when it comes to community involvement by ignoring and disregarding their input and contributions...you are doing a good job by allowing this type of development to go through with very little regard for the small area planning process.

384. **Danielle Robinson Briand** from Minneapolis, MN signed this petition on Sep 8, 2015.

383. **Kennedy Cole** from Minneapolis, MN signed this petition on Sep 8, 2015.

382. **Julia McLean** from Minneapolis, MN signed this petition on Sep 8, 2015.

381. **Norie Wilson** from Minneapolis, MN signed this petition on Sep 8, 2015.

The egregious disregard for the SAP that was developed is highly disturbing. We need information about what the justification was for the last-minute changes and who changed it, and what our options are at this point. We need open and honest communication from City Hall and not smoke and mirrors. Linea Palmisano and Betsy Hodges need to step up to the plate in a big way on this issue.

380. **Julie purdum** from Minneapolis, MN signed this petition on Sep 8, 2015.

379. **Anita Caskey** from Minneapolis, MN signed this petition on Sep 8, 2015.

378. **Scott Maney** from Minneapolis, MN signed this petition on Sep 8, 2015.

There are so many things wrong with this scenario. How can it be possible that Betsy Hodges has no correspondence in regards to the FIA that was requested during her oversight of the SAP? How can a CUP be granted when this building ignores even the basic guidelines of the corrupted SAP? How is it possible to say a 56' height next to a single family home is not injurious to them? What about character? To say this reflects the character of Linden Hills is absurd and laughable. Do the right and fair thing and deny this CUP.

377. **Sarah Goodell** from Minneapolis, MN signed this petition on Sep 8, 2015.

376. **Julie A Voigt** from MINNEAPOLIS, MN signed this petition on Sep 8, 2015.

375. **Michael Dimond** from Minneapolis, MN signed this petition on Sep 8, 2015.

374. **Susan Blalock-Reath** from Minneapolis, MN signed this petition on Sep 8, 2015.

I'm moving back into Linden Hills next summer & would dislike this being constructed as designed. Besides ignoring the Small Area Plan, it's design doesn't exhibit any empathy to the surrounding architecture.



373. **Charles ragan** from Minneapolis, MN signed this petition on Sep 8, 2015.

372. **Mimi King** from Minneapolis, MN signed this petition on Sep 8, 2015.

We have been through this so many times. Listen to the people who live here.



371. **Mary Brandstetter** from Minneapolis, MN signed this petition on Sep 8, 2015.

Please do not allow developers to build a large building in our small neighborhood



370. **Kriss Sjostrom** from Minneapolis, MN signed this petition on Sep 8, 2015.

369. **Ashok Dhariwal** from Minneapolis, MN signed this petition on Sep 8, 2015.

I sincerely don't think this building looks like anything at all that Linden Hills represents.



368. **Bob Bayers** from Minneapolis, MN signed this petition on Sep 8, 2015.

I'll plan to attend the meeting.



367. **Neal Barnes** from Minneapolis, MN signed this petition on Sep 8, 2015.

366. **Yale Stenzler** from Minneapolis, MN signed this petition on Sep 8, 2015.

This proposed building is totally out of proportion to the Linden Hills neighborhood. There are many examples of four story mixed use building within a few miles of this site that have a total height of 42 feet. The CUP should be denied and the developer limited to 42 feet for either a three story or four story building.



**Smith, Mei-Ling C.**

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**From:** Ziring, Emily on behalf of Palmisano, Linea  
**Sent:** Tuesday, September 08, 2015 1:31 PM  
**To:** Smith, Mei-Ling C.  
**Subject:** FW: Today's meeting

**From:** [dthomp5950@aol.com](mailto:dthomp5950@aol.com) [mailto:[dthomp5950@aol.com](mailto:dthomp5950@aol.com)]  
**Sent:** Tuesday, September 08, 2015 1:25 PM  
**To:** Palmisano, Linea  
**Subject:** Today's meeting

Dear Linea,

Please uphold the Linden Hills Small Area Plan to keep the proposed development in check, as you meet with the council today. Much time and effort went into the creation of the plan, which will seem like a slap in the face, if the developer is allowed to ignore the process.

Sincerely,

Trudy and Dan Thompson  
4700 Upton Av. S.  
Mpls, MN 55410

**Smith, Mei-Ling C.**

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**From:** Ziring, Emily  
**Sent:** Tuesday, September 08, 2015 5:43 PM  
**To:** Smith, Mei-Ling C.  
**Subject:** FW: Ward 13 Contact Form

**From:** [no-reply@minneapolismn.gov](mailto:no-reply@minneapolismn.gov) [<mailto:no-reply@minneapolismn.gov>]  
**Sent:** Tuesday, September 08, 2015 5:42 PM  
**To:** Dahler, Ken; Ziring, Emily  
**Subject:** Ward 13 Contact Form

**City of Minneapolis**

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Name \* Karen Fassett-Carman  
Email \* [kfascar@gmail.com](mailto:kfascar@gmail.com)  
Phone (612) 920-9684  
Phone Type Home  
Address 3903 Xerxes Ave S  
City Minneapolis  
State MN  
Zip 55410

Question/Comment \* Dear Linea, I just learned that once again a too large monstrosity is being planned for the corner Famous Dave's is on. I think the reason I missed this is that I heard a much smaller version had been approved by a planning committee and it was set to go. Now I've heard the meeting to approve a much much bigger version took place at 4:30 and I will have missed it. This seems very underhanded and should have been publicized more. Thank you, Karen Fassett-Carman

This is an email generated from the City of Minneapolis website. \* Required fields are indicated with an asterisk.

## Smith, Mei-Ling C.

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**From:** Constance Pepin <cpepin@bitstream.net>  
**Sent:** Friday, September 18, 2015 2:03 PM  
**To:** Smith, Mei-Ling C.  
**Cc:** Palmisano, Linea; Ziring, Emily  
**Subject:** Fwd: Clarification about Neighborhood's Acceptance of Project for 43rd & Upton

Dear Mei-Ling,

Please include this email in the public record of the appeal process for the 43rd & Upton project BZZ-7283.

Thank you ~

Constance

Begin forwarded message:

**From:** Constance Pepin <cpepin@bitstream.net>  
**Subject:** Clarification about Neighborhood's Acceptance of Project for 43rd & Upton  
**Date:** September 15, 2015 6:24:40 PM CDT  
**To:** "Bender, Lisa" <lisa.bender@minneapolismn.gov>  
**Cc:** Rebecca Gagnon <rebecca.gagnon@mpls.k12.mn.us>, john.slack@perkinswill.com, "Meg A. Forney" <mforney@minneapolisparcs.org>, mbrown@coonrapidsmn.gov, ben@gisselmanlaw.com, samuel.rockwell@bluecrossmn.com, ADLPierDesign@yahoo.com, ryan.kronzer@metc.state.mn.us, nick.magrino@minneapolismn.gov

Council Member Bender,

This note shares information related to the opinion you stated during the Planning Commission meeting on September 8:

*"I know over many, many years all the time that folks have spent discussing this particular parcel, the Small Area Plan, I'm not sure if I were in that situation that I would ever be satisfied with a project that came forward after spending so much time there...."*

Quite the contrary--the Linden Hills neighborhood has, in fact, demonstrated satisfaction with a project that came forward for this parcel! In October of 2012, the City approved Mark Dwyer's first Linden Crossing project [BZZ-5745] with no objections from the community. From the Staff report: *"Staff received a letter from the Linden Hills Neighborhood Council stating no opposition to the requested variances."* The lack of any objections or appeals proves that the Linden Hills neighborhood was and could be satisfied with a project for this parcel. Although the neighborhood waited and waited for the promised development, Mr. Dwyer did not move forward to build that approved project.

The Linden Hills Small Area Plan also describes what the neighborhood desires at the corner of 43rd & Upton:

Based on the LHSAP, the neighborhood desires a building at the corner of 43<sup>rd</sup> and Upton that reflects the historical small-scale character of the existing buildings in this C1 zone. Twenty of those 22

buildings are two stories or less. The neighborhood wants a building shorter than the current zoning limit for the C1 zone (42'), with the top story set back around the entire building. On the west side, which faces adjacent single-family homes, the top story should be set back an additional 10 feet from the required rear and side yards of those properties. Additional building and site design elements are expected to further reduce the visual impacts of development.

The LHSAP also specifies shorter floor-to-floor heights and a lower overall building height than allowed under the current Zoning Code, to ensure more compatible new development in scale with the surrounding development patterns.

The LHSAP specifically promotes environmental sustainability through infrastructure and building systems intended to reduce overall resource consumption and to reinforce an ecologically healthy neighborhood.

Thank you,  
Constance Pepin  
Linden Hills resident

## Smith, Mei-Ling C.

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**From:** Ziring, Emily on behalf of Palmisano, Linea  
**Sent:** Monday, September 21, 2015 11:06 AM  
**To:** Smith, Mei-Ling C.  
**Subject:** FW: re the new building proposed for the corner of 43rd and Upton

For the record.

-----Original Message-----

From: eric hanson [mailto:erichansonillustration@gmail.com] On Behalf Of Eric Hanson  
Sent: Monday, September 21, 2015 10:37 AM  
To: Palmisano, Linea  
Cc: Hodges, Betsy A.  
Subject: re the new building proposed for the corner of 43rd and Upton

There are two groups opposing this proposed building. One is focused on the 4 story height, the other is concerned about the assertively modern style of it, the "in your face" design. I agree with both complaints, but mostly the latter.

I do not think it is a bad building. I think it is a bad building for the site, at least as it is.

It surprised me that the next developer wouldn't take some lessons from the first failure. Instead he has doubled down. I had suggested that we could do a lot worse than the first building with its Tom Ellison design. We certainly have.

What does this tell us? Are developers so cocky they think they can put their thumb in the eye of the neighbors? Are they so powerful they can ignore the community where they are building?

Again, I think we could do worse. This new design is not a bad building. It shows signs of real architectural flair. But it doesn't fit very well. The architect and developer seem keen on emphasizing the elements that are likeliest to offend the neighbors. There are some similarities to the earlier design, but they've removed the ingratiating elements and invented and multiplied more offensive ones. The Ellison design was quiet. This design is loud.

When the Pompidou Centre was plopped in the center of the lovely gray stone fabric of Paris people were offended, but some architects cheered. It was described as a vast carbuncle. And some architects saw that as the whole point. "Let's explode the quiet complacency of the place!" Is that what architects are supposed to do? Like a guy with a big car blasting his stereo on your street. "Look at me!" Firework displays are explosive and interesting, but they subside. Buildings last forever. It seems some developers are pure exhibitionists. "Look at me! Look at my fancy new building!" It's good that a developer be proud of his building, but at some point he insults the neighbors. When that happens it suggests that developers have too much power, too much latitude, and the community has too little.

How could this building be worse? It could be a poorly designed mongrel building like the eyesore at the NW corner of 50th and Xerxes. It isn't as bad as that. This building has fine elements, or appears to in its superficial computer drawing. It doesn't appear that it will be built of cheap shabby materials, good, though it's hard to tell from a computer rendering.

If you have any way of gaining the ear of the developer (and perhaps you have very little power here either—which makes me wonder if the arrogance of the planning commission and the developer doesn't indicate they have a corruptible degree of power) perhaps you could suggest a few things.

It appears the architect is proud of the large bulbous cubes that erupt from the main fabric of the building. (I've described them as Soviet/Brutalist in style, which seems apt.) So he has emphasized these cubist eruptions by giving the building

contrasting colors. Neighbors, pedestrians and passing motorists are not calmed and charmed by enormous bulbous stone (or concrete) cubes erupting from large corner buildings. Why not subdue them by making the main building less of a contrast. The Kasota stone (?) of the cubes may be quite nice, it's the contrast that emphasizes the disruptive shape of the cubes. We don't need emphasis. The developer doesn't need to hear the noise of this violent eruption from his office in the suburbs. (In his suburb the space and leafy context would soften such a loud building.)

It appears the architect likes black buildings. Why are there so few, if any, black buildings in quiet residential neighborhoods? Because they are dour and unpleasant and mournful and upsetting. Could the developer change the color of the main building. There can be a quiet dignity in black, but that is not the effect here.

Perhaps he thinks black is "slimming." It worked for Chanel's little black dress, and for le Corbusier's large block towers, but it doesn't work here in this context. I have suggested that he might take a cue from the tall and far less obtrusive Lander building across Sheridan, which echoes the white clapboard texture of much of the neighborhood. I don't recall any uproar about that new building. If he didn't want to copy the white clapboard material there are other similar hues and textures he can find around the neighborhood: gray concrete can mimic portland limestone, which would look well with what appears to be Kasota stone used in his bulbous cube eruptions. Some colors of brick would also soften the alarming contrasts. There are several nice brick buildings nearby. It doesn't diminish the originality of a building to use materials that harmonize with the context.

I am also concerned about the sidewalk level detail of the store fronts. Is there any? Why is it that new architects are incapable of designing store fronts with the same charm that storefronts had a century ago? At 28th and Hennepin we see a stark example. The Nadeau and Isle Coffee building at the NW corner has lovely clerestory windows and fine detail and proportions throughout. The latest incarnation of the Potbelly building diagonal from it demonstrates how bad architecture can be: it looks like the plastic packaging from a child's video game. Awful.

The thing is developers pocket their profit and move on. Architects enjoy the splash they make and move on. We who live here have to live with a new building for a very long time. We have to look at it every day.

Eric Hanson

(I'm not an architect, I'm an artist, but several recent design clients in LA, San Francisco, Boston, New York and HongKong have hired me to draw architecture—new urbanist landscapes and cityscapes. I also work for several of the major shelter magazines.)

Dear Mei-Ling Smith, City Planner,

We are pleased to present you with this petition affirming this statement:

**"We, the undersigned, call upon elected and appointed Minneapolis officials to deny a conditional use permit for the proposed development at 43rd & Upton, in order to protect the character and stability of this neighborhood, and to protect the integrity of the small area planning process and promote orderly and beneficial development for all Minneapolis neighborhoods."**

Attached is a list of individuals who have added their names to this petition, as well as additional comments written by the petition signers themselves.

Sincerely,  
Concerned Citizens of Minneapolis

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Dave La Violette  
Minneapolis, MN 55408  
Sep 10, 2015

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Our neighborhood is very important to me and all my neighbors. New additions to Linden Hills must be carefully planned so that the ambiance stays intact. Donna Nesser

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dOnna neaaer  
mpls., MN 55410  
Sep 9, 2015

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David Mott  
Minneapolis, MN 55403  
Sep 9, 2015

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Bill Quinn  
Minneapolis, MN 55410  
Sep 9, 2015

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Stop this nonsense!

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Mary Merrill  
Minneapolis, MN 55410  
Sep 9, 2015

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Stephen Purdum  
Minneapolis, MN 55410  
Sep 9, 2015

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Let's find a middle ground!

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Will Dolezal  
Minneapolis, MN 55410  
Sep 9, 2015

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Please do NOT allow a building of that size on the corner.

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Karen Fassett-Carman  
Minneapolis, MN 55410  
Sep 8, 2015

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Mary Ellen Murjy  
Minneapolis, MN 55410  
Sep 8, 2015

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Please honor the character of the Linden Hills small area planning process by REJECTING this use permit.

Molly W Dunning  
Minneapolis, MN 55419  
Sep 8, 2015

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Please restore and ensure this process has integrity

Jane schuldt  
Mpls, MN 55410  
Sep 8, 2015

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Denise Krohn  
Minneapolis, MN 55410  
Sep 8, 2015

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Meredith Seaborn  
Minneapolis, MN 55410  
Sep 8, 2015

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What is the point in engaging neighborhoods and citizens to contribute their time, money and energy into putting together plans to promote stability and well-thought out development in their neighborhoods if our elected officials and council members are going to grossly ignore and circumvent the desires of the citizens and the small area planning process when it comes to allowing variances for developers?? I know the Gassen family is well-respected and they are BIG Wheels in Mpls as far as development, condo-conversions and real estate management, but when does the BIG WHEEL in development stop taking precedence over the majority of voices in the community and the majority of stake holder and tax payers in a community. If you are trying to get citizens to become disenfranchised and apathetic when it comes to community involvement by ignoring and disregarding their input and contributions...you are doing a good job by allowing this type of development to go through with very little regard for the small area planning process.

KRis Schade  
Minneapolis, MN 55410  
Sep 8, 2015

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Danielle Robinson Briand  
Minneapolis, MN 55410  
Sep 8, 2015

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Kennedy Cole  
Minneapolis, MN 55410  
Sep 8, 2015

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Julia McLean  
Minneapolis, MN 55410  
Sep 8, 2015

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The egregious disregard for the SAP that was developed is highly disturbing. We need information about what the justification was for the last-minute changes and who changed it, and what our options are at this point. We need open and honest communication from City Hall and not smoke and mirrors. Linea Palmisano and Betsy Hodges need to step up to the plate in a big way on this issue.

Norie Wilson  
Minneapolis, MN 55410  
Sep 8, 2015

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Julie purdum  
Minneapolis, MN 55410  
Sep 8, 2015

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Anita Caskey  
Minneapolis, MN 55410  
Sep 8, 2015

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There are so many things wrong with this scenario. How can it be possible that Betsy Hodges has no correspondence in regards to the FIA that was requested during her oversight of the SAP? How can a CUP be granted when this building ignores even the basic guidelines of the corrupted SAP? How Is it possible to say a 56' height next to a single family home is not injurious to them? What about character? To say this reflects the character of Linden Hills is absurd and laughable. Do the right and fair thing and deny this CUP.

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Scott Maney  
Minneapolis, MN 55410  
Sep 8, 2015

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Sarah Goodell  
Minneapolis, MN 55410  
Sep 8, 2015

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Julie A Voigt  
MINNEAPOLIS, MN 55410  
Sep 8, 2015

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Michael Dimond  
Minneapolis, MN 55410  
Sep 8, 2015

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I'm moving back into Linden Hills next summer & would dislike this being constructed as designed. Besides ignoring the Small Area Plan, it's design doesn't exhibit any empathy to the surrounding architecture.

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Susan Blalock-Reath  
Minneapolis, MN 55408  
Sep 8, 2015

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Charles ragan  
Minneapolis, MN 55410

Sep 8, 2015

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We have been through this so many times. Listen to the people who live here.

Mimi King  
Minneapolis, MN 55410  
Sep 8, 2015

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Please do not allow developers to build a large building in our small neighborhood

Mary Brandstetter  
Minneapolis, MN 55410  
Sep 8, 2015

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Kriss Sjostrom  
Minneapolis, MN 55410  
Sep 8, 2015

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I sincerely don't think this building looks like anything at all that Linden Hills represents.

Ashok Dhariwal  
Minneapolis, MN 55410  
Sep 8, 2015

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I'll plan to attend the meeting.

Bob Bayers  
Minneapolis, MN 55410  
Sep 8, 2015

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Neal Barnes  
Minneapolis, MN 55410  
Sep 8, 2015

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This proposed building is totally out of proportion to the Linden Hills neighborhood. There are many examples of four story mixed use building within a few miles of this site that have a total height of 42 feet. The CUP should be denied and the developer limited to 42 feet for either a three story or four story building.

Yale Stenzler  
Minneapolis, MN 55410  
Sep 8, 2015

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David O'Connell  
Mpls, MN 55410  
Sep 8, 2015

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Mark Manion  
Minneapolis, MN 55410  
Sep 8, 2015

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Janice Dimond  
Minneapolis, MN 55410  
Sep 8, 2015

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Bryan Bertsch  
Minneapolis, MN 55410  
Sep 7, 2015

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Molly Stuart  
Minneapolis, MN 55410  
Sep 7, 2015

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Kristy collins  
Minneapolis, MN 55409  
Sep 7, 2015

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Carol Clemens  
Minneapolis, MN 55410  
Sep 7, 2015

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Corey Tutewohl  
Minneapolis, MN 55410  
Sep 7, 2015

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Kelsey Kramer Tutewohl  
Minneapolis, MN 55410  
Sep 7, 2015

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Susan Perry  
Minneapolis, MN 55410  
Sep 7, 2015

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Please, NO CUP! It is truly amazing the arrogance of the developer and architect for proposing such a building that does not fit in our neighborhood - both in scale and design. This ugly monstrosity is out of character for our quaint village. It will completely dominate the village and will change its look and feel for many years and generations. Additionally, it will set a precedence for future development. The people of Linen Hills have spoken loud and clear. Betsy, Linea, City officials - please listen.

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Jackie Harvey  
Minneapolis, MN 55410  
Sep 7, 2015

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Katey Dolezal  
Astoria, NY 11105  
Sep 7, 2015