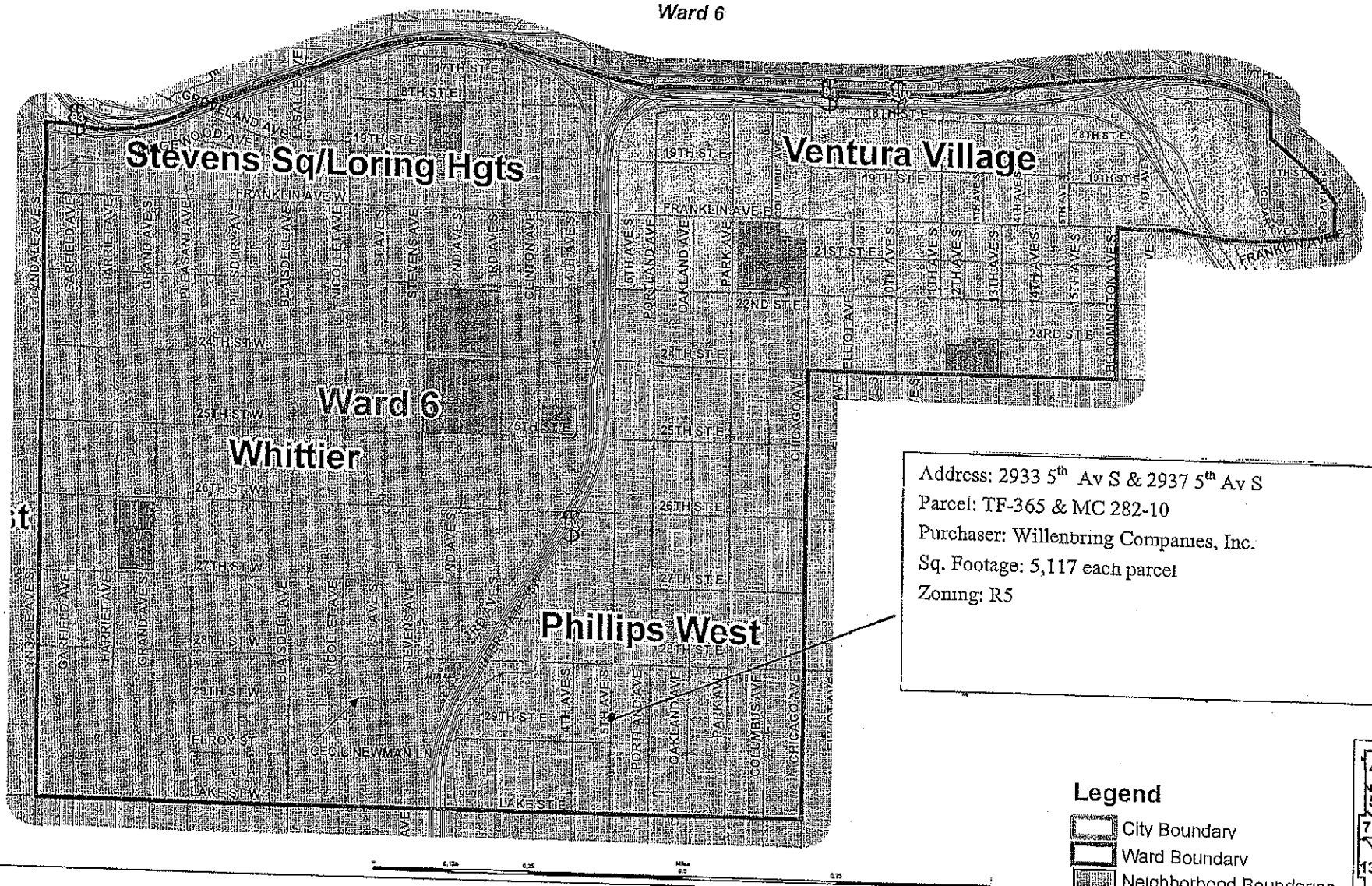


City of Minneapolis
Wards and Neighborhoods

CPED Planning Division Report

Public Land Sale/Purchase
in the City of Minneapolis

Date: March 6th, 2006

Authority for Review:
State Law: Chapter 462-356 (Subd.2). "... no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan."

Applicant: City of Minneapolis CPED Department, Single-Family Division

Location of Property:
2933 and 2937 5th Avenue South

Contact Person and Phone: Edie Oliveto-Oates, 673-5229

Planning Staff and Phone: Michael Larson, 673-2423

Proposal Description: The subject properties are two adjoining vacant lots in an R5 zoning district. CPED staff is inviting comments on the sale of this property to Willenbring Companies for the purpose of developing two triplexes. Building elevations and site plans were submitted.

Conformance with Existing Zoning:
Construction of triplexes at these locations is in conformance with the existing R5 zoning. The lot width and area meet the minimum requirement for the zoning district. The uses are subject to administrative site plan review.

Conformance with Comprehensive Plan: The property is located on 5th Avenue South between Lake Street, a *Commercial Corridor*, and the Midtown Greenway. It is also located in the Wells Fargo/Hospitals *Growth Center*. The property is zoned R5, which supports construction of this type of development. Triplexes are similar in form to surrounding properties on the block.

APPLICABLE POLICIES FROM the Minneapolis Plan:

4.9 Minneapolis will grow by increasing its supply of housing

Implementation step:

- Support the development of new medium- and high-density housing in appropriate locations throughout the City.
- Support the development of infill housing on vacant lots. Use partnerships and incentives to reduce city subsidy level and duration of vacation.

4.11 Minneapolis will improve the availability of housing options for all its residents

Implementation steps:

- Increase the variety of housing styles and affordability levels available to prospective buyers and renters.
- Provide and maintain moderate and high-density residential areas.

Findings:

The sale of 2933 and 2937 5th Avenue South and proposed redevelopment as triplexes are consistent with the Minneapolis Plan.

RECOMMENDATION:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission approve the public land sale.

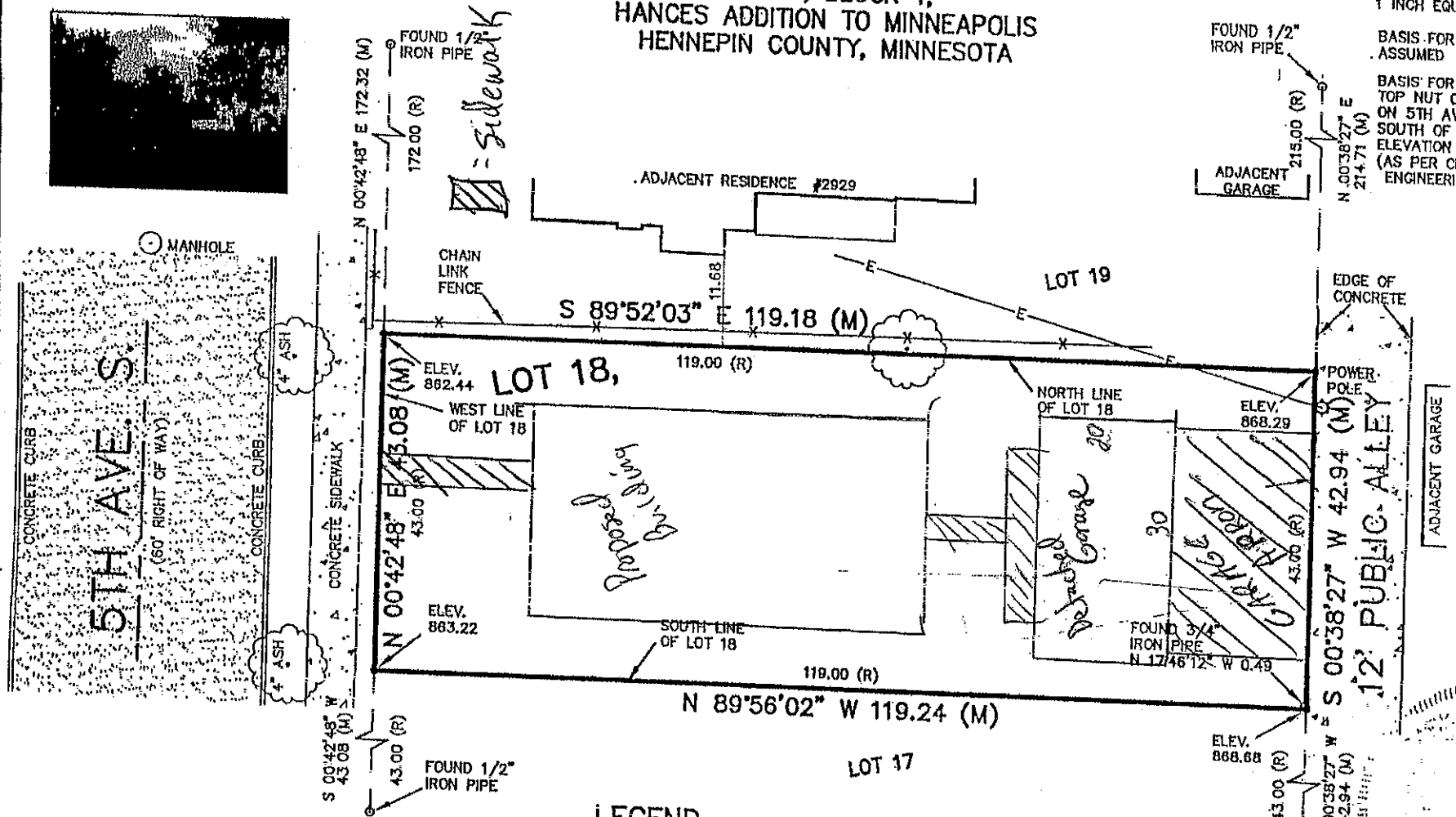
Attachments:

Building elevations and site plans

KEMPER & ASSOCIATES INC.
LAND SURVEYING • ENGINEERING
721 OLD HIGHWAY No. 8 NW
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805

2933 5TH AVE. S. (TF 365)

BOUNDARY SURVEY OF LOT 18, BLOCK 1, HANCES ADDITION TO MINNEAPOLIS HENNEPIN COUNTY, MINNESOTA



LEGEND

(M)	DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
(R)	DENOTES RECORD DIMENSION AS PER RECORDED PLAT OF HANCES ADDITION
•	DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

NOTE:
SUBJECT PROPERTY IS ABSTRACT PROPERTY.

ALTA TITLE COMMITMENT – OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY APPLICATION NO. H-OR926370-H (TF 365)

CONTACT PERSON: JOAN NICHOLS
(612) 371-1111 ext. 217

CONTRACT NUMBER 017464
NOTICE OF RELEASE 034

PREPARED FOR :
MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY
CROWN ROLLER MILL
105 5TH AVENUE SOUTH, SUITE 600
MINNEAPOLIS, MINNESOTA 55401-2534
CONTACT PERSON: STEVEN MAKI
ENGINEERING SPECIALIST
PHONE 612-673-5033

CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK D. KEMPER, PLS 18407

MARK D. KEMPER
18407
STATE OF MINNESOTA

CERTIFICATE OF SURVEY

03141 (03141.DWG)

ASPHALT SHINGLES

ALUM FASCIA AND SOFFITS

SIMULATED VINYL SHINGLES

HORIZONTAL SIDING (HOUSE)
VERTICAL SIDING (UPSTAIRS PORCH)

SINGLE HUNG WINDOWS

PRESSURE TREATED DECKS,
SPINDLES AND RAILS

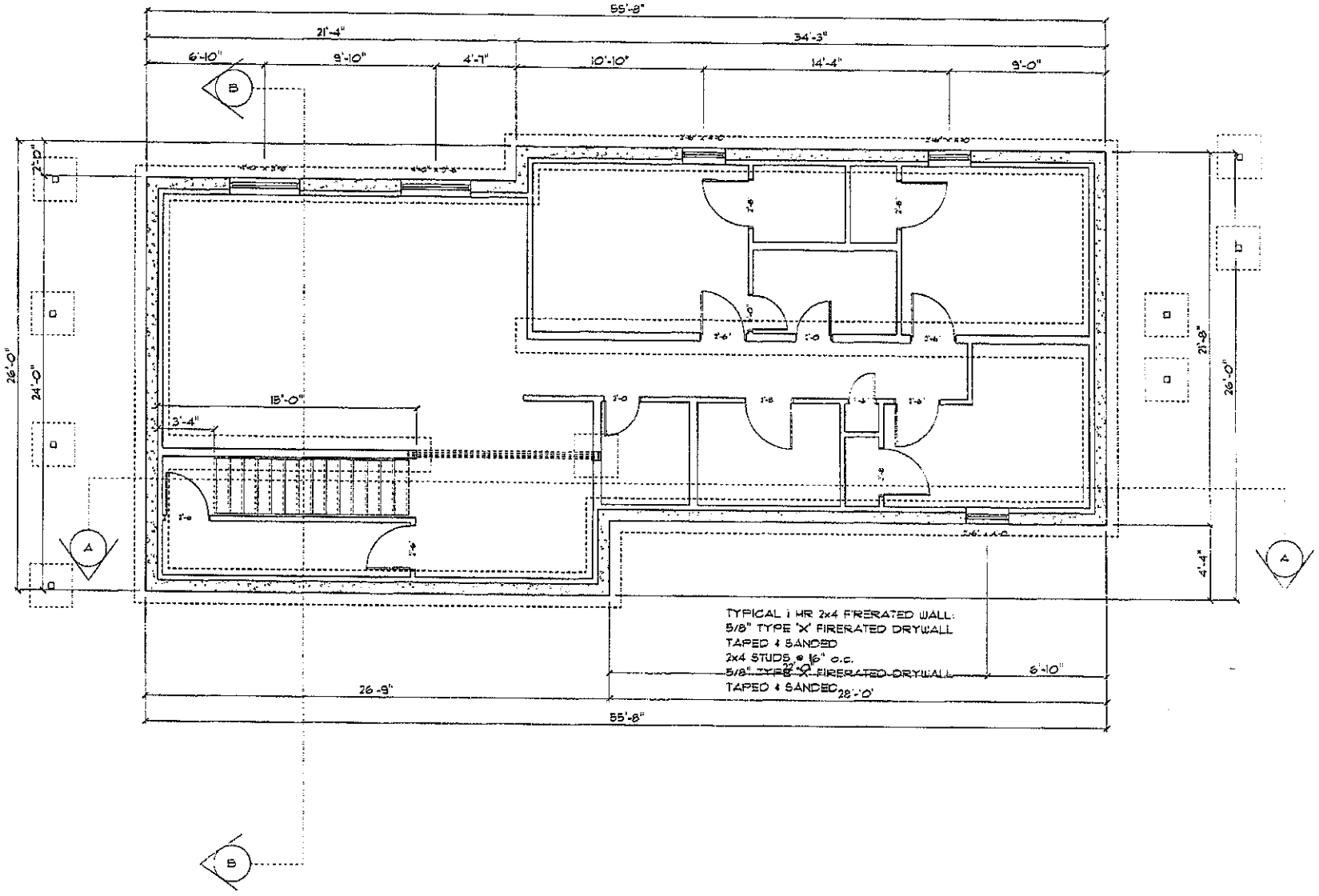
2933 5TH AVE. SOUTH

WILLENBRING COMPANIES INC.

SCALE NONE	DON WILLENBRING 612 363-3915 DOUG WILLENBRING 612 363-3916 JEFF PETRONELLA 612 221-5424	DRAWN BY JEFF P
DATE		REVISED

1890 WOODDALE DR. #500 WOODBURY MN. 55125
PHONE 651 702-4544 FAX 651 702-4344

DRAWING NUMBER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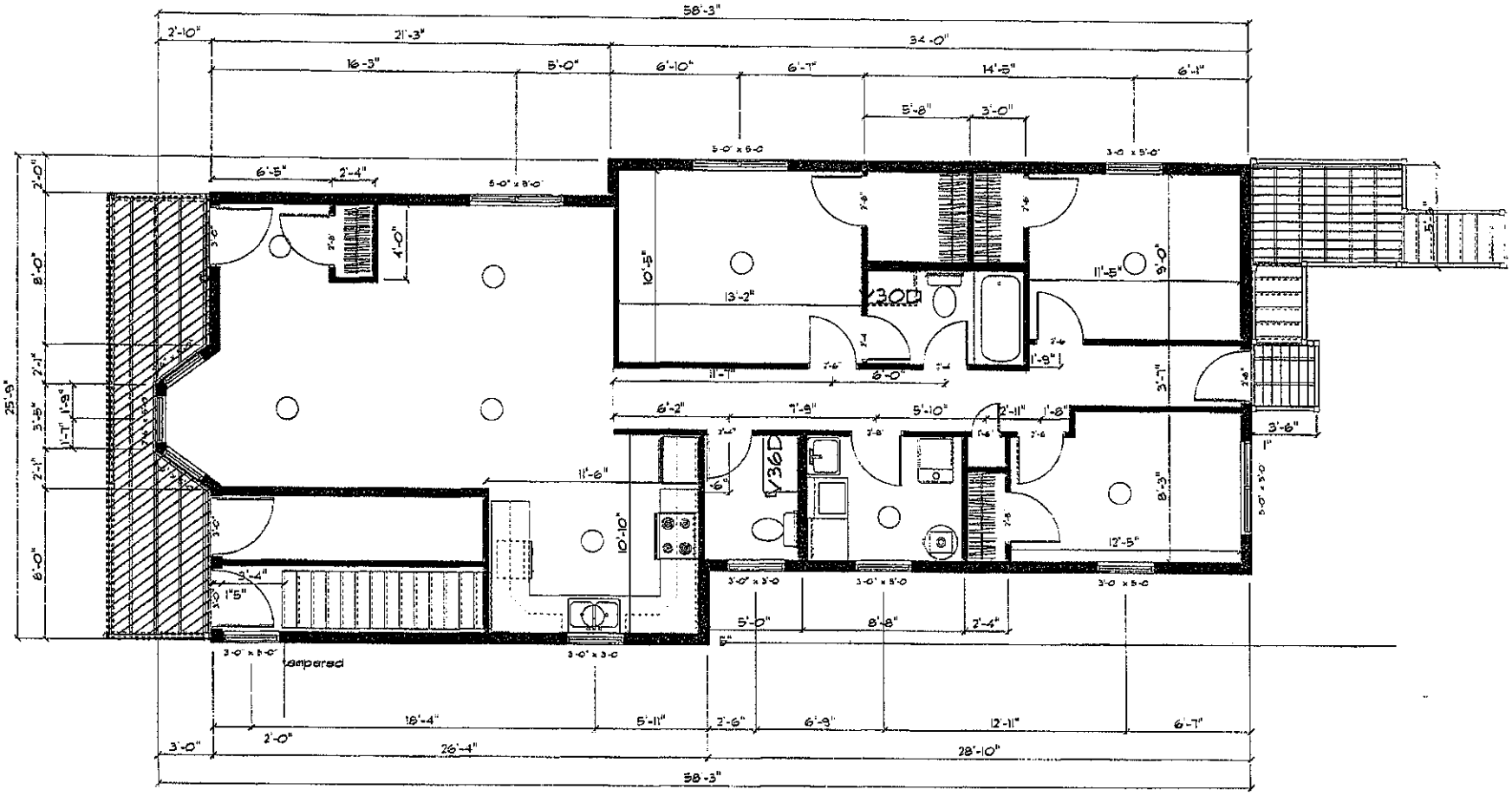
34'-3"
6'-10"
9'-10"
4'-7"
10'-10"
14'-4"
9'-0"
B
2'-0"
26'-0"
24'-0"
15'-0"
3'-4"
A
21'-8"
26'-0"
4'-4"
TYPICAL 1 HR 2x4 FIRERATED WALL:
5/8" TYPE 'X' FIRERATED DRYWALL
TAPED & SANDED
2x4 STUDS @ 16" o.c.
5/8" TYPE 'X' FIRERATED DRYWALL
TAPED & SANDED
22'-0"
28'-0"
6'-10"
26'-9"
55'-8"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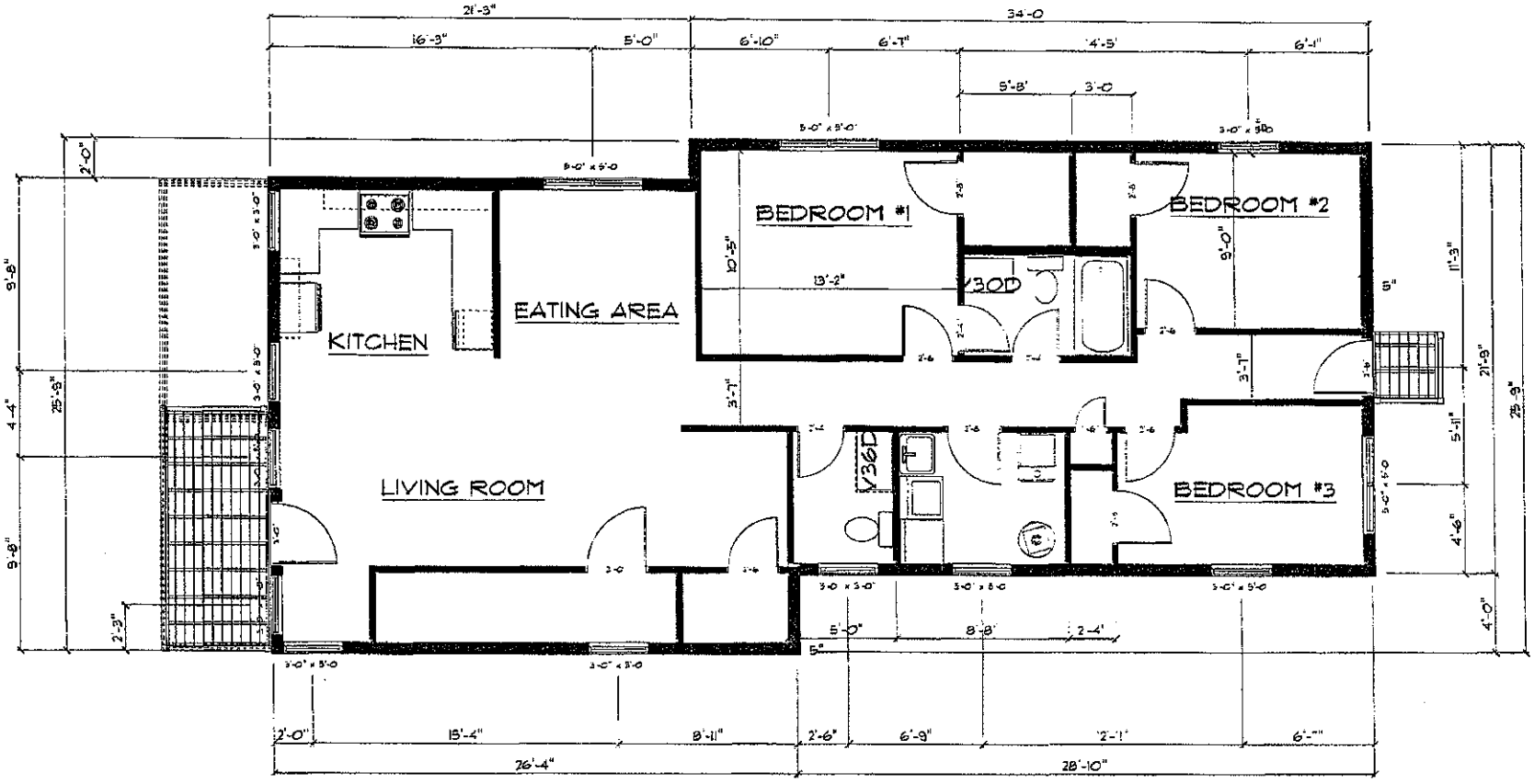

BEDROOM #1
BEDROOM #2
BEDROOM #3
KITCHEN
EATING AREA
LIVING ROOM
V30D
V36D
21'-3"
34'-0
16'-3"
5'-0"
6'-10"
6'-7"
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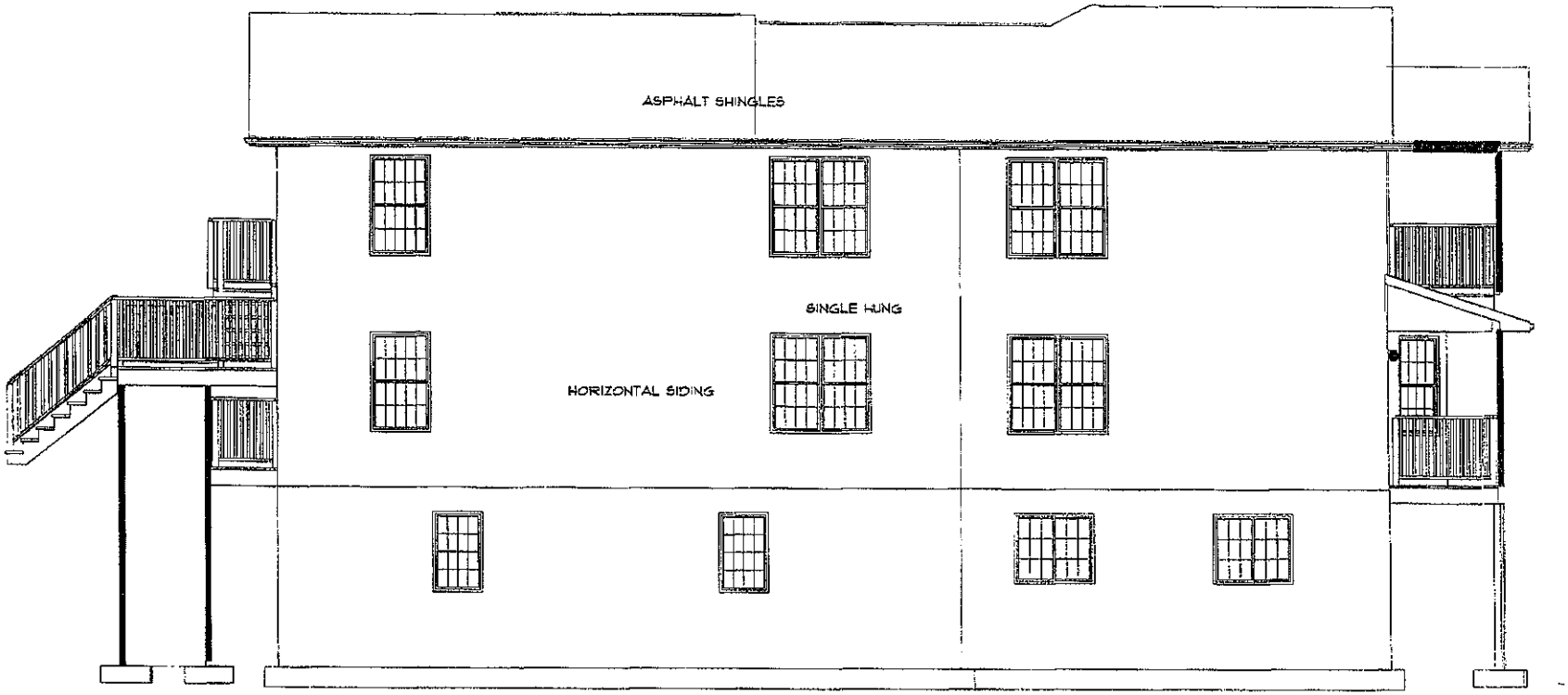
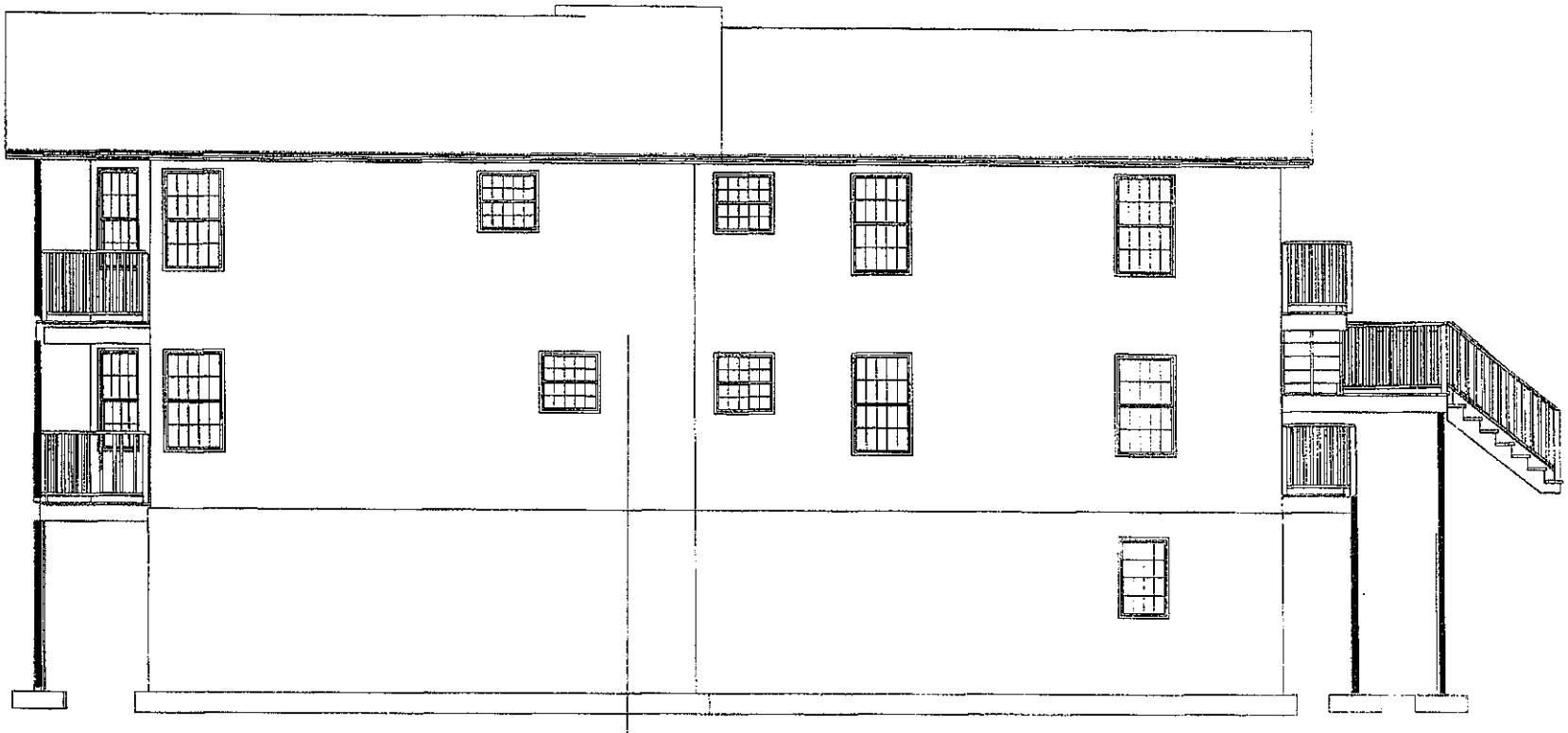


LEFT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

ALPINE CAPITAL, LLC
901 TWELVE OAKS CENTER DRIVE
SUITE 919
WAYZATA, MN 55391
PHONE: 952-249-9079
FAX: 952-249-1141

December 7, 2005

Community Planning and Economic Development
Sarasota Building, Suite 700
155 – 5th Avenue South
Minneapolis, MN 55401

Re: Willenbring Companies, Inc.
Property at 2933 – 5th Avenue South

Dear Sir or Madam:

Alpine Capital, LLC has provided construction financing to Willenbring Companies, Inc. for the past several years. We have found them to be a sound, reliable customer that always follows through on all business dealings.

Alpine Capital, LLC would plan to provide construction financing for the above referenced project subject to normal underwriting considerations, all of which Willenbring Companies, Inc. is well aware.

Please don't hesitate to call with any questions regarding this matter.

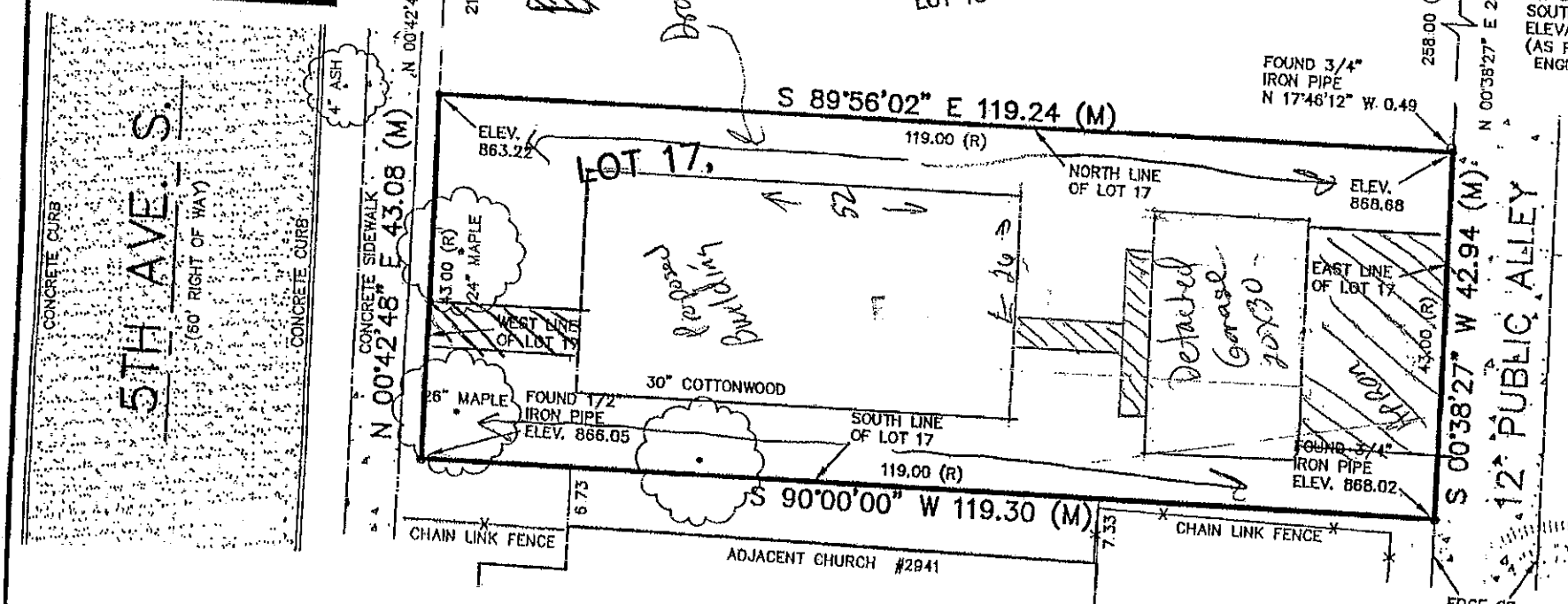
Alpine Capital, LLC

Dane J. Swenson
President

KEMPER & ASSOCIATES INC.
LAND SURVEYING • ENGINEERING
721 OLD HIGHWAY No. 8 NW
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805

2937 5TH AVE. S. (MC 282-10)

BOUNDARY SURVEY OF LOT 17, BLOCK 1, HANCES ADDITION TO MINNEAPOLIS HENNEPIN COUNTY, MINNESOTA



0 10 20

1 INCH EQUALS 20 FEET

BASIS FOR BEARINGS: SOUTH LINE OF LOT 17 ASSUMED TO BEAR WEST FOR PURPOSES OF THIS SURVEY

BASIS FOR ELEVATION: TOP NUT OF FIRE HYDRANT ON 5TH AVE. S. 150' SOUTH OF 29TH ST. E. ELEVATION -- 856.545 (AS PER CITY OF MPLS. ENGINEERING DEPARTMENT)

NOTE:
SUBJECT PROPERTY IS ABSTRACT PROPERTY.

ALTA TITLE COMMITMENT -- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
APPLICATION NO. H-OR966716-H (MODEL CITY 282-10)

CONTACT PERSON: JOAN NICHOLS
612-371-1111 ext. 217

LEGEND

(M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY

(R) DENOTES RECORD DIMENSION AS PER RECORDED PLAT OF HANCES ADDITION.

• DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

CONTRACT NUMBER 017464
NOTICE OF RELEASE 034

PREPARED FOR:
MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY
CROWN ROLLER MILL
105 5TH AVENUE SOUTH, SUITE 600
MINNEAPOLIS, MINNESOTA 55401-2534
CONTACT PERSON: STEVEN MAKI
ENGINEERING SPECIALIST

STATE OF MINNESOTA
18407

CERTIFICATION:
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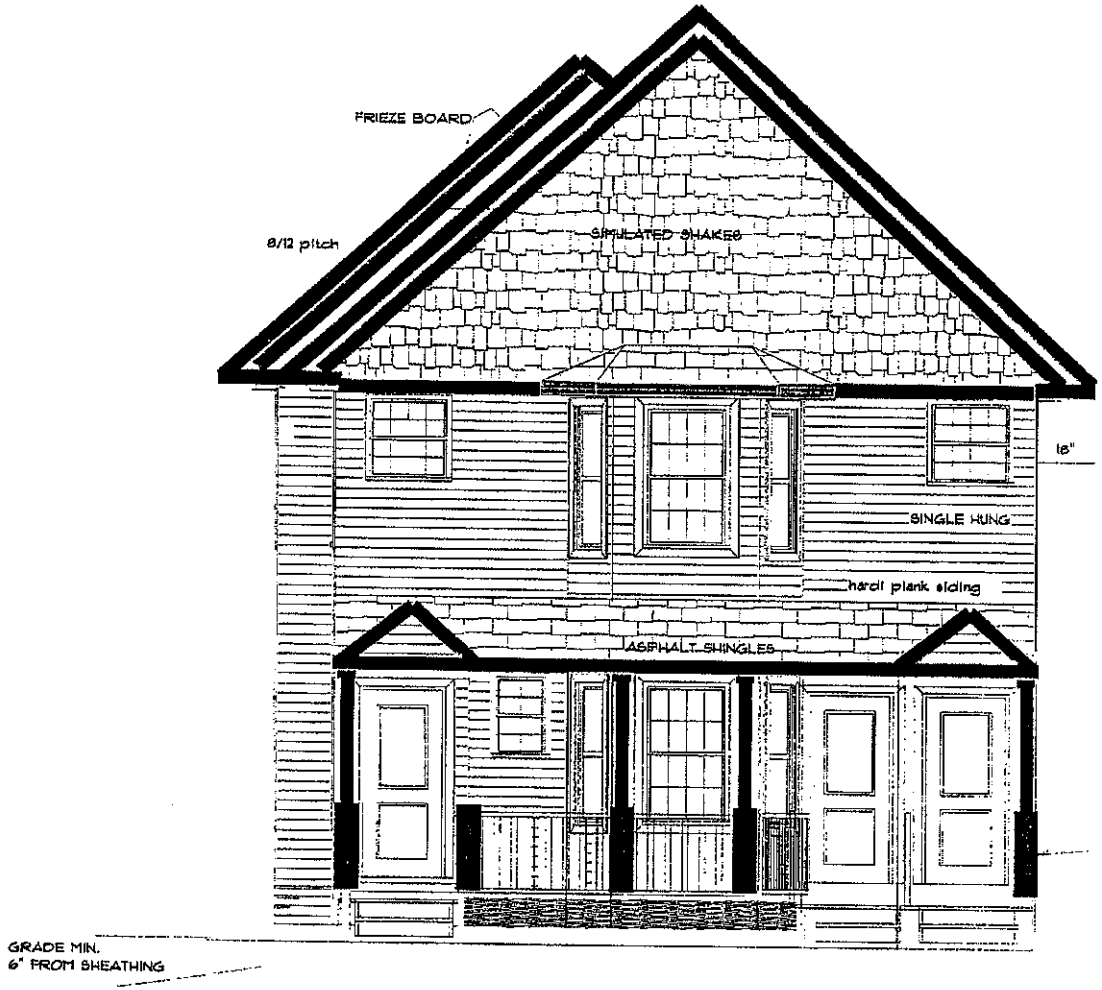
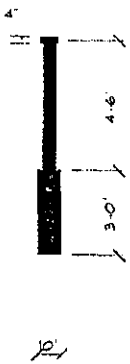
MARK D. KEMPER, PLS 18407

CERTIFICATE OF SURVEY

03142 (03142.DWG)





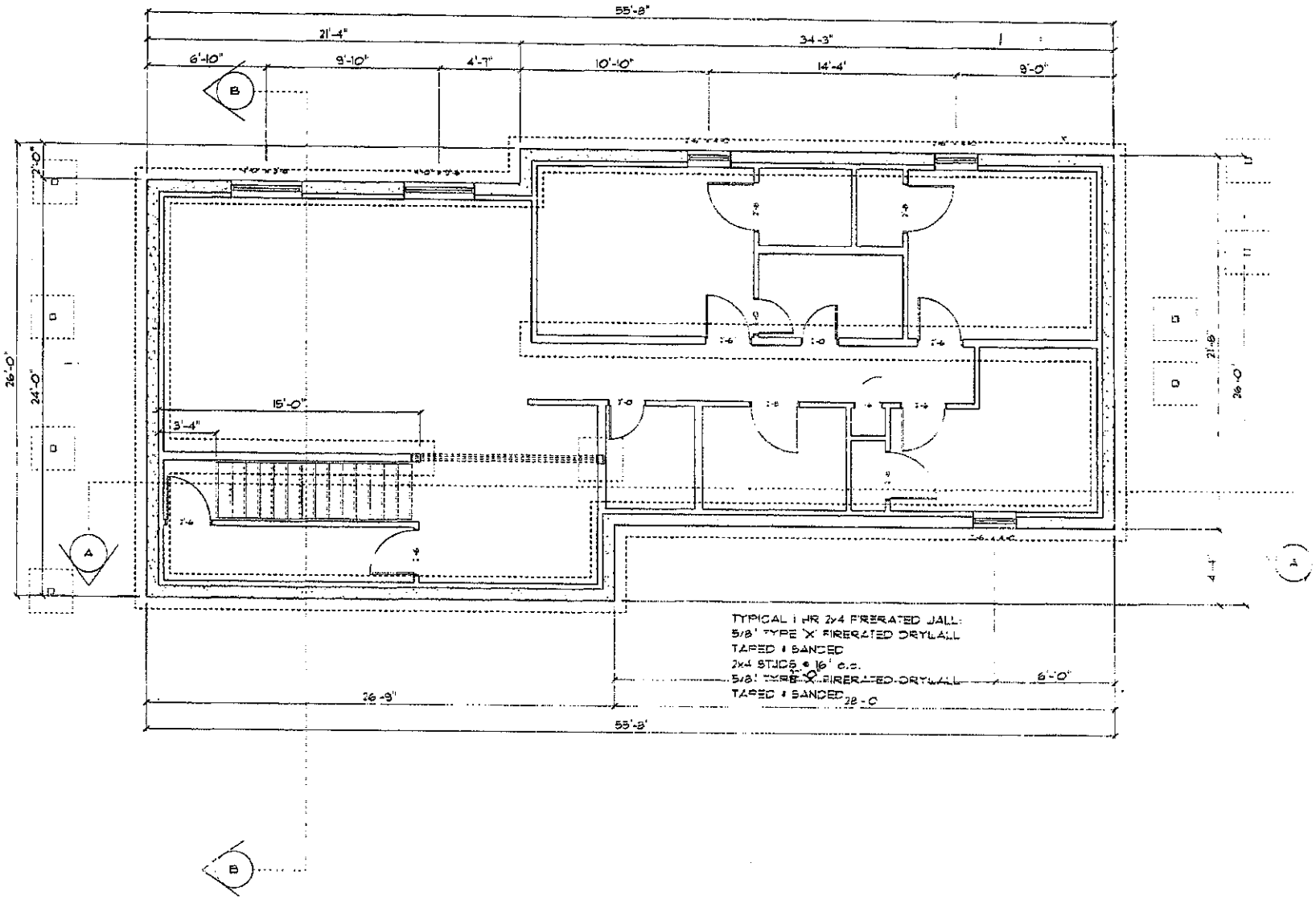
2937 5TH AVE. SOUTH

WILLENBRING COMPANIES

SCALE 51 sq. ft.	APPROVED	DRAWN BY
DATE December 08, 2005		REVISED

1890 WOODDALE DRIVE OFFICE 651-702-4554
WOODBURY MN. 55125 FAX 651-702-4344
DON WILLENBRING 612-363-3915
JEFF PETRONELLA 612-221-5424

DRAWING NUMBER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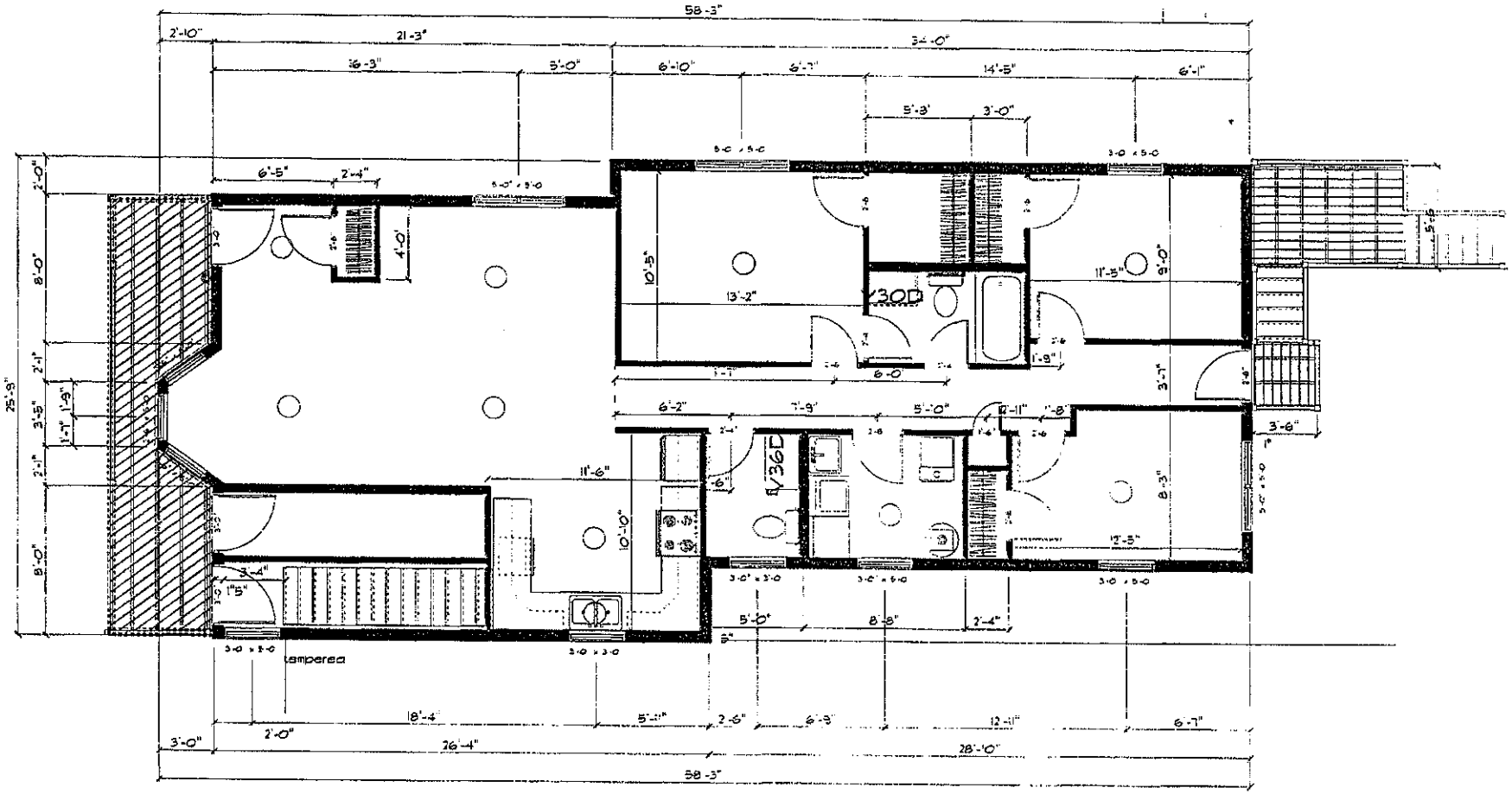
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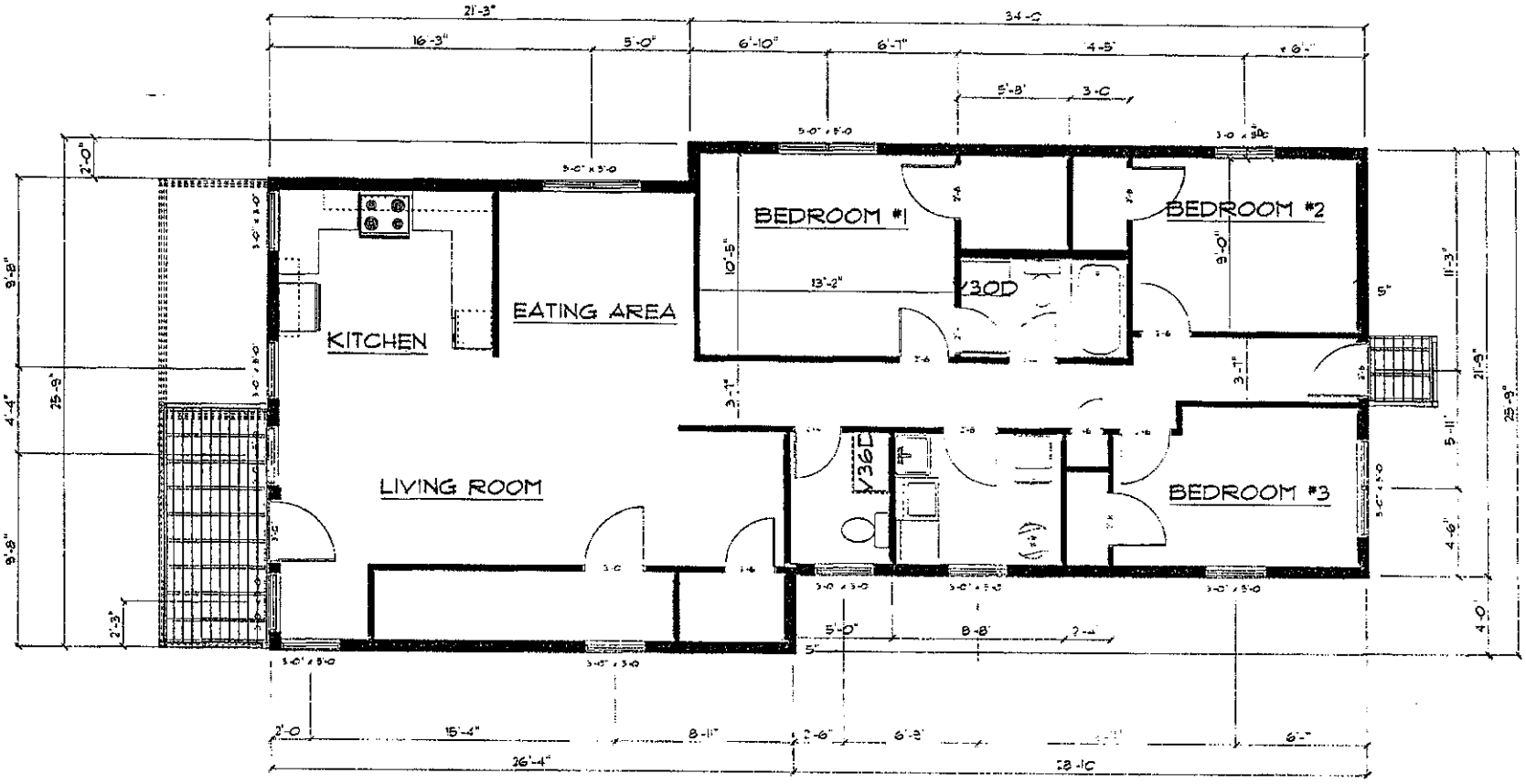
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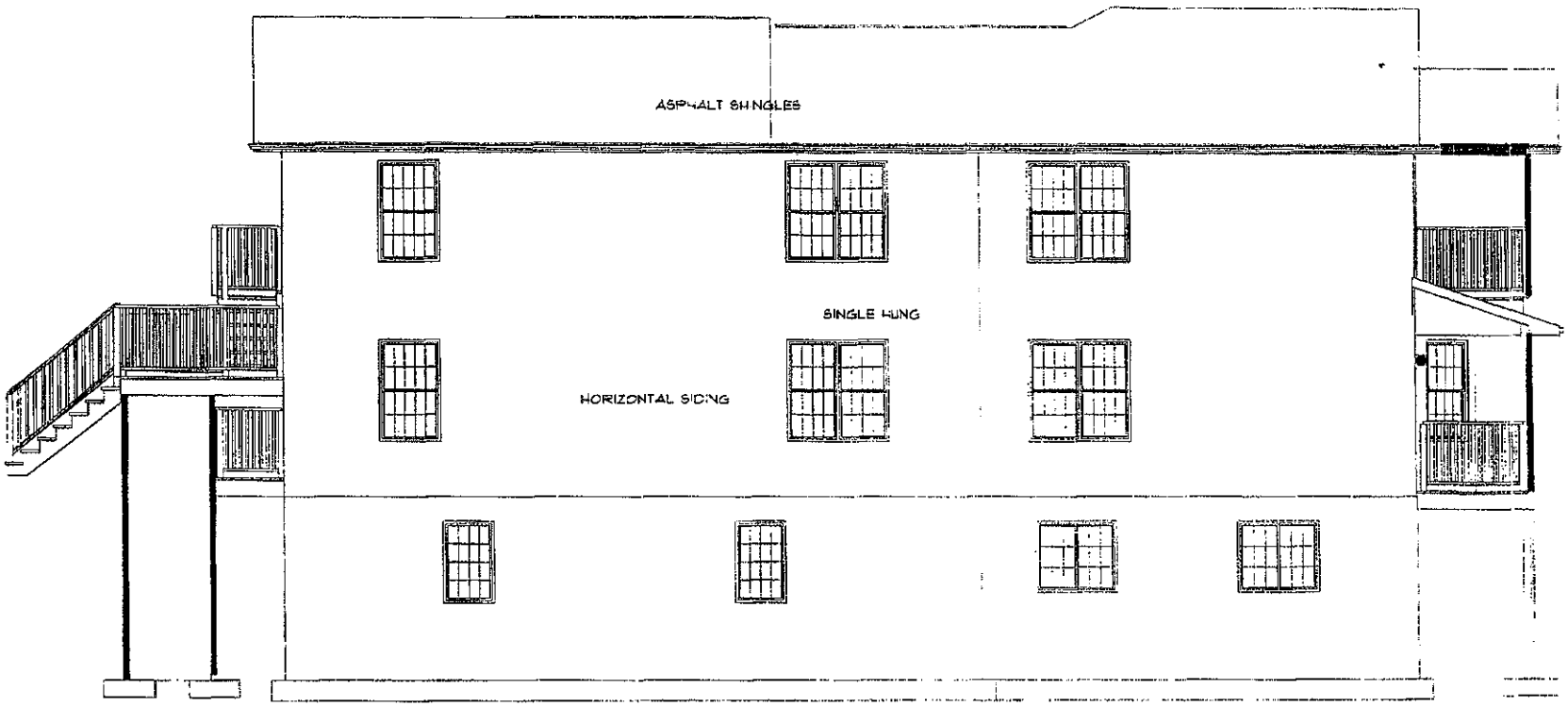
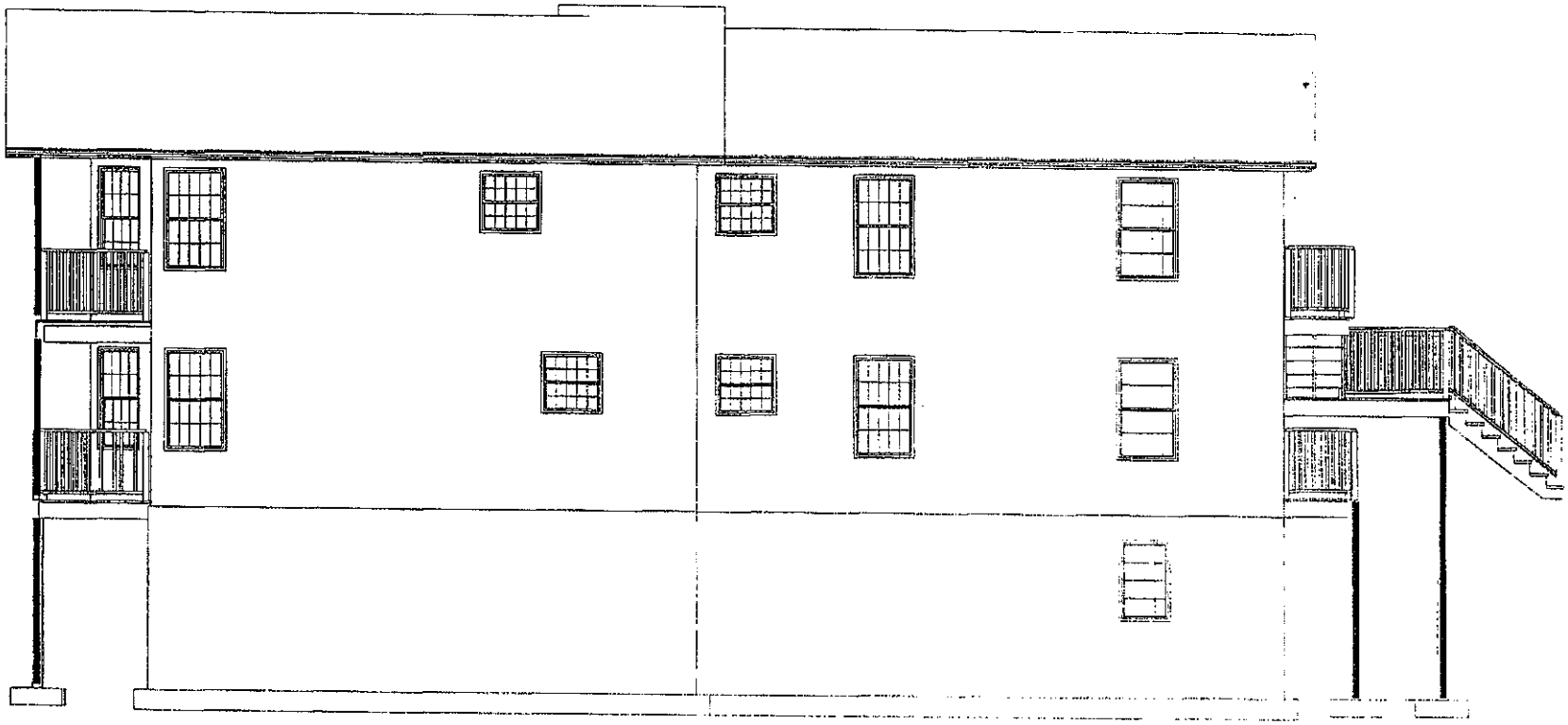


LEFT ELEVATION



RIGHT ELEVATION

REAR ELEVATION