

**Department of Community Planning and Economic Development – Planning Division
Storm Sewer and Sanitary Sewer Easement Vacations
Vac-1454**

Date: 9/18/06

Applicant: Wells Fargo Bank, National Association, f/k/a Norwest Mortgage, Inc.; 2701 Wells Fargo Way, Mpls., MN 55408

Address of Property: 2701 Wells Fargo Way.

Project Name: Wells Fargo Bank

Contact Person and Phone: Cheryl Howard, Wells Fargo Bank, National Association, f/k/a Norwest Mortgage, Inc.; 2701 Wells Fargo Way, Mpls., MN 55408; 612-312-4739

Staff Contact Person and Phone: J. Michael Orange, consulting planner. Phone: 612-673-2347; facsimile: 673-2728; TDD: 673-2157; e-mail: michael.orange@ci.minneapolis.mn.us

Ward: 6 **Neighborhood Organization:** Phillips West Neighborhood Organization

Existing Zoning:

- **Primary:** I1, Light Industrial District
- **Overlay District:** None

Proposed Use: Application by Wells Fargo Bank to vacate three storm sewer and sanitary sewer easements on the Wells Fargo Bank campus at 2701 Wells Fargo Way.

Comprehensive Plan and City Goals: The *Minneapolis Plan* does not contain policies that provide direct guidance as to the proposed vacation of storm and sanitary sewer easements on private property.

Background: According to the applicant, the vacations are associated with the now-completed construction of the new, 220,000 sq. ft., commercial building and related improvements on the Wells Fargo Bank campus. Certain utilities needed to be relocated, including water main, storm water, and sanitary sewer. The utility facilities that were once located in the easement areas created by the existing easements have been relocated. Wells Fargo will grant new easements to the City. The Public Works Department has approved the vacations and is prepared to accept the new easements.

Development Plan: Refer to Attachment 2.

Other Zoning Applications Required: Not applicable.

<p>Attention: If you want help translating this information, call - Hmong - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; Spanish - Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; Somali - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500</p>
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Responses from Utilities and Affected Property Owners: Notice for the proposed vacation was sent on 2/7/05 to the appropriate list of governmental agencies and utility companies seeking their input. The following summarizes the responses received:

- Minneapolis Public Works: Recommends approval of vacation, subject to the legal documents and descriptions and the acceptance of newly deeded easements as listed in Attachment 3.
- Minneapolis Fire Department: Conditional approval of vacation.
- Minnesota Department of Transportation: No objection.
- Hennepin County Transportation Department: No objection.
- Xcel Energy: The company has no objection to said vacation.
- MCI: No objection.
- Center Point Energy: No objection to the vacation.
- Qwest: No response received.

Findings: The vacations will remove three storm sewer and sanitary sewer easements on the Wells Fargo Bank campus where these facilities have been relocated to accommodate the now-completed new construction. The Public Works Department has approved the vacations and is prepared to accept the new easements. The Public Works Department and the Department of Community Planning & Economic Development – Planning Division find that the areas proposed for the vacations are not needed for any public purpose, that they are not part of a public transportation corridor, and that they can be vacated.

RECOMMENDATION

Recommendation of the Department of Community Planning & Economic Development – Planning Division:

The Department of Community Planning & Economic Development – Planning Division recommends that the City Planning Commission and City Council **approve** the proposed vacations of the three storm sewer and sanitary sewer easements on the Wells Fargo Bank campus at 2701 Wells Fargo Way, subject to the legal documents and descriptions and the acceptance of newly deeded easements as listed in Attachment 3.

Attachments:

1. Primary and Overlay Zoning Districts
2. Vacation application
3. Letter from Public Works
4. Resolution