

Department of Community Planning and Economic Development - Planning Division
Street Vacation
VAC-1500

Date: May 7, 2007

Applicant: University of Minnesota

Address Of Property: 4th Street SE from Oak Street SE to Huron Boulevard SE

Contact Person And Phone: Tom Yang, 612-626-0565

Planning Staff And Phone: Jennifer Jordan, 612-673-3859

60 Day Review Decision Period: Not applicable

Ward: 2 Neighborhood Organization: Prospect Park East River Road Improvement Association

Existing Zoning: OR2 – High Density Office Residence District, C2 – Neighborhood Corridor Commercial District

Existing Overlay Districts: None

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 22

Legal Description: See attached.

Proposed Use: This street vacation is being sought in order to develop a new University of Minnesota Gopher football stadium.

Concurrent Review: Street vacation. No other applications are necessary as the stadium project is not subject to development review by the City of Minneapolis.

Background: This proposed street vacation is part of a number of right of way vacation applications being sought by the University of Minnesota in conjunction with development of a new University of Minnesota Gopher football stadium. 4th Street SE, from Oak Street SE to Huron Boulevard SE, is proposed for vacation so that a new University of Minnesota Gopher football stadium may be constructed at this location. On December 23, 2005, the Minneapolis City Council approved comments regarding roadway changes detailed in the Draft Environmental Impact Statement (EIS) for the proposed stadium project. On November 3, 2006, the Minneapolis City Council approved the University of Minnesota layout for changes to City and County roadways due to the proposed stadium project.

Development Plan: The Development Plan is attached.

Responses from Utilities and Affected Property Owners: The Minneapolis Public Works Department does not require any easements for the City of Minneapolis but notes that all existing storm

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drain structures shall become the property of the petitioner. Excel Energy and MCI request easements for their facilities in the vacated right-of-way. Metro Transit requests easements for all areas concerning future location of Central Corridor LRT stations, operating tracks, and right of way.

Findings: The Public Works Department and CPED Planning Division find that the area proposed for vacation is not needed for public purpose because the public transportation corridor needs will be preserved through the conveyance of new street easements and that it can be vacated if easements requested above are granted by the petitioner and all conditions are met.

RECOMMENDATION

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

The Community Planning and Economic Development Department - Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the vacation, subject to retention of easements by Xcel Energy, MCI, and Metro Transit.

Attachments:

1. Public Works letter
2. Maps, aerial photo
3. Future development layout
4. Applicant statement
5. Responses from utilities, fire, and Metro Transit

Legal Description

Fourth Street SE

- That part of Fourth Street SE as dedicated in the plat of REGENTS' ADDITION, according to the recorded plat thereof, lying northwesterly of the westerly line of Block 15, said REGENTS' ADDITION and its northwesterly prolongation and lying southeasterly of a line described as beginning at the intersection of the northeasterly line of said Block 14 with the northeasterly line of the Southwesterly 20.0 feet of said Block 14; thence northwesterly along said northeasterly line a distance of 44.07 feet; thence northwesterly deflecting to the right 03 degrees, 45 minutes, 38 seconds a distance of 36.64 feet; thence northwesterly 201.09 feet along a tangential curve concave to the southwest having a radius of 3064.00 feet and a central angle of 03 degrees, 45 minutes, 37 seconds; thence northerly 175.77 feet along a reverse curve concave to the west having a radius of 337.00 feet and a central angle of 29 degrees, 53 minutes, 05 seconds; thence northwesterly, tangent to said curve, 29.78 feet; thence northwesterly 111.13 feet along a tangential curve concave to the southwest having a radius of 341.09 feet and a central angle of 18 degrees, 40 minutes, 00 seconds; thence northwesterly 166.50 feet along a non-tangential curve concave to the southwest having a radius of 348.0 feet and a central angle of 27 degrees, 24 minutes, 48 seconds, the chord of said curve deflects to the left 27 degrees, 54 minutes, 22 seconds from the prolongation of the chord of the previously described curve, thence northwesterly, tangent to said curve, 11.75 feet; thence northwesterly along a tangential curve concave to the north having a radius of 34.0 feet to the intersection with the east line of the west 33.0 feet of the Southwest Quarter of Section 19, Township 29, Range 23, Hennepin County, Minnesota; thence northerly along said east line to the northeasterly line of said Fourth Street SE and there terminating.

And;

The permanent easement for street purposes acquired by Document No. 5855802 described as those parts of Lots 14 and 15, Block 14, REGENTS' ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, described as follows: Beginning at the intersection of the southwesterly line of Fourth Street SE and the southwesterly line of the Soo Line Railroad right-of-way; thence northwesterly along said southwesterly line of Fourth Street SE 67.20 feet; thence southeasterly a distance of 90.61 feet along a curve concave to the southwest, having a radius of 260.0 feet and a central angle of 19 degrees, 58 minutes, 04 seconds, to a point on said southwesterly line of the Soo Line Railroad distant 26.65 feet southeasterly to the point of beginning; thence northwesterly along said southwesterly line to the point of beginning.