



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #2
April 23, 2014
BZZ-6425

LAND USE APPLICATION SUMMARY

Property Location: 80 Broadway Street Northeast
Project Name: Krause Liquor Store
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Steve Krause
Project Contact: Scott Nelson, DJR Architecture
Request: To allow a new I-story, approximately 7,500 square foot building for a liquor store.

Required Applications:

Conditional Use Permit	To allow a liquor store in the C2 District.
Site Plan Review	For a new I-story, approximately 7,500 square foot building.

SITE DATA

Existing Zoning	C2 Neighborhood Corridor Commercial District
Lot Area	16,610 square feet / 0.38 acres
Ward(s)	3
Neighborhood(s)	St. Anthony West Neighborhood Organization; adjacent to Sheridan Neighborhood Organization
Designated Future Land Use	Mixed Use
Land Use Features	Activity Center (Grain Belt Complex); Community Corridor (Marshall Street Northeast and Broadway Street Northeast)
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	February 6, 2014	Date Extension Letter Sent	March 3, 2014
End of 60-Day Decision Period	April 7, 2014	End of 120-Day Decision Period	June 6, 2014
Date Additional Extension Authorized by Applicant	March 13, 2014	End of Decision Period	June 30, 2014

BACKGROUND

PREVIOUS ACTIONS. The applications for this project were continued from the City Planning Commission meetings of March 3, 2014, and March 24, 2014, at the request of the applicant in order to allow more time to consider and make revisions to the site plan. The applicant authorized an extension of the City's period to make a decision to June 30, 2014, to allow time for the plans to be revised and reviewed, an updated staff report to be completed, and an appeal to be processed, if any.

SITE DESCRIPTION AND PRESENT USE. The site is located at the southeast corner of Broadway Street Northeast and Marshall Street Northeast. A contractor's yard is currently located on the site. The existing building, a metal shed, will be demolished.

PROJECT DESCRIPTION. A new 1-story, approximately 7,500 square foot building is proposed at the property of 80 Broadway Street Northeast. A liquor store is proposed to occupy the building. An off-sale liquor store is a conditional use in the C2 district. Upon approval of the conditional use permit, the action must be recorded with Hennepin County as required by state law. The Business Licensing Office has confirmed that the subject site complies with the licensing location requirements for an off-sale establishment. Site plan review is required for any new principal non-residential building.

Changes to the plans include shifting the building and parking lot orientation from north/south to east/west, and removing a curb cut on Broadway Street and adding a curb cut on Marshall Street. The changes have resulted in less on-site landscaping.

PUBLIC COMMENTS. Correspondence from the neighborhood group has been received. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a liquor store based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

An off-sale liquor store in this location is not expected to be detrimental to the public health, safety or general welfare, provided the use complies with all licensing requirements, life safety ordinances and Public Works Department standards. In addition to the windows the applicant has proposed on each side of the building, staff is recommending that additional windows facing Broadway Street that would allow views out of the building at eye-level from active spaces be provided to increase natural surveillance and visibility.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The subject site is located on the southeast corner of the Broadway Street and Marshall Street intersection within a mixed use area. A bank, a library and a surface parking lot for an industrial use are located on the other corners of the intersection. A restaurant is located directly east of the site, while a bar is located across 11th Avenue. Also, low density residential uses are located to the

east across 11th Avenue. Provided the use complies with all licensing requirements, it should not impede the normal and orderly development of surrounding properties.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The site is served by existing infrastructure. The Public Works Department will review the project for appropriate drainage and stormwater management as well as to ensure the safety of the position and design of improvements in or over the public right-of-way.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The minimum automobile parking requirement is 14 spaces. Fifteen spaces are proposed. Four bicycle parking spaces are also required and 4 are proposed. The applicant has stated that deliveries will be made during off-peak traffic times. Two access points are proposed for the parking lot, one from Marshall Street and the other from 11th Avenue. The Public Works Department has indicated that they will allow the access as proposed.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

- 1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.

- 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.

- 1.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.

Land Use Policy 1.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.

- 1.12.1 Encourage a variety of commercial and residential uses that generate activity all day long and into the evening.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The use will conform to the applicable regulations of the districts in which it is located, including the specific development standards for an off-sale liquor store, upon the approval of the conditional use permit and site plan review.

SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required [findings](#) and [applicable standards](#) in the site plan review chapter:

I. Conformance to all applicable standards of Chapter 530, Site Plan Review.

Building Placement and Design – Requires alternative compliance

- The building placement will reinforce the street wall.
- The building would not be located more than 8 feet from the lot lines adjacent to Marshall Street and Broadway Street. The building would be located 46 to 51 feet from 11th Avenue. Alternative compliance is requested.
- Where the building would not abut the lot lines adjacent to Marshall Street and Broadway Street, landscaping and a wider paved sidewalk area would be provided. The parking area, a walkway and landscaping would be located between the building and 11th Avenue.
- A principal entrance would face Broadway Street adjacent to the Broadway Street and Marshall Street intersection. A principal entrance would also face the parking lot.
- On-site accessory parking would be located between the building and 11th Avenue. Alternative compliance is requested.
- Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements would not exceed 25 feet in length.
- Exterior materials would be durable and include brick, wood siding, cementitious fiber, and glass.
- All sides of the building would be compatible with and similar to each other.
- No plain face concrete block is proposed as an exterior material.
- Both principal entrances would be sheltered by canopies and surrounded by windows to emphasize their importance.
- The proposed windows included in the calculations for the table below would be located between 2 and 10 feet above the adjacent grade, vertical in proportion with the bottom of each window also located not more than 4 feet above the adjacent grade, and unblocked by fixtures in the area between 4 and 7 feet above the adjacent grade. On the west elevation, the windows would be distributed in an even manner; however, windows on the other elevations would be concentrated on the building corners. The applicant has indicated that all proposed windows would be clear glass (this will need to be clearly indicated on the final plans). Alternative compliance is requested for the window requirements on the north building elevation.
- Storage and mechanical spaces would not exceed 30 percent of the linear building frontage adjacent to Broadway Street and Marshall Street. Storage would occupy 36.5 percent of the linear building frontage adjacent to 11th Avenue. Alternative compliance is requested for the ground floor active functions requirement fronting 11th Avenue.
- A flat roof is proposed. Most nonresidential buildings in the immediate area also have a flat roof.

Table I. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking

	Code Requirement		Proposed	
	Broadway St (north)	30% minimum	180 sq. ft.	17.3%
Marshall St (west)	30% minimum	204 sq. ft.	70.6%	480 sq. ft.
11 th Ave (south)	30% minimum	316.5 sq. ft.	30.5%	322 sq. ft.

Access and Circulation – Meets requirements

- Well-lit walkways more than 4 feet in width will connect the building entrances to the adjacent public sidewalks and on-site parking.
- A transit stop is not adjacent to the site.

- The proposed vehicle access would be from Marshall Street and 11th Avenue. The Public Works Department has indicated that they will allow the access as proposed. All circulation is designed to occur on-site. The site is separated from the nearest residential property by a public street. Vehicle access and circulation is designed to have minimal conflicts with pedestrians and residential uses.
- The site is not adjacent to an alley.
- An excessive amount of impervious surfaces are not proposed. However, more impervious surfaces are proposed with the changes made to the site plan. To address the increase in impervious surface, the applicant is proposing to add 705 square feet of landscaping in the 11th Avenue public right-of-way.

Landscaping and Screening – Requires alternative compliance

- The proposed overall composition and location of landscaped areas complement scale of the development and its surroundings.
- The general landscaping requirements are included in the table below. Alternative compliance is requested for the overall amount of landscaping and number of on-site canopy trees.
- Adjacent to Marshall Street and 11th Avenue, a 7-foot wide landscaped yard is required between the parking areas and the streets. A 7-foot wide landscaped yard is proposed along each side of the parking lot; however, the landscaped yard on the south side of the parking lot would extend 5 feet into the right-of-way. Because the landscaping would not be provided entirely on-site, alternative compliance is needed.
- Screening that is 3 feet high and at least 65 percent opaque and a total of 6 canopy trees are required in the required landscaped yards. Shrubs are proposed that comply with the screening requirements. Only 3 canopy trees are proposed, two of which are located in the public right-of-way. Alternative compliance is requested.
- The parking area is not adjacent to any residential uses or residential or office residential zoning districts.
- All areas of the parking lot unavailable for parking or maneuvering will be landscaped.
- Not all parking spaces will be within 50 feet of an on-site deciduous tree. Alternative compliance is requested.
- All other areas not occupied by the building, walkways and parking area will be covered by sod, shrubs, trees, perennials, native grasses and wood mulch.
- Information on the landscape plan indicates that the installation and maintenance of all landscape materials will comply with 530.210.

Table 2. Landscaping and Screening Requirements

	Code Requirement	Proposed
Lot Area	--	16,610 sq. ft.
Building footprint	--	7,500 sq. ft.
Remaining Lot Area	--	9,110 sq. ft.
Landscaping Required	1,822 sq. ft.	1,555 sq. ft.
Canopy Trees (1: 500 sq. ft.)	4 trees	1 on-site tree
Shrubs (1: 100 sq. ft.)	19 shrubs	22 on-site shrubs

Additional Standards – Meets requirements

- With the slope of the site and the proposed orientation of the parking lot, on-site retention and filtration of parking lot stormwater is not feasible. The parking area will be defined by continuous 6-inch by 6-inch curbing.

- The proposed building would not impede views of important elements of the city, and would be located and arranged to minimize shadowing on public spaces and adjacent properties and to minimize the generation of wind currents at the ground level.
- The development includes environmental design elements to prevent crime. An abundant amount of windows that will promote natural observation and allow views into and out of the building at eye level would be provided on all sides of the building with the adoption of the staff recommendation. A complete lighting plan has not been submitted. Light fixtures will be provided on all sides of the building. The proposed lighting levels will need to comply with the required lighting standards. Landscaping and walkways would be used to distinguish between public and private spaces and to guide pedestrian movement through the site.
- The existing metal shed on the site will be demolished in order to construct the new building. The building is not a historic resource.

2. Conformance with all applicable regulations of the zoning ordinance.

The proposed liquor store use is *conditional* in the C2 District.

Off-street Parking and Loading – Meets requirements

- The proposed gross floor area is 7,500 square feet.

Table 3. Vehicle Parking Requirements Per Use (Chapter 54I)

	Minimum Parking Requirement	Applicable Reductions	Total Minimum Requirement	Maximum Parking Allowed	Proposed
Liquor Store	15	Bicycle Incentive (1)	14	37	15

Table 4. Bicycle Parking and Loading Requirements (Chapter 54I)

	Minimum Bicycle Parking	Minimum Short-Term	Minimum Long-Term	Proposed	Loading Requirement	Proposed
Liquor Store	3	Not less than 50%	--	4	Medium	Parking space in excess of minimum requirement

Building Bulk and Height – Meets requirements

Table 5. Building Bulk and Height Requirements

	Code Requirement	Proposed
Lot Area	--	16,610 sq. ft.
Maximum Commercial Floor Area (GFA)	30,000 sq. ft.	7,500 sq. ft.
Maximum Floor Area Ratio (GFA/Lot Area)	1.7	0.45
Maximum Building Height	4 stories or 56 feet, whichever is less	21 ft. as measured from Marshall St NE

Residential Lot Requirements – Not applicable

Yard Requirements – *Not applicable*

Signs – *None proposed at this time*

- Signs are subject to Chapters [531](#) and [543](#) of the Zoning Code. All new signs are required to meet the requirements of Chapter 543 of the zoning code. Separate permits are required from the Zoning Office for any proposed signage.

Dumpster Screening – *Meets requirements*

- Refuse and recycling storage containers are required to be enclosed on all four sides by screening compatible with the principal structure not less than two feet higher than the refuse container or must be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. The containers will be stored in the building.

Screening of Mechanical Equipment – *Location needs to be identified*

- All mechanical equipment is required to be arranged so as to minimize visual impact by using screening and must comply with Chapter [535](#) and district requirements. The location of the mechanical equipment has not been identified on the plan. Final plans will need to show the proposed location of the equipment and how it will be screened.

Lighting – *Lighting plan required*

- Lighting must comply with Chapter [535](#) and Chapter [541](#) of the zoning code. A lighting plan was not provided as part of the application. One will need to be provided with the final plans.

Impervious Surface Area – *Not applicable*

Specific Development Standards – *Meets requirements*

- Off-sale liquor stores are subject to the following development standards:
 - (1) The use shall comply with the requirements of [Title 14](#), Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
 - (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

3. Conformance with the applicable policies of The Minneapolis Plan for Sustainable Growth.

With the adoption of the staff recommendation, the site plan will be consistent with the applicable policies of the comprehensive plan. In addition to the principals and policies identified in the conditional use permit section of this report, the following also apply to this development:

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

- 1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.

- 1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.
- 1.3.2 Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.

Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.

- 1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.
- 1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

Urban Design Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.

- 10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.
- 10.10.3 Enhance pedestrian and transit-oriented commercial districts with street furniture, street plantings, plazas, water features, public art and improved transit and pedestrian and bicycle amenities.
- 10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.
- 10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.

- 10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.
- 10.18.2 Parking lots should maintain the existing street face in developed areas and establish them in undeveloped areas through the use of fencing, walls, landscaping or a combination thereof along property lines.
- 10.18.3 Locate parking lots to the rear or interior of the site.
- 10.18.4 Provide walkways within parking lots in order to guide pedestrians through the site.
- 10.18.7 Minimize the width of ingress and egress lanes along the public right of way in order to provide safe pedestrian access across large driveways.

Urban Design Policy 10.19: Landscaping is encouraged in order to complement the scale of the site and its surroundings, enhance the built environment, create and define public and private spaces, buffer and screen, incorporate crime prevention principles, and provide shade, aesthetic appeal, and environmental benefits.

4. Conformance with applicable development plans or objectives adopted by the City Council.

Not applicable.

5. Alternative compliance.

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that project meets one of three criteria required for [alternative compliance](#). Alternative compliance is requested for the following requirements:

- **Building Placement and Parking Location.** The building would not be located more than 8 feet from the lot lines adjacent to Marshall Street and Broadway Street. The building would be located 46 to 51 feet from 11th Avenue to accommodate a parking lot. Marshall Street and Broadway Street are major corridors and 11th Avenue is an ancillary corridor. The Department of Public Works will allow vehicle access from Marshall Street and 11th Avenue, but not Broadway Street. Provided the window requirements are met on the wall facing Broadway Street, staff is recommending that the Planning Commission grant alternative compliance.
- **Window Requirements.** Alternative compliance is requested for the window requirements on the north and south building elevations. Nearly all of the walls are subject to the minimum window requirements (30 percent). The west elevation greatly exceeds the minimum requirement with 70 percent windows proposed. On the south elevation, 30.5 percent of the wall would be windows; however, most of the proposed windows are concentrated at the building corner adjacent to the entrance. On the north elevation, only 17.3 percent of the wall would be windows with the bottom not more than 4 feet above the adjacent grade. The windows that comply with the site plan review standards are also concentrated at the corner adjacent to the entrance. The applicant has proposed additional clear-story windows above the coolers and in the storage room. However, Broadway Street is a major corridor. Complying with the window requirements on this elevation will help to promote natural surveillance and visibility and emphasize its importance as a primary facade. To accomplish this, the coolers could be relocated to the south wall adjacent to the parking lot. This would reduce the amount of required windows on the south elevation by approximately 9 percent. However, an office is proposed at the southeast corner of the building where additional windows could be provided. With these considerations, staff is recommending that the window requirements on the north Broadway Street building elevation are met and that the Planning Commission grant some alternative compliance for the south parking lot elevation.
- **Ground Floor Active Functions.** The ground floor of buildings are required to be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than 30 percent of the linear building frontage along each wall facing a public street, public sidewalk, or public pathway. Storage would occupy 36.5 percent of the linear building frontage adjacent to 11th Avenue. The walls facing Marshall Street and Broadway Street would comply with these requirements. Because Marshall Street and Broadway Street are major corridors and 11th Avenue is an ancillary corridor, it is appropriate to orient more of the active spaces to the primary streets. Also, the property is relatively small and has frontage on three streets. For these reasons, staff is recommending that the planning commission grant alternative compliance.
- **General Landscaping.** Not less than 20 percent of the net lot area is required to be landscaped. The proposed amount of on-site landscaping is equal to 17 percent. Not less than 4 canopy trees are required to be provided on-site as well. Only one on-site canopy tree is proposed. To address the amount of landscaped area, the applicant is proposing to add 705

square feet of landscaping in the 11th Avenue public right-of-way. Because there are no boulevard trees adjacent to the site, the applicant is also proposing to plant a total of 8 trees in the public right-of-way. In addition to these alternatives, staff is recommending that one additional tree be planted along Broadway Street (for a total of 4 boulevard trees), two are planted along Marshall Street (as proposed), and one additional tree be planted in the proposed 11th Avenue boulevard (for a total of 3 boulevard trees).

- **Landscaped Yards for Parking Abutting a Street.** Adjacent to Marshall Street and 11th Avenue, a 7-foot wide landscaped yard is required between the parking area and the streets. A 7-foot wide landscaped yard is proposed along each side of the parking lot; however, the landscaped yard on the south side of the parking lot would extend 5 feet into the 11th Avenue right-of-way. Because the landscaping would not be provided entirely on-site, alternative compliance is necessary. There is currently no landscaped boulevard for 11th Avenue. With the proposed landscaping, an 8 foot wide sidewalk will remain. For these reasons, staff is recommending that the planning commission grant alternative compliance.
- **Trees Along Parking Lot Frontage and Distance to Trees.** A total of 6 canopy trees are required in the required landscaped yards between the parking lot and Marshall Street and 11th Avenue. Only 3 canopy trees are proposed, of which only one is on-site. Providing trees in the proposed landscaped boulevard meets the intent for the distance to trees requirement. The proposed trees are Autumn Blaze Maples, which are columnar and have a mature spread of approximately 30 to 40 feet. It would not be impractical to comply with this requirement; therefore staff is recommending that the planning commission not grant alternative compliance for the number of required trees.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow a liquor store for the property located at 80 Broadway Street Northeast, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:

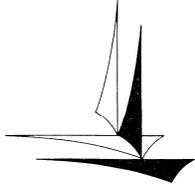
The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow a new 1-story, approximately 7,500 square foot building for the property located at 80 Broadway Street Northeast, subject to the following conditions:

1. Not less than 30 percent of the Broadway Street Northeast building elevation shall be windows that comply with the standards of section 530.120(b) of the zoning code.
2. Not less than 25 percent of the parking lot building elevation shall be windows that comply with the standards of section 530.120(b) of the zoning code.

3. At least 4 boulevard trees shall be planted in the Broadway Street right-of-way, at least 2 boulevard trees shall be planted in the Marshall Street right-of-way, and at least 3 boulevard trees shall be planted in the 11th Avenue right-of-way.
4. Not less than 6 canopy trees shall be provided in the required landscaped yards between the parking area and Marshall Street and 11th Avenue as required by section 530.170 of the zoning code.
5. Department of Community Planning and Economic Development staff review and approval of the final building elevations, floor, fixture, site, lighting and landscape plans.
6. Site improvements required by Chapter 530 or by the City Planning Commission shall be completed by April 23, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Preliminary Development Review report
2. Written description and findings submitted by applicant
3. Zoning map
4. Site survey
5. Site plan
6. Plans
7. Building elevations
8. Color renderings
9. Photos
10. Correspondence



Minneapolis Development Review
250 South 4th Street
Room 300
Minneapolis, MN 55415

Preliminary Development Review Report

Development Coordinator Assigned: **PATRICIA MURZYN**
(612) 673-5827
patricia.murzyn@minneapolismn.gov

Status *
RESUBMISSION REQUIRED

Tracking Number:	PDR 1001169
Applicant:	STEVE KRAUSE 2613 E LAKE ST MINNEAPOLIS, MN 55406
Site Address:	80 BROADWAY ST NE
Date Submitted:	06-FEB-2014
Date Reviewed:	12-FEB-2014

Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp.

DISCLAIMER: *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

Project Scope

REVISED PLAN SUBMITTED 4/3/14:

Construct a 7,700 sf ft liquor store with 15 surface parking stalls, and landscaping.

Review Findings (by Discipline)

Zoning - Planning

- This project is scheduled for the 4/23 Planning Commission. Until the public hearing process is complete Janelle Widmeier won't have comments for the resubmitted plans.

Addressing

- The revisions to the plan do not affect the proposed address of 80 Broadway Street NE.

*Approved: You may continue to the next phase of developing your project.

*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

❑ Business Licensing

- Work with Patty Murzyn (612-673-5827) concerning a Food Plan Review, SAC determination and any Business License application submittal that may be required for this revised proposed project.

❑ Construction Code Services

- Revised Plan Sheet # C2.0 to have "No Parking" indicated on Access Aisle as required per Minnesota State Accessibility Code Section 502.4.4.

❑ Parks - Forestry

- **Carried over from original comments:**
- Contact Paul Martinson (612-499-9209) regarding adding, removal or protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance.
- The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance: <http://library.municode.com/index.aspx?clientId=11490>.
- As adopted, the fee in lieu of dedication for new residential units is \$1,500 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$200 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance. There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your project, Krause Liquor, the calculated dedication fee is as follows:
- Non-residential (\$1,000) = \$1,000.00
- Total Park Dedication Administrative Fee: = \$50.00
- Total Park Dedication related fees = \$1,050.00
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Patty Murzyn at 612-673-5827.

❑ Right of Way

- Note to the Applicant: An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- The site plans indicate two proposed bike rack locations; the preferred location would be within the boulevard zone (as shown on sheet L1.0 of the plans). Contact Paul Cao at (612) 673-2943 for position and alignment of bike racks proposed in the Public right-of-way. If the racks are privately owned, they will require an encroachment permit.
- The location of the most easterly tree along Broadway St. N.E. should be adjusted (west) to avoid pedestrian conflicts on the sidewalk to the east of the project site.

❑ Street Design

- The plan as re-submitted meets the requirements of the Public Works Street Design Division.

❑ Sidewalk

- Tree planting details shall be included in the plans. The Applicant shall provide some form of engineered/structured soil in the form of a tree trench or tree pit for all proposed street trees. Sidewalk layouts and landscaping in the Public right-of-way shall follow established design standards; refer to the following:
- City of Minneapolis Urban Forest Policy (http://www.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/convert_282934.pdf.)
- Access Minneapolis - Design Guidelines for Streets and Sidewalks (http://www.minneapolismn.gov/publicworks/transplan/comp/public-works_trans-plan_designguidelines.)

❑ Traffic and Parking

- Current ordinance states that all maneuvers associated with loading, parking or sanitation pick up for a private development shall occur on private property. Please provide a narrative explaining delivery and trash removal operations and show turning maneuvers for all truck type vehicles that will be using the parking areas.
- The nature of the proposed development is such that traffic impacts may be an issue; the Applicant shall provide a narrative describing the anticipated daily traffic including vehicle volumes and trip times. For further information, please contact Allan Klugman at (612) 673-2743.

❑ Water

- Typically, existing water connections are not allowed for re-use; please contact Rock Rogers at (612) 673-2286 to confirm domestic water and fire service layout, manhole construction, connections, and sizes.

❑ Sewer Design

- Erosion Control: The rock construction entrance for the demolition work should be in a feasible location. The current plan has the rock construction entrance within the existing building footprint.
- Utility Connections: The proposed storm sewer service connection to the City main should be core-drilled and a saddle tee fitting installed, per City of Minneapolis Standard Supplemental Specifications. Please note this on the utility plan
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or jeremy.strehlo@minneapolismn.gov.

❑ Fire Safety

- The plan as submitted meets the City of Minneapolis Fire Safety requirements for Preliminary Development Review.

❑ Environmental Health

- **Carried over from original comments:**
- In 1962 a gasoline service station was constructed at the site. The Minneapolis Fire Department records indicate the tanks were removed in 1988. Minnesota Pollution Control Agency (MPCA) record for tank site # 11087 does not indicate any active or out of service tanks onsite. There are no references available regarding the condition of the tanks when removed or if the soil was impacted. MPCA identifies the property as a closed petroleum leak site 10912 the product released is unknown. The release was reported in 1997 and closed the same year after a limited investigation.
- It is recommended the developer enter the Voluntary Investigation and Cleanup program to determine if impacted soils are present that must be addressed during site demolition and construction activities.

- If dewatering is required during site construction see below for city permit requirements. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at 612-673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at 612-673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

❑ Historical Preservation Committee

- There is no HPC flag on this property. HPC review is required for any wrecking permits pertaining to the removal of existing structures.

END OF REPORT

April 15, 2014

PROJECT NARRATIVE

KRAUSE LIQUOR STORE BROADWAY & MARSHALL

PROJECT DESCRIPTION:

The proposed project to be located on the corner of Broadway Street NE and Marshall Street NE is a 7,500 SF retail building designed for use as a liquor store. The building would replace the current Modern Roadways storage building and yard located on the site. Parking for 15 cars is provided to the south with new curb cuts on both Marshall Street NE and 11th Avenue North. Landscaping is provided on all sides of the building, adjacent to the existing sidewalks and as a buffer between the site and the adjacent restaurant to the north. Deliveries would be made in the morning at off-peak times. Delivery truck parking would be in the lot. Trucks would access the lot most likely from 11th Avenue North and exit onto Marshall Street NE.

The main entries to the building are provided at the corners of Marshall and Broadway and on the south side adjacent to the parking lot. The site has an East to West slope and the accessible entries are provided for all doors. A delivery door and accessible emergency exit are located on the 11th Avenue North corner. Windows are located on all sides of the building, with clear views into retail display areas. The exterior facade varies on all sides with materials including a light buff brick (similar in color to the Grain Belt Brewery), Wood (Cedar) flush siding and a hardi-panel sign band.

Construction would commence in spring of 2014 with completion scheduled for late fall.

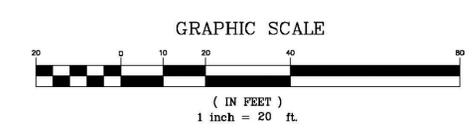
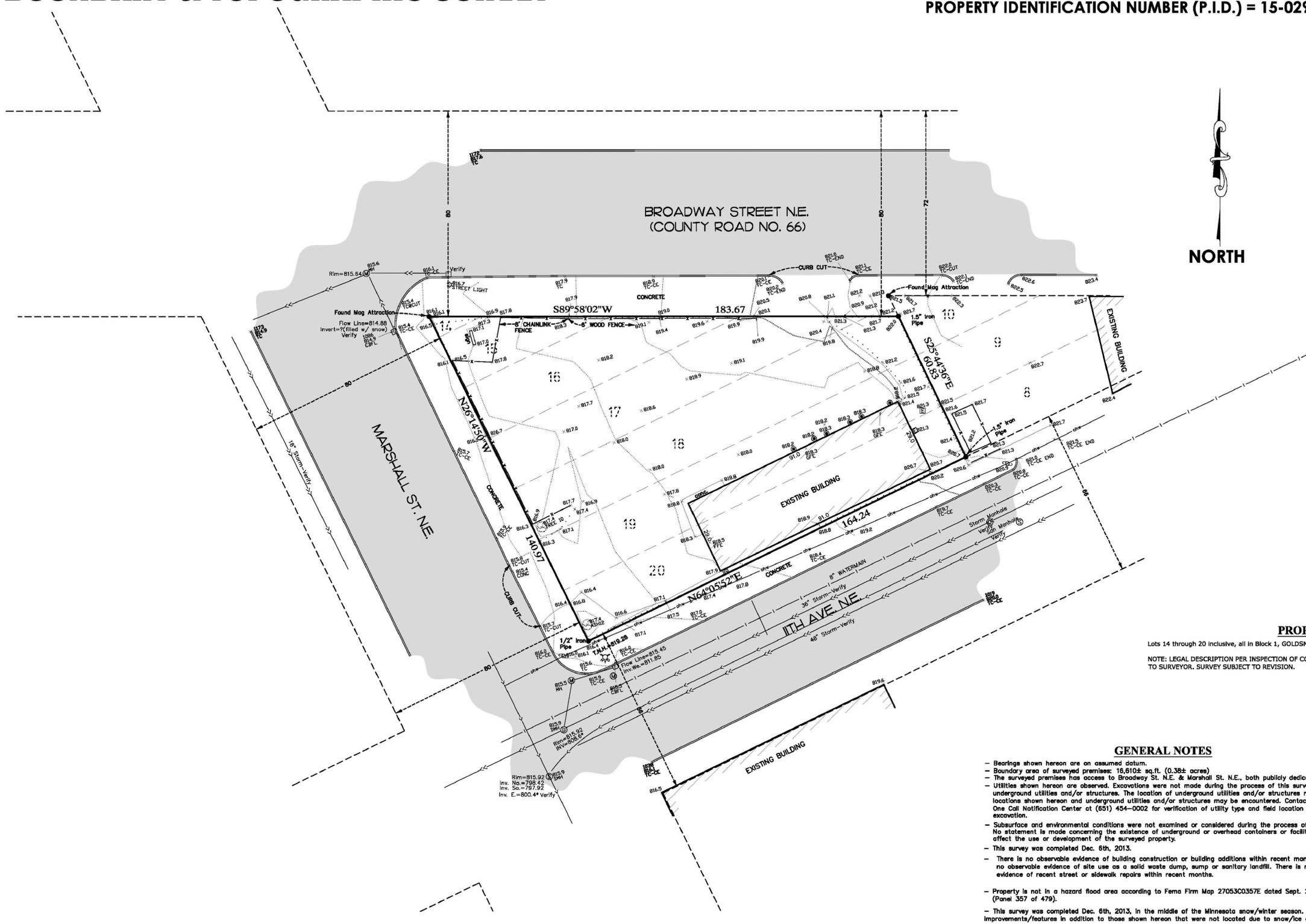
January 23, 2014

KRAUSE LIQUOR STORE BROADWAY & MARSHALL FINDINGS FOR A CONDITIONAL USE PERMIT

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*
The redevelopment of the site to a retail liquor store from the Modern Roadways building and storage yard will be an improvement to the immediate neighborhood. It will replace the metal storage shed and out door storage areas with a modern attractive building and a well landscaped pedestrian oriented site plan. There will also be less truck traffic to and from site during peak traffic times. The active use on this intersection with views from all sides of the building will also contribute to public safety by providing eyes on the street.
2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
The site is located in an established neighborhood with many different uses within the immediate area on both Broadway and Marshall. The redevelopment of this site to a retail liquor store will be in compliance with City of Minneapolis separation requirements, and not impede the improvement of surrounding properties.
3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*
Adequate utilities are available and the proposed plans for the redevelopment provide for all curb cuts , parking spaces, landscape areas, and drainage in compliance with city public works and zoning requirements.
4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*
The site plan is designed to provide efficient flow into and out of the parking area. The parking drive aisle is wider than required to make it easier to maneuver into and out of individual spaces. Deliveries to the site will be made during off peak traffic times.
5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*
The building and site plan as proposed meets all applicable polices of the comprehensive plan.
6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*
The building and site plan as proposed meets all applicable requirements of the zoning code.

BOUNDARY & TOPOGRAPHIC SURVEY ~for~ Civil Site Group

PROPERTY ADDRESS: #80 BROADWAY ST. NE, MINNEAPOLIS, MN
 PROPERTY IDENTIFICATION NUMBER (P.I.D.) = 15-029-24-41-0020



- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - ☆ DENOTES STREET LIGHT
 - ⊠ DENOTES ELECTRIC METER/BOX
 - ⊞ DENOTES GAS METER/BOX
 - ⊞ DENOTES UTILITY BOX
 - ⊞ DENOTES CABLE BOX
 - ⊞ DENOTES TELEPHONE BOX
 - ⊞ DENOTES MISCELLANEOUS MANHOLE
 - ⊞ DENOTES SANITARY SEWER MANHOLE
 - ⊞ DENOTES STORM SEWER MANHOLE
 - ⊞ DENOTES CATCH BASIN
 - ⊞ DENOTES GATE VALVE
 - ⊞ DENOTES FIRE HYDRANT
 - DENOTES EXISTING CONTOUR
 - DENOTES WATERMAIN
 - DENOTES SANITARY SEWER
 - DENOTES STORM SEWER
 - DENOTES EXISTING FENCE
 - ×1011.2 DENOTES EXISTING ELEVATION.
 - DENOTES BITUMINOUS
 - DENOTES RETAINING WALL
 - DENOTES BOLLARD

PROPERTY DESCRIPTION

Lots 14 through 20 inclusive, all in Block 1, GOLDSMITH'S ADDITION TO ST. ANTHONY, Hennepin County, Minnesota, EXCEPT roadways.
 NOTE: LEGAL DESCRIPTION PER INSPECTION OF COUNTY HALF SECTION MAPPING AND COUNTY TAX RECORDS. NO TITELWORK FURNISHED TO SURVEYOR. SURVEY SUBJECT TO REVISION.

GENERAL NOTES

- Bearings shown hereon are on assumed datum.
- Boundary area of surveyed premises: 16,610± sq.ft. (0.38± acres)
- The surveyed premises has access to Broadway St. N.E. & Marshall St. N.E., both publicly dedicated right-of-ways.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location prior to excavation.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed property.
- This survey was completed Dec. 6th, 2013.
- There is no observable evidence of building construction or building additions within recent months. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill. There is no observable evidence of recent street or sidewalk repairs within recent months.
- Property is not in a hazard flood area according to Fema Firm Map 27053C0357E dated Sept. 2nd, 2004 (Panel 357 of 479).
- This survey was completed Dec. 6th, 2013, in the middle of the Minnesota snow/winter season. There may be improvements/features in addition to those shown hereon that were not located due to snow/ice cover.
- This survey was prepared without the benefit of titlework. Easement, apurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorney's title opinion.

REVISION SUMMARY

DATE	DESCRIPTION
1/23/14	PDR SUBMITTAL

SURVEY

C0.0

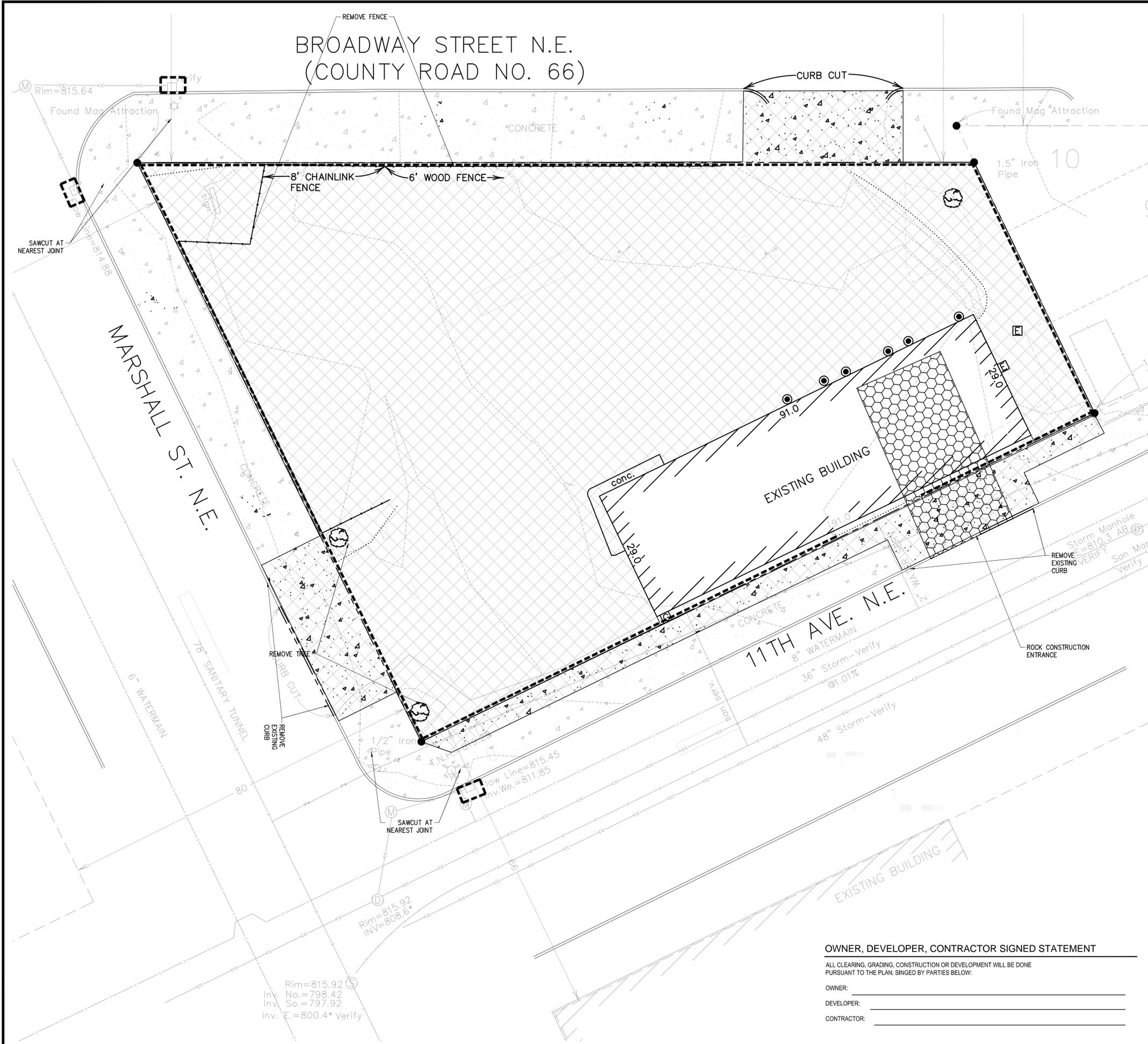
Rev. 01/07/14, update utilities
 I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Eric R. Vickaryous
 ERIC R. VICKARYOUS

Date: Dec. 17th, 2013 Reg. No. 44125

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

BROADWAY STREET N.E. (COUNTY ROAD NO. 66)



REMOVALS EROSION CONTROL NOTES:

- PROJECT NARRATIVE:**
PROJECT IS A REDEVELOPMENT OF AN EXISTING COMMERCIAL SITE, INCLUDING THE CONSTRUCTION OF NEW PARKING LOT AND CURB CUTS.
- CONSTRUCTION REMOVALS SEQUENCING IS PLANNED AS FOLLOWS:**
1. INSTALL SILT FENCE/CONSTRUCTION FENCE AROUND SITE, & INLET PROTECTION IN AND AROUND CATCH BASINS WHERE SITE RUNOFF IS FLOWING.
 2. REMOVE EXISTING DEBRIS.
 3. PREP AND TRANSITION TO NEW CONSTRUCTION ACTIVITIES.
- REMOVALS DISTURBANCE LENGTH OF TIME:**
THE REMOVALS TIMING FOR THIS PROJECT IS EXPECTED TO LAST 10 DAYS UNTIL THE START OF NEW CONSTRUCTION.
- TEMPORARY AND PERMANENT STABILIZATION:**
SITE WILL BE ENTIRELY HARD-SCAPED AND STABILIZED WITH THOSE ELEMENTS.
- SEE EROSION CONTROL PLAN (SHEET C2.0) FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN AFTER DEMOLITION AND REMOVALS ARE COMPLETE.

City of Minneapolis Standard Erosion Control Notes

- City of Minneapolis Standard Erosion and Sediment Control Notes for Plans:**
These notes may be used as reference standards or requirements for projects not meeting the threshold for a formal plan.
1. Contractor must call a construction start 48 hours prior to any land disturbance 612-673-5867. Failure to do so may result in fines, the revocation of permit and a stop work order being issued.
 2. Install postmeter erosion control at the locations shown on the plans prior to the commencement of any land disturbance or construction activities.
 3. Before beginning construction, install a temporary rock construction entrance at each point where vehicles exit the construction site. Use 2 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone using a geo-textile fabric beneath the aggregate to prevent migration of soil into the rock from below.
 4. Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs and may be ordered by Minneapolis inspectors at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
 5. Install silt protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Contractor shall clean, remove sediment or replace storm drain inlet protection devices on a routine basis such that the devices are fully functional for the next rain event. Sediment deposited in and/or plugging drainage systems is the responsibility of the contractor. Hay bales or filter fabric wrapped grasses are not allowed for inlet protection.
 6. Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the drainage gutter line and shall be covered if left more than 24 hours.
 7. Maintain all temporary erosion and sediment control devices in place until the controlling drainage area has been stabilized. Impact temporary erosion and sediment control devices on a daily basis and replace disturbed, damaged, or rotted erosion control devices immediately.
 8. Temporarily or permanently stabilize all construction areas which have undergone final grading, and all areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 7-14 days. Use seed and mulch, erosion control matting, and/or sodding and making in green space areas. Remove temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment. Final stabilization for purposes of this removal is 70% established cover over disturbed areas.
 9. Ready mixed concrete and concrete batchers plants are prohibited within the public right of way. All concrete related production, cleaning and mixing activities shall be done in the designated concrete mixing washout location as shown in the erosion control plan. Under no circumstance may washout water drain onto the public right of way or into any public or private storm drain conveyance.
 10. Changes to approved erosion control plan must be approved by the erosion control inspector prior to implementation. Contractor to provide installation and details for all proposed alternate type devices.
 11. If dewatering or pumping of water is necessary, the contractor is responsible for obtaining any necessary permits and/or approvals prior to discharge of any water from the site. If the discharge from the dewatering or pumping process is turbid or contains sediment laden water, it must be treated through the use of sediment traps, vegetative filter strips, or other sediment reducing measures such that the discharge is not visibly different from the receiving water. Additional erosion control measures may be required at the discharge point to prevent score erosion. The contractor shall provide a dewatering/pumping plan to the Erosion Control Inspector prior to initiating dewatering activities.

REMOVALS LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- COMBINATION BIO-ROLL, CHAIN LINK CONSTRUCTION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL
- INLET PROTECTION - AT ALL EXIST. INLETS
- TREE PROTECTION

OWNER INFORMATION

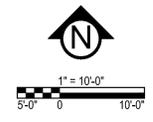
OWNER: STEVE KRAUSE
2613 EAST LAKE STREET
MINNEAPOLIS, MN 55406
612-729-9371 PHONE

OWNER, DEVELOPER, CONTRACTOR SIGNED STATEMENT

ALL CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THE PLAN, SIGNED BY PARTIES BELOW:

OWNER: _____
DEVELOPER: _____
CONTRACTOR: _____

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL



CivilSite GROUP
4831 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavet 763-213-3944 Pat Sanver 952-259-2003

DJR ARCHITECTURE, INC
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-arc.com

KRAUSE LIQUOR STORE
80 BROADWAY ST. NE, MINNEAPOLIS, MN
STEVE KRAUSE
2613 EAST LAKE STREET, MINNEAPOLIS, MN 55406

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

Matthew R. Pavet
DATE: 1/23/14 LICENSE NO. 44263

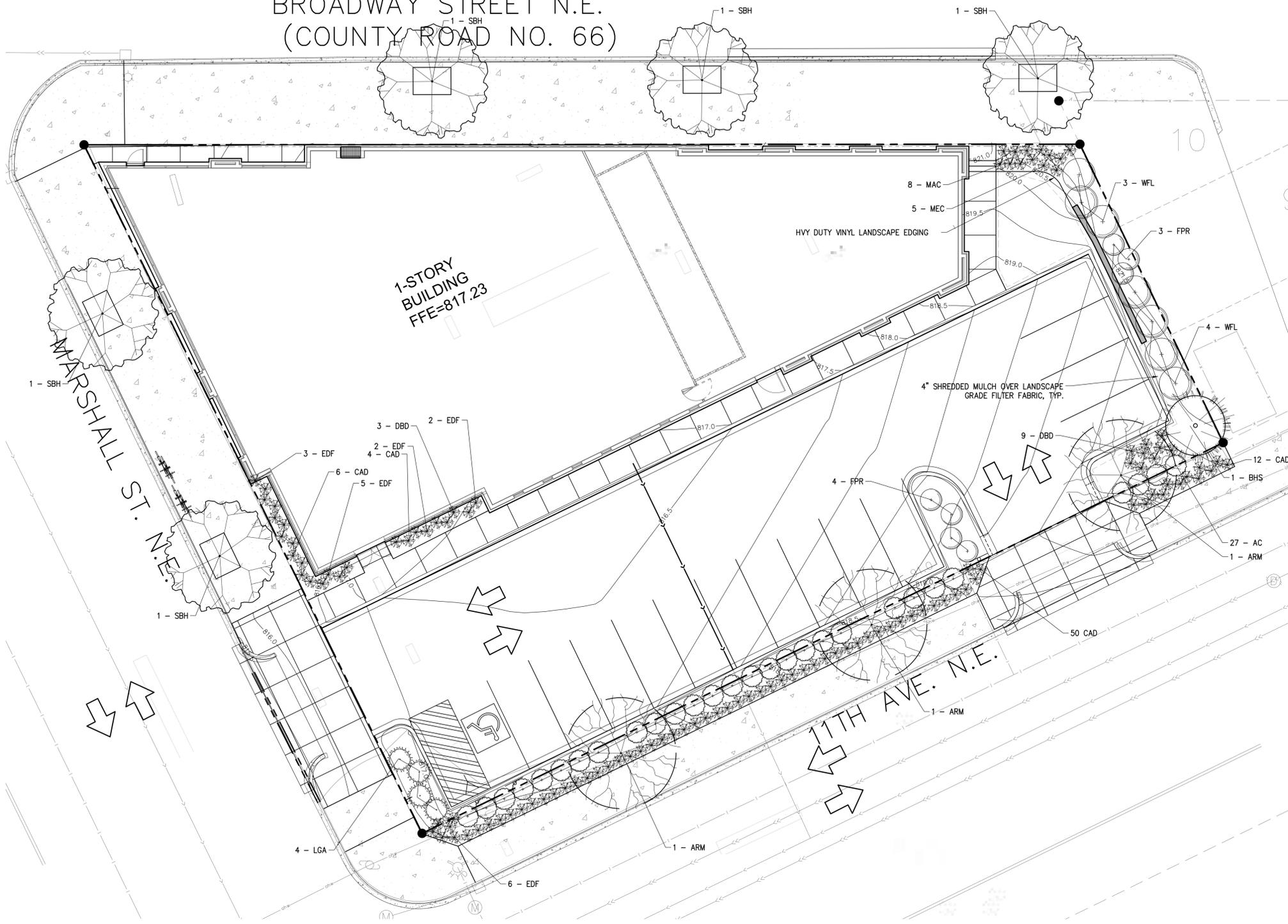
ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
1/23/14 PDR SUBMITTAL

REVISION SUMMARY
DATE DESCRIPTION

REMOVALS, DEMO. PLAN & EROSION CONTROL PLAN

C1.0

BROADWAY STREET N.E.
(COUNTY ROAD NO. 66)



LANDSCAPE NOTES:

- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH OVER WEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.

CivilSite GROUP
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ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavlek 763-213-3944 Pat Sarver 952-259-2093

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KRAUSE LIQUOR STORE
80 BROADWAY ST. NE, MINNEAPOLIS, MN
STEVE KRAUSE
2613 EAST LAKE STREET, MINNEAPOLIS, MN 55406

PLANT SCHEDULE - OFF-SITE AREAS

SYM.	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
SBH	5	DECIDUOUS TREE SUNBURST HONEYLOCUST	Gleditsia triacanthos "Suncole"	2.5"	B&B	STRAIGHT LEADER, FULL FORM
ARM	3	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jeffersred'	2.5"	B&B	STRAIGHT LEADER, FULL FORM
BHS	1	EVERGREEN TREE BLACK HILLS SPRUCE	Pinus nigra	6' HT.	B&B	STRAIGHT LEADER, FULL FORM
FPR	7	DECIDUOUS SHRUBS FOX PAVEMENT ROSE	Rosa 'Fox Pavement'	#5	CONT.	DENSE BRANCHING
AC	37	ALPINE CURRANT	Ribes alpinum	#5	CONT.	DENSE BRANCHING
WFL	7	WHITE FRENCH LILAC	Syringa vulgaris "Alba"	#5	CONT.	
LGA	4	EVERGREEN SHRUB LITTLE GIANT ARBORVITAE	Thuja occidentalis 'Little Giant'	#5	CONT.	
DBD	12	PERENNIALS DARK BRONZE DAISY CHRYSANTHEMUM	Chrysanthemum "Dark Bronze Daisy"	#1	CONT.	
MAC	8	MARMALADE CONEFLOWER	Echinacea "Marmalade"	#1	CONT.	
MEC	5	MERINGUE CONEFLOWER	Echinacea "Meringue"	#1	CONT.	
CAD	72	CHICAGO APACHE DAYLILY	Hemerocallis "Chicago Apache"	#1	CONT.	
EFG	18	GRASSES EL DORADO FEATHER REED GRASS	Calamagrostis x acutiflora "El Dorado"	#2	CONT.	

LANDSCAPE NOTES:

PROPOSED LANDSCAPE AREA CALCULATION:
SITE AREA - BUILDING COVERAGE = OPEN SPACE
16,609.8 SF - 7,763.0 SF = 8,846.8 SF

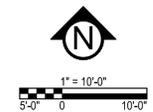
20% OF OPEN SPACE = LANDSCAPE AREA
0.2 X 8,846.8 SF = 1,769.4 SF REQUIRED
3,318.7 SF PROVIDED

PROPOSED LANDSCAPE:
1 TREE/ 25 LF STREET FRONTAGE (ALONG PARKING)
134 LF FRONTAGE = 5 TREES REQUIRED
5 TREES PROPOSED

1 TREE/ 500 SF OF "LANDSCAPE AREA"
1,769.4 SF / 500 = 4 TREES REQUIRED
4 COVERED BY STREET TREES

1 SHRUB/100 SF OR "LANDSCAPE AREA"
1,769.4 SF / 100 = 18 SHRUBS REQUIRED
74 SHRUBS PROVIDED

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL



PROJECT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
Patrick J. Sarver
DATE: 1/23/14 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
1/23/14	PDR SUBMITTAL

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN
L1.0
© COPYRIGHT 2013 CIVIL SITE GROUP, INC.

BROADWAY ST. NE

MARSHALL ST. NE

11TH AVE NE

4 SPACE BIKE RACK

PROPOSED BUILDING
+/- 7500 SQ. FT.

RETAIL
5470 SQ. FT.

COOLER
410 SQ. FT.

STORAGE
1620 SQ. FT.

UP

SITE DATA:
 SITE AREA: 16,610 SQ. FT (.38 ACRES)
 BUILDING AREA: 7,500 SQ. FT
 PARKING AND LANDSCAPE AREA: 9,110 SQ. FT
 REQUIRED PERVIOUS AREA ON SITE: 20% (1,822 SQ. FT)
 PROVIDED PERVIOUS AREA ON SITE: 17% (1,555 SQ. FT)
 PROVIDED PERVIOUS AREA INCLUDED IN RIGHT OF WAY: (705 SQ. FT)
 TOTAL PROVIDED = 2,260 SQ. FT

PARKING:
 REQ'D: 14 STALLS (REDUCTION 1 SPACE PER BICYCLE INCENTIVE = 13)
 PROVIDED: 14
 TOTAL 15 STALLS

1 ACCESSIBLE



1 Level 1
1/8" = 1'-0"

DJR
ARCHITECTURE, INC
333 Washington Ave N., Suite 210
Minneapolis, MN 55401
612.676.2700 www.djr-inc.com

KRAUSE LIQUOR STORE
PRELIMINARY: NOT FOR CONSTRUCTION
80 Broadway St. NE, Minneapolis, MN

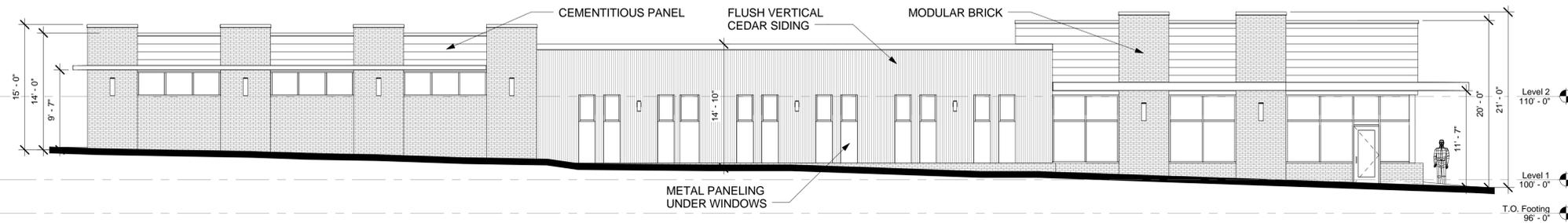
FIRST FLOOR PLAN

A100

ISSUE: Revised Planning and PDR Submittal
 Project #: 13.0094
 Date: 4-2-14
 Drawn by: JN
 Checked by: SN

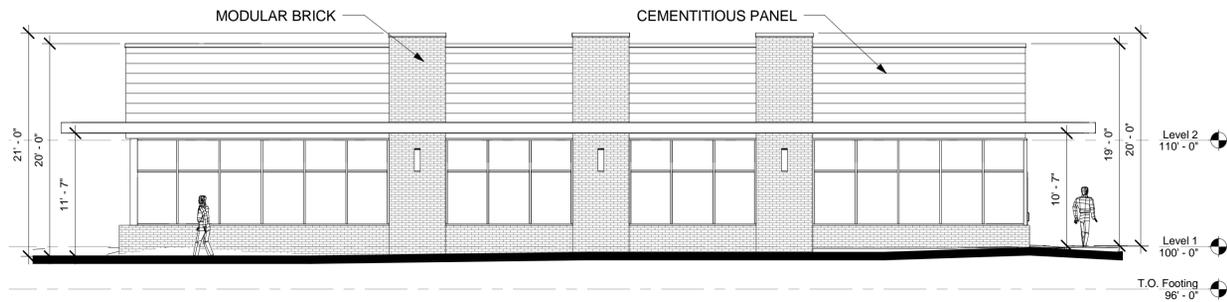
CIVIL
STRUCTURAL
CONTRACTOR
CLIENT

SURFACE AREA FROM 2' - 10' = 1,280 SQ. FT. (30% = 384 SQ. FT. REQUIRED)
 WINDOW SURFACE AREA FROM 2' - 10' = 380 SQ. FT. PROVIDED (29%)



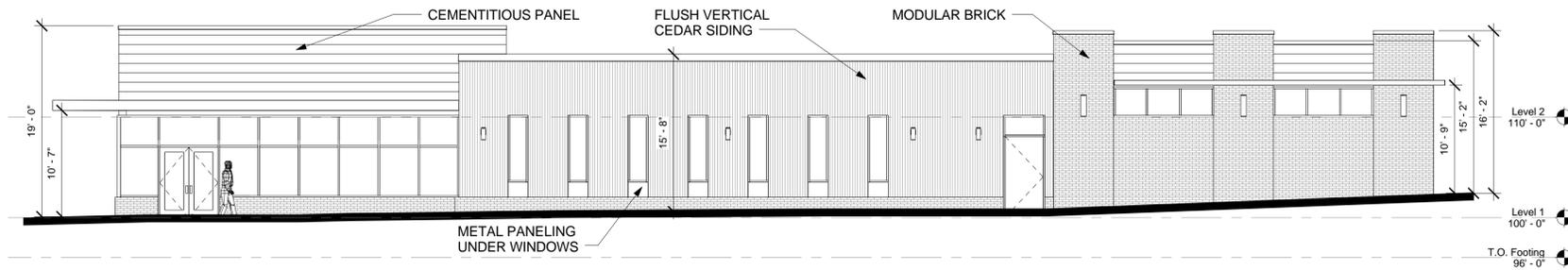
1 BROADWAY ELEVATION
 1/8" = 1'-0"

SURFACE AREA FROM 2' - 10' = 680 SQ. FT. (30% = 204 SQ. FT. REQUIRED)
 WINDOW SURFACE AREA FROM 2' - 10' = 480 SQ. FT. PROVIDED (71%)



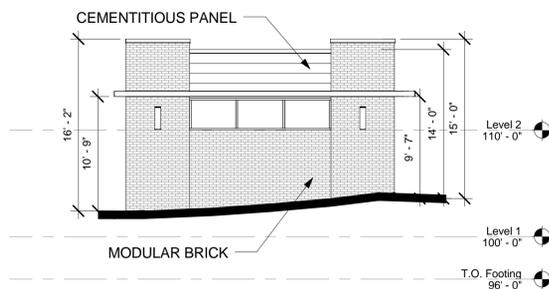
2 MARSHALL ELEVATION
 1/8" = 1'-0"

SURFACE AREA FROM 2' - 10' = 1,055 SQ. FT. (30% = 316 SQ. FT. REQUIRED)
 WINDOW SURFACE AREA FROM 2' - 10' = 400 SQ. FT. PROVIDED (38%)



3 PARKING LOT ELEVATION
 1/8" = 1'-0"

SURFACE AREA FROM 2' - 10' = 205 SQ. FT. (30% = 61 SQ. FT. REQUIRED)
 WINDOW SURFACE AREA FROM 2' - 10' = 40 SQ. FT. PROVIDED (20%)



4 REAR ELEVATION
 1/8" = 1'-0"

D

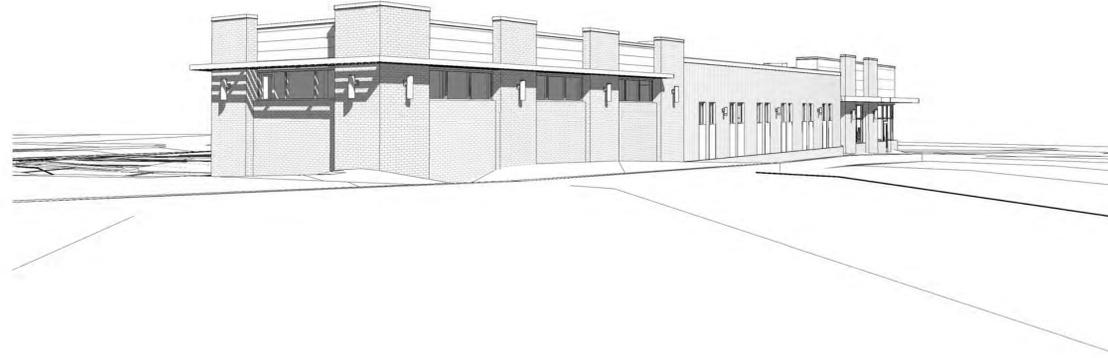
C

B

A



1 CORNER OF MARSHALL AND BROADWAY VIEW



3 BROADWAY VIEW HEADING WEST



2 CORNER OF MARSHALL AND 11TH VIEW

DJR
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 333 Washington Ave N., Suite 210
 Minneapolis, MN 55406
 612.676.2700 www.djr-inc.com

Aspen Day
 Blue Construction
 3259 Minnehaha Ave.
 Minneapolis, MN 55406
 Business: (612) 396-0933
 Business Fax: (612) 721-7279
 Email: aaron@blueconstructioninc.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

APPROVER
 SIGNATURE
 REGISTRATION NUMBER 4-2-14

KRAUSE LIQUOR STORE
 PRELIMINARY: NOT FOR CONSTRUCTION
 80 Broadway St. NE, Minneapolis, MN

Project #: 13.0094
 Date: 4-2-14
 Drawn by: JN
 Checked by: SN

ISSUE:
 Revised Planning and PDR Submittal

EXTERIOR VIEWS

CONTRACTOR
 STRUCTURAL
 CIVIL

A201



CORNER OF MARSHALL AND 11TH (OPTION 2)

D

C

B

A



CORNER OF MARSHALL AND BROADWAY VIEW



BROADWAY VIEW HEADING WEST



CORNER OF MARSHALL AND 11TH VIEW

DJR
ARCHITECTURE, INC
 333 Washington Ave N, Suite 210
 Minneapolis, MN 55408
 612.676.2700 www.djr-inc.com

Aaron Day
 Blue Construction
 3259 Minnehaha Ave.
 Minneapolis, MN 55406
 Business: (612) 396-0933
 Business Fax: (612) 721-7279
 Email: aaron@blueconstructioninc.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
 APPROVE
 SIGNATURE
 REGISTRATION NUMBER 4-2-14
 CLIENT

PROJECT # 13.0094
 DATE 4-2-14
 DRAWN BY JN
 CHECKED BY SN

ISSUE: Revised Planning and PDR Submittal

KRAUSE LIQUOR STORE
 PRELIMINARY: NOT FOR CONSTRUCTION
 80 Broadway St. NE, Minneapolis, MN
 EXTERIOR VIEWS

A201

CONTRACTOR STRUCTURAL CIVIL

Looking Northwest across 11th Ave at existing building



Looking Southeast at adjacent property



Looking Northeast across 11th Ave at adjacent property



Looking West down Broadway St.

Looking East at existing site



Looking Northwest down Marshall St.



Looking East down Broadway St.



Looking Southeast across Marshall St. at exist bar on 11th Ave.

Looking Northeast down 11th Ave.



Looking Southwest across Broadway at existing site



Looking Northeast across Marshall at existing site



Looking Southwest across Broadway at adjacent site

Widmeier, Janelle A.

From: David Fosdick <davefosdick@hotmail.com>
Sent: Tuesday, February 18, 2014 3:10 PM
To: Widmeier, Janelle A.
Subject: Support development at Marshall and Broadway

I support a new liquor store at Broadway and Marshall.

Please approve this as it will bring economic development and add to the tax base to the area

Thank you
Dave Fosdick

Sent from my iPhone

Widmeier, Janelle A.

From: Mary Anstett <MANstett@esns.org>
Sent: Tuesday, February 18, 2014 9:45 AM
To: Widmeier, Janelle A.
Subject: Broadway Street /Marshall NE corner proposed business comment

My name is Mary Anstett and I am a homeowner of 13+ years in the Sheridan Neighborhood, 1.5 blocks away from the above mentioned project. I have also worked with a community agency in the neighborhood for over 15 years. My family, neighbors and I are completely opposed to another liquor store coming into our NE Minneapolis community. We are lucky to have long standing businesses already in the liquor field that are community supporters and responsible business owners such as River Liquor, Surdyks and even Sentryz . Why would we consider bringing another liquor store into an already saturated local market? When Murados Liquor took over the space on 2nd Street and Lowry the entire community was appalled, they have not proven to be a community minded business and have added a certain sleaziness to the area.

We would welcome a bakery, coffee shop, whole foods market or nearly anything else on such a visible corner that will be an asset to our neighborhood and a gem to the community! We have had such positive things happening with bike paths, Art a Whirl, etc, why not have a business on that corner that will actually be a place residents, visitors, bikers, and walkers will want to visit? NE Bank, RSP Architects and Graco employees would also all benefit from a place to get a bite to eat, baked goods or great coffee. A liquor store just doesn't make sense.

Living and working in close proximity to Sentryz already, I would hate to see another place located close to the river that sells to the homeless alcoholics that we are constantly having issues with. It's a constant battle when these folks pass out on public property, yards, steal from porches and decks, take apart air conditioning units and beg for money on the corners, and yes folks, we deal with this EVERY day, where I work and in the neighborhood surrounding Sentryz.

Please take my comments into consideration when making this important decision that will effect those of us living and working in the area! I would be happy to answer any questions you may have or give more feedback if needed, thanks so much for considering my comments and for the important work that you do!

Mary Ostapenko Anstett
Director of Volunteer Services, Events and Facility Rentals
East Side Neighborhood Services
1700 2nd Street NE
Minneapolis, MN 55413

612 781 6011

www.esns.org

Celebrating 100 years of service in 2015

Widmeier, Janelle A.

From: Diane Lucas <dlucasmn@yahoo.com>
Sent: Tuesday, February 18, 2014 7:15 AM
To: Widmeier, Janelle A.
Subject: Broadway-Marshall Corner

Hello Janelle,

I understand this issue will be discussed at the Planning Commission meeting 3/3.

As a resident of NE Mpls. For the past 20 years I, too, agree with the STAWNO that a liquor store at this site is unnecessary and inappropriate. I would ask that the planning commission consider a business or service that adds more value to the community while also contributing to the gentrification we've seen in this NE neighborhood.

Please urge your colleagues to reject the liquor store proposal and seek out a more appropriate business opportunity.

Regards,

Diane

Sent from my iPhone

Widmeier, Janelle A.

From: Miller, Paul D.
Sent: Friday, February 28, 2014 2:07 PM
To: Widmeier, Janelle A.
Cc: Kress, Doug S.
Subject: Krause Liquor Store Access Issues

Janelle,

Jon Wertjes (Director of Traffic & Parking Services) and I met with CM Frey this afternoon, regarding the Krause Liquor Store and the proposed parking lot access.

Based upon that meeting, Public Works remains firm and will not allow parking lot access to Broadway St. N.E. Public Works will however support parking lot access to Marshall St. N.E. and 11th Ave. N.E.

Call me if you have questions.

Paul Miller, Project Manager
Transportation Planning & Engineering
(612) 673-3603
(612) 210-1765



Widmeier, Janelle A.

From: neighbors@stawno.org
Sent: Friday, February 28, 2014 12:40 AM
To: Widmeier, Janelle A.
Cc: pete.gamades@gmail.com
Subject: Krause Liquor Store input for 3/3 Planning Commission meeting

Feb. 28, 2014

Dear Members of the Minneapolis Planning Commission and Ms. Widmeier,

On behalf of the St. Anthony West Neighborhood Organization (STAWNO), I am writing in regard to the proposed Krause liquor store conditional use permit and site plan review coming before the Planning Commission March 3.

Since the proposed location at the corner of Broadway and Marshall Street NE is within our neighborhood boundaries, STAWNO held three public meetings recently where the proposed development was reviewed and discussed. At our Feb. 13 Board of Director's meeting, STAWNO's Board of Directors voted to not support the development proposed for this location.

This decision was made following two neighborhood meetings where the developer's team presented the proposal as well as architectural renderings of the planned building.

STAWNO also mailed a postcard

to all addresses in the neighborhood regarding one of these information/input meetings so that our board could hear from local residents and businesses. This was followed by an additional public comment session at our board meeting prior to the board vote taking place.

In opposing this proposal, the board noted several concerns including the multitude of current liquor establishments in Northeast, traffic, crime, and an unsuitable gateway for the St. Anthony West Neighborhood.

Included in the motion to oppose this project, the Board decided to undertake a Small Area Plan for the neighborhood and gather community input that will be used for future planning as well as recruitment of development suitable to the neighborhood, including this site. As a result, we ask that the Planning Commission not approve this proposal.

Thank you for considering our input.

Sincerely,

Peter Gamades
St. Anthony West Neighborhood Organization, Chair

mail2web.com - Microsoft Exchange solutions from a leading provider - <http://link.mail2web.com/Business/Exchange>



STEVENSCOTT
MANAGEMENT, INC.

BETTER APARTMENTS. BETTER SERVICE. BETTER LIFE.

February 26, 2014

Minneapolis City Council, Ward 3
Attn: Mr. Jacob Frey
350 S. 5th St., Room 307
Minneapolis, MN 55415

Re: Liquor Store Proposed at 80 Broadway Ave NE

Dear Mr. Frey:

On behalf of the developer of The Grain Belt, Everwood Company, and the leasing and managing company for the Grain Belt, Steven Scott Management, Inc., we wish to express our support for the new liquor store proposed for the corner of Broadway and Marshall, NE, the Modern Roadways site.

We strongly believe the proposed liquor store will be an amenity to the residents of The Grain Belt.

Moreover, we believe it to be a significant improvement to the neighborhood because it will eliminate the current use, which is an eyesore, and replace it with a new building that incorporates design details that fit in with other buildings in the neighborhood (same brick as The Grain Belt and same wood and paint color as Northeast Bank).

Finally, we know that the owners of the proposed liquor store are good operators – and they want to be involved in the neighborhood and be good neighbors.

We respectfully request that the Planning Commission approve this project.

Sincerely,

Barbara J. Halverson
President, Steven Scott Management, Inc.
On Behalf of Steven Scott Management, Inc. and Everwood Company

Cc: David Dye
Steve Krause

Widmeier, Janelle A.

From: Kusz, Lisa M.
Sent: Thursday, February 27, 2014 12:02 PM
To: Widmeier, Janelle A.
Subject: FW: Krause Liquor Support

FYI

From: Bender, Lisa
Sent: Thursday, February 27, 2014 11:41 AM
To: Kusz, Lisa M.
Subject: FW: Krause Liquor Support

I believe this is coming to planning commission

Lisa Bender
10th Ward City Council Member

From: Tyler Montgomery [<mailto:tyler.montgomery@redtablemeatco.com>]
Sent: Thursday, February 27, 2014 11:40 AM
To: Bender, Lisa; Frey, Jacob
Subject: Krause Liquor Support

Good afternoon,

Just wanted to let you know that I am in full support of Jason and his plans on developing a liquor store on the corner of Marshall and Broadway. I feel that his plans will be a significant improvement to the neighborhood by eliminating the current eyesore and replacing it with a beautiful new building. Jason is a very intelligent person and I am confident that his plans will only improve the neighborhood. Since we just moved in to the current building at 14th and Marshall, I pass by the location on Marshall and Broadway everyday and would love to see his plans come to life.

Thank you for your time!

Tyler Montgomery
Production Manager
Red Table Meat Co.
tyler.montgomery@redtablemeatco.com
612-200-8245



3519 2nd ST NE
Minneapolis, MN 55418
March 2, 2014

Planning Commission
Public Service Center
250 S 4th St, Room 300
Minneapolis, MN 55415

Chair Tucker and Commissioners,

On the matter of Krause Liquor Store (BZZ-6425, Ward: 3), 80 Broadway St NE that will appear before you on March 3rd, I respectfully request that you deny the Conditional Use Permit for a liquor store at this location.

I hope you will consider the findings below for a vote to deny.

Land Use:

Broadway AV NE from the Mississippi River to I35W is defined as a community corridor in the MPLS Comp Plan and while this site is currently a commercially zoned property it is designated for mixed use on Map 1.2: Future Land Use

Mixed Use (MU)—Allows for mixed use development, including mixed use with residential. Mixed use may include either a mix of retail, office or residential uses within a building or within a district.

1.5.2 Facilitate the redevelopment of underutilized commercial areas by evaluating possible land use changes against potential impacts on the surrounding neighborhood.

1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.

1.9.6 Promote more intensive residential development along Community Corridors near intersections with Neighborhood Commercial Nodes and other locations where it is compatible with existing character

By denying this one story, single use development you would be promoting the desired future uses of the site for more intensive medium density with mixed use.

Urban Design Policy:

10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

Staff is offering that these requirements 30% windows for 3 sides of the building be offered alternative compliance

The lack of windows and the alternative compliance being offered by the staff gives not only an uninviting presence on Marshall ST, but also uses the phrase "If the window requirements are measured from the first floor elevation rather than the adjacent grade, the proposed amount of windows exceeds the minimum 30 percent requirement." I believe that measuring from other than the defined place would be

in a way rewriting the code for a specific project. I believe the Planning Commission pointed this out in December of 2013 as undesirable when the Linden Hills neighborhood submitted their small area plan requesting that the city measure the height of building stories from a different point. Also, on Map 7.3: Regional Parks & Trails of the City of Minneapolis Comprehensive Plan Marshall ST at this location is designated as a future parkway. The lack of windows along Marshall does not make for an inviting pedestrian experience along this future parkway.

10.11.2 Ensure that new commercial developments maximize compatibility with surrounding neighborhoods.

This particular intersection is one of the *Gateways* to Northeast Minneapolis. It contains the international headquarters of a Fortune 500 company (Graco), the historic Grain Belt building wheel house, repurposed as the Pierre Bottineau Public Library and the headquarters of a locally based small banking concern who have served the community so well they were the recipient of the National Jefferson Award in 2013. The American Institute of Public Service established the Jefferson Awards as a Noble Prize for community and public service. (Northeast Bank). This intersection is also the entrance to the Northeast Arts District. To this mix a liquor store would not create the impression desired for the community, or maximize compatibility with the surrounding neighborhoods.

10.18.1 Require that parking lots meet or exceed the landscaping and screening requirements of the zoning code, especially along transit corridors, adjacent to residential areas, and areas of transition between land uses.

Again staff is requesting alternative compliance, allowing that for this corner of a major gateway entrance to the community, the city will not require that you have sufficient greening.

Policy 10.20: Promote an attractive environment by minimizing visual clutter and confusion caused by a proliferation of signage.

As no signing plan was submitted with this application it is difficult to make specific recommendations, but in chapter 523.200 of the zoning code for C2 commercial, this site could have a sign with a maximum height of 28ft, or could be a dynamic changeable copy sign. Arguments could be made that either of these could be visual clutter depending on what is submitted.

This development is the wrong idea in the wrong place. Marshall ST is slated to become the parkway that northeast was denied because it was a working riverfront. Millions are being invested to create a more vibrant front door along this river corridor including the just opened Sheridan Memorial Park to the northwest of the site. The entrance to the Northeast Arts District should be eye catching and vibrant, this is not that project. We embrace our distillery and brewing past in Northeast. It is with open arms that we call Dangerous Man, Folliard's 2 Gingers, Indeed Brewing and the 612 Brewery neighbors in our community. Not too far away we have Surdyk's liquor, a traditional liquor store with a Frank Stone artistic twist. It is this one story, no pizzazz, could just as well be MGM from the suburbs liquor store that we reject. We hope that you will as well.

Sincerely,

Liz Wielinski
District 1, Eastside Park Commissioner

Widmeier, Janelle A.

From: Ritchie, Heidi on behalf of Frey, Jacob
Sent: Friday, February 28, 2014 4:31 PM
To: Kusz, Lisa M.; Widmeier, Janelle A.
Subject: FW: Krause Liquors

For the record

Heidi Ritchie
Aide to Council Member Jacob Frey, 3rd Ward
City Hall, Room 307
350 South 5th Street
Minneapolis, MN 55415
612-673-2203
heidi.ritchie@minneapolismn.gov

From: Joseph Jarpe [<mailto:jjarpe@hotmail.com>]
Sent: Friday, February 28, 2014 3:30 PM
To: Frey, Jacob
Subject: Krause Liquors

Councilman Frey,

I've been a resident of the Falls/Pinnacle building for the last 6.5 years and am writing to you in support of the proposed development for Krause Liquors on the corner of Marshall and Broadway. I was present at the community meeting on February 8th, but unfortunately was unable to attend the most recent meeting where the board ruled against the proposed development. I'm in favor of the proposal and was none too impressed with anyone's arguments against the development(outside of the traffic considerations) at the February 8th meeting.

I should caveat all this with a couple biases that I have in this debate. I've known Jason Krause since high school and have known his family for almost as long. There's not very many people whom I would put up next to Jason as far as stand-up individuals and there's no question his family would be a great addition to the St Anthony business community.

My other bias is my love for Surdkys. As a resident of the Falls/Pinnacle, I'm a frequent patron of Surdyks, who would be the main competition of Krause Liquors in the similar content that both would carry and their proximity to each other. In fact, in my 6.5 years living at the Falls/Pinnacle I've never gone to another liquor store if I'm in the area. In that regard, I have unique knowledge of the operation. There's not too many stores that are as well run with as quality products as Surdyks and even if my friend Jason opens a liquor store I will still frequent Surdyks. At the same time, Surdyks is anything but convenient, whether it's on a Friday or Saturday or during one of their frequent sales. At these times, there's no way to get in and out in a reasonable amount of time and that's taking into account me walking to and from. If you're driving during a busy time at Surdyks, that parking lot is out of control and you could likely double the amount of time it takes to get in and out.

I'm a statistician and I couldn't help but chuckle at a certain participant bringing up the number 68 representing the number of establishments that serve liquor in the immediate area and thinking that that's

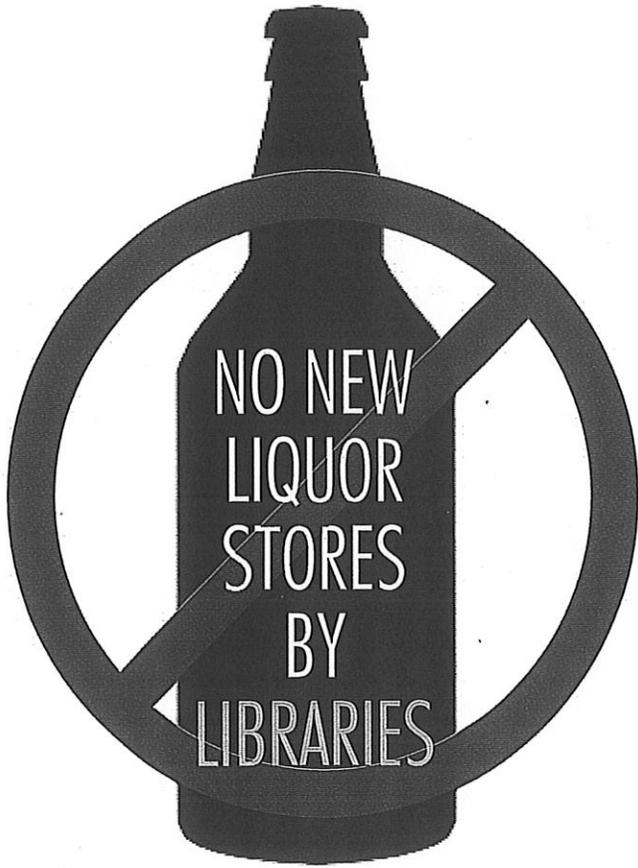
enough. Other than my annoyance at arbitrary numbers being held up as proof with no context to support them meaning nothing, what really needs to be considered is the shifting population trends of the affected areas. The downtown council speaks of doubling the number of residents in the downtown area by 2025. With all the development I see in Northeast and St. Anthony going on plus the movement from the suburbs to the cities, I can imagine a large influx of residents into these areas as well. If these trends hold true, the 68 establishments will not be nearly enough to service the growing local population and Surdyks parking lot will only become more untenable.

Lastly, we have some mutual friends in Kelly Beadle and Kendal Killian who have propped you up as a progressive voice in the city to me when you were running last fall. I've known Kelly for a long time and she also knows Jason, albeit not nearly as well as I do, but I believe she would feel the same way about Jason as a solid person who would be a wonderful addition to the business community.

I hope the board can reconsider its initial decision and realize that developments such as these are getting out in front of city-wide population trends. It seems prudent to proactively promote new business in areas where more people are moving to instead of reacting to a lack of supply when developments that could easily be established are voted down for arbitrary reasons.

Thanks for your time and please let me know if there's something else I can do to support Krause liquors.

Regards,
Joe Jarpe
651-503-0071



Widmeier, Janelle A.

From: Richard Juckel <richard@juckel.net>
Sent: Monday, March 03, 2014 3:38 PM
To: Widmeier, Janelle A.
Subject: Please reject Krause Liquor Store

Janelle,

In general, I support a new development on the SE corner of Broadway and Marshall. However, I am concerned that the addition of a 7,700 square foot liquor store at this gateway location will not enhance the quality of life or make the neighborhood a more desirable place to live and therefore should not be considered as the redevelopment option for this location.

Kindly

Richard Juckel
Saint Anthony East Neighborhood Resident

Widmeier, Janelle A.

From: Ritchie, Heidi on behalf of Frey, Jacob
Sent: Monday, March 10, 2014 11:08 AM
To: Widmeier, Janelle A.; Kusz, Lisa M.
Subject: FW: Proposed Liquor Store at Broadway and Marshall

For the record

Heidi Ritchie
Aide to Council Member Jacob Frey, 3rd Ward
City Hall, Room 307
350 South 5th Street
Minneapolis, MN 55415
612-673-2203
heidi.ritchie@minneapolismn.gov

From: Eric Skarnes [<mailto:eric@skarnesagency.com>]
Sent: Saturday, March 08, 2014 9:15 AM
To: Frey, Jacob
Subject: Proposed Liquor Store at Broadway and Marshall

Mr. Frey,

As a resident and owner of two businesses in our lovely NE neighborhood I thought I would reach out to you on the proposed liquor store at the corner of Broadway and Marshall. Currently you drive across the Broadway bridge and the first thing you see is the beautiful and historic Grainbelt brewery on the left hand side and a junky old building and beat up fence hiding junky old trucks on the right hand. The current eyesore is part of the welcoming view to our neighborhood and any change to it would be a good change. I believe the proposed liquor store would give the first view of our neighborhood the much needed and overdue makeover it deserves. I also believe this development will lead to significant increases in property taxes over current the land use, help create more jobs, and add sales tax revenue for the state and the county.

You stopped by my home and we spoke for a few minutes about your campaign before you were elected and you mentioned plans to help revitalize the neighborhood in the hope to keep young families living here instead of escaping to the suburbs. As one of those young families in the neighborhood I believe you have a perfect opportunity in front of you and I hope you make the right decision.

Thanks,

Eric Skarnes



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AGENCY INC

www.skarnesagency.com

612-598-4292



March 17, 2014

Theodore Tucker, President
Planning Commission
250 S 5th St., Room 307
Minneapolis MN 55415

Dear Members of the Minneapolis Planning Commission,

This is in reference to the March 24th, 2014 agenda and the Krause Liquor Store (BZZ-6425, Ward: 3), 80 Broadway St NE proposal.

Catholic Eldercare is located at 817 Main Street NE. At this location, we serve approximately 250 frail older adults and their families. While 2nd Street, our eastern boundary, proves busy, Main Street to the west where our main entrance and major parking capacity is located, has been quiet with little other than local traffic. Our concern regarding the Krause Liquor Store proposal has to do with the potential increase in traffic diverted past our facility, a facility that has a significant number of seniors coming and going from this campus via Main Street. Increasing traffic down Main Street has significant potential to decrease safety for those on our campus.

In my own driving experience, I find that I look for the path of least resistance when exiting any parking space. Exiting onto Broadway or onto Marshall, especially at peak traffic periods, will be problematic and that leaves a third option, to exit left onto 11th and turn right to drive down Main towards 8th Avenue. I'm concerned that this will become the path of least resistance and that the resulting increase in traffic traveling south on Main will result in decreased safety at the Main Street Campus for those in our care.

I am asking that the Planning Commission take this into consideration in your review of this proposal.

Thank you for all you do in serving the welfare of our community.

With gratitude,

Dan Johnson, President/CEO
Catholic Eldercare
(612) 362-2425 (office)
djohnson@catholiceldercare.org

cc: Councilman Jacob Frey

Widmeier, Janelle A.

From: Ritchie, Heidi on behalf of Frey, Jacob
Sent: Thursday, March 20, 2014 2:20 PM
To: Widmeier, Janelle A.
Subject: FW: LPNA vote

For the record

Heidi Ritchie
Aide to Council Member Jacob Frey, 3rd Ward City Hall, Room 307
350 South 5th Street
Minneapolis, MN 55415
612-673-2203
heidi.ritchie@minneapolismn.gov

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

From: Pat Vogel [<mailto:patmvoegel@gmail.com>]
Sent: Thursday, March 20, 2014 9:07 AM
To: Frey, Jacob
Subject: LPNA vote

Hi Jacob,

Last night at the LPNA meeting, we voted to support STAWNO in their opposition to the liquor store at Broadway & Marshall and will be sending a letter to the city. Also heard that folks in Sheridan are against it though they don't have a meeting before 3/24. The general feeling is we have plenty of liquor stores nearby.

I know we're not in your ward but this corner is right on the border. People made comments that you support the liquor store. Not sure if that is correct but figured you would want to know that the negative reaction to this proposal is wider than just a few select folks.

People were also questioning how fast this got a hearing and why there wasn't notice to the community. Thought you would want to know.

Pat Vogel

Sent from my iPad

Widmeier, Janelle A.

From: shelly emil <shellye@icloud.com>
Sent: Thursday, March 20, 2014 3:28 PM
To: Widmeier, Janelle A.
Cc: Lisa.Kunz@minneapolismn.gov
Subject: Upcoming Hearing - Proposed Liquor Store in NE

Hello,

I am a long time resident of NE. I am not able to attend the public hearing on Monday, but would like to state my opposition to the liquor store opening on Marshall and West Broadway.

I think it's a terrible location for a liquor store. First and foremost, the liquor stores in the neighborhood do not need another competitor. Second, I do believe West Broadway serves as a gateway into NE, and currently it is beautiful and well preserved.

The area would be cheapened greatly by a retail store with a large amount of traffic traveling in and out of the parking lot. That same traffic would, in turn, add to an already congested intersection.

Thank you for your consideration.

Shelly Emil
Ward 1

Widmeier, Janelle A.

From: marty_anderson@comcast.net
Sent: Friday, March 21, 2014 11:15 AM
To: Widmeier, Janelle A.
Subject: Liquor store at Broadway and Marshall, NE

I am unable to attend the public hearing re this proposal, but am sharing with you my opposition. I live at 1018 Main St. NE and have for 45 years. During that time I have watched this neighborhood through various stages of growth and decline. It is an area that tolerates and accommodates many diverse opportunities for business, home ownership, and cultural/community activities. It is now in a wonderful new growth pattern, drawing young families and young, new businesses. However, it must keep a balance between these entities to sustain a positive growth. In the past, the declines have been during times when one overpowers the others. There is now the 1029 Bar, Element Pizza, Graco, NE Bank, bordering this corner. An ideal addition would be an aesthetically pleasing open area to pull in the housing/family component to this mix. I am very opposed to using this plot for a liquor store.

Thank you for your consideration. Please use this input at the hearing.

Martha Anderson
1018 Main Street NE
Minneapolis, MN 55413
612-379-7167



March 22, 2014

Dear Planning Commission,

At a Community meeting, held March 19, 2014, Logan Park Neighborhood Association voted to oppose the approval of a liquor store at the intersection of Marshall St NE and Broadway St NE.

Specifically the community voted to oppose the Krause Liquor Store application for a conditional use permit that would allow a liquor store to be located at 80 Broadway St NE. LPNA opposes this for the following reasons:

- 1) This area is a gateway to Northeast Minneapolis and another liquor store is not the image LPNA wishes to project for the neighborhood,
- 2) The Pierre Bottineau Library is kitty corner from the proposed liquor store and therefore a liquor store is not appropriate at this location due to increased traffic concerns for all patrons but especially for the children,
- 3) There is no need for another liquor store in Northeast Minneapolis. There are 2 liquor stores (Sentyrz and Surdyk's) within ½ mile of this location and 3 more liquor stores within 1 mile (Merwin's Liquor, River Liquor Store and Gopher Liquor Store). Two of the liquor stores provide home delivery. Additionally, there are 2 more liquor stores (Central Avenue Liquor Store and Stinson Wine, Beer and Spirits) within 2 miles of this location. The community is certain that these 7 liquor stores amply serve Northeast Minneapolis.

Logan Park Neighborhood southern boundary is Broadway St NE.

Sincerely,

Paula Allan
President
LPNA

cc Janelle Widmeier-Senior Planner

Widmeier, Janelle A.

From: lmoore110@aol.com
Sent: Saturday, March 22, 2014 12:05 PM
To: Widmeier, Janelle A.
Subject: Broadway/Marshall

I am writing asking you to support us in our decision to not allow a liquor store to be built in our area. In a neighborhood that is improving and building daily we would all love to see that space be used for something we could really use and reflect the arts and community in which we support. As you are very well aware we have a church and a bar on most corners and we do not need another liquor store especially at one of our neighborhoods entrances

Thank you

Lisa Moore
1911 3rd st ne
Mpls Mn 55418

(life long resident and 20yr homeowner)

Widmeier, Janelle A.

From: Jon Stutelberg <bikerjon@comcast.net>
Sent: Monday, March 24, 2014 2:36 PM
To: Widmeier, Janelle A.
Cc: Lisa.Kunz@minneapolismn.gov
Subject: Proposed Liquor Store

Hello. I have resided in the St. Anthony East Neighborhood for 22 years. I have been reading about the proposal to build a liquor store in the Marshall Street/West Broadway area.

I am opposed to this. We have plenty of liquor stores in the neighborhood. The addition of another one in this area would only add to the congestion. That area is prime, and would be better served by something other than a liquor store. I also feel that you should not ignore the neighborhood residents and Board when they say that they do NOT want this in their neighborhood. These are the people who live here and have a personal interest in their area.

Respectfully,

Donna Stutelberg
642 Jackson St NE
Minneapolis

Widmeier, Janelle A.

From: Eric Skarnes <eric@skarnesagency.com>
Sent: Sunday, April 13, 2014 8:33 AM
To: Widmeier, Janelle A.
Subject: Liquor Store at Broadway and Marshall

Ms. Widmeier,

As a resident and owner of two businesses in our lovely NE neighborhood I thought I would reach out to you on the proposed liquor store at the corner of Broadway and Marshall. Currently you drive across the Broadway bridge and the first thing you see is the beautiful and historic Grainbelt brewery on the left hand side and a junky old building and beat up fence hiding junky old trucks on the right hand. The current eyesore is part of the welcoming view to our neighborhood and any change to it would be a good change. I believe the proposed liquor store would give the first view of our neighborhood the much needed and overdue makeover it deserves. I also believe this development will lead to significant increases in property taxes over current the land use, help create more jobs, and add sales tax revenue for the state and the county. I feel strongly that you have a great opportunity to improve our neighborhood sitting in front of you and I hope you make the right decision.

Thanks,

Eric Skarnes



SKARNES
AGENCY INC

www.skarnesagency.com

612-598-4292